City of Fayetteville, Arkansas

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

City Council Final Agenda

Tuesday, August 6, 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: 876 2450 2708**
   PUBLIC REGISTRATION LINK: HTTPS://US06WEB.ZOOM.US/WEBINAR/REGISTER/WN_LJLD3KAYQX-AH_IAMUCGTG

   AGENDAITEMCOMMENT@FAYETTEVILLE-AR.GOV

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MAYOR' S ANNOUNCEMENTS, PROCLAMATIONS AND RECOGNITIONS

CITY COUNCIL MEETING PRESENTATIONS, REPORTS AND DISCUSSION ITEMS

1. MONTHLY FINANCIAL REPORT - CHIEF FINANCIAL OFFICER

PROPOSED AGENDA ADDITIONS

A. CONSENT

A.1. APPROVAL OF THE JULY 16, 2024 CITY COUNCIL MEETING MINUTES

A.2. 2025 EMPLOYEE BENEFITS PACKAGE (REQUEST FOR APPROVAL):

A RESOLUTION TO APPROVE THE 2025 EMPLOYEE BENEFITS PACKAGE (2024-334)

A.3. SPECTRUM LIVING SOLUTIONS, INC. (LEASE AGREEMENT):

A RESOLUTION TO APPROVE A LEASE AGREEMENT WITH SPECTRUM LIVING SOLUTIONS, INC. D/B/A SLS COMMUNITY THROUGH DECEMBER 31, 2024 FOR THE PROPERTY LOCATED AT 2190 SOUTH RAZORBACK, WITH AN AUTOMATIC EXTENSION FOR FOUR YEARS THROUGH DECEMBER 31, 2028 (2024-369)

A.4. NBW LANDSCAPE ARCHITECTS (CONTRACT AMENDMENT):

A RESOLUTION TO APPROVE CHANGE ORDER NO. 13 TO THE CONTRACT WITH NELSON BYRD WOLTZ, LLC IN THE AMOUNT OF $65,571.00 TO PROVIDE ARCHITECTURAL CONSULTING SERVICES FOR THE UPPER RAMBLE, AND TO APPROVE A BUDGET ADJUSTMENT – 2019 CULTURAL ARTS CORRIDOR BOND PROJECT (2024-359)

A.5. ARKANSAS STATE HIGHWAY COMMISSION (EASEMENT DEDICATION):

A RESOLUTION TO CONVEY 14 SQUARE FEET OF RIGHT-OF-WAY TO THE ARKANSAS STATE HIGHWAY COMMISSION FOR THE I-49/HIGHWAY 62 INTERCHANGE IMPROVEMENTS PROJECT (2024-372)

A.6. TOTER, LLC. (PURCHASE AGREEMENT):

A RESOLUTION TO AUTHORIZE THE PURCHASE OF TRASH CARTS AND RELATED PRODUCTS AND SERVICES IN THE AMOUNT OF $37,476.33, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT (2024-379)

A.7. NEW HISTORICAL MARKER (REQUEST FOR APPROVAL):

A RESOLUTION TO APPROVE THE INSTALLATION OF A HISTORICAL MARKER IN HONOR OF NELSON ORR ON THE FAYETTEVILLE SQUARE (2024-331)

A.8. OUTDOOR RECREATION GRANT PROGRAM (APPLICATION AUTHORIZATION):

A RESOLUTION TO AUTHORIZE AN APPLICATION TO THE ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM FOR AN OUTDOOR RECREATION MATCHING GRANT TO FUND IMPROVEMENTS TO WALKER AND BRYCE DAVIS COMMUNITY PARKS (2024-375)

A.9. SHORT-TERM RENTAL ENFORCEMENT (TEMPORARY POSITION REQUEST):

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF $41,622.00 TO FUND A TEMPORARY SHORT-TERM RENTAL ENFORCEMENT POSITION (2024-376)

A.10. RUSH TRUCK CENTERS (PURCHASE AGREEMENT):

A RESOLUTION TO APPROVE THE PURCHASE OF A 2023 INTERNATIONAL CV515 UTILITY BODY FROM RUSH TRUCK CENTERS IN THE AMOUNT OF $107,897.22, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A BUDGET ADJUSTMENT (2024-364)

A.11. SUPERIOR AUTOMOTIVE GROUP (PURCHASE AGREEMENT):

A RESOLUTION TO APPROVE THE PURCHASE OF A 2024 FORD RANGER FROM SUPERIOR AUTOMOTIVE GROUP IN THE AMOUNT OF $41,643.24, PURSUANT TO ORDINANCE 6491, AND TO APPROVE A BUDGET ADJUSTMENT (2024-363)

A.12. GARVER, LLC. (CONTRACT AMENDMENT 2):

A RESOLUTION TO APPROVE AMENDMENT NO. 2 TO THE CONTRACT WITH GARVER, LLC. IN THE AMOUNT OF $74,875.00 FOR DESIGN OF THE SCHOOL/COLLEGE AVENUE CORRIDOR IMPROVEMENTS, AND TO APPROVE A BUDGET ADJUSTMENT – 2022 STREET IMPROVEMENT BOND PROJECT (2024-353)

A.13. TRI-STAR CONTRACTORS, LLC. (SERVICE CONTRACT):

A RESOLUTION TO AUTHORIZE A CONTRACT WITH TRI STAR CONTRACTORS, LLC. IN THE AMOUNT OF $5,825,361.25 FOR THE SUNBRIDGE AND COLLEGE DRAINAGE PROJECT, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF $550,000.00, AND TO APPROVE A BUDGET ADJUSTMENT 2019 DRAINAGE IMPROVEMENT BOND PROJECT (2024-333)

A.14. BENCHMARK CONSTRUCTION COMPANY OF NWA, INC. (CHANGE ORDER 1):

A RESOLUTION TO APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH BENCHMARK CONSTRUCTION COMPANY OF NWA, INC. IN THE AMOUNT OF $246,287.88 FOR THE NORTH STREET CORRIDOR IMPROVEMENTS PROJECT PHASE 1, AND TO APPROVE A BUDGET ADJUSTMENT – 2022 STREET IMPROVEMENT BOND PROJECT (2024-371)

A.15. BENCHMARK CONSTRUCTION COMPANY OF NWA, INC. (SERVICE CONTRACT):

A RESOLUTION TO APPROVE A CONTRACT WITH BENCHMARK CONSTRUCTION COMPANY OF NWA, INC. IN THE AMOUNT OF $9,214,669.54 FOR THE COLLEGE AVENUE IMPROVEMENTS PROJECT, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF $921,467.00, AND TO APPROVE A BUDGET ADJUSTMENT – 2022 STREET IMPROVEMENT BOND PROJECT (2024-354)

A.16. WASHINGTON COUNTY HAZARD MITIGATION PLAN (PLAN ADOPTION):

A RESOLUTION TO ADOPT THE 2024 WASHINGTON COUNTY, ARKANSAS HAZARD MITIGATION PLAN UPDATE FOR THE CITY OF FAYETTEVILLE, ARKANSAS (2024-362)

A.17. FAYETTEVILLE FIRE DEPARTMENT ADMINISTRATIVE POLICIES (POLICY ADOPTION):

A RESOLUTION TO APPROVE UPDATES TO FAYETTEVILLE FIRE DEPARTMENT ADMINISTRATIVE POLICIES (2024-370)

A.18. FAYETTEVILLE FIRE DEPARTMENT COMMUNITY RISK ASSESSMENT STANDARDS OF COVER (ADOPTION):

A RESOLUTION TO APPROVE AND ADOPT THE FAYETTEVILLE FIRE DEPARTMENT COMMUNITY RISK ASSESSMENT STANDARDS OF COVER FOR 2024 (2024-378)

B. UNFINISHED BUSINESS

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

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

AT THE FEBRUARY 6, 2024 CITY COUNCIL MEETING THIS RESOLUTION WAS LEFT ON THE FIRST READING AND TABLED TO AUGUST 6, 2024 CITY COUNCIL MEETING.

B.2. UNIFIED DEVELOPMENT CODE - CHAPTERS 166.02, 167.04 (AMENDMENT):

AN ORDINANCE TO AMEND § 166.02 DEVELOPMENT REVIEW PROCESS AND § 167.04 TREE PRESERVATION AND PROTECTION OF THE UNIFIED DEVELOPMENT CODE TO MODIFY DEVELOPMENT REQUIREMENTS ASSOCIATED WITH TREE PRESERVATION REQUIREMENTS (2024-328)

AT THE JULY 16, 2024 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE FIRST READING.

B.3. REZONING-2024-0026: (WEST OF 2910 N. OLD WIRE RD/LIVINGSTON SUBDIVISION, 254):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-26 FOR APPROXIMATELY 1.87 ACRES LOCATED WEST OF 2910 NORTH OLD WIRE ROAD IN WARD 3 FROM NC, NEIGHBORHOOD CONSERVATION TO RSF-18, RESIDENTIAL SINGLE FAMILY, EIGHTEEN UNITS PER ACRE (2024-297)

AT THE JULY 16, 2024 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE FIRST READING.

B.4. REZONING-2024-0028: (EAST OF HARMON FIELD ON S. DUNCAN AVE./MODUS STUDIO, 522):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-28 FOR APPROXIMATELY 3.7 ACRES LOCATED EAST OF HARMON FIELD ON SOUTH DUNCAN AVENUE IN WARD 2 FROM RMF-40, RESIDENTIAL MULTIFAMILY, 40 UNITS PER ACRE TO MSC, MAIN STREET CENTER, SUBJECT TO A BILL OF ASSURANCE (2024-306)

AT THE JULY 16, 2024 CITY COUNCIL MEETING THIS ORDINANCE WAS

AMENDED TO INCLUDE A REVISED BILL OF ASSURANCE AND LEFT ON THE FIRST READING.

C. NEW BUSINESS

C.1. CHAPTER § 51.001 WATER SHORTAGES (AMENDMENT):

AN ORDINANCE TO AMEND § 51.001 WATER SHORTAGES TO CLARIFY THE POWER TO ISSUE PROHIBITIONS AND MORATORIUMS OF CERTAIN TYPES OF WATER USAGE TO PREVENT WATER SHORTAGES FROM IMPERILING PUBLIC HEALTH AND WELFARE AND TO PASS AN EMERGENCY CLAUSE (2024-382)

C.2. VACATION-2024-0012: (EAST OF 1202 E. SAIN STREET./TRAILS ON THE CREEK APARTMENTS, 174):

AN ORDINANCE TO APPROVE VAC-24-12 FOR PROPERTY LOCATED EAST OF 1202 EAST SAIN STREET IN WARD 3 TO VACATE A 0.94 ACRE PORTION OF STREET RIGHT-OF-WAY (2024-336)

C.3. REZONING-2024-0031: (2400 N. CROSSOVER RD./TAYLOR, 294):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-31 FOR APPROXIMATELY 1.73 ACRES LOCATED AT 2400 NORTH CROSSOVER ROAD IN WARD 3 FROM R-A, RESIDENTIAL-AGRICULTURAL TO NS-G, NEIGHBORHOOD SERVICES GENERAL (2024-337)

C.4. REZONING-2024-0032: (439 S. CHURCH AVE./PBS PROPERTIES LLC, 523):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-32 FOR APPROXIMATELY 0.32 ACRES LOCATED AT 439 SOUTH CHURCH AVENUE IN WARD 1 FROM NC, NEIGHBORHOOD CONSERVATION TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN (2024-338)

C.5. REZONING-2024-0033: (1919 S. ASHWOOD AVE./ARNOLD, 598 599):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-33 FOR APPROXIMATELY 2.40 ACRES LOCATED AT 1919 SOUTH ASHWOOD AVENUE IN WARD 1 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE (2024-366)

C.6. REZONING-2024-0034: (1731, 1815, & 1837 W. 18TH ST./ARNOLD, 598):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-34 FOR APPROXIMATELY 9.10 ACRES LOCATED AT 1731, 1815, & 1837 WEST 18TH STREET IN WARD 1 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO RI-12,

RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE (2024-368)

C.7. REZONING-2024-0035: (1831 & 1835 W. MITCHELL ST./ NWARECO LLC, 520):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-35 FOR APPROXIMATELY 0.22 ACRES LOCATED AT 1831 & 1835 WEST MITCHELL STREET IN WARD 1 FROM RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE TO RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE (2024-335)

C.8. APPEAL: REZONING-2024-0029: (3179 N. OLD WIRE RD./PLEASANT HAVEN SUBDIVISION, 216):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-29 FOR APPROXIMATELY 13.65 ACRES LOCATED AT 3179 NORTH OLD WIRE ROAD IN WARD 3 FROM R-A, RESIDENTIAL-AGRICULTURAL TO RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE (2024-339)

D. CITY COUNCIL AGENDA SESSION PRESENTATIONS

D.1. SALES TAX REPORT - CHIEF FINANCIAL OFFICER AND ENERGY REPORT - ENVIRONMENTAL DIRECTOR

D.2. PARKS NATURAL RESOURCES AND CULTURAL AFFAIRS ADVISORY BOARD ANNUAL REPORT - WILL DOCKERY

E. CITY COUNCIL TOUR

E.1. AUGUST 5TH, 2024 CITY COUNCIL TOURS
4:00 PM - MODUS STUDIO REZONING RZN-2024-0028
65 S. DUNCAN AVENUE

E.2. AUGUST 5TH, 2024 CITY COUNCIL TOURS
4:45 PM - ARNOLD REZONING RZN 2024-0034
1731, 1815 & 1837 WEST 18TH STREET.

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, etc.) may present its proposal only during this presentation period, but may be recalled by a Council Member later to answer questions. City staff, Council Members and applicants may use electronic visual aids in the City Council meeting as part of the presentation of the agenda item. City staff's presentation and an Applicant's presentation whether presented by one or more than one presenter shall each be limited to a maximum of ten (10) minutes unless the City Council by unanimous consent or majority vote allows additional time.

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

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

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

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

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

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-334

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff

FROM: Missy Hutcheson, Human Resources Director

SUBJECT: **2025 Employee Benefits Renewal**

RECOMMENDATION:
Staff recommends City Council approve the employee benefits renewal package for 2025 as outlined below and in the attached presentation.

BACKGROUND:
Staff and Brown & Brown, the City's benefits broker, have reviewed the annual renewals for employee insurance plans. Employee benefits renewals are brought forward at this time to ensure the annual open enrollment may proceed according to schedule.

DISCUSSION:
Health Insurance
The one-year look back period of the City's health claims shows a 92.74% utilization rate of claims paid versus premiums paid. The original renewal with Arkansas Blue Cross Blue Shield resulted in a 15.9% overall increase in premiums; however, in negotiations with the City through Brown & Brown the rate increase was reduced to 3.7% average increase (HDHP – 3.6%, PPO – 4.5%).

The IRS increased the HDHP minimum deductible limits for embedded deductible plans for 2025, resulting in an increase to the HDHP deductible of $100 (individual) and $200 (family). HSA annual contribution maximums for an individual will be $4,300 (up from $4,150) and for a family $8,550 (up from $8,300).

Dental Insurance
Renew with AR BCBS in second year of a two-year rate guarantee, no plan or rate changes.

Vision Insurance
Renew with AR BCBS VSP in second year of a two-year rate guarantee, no plan or rate changes.
City Paid Life/AD&D, Voluntary Life/AD&D and LTD Benefits
Renew these products with USAble through AR BCBS in second year of a two-year rate guarantee.

Voluntary STD Benefits
Add richer STD plan, 60% benefit vs. 35% benefit; offer both options through American Fidelity.

Flexible Spending Accounts
Renew with American Fidelity as administrator with no changes.

Health Savings Accounts
Renew with First Security Bank as administrator with no changes.

COBRA Administration
Renew with Consolidated Admin Services (CAS) as administrator.

Supplemental Benefits Paid by Employees
Staff recommends continuing to offer additional supplemental benefits to employees through American Fidelity which include: Disability Income Insurance, Accident Only Insurance, Cancer Insurance, Critical Illness Insurance, Life Insurance, AF Term Life Insurance, AF Permanent Life Insurance, Hospital Gap Insurance and Short Term Disability Insurance.

BUDGET/STAFF IMPACT:
The costs of these planned insurance/benefit items are being budgeted in the City's 2025 budget.

ATTACHMENTS: SRF (#3), Brown and Brown - Renewal Analysis and Process Presentation (#4)

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

File #: 2024-334

2025 Employee Benefits Renewal

A RESOLUTION TO APPROVE THE 2025 EMPLOYEE BENEFITS PACKAGE

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 2025 employee benefits package as recommended in the staff memorandum attached to this Resolution.

City of Fayetteville Staff Review Form

2024-334

Item ID

8/6/2024

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

Missy Hutcheson	7/8/2024	HUMAN RESOURCES (120)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends City Council approve the 2025 employee benefits renewal package as proposed in the staff memo.

Budget Impact:

XXXX.XXX.XXXX-5108.XX	Citywide
Account Number	Fund
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	8,585,399.00
		Expenses (Actual+Encum)	$	3,834,840.38
		Available Budget	**$**	**4,750,558.62**
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	**$**	**4,750,558.62**

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Brown & Brown

CITY OF FAYETTEVILLE ARKANSAS

Renewal Analysis and Process

July 2024

Presented By:
Todd Setser

Brown & Brown of Arkansas, Inc.

Overview

Brown & Brown INSURANCE
EMPLOYEE BENEFITS

Medical-BCBS
- **Original Renewal 15.9% - reduced to 3.7%**
- Packaged with Dental, Life, Disability
- 2021 CY Loss Ratio was 131%
- 2022 CY Loss Ratio was 111.3%
- 2023 CY Loss Ratio was 92.74%
- 2024 YTD through 6/2024 = 76.35%

Vision-BCBS VSP
- End of a two-year rate guarantee
- 2025 Rate Hold; no plan changes

Dental-BCBS
- Second year of a two-year rate guarantee
- 2025 Rate Hold; no plan changes

Base Life & LTD-USAble
- Second year of a two-year rate guarantee
- 2025 Rate Hold; no plan changes

FSA-American Fidelity
- Continue with administrator

HSA-First Security Bank
- Continue with current administrator

Cobra-CAS
- Continue with current administer

Voluntary STD Benefits-One America
- Losing STD plan due to low participation, but moving to American Fidelity

Voluntary Benefits-American Fidelity
- Renew all benefits with no changes
- Adding a richer STD plan, 60% benefit vs. 35% benefit; offering both options

Historical Lookback

Brown & Brown INSURANCE
EMPLOYEE BENEFITS

Renewal Year	Percent of Increase
2016	6.4%
2017	5.6%
2018	20%
2019	15%
2020	0%
2021	6%
2022	16.8%
2023	16.8%
2024	4.9%
2025	3.7%

Experience Period	Total Claim	Premium	Paid Loss Ratio
5/1/15 - 4/30/16	$4,322,202	$4,216,666	102.5%
5/1/16 - 4/20/17	$4,576,036	$4,513,431	101.4%
5/1/17 - 4/30/18	$4,713,036	$4,913,154	95.3%
5/1/18 - 4/30/19	$4,831,586	$5,757,503	83.9%
5/1/19 - 4/30/20	$5,455,647	$6,274,795	86.9%
5/1/20 - 4/20/21	$5,719,772	$6,270,906	91.2%
5/1/21 - 4/30/22	$7,289,359	$6,248,761	116.7%
5/1/22 - 4/30/23	$6,897,808	$6,084,374	113.3%
5/1/23-4/30/24	$6,728,829	$7,319,883	92%
Totals	**$50,534,275**	**$51,599,473**	**98.1%**

Dual Medical-HDHP

Medical	CURRENT Non Grandfathered BCBS of Arkansas $3,200 HDHP	Renewal Non Grandfathered BCBS of Arkansas $3,300 HDHP
Benefit Comparison	**In-Network**	**In-Network**
Eligibility Definition	All Actively at Work Full Time Employees	All Actively at Work Full Time Employees
Annual Individual / Family Deductible	$3,200 / $6,400	$3,300 / $6,600
Deductible Type	Embedded	Embedded
Coinsurance	100%	100%
Annual Out-of-Pocket Maximum	$3,200 / $6,400	$3,300 / $6,600
Out-of-Network Coinsurance	0%	0%
Preventive Benefit	No Charge if In-Network	No Charge if In-Network
Office Visits - Primary Care	Deductible & Coinsurance	Deductible & Coinsurance
Office Visits - Specialist	Deductible & Coinsurance	Deductible & Coinsurance
Hospital Services In-Patient	Deductible & Coinsurance	Deductible & Coinsurance
Hospital Services Out-Patient	Deductible & Coinsurance	Deductible & Coinsurance
Outpatient Diagnostic X-Ray & Lab Services	Deductible & Coinsurance	Deductible & Coinsurance
Major Lab - MRI, PET Scan, CAT Scan	Deductible & Coinsurance	Deductible & Coinsurance
Emergency Room Facility Charge	Deductible & Coinsurance	Deductible & Coinsurance
Urgent Care Visit *(excludes certain diagnostic procedures)*	Deductible & Coinsurance	Deductible & Coinsurance
RX - Tier 1 / Tier 2 / Tier 3	Deductible & Coinsurance	Deductible & Coinsurance
RX - Specialty	Deductible & Coinsurance	Deductible & Coinsurance
RX Mail Order - 90 Day Supply	Available	Available

Deductible change due to IRS revised limit for embedded deductibles

Dual Medical-PPO Plan

Brown & Brown INSURANCE
EMPLOYEE BENEFITS

Medical	Current Non Grandfathered BCBS of Arkansas $1,000 PPO	Renewal Non Grandfathered BCBS of Arkansas $1,000 PPO
Benefit Comparison	**In-Network**	**In-Network**
Eligibility Definition	All Actively at Work Full Time Employees	All Actively at Work Full Time Employees
Annual Individual / Family Deductible	$1,000 / $2,000	$1,000 / $2,000
Deductible Type	Fulfillment	Fulfillment
Coinsurance	80%	80%
Annual Out-of-Pocket Maximum	$3,000 / $6,000	$3,000 / $6,000
Out-of-Network Coinsurance	60%	60%
Preventive Benefit	No Charge if In-Network	No Charge if In-Network
RX - Tier 1 / Tier 2 / Tier 3	$10 / $40 / $60	$10 / $40 / $60
RX - Specialty	$150	$150
RX Mail Order - 90 Day Supply	Available	Available

Health Plan Comparison 2024 vs 2025

PPO PLAN

Rate Tier	Enrolled	2024 Total Premium	2025 Total Premium	2024 EE Contribution	2025 EE Contribution	2025 EE Increase	2024 ER Contribution	2025 ER Contribution	2025 ER Increase	Employee/Employer Cost - Share %
Employee Only	22	$890.36	$930.42	$226.94	$237.16	$10.22	$663.42	$693.26	$29.84	25.49%/74.51%
Employee + Spouse	4	$1,941.40	$2,028.76	$732.88	$765.86	$32.98	$1,208.52	$1,262.90	$54.38	37.75%/62.25%
Employe + Child(ren)	2	$1,602.58	$1,674.70	$604.96	$632.20	$27.24	$997.62	$1,042.50	$44.88	37.75%/62.25%
Family	0	$2,642.32	$2,761.22	$997.48	$1,042.36	$44.88	$1,644.84	$1,718.86	$74.02	37.75%/62.25%
Total Monthly	28	$30,558.68	$31,933.68	$9,134.12	$9,545.36	$411.24	$21,424.56	$22,388.32	$963.76	
Total Annual		**$366,704.16**	**$383,204.16**	**$109,609.44**	**$114,544.32**	**$4,934.88**	**$257,094.72**	**$268,659.84**	**$11,565.12**	
Total Premium Change			$16,500.00							
% Change			4.5%							

HDHP PLAN

Rate Tier	Enrolled	2024 Total Premium	2025 Total Premium	2024 EE Contribution	2025 EE Contribution	2025 EE Increase	2024 ER Contribution	2025 ER Contribution	2025 ER Increase	Employee/Employer Cost - Share %
Employee Only	322	$453.44	$469.78	$63.74	$66.04	$2.30	$389.70	$403.74	$14.04	14.06%/85.94%
Employee + Spouse	104	$977.94	$1,013.20	$145.52	$150.76	$5.24	$832.42	$862.44	$30.02	14.88%/85.12%
Employe + Child(ren)	77	$740.80	$767.52	$110.22	$114.20	$3.98	$630.58	$653.32	$22.74	14.88%/85.12%
Family	216	$1,373.28	$1,422.80	$204.34	$211.70	$7.36	$1,168.94	$1,211.10	$42.16	14.88%/85.12%
Total Monthly	719	$601,383.52	$623,065.80	$88,282.74	$91,464.52	$3,181.78	$513,100.78	$531,601.28	$18,500.50	
Total Annual		**$7,216,602.24**	**$7,476,789.60**	**$1,059,392.88**	**$1,097,574.24**	**$38,181.36**	**$6,157,209.36**	**$6,379,215.36**	**$222,006.00**	
Total Premium Change			$260,187.36							
% Change			3.6%							
Total		**$7,583,306.40**	**$7,859,993.76**							
Change from Current Premium			**$276,687.36**							
Change from Initial Renewal Offer			**-$929,066.28**							

HDHP/HSA IRS 2025

The IRS made changes to both HDHP deductibles and HSA contribution limits.

- HDHP deductibles will be increasing to:
  - $3,300 from $3,200 for an individual
  - $6,600 from $6,400 for family

- HSA contribution limits will be increasing to:
  - $4,300 from $4,150 for an individual
  - $8,550 from $8,300 for family

HSA Contributions for HDHP Plan

2025 HSA Contributions					
Plan Tier	City's Contribution (per payroll)	City's contribution (per month)	City's Contribution (annual)	Employee's Maximum Annual Contribution*	Current IRS **Max** Annual Contribution
EE	$43.75	$87.50	$1,050.00	$3,250.00	$4,300.00
ES	$61.67	$123.34	$1,480.08	$7,069.92	$8,550.00
EC	$78.75	$157.50	$1,890.00	$6,660.00	$8,550.00
Family	$95.00	$190.00	$2,280.00	$6,270.00	$8,550.00

Single Dental

Voluntary Dental	CURRENT Arkansas BCBS PPO Plus	RENEWAL Arkansas BCBS PPO Plus
Benefit Comparison	**In-Network**	**In-Network**
Eligibility Definition	All Actively at Work Full Time Employees	All Actively at Work Full Time Employees
Individual / Family Deductible	$50 / $150	$50 / $150
Annual Benefit Maximum	$1,500	$1,500
Carry-Over Benefit	$500 benefit/ $700 threshold / $1,250 max benefit	$500 benefit/ $700 threshold / $1,250 max benefit
Coverage Waiting Periods	None	None
Out of Network Reimbursement / MPA	90% / 70% / 40%	90% / 70% / 40%
Preventive & Diagnostic Care Benefit	100%	100%
Preventive & Diagnostic Services	Exams, Cleanings, Fluoride, X-Rays, Sealants	Exams, Cleanings, Fluoride, X-Rays, Sealants
Basic Care Benefit	80% after deductible	80% after deductible
Major Care Benefit	50% after deductible	50% after deductible
Endodontics	80% after deductible	80% after deductible
Periodontics - Surgical	50% after deductible	50% after deductible
Periodontics - Non-Surgical	50% after deductible	50% after deductible
Orthodontia Benefit	50% - $1,500 (lifetime max)	50% - $1,500 (lifetime max)
Orthodontia Eligibility	Dependent Children to Age 19	Dependent Children to Age 19
Dependent Children / Full time student up to age	Up to Age 26	Up to Age 26

Dual Vision

Brown & Brown INSURANCE
EMPLOYEE BENEFITS

Voluntary Vision	CURRENT Arkansas BCBS Gold II VSP Network	RENEWAL Arkansas BCBS Gold II VSP Network	CURRENT Arkansas BCBS Silver II VSP Network	RENEWAL Arkansas BCBS Silver II VSP Network
Benefit Comparison	**In-Network**	**In-Network**	**In-Network**	**In-Network**
Eligibility Definition	All Actively at Work Full Time Employees	All Actively at Work Full Time Employees	All Actively at Work Full Time Employees	All Actively at Work Full Time Employees
Frequency of Service - Exam/Lenses/Frames	12 / 12 / 12	12 / 12 / 12	12 / 12 / 24	12 / 12 / 24
Eye Exam	$10 Copay	$10 Copay	$10 Copay	$10 Copay
Single Vision Lenses	$10 Copay	$10 Copay	$15 Copay	$15 Copay
Bifocal Lenses	$10 Copay	$10 Copay	$15 Copay	$15 Copay
Trifocal Lenses	$10 Copay	$10 Copay	$15 Copay	$15 Copay
Frames	$150 retail allowance	$150 retail allowance	$130 retail allowance	$130 retail allowance
Contact Lenses Exam - Standard **Contact Lenses Exam - Specialty**	Not to exceed $60	Not to exceed $60	Not to exceed $60	Not to exceed $60
Contact Lenses - Elective (conventional or disposable) *In Lieu of Frames & Lenses*	$150 retail allowance	$150 retail allowance	$130 retail allowance	$130 retail allowance
Contact Lenses - Medically Necessary	$10 Copay	$10 Copay	$15 Copay	$15 Copay
Lasik	Average discount is 15% off retail pricing	Average discount is 15% off retail pricing	Average discount is 15% off retail pricing	Average discount is 15% off retail pricing
Dependent Children / Full time student up to age	Up to Age 26	Up to Age 26	Up to Age 26	Up to Age 26

Rates	Rates Table				Rates Table				Rates Table				Rates Table			
	Counts	**Tier**	**Premium**	**EE Cost**	**Counts**	**Tier**	**Premium**	**EE Cost**	**Counts**	**Tier**	**Premium**	**EE Cost**	**Counts**	**Tier**	**Premium**	**EE Cost**
	0	EE Only	$7.72	$7.72	0	EE Only	$7.72	$7.72	0	EE Only	$6.00	$6.00	0	EE Only	$6.00	$6.00
	0	EE + Spouse	$15.40	$15.40	0	EE + Spouse	$15.40	$15.40	0	EE + Spouse	$11.96	$11.96	0	EE + Spouse	$11.96	$11.96
	0	EE + Child(ren)	$16.48	$16.48	0	EE + Child(ren)	$16.48	$16.48	0	EE + Child(ren)	$12.80	$12.80	0	EE + Child(ren)	$12.80	$12.80
	0	EE + Fam	$26.34	$26.34	0	EE + Fam	$26.34	$26.34	0	EE + Fam	$20.46	$20.46	0	EE + Fam	$20.46	$20.46

THANK YOU!

Brown & Brown

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CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-369

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff

FROM: Yolanda Fields, Comm. Resources Dir./Equity Off.

SUBJECT: **Public Facility Lease Program – Approval of Lease for 2190 S Razorback**

RECOMMENDATION:
Staff recommends approval of a lease with Spectrum Living Solutions Inc. dba SLS Community for the property located at 2190 S. Razorback.

BACKGROUND:
The property located at 2190 S. Razorback was acquired with Community Development Block Grant (CDBG) funds. This property is a part of the CDBG Public Facility Lease Program. Properties acquired with CDBG are made available through an application process to non-profits that provide services to low/mod residents in the City of Fayetteville. SLS Community submitted an application for the property located at 2190 S. Razorback. This organization met all the requirements for the program.

SLS (Supporting Lifelong Success for Neurodiverse Adults) Community was incorporated in 2015 to provide essential resources and opportunities for neurodiverse adults and their families, allowing them to flourish, interact meaningfully with the broader community, and find their own paths to independence and self-actualization. The Razorback property will provide a venue for SLS Community to expand our service operation as a long-term day center for vocational, life skills, and supported employment training for neurodiverse adults.

DISCUSSION:
The lease document with Spectrum Living Solutions Inc. dba SLS Community for the property located at 2190 S. Razorback is being submitted for approval.

BUDGET/STAFF IMPACT:
No impact.

ATTACHMENTS: SRF (#3), 2190 Razorback Lease Agreement (#4)

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

File #: 2024-369

Public Facility Lease Program – Approval of Lease for 2190 S Razorback

A RESOLUTION TO APPROVE A LEASE AGREEMENT WITH SPECTRUM LIVING SOLUTIONS, INC. D/B/A SLS COMMUNITY THROUGH DECEMBER 31, 2024 FOR THE PROPERTY LOCATED AT 2190 SOUTH RAZORBACK, WITH AN AUTOMATIC EXTENSION FOR FOUR YEARS THROUGH DECEMBER 31, 2028

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 lease agreement with Spectrum Living Solutions Inc. d/b/a SLS Community through December 31, 2024, a copy of which is attached to this Resolution and made a part hereof, for the property located at 2190 South Razorback, with an automatic extension for four years through December 31, 2028.

City of Fayetteville Staff Review Form

2024-369

Item ID

8/6/2024

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

Yolanda Fields	7/15/2024	COMMUNITY RESOURCES (642)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends approval of a lease with Spectrum Living Solutions Inc. dba SLS Community for the property located at 2190 S. Razorback.

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:

LEASE AGREEMENT

2190 S Razorback Rd.

THIS LEASE AGREMENT executed this _____ day of _____,2024, by and between the City of Fayetteville, Arkansas and Spectrum Living Solutions Inc., a non-profit Arkansas corporation, hereinafter referred to as "SLS Community".

In consideration of the promises, covenants and commitments contained herein, the City of Fayetteville and SLS Community hereby agree as follows:

1. **PREMISES.** The City of Fayetteville hereby leases to SLS Community and SLS Community hereby leases from The City of Fayetteville the building, parking lot, and premises of 2190 S Razorback Rd., Fayetteville, AR 72701.
    a. Subletting of premises is not allowed.

2. **TERM.** The original term of this Lease shall commence on the ____ day of _____, 2024 and shall terminate on December 31st, 2024, at 5:00 p.m. This Lease shall be automatically extended for an additional term of four years unless written notice of termination is given by City of Fayetteville or SLS Community to the other party at least thirty (30) days prior to expiration of the original term of this lease. This notice shall be effective if mailed or delivered to:

    City of Fayetteville
    Community Resources
    Yolanda Fields
    Executive Director
    113 W Mountain
    Fayetteville, AR 72701

    SLS Community
    Ashton McCombs IV
    Executive Director
    4375 N Vantage Dr., Suite 104
    Fayetteville, AR 72703

3. **CONSIDERATION.** In consideration for the use of leased premises SLS Community agrees to provide its services to low- and moderate- income residents of Fayetteville. SLS Community shall maintain at all times a current and complete record of all activities conducted on the leased premises in a form specified by the City of Fayetteville. SLS Community shall submit a quarterly activity report to the City of Fayetteville Community Resources Department on or before the 15th of the month following the end of each quarter. The City of Fayetteville and the United States Department of

CDBG EQUAL HOUSING OPPORTUNITY

Housing and Urban Development (HUD) shall have complete access to all SLS Community's records during all reasonable hours and shall have the right to inspect and copy said records.

a. Nonprofit community partner agencies serving low-to moderate income residents of Fayetteville may use location space for service delivery only.

4. **UTILITIES.** SLS Community shall be responsible for prompt and complete payment of all utilities including electric bills, natural gas bills, water and sewer bills, sanitation service bills and telecommunications bills.

5. **IMPROVEMENTS TO PREMISES.** Improvement design must be approved in writing by the Community Resources Department of the City of Fayetteville prior to the start of an improvement project. SLS Community may make improvements that are necessary to carry out the services they provide. SLS Community agrees that it will always keep and maintain the leased premises and all improvements thereon in good condition and repair. SLS Community agrees to be responsible for yard maintenance and for the maintenance and replacement of all heating, electrical, and air conditioning equipment, plumbing, and fire extinguishers on the premises. SLS Community shall return the leased premise at the expiration or termination of the Lease in good order and condition, excepting only ordinary wear and tear and **casualties** beyond SLS Community control. Upon termination of this lease all improvements shall become the property of the City of Fayetteville.

6. **CONDITION OF PREMISES.** SLS Community may not mark, paint upon, cut, drill into, drive nails or screws into, or in any way deface the walls, ceilings, partitions, or floors of the premises or of the building.

7. **MAINTENANCE AND REPAIR FUND.** SLS Community will establish and maintain a Maintenance and Repair Fund. SLS Community shall immediately begin depositing the amount of **$500.00** per month in a separate savings account in a savings institute acceptable to the City of Fayetteville for the period of time required to establish and maintain a fund total of **$30,000.00.** These funds may be used only for the maintenance and repair of the premises.

8. **FACILITY DEPOSIT.** SLS Community will provide a **$5,000.00 Facility Deposit** to the City of Fayetteville prior to moving in unless a letter of understanding is attached to this lease agreement. The entire amount will be held by the City for the duration of the lease. Upon notification of intent to vacate the lease the City will inspect the location to determine the condition. If repairs are needed to return the premises to good condition the Facility Deposit amount will be used to make the repairs. Any remaining balance will be refunded to SLS Community.

9. **INSURANCE.** SLS Community will be invoiced annually for property insurance (annual premium amount will be provided by the City of Fayetteville's Purchasing Department).

10. **QUARTERLY FINANCIAL STATEMENTS.** SLS Community shall maintain complete and accurate monthly financial statements for all activities conducted on the leased premises. SLS Community shall file a copy of each month's financial statement with the City of Fayetteville's Community Resources Department on or before the 15th day following the end of the quarter.

11. **BENEFIT TO LOW-INCOME FAMILIES.** The Community Development Program has been developed to give maximum feasible priority to activities which will benefit low- and moderate-income families. SLS Community commits that the leased premises will be used to benefit low- and moderate-income families.

12. **COMPLIANCE WITH FEDERAL RULES AND REGULATIONS.** SLS Community agrees to comply with all rules and regulations as established by the Department of Housing and Urban Development (HUD) for programs financed by the Housing and Community Development Act of 1974; and

    a. Lessee will comply with the regulations, policies, guidelines and requirements of OMB Circular No. A-102, Revised, acceptance and use of Federal funds under 24 CFR 570; and

    b. Lessee will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements, approved in accordance with OMB Circular No. A-102, Revised.

    c. Lessee will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352), and regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the grounds of race, color or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any of SLS Community programs or activities.

    d. SLS Community will comply with Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR Part 570.601), which provides that no person in the United States shall, on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program

or activity funded in whole or in part with funds proved under 24 CFR 570.

e. SLS Community will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given to lower-income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.

13. **PERSONAL GAIN.** SLS Community will establish safeguards to prohibit employees from using position for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

14. **HATCH ACT.** SLS Community will comply with applicable provisions of the Hatch Act.

15. **RIGHT TO INSPECT RECORDS.** SLS Community will give HUD and the Comptroller General, through any authorized representatives access to and the right to examine all records, books, papers, or documents related to the program.

16. **ENVIRONMENTAL PROTECTION.** SLS Community will ensure that the facilities under its lease or supervision which shall be utilized in the accomplishment of the program are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify HUD of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.

17. **FLOOD DISASTER PROTECTION ACT.** SLS Community shall comply with the Flood Disaster Protection Act of 1973, P.L. 93-234, 87stat. 975, approved December 31, 1973. Section 103(a) required, on and after March 2, 1974, the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition purposes for use in any area, that has been identified by the Secretary of the Department of Housing and Urban Development (HUD) as an area having special flood hazards. The phrase "Federal financial assistance" shall be included in any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance.

18. **CURE OR TERMINATION.** If the City of Fayetteville determines that SLS Community has violated a duty, term, or condition of this Lease Agreement, it shall so notify SLS Community in writing at the address listed above in paragraph 2. SLS Community shall have thirty (30) days after notification to cure the breach. If SLS Community fails to cure the breach to satisfaction of the City of Fayetteville within the allotted period, the City of Fayetteville, acting through its Mayor, may declare this Lease Agreement terminated and so notify SLS Community, which shall immediately vacate the premises.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the date first above written.

Spectrum Living Solutions Inc.
d/b/a SLS Community

_____

Ashton McCombs IV
Executive Director

CITY OF FAYETTEVILLE, ARKANSAS

_____

Lionel Jordan
Mayor

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-359

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Paul Becker, Chief Financial Officer

FROM: Waylon Abernathy, Bond Projects & Construction Dir

SUBJECT: **Contract Amendment to NBW Landscape Architects for the Upper Ramble.**

RECOMMENDATION:
Approval of an Amendment to NBW Landscape Architects Contract for the Civic Plaza in the amount of $65,571.00 and approval of a Budget Adjustment.

BACKGROUND:
12/5/17 Resolution 258-17 recognized a Grant from Walton Family Foundation in the amount of 1.77 million to be allocated for Landscape Architectural Design Services for the Arts Corridor Project.
6/19/18 Resolution 138-18 authorized a contract with Nelson Byrd Woltz Landscape Architects for Schematic Design of the Arts Corridor Project/Upper and Lower Ramble.
10-1-19 Resolution 228-19 authorized an amendment for Construction Drawings and Construction Administration on the Lower Ramble/Greenway/Fay Jones Woods/West Ave. Streetscape.
5-17-22 Resolution 123-22 authorized an amendment for Construction Drawings and Construction Administration on the Upper Ramble/Plaza.

DISCUSSION:
This amendment includes additional Architectural consulting services for the Greenway Trail design at the South Hotel Property, Art/Play feature design and infrastructure in the Plaza, and consulting on an RFP for future Artwork in the Upper Ramble/Plaza.
Also, approval of a Budget Adjustment to recognize Interest Accrued on the Bond Funds to be allocated for this amendment, Art/Play feature component, future art work, and adding back Value Engineering Items omitted at the start of the project including furniture, signage, decorative concrete and additional power pedestals.

BUDGET/STAFF IMPACT:
65,571.00 to 4708.860.7800-5860.02 46080.7800 Prof. Svcs Engineering/Architect

ATTACHMENTS: SRF (#3), BA (#4), Upper Ramble – Phase II Civic Space - Additional Services Agreement 13 (#5)

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

File #: 2024-359

Contract Amendment to NBW Landscape Architects for the Upper Ramble.

A RESOLUTION TO APPROVE CHANGE ORDER NO. 13 TO THE CONTRACT WITH NELSON BYRD WOLTZ, LLC IN THE AMOUNT OF $65,571.00 TO PROVIDE ARCHITECTURAL CONSULTING SERVICES FOR THE UPPER RAMBLE, AND TO APPROVE A BUDGET ADJUSTMENT – 2019 CULTURAL ARTS CORRIDOR BOND PROJECT

WHEREAS, on June 19, 2018, the City Council approved a contract with Nelson Byrd Woltz, LLC, to provide landscape architecture services for the design of the Cultural Arts Corridor; and

WHEREAS, change orders were previously approved to allow the landscape architect to proceed with Phase 2: Design Development, Construction Drawings, and Bidding Services; Phase 3: Construction Documentation, Bidding, and Negotiation; and Phase 4: Construction Administration; and

WHEREAS, Change Order No. 13 will provide for additional architectural consulting services for the Greenway Trail design at the South Hotel Property, Art/Play feature design and infrastructure in the Plaza, and consulting on an RFP for future Artwork in the Upper Ramble/Plaza.

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 Change Order No. 13 to the contract with Nelson Byrd Woltz, LLC in an amount not to exceed $65,571.00 for for additional architectural consulting services for the Greenway Trail design at the South Hotel Property, Art/Play feature design and infrastructure in the Plaza, and consulting on an RFP for future Artwork in the Upper Ramble/Plaza.

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

2024-359

Item ID

8/6/2024

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

Wade Abernathy	7/19/2024	FACILITIES MANAGEMENT (140)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Approval of a contract amendment to Nelson Byrd Woltz Landscape Architects in the amount of $65,571.00 for the Civic Plaza and Greenway Trail and approval of a budget adjustment.

Budget Impact:

4708.860.7800-5860.02	Arts Corridor 2022 Bonds
Account Number	Fund
46080.7800	Arts Corridor Improvements
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	10,166,450.00
		Expenses (Actual+Encum)	$	8,954,013.71
		Available Budget	$	1,212,436.29
Does item have a direct cost?	Yes	Item Cost	$	65,571.00
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	465,428.00
		Remaining Budget	$	1,612,293.29

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	FACILITIES MANAGEMENT (140)	
	Requestor: Wade Abernathy	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Approval of a contract amendment to Nelson Byrd Woltz Landscape Architects in the amount of $65,571.00 for the Civic Plaza and Greenway Trail and approval of a budget adjustment.

COUNCIL DATE: 8/6/2024

ITEM ID#: **2024-359**

Holly Black
7/19/2024 7:43 AM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

RESOLUTION/ORDINANCE

CHKD/POSTED: /

v.2024624

TOTAL	465,428	465,428				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
4708.860.7000-4707.47	-	460,297	46080	7000	RE	Interest - 2022 Project Funds
4708.860.7999-5899.00	460,297	-	46080	7999	EX	Unallocated - Budget
4608.860.7000-4707.46	-	5,131	46080	7000	RE	Interest - 2019 Project Funds
4608.860.7999-5899.00	5,131	-	46080	7999	EX	Unallocated - Budget
4708.860.7800-5860.02	65,571	-	46080	7800	EX	Capital Prof Svcs - Engineering/Architectura
4708.860.7999-5899.00	(65,571)	-	46080	7999	EX	Unallocated - Budget
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				

Nelson Byrd Woltz
Landscape Architects

July 19, 2024

Waylon Abernathy
City of Fayetteville
113 West Mountain Street
Fayetteville, AR 72701

Subject: Upper Ramble – Phase II Civic Space - Additional Services Agreement 013:
1. South Development and Upper Ramble Design Review and Coordination
2. NW Corner Activation Study
3. NW Corner Art Request for Qualifications

Dear Wade**:**

Nelson Byrd Woltz LLC ("NBW") respectfully requests authorization to perform Additional Services, as described below, in accordance with the terms and conditions of the Agreement dated June 19, 2018 between the Client and NBW for the Project, for the following scope.

This shall confirm our understanding and constitute our Agreement ("Agreement") that Olsson Engineering, Inc. ("Olsson") shall perform Additional Services, as described below, in accordance with the terms and conditions of the Sub-Agreement dated July 19, 2024 between Olsson and NBW for the Project, for the following scope.

1. South Development and Upper Ramble Design Review and Coordination

Nine (9) Months - February – October 2024

NBW Scope

- Coordinate Greenway design for alignment and material conformance between the Lower and the Upper Ramble
- Provide design oversight to the South Development design team to ensure seamless integration of its design into the Upper Ramble design
- Review building adjacencies, alignments, grading, planting, and tree preservation during key design phases: Schematic Design, Design Development and Construction Documents

- Provide information on Upper Ramble materials and details to the South Development design team
- Participate in up to six (6) coordination calls with Client and members of the South Development design team, including its Developer, Architect, and Landscape Architect

NBW Deliverables

- South Development Design Document markups

NBW Meetings, Site Visits and Presentations

- Participate in up to six (6) online meetings

NBW Exclusions

- NBW will not provide updates to, revisions to and/or the reissue of its Upper Ramble 100% Construction Documents ("NBWCD")
- NBW will not provide Construction Contract Administration services, including reviews of RFIs and Submittals

2. NW Corner Activation Study

Please see Exhibit A for a description of the Area of Study. Please see Exhibit B for a description of the goals and criteria for the interactive art and play opportunities.

Concept Design Phase

Six (6) Weeks - July – September 2024

NBW Scope

- Diagram constraints and opportunities as documented in the NBWCD
- Simplify NBWCD planting plan to eliminate L-shaped bench geometry for temporary installation of lawn and planting
- Model area of study as a background to fully understand the scale of proposed playful art element
- Research possible directions of the playful art elements:
  - Study modification of L-shaped bench into an interactive and playful element
  - Research off-the-shelf and semi-custom art play structures
  - Evaluate pros and cons of the art and play elements

- Study siting of the selected art and play element
- Prepare two (2) presentations that consider the scale, color and interaction of the playful art elements for discussion with Client
- Schedule and coordinate Client meetings

NBW Deliverables

- Presentation of analysis diagrams and design options
- Presentation of one (1) refined design option

NBW Meetings, Site Visits and Presentations

- Up to three (2) online meetings to present Site Analysis and Preliminary Concepts

Construction Documents Phase

Six (6) Weeks – September – October 2024

NBW Scope

- Coordinate preferred art element's detailing with manufacturer or contractor
- Develop construction-level plans and details for the art element
- Coordinate grading and foundations of the art element with Manufacturer
- Schedule coordination meetings with Manufacturer
- Coordinate review by Civil and Structural Engineer

NBW Deliverables

- 50% Construction Documents for coordination with Manufacturer
- 100% Construction Documents
- Specifications

NBW Meetings, Site Visits and Presentations

- Up to two (2) online meetings to review design progress

Olsson Scope

- Review revised grading as documented in NBWCD

- Review structural foundations for preferred art element

Olsson Deliverables

- Review markups
- 100% Construction Documents
- Specifications

Olsson Meetings, Site Visits and Presentations

- Up to three (3) online meetings to review design progress

Construction Contract Administration

Eight (8) Weeks - Total Project Construction Contract Administration

NBW Scope

Shop Drawings and Submittals

- Review and respond to Requests for Information (RFIs) from the Contractor
- Review submittals and shop drawings - up to two (2) times per submittal or shop drawing
- Distribute and manage Design Team submittals via selected online construction management platform

Requests for Information (RFI)

- Review and respond to Requests for Information (RFIs) from the Contractor
- Distribute and manage Design Team RFI's via selected online construction management platform

NBW Exclusions

- Playground consultant fees are not included.
- Pricing is not included.
- No additional meetings and no additional site visits are included in this phase.

Olsson Scope

Shop Drawings and Submittals

- Review Requests for Information (RFIs) from the Contractor
- Review submittals and shop drawings - up to two (2) times per submittal or shop drawing

3. NW Corner Art Request for Qualifications

Please see Exhibit A for a description of the Area of Study. Please see Exhibit B for a description of the goals and criteria for the interactive art and play opportunities.

Four (4) Months - August – November 2024

NBW Scope

- Develop a narrative describing the design aesthetic for the entire project and how the art element might interact with the overall design of the Upper Ramble
- Create a narrative around the nature of the space for the artist's consideration, including:
  - Anticipated activity and nature of active uses of the specific site and the public space
  - Visibility guidelines
  - Safety and site distances
- Provide detailed site maps, topographical information, rendering examples of the larger project and any relevant site-specific details of the proposed site for the interactive art installation, considering existing conditions, environmental factors, and spatial constraints
- Provide technical drawings and specifications related to site preparation and any known installation requirements/logistics
- Provide guidance on art siting
- Review submittals for compliance with provided narrative

NBW Deliverables

- Narrative and associated exhibits

NBW Meetings, Site Visits and Presentations

- Up to two (2) online meetings to review artist proposals to evaluate for compliance with narrative

NBW Exclusions

- NBW will not provide Construction Contract Administration services, including reviews of RFIs and Submittals.

Fee

1. South Development and Upper Ramble Design Review and Coordination

An hourly, not-to-exceed amount of **Nineteen Thousand Nine Hundred Eighty-Two Dollars ($19,982.00**), plus reimbursable expenses (see attached Schedule of Hourly Rates).

2. NW Corner Activation Study

An hourly, not-to-exceed amount of **Thirty-One Thousand Eight Hundred Eighty-Seven Dollars ($31,887.00**), plus reimbursable expenses (see attached Schedule of Hourly Rates).

3. NW Corner Art Request for Qualifications

An hourly, not-to-exceed amount of **Thirteen Thousand Seven Hundred Two Dollars ($13,702.00**), plus reimbursable expenses (see attached Schedule of Hourly Rates).

Total Fee: Sixty-Five Thousand Five Hundred Seventy-One Dollars ($65,571.00)

[SIGNATURES TO ADDITIONAL SERVICES AGREEMENT 013 ON FOLLOWING PAGE]

[SIGNATURE PAGE TO ADDITIONAL SERVICES AGREEMENT 013]

Your signature below indicates that you agree with the proposed changes in the scope of Services, Fee and Schedule, as stated herein, and authorize us to proceed with such Additional Services.

In witness of the making and execution of this Amendment to the original Agreement as of the date of this letter, please sign this Amendment in the space provided below.

Accepted by:

Nelson Byrd Woltz LLC	City of Fayetteville
Thomas L. Woltz, FASLA, CLARB	Name: _____
Senior Principal and Owner	Title: _____

Upper Ramble – Phase II Civic Space - Additional Services Agreement 013:

1. South Development and Upper Ramble Design Review and Coordination

2. NW Corner Activation Study

3. NW Corner Art Request for Qualifications

2024 Schedule of Hourly Rates

Nelson Byrd Woltz Landscape Architects

Senior Principal	$400
Principal	$250
Associate Principal	$220
Senior Associate	$200
Associate	$180
Communications Director	$180
Senior Designer	$160
Project Designer	$150
Designer	$140
Historian	$150
Conservation Designer	$150
Graphic Designer	$140
Technical	$120
Design Apprentice	$100

Fees for professional services are calculated using the hourly rates listed above. All Reimbursable Expenses are subject to a 1.1 multiplier to cover administrative costs. Rates are subject to change annually.

EXHIBIT A: AREA OF STUDY

EXHIBIT B

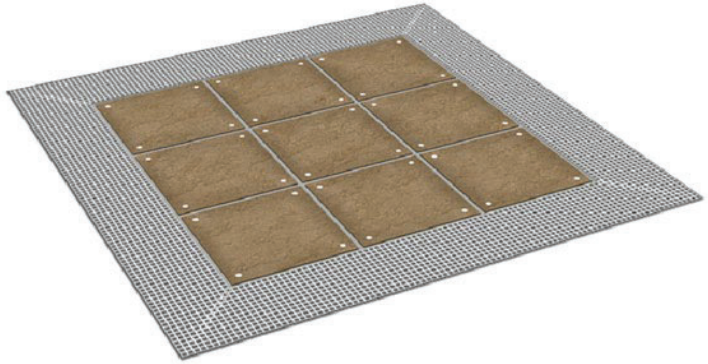
Goals/Criteria for interactive art/play opportunities

- Generally be aligned with the original project objectives to include distinct, playful art and of the quality the original images illustrated with the bond project
- Be flexible enough to perceived as art and also function and invite play without causing user conflict
- Fall within the existing aesthetic of the project
- Be able to withstand public use and also be maintainable by Public Works team
- Be unique or uncommon
- Be multigenerational
- Offer year-round opportunity
- Meet the November timeline for park opening

The images that follow represent the type of amenities that could be considered interactive art and offer opportunities for play and are conceptual in nature. Phasing may need to be considered when exploring opportunities.

Precedent images for interactive art/play

Precedent images for interactive art/play



https://goric.com/all-products/dance-chimes/

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-372

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff

FROM: Tim Nyander, Utilities Director

SUBJECT: **Dedication of Right of Way on Highway 62 to the Arkansas State Highway Commission for the I-49/Highway 62 (MLK) Interchange Project (ARDOT Job No. 040846)**

RECOMMENDATION:
Staff recommends the City Council approve the dedication of approximately 14 square feet of right of way to the Arkansas State Highway Commission for use on the I-49/Highway 62 (MLK) Interchange Improvements Project and authorize the Mayor to sign all documents related to said dedication.

BACKGROUND:
ARDOT (administered by the Arkansas State Highway Commission) is planning improvements at the I-49/Highway 62 Interchange and along Highway 62 (Martin Luther King, Jr. Blvd.) to create more vehicular and pedestrian capacity. Utility relocations are being coordinated and negotiated at this time for water and sewer infrastructure in the vicinity. An existing sewer lift station is located south of Highway 62 just west of Arvest Bank on a small parcel of land owned by the City of Fayetteville. ARDOT has requested right of way through a small corner of this property.

DISCUSSION:
The water/sewer division supports this request as it will allow ARDOT the room they need for their widening efforts and will allow the sewer lift station to remain in-place, saving significant time and money to complete the overall project. Staff sees this as a win-win and recommends donation of the small 14 square foot area to ARDOT.

BUDGET/STAFF IMPACT:
No impact.

ATTACHMENTS: SRF (#3), Warranty Deed Donation (#4), Right of Way Map (#5)

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

File #: 2024-372

Dedication of Right of Way on Highway 62 to the Arkansas State Highway Commission for the I-49/Highway 62 (MLK) Interchange Project (ARDOT Job No. 040846)

A RESOLUTION TO CONVEY 14 SQUARE FEET OF RIGHT-OF-WAY TO THE ARKANSAS STATE HIGHWAY COMMISSION FOR THE I-49/HIGHWAY 62 INTERCHANGE IMPROVEMENTS PROJECT

WHEREAS, ARDOT is planning improvements at the I-49/Highway 62 Interchange and along Highway 62 to create more vehicular and pedestrian capacity; and

WHEREAS, ARDOT has requested 14 square feet of right of way across a corner of City property near Highway 62 that is needed to complete the project.

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 convey 14 square feet of right-of-way to the Arkansas State Highway Commission for the I-49/Highway 62 Interchange Improvements Project, and further authorizes Mayor Jordan to execute any documents necessary to effectuate the conveyance.

City of Fayetteville Staff Review Form

2024-372

Item ID

8/6/2024

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

Tim Nyander	7/17/2024	WATER SEWER (720)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends the City Council approve the dedication of approximately 14 square feet of right of way to the Arkansas Department of Transportation for use on the I-49/Highway 62 (MLK) Interchange Improvements Project and authorize the Mayor to sign all documents related to said dedication.

Budget Impact:

N/A	Water & Sewer
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:

Job No. 040846
Tract No. 47

W A R R A N T Y D E E D
D O N A T I O N

KNOW ALL MEN BY THESE PRESENTS:

THAT **the City of Fayetteville, Arkansas, Grantor**, **by Lioneld Jordan, Mayor, and Kara Paxton, City Clerk Treasurer,** duly certified by authorization by the City of Fayetteville, Arkansas which was called and held on the _____, for and in consideration of the mutual covenants and benefits inuring to the party hereto, does hereby grant, bargain, sell and convey unto the **Arkansas State Highway Commission, Grantee,** and unto its successors and assigns forever the following lands, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for highway purposes, said lands being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the same unto the said Arkansas State Highway Commission and unto its successors and assigns forever.

AND GRANTOR DOES HEREBY COVENANT with GRANTEE that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, and against none other.

[The Remainder of this Page is Intentionally Left Blank]
Signature Page to Follow

IN WITNESS WHEREOF, the City of Fayetteville, Arkansas, has caused these presents to be executed by its Member/s on this ___ day of _____, 2024.

CITY OF FAYETTEVILLE, ARKANSAS

BY: _____
Lioneld Jordan, Mayor

ATTEST: _____
Kara Paxton, City Clerk Treasurer

A C K N O W L E D G M E N T

STATE OF ARKANSAS)

COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, appeared the within named Lioneld Jordan and Kara Paxton, and being the Mayor and City Clerk Treasurer, respectively, of the City of Fayetteville, Arkansas, a Municipal Corporation, and who had been designated by said corporation to execute the above instrument, to me well known, who stated that they were the Mayor and the City Clerk Treasurer of said city, a Municipal Corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on the behalf of said Municipal Corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal on this _____ day of _____, 2024.

My Commission Expires:

_____
NOTARY PUBLIC

_____

EXHIBIT "A"

TRACT 47

Part of Lot 2B of the Tract Split for Cobb and Westphal being a part of the Southeast Quarter of the Northwest Quarter of Section 19, Township 16 North, Range 30 West, Washington County, Arkansas, more particularly described as follows:

Commencing at a 2 inch aluminum cap being used as the Center Quarter corner of said Section 19; thence North 02°26'01" East along the East line of the Northwest Quarter of said Section 19 a distance of 842.82 feet to a point on the Southeasterly right of way line of U.S. Highway 62 (M.L.K. Jr. Blvd.) as established by AHTD Job 4705-2; thence South 75°42'09" West a distance of 38.89 feet to a point; thence South 00°17'06" East a distance of 53.50 feet to a point on the Southwesterly right of way line of U.S. Highway 62 (M.L.K. Jr. Blvd.) as established by Instrument Number 93-45410; thence North 51°40'49" West along said right of way line a distance of 58.40 feet to a point on the Southeasterly right of way line of U.S. Highway 62 (M.L.K. Jr. Blvd.) as established by Instrument Number 2003-00042766; thence South 76°06'14" West along said right of way line a distance of 253.71 feet to the Northeast corner of Lot 2-B as shown on the Lot Split of Lot 2 for Cobb and Westphal as filed on April 8, 2005 at Book 2005, Page 00014956; thence South 02°48'58" West along the East line of said Lot 2-B a distance of 10.81 feet to a point on the Southeasterly right of way line of U.S. Highway 62 (M.L.K. Jr. Blvd.) as established by ARDOT Job 040846; thence South 76°05'05" West along said right of way line a distance of 13.03 feet to the POINT OF BEGINNING; thence continuing South 76°05'05" West along said right of way line a distance of 13.45 feet to a point; thence North 06°06'10" East a distance of 9.63 feet to a point; thence South 83°02'29" East a distance of 12.72 feet to a point; thence South 07°03'33" West a distance of 4.84 feet to the POINT OF BEGINNING and containing 92 square feet more or less, as shown on plans referenced as ARDOT Job 040846.

T-16-N; R-30-W

EXISTING RIGHT OF WAY AUTHORITY

THE EXISTING R/W SHOWN IS WITHIN THE LIMITS OF THE R/W COVERED BY THE FOLLOWING:

JOB NO.	HWY.	AUTHORITY	BOOK	PAGE	DATE
040485	U.S.62	R/W PLANS & DOCS.			
4705-2	U.S.62	R/W DOCS.			
	U.S.62	PLAT R/W DEDICATION	2020	00044809	12/2020
	U.S.62	S.W.D.TO CITY OF FAYETTEVILLE R/W DEDICATION	2003	00042766	08/2003
	U.S.62	Q.C.D.TO CITY OF FAYETTEVILLE R/W DEDICATION	2005	00021295	05/2005
	U.S.62	W.D.TO CITY OF FAYETTEVILLE R/W DEDICATION	2006	00024313	06/2006
	U.S.62	W.D.TO CITY OF FAYETTEVILLE R/W DEDICATION	2007	00028676	07/2007

OLD FARMINGTON RD.

STADIUM CENTRE

SE NW 19

SW NW 19

SE NW 19

COBB & WESTPHAL

COBB & WESTPHAL

9 RES.= 1.35 Ac. ±

9E-1 T.C.E.

9SG-1

11 RES.=121,069 Sq.Ft.±

12 RES.=303,337 Sq.Ft.±

12E-1 T.C.E.

12E-2 T.C.E.

10SG-1

13E-1 T.C.E.

13 RES.= 59,251 Sq.Ft.±

47 RES.= 287 Sq.Ft.±

10 RES.=580,970 Sq.Ft.±

8 RES.=391,641 Sq.Ft.±

14

16

405+00

410+00

415+00

CONST.℄

N76°05'05"E (M. L. K. JR. BLVD.)

1/2" RBR NW1/16 COR.SEC.19

CW1/16 COR.SEC.19

1/2" RBR SW1/16 COR.SEC.19

AGC MON.PLS 648 1988 1/4 COR.SEC.19

P.O.C. 2" ACAP C1/4 COR. SEC.19

SEE INSET A

INSET A

CONST.LIMITS N75°50'24"E 369.41'

S76°05'05"W 291.15'

PROP. R/W

47 RES.= 287 Sq.Ft.±

EXIST.R/W

CONST.LIMITS

PROP.R/W

RBR&YPC

RBR&RPC

SIGN POST

1" PIPE

X IN CONC

@RBR&RPC

BEARINGS ARE GRID BASED ON GPS

CURVE TABLE

NAME	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C55	140.40'	57.67'	57.26'	S 45°10'19" W
C56	51.19'	41.16'	40.06'	S 04°19'14" W

LINE TABLE

NAME	LENGTH	DIRECTION
L190	29.60'	S 25°58'57" E
L191	35.50'	N 02°13'26" E
L192	21.12'	N 72°19'07" E
L193	17.18'	S 02°18'10" W
L194	63.76'	S 13°55'01" E
L195	42.65'	S 14°45'07" E
L196	1.78'	S 14°45'07" E
L197	11.81'	N 25°58'57" W
L198	16.26'	N 14°15'27" W
L202	5.46'	N 02°18'10" E
L203	44.99'	N 76°11'10" E
L207	6.48'	N 02°17'14" E
L208	20.14'	S 76°10'11" W
L209	20.87'	N 75°14'53" E
L210	45.63'	N 13°48'50" W

LINE TABLE

NAME	LENGTH	DIRECTION
L211	61.71'	N 35°11'19" W
L212	42.68'	S 76°04'59" W
L213	16.54'	S 13°55'01" E
L214	32.50'	S 76°04'14" W
L215	19.71'	N 02°18'10" E
L216	19.57'	N 87°46'57" W
L217	19.92'	S 02°48'14" W
L218	48.72'	N 02°20'26" E
L219	10.81'	N 02°48'58" E
L225	75.87'	S 88°17'06" E
L306	47.43'	S 76°05'05" W
L307	53.25'	N 48°12'08" W
L308	15.04'	N 71°55'21" E
L309	20.54'	S 76°06'07" W
L310	64.99'	S 76°54'11" W
L311	56.36'	S 48°36'37" W
L312	12.57'	S 76°05'05" W
L313	47.70'	S 76°05'05" W
L314	63.91'	N 83°46'45" W
L315	42.06'	N 85°54'40" W
L316	62.12'	N 80°42'04" E
L317	65.16'	N 76°05'05" E

LINE TABLE

NAME	LENGTH	DIRECTION
L318	39.65'	N 80°25'26" E
L319	31.62'	S 57°38'59" E
L320	37.54'	S 27°50'42" W
L321	7.30'	S 76°05'05" W
L459	37.27'	S 18°18'29" E
L460	69.19'	S 19°11'45" E
L469	46.58'	N 76°06'07" E
L470	43.78'	N 76°06'07" E
L471	58.14'	N 76°06'07" E
L494	16.03'	S 02°13'26" W
L530	31.30'	S 02°26'07" W
L531	10.89'	S 02°26'07" W
L532	9.83'	S 02°26'07" W
L563	4.84'	S 07°03'33" W
L584	25.22'	S 07°03'33" W
L585	12.23'	N 86°21'14" E
L586	21.14'	N 06°06'10" E
L587	9.63'	N 06°06'10" E
L588	13.45'	S 76°05'05" W
L589	12.72'	S 83°02'29" E
L590	13.03'	S 76°05'05" W

LOT SCHEDULE

STADIUM CENTRE SUBDIVISION

TRACT	BLOCK	LOT	SQ. FT.	ACQ.	RESIDUAL
12		1	136,658	83	136,575
12		2	28,894	405	28,489
12		PT.3	914	36	878

TRACT	OWNERSHIP	TITLE	PARCEL AREA IN ACRES±	TO ACQUIRE	PARCEL AREA IN SQ. FT.±	TO ACQUIRE	REMARKS		PAGE	UTILITIES
47	CITY OF FAYETTEVILLE	88	0.01	0.00	379	92			10,11	*
13	METROPOLITAN BANK	89	1.46	0.10	63,503	4,252	TCE 13E-1 = 0.00 AC.± OR 126 SQ.FT.±		10,11	*
12	MATHIAS SHOPPING CENTERS,INC.	87,91,92	7.06	0.10	307,483	4,146	TCE 12E-1 = 0.01 AC.± OR 360 SQ.FT.± TCE 12E-2 = 0.01 AC.± OR 280 SQ.FT.±		10,11	*
11	ALDI,INC.	93	2.83	0.05	123,423	2,354			10	*
10	LOWES HOME CENTER,INC.	94	13.65	0.32	594,740	13,770		10SG-1	10	*
9	D & H LEASING,LLC	99 REV-1	1.37	0.02	59,563	927	TCE 9E-1 = 0.02 AC.± OR 1,005 SQ.FT.±	9SG-1	10	*
8	COBB BROS.& WESTPHAL,LLC	97	9.08	0.09	395,446	3,805			10	*

NO.	DATE	DESCRIPTION	BY	CK'D
3	01/03/24	REV.T.P.,AT.A.,& RES.TR.13,ADDED TR.47,ADDED L583-590	FLS	JAC
2	12/08/23	CORRECTED LABEL FOR TRACT 16	FLS	FLS
1	08/02/23	REV.OWNERSHIP TR.9	FLS	JAC

DATE: 03/2023 REVISIONS

DESIGNED: F.STEWART REVIEWED: R.SMITH

HWY. 62 INTCHNG. IMPVTS. (FAYETTEVILLE) (F)

ARKANSAS STATE HIGHWAY COMMISSION

RIGHT OF WAY MAP

JOB 040846 WASHINGTON COUNTY

50 25 0 25 50 100

SHEET 10 OF 15

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-379

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Peter Nierengarten, Environmental Director

FROM: Daryl Brigman, Financial Analyst - RTC

SUBJECT: **Authorization to purchase from Wastequip LLC contract number 041521-TOT from Toter Inc. for the purchase of trash carts and related products and services through May 28, 2025 plus any additional future renewals.**

RECOMMENDATION:
Staff recommends authorizing purchase from Wastequip LLC contract number 041521-TOT from Toter, LLC for the purchase of trash carts and related products and services through May 28, 2025 plus any future renewals.

BACKGROUND:
The City of Fayetteville purchases 32, 64, and 96 gallon trash carts and lids from Toter, LLC for use with the City's residential trash program. The sizes and dimensions of the trash carts and lids have remained the same since the inception of the Pay-As-You-Throw program to allow for better collection efficiencies on route and interchanging of trash carts and lids when replacement trash carts and lids are needed.

DISCUSSION:
The contract attached with this request is between Sourcewell and Toter, LLC. Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Plastic Refuse and Recycling Containers with Related Technology Solutions from which Toter, LLC was awarded a contract.

According to the terms of the contract, Toter offers Sourcewell participating agencies the following discounts:

- Toter residential does not have set list pricing, therefore we are offering a line-item ceiling pricing model that is comparable to other cooperative contracts
- Toter Pro – 30% off list price

Term: This Contract expires May 28, 2025, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended based on future renewals.

BUDGET/STAFF IMPACT:

The purchase of the residential trash carts and lids will be $37,476.33 and has been budgeted in 5500.750.5020-5210.00.

ATTACHMENTS: SRF (#3), 041521 - Contract (#4), 041521 - Price Information (#5), Awarded Contract (#6)

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

File #: 2024-379

Authorization to purchase from Wastequip LLC contract number 041521-TOT from Toter Inc. for the purchase of trash carts and related products and services through May 28, 2025 plus any additional future renewals.

A RESOLUTION TO AUTHORIZE THE PURCHASE OF TRASH CARTS AND RELATED PRODUCTS AND SERVICES IN THE AMOUNT OF $37,476.33, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes the purchase of trash carts and related products and services from Toter, LLC on an as-needed basis, pursuant to a Sourcewell cooperative purchasing contract, through May 28, 2025, and any renewal periods.

City of Fayetteville Staff Review Form

2024-379

Item ID

8/6/2024

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Daryl Brigman	7/19/2024	RECYCLING/TRASH COLLECTION (750)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Authorization to purchase from Wastequip LLC contract number 041521-TOT from Toter Inc. for the purchase of trash carts and related products and services through May 28, 2025 and as renewed or amended by Toter Inc.

Budget Impact:

5500.750.5020-5210.00	Recycling and Trash
Account Number	Fund
n/a	n/a
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	100,000.00
		Expenses (Actual+Encum)	$	27,340.57
		Available Budget	**$**	**72,659.43**
Does item have a direct cost?	Yes	Item Cost	$	37,476.33
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	**$**	**35,183.10**

V20221130

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

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

Original Contract Number: 041521-TOT

Comments:

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Solicitation Number: RFP #041521

CONTRACT

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Toter, LLC, 841 Meacham Road, Statesville, NC 28677 (Vendor).

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Plastic Refuse and Recycling Containers with Related Technology Solutions from which Vendor was awarded a contract.

Vendor desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

A. EFFECTIVE DATE. This Contract is effective upon the date of the final signature below.

B. EXPIRATION DATE AND EXTENSION. This Contract expires May 28, 2025, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended up to one additional one-year period upon request of Sourcewell and with written agreement by Vendor.

C. SURVIVAL OF TERMS. Articles 11 through 14 survive the expiration or cancellation of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

A. EQUIPMENT, PRODUCTS, OR SERVICES. Vendor will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above. Vendor's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

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All Equipment and Products provided under this Contract must be new/current model. Vendor may offer close-out or refurbished Equipment or Products if they are clearly indicated in Vendor's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. WARRANTY. Vendor warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Vendor warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Vendor's dealers and distributors must agree to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that is effective past the expiration of the Vendor's warranty will be passed on to the Participating Entity.

C. DEALERS, DISTRIBUTORS, AND/OR RESELLERS. Upon Contract execution, Vendor will make available to Sourcewell a means to validate or authenticate Vendor's affiliates, authorized dealers, distributors, and/or resellers relative to the Equipment, Products, and Services related to this Contract. This list may be updated from time-to-time and is incorporated into this Contract by reference. It is the Vendor's responsibility to ensure Sourcewell receives the most current version of this list.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced as stated in Vendor's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. SHIPPING AND SHIPPING COSTS. All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Vendor must permit the Equipment and Products to be returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable

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time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery.

Vendor must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcewell may declare the Vendor in breach of this Contract if the Vendor intentionally delivers substandard or inferior Equipment or Products. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Vendor as soon as possible and the Vendor will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

B. SALES TAX. Each Participating Entity is responsible for supplying the Vendor with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. HOT LIST PRICING. At any time during this Contract, Vendor may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Vendor determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Vendor may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Contract Administrator. This form is available from the assigned Sourcewell Contract Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;
- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing

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restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Request Form will become an amendment to this Contract and be incorporated by reference.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Vendor understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Vendor is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Vendor's employees may be required to perform work at government-owned facilities, including schools. Vendor's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Vendor that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Vendor. Typically, a Participating Entity will issue an order directly to Vendor. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All Participating Entity orders under this Contract must be issued prior to expiration of this Contract; however, Vendor performance, Participating Entity payment, and any applicable warranty periods or other Vendor or Participating Entity obligations may extend beyond the term of this Contract.

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Vendor's acceptable forms of payment are included in Attachment A. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM. Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Vendor, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entitles may require the use of a Participating Addendum; the terms of which will be worked out directly between the Participating Entity and the Vendor. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. SPECIALIZED SERVICE REQUIREMENTS. In the event that the Participating Entity requires service or specialized performance requirements (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements) not addressed in this Contract, the Participating Entity and the Vendor may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. TERMINATION OF ORDERS. Participating Entities may terminate an order, in whole or in part, immediately upon notice to Vendor in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the goods to be purchased;
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements; or
3. Vendor commits any material breach of this Contract or the additional terms agreed to between the Vendor and a Participating Entity.

E. GOVERNING LAW AND VENUE. The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. PRIMARY ACCOUNT REPRESENTATIVE. Vendor will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable.

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B. BUSINESS REVIEWS. Vendor must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. CONTRACT SALES ACTIVITY REPORT. Each calendar quarter, Vendor must provide a contract sales activity report (Report) to the Sourcewell Contract Administrator assigned to this Contract. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Vendor must submit a report indicating no sales were made).

The Report must contain the following fields:

- Customer Name (e.g., City of Staples Highway Department);
- Customer Physical Street Address;
- Customer City;
- Customer State/Province;
- Customer Zip Code;
- Customer Contact Name;
- Customer Contact Email Address;
- Customer Contact Telephone Number;
- Sourcewell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Vendor.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcewell, the Vendor will pay an administrative fee to Sourcewell on all Equipment, Products, and Services provided to Participating Entities. The Administrative Fee must be included in, and not added to, the pricing. Vendor may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Vendor will submit payment to Sourcewell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased by Participating Entities under this Contract during each calendar quarter. Payments should note the Vendor's name and Sourcewell-assigned contract number in the memo; and must be mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

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Vendor agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Vendor is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Vendor in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Vendor's Authorized Representative is the person named in the Vendor's Proposal. If Vendor's Authorized Representative changes at any time during this Contract, Vendor must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. AUDIT. Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant this Agreement are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. ASSIGNMENT. Neither the Vendor nor Sourcewell may assign or transfer any rights or obligations under this Contract without the prior consent of the parties and a fully executed assignment agreement. Such consent will not be unreasonably withheld.

C. AMENDMENTS. Any amendment to this Contract must be in writing and will not be effective until it has been fully executed by the parties.

D. WAIVER. If either party fails to enforce any provision of this Contract, that failure does not waive the provision or the right to enforce it.

E. CONTRACT COMPLETE. This Contract contains all negotiations and agreements between Sourcewell and Vendor. No other understanding regarding this Contract, whether written or oral, may be used to bind either party. For any conflict between the attached Proposal and the terms set out in Articles 1-22, the terms of Articles 1-22 will govern.

F. RELATIONSHIP OF THE PARTIES. The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their

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respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. LIABILITY

Vendor must indemnify, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees, arising out of the performance of this Contract by the Vendor or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications. In no event will Vendor be liable for any loss of use, revenue, or profit, or for any consequential, incidental, indirect, or exemplary damages, whether arising out of breach of contract, tort (including negligence), or otherwise, regardless of whether such damage was foreseeable and whether or not the indemnitee was advised of the possibility of such damages.

12. GOVERNMENT DATA PRACTICES

Vendor and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Vendor under this Contract.

If the Vendor receives a request to release the data referred to in this article, the Vendor must immediately notify Sourcewell and Sourcewell will assist with how the Vendor should respond to the request.

13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:

   a. Sourcewell grants to Vendor a royalty-free, worldwide, non-exclusive right and license to use theTrademark(s) provided to Vendor by Sourcewell in advertising and promotional materials for the purpose of marketing Sourcewell's relationship with Vendor.

   b. Vendor grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Vendor's Trademarks in advertising and promotional materials for the purpose of marketing Vendor's relationship with Sourcewell.

2. *Limited Right of Sublicense*. The right and license granted herein includes a limited right of each party to grant sublicenses to its and their respective distributors, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article.

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Each party will be responsible for any breach of this Article by any of their respective sublicensees.

3. *Use; Quality Control.*

a. Sourcewell must not alter Vendor's Trademarks from the form provided by Vendor and must comply with Vendor's removal requests as to specific uses of its trademarks or logos.

b. Vendor must not alter Sourcewell's Trademarks from the form provided by Sourcewell and must comply with Sourcewell's removal requests as to specific uses of its trademarks or logos.

c. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's Trademarks only in good faith and in a dignified manner consistent with such party's use of the Trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.

4. As applicable, Vendor agrees to indemnify and hold harmless Sourcewell and its Participating Entities against any and all suits, claims, judgments, and costs instituted or recovered against Sourcewell or Participating Entities by any person on account of the use of any Equipment or Products by Sourcewell or its Participating Entities supplied by Vendor in violation of applicable patent or copyright laws.

5. Termination. Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of vendors which may be used until the next printing). Vendor must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. PUBLICITY. Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Vendor individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. MARKETING. Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Materials should be sent to the Sourcewell Contract Administrator assigned to this Contract.

D. ENDORSEMENT. The Vendor must not claim that Sourcewell endorses its Equipment, Products, or Services.

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14. GOVERNING LAW, JURISDICTION, AND VENUE

Minnesota law governs this Contract. Venue for all legal proceedings out of this Contract, or its breach, must be in the appropriate state court in Todd County or federal court in Fergus Falls, Minnesota.

15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

16. SEVERABILITY

If any provision of this Contract is found to be illegal, unenforceable, or void then both Sourcewell and Vendor will be relieved of all obligations arising under such provisions. If the remainder of this Contract is capable of performance, it will not be affected by such declaration or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Vendor will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Vendor may escalate the resolution of the issue to a higher level of management. The Vendor will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending*. Notwithstanding the existence of a dispute, the Vendor must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Vendor fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed will be borne by the Vendor.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

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Written notice of default and a reasonable opportunity to cure must be issued by the party claiming default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. REQUIREMENTS. At its own expense, Vendor must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*
Workers' Compensation: As required by any applicable law or regulation.
Employer's Liability Insurance: must be provided in amounts not less than listed below:
Minimum limits:
$500,000 each accident for bodily injury by accident
$500,000 policy limit for bodily injury by disease
$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Vendor will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.
Minimum Limits:
$1,000,000 each occurrence Bodily Injury and Property Damage
$1,000,000 Personal and Advertising Injury
$2,000,000 aggregate for Products-Completed operations
$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Vendor will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms no less

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broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:
$1,000,000 each accident, combined single limit

4. *Umbrella Insurance*. During the term of this Contract, Vendor will maintain umbrella coverage over Workers' Compensation, Commercial General Liability, and Commercial Automobile.

Minimum Limits:
$2,000,000

5. *Network Security and Privacy Liability Insurance*. During the term of this Contract, Vendor will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Vendor's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:
$2,000,000 per occurrence
$2,000,000 annual aggregate

Failure of Vendor to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Vendor must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Contract Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Vendor to provide certificates of insurance, in no way limits or relieves Vendor of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Vendor agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Vendor's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Vendor, and products and completed operations of Vendor. The policy provision(s) or endorsement(s) must further provide that coverage is

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primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. WAIVER OF SUBROGATION. Vendor waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Vendor or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Vendor or its subcontractors. Where permitted by law, Vendor must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

19. COMPLIANCE

A. LAWS AND REGULATIONS. All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. LICENSES. Vendor must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Vendor conducts with Sourcewell and Participating Entities.

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Vendor certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Vendor declares bankruptcy, Vendor must immediately notify Sourcewell in writing.

Vendor certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Vendor further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

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21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may also require additional requirements based on specific funding specifications. Within this Article, all references to "federal" should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Vendor's Equipment, Products, or Services with United States federal funds.

A. EQUAL EMPLOYMENT OPPORTUNITY. Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

B. DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148). When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Vendor must be in compliance with all applicable Davis-Bacon Act provisions.

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C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Vendor certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Vendor must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. Vendor certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Vendor must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of $150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Vendor certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names

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of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Vendor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Vendors must file any required certifications. Vendors must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Vendors must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Vendors must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Vendor must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Vendor further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Vendor must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Vendor must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Vendor agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Vendor that are directly pertinent to Vendor's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Vendor's personnel for the purpose of interview and discussion relating to such documents.

L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation

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and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

22. CANCELLATION

Sourcewell or Vendor may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Vendor's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcewell	Toter, LLC
DocuSigned by: Jeremy Schwartz C0FD2A139D06489...	DocuSigned by: Laura P. Hubbard 834FF567BB0940B...
By: _____	By: _____
Jeremy Schwartz	Laura P. Hubbard
Title: Chief Procurement Officer	Title: Director of Municipal Sales
Date: 5/24/2021 | 7:43 PM CDT	Date: 5/25/2021 | 10:46 AM CDT

Approved:

DocuSigned by: Chad Coauette 7E42B8F817A64CC...

By: _____

Chad Coauette

Title: Executive Director/CEO

Date: 5/25/2021 | 10:47 AM CDT

RFP 041521 - Plastic Refuse and Recycling Containers with Related Technology Solutions

Vendor Details

Company Name:	Toter, LLC
Address:	841 Meacham Road Statesville, North Carolina 28677
Contact:	Kellie Clark
Email:	toterbids@toter.com
Phone:	800-424-0422 09584
Fax:	833-930-1124
HST#:	56-1362422

Submission Details

Created On:	Thursday February 25, 2021 07:42:29
Submitted On:	Thursday April 15, 2021 13:38:28
Submitted By:	Kellie Clark
Email:	toterbids@toter.com
Transaction #:	e18be8d7-0c74-4464-b735-48eb35840831
Submitter's IP Address:	173.92.230.77

Specifications

Table 1: Proposer Identity & Authorized Representatives

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *	
1	Proposer Legal Name (and applicable d/b/a, if any):	Toter, LLC	*
2	Proposer Address:	841 Meacham Road, Statesville, North Carolina 28677	*
3	Proposer website address:	www.toter.com	*
4	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Laura P. Hubbard, Director of Municipal Sales, 841 Meacham Road, Statesville, North Carolina 28677, lhubbard@wastequip.com, 704-682-3398	*
5	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Laura P. Hubbard, Director of Municipal Sales, 841 Meacham Road, Statesville, North Carolina 28677, lhubbard@wastequip.com, 704-682-3398	*
6	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Kellie K. Clark, Sr. Manager of Bids and Contracts, 841 Meacham Road, Statesville, North Carolina 28677, kclark@toter.com, 800-424-0422 Ext 09584, or 704-768-2584.	

Table 2: Company Information and Financial Strength

Line Item	Question	Response *	
7	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	Toter has been in continuous operation since 1962, originally as a subsidiary of Rubbermaid Incorporated. Our headquarters is in North Carolina. The company was organized as a private corporation in 1983 as Applied Products, Inc., changed the name to Toter Incorporated in 1988. In 2007, Toter was acquired by Wastequip and became its largest acquisition at the time. Wastequip is the leading North American manufacturer of waste handling and recycling equipment focused on manufacturing expertise and product innovation. Toter and other Wastequip divisions position our parent company to offer a full line of products, systems and solutions to collect and transport just about any type of waste and recyclables. Toter products have been included in Wastequip's Sourcewell contracts since 2014. Toter introduced an automated cart system for curbside garbage collection in the 1960s, earning us our well-deserved reputation as the go-to cart brand for the collection of waste, recycling, and organics. We focus on developing products that combine practical convenience, extreme durability and long-term value through proven industry leading performance and warranty. Today we serve waste haulers and municipalities as well as commercial, industrial and institutional customers through regional manufacturing/distribution facilities located in Statesville, NC; Acuna, Mexico; and Del Rio, TX. It is important to note that we are dedicated to the waste industry, not manufacturing for any other industry. Our company's core values include: - We always act with safety, honesty and integrity. - We serve customers to total satisfaction by delivering value oriented, market leading products and services. - We act quickly but thoughtfully. - We identify and improve the things that matter most. - We provide challenging opportunities with clear expectations. - We embrace change. - We make commitments and keep them, earn trust and create respect.	*

8	What are your company's expectations in the event of an award?	Toter anticipates a seamless transition from the current Wastequip contract to a Toter plastic refuse and recycling containers contract. Our sales force, dealers and distributors are ready to sell and provide solutions to our customers' needs. We already have tools and staffing in place to promote the Sourcewell contract in the marketplace among existing and potential customers to showcase our products and services as total solutions using this contract. Toter would continue and increase promotion in this way throughout the contract term. Toter will involve and improve our dealer and distributor networks' understanding of how Sourcewell satisfies the bidding/proposal processes of customers, and allows the customer to obtain product they want and deserve, which also gains for Toter a competitive advantage. We intend to continue revenue growth by continuing to gain market share.	*
9	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	Toter, LLC is wholly-owned subsidiary of Wastequip, LLC. As a privately held company, our financial statements are not made public and we do not require audits of our divisions. Our unaudited financial statements for Toter, LLC for the year ended December 31, 2020 are attached. Our trade references and banking information is also attached in unredacted format for Sourcewell's eyes only, and a redacted format for maintenance of confidentiality with entities requesting copies of our information provided in this RFP response.	*
10	What is your US market share for the solutions that you are proposing?	While Toter's exact market share information is company confidential and critical to our strategy for success, we can share more about our market position. Based on our internal estimates, we determined that Toter Residential consistently enjoys a top 3 position in the US market. Toter ProProducts maintains a top 5 position in the US market.	*
11	What is your Canadian market share for the solutions that you are proposing?	While Toter's exact market share information is company confidential and critical to our strategy for success, we can share more about our market position. Even though the Canadian market is not tracked as thoroughly as the US market, we believe Toter Residential also holds a top 3 position in the Canadian market. We would like to continue to grow our Canadian market share by continuing to try and convince Canadian municipalities to utilize our contract with the help of groups like RMA.	*
12	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No.	*
13	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Toter, LLC Is a manufacturer and service provider, with a network of distributors and dealers and best fall within item "b". The majority of Toter Residential sales are made directly by 10 Regional Sales Managers (RSM) and supported by 2 Division Sales Directors, 1 Municipal Sales Director and 1 Vice President of Sales. We also rely on well established dealers in certain states who aid in developing new business and provide additional support services to Toter across the US and Canada. Our RSMs, dealer network and service providers are fully supported by a team of Customer Satisfaction Specialists, specialists at the Wastequip Call Center, as well as a dedicated Bid/Contracts staff and a specific Warranty Team. All dealers and service providers are independent third party contractors and employ their own teams consisting of sales, service and warranty staff. Toter Pro Products are represented by third party sales agents and dealers.	*
14	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Toter has applicable licenses to operate in the State of North Carolina, the state of our headquarters. We obtain licenses in municipalities and localities in which we are required by contracts to register and obtain licenses as required. We operate facilities that are OSHA compliant, our roll carts for residential use meet or exceed the American National Standards Institute (ANSI) Standards to ensure consistent quality and safety: ANSI Z245.30-2008 - Waste Containers - Safety Requirements and Z245.60-2008 Waste Containers - Compatibility Dimensions. Our roll carts have been independently certified with Wind Tunnel Testing of empty Toter carts by nationally recognized schools of aeronautical engineering and well as the Interagency Grizzly Bear Committee (IGBC) approval of Toter Bear Carts.	*
15	Provide all "Suspension or Debarment" information that has applied to your organization during the past ten years.	None.	*

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *	
16	Describe any relevant industry awards or recognition that your company has received in the past five years	As the parent company of Toter, Wastequip has received several recognitions: - In 2019, Wastequip was recognized by Charlotte Magazine as the Best Company to Work For - In 2017, Wastequip was recognized by the Charlotte Business Journal as the Middle Market Leader of the Year - In 2016, Charles Walton, founder of Wastequip, was named to the National Waste & Recycling Association's Hall of Fame. The Award is presented annually to select industry visionaries and icons that have created an enduring legacy through their inspirational leadership, core values and significant contributions. - In 2014, Wastequip was recognized by the North Carolina Chamber for the Honorable Mention for the North Carolina Manufacturer of the Year (more than 5 years old) Toter recognition: - In 2020, Toter was named by Plastics News as the second highest rotational molder in North America, as ranked by Plastics News. Toter continues to be rated the highest ranked rotational molder of plastic waste containers in North America (many years running) from this publication. Executive Team Awards: - Waste 360 awarded Toter's Chance Hennig, Southwest Regional Sales Manager, to the 2021 class of "40 under 40" awards. Wastequip's Kristin Kinder (Vice President of Research and Waste Stream Sustainability) and Henry Retamal (President of Operations over Toter and other Wastequip divisions) were awarded the same in 2019. The program recognizes inspiring and innovative professionals under the age of 40 whose work in waste, recycling and organics has made a significant contribution to the waste and recycling industry. - In 2020, Nick Wiseman, Wastequip's CHRO, was recognized by the HRO Today Association as a 2020 Finalist for the Engagement Strategy Excellence Awards for the North America Region. - In 2018, Steve Klueg, Wastequip's CFO, was recognized by the Charlotte Business Journal as CFO of the Year. - In 2018, Rich Sedory, Wastequip's General Council, was recognized by the Charlotte Business Journal as Outstanding General Counsel of the Year.	*
17	What percentage of your sales are to the governmental sector in the past three years	Toter's sales to the governmental sector from 2018-2020 was 31%.	*
18	What percentage of your sales are to the education sector in the past three years	Toter's sales to the governmental sector from 2018-2020 was 0.3%	*
19	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	Our annual sales volumes on the aggregate for state or cooperative purchasing contracts over the past three years is $28,180,661 in 2018, $37,439,412 in 2019, and $32,849,179 in 2020 (restrictions under the respective cooperative purchasing agreements prevent our ability to specifically identify annual sales volumes for each such contract).	*
20	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	None.	*

Table 4: References/Testimonials

Line Item 21. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
City of Memphis, TN	Phillip Davis	(901) 417-4027	*
City of Sheboygan, WI	Jason Blasiola	(920) 459-3447	*
City of Chattanooga, TN	Roshonda Woods	(423) 643-6837	*

Table 5: Top Five Government or Education Customers

Line Item 22. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
Municipality	Government	Texas - TX	96 Gallon, 64 Gallon , 32 Gallon and 24 Gallon Carts for Garbage, Recycling and Organics with A&D Services	Average size of Transactions = $787,000	$9,447,000	*
Municipality	Government	Texas - TX	96 Gallon, 64 Gallon and 32 Gallon Carts for Garbage, Recycling and Yard Waste with Full Maintenance Services	Average size of Transactions = $172,000	$6,369,000	*
Municipality	Government	Texas - TX	96 Gallon, 64 Gallon and 48 Gallon Carts for Garbage, Recycling and Organics	Average size of Transactions = $139,000	$6,255,000	*
Municipality	Government	California - CA	96 Gallon Carts for Garbage and Recycling with A&D Services	Average size of Transactions = $249,000	$5,733,000	*
Municipality	Government	Texas - TX	96 Gallon, 64 Gallon and 48 Gallon Carts for Garbage and Recycling	Average size of Transactions = $388,000	4,269,000	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
23	Sales force.	The majority of Toter Residential sales are made directly by 10 Regional Sales Managers (RSM) and supported by 2 Division Sales Directors, 1 Municipal Sales Director and 1 Vice President of Sales. Our Regional Sales Managers are based in key locations throughout the US and will be responsible for field support of all current and potential Sourcewell members. These industry experts perform all actions necessary to produce a superior level of sales, including, but not limited to: making sales calls necessary to cover territory, assisting with test programs and warranty administration, and all other field service support. Toter Pro has 4 direct national sales managers that work closely with distributors across the US. Our sales team, dealer and distributor networks and service providers are fully supported by a team of Customer Satisfaction Specialists, specialists at the Wastequip Call Center, as well as a dedicated Bid/Contracts staff and a specific Warranty Team.	*
24	Dealer network or other distribution methods.	Toter Residential has well established dealers in certain states who aid in developing new business and provide additional support services to Toter across the US and Canada. Toter Pro has a network of approximately 5 independent dealers and approximately 100 national distributors. Our dealer network and service providers are fully supported by our sales, service and warranty teams.	*
25	Service force.	We have a Service Division called ContainerPros that provides services to our customers throughout the United States. ContainerPros provides services to plastic and steel containers, carts and bins. ContainerPros employs a number of individuals at multiple levels to manage and operate the services requested. These individuals range from Directors, Project Managers, Project Coordinators, Project Supervisors, Leads, etc. ContainerPros also utilizes multiple third-party vendors to assist in projects across the US and Canada. There is no project too Large or too Small!	*

26	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Toter prides itself on superior customer service and has significant experience servicing both large and small municipal and privately-owned accounts, multi-location organizations like The Home Depot, Lowes, Walmart, True Value, Ace, Do-It Best, Amazon, Wayfair, Meijer, and other retail entities. Our extensive customer base demands rigorous, just-in-time delivery performance and responsive customer service. We believe, simply stated, that our commitment to preventing issues is the key to satisfied customers. We want all customers to have a great experience with our products – from their first contact with us all the way through product delivery and warranty service. As such, we have adopted the following customer service credo: COMMITMENT - - We will treat all customers with respect (regardless of size) - We will follow up with you upon receipt of your order to ensure satisfaction - We will resolve any issues quickly SUPPORT - - We will provide a dedicated Customer Service Satisfaction (CSS) specialist for each participating member (plus each CSS backs others' territories to ensure seamless service) - We will respond quickly on quotes (same-day response in most cases) - We will provide an order confirmation (within 24-48 hours) - We will call you with shipping & delivery information and provide early notification should there be any issues with your order Each Member will be assigned a dedicated Customer Satisfaction Specialist (CSS). All CSSs are cross-trained on this contract and they will be available for back-up and high-volume situations. The CSS team is managed by Toter's Customer Service Supervisor, on-site with CSSs at Toter headquarters and available to help in any situation. CSSs handle customer needs prior to, during, and after orders are placed with our company. Routine services include assisting with customer choices, quoting, entering orders, obtaining customer approvals on custom markings and features, constant order tracking with production and traffic departments, handling intricate detail on large and small orders/projects and situations such as drop shipments and timing of shipments, and problem solving when order issues arise and when technical feedback is obtained. The Warranty period begins at the date of original purchase. Toter's Warranty Manager processes Warranty Claims and issues to provide accurate and expedited service to all customers. In the field are Toter's Regional Sales Managers who are industry experts ready to assist with municipal contract issues, unique product applications, and all other field service issues. They may also be responsible for reporting contract updates, as well as forecasting large projects, coordinating non-core program items, and general contract facilitation. Other RSMs will be available for back-up in emergency situations. Toter's executive level will ensure that long term strategic partner issues such as ongoing cost reductions and new product innovations are pursued aggressively.	*
27	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	Toter has enjoyed the benefits of offering the Sourcewell contract to our customers over the last 7 years and are excited about the opportunity to continue our relationship with Sourcewell and growing sales off this contract over the next 5 years. All resources are in place for a seamless transition and our sales team is very familiar with the contract and ready to promote a new contract to existing and new agencies across the US. If awarded, we would notify existing customers immediately so they can seamlessly transition from purchasing off our current contract to our new contract.	*
28	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Toter has been fortunate to have our current Sourcewell contract adopted by RMA and has worked with them and other Canadian agencies on several opportunities. We hope to continue that momentum with a new Sourcewell contract and work to expand our sales across Canada.	*
29	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	None.	*
30	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	None.	*

31	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	Toter serves all these areas, with all of our products. We find that the difference in our service involves Ocean Freight, different sized sea containers (different container quantities than over-the-road semi truck loads), and varying schedules for shipments. The shipments may vary due to restricted passage to these outlying states/territories whose path of shipment may involve extreme seasonal and other weather-related issues. We find that these customers are more than aware of these issues surrounding their shipments, and they are most accepting of these differences for shipments.	*

Table 7: Marketing Plan

Line Item	Question	Response *	
32	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	Within selected media channels, Toter may announce its continuing partnership with Sourcewell via a press release or other content delivery form. This will be directed at those market categories with whom this message and value will resonate. Toter may advertise via digital and print platforms, including social media outlets, with paid and organic creative. The target audience will include Government buyers in such segments as Public Works and Municipalities, and in such publications as American City and County and/or Government Product News. Our association and partnership with Sourcewell will be prominently displayed at appropriate trade show events. Wastequip participates in a variety of major/national trade shows, as well as having a presence in numerous regional shows and events. We will promote the partnership by incorporating the Sourcewell logo on various show assets (such as banner stands) and literature as appropriate. The Toter Bids and Contracts Department will continue to be a primary conveyor of our partnership with Sourcewell, and include the appropriate logo and data in quoting and outreach as deemed necessary. This will extend the reach of Sourcewell into markets that they currently may not serve and bring awareness to those markets. Wastequip has numerous web properties that promote our value to the markets we serve, and we will include Sourcewell information and possibly a link back to Sourcewell (depending on link feasibility) on our web properties.	*
33	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	FACEBOOK: Toter utilizes both paid and organic posts to promote partnerships, product releases, service offerings, and our dedication to creating and maintaining a sustainable environment. We are able to hone our message and be exacting in who we reach, and our Facebook property allows for interaction with both customers (such as municipalities) and the general consumer. We are able to capture these visits to our page and understand if our messaging is resonating, and then adjust accordingly (if necessary). LINKEDIN: This platform allows Toter to reach specific job titles and companies that have an interest in our product, and also allows us to open the door to new market opportunities and reaching new segments for penetration. WASTEQUIP WEBSITE PROPERTIES: Within our websites, we provide the value we offer to the market and answer the question of "Why choose Wastequip?" Our sites are segment focused, with a sub focus on product. We are able to capture data on visitors and gain a better understanding of what the market desires and what is important to them when selecting a supplier of products and services. BANNER ADS: Toter tracks site visitors and conversions from keywords and banner ads as seen in publications of interest. Email inquiries are tracked through the sales cycle in SalesForce by lead source. Toter uses Google Analytics, Pardot tracking, SalesForce reporting, and pay per click data to enhance the effectiveness of our marketing campaigns. WASTEQUIP YOUTUBE CHANNEL: Allows interested users (customers, consumers) to actually view a variety of Toter products in use. This helps enhance reputation in the market, and broadens our message as being a provider of sustainable, durable, and effective products. TWITTER: Toter uses Twitter to share more news oriented content or retweet relevant waste industry news content.	*
34	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	By sharing the above listed responsibilities, Toter's aim is to strengthen the relationship between our Regional Sales Managers with Sourcewell's professional staff. We also look forward to more proactive marketing of this contract through our Wastequip Marketing team using electronic media, email blitzes, product shows and promotional meetings. We feel we have the base information and knowledge to provide solutions to our customers through Sourcewell, and we expect the contract change to be seamless, where we can build on our existing efforts for meaningful and impactful efforts to raise awareness of the contract.	*
35	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Due to the special requirements and customizations of Toter products, Toter does not have an e-procurement ordering platform. We accept purchase orders via Toter dedicated email address, toterpo@wastequip.com, via mail and facsimile. We have worked with customers to utilize Ariba to generate purchase orders from draft carts that Toter has entered into Ariba Supplier Solutions. We also provide invoices via Ariba. Toter can enter order updates (delivery information) in a few customers' e-procurement systems, as well as invoices into municipal systems. Therefore, we have the ability to work with our customers to accomplish what is needed when practicable.	*

Table 8: Value-Added Attributes

Line Item	Question	Response *	

36	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Toter offers plant tours for our customers upon request, and our staff is on hand for trouble-shooting issues with containers or services. In the field, we offer assembly instructions at the end of each project for containers being serviced. This instruction usually takes 30 minutes or less due to the excellent design of the products provided, at no charge to the customer. Toter offers Wastequip's technology solutions. Customers who subscribe for a technology offering will receive a standardized user online training. This user training will be performed by Wastequip's product specialists for technology solutions and addresses the major functionalities of the software and hardware solutions, which are intended to be utilized by the customer. Additional training programs are available with pricing on request. Pricing depends on scope and length of the requested training(s). After the training, standardized user guidelines will be available at no charge. For Toter's Professional Members: Toter Pro national and local sales representatives can provide training and selling support when needed. Plant tours are available for customers upon request, and our staff is on hand for trouble-shooting issues with containers or services.	*
37	Describe any technological advances that your proposed products or services offer.	All technology solutions are based on modern technical and technological infrastructures to ensure a sustainable and future oriented solution landscape. These infrastructures are also laid out to be highly available and data security has been implemented in depth. Compared to other solutions and offerings in the industry, there are no system or server requirements on the member side, as long as a modern browser is used to access the software solutions. All technology solutions are developed to be as user friendly as possible and the implementation process is streamlined to the maximum. We offer these technology solutions to increase revenue and gain market share, reduce costs, provide greater stewardship of staff time/efforts resources, and improve customer experiences overall. Organics collection stresses carts because the density of food waste (6.25 pounds/gallon) is much higher than that of municipal solid waste (garbage) and recyclables (max of 3.5 pounds/gallon). Sourcewell member agencies needing to collect residential and commercial food waste should not face the decision of deploying small, two wheel carts that do not have sufficient load rating for the application. In order to provide member agencies with safe food waste carts, Toter offers a unique line of 21, 32 and 48 gallon automated Organics carts that are load rated and independently certified to regularly receive and dump food waste at a density of 6.25 pounds/gallon. In addition, we offer the 2 Gallon bin for collection of food waste in the resident's kitchen and a 13 gallon manual bin for curbside collection. Toter also offers 2 and 3 Cubic Yard FELs with higher load ratings to handle heavy food waste. Only Toter offers a fully automated lid latch, DuraLatch, that latches automatically when the lid is dropped, opens with one finger, and opens automatically when the cart is dumped by the truck. DuraLatch meets the long requested industry demand for the return to a latching cart but without interfering with fully automated collection.	*

38	Describe any “green” initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	Our parent company, Wastequip, is focused on building a bright future for our employees, our communities, and our environment. And our CORE program — reflecting our COrporate REsponsibility commitment to sustainability, diversity and philanthropy — exhibits our dedication to: • Helping define the future of the waste industry with progressive thinking and leadership • Developing products with consideration for the environmental impact to future generations • Employing a diverse workforce, providing development opportunities and valuing diverse perspectives • Continuing to demonstrate social consciousness so our team members and customers are proud to work for or do business with Wastequip and Toter. As part of the CORE program, Toter is committed to creating more sustainable products, processes and facilities, without sacrificing legendary Toter quality. Future generations are counting on us to create better products, and to do so more responsibly. In 2020, we commissioned a survey of more than 100 municipalities and waste haulers and a lifecycle analysis (LCA) of a Toter cart over its entire life, to better understand our carbon footprint and help us set the most impactful goals to reduce our carbon footprint. This survey confirmed that Municipalities and waste haulers consider Toter carts to be the most sustainable on the market today, and the LCA study reaffirmed the importance of durability and recycled content: • Toter consistently delivers on durability with customers reporting service life much longer than the 9 years of average service life of competitor carts owned by surveyed entities, dramatically lowering the carbon footprint by longevity alone, plus the added advantage of recycled resin inclusion listed below. • Further, Toter’s ultra-low warranty claim rate (0.3%), ease of repair and recyclability help reduce the raw material consumption and resources required to produce new carts. • Currently, Toter carts can use up to 50% recycled content — and we are striving to reduce the virgin resin we manufacture with, while ensuring a durable cart that meets strict quality standards for sun exposure, weight limits, extreme temperature changes, and impacts from servicing. We also look for efficiencies in sourcing our materials and have switched primarily to receiving resin via rail car, optimizing fuel-efficiency and reducing the number of trucks on the road. More information is available at Toter.com/about-us/sustainability.	*
39	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	In 2020, we commissioned a survey of more than 100 municipalities and waste haulers and a lifecycle analysis (LCA) of a Toter cart over its entire life, to better understand our carbon footprint and help us set the most impactful goals to reduce our carbon footprint. This survey confirmed that municipalities and waste haulers consider Toter carts to be the most sustainable on the market today, and the LCA study reaffirmed the importance of durability and recycled content: • Toter consistently delivers on durability with customers reporting service life much longer than the 9 years of average service life of competitor carts owned by surveyed entities, dramatically lowering the carbon footprint by longevity alone, plus the added advantage of recycled resin inclusion listed below. • Further, Toter’s ultra-low warranty claim rate (0.3%), ease of repair and recyclability help reduce the raw material consumption and resources required to produce new carts. • Currently, Toter carts can use up to 50% recycled content — and we are striving to reduce the virgin resin we manufacture with, while ensuring a durable cart that meets strict quality standards for sun exposure, weight limits, extreme temperature changes, and impacts from servicing. More information is available at Toter.com/about-us/sustainability.	*

40	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	Toter and Wastequip are not certified as any type of disadvantaged business. We do foster diversity and our previously stated values set a common standard for all employees with equal opportunity for employment, training, performance evaluations and performance rewards and advancements. Toter is adept at meeting customer needs by attributing to goals that may be set by our customers for subcontracting with certified Women or Minority Business Entities (WMBE), Small Business Entities (SBE) or veteran owned business entities (VBE). For example, Toter has served the City of Memphis, TN in recent years to provide carts and cart assembly and distribution services, under Wastequip's Sourcewell Contracts. When a municipality has such goals to be met for projects and orders, we are committed to utilizing disadvantaged businesses whenever possible through Good Faith Efforts. We set out to break down a given scope of work into tasks/service segments and then identify possible use of disadvantaged businesses (usually certified by the municipality or required area or entities) as subcontractors on a case by case basis. Toter has made a concerted attempt to meet customer requested/required levels of participation. We believe it is our responsibility as a well-established company, to help to grow and strengthen smaller, disadvantaged businesses. An example of our commitment to furthering the health and well-being of disadvantaged businesses is when our logistics team routinely uses certified (and uncertified) disadvantaged/small trucking companies which meet Toter logistics standards, to transport goods all over the US and Canada. In another example, Toter also uses a certified Women Owned Business to obtain office supplies for routine business operations. *
41	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	Toter maintains our focus on solutions within the waste industry, and we do not manufacture for any other industry. We also have long-term experience with Sourcewell under Wastequip's Sourcewell Contracts. We have already established routine Sourcewell customers. We have mastered the ability to win deals with Sourcewell offerings, and we have proven the ability to have successful sales off a Sourcewell contract. Our Internal and field sales, customer service, and all departments of Toter (as well as all divisions of Wastequip) are well familiar with, devoted to, and appreciative of Sourcewell Contracts. We are ready to further the action of satisfying all-consuming bid/proposal processes of individual customers to allow both the customer and Toter to focus on solutions for each customer, simultaneously conserving time, energy and resources through Sourcewell's already-proposed and awarded full RFP process. We believe we have experienced fewer bids through recent years as a result of our efforts at utilizing Sourcewell to help customers to obtain the product and service that they deserve through a piggyback. And with the proper tools, knowledge base, commitment and drive already in place to build upon, we look forward to our customers getting more of what they want through Sourcewell and Toter, as a "Win-Win" for all concerned. Toter introduced the automated curbside cart system in North America during the late 1960's, and Toter is the largest rotational molder in North America (as rated by Plastics News). Toter is the leading supplier of wheeled, rollout carts (21-96 gallons) used for curbside automated waste, recycling, organics/yard waste by cities and government entities, as well as private waste haulers. We offer Organics Carts with a higher load rating (6.25 lbs per gallon versus the required ANSI Standard load ratings for carts at 3.5 lbs per gallon). And our Bear Tough Carts have a double-walled lid and steel-reinforced rim to withstand repeated clawing and chewing, tested to withstand the wiles and vast strength of bears. We tell the toughest bears to grin and bear it! Toter is the "go to" for private haulers and recyclers to build cart fleets for collection services. We work with Recology, Casella, EDCO, Waste Pro, Santek, CR&R and hauling/recycling companies varying in size; with resources readily in place for production, assembly, distribution to residents, cart maintenance and retired carts recycling services. We specialize in on-time detailed projects to set out carts to residential and commercial properties to meet municipal collection start/set dates and deadlines. Our containers for industrial, commercial and institutional customers complete the circle of solutions in the marketplace. Toter also supplies containers in the Retail Market to Lowes Home Improvement Centers, The Home Depot, True Value, Ace Hardware, Do-It-Best Hardware, Wal-Mart, Amazon, Wayfair, Meijer Stores, and other retailers. Retail customers and individual buyers both find our retail products to out-last and out-task other products offered in stores. ADVANCED ROTATIONAL MOLDING™ – In 1994, Toter introduced its patented Advanced Rotational Molding™ process which has revolutionized both the rotational molding and waste industry. With this new state-of-the-art manufacturing process, Toter molds intricate designs heretofore impossible for conventional rotomolders. Toter's "zero stress" molding technology offer important higher strength to weight ratios and durability advantages over "high stress" processes such as injection molding. Toter carts are different from others in the industry. During our molding process, molds are filled with a pre-measured amount of plastic micro-pellets, then moved into an oven to melt the plastic material while the machine rotates. This rotation in heat causes the plastic to coat the inside of the mold. This method does not require high-pressure hydraulic equipment to fill the mold, so no stress is introduced during the molding cycle (unlike stress created by injection molding). The mold is transferred to a cooling chamber to cure, where a microprocessor controls the cooling cycle to optimize impact strength and performance of the final product. After slowly cooling with air and water, the cart is removed from the mold to be trimmed, imprinted and assembled. Important products such as kayaks and bridge barriers are rotationally molded because both products must withstand impact, just like carts must bounce back when

serviced by an automated arm, and especially in cold temperatures. Customers in extreme environments have proved that advantage. Many of our customers have tried injection molded carts and switched (or switched back) to our rotationally molded product due to the lowest lifecycle cost of our carts. Our molding process and material afford a 15-20+ year cart life expectancy, which in turn allows Toter to back our carts with a 12 year cart body warranty and 10 years on all other components.

UNIQUE 12-YEAR CART BODY WARRANTY AND LOWEST COST OF OWNERSHIP – Our roll cart warranty EXCEEDS INDUSTRY WARRANTY TERMS with cart bodies covered by a unique and unprecedented 12 year non-prorated warranty (all other cart components have a 10 year non-prorated warranty) since early 2016. Because we Rotationally Mold our carts rather than injection molding them as others do, we have a proven life expectancy of 15 to 20+ years. Our 12 year body warranty avoids the premature replacement of the body, which is the part of the cart that the cart lifting device engages. This warranty is "putting our money where our mouth is." We believe our customers will see a reduction in replacement cost of about $7 to $9 per cart over the first 12 years of service. As a result, all our roll cart customers obtain a currently unmatched warranty in the roll cart industry!

In addition to the above roll cart warranty, our Front Load Containers carry a 3 year container warranty (90 days for casters and non-plastic components). Toter's warranty claim process for all products is available upon request.

Toter carts offer the City the lowest total cost of ownership. Toter carts are more durable and last significantly longer than competitors' carts. The City already has an inventory of parts and is familiar with the cart repairs and high performance. All of these advantages point to a product that will be environmentally friendly and highly sustainable in maintenance and lasting service.

INNOVATION - NOT JUST A PLASTIC CONTAINER – We continue to be the first and only manufacturer to design roll carts that are truly nestable/stackable when fully assembled and "Ready to Roll". Our customers realize savings in storage/inventory costs and experience savings in reduced number of replacement trips. Unlike injection molded carts that nest no more than 2 carts high because of protruding wheels, Toter carts can be stacked up to 6-8 carts high as they require fewer square feet. Toter carts can be delivered 3x more quickly than other brands by eliminating trips with more carts per load. Cities and haulers save between $2-3 per cart in fuel, truck usage and labor expenses due to Toter's nestability feature. Injection molders often claim this feature, but offer wheels that pivot/slide, or even still need wheels attached. *

Toter is the first container manufacturer to have introduced a new color option for the industry – Granite color bodies. This upscale look allows municipalities and haulers to provide a low cost, premium finish to highlight new automated container programs.

Our 48 gallon size is often chosen for garbage, recycling or organics. A 64 gallon cart is 2/3 the volume of a 96 gallon cart, and many small quantity waste generators are stuck with 64 gallon carts that are still too big to meet their needs. The 48 gallon "half cart" matches the lower waste/recycling output of these customers. Lower handles (4.25" to 5" lower than our 64 gallon cart) makes tilting significantly easier for all users, including small and elderly residents, increasing user safety and reducing requests for exemption from rolling out carts to the curb.

Our roll carts feature a patented "Rugged Rim®" – with an upper rim engineered as a closed tubular design, similar to square steel tubing, for maximum strength during collection. The rim serves as a ledge on which the lid rests to create a tight seal between body and lid, and it strengthens the upper lift point and all sides of the cart body. The lid and rim together create a tight seal to keep odors in, not attracting vermin.

Toter carts and containers are an environmentally sustainable investment. Although our carts are the "World's Toughest Carts™", and our carts last for 15-20+ years in active service life, Toter carts are 100% recyclable, supporting the recycling of retired carts for municipalities and sustainably closing the loop between new carts and retired carts with the recycling of retired carts, then molding back into new carts. As a leader in the environmental industry, we constantly strive to do our part in being both a good corporate citizen and a leader in new technology to improve our world. Fewer cart failures means fewer carts replaced to maintain a perpetual cart system, reduced vehicle traffic for service, and fewer pounds of raw materials (plastic and steel) consumed. We are also proud to offer more carts from the factory per truckload than most competitors (often with a higher level of assembly from the factory). This will reduce the amount of deliveries needed to fulfill your orders. In short, a more sustainable program results, yielding a reduced impact on our environment.

In addition to our proven long service life and very low repair rate, key parts on Toter carts are interchangeable among our various cart sizes: sunburst wheels, stop bars, and lid hardware. This simplifies maintenance and reduces parts inventory/costs. We recognize the City's commitment to providing carts, parts, and services that will support the best cart for its citizens.

Toter provides total cart fleet maintenance services, and Toter is currently servicing the City of Fort Worth, TX with a maintenance program for its entire cart fleet. Maintenance service options available include, but are not limited to: repairs, cart washing, swapping one cart size for another, management of cart inventory, and recycling of unusable carts or components, with response time from 2 to 5 business days.

Besides roll carts, Toter has a complete line of 1, 2, 3 and 4 cubic yard plastic front load containers. Each container features: steel rod reinforcement, ribbed bottom wear chimes, double-walled lift pockets, integrated bumpers, and more. These features afford

		customers with enhanced durability, maximum pocket strength, protection for longer life, and maximum space for custom signage. Our stackable design provides better truckload/shipment and storage efficiency and are even stackable/nestable when the container is fully assembled and ready for use! PROFESSIONAL PRODUCTS - Toter manufactures an entire line of Professional Products – commercial, industrial and specialized superior containers. Product offerings include Two-Wheeled and Caster Carts, Organics, Medical Waste and Secure Document Management Carts with standard single-wall or rotationally molded double-wall lids for sealing off medical waste and organics (wet) materials, and for securing confidential documents. These containers may be towable for additional efficiency and safety in moving waste. Toter offers Atlas commercial-grade, large-capacity, Rugged Rim® cans with a detachable lid and are fitted for dollies to roll and move materials smoothly. Slimline Containers and Litter Containers provide effective, sustainable waste collection for industrial, commercial and institutional inside and outside applications – and are available in a wide range of styles for varied environments. Cube Trucks, Tilt Trucks, and Mobile Trucks are perfect or moving large, heavy materials and waste to its final destination for use or disposal. Many containers in this line are also towable for efficient and safe movement to final disposal areas. You will find these various products in hospitals, colleges/universities, research facilities, manufacturing industries, store environments, offices, public streets, malls, sports arenas, convention centers, gas stations and convenience stores, and practically anywhere you may venture! Our Professional Products also include a comprehensive collection of commercial/industrial mobile and stationary lift units, to also include truck mounted lifters which are popular among haulers for municipal roll-cart collection. All are designed for safety (meeting all applicable ANSI Standards for safety and dimensions), and the lifters simply make work safer and easier. In short, our containers and accessories are always extremely flexible and impact-resistant, and easily handle the day-to-day abuse of waste collection. We promise that every cart, every can, and every product will be built for extreme toughness, extreme wear, and extreme purpose. They stand up to just about anything that's tossed in them – or at them! Choosing Toter means you will secure a partner you can depend on, now and in the future.	

Table 9: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
42	Do your warranties cover all products, parts, and labor?	Yes, certain product warranties cover products and parts, but not labor for container repairs provided by Toter.	*
43	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	Please see attached Toter warranties for full details and terms. Our warranties do not apply to any container which has been subjected to misuse, misapplication, negligence, alternation or accident.	*
44	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	Toter only replaces the warrantied item or component/part as a part for part replacement (replace failed wheel with a wheel, failed lid with a lid, failed body with a body, etc.). Standard container warranties in the cart/container industry do not include repairs of containers, but only provide the parts for customers to make repairs. Toter does, however, offer a Full Service Cart Maintenance Program that is included in our products and service offerings section of this proposal.	*
45	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	Toter only replaces the warrantied item or component/part as a part for part replacement (replace failed wheel with a wheel, failed lid with a lid, failed body with a body, etc.). Replacing product parts are simple and easy actions, with most requiring only 3 minutes or less for repairs, thus not requiring warranty repair services. For large fleets of roll carts owned by municipalities. Toter offers a Full Service Cart Maintenance Program that is included in our products and service offerings section of this proposal.	*
46	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	Original equipment manufacturers warranty will apply and any service needed will be coordinated with Toter through our standard warranty procedure.	*
47	What are your proposed exchange and return programs and policies?	Toter backs all products with its return and restocking policy. A Return Authorization Number must be obtained from Toter Customer Service (Phone – 800-424-0422 or 704-872-8171, and Fax – 704-930-1124) within five (5) days of receipt of goods and before merchandise may be returned for credit. Returns must be completed within sixty (60) days of invoice date. All transportation charges for returned merchandise must be PREPAID by the shipper. Returned saleable merchandise accepted by Toter for credit is subject to a 15% restocking charge. If any portion of the goods delivered to the Buyer are defective or are otherwise not in accordance with contract specifications, Toter shall have the right in its discretion either to replace such defective goods or to refund the portion of the purchase price applicable thereto. No goods shall be returned to Toter without Toter's written consent. Carts with custom markings cannot be returned. In no event shall Toter be liable for the cost of processing, lost profits, injury to goodwill or any other special incidental or consequential damages.	*
48	Describe any service contract options for the items included in your proposal.	For large fleets of roll carts owned by municipalities, Toter offers a Full Service Cart Maintenance Program that is included in our pricing section of this RFP. The Maintenance Program may provide repairs for just Toter carts, or may also include maintenance of other brands of carts.	*

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *	
49	What are your payment terms (e.g., net 10, net 30)?	Toter, LLC standard payment terms are Net 30 Days if credit has been established.	*
50	Describe any leasing or financing options available for use by educational or governmental entities.	As a benefit of being a Wastequip division, Toter provides a bridge to solutions for educational or governmental entities to find leasing and financing options through Wastequip Finance, with our finance partner, NCL Government Capital (NCL), the only leasing and financing company in the nation with a leasing and financing contract on Sourcewell (Contract #011620-NCL). We are pleased to offer NCL's over 20 years of specializing in providing competitive equipment financing programs for entities across the nation, providing Sourcewell members access to financing that multiplies their purchasing power potentially six-fold. We understand that funds aren't always available for new and adequate equipment, and the Tax Exempt Municipal financing offered by Wastequip Finance/NCL through Toter allows agencies to get that equipment now through manageable installment payments that come from their operating budget. We believe that Sourcewell, Toter/Wastequip Finance, and NCL have a common goal to provide solutions to Sourcewell members that will substantially alter the future for all in the most positive ways. Please also refer to a NCL flyer at the end of our file uploaded under "Pricing".	*
51	Briefly describe your proposed order process. Include enough detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template. For example, indicate whether your dealer network is included in your response and whether each dealer (or some other entity) will process the Sourcewell participating entities' purchase orders.	Our general outline for order processing is: 1. Toter prepares proposal documents based on product selection by Sourcewell Member 2. Sourcewell Awarded Contract logo quote is provided to the Sourcewell member utilizing our SalesForce.com CRM system 3. Upon quote acceptance, the Sourcewell Member issues a Written Purchase Order to Toter. 4. Order is inputted electronically into the Toter MACOLA order entry system. 5. Order details are confirmed in writing by the customer with an Order Confirmation and Markings Approvals Forms. 6. Once signed order acknowledgement is received, order is released for production. 7. Toter logistics team contacts Sourcewell Member to schedule delivery 9. Order is delivered to Sourcewell Member 10. Sourcewell Member is invoiced 11. Report of Sales is generated our of the Toter Macola order system for specific reporting periods as needed. 12. Sales from Macola are reported to Sourcewell, and administrative fee is paid per the percentage to be determined by time of Sourcewell Award/Contract (per contract established schedule).	*
52	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Toter accepts P-card procurements/payments. Our preferred method of payment is wire, ACH or check.	*

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as desribed in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *	

53	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Toter Residential does not have set list pricing, therefore we are offering a line item ceiling pricing model that is comparable to other co-operative contracts and gives us the flexibility to price competitively while allowing our dealer network to utilize the contract (and they always prefer using the Sourcewell contract above other co-operative contracts). Toter Pro Products pricing model is a discount off list price. We have provided a detailed price list for all products and services that include model numbers and descriptions. Each price guide will include options available as upgrades to the base pricing for that specific product line.	*
54	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	For Toter Residential, please refer to responses to questions 53 and 55. Toter Pro pricing model to Sourcewell is discounted at 30% off of list price.	*
55	Describe any quantity or volume discounts or rebate programs that you offer.	Toter Residential has provided incremental volume discounts in our pricing structure. We may offer discounts off the base price for large projects when possible, giving the customer the benefit of making larger purchases and permitting Toter the opportunity to be flexible in competitive situations as required. We believe that it will be to both Toter's and the Member's advantage for this contract to allow flexibility with larger quantity discounts. As such, we do not feel it is in either of our best interests to set prices for large projects but rather offer discounted pricing based on the details of each such project. Relevant details could include the quantity of each product size needed, project timing, and services included.	*
56	Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "nonstandard options". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.	We believe we have the broadest range of products and services for waste and recycling containers in the market and have included all our offerings in our proposal. As any new products are developed, we will reach out to Sourcewell and request those be added to our contract. Any "sourced" products or related services will be offered to Sourcewell Members on a Supply Quote basis. We will provide the member with a quote for all items not listed on our Sourcewell contract (the 2% fee is and/or will be included in all Toter quoted prices, except for freight charges).	*
57	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	We have tried to be extremely thorough in including pricing to cover all products, options and services a customer may need with the purchase of waste and recycling containers. However, due to the unique nature of our industry, there may be a few instances where the total cost of acquisition is not included in our proposal pricing. 1. Installation: Due to the customized nature of our business, each customer's project installation is unique, and therefore, quoted individually. Unique installations may include, and are not limited to requirements such as RFID tailored inventory and container management systems, interim storage of containers, additional labor for customer preferences, and more. Any of these products or services outside what we have provided in our proposal will be "Priced on Request". 2. Assembly and Delivery: Special needs for Assembly and Distribution related projects will be "Priced on Request" due to the unique needs of municipalities for each project at hand. the site, or "staging area", if provided by Toter, will be "Price on Request" also due to the unique needs of each project, in addition to wide price variables for locations. Cart Lifters for Residential Collection Vehicles can be installed with "Price on Request". Cart Lifters for Toter Pro Products will be quoted and installed with "Price on Request" due to the unique needs of each project. 3. Taxes - Local, State and Federal Sales or Use Taxes or any applicable ferry costs, customs duties, levies and taxes are not included in our proposed pricing models. If required, taxes will be added at time of quote and/or invoice. Also, Canadian GST/HST/PST taxes are not included in our proposed pricing models, and PST is not paid by Toter. If we are required to pay PST, then the Member will be required to reimburse Toter for these taxes. Any applicable taxes will be added to our quote and/or invoice. 4. Canadian members may require pricing to be provided in Canadian Dollars/Currency (CAD). While our pricing is listed in United States Dollars/Currency (USD), we are certainly able to provide the CAD equivalent pricing based on our USD Sourcewell price list and Foreign Exchange rates from Bank of Canada resources.	*

58	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Toter has strategically located in the US which allows us to best service our customers. We have extensive import/export experience and an expansive logistics group available to assist Sourcewell Members. Toter is able to involve outside logistic companies to participate in shipping by freight hauler/common carrier, subcontracted off-loading, assembly, installation and distribution as required by the Member needs and demands. We will evaluate each order as a unique opportunity and consider the Sourcewell Member's order volume and location. Cost of shipping/delivery shall be paid by the End User. Calculations of the freight/delivery charges will be based on prevailing rates at the time of quote and included on quote as a separate line item. This cost will not include the 2% Administrative Fee.	*
59	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	We use a combination of contracted motor carriers and freight forwarders to deliver shipments destined for locations such as (but not limited to) Alaska, Hawaii, American Samoa, and Puerto Rico. We also have dozens of carriers already under contract that participate in delivering all modes of freight across the Canadian provinces. We have extensive import/export experience and an expansive logistics group available to assist Sourcewell Members. Toter is able to involve outside logistic companies to participate in shipping by freight hauler/common carrier, subcontracted off-loading, assembly, installation and distribution as required by Member needs and demands. We will evaluate each order as a unique opportunity and consider the Members' order volume and location. Note that Freight: Cost of shipping/delivery shall be paid by the End User. Calculations of the freight/delivery charges will be based on prevailing rates at the time of quote and included on the quote as a separate line item. This cost will not include the 2% Administrative Fee.	*
60	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Toter has the ability to meet unique customer needs with Driver Assistance (truck driver moves product to the entrance/exit of 53' truck for customer to remove off the trailer), lift gates (to meet special circumstances with no dock, etc.), combined loads (multi-stop capability to drop at up to 3 locations close together). For our Pro Products and individual customer orders (".COM" customers), we provide drop ship delivery. Obtained over decades, we have experience in the field delivering the assets to their final location -- a resident's dwelling. We offer all types of delivery, to include alley, curbside, up-to-door and special location deliveries per requirements of customers. We recognize that no two projects are alike and that every customer could have specific needs. That allows us to be flexible to meet those specific needs. We do this by thoroughly vetting the customer scope of work. In simple terms, “What are you trying to accomplish and what challenges do you foresee”? We believe that Data is King? Being able to discuss the project, with the customer, and to understand the data, allows us to customize our services to provide the best experience! We do not provide “cookie cutter” services, we provide solutions. Toter offers the industry’s best and most unique delivery option, Fully Factory Assembled or “Ready to Roll”. Member agencies can forget about missing parts, lack of available labor to assemble carts, and other normal assembly related issues. Because Toter carts nest when fully assembled, neat and safe stacks of 6 fully assembled carts high make the work of Public Works and Solid Waste Managers easier and more predictable. For member agencies who want to pay less freight per cart, our standard shipment of carts “2/3rd’s Assembled” means that the only assembly is attaching the wheels after carts are delivered to member locations. Then the cost savings of Nestability kicks in as up to three (3) times as many fully assembled Toter carts will fit on a city delivery truck as compared to any other brand (none are fully Nestable).	*

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
61	c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	Except as otherwise contractually obligated.

Table 13: Audit and Administrative Fee

Line Item	Question	Response *	
62	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell.	Toter discusses needs with the Sourcewell Member to identify solutions and generate a quote that includes the Sourcewell logo and Contract number/information of reference. Once the Member's Purchase Order is received, Toter enters the order coded as a "Sourcewell" sale into Macola, or order system. Quarterly, a report is generated from the order system and spot checked for accuracy by comparing to quotes from our Salesforce application to ensure the order was coded appropriately and included in the reporting.	*
63	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	Toter is proposing a 2% administrative fee that is calculated and included in the contract dollar amount for products listed in our pricing section. Please note that freight costs will not be included in this fee.	*

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Line Item	Question	Response *	
64	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	Toter, LLC is a Wastequip brand which is a manufacturer and marketer of high-quality plastic containers and related products, solely dedicated to the waste industry for residential, hauler, industrial, commercial and retail accounts. We are dedicated to the waste industry, not manufacturing for any other industry. Our products are built to last and manufactured using our Advanced Rotational Molding process, which results in "Built for Extremes" stronger, more durable products than those from injection-molded manufacturers. Our containers are categorized into two areas: RESIDENTIAL PRODUCTS AND SOLUTIONS - primarily for municipalities/government entities for waste collection. We "cart" entire cities, counties, townships, parishes, and regions with carts for refuse, recycling, organics, yard waste and other specialized needs. We offer the options and features to customize containers, and when combined with the advantages of Toter carts, our customers have successful waste programs. We also offer the options and services solutions to round out the customers' programs, with lifters to mount onto collection vehicles, special recycling lid features, and a seemingly endless list of available options, based on our long-term and current experience with customer needs. PRO PRODUCTS AND SOLUTIONS - primarily for industrial, commercial and institutional customers, we have designed containers and end-to-end solutions designed to safely and efficiently collect, transport and dispose of waste and recyclables. Our containers and waste handling equipment offer end-to-end solutions designed for educational, healthcare, food service, manufacturing, hospitality, convention centers, stadiums, public spaces, facility management, retail (back of house), construction, and more! For all our offerings, we specialize in consulting with our customers to create customized products and solutions, considering waste streams, volume, staffing, layout, footprint, flow, environmental requirements and storage limitations. Unlike competitors who may sell off-the-shelf products,, we specialize in consulting with our customers to create customized waste management solutions. We also offer technology solutions identified in later questions within this platform. Specific to Toter Residential Products and Solutions, we offer a wide range of services: Receiving and Unloading: Receive the loads as they arrive from Toter, per a predetermined ship schedule, then unload the stacks of carts and arrange them on the customer site by size and waste stream, if applicable. Assembly: Assemble the stacks of carts in preparation of delivery to the resident address listing, or for storage, as determined in the scope of work meetings. Assembled carts will be stacked according to size and waste stream, if applicable. Distribution: Distribution of carts to the service area residents as predetermined during scope of work meetings. Carts will generally be placed at the curbside of the appropriate address, unless special attention is called out during the scope meetings. Data Collection - Record Serial Numbers: Serial numbers of the cart delivered to a specific address will be recorded to the address listing provided	

		by the customer. This will assist customers in tracking their assets in the field. Upon completion of the project, we will provide customers with a completed address listing showing the appropriate serial number of the cart delivered to each address. This will be done when a single cart per address is delivered, as well as when multiple carts and streams are delivered to a single address. When project is complete, customer will have the most up to date data on assets and where they are located. Data Collection - RFID Scanning: RFID tags will be scanned, to the address listing provided by the customer per each cart delivered and associated to that particular address. When RFID tags are scanned as a delivery method, the following data will also be collected: RFID tag number, Serial Number, time stamp, and geo coordinates. This will assist customer in tracking their assets in the field. Upon completion of the project, we will provide customer with the completed address listing showing the appropriate data set of the cart delivered to each address. This will be done when single cart per address is delivered, as well as, when multiple carts and streams are delivered to an address. When project is complete, customer will have the most up to date data on assets and where they are located. Sticker/Label Application: A customer provided sticker/label will be applied to the cart/container as described in scope of work. This can be done on new project where all new carts receive label/sticker prior to distribution. Or, labels can be applied to carts that were previously in the field. Old Cart Retrieval: Old carts may be retrieved and brought back to the customer site for either future use or disposal (recycling). This service can be provided in conjunction with new cart deliveries to ensure no disruption of waste services. Additional items can be contracted: sorting of old carts to specifications, disassembly of carts to be recycled, loading of carts to be recycled onto trailers for transport to recycler. We would manage the whole process to provide a seamless solution for retrieval and disposal of any old carts. Route Audits: Route auditing service could include: auditing service levels, auditing income, route ID verification, waste characterization, lid flips, contamination material ID, etc. We would determine your route auditing needs and provide a plan and the associated crews to complete that plan. At the end of the project, the customer would have a cleansed route and all associated data points required to adequately understand those routes and how it is affecting their business. Commercial Bin Delivery: Delivery of commercial bin (FEL's and REL's) to all associated commercial addresses. Receiving of commercial bins and assembling commercial bins is also offered. Just as with the residential deliveries, a scope of work will be established to provide a comprehensive solution to your commercial bin needs. Commercial Bin Exchange: Exchange of commercial bins (FEL's and REL's) for all associated commercial addresses. This service provides delivery of new bins and removal of old bins at the same time. Receiving of commercial bins and assembling commercial bins is also offered. Just as with the residential deliveries, a scope of work will be established to provide a comprehensive solution to your commercial bin needs. Cart Maintenance: Cart Maintenance Services are offered to provide a seamless solution for all of the customer cart maintenance needs. From new deliveries, cart removals, cart repairs, and more, we provide piece of mind that all resident requests will be fulfilled within the agreed upon service level agreement. We provide inventory level management to ensure that you always have assets to keep each resident with the appropriate carts for waste disposal. Assist in managing warranty claims, and keeping all carts cleaned and prepped for return to service. Managing all parts associated with the cart inventory ensures a cost savings may be repurposing where appropriate. Having a cart maintenance provider will give you piece of mind and produce a cost savings.	*
65	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	Please see our answer to Question #64. Additionally, subcategories will address challenges with any customer by providing user-friendly containers to efficiently collect waste, plus subcategories of solutions to provide effective automated collection/transportation/disposal systems/equipment and more. We can assemble, distribute and maintain entire fleets of containers. Container users experience elimination of potential injury and improved productivity with mechanical lifters/dumpers, towing and other options, choosing from a seemingly endless provision of solutions Our technology assists customers to manage cart fleets and container maintenance and inventory. As a service provider, we are prepared to offer any customized service needed. We realize that the waste industry encounters some interesting opportunities and we are willing to work with each customer to provide a solution to needs as they arise. No job is too Big or too Small!	*

Table 14B: Depth and Breadth of Offered Equipment Products and Services

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments
66	Residential-sized refuse and recycling containers, collection bins, dumpsters, and carts of principally non-metallic composition	(•) Yes ( ) No	Toter, LLC is a Wastequip brand which is a manufacturer and marketer of high-quality plastic containers and related products, solely dedicated to the waste industry for residential, hauler, industrial, commercial and retail accounts. We are dedicated to the waste industry, not manufacturing for any other industry. Our products are built to last and manufactured using our Advanced Rotational Molding process, which results in "Built for Extremes" stronger, more durable products than those from injection-molded manufacturers. Our containers are categorized into two areas: Residential Products and Solutions - primarily for municipalities/government entities for waste collection. We "cart" entire cities, counties, townships, parishes, and regions with carts for refuse, recycling, organics, yard waste and other specialized needs. We offer the options and features to customize containers, and when combined with the advantages of Toter carts, our customers have successful waste programs. We also offer the options and services solutions to round out the customers' programs, with lifters to mount onto collection vehicles, special recycling lid features, and a seemingly endless list of available options, based on our long-term and current experience with customer needs. Pro Products and Solutions - primarily for industrial, commercial and institutional customers, we have designed containers and end-to-end solutions designed to safely and efficiently collect, transport and dispose of waste and recyclables. Our containers and waste handling equipment offer end-to-end solutions designed for educational, healthcare, food service, manufacturing, hospitality, convention centers, stadiums, public spaces, facility management, retail (back of house), construction, and more!
67	Commercial and institutional-sized refuse and recycling containers, collection bins, dumpsters, and carts of principally non-metallic composition	(•) Yes ( ) No	Toter, LLC is a Wastequip brand which is a manufacturer and marketer of high-quality plastic containers and related products, solely dedicated to the waste industry for residential, hauler, industrial, commercial and retail accounts. We are dedicated to the waste industry, not manufacturing for any other industry. Our products are built to last and manufactured using our Advanced Rotational Molding process, which results in "Built for Extremes" stronger, more durable products than those from injection-molded manufacturers. Our containers are categorized into two areas: Residential Products and Solutions - primarily for municipalities/government entities for waste collection. We "cart" entire cities, counties, townships, parishes, and regions with carts for refuse, recycling, organics, yard waste and other specialized needs. We offer the options and features to customize containers, and when combined with the advantages of Toter carts, our customers have successful waste programs. We also offer the options and services solutions to round out the customers' programs, with lifters to mount onto collection vehicles, special recycling lid features, and a seemingly endless list of available options, based on our long-term and current experience with customer needs. Pro Products and Solutions - primarily for industrial, commercial and institutional customers, we have designed containers and end-to-end solutions designed to safely and efficiently collect, transport and dispose of waste and recyclables. Our containers and waste handling equipment offer end-to-end solutions designed for educational, healthcare, food service, manufacturing, hospitality, convention centers, stadiums, public spaces, facility management, retail (back of house), construction, and more!
68	Lift and tipping solutions for stationary carts and dumpsters	(•) Yes ( ) No	Toter also offers lift and tipping solutions for attachment to collection vehicles and as stationary units which collect and remove waste from roll carts located at households and commercial properties and buildings.

69	Technology solutions related to the management of, or planning for, collection of refuse and recycling materials from containers of the type described in RFP Section 1. a - b.	(•) Yes ( ) No	Toter offers our technology solutions for cart and container deliveries and the subsequent management of these assets. The combination of a web-based operations management software and a mobile workforce App allows planning and execution of deliveries, work orders and service requests highly efficient. Major features of the technology offering are Assembly & Distribution Management, Inventory Management as well as Solutions to execute services in the field (Work Orders, Service Requests, etc.). This solution also provides data visualization and data reporting tools. The web-based Software solutions covers all required processes for delivery of carts and containers, as well as asset management. In addition to this, Wastequip's technology solution comes with a mobile App and the required Hardware (Scanner with RFID and Barcode Reader) to perform services in the field. Service Verification data can be collection by the means of a truck-mounted RFID System, which delivers positive verification (RFID Reads), GPS Positions as well as date and time information of the service verification. These data are visualized in the web-based platform.

Table 15: Industry Specific Questions

Line Item	Question	Response *
70	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	Toter develops monthly, quarterly and annual targets to drive business to include municipal sales. This is tracked closely to make sure our sales team is proactively working to meet theses goals. We will also run quarterly reports specific to sales off the contract to review and compare to prior sales history.
71	Describe your organization's approach to the collection, storage, usage, ownership, and rights of customer data that is gathered in the normal course of business.	Data Collection - We collect data in order to provide our goods and services, to process requests received (including warranty requests), and to provide support. We do not knowingly collect personal information from children under 13 years of age. Additional reasons for data collection may be viewed in our Privacy Policy at www.wastequip.com/privacy-policy. This data may include personally identifiable information such as name, postal address, e-mail address, and telephone number. Information collected automatically by our website or systems may include usage details, IP addresses, browser type, operating system and information collected through cookies, web beacons, and other tracking technologies. Storage - Information you provide to us is stored on our systems using, at a minimum, industry standard data security practices. Any payment transactions are processed through third party providers using SSL and other encryption technology. Data - We use information that we collect, including any personal information to provide information, products, or services that are requested from us. We provide our third-party vendors, service providers, and contractors with information in order to service our accounts or provide repair/warranty services for products purchased from us. Ownership and Rights - Wastequip customers own their own personal data. Wastequip follows all applicable local, state, and federal privacy laws including the California Consumer Privacy Act (CCPA). Customers and others may contact Wastequip at any time to confirm, correct, or delete their personal information provided to us as allowed by applicable law. The above represents a summary of key Privacy Policy terms relevant to Sourcewell's Participating Agencies. Please visit www.wasetquip.com to view our full Privacy Policies.
72	Explain your organization's approach to data protection and access.	We have implemented measures designed to secure personal information and other data from accidental loss and from unauthorized access, use, alteration, and disclosure. Only authorized Wastequip personnel have access to the data on our Wastequip servers. We follow strict procedures to ensure that all data is transmitted between systems securely (HTTPS, TLS, etc.). All Wastequip systems, including servers, firewalls, switches, etc., are updated, secured (physically and logically), and systems are continually monitored to protect against unauthorized access of sensitive data. Any decommissioned hardware is required to have all hard drive wiped in accordance with our policies. Data collected by or provided to Wastequip is shared with Wastequip contractors, service providers, and other third parties when needed or required to fulfill contractual obligations with our customers. We strive to ensure that our third-party providers provide at least the same level of data protection as we do.

73	Describe how your offering encourages increased participation in recycling and diversion programs.	The Recycling Partnership's latest report on the state of curbside recycling shows that cart collection can increase the weight of recyclables collected by almost 30% (pg 18) so purchasing any cart increases recycling participation, improves efficiency for haulers, and fosters single-stream, which is easier for consumers. Curbside recycling programs depend on resident participation, and resident participation depends on education and convenience. Purchasing a Toter cart further improves recycling participation, because Toter's rotomolded carts are more durable. With an ultra-low warranty claim rate of 0.3%, Toter customers rarely encounter issues with our carts. Additionally, Toter customers report an average service life much longer than the 9 years of average service life of competitor carts owned by surveyed entities, dramatically lowering the carbon footprint by longevity alone. Toter carts also feature a best-in-class tilt-to-roll ratio, which means residents can maneuver their Toter cart with ease. With high quality equipment, residents can focus on what to put in their carts, not replacing them or working with faulty equipment. Higher durability and fewer warranty claims mean a lower carbon footprint, but equally important, mean a lower total cost of ownership for municipalities, which can allow municipalities to invest more of their budget in education and outreach programs to improve recycling. Cart colors and graphics are the primary education points for residents. Toter carts are available in a variety colors that can help distinguish different streams for waste and recyclables. Additionally, Toter offers a variety of options for cart graphics to educate residents about acceptable recyclables. Toter also offers cart colors and sizes for collecting organic waste, and their durability is well-suited to handle heavier food waste.
74	Identify if your offered technology solutions are available through mobile device applications and with what operating systems they are compatible.	Wastequip's technology solutions for Assembly & Distribution as well as Asset Management and Service Verification are available through a web-based Platform and thus are compatible with the majority of modern operating systems. The recommended browsers are GOOGLE CHROME or FIREFOX. In addition to this, the mobile App is available for modern ANDROID Systems. This App is used by crews in the field to perform Work Orders, Service Requests or Deliveries. RFID Scanning requires specific hardware which is available through this contract.
75	Describe any design and manufacturing processes or materials utilized that contribute to product attributes such as longevity, ease of use, safety, or reduced life cycle costs.	Advanced Rotational Molding™ eliminates built-in stress, weakness and brittleness associated with injection molded products, and increases durability. Toter carts are the only rotomolded carts on the market and consistently show up as the most durable. In 2020, we commissioned a survey of more than 100 municipalities and waste haulers and a lifecycle analysis (LCA) of a Toter cart over its entire life, to better understand our carbon footprint and help us set the most impactful goals to reduce our carbon footprint. Toter consistently delivers on durability with customers reporting service life much longer than the 9 years of average service life of competitor carts owned by surveyed entities, dramatically lowering the carbon footprint by longevity alone, plus the added advantage of recycled resin inclusion listed below. Toter's ultra-low warranty claim rate (0.3%), ease of repair and recyclability help reduce the raw material consumption and resources required to produce new carts and ensure that residents are able to use our products with fewer issues. Reducing the amount of virgin resin that we use in manufacturing is one of the most important ways we can lower our environmental impacts. We believe in continuously improving our efficiency with our own scrap material and using recycled material from reliable sources, whether from end-of-life consumer waste or other plastic manufacturers. We also recognize that purchasing recycled content from consumers through curbside (or residential) recycling programs supports the businesses and markets that drive recycling programs providing both economic and environmental benefit to local communities. As we strive to replace virgin resin in our products with as much recycled content as possible while maintaining durability, we are guided by standards and definitions directed by regulations such as 40CFR Part 247 and industry partners like The Recycling Partnership and the Association of Plastic Recyclers: Post Consumer Recycle (PCR) - 40 CFR, 247.3 Definitions: Postconsumer material means a material or finished product that has served its intended use and has been diverted or recovered from waste destined for disposal, having completed its life as a consumer item. Postconsumer material is a part of the broader category of recovered materials. Recovered Materials – 40 CFR, 247.3 Definitions: Recovered materials means waste materials and byproducts which have been recovered or diverted from solid waste, but such term does not include those materials and byproducts generated from, and commonly reused within, an original manufacturing process.

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract Text.

Line Item 76. NOTICE: To identify any exception, or to request any modification, to the Sourcewell template Contract terms, conditions, or specifications, a

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

- Financial Strength and Stability - Toter Answer #9 - Financial Strength and Stability (4-2021).pdf - Wednesday April 14, 2021 15:18:21
- Marketing Plan/Samples - Toter Answer #32 - Marketing Samples.pdf - Wednesday April 14, 2021 15:18:37
- WMBE/MBE/SBE or Related Certificates (optional)
- Warranty Information - Toter Answers #42-#48 - Warranty and Warranty Claims.pdf - Wednesday April 14, 2021 15:18:53
- Pricing - Toter Price List for Sourcewell 041521 (with Price Adj, Leasingj) 4-15-2021.pdf - Wednesday April 14, 2021 15:19:47
- Upload Additional Document - Toter Answers #64, #65 - Toter Products.pdf - Wednesday April 14, 2021 15:20:42

Proposer's Affidavit

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.

3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor’s objectivity in performing the contract is, or might be, impaired.

5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.

6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.

7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.

8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.

9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.

11. Proposer its employees, agents, and subcontractors are not:

    1. Included on the “Specially Designated Nationals and Blocked Persons” list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;

    2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or

3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Laura Hubbard, Director of Municipal Sales, Toter, LLC

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_4_Plastic_Refuse_Recycling_Containers_RFP_041521 Wed March 17 2021 03:40 PM	☑	1
Addendum_3_Plastic_Refuse_Recycling_Containers_RFP_041521 Mon March 8 2021 09:41 AM	☑	1
Addendum_2_Plastic_Refuse_Recycling_Containers_RFP_041521 Fri March 5 2021 04:19 PM	☑	1
Addendum_1_Plastic_Refuse_Recycling_Containers_RFP_041521 Mon March 1 2021 04:31 PM	☑	1

Toter #041521-TOT

Pricing for contract #041521-TOT offers Sourcewell participating agencies the following discounts.

- Toter residential does not have set list pricing, therefore we are offering a line-item ceiling pricing model that is comparable to other cooperative contracts
- Toter Pro – 30% off list price

Toter®

Sourcewell Awarded Contract

Contract # 041521-TOT

1661 Frontera Rd, Del Rio, TX, 78840
PHONE: 800-424-0422 FAX: 833-930-1124
WQ-10316605

Sell To:

Contact Name	Jonathon Burris	Ship To Name	City of Fayetteville AR
Bill To Name	City of Fayetteville AR	Ship To	1560 S Happy Hollow Rd Fayetteville, AR 72701-7257 USA
Bill To	1560 S Happy Hollow Rd Fayetteville, AR 72701-7257 USA	Quick Ship	☐
Email	jburris@fayetteville-ar.gov		
Phone	(479) 444-3477		

Quote Information

Salesperson	Kyle Grimes	Expiration Date	7/12/2024
Salesperson Email	kgrimes@wastequip.com	Quote Number	WQ-10316605 Please Reference Quote Number on all Purchase Orders
Salesperson Phone	318-464-9836		

Product	Product Description	Selected Option	Quantity	Sales Price	Total Price
**Plastics - 79296	Model 79296 - Toter 96 Gallon EVR II Universal/Nestable Cart	---Body Color - (940) Green ---Lid Color - (940) Green ---Body Hot Stamp on Both Sides (Existing) in White ---Wheels - 10in Sunburst ---Customer Serial Number Hot Stamped on Front of Cart Body in White ---Ultra High Frequency RFID Tag ---2/3 Assembled with Lid (down), Stop Bar and Axle Factory Installed ---Warranty – 12 Yrs Cart Body, All other components 10 Yrs	400.00	$61.35	$24,540.00
*Plastics - B99764 Lid Kit	B99764 Lid Plus 2 screws and hinges.	---Lid Color - (940) Green	400.00	$17.18	$6,872.00

Payment Terms	Net 30 Days if credit has been established	Subtotal	$31,412.00
Shipping Terms	FOB Origin	Shipping	$2,735.00
		Tax	$3,329.33
		Grand Total	$37,476.33

Additional Information

Additional Terms

Our Quote serves as an offer to provide Products and/or services at the quantities and prices shown and is a good faith estimate, based on our understanding of your needs. By signing below, you indicate your acceptance of our offer which is expressly subject to the Wastequip Terms & Conditions of Sale (“Wastequip’s Terms””) located at: https://www.wastequip.com/terms-conditions-sale, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. Wastequip’s Terms may be updated from time to time and are available by hard copy upon request. Any changes or deviations to the terms of this Quote, including any different terms in an Order submitted by you, must be agreed upon in writing by both parties.

1661 Frontera Rd, Del Rio, TX, 78840
PHONE: 800-424-0422 FAX: 833-930-1124
WQ-10316605

Sourcewell Awarded Contract
Contract # 041521-TOT

Additional Information	Pricing is based on your acceptance prior to the expiration of this Quote, including product specifications, quantities, and timing. Any differences to your Order may result in different pricing, freight or other costs. Due to volatility in petrochemical, steel and related Product material markets, actual prices and freight, are subject to change. We reserve the right, by providing notice to you at any time before beginning Product manufacturing, to increase the price of the Product(s) to reflect any increase in the cost to us which is due to any factor beyond our control (such as, without limitation, any increase in the costs of labor, materials, or other costs of manufacture or supply). Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume, Products and materials are subject to manufacturing and commercial variation and Wastequip's practices, and may vary from nominal sizes and materials. All prices are in US dollars; this Quote may not include all applicable taxes, brokerage fees or duties. If customer is not tax exempt, final tax calculations are subject to change.
Special Contract Information	Sourcewell – Pricing and Products/Services offerings are based on the Sourcewell Co-Operative Contract with Toter, LLC (#041521, eff. 5/25/2021), and such Contract terms and conditions are incorporated herein by reference. Pricing and Products/Services changes may occur at any time with proper documentation, and subject to Sourcewell approval; therefore, offerings may change without written prior notice. Wastequip Product Limited Warranties, Disclaimers, Limitation of Liability and Remedies, and Limited Warranty Provisions apply to all purchases thereunder.

Signatures

Accepted By: _____

Company Name: _____

Date: _____

Purchase Order: _____

Please Reference Quote Number on all Purchase Orders

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-331

MEETING OF AUGUST 6, 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: **Approval of a historical marker recognizing Nelson Orr: Submitted by City of Fayetteville Staff. The request is for approval of a new historical marker recognizing Nelson Orr.**

RECOMMENDATION:
The Historic District Commission recommends approval of a new historical marker recognizing Nelson Orr, to be installed on the Fayetteville Square in a flower bed at the intersection of S. Block Ave. and W. Mountain St.

BACKGROUND:
At the July 13, 2023 meeting of the Historic District Commission, Fayetteville resident and author J. B. (Jerry) Hogan presented a proposal for a new historical marker recognizing Nelson Orr, a Cherokee man whose removal from his ancestral lands via the Trail of Tears ended in Fayetteville. The marker wording proposed by Mr. Hogan and subsequently recommended to the City Council by the Historic District Commission (HDC) is as follows:

“On Sunday, January 13, 1839, Nelson Orr was fatally stabbed by local grocer Willis Wallace very near this location. Orr was part of the John Benge Cherokee Trail of Tears contingent camped near present day Fayetteville High School. Willis Wallace was acquitted of the killing in May 1839. Orr’s final resting place is unknown.”

During his presentation to the commission Mr. Hogan shared the background for his proposal as well as his research process, which included collaboration with Shaun Treat at the University of North Texas and Sean Teuton at the University of Arkansas, as well as research into property ownership, plat records, Washington County records, and writings by A. W. Arrington, who wrote under the pen name Charles Summerfield, and James Van House, among others.

DISCUSSION:
At the time this proposal was made to HDC, the commission had been considering and discussing the design of a historical marker unique to Fayetteville for 3-4 months. The text proposed by Mr. Hogan was incorporated into the design under consideration by HDC and design discussions continued to be held over the next several months as Commissioners reviewed size, material, and installation options as well as costs. HDC decided to present two options for a proposed marker to the public at the May 4 Fayetteville Farmer’s Market and hosted a table at the proposed marker location with mock-ups of both options for viewing and comment by the public. The feedback received was consistently in support of the proposed marker, with close results on the question of whether the marker should be the more traditional appearance of cast bronze with a green background, or a

more contemporary appearance of stainless steel with black letters. At their June 13, 2024 meeting HDC decided to move forward with a recommendation to the City Council, with a motion to recommend the Nelson Orr marker made by Commissioner Flowers Davis and seconded by Commissioner Mahan. A vote of 7-0-0 followed. The recommended marker is a 21” diameter cast bronze marker by Woodland Manufacturing, the same company that manufactured the Nelson Hackett historical marker, which was installed on the Fayetteville Square in June 2023.

Additional information regarding the development of the proposed marker and public input received at the May 4 Farmer’s Market is attached.

BUDGET/STAFF IMPACT:
The cost of the proposed marker is included in the 2024 Long Range Planning budget.

ATTACHMENTS: SRF (#3), Woodland Manufacturing - Quote (#4), Woodland Manufacturing - Proof (#5), Proposed Nelson Orr Plaque Package for Mayor and Council (#6), Farmer's Market Results 5.4.24 Presentation to HDC (#7)

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

File #: 2024-331

Approval of a historical marker recognizing Nelson Orr: Submitted by City of Fayetteville Staff. The request is for approval of a new historical marker recognizing Nelson Orr.

A RESOLUTION TO APPROVE THE INSTALLATION OF A HISTORICAL MARKER IN HONOR OF NELSON ORR ON THE FAYETTEVILLE SQUARE

WHEREAS, at the July 13, 2023 meeting of the Historic District Commission, Fayetteville resident and author J.B. Hogan presented a proposal for a new historical marker recognizing Nelson Orr, a Cherokee man whose removal from his ancestral lands via the Trail of Tears ended in Fayetteville; and

WHEREAS, the Historic District Commission presented two options for a proposed marker to the public at the May 4 Fayetteville Farmer's Market and hosted a table at the proposed marker location; and

WHEREAS, on June 13, 2024, the Historic District Commission voted unanimously to recommend the installation of the marker to the City Council.

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 the installation of a historical marker in honor of Nelson Orr to be installed on the Fayetteville Square in a flower bed at the intersection of South Block Avenue and West Mountain Street.

City of Fayetteville Staff Review Form

2024-331

Item ID

8/6/2024

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

Britin Bostick	7/19/2024	LONG RANGE PLANNING (634)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

The request is for approval of a historical marker recognizing Nelson Orr.

Budget Impact:

1010.634.6340.5210	General Fund
Account Number	Fund
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	3,600.00
		Expenses (Actual+Encum)	$	-
		Available Budget	$	3,600.00
Does item have a direct cost?	Yes	Item Cost	$	2,816.00
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	$	784.00

V20221130

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

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

Original Contract Number: _____

Comments:

Woodland MANUFACTURING

A dba of Advanced Sign LLC
2835 E. Lanark St. Ste 100 • Meridian, ID 83642
Phone: 1-800-705-4020 Fax: 208-846-9445

Quote #: Q5700067025

Date: Apr 2, 2024
Valid Until: May 2, 2024

Customer: Britin Bostick
Company:
Phone:
Email: bbostick@fayetteville-ar.gov

Quoted By: Naomi Kulow
Email: sales@woodlandmanufacturing.com
Production Time: 4 Weeks + Shipping
Shipping Via: Freight

Product	Qty	Price	Subtotal
Dedication Plaque	1	$2,616.00	$2,616.00

Plaque Text
Custom Mockup
Text Letter Style
Custom
Enter Text
Material: Bronze
Plaque Width: 22 inch
Plaque Height: 22 inch
Finish : Brushed
Border : Single Line
Background Texture : Leatherette
Background Color : Emerald Green
Add Artwork Graphics : Clip Art / Vector Art / Illustration
Mounting : Post Mount
Post Mount : 6 Foot x 1.5 Inch (Up to 450 sq. in.) ($247.00)
Layout Request: How do you want your plaque to look? Digital Proof will be Sent Prior to Manufacture
Custom Size 21" diameter

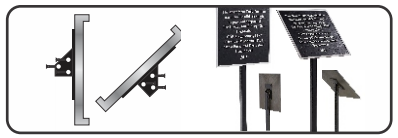
Subtotal	$2,616.00
Shipping & Handling	$200.00
Tax	$0.00
Grand Total	$2,816.00

Thank you for giving us an opportunity to quote your project and we look forward to working with you. If you have any questions or if any of the information listed here needs to be corrected, please contact us before confirming your order. We are always happy to help.
The cost of Shipping and Sales Tax, if applicable, may not be included in your quote. These additional charges will be added to your order when you Approve Quote and continue to the checkout page where you are prompted to select your shipping type. Sales Tax is calculated based on the address of the shipping location.

FINISH: Brushed
THICKNESS: .25"

BORDER: Single Line

RECESSED COLOR: Emerald Green
RECESSED TEXTURE: Leatherette



MOUNTING: Post Mount

Woodland MANUFACTURING

WoodlandManufacturing.com
800-705-4020
2700 E. Lanark St. Meridian ID, 83642

ARTWORK PROOF

CUSTOMER NAME
Britin Bostick

SALESPERSON
Naomi Kulow
Sales@woodlandmanufacturing.com

JOB NUMBER
Q5700067025

DATE OF PROOF CREATION
04/02/2024

DESIGNER
Quinn

PLEASE CHECK this document carefully for errors and omissions. If any part of this proof is incorrect or needs to be adjusted, please contact your salesperson right away. It is the responsibility of the customer to proofread and verify all text is spelled correctly.
No changes can be made once sent into production.
NOTE: The colors depicted in this drawing are only representations of the actual colors. Final color samples can be provided upon request.

For: Mayor Lioneld Jordan and the Fayetteville, AR City Council – July 16, 2024

From: Jerry B. Hogan, 1984 N. East Oaks Dr. #2, Fayetteville, AR, 479-521-5314, jbhogan22@hotmail.com

Topic: Proposed Nelson Orr Plaque – South End of West Side of Square

Summary: Nelson Orr, a member of the John Benge contingent on the Cherokee Trail of Tears, was killed in Fayetteville on Sunday, January 13, 1839. Orr was killed in a grocery (where whiskey was sold in those days) by owner Willis Wallace (the same man who had enslaved man Nelson Hackett extradited from Canada in 1841- we have a plaque for Hackett on the North end of the West Side of the Square).

Orr defended a Cherokee woman who had been insulted by a local and was fighting Willis Wallace's brother Riley when Willis Wallace fatally stabbed Orr with a large Bowie-type knife. The incident nearly led to the burning of Fayetteville. Orr was originally described as a "desperado" by contemporary resident and later author A. W. Arrington (writing as Charles Summerfield). Deeper research shows that Orr was anything but a desperado and was, in fact, connected directly to the Cherokee Nation hierarchy.

Contents:
Brief background of Nelson Orr family – 1page
Third version of text for proposed plaque – 1 page
Sources for Nelson Orr Killing 1839 – 1 page

Thank you very much,

Jerry B. Hogan
1984 N. East Oaks Dr. #2
Fayetteville, AR 72703
(479-521-5314)

Brief Background on Nelson Orr (Ore) Family – J. B. Hogan

Nelson Orr was the son of Col. James Ore who fought for the United States in the Creek War of 1813-1814.

Nelson Orr was a member of the John Benge detachment of the Cherokee Trail of Tears. Benge's assistant conductor on the trip was George Lowery who was the Cherokee Assistant Principal Chief under John Ross for many years.

George Lowery married Lucy Benge (half-sister to Sequoyah) and their daughter Rachel Lowery Brown married Nelson Orr about 1836.

Orr, then, was connected to the Lowery family and thus to Principal Chief John Ross and by marriage to Sequoyah as well, making him a member of the Cherokee hierarchy and not the "desperado" he was falsely depicted as in exaggerated writings of the time.

Third Version Nelson Orr Proposed Marker Text – (44 words) – J. B. Hogan

On January 13, 1839, Nelson Orr, Cherokee, was fatally stabbed by local grocer Willis Wallace. Orr was in the John Benge Trail of Tears contingent camped near present day Fayetteville High School. Wallace was acquitted in May 1839. Orr's final resting place is unknown.

Worley, Ted R., "The Story of Alfred W. Arrington," *The Arkansas Historical Quarterly*, Vol. 14, No. 4 (Winter, 1955), pp. 315-339.

Goodspeed's Washington County History, Washington County, Arkansas, 1889, pp. 185-189.

Summerfield, Charles (A. W. Arrington), *The Lives and Adventures of Desperadoes of the South-West* (New York: William Graham, Brick Church, 1849), pp. 79-86.)

Treat, Dr. Shaun, University of North Texas, Wallace family research, 2022.

Index to Washington County Murders (by Victim), 1829-1991, compiled by Anthony J. Wappel, Washington County Archivist, ca. 2010.

Farmer's Market Input

May 4, 2024

HDC

May 9, 2024

CITY OF FAYETTEVILLE ARKANSAS

Fayetteville's Next Historic Marker

The City of Fayetteville's Historic District Commission is seeking input on a proposed historic marker. Please let us know what you think about the design, proposed text, and who or where or what else you think should be recognized with a plaque or marker.

Please choose "yes" or "no" by placing your sticker.

Question	Yes	No
Do you think Fayetteville should have its own unique historic marker?		
Do you prefer the green and bronze marker?		
Do prefer the silver and black marker?		
Would you like to see a historic marker in this location?		
Would you like to see a historic marker recognizing Nelson Orr?		
Would you like to see more historic markers in Fayetteville?		
Do you have ideas for Fayetteville's people, places, or events that should be recognized with historic markers? Please write a comment!		
Do you have ideas for locations for other historic markers? Please write a comment!		

Fayetteville's Next Historic Marker

Question	Yes	No
Do you think Fayetteville should have its own unique historic marker?	**16**	0
Do you prefer the green and bronze marker?	**25**	3
Do you prefer the silver and black marker?	**19**	1
Would you like to see a historic marker in this location?	**9**	0
Would you like to see a historic marker recognizing Nelson Orr?	**10**	0
Would you like to see more historic markers in Fayetteville?	**9**	1
Do you have ideas for Fayetteville's people, places, or events that should be recognized with historic markers?	0	**1**
Do you have ideas for locations for other historic markers?	0	**1**

Fayetteville's Next Historic Marker

Ideas for Historic Markers

- Mt. Comfort - Stone Chapel
- Black Cemetery off Huntsville Road (Baldwin Cemetery or East Mountain Cemetery?)
- The first public school in the State of Arkansas on Olive Street (Henderson School)
- Ruins in the Ramble (Jobe Homestead)

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-375

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Alison Jumper, Director of Parks, Natural Resources and Cultural Affairs
Ted Jack, Park Planning Superintendent

FROM: Zach Foster, Park Planner II

SUBJECT: **2024 Outdoor Recreation Grant Program Application**

RECOMMENDATION:
Staff recommends approval of a resolution to authorize the city to apply for an Arkansas Department of Parks, Heritage and Tourism Outdoor Recreation Grant Program 50/50 matching grant up to $250,000 for improvements to Walker and Bryce Davis Community Parks.

BACKGROUND:
In 2023, master plans for Walker Park and Bryce Davis Park were adopted by the Parks Advisory Board to guide the future growth and development for each park. Both master planning processes conducted multiple public meetings and surveys to help Parks Staff identify and prioritize needed improvements. A top priority for Bryce Davis Park was improvements to the existing dog park. Specifically, there is a need for an accessible area inside the dog park fence, additional seating, and pavilions to provide more shade. A top priority for Walker Park and the City at-large is dedicated courts for pickleball matches. Currently, pickleball is played on the existing Walker Park tennis courts. Grant funds would support the construction of dog park improvements at Bryce Davis and pickleball courts at Walker Park. Additionally, Walker Park's existing playground is the second oldest playground in the Park System and is nearing the end of its life span. A new accessible playground will benefit parents and children of all abilities. Depending on the funding amount, additional improvements may be included.

DISCUSSION:
The improvements included in this grant application are also included in each park's Phase 1 master plan improvements. Consultants have already been hired and construction documents for each park are underway. The bond funds that were already assigned to Bryce Davis Park and Walker Park can be used as a grant match and create a greater impact to both facilities.

The ORGP grant contains twelve obligations (attached) that ensure perpetual outdoor recreational use for parks improved with ORGP funds. Both Bryce Davis Park and Walker Park have received ORGP funds in the past and are already compliant with all twelve obligations. No new obligations will be required if another ORGP grant is awarded to improve these parks.
Parks staff presented this project to and received approval from the Parks, Natural Resources and Cultural Affairs Advisory Board during the June 3, 2024 meeting.

BUDGET/STAFF IMPACT:

If the grant is approved for the full amount requested, the City will be responsible for 50% of the total project costs up to $500,000. Existing park bond funds will be used for the grant match.

ATTACHMENTS: SRF (#3), ORGP Requirements (#4), Project Location Map (#5), Site Plan, Walker - 2024 ORGP (#6), Site Plan Detail, Walker - 2024 ORGP (#7), Site Plan, Bryce Davis - 2024 ORGP (#8), Site Plan Detail, Bryce Davis - 2024 ORGP (#9), Required Resolution Example - 2024 ORGP Application (#10), Required Resolution - 2024 ORGP Application (#11)

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

File #: 2024-375

2024 Outdoor Recreation Grant Program Application

A RESOLUTION TO AUTHORIZE AN APPLICATION TO THE ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM FOR AN OUTDOOR RECREATION MATCHING GRANT TO FUND IMPROVEMENTS TO WALKER AND BRYCE DAVIS COMMUNITY PARKS

WHEREAS, the City of Fayetteville seeks to improve the recreation facilities at Walker and Bryce Davis Community Parks and wishes to seek grant funding assistance; and

WHEREAS, to obtain the funds necessary to develop and improve the park areas, it is necessary to obtain an Outdoor Recreation Matching Grant from the Arkansas Department of Parks, Heritage and Tourism; and

WHEREAS, the plans for such recreation areas have been prepared and the price therefore has been established; and

WHEREAS, the City Council of the City of Fayetteville understands that obtaining the grant signifies entering into a binding agreement with the Arkansas Department of Parks, Heritage and Tourism which obligates both parties to policies and procedures contained within the Outdoor Recreation Matching Grant Application Guide, including, but not limited to, the following; the park area defined by the project boundary map, submitted with the application, must remain in outdoor recreation use in perpetuity, regardless if the property is bought or developed with matching grant funds and; all future overhead utility lines within the project boundary must be placed underground and; the project area must remain open and available for use by the public at all reasonable times of the day and year; facilities can be reserved for special events, league play, etc. but cannot be reserved, leased or assigned for exclusive use, and; the project area must be kept clean, maintained, and operated in a safe and healthful manner; and

WHEREAS, the City Council of the City of Fayetteville is well aware and apprised of the above-mentioned project and will provide the local portion of the development cost of the entire project, which would be $250,000.00 if the grant is approved for the full amount requested.

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 submit an application to the Arkansas Department of Parks, Heritage and Tourism for assistance to develop recreational facilities for the City of Fayetteville, including improvements to Walker Park and

Bryce Davis Park.

City of Fayetteville Staff Review Form

2024-375

Item ID

8/6/2024

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

Zach Foster	7/17/2024	PARKS & RECREATION (520)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends approval of a resolution to authorize the city to apply for an Arkansas Department of Parks, Heritage and Tourism Outdoor Recreation Grant Program 50/50 matching grant up to $250,000 for improvements to Walker and Bryce Davis Community Parks.

Budget Impact:

4705.860.xxxx-5806.00	Parks Projects 2022 Bonds
Account Number	Fund
46050.7550.2000 46050.7580	Parks Projects 2022 Bonds - Walker Park Impr Parks Projects 2022 Bonds - Bryce Davis
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	12,013,177.00
		Expenses (Actual+Encum)	$	6,067,859.86
		Available Budget	$	5,945,317.14
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	$	5,945,317.14

V20221130

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

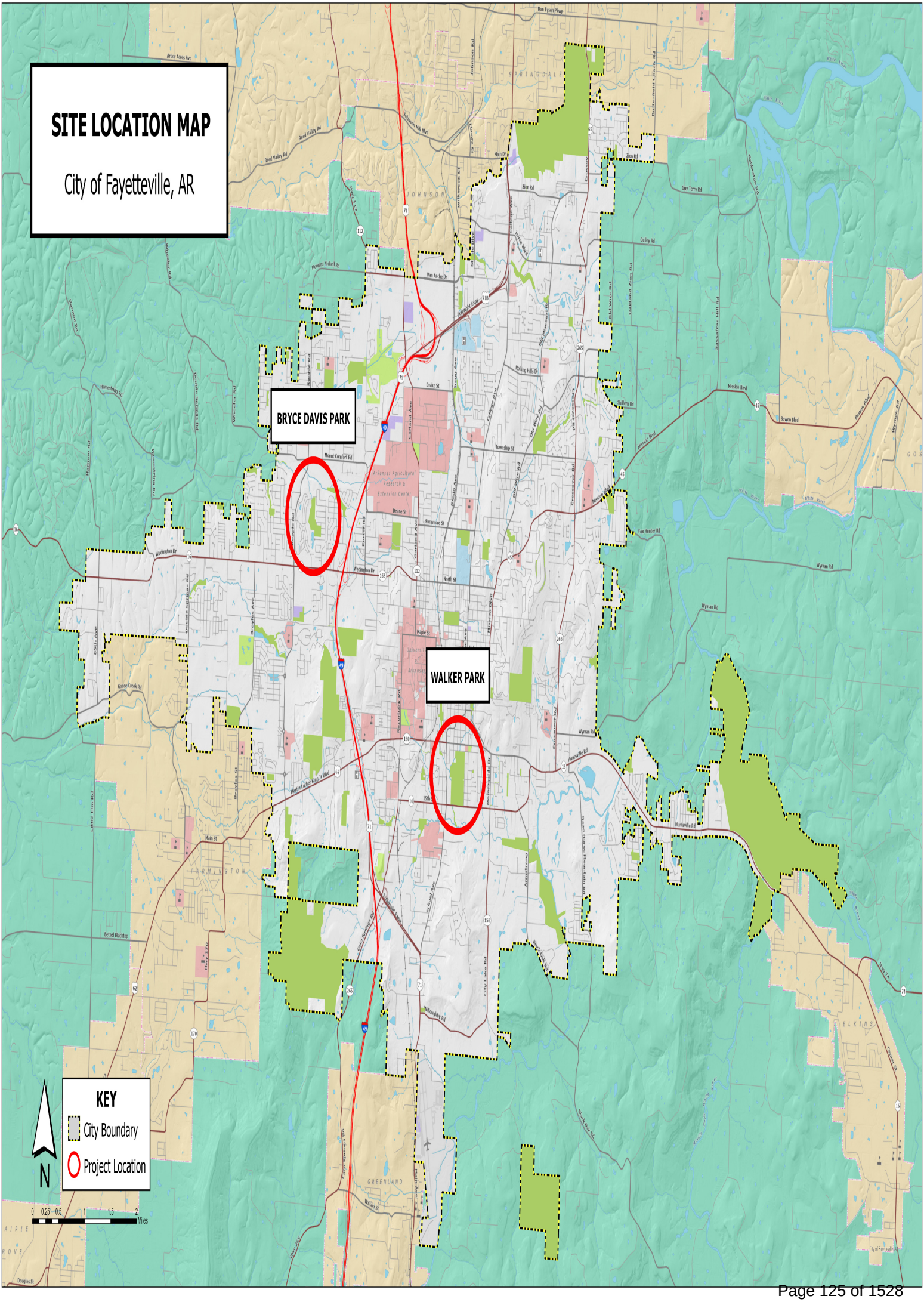
Comments:

Appendix E

Matching Grant Requirements

If you receive an Outdoor Recreation Matching Grant, you must adhere to the following requirements:

1. Applicants should not begin construction or take title of land until a state contract between the State and sponsor is completed, unless applicant has otherwise requested and received approval from ADPHT.
2. Project sponsors must identify the boundaries of their public park project. Once the boundaries have been identified by the local project sponsor and provided to the Department of Parks, Heritage and Tourism, all facilities constructed within that boundary, at any future time, must be in compliance with the provisions contained within this guide.
3. Property acquired or developed with grant funds must be retained for nothing other than public outdoor recreation use in perpetuity. Property that has been converted to any private and/or non-outdoor recreation use must be replaced by the project sponsor with lands of equal or greater real estate value and recreation usefulness.
4. Site inspections will be made by Department of Parks, Heritage and Tourism staff periodically during construction and at least once every five years after the project's completion. Project sponsors who fail to maintain the grant-assisted site for public use may jeopardize future eligibility for Outdoor Recreation Matching Grant funds.
5. Outdoor Recreation Matching Grant-funded facilities must be accessible to persons with physical impairments.
6. All funded projects must be open to entry and use by all persons regardless of race, color, religion, sex, or national origin. Discrimination on the basis of residence, including preferential reservation or membership systems, is prohibited, except to the extent that reasonable differences in admission and other fees may be maintained on the basis of residence.
7. Property acquired or developed with Outdoor Recreation Matching Grant funding assistance shall be maintained so as to be safe and accessible to the public. Site improvements shall be kept in reasonable repair.
8. The property shall be kept open for public use at reasonable hours and times of the year, according to the type of area or facility.
9. Participants may impose reasonable limits on the type and extent of use of areas and facilities acquired or developed with Outdoor Recreation Matching Grant assistance when such a limitation is necessary for maintenance or preservation. Limitations may be imposed on the type of users (e.g. hunters, four-wheelers, etc.).
10. Overhead utility lines are discouraged within the project boundary. All future overhead lines must be placed underground if possible. This applies to any overhead lines including electric lines, phone lines, etc. The cost of burying overhead lines may be included in an Outdoor Recreation Matching Grant application.
11. Administration, landscape architecture, engineering, and architecture fees may only be reimbursed after commensurate development work has been completed.
12. A permanent sign indicating that Outdoor Recreation Matching Grant funds were used to acquire and/or develop public outdoor recreation facilities must be maintained within the park. The Arkansas Department of Parks, Heritage and Tourism will provide the grantee a small sign to be mounted in a prominent location within the park.


SITE LOCATION MAP
City of Fayetteville, AR
BRYCE DAVIS PARK
WALKER PARK
KEY
City Boundary
Project Location
N
0 0.25 0.5 1 1.5 2 Miles

1. ENTRY GATEWAY
2. STAGE
3. 0-5 PLAYGROUND
4. 5+ PLAYGROUND
5. OPEN LAWN
6. MULTI-USE FIELDS
7. VOLLEYBALL COURTS (SAND)
8. TENNIS COURTS (EXISTING)
9. PICKLEBALL COURTS
10. BASKETBALL COURTS (EXISTING)
11. RELOCATED DISC GOLF HOLES
12. HORSESHOES
13. RESTROOM
14. LARGE DOG PARK
15. SMALL DOG PARK
16. OUTDOOR LOUNGE /GATHERING PLAZA WITH YARD GAMES
17. ADVENTURE ZONE / TREETOP QUEST
18. CONCESSIONS + RENTAL BUILDING (INCL. RESTROOM)
19. NEW WALKING TRAIL
20. SMALL PAVILION
21. LARGE PAVILION
22. PEDESTRIAN CROSSWALKS WITH BUMP-OUTS
23. TRAILHEAD
24. BLEACHERS
25. FENCE
26. STREAM RESTORATION ALONG SPOUT SPRING BRANCH
27. EXPANDED PARKING
28. PARALLEL PARKING (ALONG 7TH ST, 13TH ST)
29. EXPANDED SKATEPARK
30. DUMPSTER
31. FOOD TRUCK PARKING (ALONG BLOCK AVE)
32. PUBLIC ART OPPORTUNITY
33. BASEBALL BACKSTOP
34. DECK OVERLOOK
35. BOULDERING/ CLIMBING AREA
36. INTERACTIVE PLAY AREA AT CREEK
37. NATIVE PLANTINGS - REVEGETATION AREA + IMPROVED LANDSCAPING

TSW

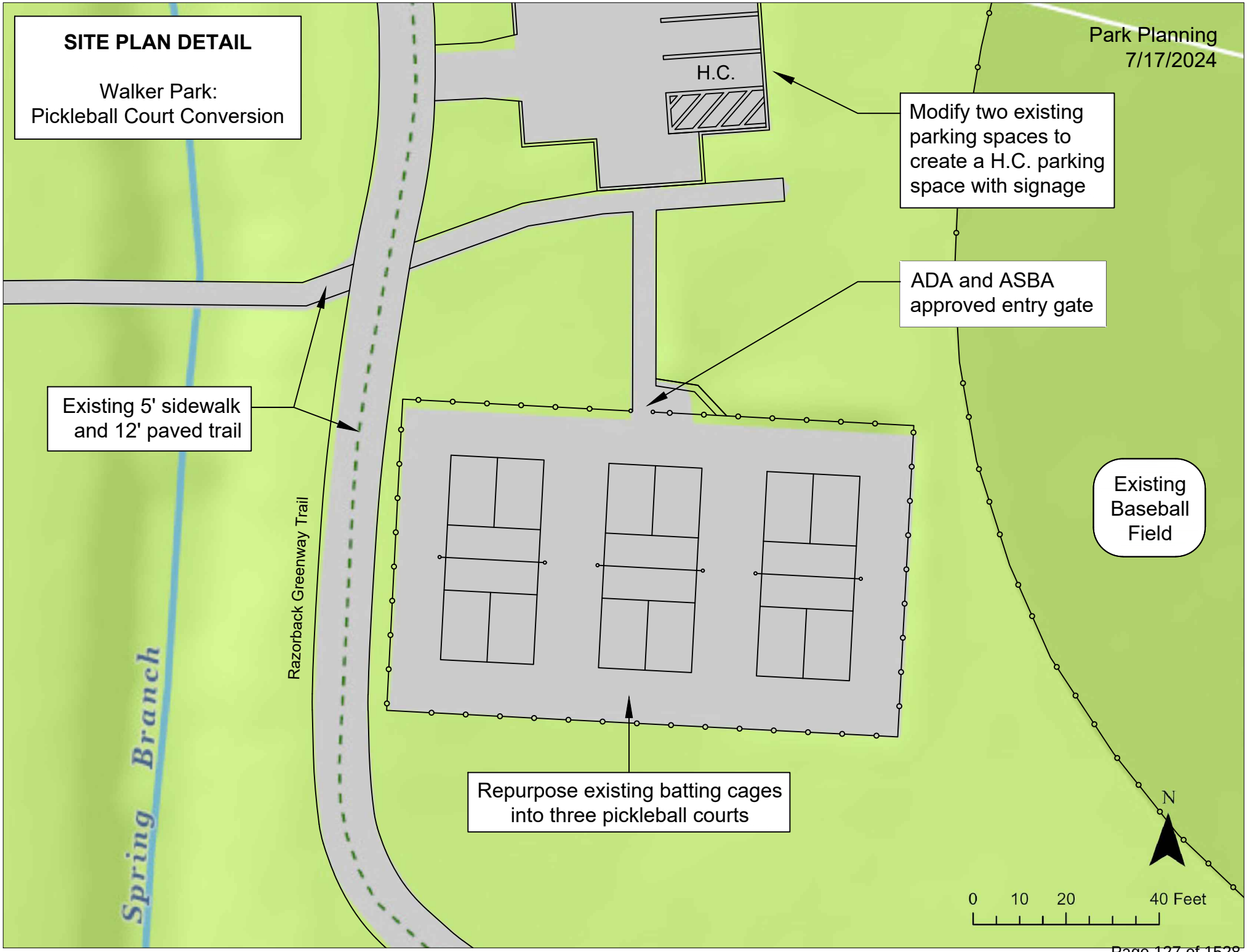
WALKER PARK MASTER PLAN 10 W 15TH ST FAYETTEVILLE, AR 72701

August 2023

1" = 100'-0"

0' 100' 200'

Adopted by Park and Recreation Advisory Board, September 6, 2023.


SITE PLAN DETAIL
Walker Park:
Pickleball Court Conversion
Park Planning
7/17/2024
H.C.
Modify two existing parking spaces to create a H.C. parking space with signage
ADA and ASBA approved entry gate
Existing 5' sidewalk and 12' paved trail
Razorback Greenway Trail
Existing Baseball Field
Repurpose existing batting cages into three pickleball courts
Spring Branch
N
0 10 20 40 Feet

Crafton Tull

CITY OF FAYETTEVILLE ARKANSAS

SITE PLAN
BRYCE DAVIS PARK
FY25 ORGP Project Locations

ryce Davis Park

Master Plan
October 2, 2023
+/- 26 Acres

ENLARGED LAKE

OPEN FIELD

IAMS DOG PARK

WOODS

WETLAND POND

THE LINKS APARTMENTS

ALBANY LN

YALE ST

N DARTMOUTH AVE

W PRINCETON ST

W CORNELL DR

Adopted by Parks and Recreation Advisory Board on October 2, 2023

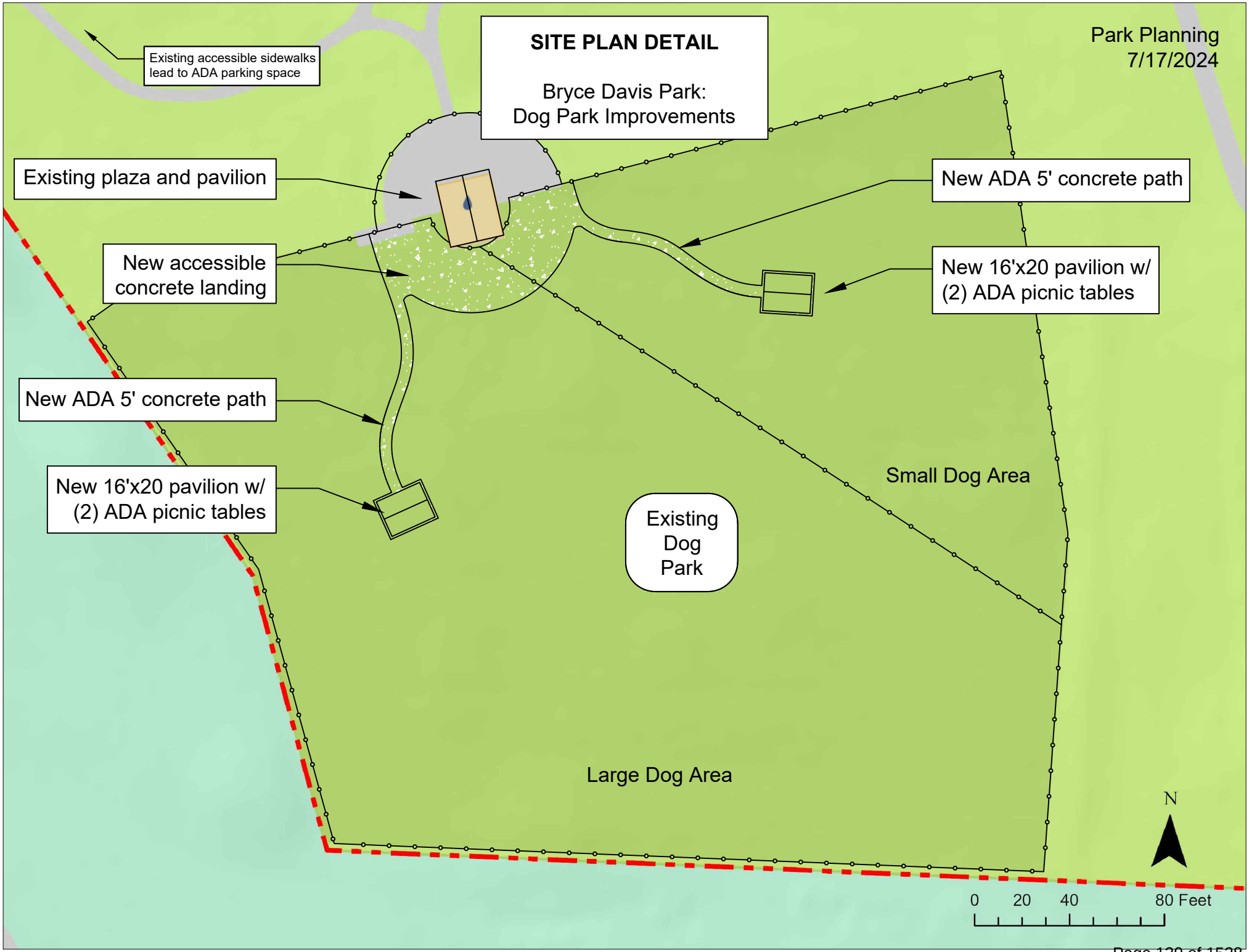
KEY

- (A) CREEKSIDE SEATING
- (B) HARD SURFACE TRAIL
- (C) BRIDGE
- (D) SOFT SURFACE TRAIL
- (E) FISHING PIER
- (F) FUTURE TRAIL TO HAMESTRING CREEK
- (G) PICNIC GATHERING
- (H) WETLAND BOARDWALK
- (I) NATURE PLAYGROUND
- (J) RESTROOM
- (K) ARBORETUM & EDUCATIONAL SIGNAGE
- (L) WIDEN PATH
- (M) EXISTING PAVILION
- (N) COVERED SEATING
- (O) DOG WASH STATION
- (P) IMPROVE DRAINAGE
- (Q) PAVILIONS
- (R) REALIGN FENCE
- (S) SEATING & BIKE REPAIR STATION
- (T) EXISTING RESTROOM
- (U) OBSERVATION DECK
- (V) REHABILITATE EX STRUCTURE & ADD EDUCATIONAL SIGNAGE
- (W) EXISTING PLAY STRUCTURES
- (X) REFRESH EX BASKETBALL COURTS
- (Y) RESTRIPE EX PARALLEL PARKING
- (Z) FUTURE PLAY
- (1) PAVILION/ PLAZA
- (2) ENTRY FEATURE
- (3) SHADE SAILS
- (4) PARK SIGNAGE
- (5) EXISTING PARKING
- (6) REPLACE EX FENCE

- ART
- (WS) WAYFINDING SIGNAGE
- PARK BENCHES
- PICNIC TABLE & GRILL
- HAMMOCKS
- EXISTING VEGETATION

N

GRAPHIC SCALE IN FEET
80' 0 80'


SITE PLAN DETAIL
Bryce Davis Park:
Dog Park Improvements
Park Planning
7/17/2024
Existing accessible sidewalks lead to ADA parking space
Existing plaza and pavilion
New accessible concrete landing
New ADA 5' concrete path
New 16'x20 pavilion w/ (2) ADA picnic tables
New ADA 5' concrete path
New 16'x20 pavilion w/ (2) ADA picnic tables
Small Dog Area
Existing Dog Park
Large Dog Area
N
0 20 40 80 Feet

EXAMPLE

Resolution No. 12-3456

WHEREAS, SAMPLEVILLE, Arkansas seeks to improve the recreation facilities and wishes to seek grant funding assistance; and

WHEREAS, in order to obtain the funds necessary to develop and/or improve the site for such a recreation area, it is necessary to obtain an Outdoor Recreation Matching Grant from the Arkansas Department of Parks, Heritage and Tourism; and

WHEREAS, the plans for such recreation areas have been prepared and the price therefore has been established; and

WHEREAS, this governing body understands the grantee and grantor will enter into a binding agreement which obligates both parties to policies and procedures contained within the Outdoor Recreation Matching Grant Application Guide, including, but not limited to, the following; the park area defined by the project boundary map, submitted with the application, must remain in outdoor recreation use in perpetuity, regardless if the property is bought or developed with matching grant funds and; all future overhead utility lines within the project boundary must be placed underground and; the project area must remain open and available for use by the public at all reasonable times of the day and year; facilities can be reserved for special events, league play, etc. but cannot be reserved, leased or assigned for exclusive use, and; the project area must be kept clean, maintained, and operated in a safe and healthful manner.

City Council/Quorum Court is well aware and apprised of the above-mentioned project, and will provide the local portion of the development cost of the entire project.

NOW, THEREFORE, BE IT RESOLVED by the City Council/Quorum Court of SAMPLEVILLE, Arkansas that the Mayor/County judge is hereby authorized to make application to the Arkansas Department of Parks, Heritage and Tourism for assistance to develop recreational facilities for the City/County.

Passed this 1st day of July, 2099.

APPROVED _____ _____

Mayor/County Judge Clerk

EXAMPLE

Resolution No. _____

WHEREAS, THE City of Fayetteville, Arkansas seeks to improve the recreation facilities and wishes to seek grant funding assistance; and

WHEREAS, in order to obtain the funds necessary to develop and/or improve the site for such a recreation area, it is necessary to obtain an Outdoor Recreation Matching Grant from the Arkansas Department of Parks, Heritage and Tourism; and

WHEREAS, the plans for such recreation areas have been prepared and the price therefore has been established; and

WHEREAS, this governing body understands the grantee and grantor will enter into a binding agreement which obligates both parties to policies and procedures contained within the Outdoor Recreation Matching Grant Application Guide, including, but not limited to, the following; the park area defined by the project boundary map, submitted with the application, must remain in outdoor recreation use in perpetuity, regardless if the property is bought or developed with matching grant funds and; all future overhead utility lines within the project boundary must be placed underground and; the project area must remain open and available for use by the public at all reasonable times of the day and year; facilities can be reserved for special events, league play, etc. but cannot be reserved, leased or assigned for exclusive use, and; the project area must be kept clean, maintained, and operated in a safe and healthful manner.

City Council is well aware and apprised of the above-mentioned project, and will provide the local portion of the development cost of the entire project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Fayetteville, Arkansas that the Mayor is hereby authorized to make application to the Arkansas Department of Parks, Heritage and Tourism for assistance to develop recreational facilities for the City/County.

Passed this ___ day of August, 2024.

APPROVED _____ _____

LIONELD JORDAN, Mayor KARA PAXTON, City Clerk

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-376

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff

FROM: Jonathan Curth, Development Services Director

SUBJECT: **Temporary Short-Term Rental Enforcement Position**

RECOMMENDATION:
City staff recommend approval of a budget adjustment for a six-month temporary position in the Development Services Department for proactive short-term rental enforcement

BACKGROUND:
At their May 21, 2024 meeting, City Council approved a resolution (142-24) to create a temporary position for the proactive enforcement of Fayetteville's short-term rental ordinances. Staff subsequently finalized the position description, confirmed its grading, and developed the attached budget adjustment.

DISCUSSION:
If approved, the position will be posted for hire. Recent trends in unlicensed listings indicate increased activity that correlates with the beginning of the University of Arkansas school year and its associated sports calendar. Staff strives to be prepared for this timing.

BUDGET/STAFF IMPACT:
This position will be paid for out of the General Fund with an estimated cost of $41,622.

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

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

File #: 2024-376

Temporary Short-Term Rental Enforcement Position

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF $41,622.00 TO FUND A TEMPORARY SHORT-TERM RENTAL ENFORCEMENT POSITION

WHEREAS, on May 21, 2024, the City Council passed Resolution 142-24 to create a six-month temporary position in the Development Services Department for the proactive enforcement of Fayetteville's short-term rental ordinances; and

WHEREAS, the job description for the short-term rental enforcement position has been finalized and a budget adjustment is needed to fund the position.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution, in the amount of $41,622.00 to fund the temporary short-term rental enforcement position in the Development Services Department.

City of Fayetteville Staff Review Form

2024-376

Item ID

8/6/2024

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

Jonathan Curth	7/18/2024	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Request to approve a budget adjustment for a temporary, six-month short-term rental enforcement position.

Budget Impact:

1010.620.6200-51xx.xx	General
Account Number	Fund
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	370,206.00
		Expenses (Actual+Encum)	$	193,596.27
		Available Budget	$	**176,609.73**
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	41,622.00
		Remaining Budget	$	**218,231.73**

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # 142-24

Change Order Number:

Approval Date: 5/21/2024

Original Contract Number:

Comments:

City of Fayetteville, Arkansas - Budget Adjustment (Agenda)

Budget Year	Division /Org2	Adjustment Number
2024	DEVELOPMENT REVIEW (630)	
	Requestor: Jonathan Curth	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

To adjust for the addition of a temporary Short-term Rental Clerk position in the Development Services department for a term of six months for proactive short-term rental enforcement as approved by Resolution 142-24.

COUNCIL DATE: 8/6/2024

ITEM ID#: **2024-376**

Holly Black
7/18/2024 12:07 PM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

RESOLUTION/ORDINANCE

CHKD/POSTED: /

v.2024624

TOTAL	41,622	41,622				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
1010.620.6200-5100.00	22,288	-			EX	Salaries/Wages - FT, Regular
1010.620.6200-5105.00	1,382	-			EX	Payroll Taxes - FICA
1010.620.6200-5105.01	324	-			EX	Payroll Taxes - Medicare
1010.620.6200-5108.00	5,124	-			EX	Emp Insurance - Health
1010.620.6200-5108.01	74	-			EX	Emp Insurance - LTD
1010.620.6200-5108.02	3	-			EX	Emp Insurance - ADD
1010.620.6200-5108.03	78	-			EX	Emp Insurance - Life
1010.620.6200-5109.06	2,675	-			EX	Pension - Retirement Savings
1010.620.6200-5210.00	1,000	-			EX	Minor Equipment
1010.620.6200-5210.00	3,500	-			EX	Minor Equipment
1010.620.6200-5310.01	90	-			EX	Utilities - Telephone
1010.620.6200-5209.00	4,800	-			EX	Software
1010.620.6200-5309.02	284	-			EX	Lease - Software
1010.001.0001-4999.99	-	41,622			RE	Use Fund Balance - Current
	-	-				
	-	-				
	-	-				
	-	-				

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-364

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Terry Gulley, Asst Public Works Director - Ops

FROM: Ross Jackson, Jr., Fleet Operations Superintendent

SUBJECT: **RUSH TRUCK CENTER (PURCHASE AGREEMENT)**

RECOMMENDATION:
A RESOLUTION TO APPROVE THE PURCHASE OF A 2023 INTERNATIONAL CV515 UTILITY BODY FROM RUSH TRUCK CENTERS IN THE AMOUNT OF $107,897.22, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT (#060920-NVS), AND TO APPROVE A BUDGET ADJUSTMENT

BACKGROUND:
Unit 383 (WSEW_F030) has been in service for 9 years and recently required significant costly repairs. It has been deemed the unit is no longer capable of front-line service for the Water Sewer Department.

DISCUSSION:
Unit 383 suffered engine failure with 130,000 miles on this work truck. Fleet is recommending replacement of this unit with an upgraded CV515 Utility Body 4x4 with a diesel powered Diesel engine to better meet the requirements and fulfill the mission of Water and Sewer.

BUDGET/STAFF IMPACT:
The unit will require a Budget Adjustment from both the Water Sewer Department and Fleet Operations. This unit was unanimously approved at the July 9th Equipment Committee.

ATTACHMENTS: SRF (#3), BA (#4), Retail Sales Order (#5)

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

File #: 2024-364

RUSH TRUCK CENTER (PURCHASE AGREEMENT)

A RESOLUTION TO APPROVE THE PURCHASE OF A 2023 INTERNATIONAL CV515 UTILITY BODY FROM RUSH TRUCK CENTERS IN THE AMOUNT OF $107,897.22, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, Unit 383 has been in service for nine years and recently suffered engine failure, making it no longer capable of front-line service.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes the purchase of a 2023 International CV515 Utility Body from Rush Truck Centers in the amount of $107,897.22, pursuant to a Sourcewell cooperative purchasing contract.

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

2024-364

Item ID

8/6/2024

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

Ross Jackson	7/16/2024	FLEET OPERATIONS (770)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RESOLUTION TO APPROVE THE PURCHASE OF A 2024 INTERNATIONAL CV515 FROM RUSH TRUCK CENTERS IN THE AMOUNT OF $107,897.22, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A BUDGET ADJUSTMENT. 383 TO BE 3036 WSEW_F030.

Budget Impact:

9700.770.1920-5802.00	SHOP
Account Number	Fund
02079.2024	HEAVY UTILITY VEHICLE
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	753,500.00
		Expenses (Actual+Encum)	$	568,773.28
		Available Budget	$	**184,726.72**
Does item have a direct cost?	Yes	Item Cost	$	107,897.22
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	28,602.00
		Remaining Budget	$	**105,431.50**

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	FLEET OPERATIONS (770)	
	Requestor: Ross Jackson	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Unit 383/WSEW_F030 suffered engine failure with 130,000 miles on this work truck. Fleet is recommending replacement of this unit with an upgraded CV515 4x4 Diesel engine to better meet the requirements to fulfill the mission of Water and Sewer.

COUNCIL DATE: 8/6/2024

ITEM ID#: **2024-364**

Holly Black
7/17/2024 8:05 AM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

RESOLUTION/ORDINANCE

CHKD/POSTED: /

v.2024624

TOTAL	28,602	28,602				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
5400.720.1840-5801.00	(12,602)	-	13019	1	EX	Fixed Assets
5400.720.1840-7602.70	12,602	-	13019	1	EX	Transfers To Funds - Shop
9700.770.1920-6602.40	-	12,602	02079	2024	RE	Transfer from Fund - Water & Sewer
9700.770.1910-4999.99	-	16,000			RE	Use Fund Balance - Current
9700.770.1920-5802.00	28,602	-	02079	2024	EX	Vehicles & Equipment - base
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				

Rush Truck Center, Lowell
807 S Bloomington St
Lowell, AR 72745
479-770-1235

Retail Sales Order

SALES ORDER

Please enter my order for the following:
☑ New ☐ F.E.T. Applicable
☐ Used ☑ F.E.T. Exempt

Make	International	Series	CV515
Year	2023	Body Type	
Color	WHITE	Trim	

Serial # 1HTKTSWK3PH150414
Stock # 1635954
To be delivered on or about 1/31/2025

Date 07/03/2024

City of Fayetteville
Customer's Name

Street	City	State	Zip
1525 S. Happy Hollow Rd	Fayetteville	AR	72701

(479) 444-3494
Federal Tax ID # | Business Phone | Fax

Purchaser's Name

Street | City | State | Zip

Federal Tax ID # | Business Phone | Fax

John Rangel
By Salesman

Vehicle will be Titled in Washington County.
*** Vehicle will be Registered in the State of Arkansas.

LIENHOLDER INFORMATION

Date of Lien
Lien Holder

Sales Price	103,497.22
Factory Paid F.E.T.	0.00
F.E.T. Tire Credit	0.00
Total Factory Paid F.E.T.	0.00
Optional Extended Warranties	4,400.00
Sub-Total	107,897.22
Dealer Paid F.E.T. *	0.00
Local Taxes	0.00
Delivered Price	107,897.22
Total Down Payment	0.00
Unpaid Balance Due on Delivery	107,897.22

	0.00
Total Used Vehicle Allowance *	0.00
Less Total Balance Owed	0.00
Total Net Allowance on Used Vehicle(s)	0.00
Deposit or Credit Balance	0.00
Cash with Order	0.00
<----------	0.00

*See Trade-in details on page 4

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO CUSTOMERS FOR HANDLING DOCUMENTS RELATING TO THE SALE.

CARB Disclosure: A vehicle operated in California may be subject to the California Air Resources Board Advanced Clean Fleets regulations. It therefore could be subject to requirements to reduce emissions of air pollutants. For more information, please visit the CARB Advanced Clean Fleets webpage at https://ww2.arb.ca.gov/our-work/programs/advanced-clean-fleets.

*** State of registration is based on the state selected by the Customer when the vehicle was ordered. Customer is solely responsible for, and agrees to defend, indemnify and hold Rush harmless from, any reporting obligations and/or liability, including but not limited to penalties and fines, arising from registration and/or operation of a vehicle in a state other than the state of registration identified herein.

*SUBJECT TO ADJUSTMENT – FINAL F.E.T. MAY VARY.

NOTICE: THE FOLLOWING ARE IMPORTANT PROVISIONS OF THIS ORDER

THIS ORDER CANCELS AND SUPERCEDES ANY PRIOR AGREEMENTS AND, AS OF THE DATE HEREOF, COMPRISES THE COMPLETE AND EXCLUSIVE STATEMENT OF THE TERMS OF THE AGREEMENT BETWEEN THE PARTIES.

IF ANY REPRESENTATIONS, SPECIFICATIONS OR OTHER AGREEMENTS ARE RELIED UPON BY CUSTOMER, THEY MUST BE IN WRITING AND SPECIFICALLY IDENTIFIED AND REFERENCED IN THIS ORDER; OTHERWISE, THEY WILL NOT BE BINDING ON OR ENFORCEABLE AGAINST DEALER.

THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

Customer, by the execution of this Order, offers to purchase the Product(s) described above upon the Terms and Conditions contained herein. Customer acknowledges that Customer has read the Terms and Conditions of this Order on Page 2 and has received a true copy of this Order and the Terms and Conditions

Customer's Signature Date

OFFER RECEIVED BY: 7-3-24
SALES REPRESENTATIVE Date

OFFER ACCEPTED BY:
AUTHORIZED REPRESENTATIVE Date

TERMS ARE C.O.D. UNLESS PRIOR ARRANGEMENTS HAVE BEEN APPROVED

RTC S-120 - AR-MULTI_122623

Printed on 07/03/2024 at 4:20:01 PM

1

Retail Sales Order

TERMS AND CONDITIONS

1. **Parties to Order; Definitions**. As used in this Retail Sales Order ("Order"), the terms: (a) "Dealer" shall mean the Rush Dealer identified at the top of the first page of this Order; (b) "Customer" shall mean the Customer identified on the first page of this Order; (c) "Manufacturer(s)" shall mean the entity or entities that manufactured the Product(s), it being understood by Customer that Dealer is in no respect the agent of Manufacturer(s); and (d) "Product(s)" shall mean the new and/or used vehicle or other components, accessories or products, which are being purchased by Customer, as set forth in this Order.

2. WARRANTY DISCLAIMERS AND LIMITATIONS

NEW PRODUCTS – MANUFACTURER WARRANTIES ONLY. Any warranties on any new Product(s) sold under this Order are limited only to any printed Manufacturers' warranties delivered to Customer with the Product(s). EXCEPT FOR ANY SUCH WARRANTIES MADE BY MANUFACTURERS, THE PRODUCT(S) ARE SOLD WITHOUT ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EACH OF WHICH IS EXPRESSLY DISCLAIMED.

USED PRODUCTS – NO WARRANTIES. All used Product(s) sold under this Order are sold on an "AS IS, WHERE IS" basis, without any warranties by Dealer, provided that Products that are sold by Dealer as "Certified Pre-Owned" are subject to the express written terms and conditions of the Dealer's certified pre-owned program. EXCEPT FOR ANY MANUFACTURERS' WARRANTIES THAT MAY STILL BE IN EFFECT, IF ANY, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY DISCLAIMED.

LIMITED WARRANTY ON SERVICES. Dealer warrants that all services performed by Dealer for Customer in conjunction with the sale of the Product(s), including if applicable installation, upfitting and conversion services ("Services"), will be performed in a good and workmanlike manner ("Services Warranty"). The Services Warranty is valid for a period of ninety (90) days from the date the Product(s) is delivered to Customer. Customer's sole and exclusive remedy, and Dealer's entire liability, under the Services Warranty is the repair of any nonconforming portion of the Services. DEALER PROVIDES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, CONCERNING ITS SERVICES. The Services Warranty is strictly limited to Services performed by Dealer for Customer. Dealer does not warrant any services provided by any third-party, including but not limited to installation, upfitting or conversion services. Any warranties are solely those that are provided by the third-party service provider.

NO OTHER WARRANTIES. EXCEPT AS SET FORTH ABOVE, DEALER EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED.

3. **Reappraisal of Trade-In Vehicle.** If the motor vehicle which has been traded in ("Trade-In Vehicle") as a part of the consideration for the Product(s) ordered hereunder is not to be delivered to Dealer until delivery to Customer of the Product(s), the Trade-In Vehicle shall be reappraised at that time and such reappraised value shall determine the allowance made for the Trade-In Vehicle. If the reappraised value is lower than the original allowance shown on the front of this Order, Customer may, if dissatisfied, cancel this Order.

4. **Delivery of Trade-In Vehicle by Customer; Customer Warranty of Title and Emissions.** Customer agrees to deliver to Dealer satisfactory evidence of title to the Trade-In Vehicle at the time of delivery of the Trade-In Vehicle to Dealer. Customer warrants the Trade-In Vehicle to be Customer's property free and clear of all liens and encumbrances. Customer further warrants that the emissions system of the Trade-In Vehicle, including any air pollution control devices ("Emissions System"), has not been removed, dismantled, modified, tampered with or altered in any way and the Emissions System is functioning in accordance with the original OEM specifications.

5. **Delay or Failure in Delivery; Limitation of Dealer Liability.** Dealer shall not be liable for failure to deliver or delay in delivering any Product(s) covered by this Order where such failure or delay is due, in whole or in part, to any cause beyond the reasonable control, or is without the gross negligence or intentional misconduct, of Dealer. Examples of causes beyond Dealer's reasonable control include, but are not limited to, Manufacturers' delay or failure to deliver Product(s) for any reason, earthquake, hurricane or other natural disaster, fire, war, terrorist act, labor dispute, strike, etc.

6. **Liability for Taxes.** The price for the Product(s) specified on the face of this Order includes reimbursement to Dealer for federal excise taxes paid, but does not include sales or use taxes or occupational taxes based on sales volume (federal, state or local) unless expressly so stated. Customer assumes and agrees to pay, unless prohibited by law, any such sales or use or occupational taxes imposed on or applicable to the transaction covered by this Order, regardless of which party may have primary tax liability thereof.

7. **Customer's Deposit.** Any Customer's deposit, whether cash or Trade-In Vehicle, shall not be refunded except due to Dealer's failure to deliver the Product(s).

8. **Risk of Loss; Insurance.** Customer shall assume all risk of loss relating to the Product(s) at the time Customer receives possession of the Product(s), or at the time Customer receives title to the Product(s) if title is conveyed before Customer receives possession. Customer shall obtain insurance for the Product(s) that will be in effect at the time Customer takes possession of the Product(s), or at the time Customer receives title to the Product(s) if title is conveyed before the Customer receives possession. Dealer shall have no responsibility or liability related to the Product(s) after Customer receives either possession or title to the Product(s).

9. **Governing Law; Venue; Time to Commence Action.** Except to the extent that the laws of the United States may apply or otherwise control this Order, the rights and obligations of the parties hereunder shall be governed by, and construed and interpreted in accordance with, the laws of the state in which Dealer is located, without regard to conflict of law principles. The mandatory venue for any claim, litigation, civil action or any other legal or administrative proceeding ("Action") involving any controversy or claim between or among the parties to this Order, is the state in which Dealer is located. Customer has one (1) year from the accrual of any cause of action arising from the purchase of the Product(s) to commence an Action against Dealer.

10. **Limitation of Damages.** Customer agrees that in the event of any Action brought by Customer against Dealer, Customer shall not be entitled to recover any incidental or consequential damages as defined in the Uniform Commercial Code, including but not limited to indirect or special damages, loss of income or anticipated profits, or down-time, or any punitive damages.

11. **Fees and Expenses of Actions.** In any Action, whether initiated by Dealer or Customer, where the Customer has a right, pursuant to statute, common law or otherwise, to recover reasonable attorneys' fees and costs in the event it prevails, Customer agrees that Dealer shall have the same right to recover reasonable attorneys' fees and costs incurred in connection with the Action in the event that Dealer prevails.

12. **Execution and Delivery by Electronic Transmission.** If this Order or any document executed in connection with this Order is delivered by facsimile, email or similar instantaneous electronic transmission device pursuant to which the signature of or on behalf of such party can be seen, such execution and delivery shall be considered valid, binding and effective for all purposes as an original document. Additionally, the signature of any party on this Order transmitted by way of a facsimile machine or email shall be considered for all purposes as an original signature. Any such faxed or emailed document shall be considered to have the same binding legal effect as an original document. At the request of Dealer, any faxed or emailed document shall be re-executed by Customer in an original form.

13. **Waiver; Severability.** No waiver of any term of this Order shall be valid unless it is in writing and signed by Dealer's authorized representative. If any provision or part of any provision of this Order shall be deemed to violate any applicable law or regulation, such invalid provision or part of a provision shall be inapplicable, BUT the remaining part of that provision and the remainder of the Order shall continue to be binding and enforceable.

14. **No Broker; Manufacturer Incentives**. If at any time Dealer determines that the Customer intends to engage in the resale of vehicles for profit, where such resale is not in conjunction with further manufacturing, Dealer reserves the right to cancel this Order. Certain manufacturer incentives are intended to be used for retail customers at the location as identified by the Customer in this Order. Customer represents that they will register the vehicle with their state motor vehicle department and are not purchasing this vehicle with the intent to resell/export the vehicle, except where such resale is in conjunction with further manufacturing. If at any time Dealer determines that the foregoing representations are not true, Dealer has the right to seek repayment of any manufacturer incentives that are paid.

15. **Communication Consent.** Dealer and any other owner or servicer of this account may use any information Customer gives Dealer, including but not limited to email addresses, cell phone numbers, and landline numbers, to contact Customer for purposes related to this account, including debt collection and marketing purposes. In addition, Customer expressly consents to any such contact being made by the most efficient technology available, including but not limited to, automated dialing equipment, automated messages, and prerecorded messages, even if Customer is charged for the contact.

16. **Used Car Buyers Guide.** If applicable, the information on the window form for the vehicle(s) is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale.

Spanish Translation: Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

17. **Third Party Products and Services.** Products purchased from Rush may include products and services provided by third parties, including subscription services and/or software products ("Third Party Products") that have their own terms and conditions of use and privacy policies ("Third Party Use Terms"). Customer's use of the Third Party Products is governed by and subject to the Third Party Use Terms. Customer understands and agrees that Rush is not responsible or liable for Customer's use of the Third Party Products. Use of Dealer's RushCare products and services is governed by the RushCare Technology Solutiosn Platform User Agreement located at http://www.rushtruckcenters.com/rushcare-user-agreement.

18. **Use of Vehicle Repair Data.** Vehicle maintenance service and repair information arising from or created as a result of Services provided by Dealer, including vehicle owner information, vehicle identification numbers and vehicle specifications ("Vehicle Repair Data"), may be provided to vehicle/component manufacturer(s) and the vehicle/component manufacturer(s) dealers, and their respective service management platform providers ("Maintenance Third Parties") and used by Dealer and Maintenance Third Parties to support and enhance vehicle repair services provided to such parties' customers. Customer also authorizes Dealer and Maintenance Third Parties to aggregate Vehicle Repair Data with data of other repair customers in a way that does not identify Customer and to use such aggregated data for any purpose.

19. **Insurance. IT IS CUSTOMER'S RESPONSIBILITY TO OBTAIN INSURANCE ON THE VEHICLE.** Dealer may request insurance information from Customer in order to register the vehicle or for verifying insurance coverage. Dealer's request for insurance information does not constitute an agreement to transfer or obtain insurance coverage on the vehicle. By signing this agreement, Customer covenants and agrees that Customer has obtained, or will obtain, before the vehicle is driven by anyone, insurance on the vehicle.

20. **Manufacturer Surcharges.** The Manufacturer has reserved the right to change the price to Dealer of any Product that is not currently in Dealer's stock, without notice to Dealer. If a Product identified in this Order is not currently in Dealer's stock at the time this Order is signed by the Customer, Dealer reserves the right to change the Product price to reflect any price increases imposed by the Manufacturer.

Customer Initial _____

Rush Privacy Policy

For Nonpublic Personal Information Disclosed in Connection with the Provision of Financial Products or Services

FACTS	WHAT DOES RUSH TRUCK CENTERS DO WITH YOUR PERSONAL INFORMATION?

WHY?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and income • Account balances and payment history • Credit history and employment information When you are *no longer* our customer, we continue to share your information as described in this notice.

How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Rush Truck Centers chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Rush Truck Centers share?	Can you limit this sharing?
For our everyday business purposes- Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- To offer our products and services to you	Yes	No
For joint marketing with other financial companies	Yes	No
For our affiliates' everyday business purposes- Information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- Information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions?	Call (830) 302-5200

Who we are

Who is providing this notice? Rush Enterprises, Inc. and its wholly owned subsidiaries. See "Other important information" below for a listing of companies.

What we do

How does Rush Truck Centers protect my personal information? To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does Rush Truck Centers collect my personal information? We collect your personal information, for example, when you
- apply for financing
- give us your income information or provide employment information
- provide account information or give us your contact information

We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing? Federal law gives you the right to limit only
- sharing for affiliates' everyday business purposes-information about your creditworthiness
- affiliates from using your information to market to you
- sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

Definitions

Affiliates Companies related by common ownership or control. They can be financial and nonfinancial companies.

Nonaffiliates Companies not related by common ownership or control. They can be financial and nonfinancial companies.

Rush does not share with nonaffiliates so they can market to you.

Joint marketing A formal agreement between nonaffiliated financial companies that together market financial products or services to you.

- Includes lenders, finance companies and financial service providers

Other important information

- This notice is made by Rush Enterprises, Inc. and its wholly owned subsidiaries in the Rush Truck Centers' family of companies: Rush Administrative Services, Inc., Rush Truck Centers of Alabama, Inc., Rush Truck Centers of Arizona, Inc., Rush Truck Centers of Arkansas, Inc., Rush Truck Centers of California, Inc., Rush Medium Duty Truck Centers of California, Inc., Rush Truck Centers of Colorado, Inc., Rush Medium Duty Truck Centers of Colorado, Inc., Rush Truck Centers of Florida, Inc., Rush Truck Centers of Georgia, Inc., Rush Truck Centers of Idaho, Inc., Rush Truck Centers of Illinois, Inc., Rush Truck Centers of Indiana, Inc., Rush Truck Centers of Kansas, Inc., Rush Truck Centers of Kentucky, Inc., Rush Truck Centers of Missouri, Inc., Rush Truck Centers of Nevada, Inc., Rush Truck Centers of New Mexico, Inc., Rush Truck Centers of North Carolina, Inc., Rush Truck Centers of Ohio, Inc., Rush Truck Centers of Oklahoma, Inc., Rush Truck Centers of Pennsylvania, Inc., Rush Truck Centers of Tennessee, Inc., Rush Truck Centers of Texas, LP, Rush Truck Centers of Utah, Inc., and Rush Truck Centers of Virginia, Inc.
- This Privacy Policy does not apply to information obtained in a non-financial transaction.

Sourcewell Awarded Contract
Contract # 060920-NVS

International Trucks is pleased to provide you with this proposal compliant with all terms of the Sourcewell Vehicles and Chassis Contract #060920-NVS awarded to Navistar, Inc for new International Truck. If you have any questions regarding enrollment in Sourcewell or detailed contract terms and conditions, please see your International Truck sales representative.

	PROPOSAL PREPARED FOR:	PROPOSAL PREPARED BY:
Sourcewell Member:	City of Fayetteville	Rush Truck Center Lowell
Contact:	Ross Jackson	John Rangel
Address:	1525 Happy Hollow Rd.	807 S Bloomington
City/State/Zip:	Fayetteville/AR/72701	Lowell/AR/72745
Phone:	(479) 575-8228	(479) 866-7524
Email:	rjackson@fayetteville-ar.gov	RangeJ@rushenterprises.com

Proposal Number	3939
Date	7/3/2024
Quantity of this Specification	1
Single Sourcewell Transaction Total Volume	1

Chassis				
New 2023 International CV515 Chassis			$	71,476.00
	Base Chassis List	$ 58,244.00		
	Options List	$ 13,232.00		
	Sourcewell Contract Discount	$ 6,000.00	$	(6,000.00)
	Volume Incentive		$	-
	Freight		$	1,950.00
	Raw Material Increase		$	2,500.00
	Chassis Handling Fee (Limited to $1500)		$	1,500.00
	Net Sourcewell Chassis Price		$	71,426.00
Sourcewell Partner Body				
			$	-
			$	-
		4.00%	$	-
Non-Sourcewell Dealer Supplied Body				
Knapheide Service body installed			$	27,240.00
Cut and Roll axle 36"			$	3,000.00
Handling Fee		5.00%	$	1,512.00
Additional Post Build Work				
PDI			$	309.92
			$	-
			$	-
Handling Fee		3.00%	$	9.30
Service Contracts				
ESC Warranty			$	4,400.00
			$	-
			$	-
Additional Freight				
			$	-
			$	-
Additional Floorplan				
			$	-
			$	-
Additional Fees & Taxes				
			$	-
			$	-
			$	-
Final Sourcewell Per Vehicle Price FOB Rush Truck Center Lowell			**$**	**107,897.22**
Final Sourcewell Total Vehicle(s) Price			**$**	**107,897.22**

Additional Sourcewell Qualified Content	
Customer Parts Credit - Fleet Charge only	$200
Silver Package Award	$1,200

Terms: Stock unit in dealer's inventory, dealer will accept a final purchase order using the current Sourcewell pricing quoted above.

Dealer placing a new orders for the Sourcewell Member, the purchase order cannot be firmed up until the unit is slotted to build with a firm build date or lineset.
Once a firm build date has been established, dealer will provide the Sourcewell Member approved pricing and a final purchase order can be accepted with firm pricing.
Dealer cannot guarantee bodies and/or equipment pricing added to the chassis for a turnkey sale until chassis is lineset.

Proposal ESCU-11860

Proposal Date: 7/3/24

Proposal Valid Until: 12/30/24

Extended Service Contract Registration Form

Account Location
RUSH TRUCK CENTERS - LOWELL
807 S Bloomington St.
Lowell, AR 72745-9667
UNITED STATES
PHONE: 479-770-1200
ACCOUNT NO: 611244-003

Customer Name: City of Fayetteville

Vehicle Selection Information

Vehicle Group: Truck **Model:** CV **Configuration:** 4X4 **Engine**: International 6.6L Diesel **Application**:

Contract Information

Policy Number	Feature Code	Coverage Description	Months	Miles	List Price Per Vehicle (USD)	Customer Price Per Vehicle (USD)
BTB20B	40YDS	CV Bumper to Bumper	60	100,000	$4,300.00	$4,300.00

Total List Price : $4,300.00 **Total Customer Price:** $4,300.00

Vehicle Information

VIN	Warranty Start Date	Warranty Start Odometer	Customer Name	Policy No	Dnet Price	Late Fee	Registration Fee	Total Dealer Price
1HTKTSWK3PH150414		0		BTB20B	$4,300.00	$0.00	$100.00	$4,400.00

Final Total : $4,400.00

This proposal provides a general description of (extended) Optional Service Contracts. Always refer to the contract for coverage details. Optional extended service contracts are not valid for vehicles registered and/or operated outside of the U.S.A. and Canada. All prices listed in US dollars. All Canadian dealers subject to currency exchange rates.

Note: All Coverages Are Limited
Pricing Subject To Change Without Notice

Dealer Copy

Thanks for purchasing!

Proposal ESCU-11860

Proposal Date: 07/03/24

Proposal Valid Until: 12/30/24

Extended Service Contract Registration Form

Account Location
RUSH TRUCK CENTERS - LOWELL
807 S Bloomington St.
Lowell, AR 72745-9667
UNITED STATES
PHONE: 479-770-1200
ACCOUNT NO: 611244-003

Customer Name: City of Fayetteville

Vehicle Selection Information

Vehicle Group: Truck **Model:** CV **Configuration:** 4X4 **Engine:** International 6.6L Diesel **Application:**

Contract Information

Policy Number	Feature Code	Coverage Description	Months	Miles	List Price Per Vehicle (USD)	Customer Price Per Vehicle (USD)
BTB20B	40YDS	CV Bumper to Bumper	60	100,000	$4,300.00	$4,300.00

Total List Price : $4,300.00 **Total Customer Price:** $4,300.00

Vehicle Information

VIN	Warranty Start Date	Warranty Start Odometer	Customer Name	Policy No	List Price Per Vehicle (USD)	Customer Price Per Vehicle (USD)
1HTKTSWK3PH150414		0		BTB20B	$4,300.00	$4,300.00

Total List Price : $4,300.00 **Total Customer Price:** $4,300.00

Customer signature: _____

This proposal provides a general description of (extended) Optional Service Contracts. Always refer to the contract for coverage details. Optional extended service contracts are not valid for vehicles registered and/or operated outside of the U.S.A. and Canada. All prices listed in US dollars. All Canadian dealers subject to currency exchange rates.

Note: All Coverages Are Limited
Pricing Subject To Change Without Notice

ENGINE & CHASSIS COVERAGE

SERVICE CONTRACT FOR INTERNATIONAL® 6.6 POWERED UNITS ONLY

This **Engine & Chassis Coverage option(s)** provides coverage for 60 months or 100,000 miles / 160,000 kilometers traveled from new vehicle delivery date, whichever expiration occurs first; in addition to the applicable Navistar Limited Warranty for your vehicle.

During the period of this service contract, Navistar, Inc. ("Navistar") will repair or replace any of the covered components as defined below which prove defective in material and/or workmanship in normal use, with new or ReNEWed® parts. Exceptions are listed herein under *What is Not Covered*.

GROUP 01 - FRAME AND BUMPER

021 - BUMPER, FACIA
067 - CARRIER, TIRE
71 - BUMPER
72 - DEFLECTOR, BUMPER AIR
079 - GUARD, BUMPER
123 - LATCH ASSEMBLY
211 - BRACKET OR MOUNTING
282 - HINGE
305 - SEAL, BUMPER TO HOOD
307 - CROSSMEMBER
309 - CROSSMEMBER, ENGINE
391 - PINTLE/TOW HOOK/LOOP OR TRAILER HITCH
581 - BUMPER FRAME
583 - BUMPER STOP CABLE
660 - RAIL, FRAME SIDE
739 - REINFORCEMENT OR GUSSETS

GROUP 02 - FRONT AXLE

016 - ARM, STEERING
032 - I-BEAM, FRONT AXLE
069 - NUT, WHEEL BEARING ADJUSTING
107 - BREATHER
182 - PLUG (FILL/DRAIN)
202 - BEARING, WHEEL HUB
264 - HUB CAP
304 - GEARS, INTERNAL
353 - FITTING/ZERK
377 - FLANGE & NUT, COMPANION
383 - GASKET, CARRIER OR COVER
497 - HOUSING & GASKET
511 - HUB, LOCKING
532 - JOINT, UNIVERSAL (AXLE SHAFT ONLY)
535 - KNUCKLE, STEERING
667 - KING PIN & BUSHING
750 - TIE ROD & END
761 - STOP, WHEEL
770 - SEAL, PINION OIL
799 - SEAL, KING PIN
812 - SHAFT/BEARING, AXLE
836 - SPINDLE

GROUP 03 - SUSPENSION

062 - EQUALIZER / ROCKER ARM AND BUSHING
066 - TORQUE ARM & BUSHING ASSEMBLY
070 - TRAILING ARM & BUSHING ASSEMBLY
074 - WALKING BEAM & BUSHING ASSEMBLY
131 - BISCUIT, RUBBER (SHEAR OR COMPRESSION)
189 - CLAMP
203 - AIR BAG ASSEMBLY
264 - CONTROL (AIR SUSPENSION ONLY)
337 - SHOCK ABSORBERS
341 - BRACKET, SHOCK ABSORBER MOUNTING
352 - HOSE, PIPE
353 - FITTING
406 - BOLT, CENTER
437 - SUSPENSION AIR CONTROL MANIFOLD ASSEMBLY
438 - SUSPENSION, ECM
468 - LEAF ASSEMBLY, SPRING
523 - U-BOLT & MOUNTING
584 - BRACKET ASSEMBLY, SPRING
646 - SHACKLES, PINS & BUSHING
711 - CROSSMEMBER, REAR SUSPENSION
769 - SWAY BAR ASSEMBLY
804 - STOP, AXLE

GROUP 04 - BRAKES

03 - TANK, AIR OR VACUUM
005 - KNOB
007 - PUMPS
09 - ACCUMULATORS
10 - HYDAULIC POWER BRAKE (HPB) UNIT
012 - SOLENOID VALVES
013 - ADJUSTER, SLACK
020 - CYLINDER, SELF ACTUATING
HYDRAULIC RELEASE (SAHR)
036 - ADJUSTER ASSEMBLY, AUTOMATIC
105 - BRACKET, BRAKE CHAMBER

202 - AIR COMPRESSOR, AIR BRAKES
207 - AIR COMPRESSOR, HYDRAULIC BRAKES
209 - AIR COMPRESSOR, HYDRALIC BRAKES (ELECTRIC)
231 - CHAMBER
232 - DIAPHRAM, CHAMBER
255 - CYLINDER, MASTER
319 - DRUM / ROTOR
352 - HOSE / PIPE
353 - FITTING
380 - CIRCUIT BREAKER
389 - GLADHANDS
390 - RESERVOIR
392 - SWITCH, FLUID LEVEL
397 - GOVERNOR AND MOUNTING, AIR
428 - LEVER/PEDAL, PARKING BRAKE
429 - CABLE/LINKAGE, PARKING BRAKE
461 – LINKAGE / CAM / CAMSHAFT, WHEEL BRAKE ACTUATING
462 – LINKAGE / PEDAL / SPRING, BRAKE ACTUATING
511 - POWER ASSIST UNIT
617 - BACKING PLATE/ANCHOR/DUST SHIELD
630 - SPIDER, BRAKE
634 - PUMP, BACK-UP (LESS MOTOR)
636 - MOTOR, BACK-UP
642 - DRYER SYSTEM
643 - END COVER / UNLOADER VALVE, AIR DRYER
662 - SPRING, BRAKE SHOE RETURN
747 - SPRING APPLIED AIR RELEASE (SAAR) CANISTER
751 - SENSOR, STEERING ANGLE
753 - SENSOR, STABILITY CONTROL
801 - CONTROL UNIT, ELECTRONIC (ECU)
811 - RELAY/MAGNETIC SWITCH
812 - VALVE, MODULATOR
816 - SENDER, WHEEL
822 - RING, EXCITER
826 - CALIPER
842 - SWITCH, FLOW
845 - VALVE, WARNING
846 - SWITCH, BACK-UP MOTOR
847 - SWITCH, PRESSURE DIFFERENTIAL
848 - MODULE, MONITOR
851 - VALVE, SPRING BRAKE CONTROL
852 - BRAKE ASSEMBLY, DRIVE LINE
909 - HARNESS, CAB (WIRES, CONNECTORS & TERMINALS)
913 - VALVE, FOOT CONTROL OR PEDAL
920 - VALVE, HAND CONTROL
923 - HARNESS, FRONT END (WIRES, CONNECTORS, AND TERMINALS)
932 - VALVE, FRONT WHEEL LIMITING & MOUNTING
940 - HARNESS, PDM DISTRIBUTION
944 - VALVE, QUICK RELEASE
955 - PULLY
987 - VALVE, TRACTOR PROTECTION
989 - VALVE, RELAY
998 - VALVE, OTHER

GROUP 05 - STEERING

018 - ARM, PITMAN
069 - LINK, DRAG
164 - COLUMN ASSEMBLY & MOUNTING, STEERING
167 - WHEEL MECHANISM, TILT STEERING
206 - COUPLINGS/U-JOINT, STEERING SHAFT
252 - WHEEL, STEERING
311 - GEAR ASSEMBLY, STEERING
312 - SEALS, STEERING GEAR
314 - GASKET, POWER STEERING PUMP MOUNTING
316 - WHEEL MECHANISM, TELESCOPING STEERING
352 - HOSE / PIPE
353 - FITTING
370 - BRACKET/MOUNTING, STEERING GEAR
555 - CYLINDER ASSSEMBLY & VALVES
653 - COOLER ASSEMBLY, OIL
701 - PUMP ASSEMBLY
704 - SEALS, PUMP
757 - RESERVOIR ASSEMBLY
818 - VALVE, CONTROL
955 - PULLEY

GROUP 06 - PROP SHAFT

101 - BEARING
165 - MOUNTING, BEARING
353 - FITTING (ZERK)
391 - JOINT, UNIVERSAL
475 - BOOT / CLAMP, SLIP JOINT
478 - SHAFT
703 - YOKE/SPLINE
812 - LOOP, SAFETY

GROUP 07 - EXHAUST

23 - BRAKE SHUT-OFF VALVE, DIA LOGIC
24 - BRAKE (ENGINE) PISTON ACTUATOR, DIA LOGIC
25 - BRAKE CONTROL PRESSURE SENSOR (BCP), DIA.

030 - ACTUATOR, EXHAUST BRAKE
035 - SERVO, EXHAUST BRAKE
107 - ASSEMBLY, BASIC
143 - BRACKET/SUPPORT, MOUNTING
182 - CLAMP
204 - CONTROL/MOUNTING, MECHANICAL
380 - CIRCUIT BREAKER
426 - GUARD / HEAT SHIELD
533 - TAIL PIPE, EXHAUST GAS COOLER
551 - PIPE, CROSSOVER
576 - PIPE & FLANGE, EXHAUST
615 - PIPE/STACK, TAIL
705 - SOLENOID, AIR
775 - CAP, STACK
811 - RELAY/MAGNETIC SWITCH
823 - MODULE, EXHAUST BRAKE
824 - PIPE, FLEX
825 - SWITCH, SELECTOR
827 - SWITCH, ON/OFF
831 - INTERLOCK, ALLISON TRANSMISSION
834 - SWITCH, ACCELERATOR PEDAL
837 - SWITCH, CLUTCH
907 - ACTUATOR, SWITCH PACK
908 - SWITCH PACK (BASE)
909 - HARNESS, CAB (WIRES, CONNECTORS, AND TERMINALS)
940 - HARNESS, PDM DISTRIBUTION

GROUP 08 - ELECTRICAL

005 - KNOB
018 - ALTERNATOR ASSEMBLY
038 - MULTIPLEX SIGNAL MODULE (MSM)
041 - TELEMATICS CONTROL MODULE (TCM)
049 - SWITCH, SOS
054 - ANTENNA, CELLULAR
058 - ANTENNA, GPS
059 - REGULATOR, VOLTAGE
063 - SOLENOID BASE, PNEUMATIC ACCESSORY
065 - SOLENOID UNIT, PNEUMATIC ACCESSORY
73 - AMPLIFIER, PYROMETER
74 - GAUGE, VOLTMETER
076 - GAUGE, FUEL LEVEL
088 - GAUGE, OIL PRESSURE (ELECTRICAL)
097 - GAUGE, COOLANT TEMPERATURE (ELECTRICAL)
099 - GAUGE, AMMETER
109 - GAUGE, ENGINE OIL TEMPERATURE
110 - GAUGE, PYROMETER
111 - GAUGE, REAR AXLE OIL TEMPERATURE
115 - GAUGE, OTHER
116 - GAUGE, SPEEDOMETER
117 - GAUGE, TACHOMETER (ELECTRICAL)
118 - GAUGE, TRANSMISSION OIL TEMPERATURE
124 - SENDER, FUEL LEVEL
127 - TACHOGRAPH/TRIP RECORDER (ELECTRICALLY DRIVEN)
155 - SENDER, PYROMETER
156 - SENDER, REAR AXLE OIL TEMPERATURE
159 - SENDER, TRANSMISSION OIL TEMPERATURE
161 - SENDER, OTHER
179 - TRAY/COVER, BATTERY
202 - MOTOR, STARTER
217 - SOLENOID, STARTER MOTOR
221 - BEZEL/COVER PLATE
223 - CIRCUIT BOARD (INSTRUMENT HOUSING)
224 - SWITCH, SPEEDOMETER/TACHOMETER, DIP (REPROGRAMMING ONLY)
225 - PANEL, CIRCUIT BREAKER/RELAY/FUSE
226 - MOUNTING, CIRCUIT BREAKER/RELAY/FUSE PANEL
251 - HARNESS, COILED RIBBON (CLOCK SPRING)
254 - SWITCH, AIRBAG DISABLE, ROLLOVER PROTECTION
266 - SWITCH, CLUTCH
268 - BEEPER, WARNING - OTHER
269 - MODULE, COOLANT PROBE
270 - PROBE, COOLANT LEVEL
284 - ANTENNA AND LEAD-IN
347 - MOUNTING
365 - SEALED BEAM LAMP
372 - MODULE, PYROMETER
373 - MODULE, AMMETER
374 - CIRCUIT HOUSING, SPEEDOMETER / TACHOMETER
375 - SENDER, AIR PRESSURE
380 - CIRCUIT BREAKER
388 - LAMP ASSEMBLY
401 - CLEAN POWER CABLE (BATTERY TO CAB)
404 - FLASHER
405 - BEEPER, HYDRAULIC BRAKE WARNING
407 - ALARM, HIGH WATER TEMPERATURE / LOW OIL PRESSURE
408 - BEEPER, LOW AIR PRESSURE
418 - REGULATOR & MOTOR ASSEMBLY
424 - HOURMETER
430 - ODOMETER
487 - HORN ASSEMBLY
488 – AIRBAG, HORN PAD - STEERING WHEEL

499 - CONTACT RING/BUTTON, HORN
506 - DC TO AC INVERTER
508 - MONITOR, DRIVER DISPLAY UNIT
509 - AC TO DC INVERTER
510 - SENSOR RADAR, SIDE/FRONT
511 - CAMERA, FORWARD LOOKING
512 - DISPLAY, SIDE SENSOR
514 - SENSOR, TURN ASSEMBLY
515 - DC/DC CONVERTER
516 - MAGNET, TURN SENSOR ASSEMBLY
518 - HARNESS, SIDE SENSOR
519 - HIGH VOLTAGE CABLES
529 - HIGH VOLTAGE BATTERY PACK (PEC)
547 - SWITCH, HIGH VOLTAGE DISCONNECT
585 - AUTOMATIC HEADLIGHT SENSOR
586 - ANTENNA, TIRE PRESSURE MONITOR
587 - BRAKE STROKE CHAMBER WITH SENSOR
588 - DISPLAY, VEHICLE INFORMATION
589 - FUEL FILTER RESTRICTION GLOBE WITH SENSOR
595 – MODULE / CONTROLLER, TIRE PRESSURE MONITOR
596 - MODULE, VEHICLE SENSOR
597 - MODULE, ASM – AIRBAG SENSOR & DIAGNOSTICS
598 - BATTERIES, JUMPER CABLE
599 - SENSOR, BRAKE PAD WEAR
600 – SENSOR, AIRBAG – IMPACT FRONT, SIDE & REAR
601 - WHEEL MODULE, TIRE PRESSURE MONITOR
607 - SWITCH, AIR HORN
608 - CLOCK
609 - SWITCH, CRUISE ON/OFF
613 - POWER SOCKET, 12 VOLTS
618 - SWITCH, CRUISE SET/RESET
620 - SWITCH, ENGINE BRAKE ON/OFF
621 - SWITCH, HEADLIGHT INTERUPT
623 - SWITCH, MARKER INTERRUPT
624 - SWITCH, RADIO
628 - SWITCH, TRANSMISSION MODE
629 - SWITCH, TRANSMISSION SHIFT
637 - ALARM, BACK-UP
693 - MOTOR
705 - SOLENOID, AIR
715 - STUD, JUMP START
718 - SOLENOID
743 - CLEAN POWER CABLE (BATTERY TO ENGINE CONNECTION POINT)
745 - SWITCH, DAYTIME RUNNING LIGHT (DRL)
758 - CENTRAL PROCESSING UNIT (CPU)
780 - SWITCH POD, DOOR - DRIVER
781 - SWITCH POD, DOOR - PASSENGER
782 - SWITCH POD, DOOR - OTHER
783 - COMPASS, ELECTRONIC
784 - THERMOMETER, ELECTRONIC
785 - ACTUATOR, DOOR LOCKS
786 - KEY FOB, KEYLESS ENTRY
787 - HARNESS, DOOR
797 - CLEAN POWER CABLE (BATTERY TO TRANSMISSION)
801 - MODULE, ELECTRONIC CONTROLLER
811 - RELAY/MAGNETIC SWITCH
815 - SWITCH, KEY/IGNITION
821 - SWITCH, PUSH BUTTON STARTER
825 - SWITCH, OTHER
828 - SWITCH, DIMMER
835 - SWITCH, BACK-UP LIGHT
840 - SWITCH, NEUTRAL START
845 - MODULE (RPM)
848 - MODULE, MONITOR
850 - SWITCH, LOW OIL PRESSURE
853 - MODULE, REMOTE ENGINE SPEED CONTROL
854 - CONTROLLER, ESC
855 - MODULE, LIGHTING CONTROL (LCM)
856 - MODULE, SERIAL DATA GATEWAY
859 - SWITCH, INTERIOR LIGHT - DOOR JAM MOUNTED
860 - SWITCH, INTERIOR LIGHT - LAMP MOUNTED
861 - SWITCH, INTERIOR LIGHT - PANEL MOUNTED
863 - SWITCH, STOPLIGHT (AIR)
864 - SWITCH, STOPLIGHT - HYDRAULIC
865 - SWITCH, HIGH WATER TEMPERATURE
870 - SWITCH, LOW AIR PRESSURE
871 - SWITCH, LOW COOLANT LEVEL
872 - SWITCH, PARKING BRAKE
874 - SWITCH, POWER DIVIDER ENGAGED
878 - SWITCH, FRONT AXLE ENGAGED
879 - SWITCH, OTHER
884 - SWITCH, HEADLIGHT
885 - SWITCH, MARKER/INTERRUPT
886 - SWITCH, TURN SIGNAL
887 - PROGRAMMING
907 - ACTUATOR, SWITCH PACK
908 - SWITCH PACK (BASE)

909 - HARNESS, CAB (WIRES CONNECTORS & TERMINALS)
921 - HARNESS, OTHER (WIRES, CONNECTORS AND
923 - HARNESS, FRONT END (WIRES, CONNECTORS AND TERMINALS)
940 - HARNESS, PDM DISTRIBUTION
942 - SOCKET, 7-WAY
955 - PULLEY
995 - CABLE & CLAMPS, BATTERY (BATTERY TO STARTER)
996 - MONITOR, BATTERY RUN DOWN PROTECTION

GROUP 09 - COOLING

12 - SOLENOID VALVES
022 - CORE
26 - SHUTTER ASSEMBLY
040 - CAP, SURGE TANK
047 - HOSE/PIPE, RADIATOR
064 - TANK & NECK, RADIATOR
081 - SEAL, SHROUD
083 - CLAMP, SHROUD
85 - SHROUD MOUNTING BRACKET
091 - SHROUD, ENGINE MOUNTED
108 - CYLINDER ASSEMBLY, ACTUATING
123 - MOUNTING, RADIATOR
136 - MOTOR
142 - ROD ASSEMBLY, CONTROL
146 - PLUG, DRAIN
176 - SHROUD
179 - SEALS, RADIATOR RECIRCULATION
189 - CLAMP, HOSE
197 - SHUTTERSTAT
210 - GLASS, SIGHT
211 - TANK & MOUNTING, SURGE
222 - SOLENOID
228 - HOSE, DEAERATION
240 - MOTOR / PUMP
352 - HOSE/PIPE
353 - FITTING
380 - CIRCUIT BREAKER
427 - BOTTLE AND HOSE, COOLANT RECOVERY
504 - FAN MODULE
616 - COOLER, IN TANK OIL
701 - PUMP ASSEMBLY
740 - BLADE ASSEMBLY, FAN
755 - ELECTRONIC FAN CONTROLLER
756 - HYDRAULIC FLUID RESERVOIR
767 - OIL COOLER (OIL-TO-AIR)
811 - RELAY/MAGNETIC SWITCH
852 - PIPE, CHARGE AIR COOLER
853 - CLAMP, CHARGE AIR COOLER
865 - SWITCH, TEMPERATURE
909 - HARNESS, CAB (WIRES, CONNECTORS, AND TERMINALS)
925 - CHARGE AIR COOLER, CHASSIS MOUNTED
940 - HARNESS, PDM DISTRIBURION

GROUP 10 - INSTRUMENTS

053 - HEAD ASSEMBLY
126 - SIGNAL, LOW PRESSURE (WIG-WAG)
352 - HOSE / PIPE
353 - FITTING

GROUP 11 - CLUTCH

059 - BEARING & SLEEVE ASSEMBLY, RELEASE
060 - SPRING, PEDAL RETURN
101 - CYLINDER, MASTER
133 - CYLINDER, SLAVE
237 - CABLE, CLUTCH CONTROL
292 - FORK AND CROSS SHAFT, CLUTCH RELEASE
349 - LEVER ASSEMBLY, RELAY
352 - HOSE / PIPE
353 - FITTING
403 - EXTERNAL LINKAGE
440 - SELF-ADJUSTING MECHANISM
462 - PEDAL
639 - INTERMEDIATE PLATE
862 - PLATE ASSEMBLY, PRESSURE

GROUP 12 - ENGINE

04 - ELECTRICAL INTAKE AIR PRE-HEAT ELEMENT
028 - CAP & BOLT, MAIN BEARING
037 - BOLT, ROD
039 - BEDPLATE / MAIN CAP LADDER
51 - CRANKCASE
52 - PIPING/CONNECTIONS, CRANKCASE VENT
75 - CRANKSHAFT
089 - FLYWHEEL/RING GEAR
106 - ENGINE CONTROLS, COMPRESSED AIR
DISTRIBUTION MANIFOLD, PIPES, CONNECTIONS
108 - HOUSING, FLYWHEEL
119 - INTERSTAGE CHARGE AIR COOLER - AIR MANIFOLDS, PIPES, CONNECTIONS

134 - DUCT, TURBO AIR INLET
135 - TWIN TURBOCHARGER ASSEMBLY, HI PRESSURE TURBO & SINGLE TURBO
137 - PISTON, PIN, LOCK, BUSHING
146 - RING, PISTON
153 - PLUG, EXPANSION
154 - SENDER, ENGINE OIL TEMPERATURE (EOT)
155 - SENSOR, ENGINE OIL LEVEL(EOL)
156 - SENSOR, ENGING COOLANT PRESSURE (ECP)
158 - SENSOR, HUMIDITY/INLET AIR TEMPERATURE (IAT)
160 - SENDER, AMBIENT TEMPERATURE
161 - ROD/CAP, CONNECTING
162 - SENDER, EXHAUST BACK PRESSURE (EBP)
163 - SENDER, ENGINE OIL PRESSURE (EOP)
166 - SENDER, ENGINE COOLANT TEMPERATURE (ECT)
168 - SENSOR, ICP/FRP (PSI SENSOR FOR OIL OR FUEL)
169 - SENDER, CAMSHAFT POSITION (CMP)
170 - SENDER, CRANKSHAFT POSITION (CKP)
171 - SENDER, MANIFOLD ABSOLUTE PRESSURE (MAP)
174 - SEAL, FRONT
175 - SENDER, BAROMETRIC PRESSURE (BAP)
180 - SENSOR, TURBOCHARGER COMPRESSOR OUTLET TEMPERATURE (TCOT)
181 - SENSOR, CHARGE AIR COOLER INLET TEMPERATURE
183 - SEAL, REAR
184 - SENSOR, CHARGE AIR COOLER OUTLET TEMPERATURE (CACOT)
185 - EGR MIXER MANIFOLD OR GASKET
186 - EGR COOLER-COOLANT MANIFOLDS/PIPES/CONNECTIONS
187 - SENSOR, HIGH PRESSURE COMPRESSOR INLET TEMPERATURE (HPCIT)
188 - EGR DRIVE MODULE
189 - CLAMP
190 - VALVE BRIDGE AND ACTUATOR FOOT
192 - SLEEVE, CYLINDER
194 - SENDER, MANIFOLD ABSOLUTE TEMPERATURE (MAT)
195 - SENDER, ENGINE FUEL PRESSURE (EFP)
196 - SENDER, WATER IN FUEL (WIF)
199 - INJECTOR DRIVE MODULE (IDM)
205 - BEARING, CAMSHAFT
209 - INTAKE AIR HEATER, RELAYS
213 - BEARING, MAIN
215 - FILTER / OIL SEPERATOR, CRANKCASE VENT
219 - ONE-WAY CHECK VALVE AND DRAIN TUBE
222 - SOLENOID
227 - GLOW PLUG SLEEVE
230 - BEARING, THRUST
235 - DIESEL PARTICULATE FILTER (DPF)
236 - COVER, ROCKER ARM GASKET
241 - BEARING, ROD
242 - COVER GASKET, TIMING
247 - GASKET, OIL PAN
253 - GASKET, COOLANT FILTER BASE
257 - BEARING, FLYWHEEL PILOT
277 - CONTROL MODULE, WASTEGATE
289 - TURBO ACTUATION CONTROL MODULE (SRA)
308 - ARM & BUSHING, ROCKER
313 - CARRIER ASSEMBLY, ROCKER ARM
314 - SHAFT, ROCKER ARM
321 - BOLTS, ROCKER ARM
335 - GASKET, CYLINDER HEAD
342 - HEAD/BOLT, CYLINDER
349 - TUBE, CYLINDER HEAD INJECTION
352 - HOSE / PIPE
353 - FITTING
356 - MANIFOLD ASSEMBLY, EXHAUST
357 - CAMSHAFT
358 - GASKET, EXHAUST MANIFOLD
359 - SEAL RING, EXHAUST MANIFOLD
371 - TIMING GEARS OR CHAIN & INJECTION PUMP DRIVE GEARS
380 - CIRCUIT BREAKER
404 - LIFTER, VALVE
414 - VALVE, OIL PRESSURE REGULATING
416 - RODS, PUSH
425 - CUP, EXHAUST VALVE
427 - JETS, PISTON OIL COOLING
431 - GUIDE & SEAL, VALVE
447 - GLOW PLUG
448 - GLOW PLUG BUS BAR
449 – MODULE, GLOW PLUG
452 - HIGH PRESSURE RAIL ASSEMBLY
453 - OIL/FUEL LINE HIGH PRESSURE INJECTION
454 - PUMP, OIL/FUEL (HI PRESSURE INJECTION SYSTEM)
455 - RESERVOIR, OIL (HIGH PRESSURE INJECTION SYSTEM)
505 - TWIN TURBOCHARGER ASSEMBLY, LOW PRESSURE TURBO

513 - VALVE SPRING, DAMPER, LOCK RETAINER & ROTOR
530 - VALVE/SEAT, EXHAUST
537 - MODULE, AFTERTREATMENT FUEL CONTROL
538 - VALVE/SEAT, INTAKE
543 - AFTERTREATMENT OUTLET HOUSING
544 - MANIFOLD/GASKETS, INTAKE
549 - BRACKET, SENSOR HARNESS SUPPORT
553 - CLAMP, V-BAND
556 - COVER & GASKET, LIFTER
557 - ENGINE COLD WEATHER COVER
559 – DOSER / REGENERATION FUEL INJECTOR
561 - GASKET, DPF/DOC
562 - O-RING, INJECTOR UNIT
563 - INJECTOR UNIT (ELECTRICAL)
564 - COVER, ROCKER ARM
565 - HARNESS, AFTERTREATMENT WIRING
570 - INTERSTAGE COOLER/LPCAC
571 - MOTOR, INTERCOOLER WATER CONTROL VALVE
572 - PIPE, IN BETWEEN DPF AND DOC
573 - COVER, TIMING
574 - SENSOR, AFTERTREATMENT TEMPERATURE
575 - SENSOR, DPF DIFFERENTIAL PRESSURE
577 - TUBE, DPF DIFFERENTIAL PRESSURE SENSOR
580 - VALVE, INTERCOOLER WATER CONTROL
582 - PLATE & GASKET, CAMSHAFT COVER
591 - PAN, OIL
592 - OIL PAN ASSEMBLY, UPPER
603 - PLUG, OIL DRAIN
637 - SHIELD, HEAT
645 - FUEL COOLER
647 - SENSOR, OXYGEN (EGO)
656 - SOOT CENTRIFUGE (INCLUDING MOUNTING & HOSES)
657 - SENSOR, CRANKCASE OIL SEPARATOR SPEED (CCOS)
658 – FILTER / BASE / GASKET / MOUNTING BRACKET, OIL
659 - ENGINE BALANCE SHAFT
663 - COLD START COMBUSTION ELEMENT ASSEMBLY
665 - COLD START CONTROL SWITCH/MODULE
669 - COLD START FUEL SOLENOID
681 - GLOW PLUG RELAY
683 - VALVE, HIGH PSI FUEL RELIEF (EFA2)
685 - INTERSTAGE CHARGE AIR COOLER-COOLANT MANIFOLDS, PIPES, CONNECTIONS
686 - COOLER, OIL
687 - HARNESS, ENGINE SENSORS (FROM ECM TO ALL SENSORS)
689 - HARNESS, INTAKE HEATER/GLOW PLUG
691 - HARNESS, UNDER VALVE COVER
695 - DIPSTICK ASSEMBLY
712 - COUPLER, INTAKE THROTTLE VALVE (ITV)
713 - PUMP/DRIVE MECHANISM/PICKUP ASSEMBLY, OIL
714 - INTAKE THROTTLE MODULE
715 - VALVE, THERMAL MANAGEMENT
716 - REPROGRAM ENGINE-CALIBRATION
720 - FUEL RETURN LINES, ENGINE MOUNTED (STEEL)
722 - LINES & SEALS, OIL
723 - SENDER, ENGINE FUEL TEMPERATURE (EFT)
725 - EGR GAS CHECK VALVE ASSEMBLY
727 - EGR COOLER - CHARGE AIR MANIFOLDS, PIPES, CONNECTIONS
731 - EGR VALVE ACTUATOR
737 - BRANCH TUBE
738 - PIPE & CAP ASSEMBLY, OIL FILLER
740 - BLADE ASSEMBLY, FAN
742 - FAN, SHAFT& MOUNTING (USE FOR ALL GEAR DRIVEN FAN HUB ASSEMBLIES)
744 - FAN DRIVE, VISCOUS
746 - FAN DRIVE, ON/OFF
748 - CONTROL, FAN CLUTCH
750 - PULLEY, FAN
754 - IN-PIPE DOC (UPSTREAM IN PIPE DOC TREATMENT)
759 - HOSE, WATER
761 - PIPE & SEAL, WATER
768 - SENSOR, EXHAUST LAMBDA
771 - 4-WAY COOLANT MANIFOLD
772 - HARNESS, INJECTOR (EXTERNAL)
774 - PUMP & GASKET ASSEMBLY, WATER
776 - HEATER BREATHER ELEMENT AND HARNESS
785 - THERMOSTAT & GASKET
788 - HOUSING, THERMOSTAT
790 - COOLANT FILTER BASE (ENGINE MOUNTED)
791 - ENGINE MECHANICAL OR ELECTRIC FUEL LIFT PUMP
792 - INJECTOR FUEL LINES (HIGH PSI)

793 - VALVE, COOLANT CONTROL
794 - VALVE, EXHAUST REGULATOR (INCLUDES PNEUMATIC ACTUATOR & HOSE CONNECTIONS)
798 - REGULATOR, EXHAUST PRESSURE
800 - REGULATOR, INJECTION PRESSURE (IPR)
801 - MODULE, ELECTRONIC CONTROL (ECM)
802 - SART (STAND ALONE REAL TIME) MODULE
806 - DRIVE UNIT, ELECTRONIC (EDU)
807 - MODULE, VEHICLE PERSONALITY (VPM)
808 - RELAY, ELECTRONIC CONTROL MODULE
809 - RELAY, ELECTRONIC DRIVE UNIT (EDU)
811 - RELAY/MAGNETIC SWITCH
813 - MODULE, EXHAUST REGULATOR VALVE CONTROL
814 - PEDAL ASSEMBLY, ACCELERATOR
828 - FRONT MOUNT/BOLT
836 - REAR MOUNT/BOLT
856 - EGR COOLER, - EXHAUST MANIFOLDS, PIPES, CONNECTIONS
858 - CONVERTER, CATALYTIC (DIESEL OXIDATION) (DOC)
865 - SWITCH, TEMPERATURE
869 - LINES, TURBO OIL
875 - GASKET, TURBO MOUNTING
892 - COOLER, EGR
893 - VALVE, EGR
895 - VALVE, TEMPERATURE SENSING
896 - VALVE, OVERFLOW (KUEV)
898 - VALVE, FUEL PRESSURE CONTROL (FPCV/EFA1)
900 - VALVE, FUEL REGULATOR - LOW PSI
902 - PLUG, OTHER
903 - PIPING, TURBO-MATED, ENGINE MOUNTED (V ENGINES ONLY)
905 - BRACKET, AIR COMPRESSOR MOUNTING
911 - BRACKET, ALTERNATOR MOUNTING
914 - BRACKET, REFRIGERANT COMPRESSOR MOUNTING
919 - BRACKET, POWER STEERING PUMP MOUNTING
926 - CAM, FUEL PUMP DRIVE
930 - COUPLING, ACCESSORY DRIVE
931 - SENSOR, BRAKE CONTROL PRESSURE (USE FOR UNDER VALVE COVER)
933 - GASKET, AIR COMPRESSOR BASE
938 - GEAR, POWER STEERING PUMP DRIVER
946 - TENSIONER, BELT
953 - BOOST CONTROL DUMP GATE / ACTUATOR / HOSE
954 - VALVE, BOOST CONTROL SOLENOID
955 – PULLEY / IDLER / BEARING
956 - SENSOR, TC1TOP (TURBOCHARGER 1 TURBINE OUTLET PRESSURE)
957 - VALVE, BRAKE PSI RELIEF (COMPR BRAKE)
967 - SENSOR, EXHAUST GAS TEMPERATURE (EXHAUST MANIFOLD/ENGINE MOUNTED)
979 - VIBRATION DAMPENER/CRANK PULLEY
993 - SENSOR, MASS AIR FLOW
995 - PIN, DOWEL

GROUP 13 – TRANSMISSION

This service contract includes extended warranty coverage for your vehicle's transmission that is administered by Allison Transmission, Inc. ("Allison Transmission") under the Allison Transmission Extended Transmission Coverage. All claims for transmission coverage under this service contract are to be filed directly with Allison Transmission. For coverage information, including the terms and conditions of the Allison Transmission Extended Transmission Coverage and any applicable exceptions and limitations that may apply, visit allisontransmission.com. You may request a copy of the terms and conditions of the Allison Transmission Extended Warranty Coverage from your International® truck dealer as well.

05 - KNOB
107 - BREATHER
114 - CASE
138 - BLOCK, RESISTOR
146 - PLUG (FILL & DRAIN)
153 - PLUG, EXPANSION
172 - SEAL, FRONT
173 - SENSOR, VEHICLE SPEED (VSS)
174 - SENSOR, OUTPUT SHAFT

177 - SENSOR, FLUID PRESSURE KIT
183 - SEAL, REAR
191 - RETAINER, BEARING
205 - BEARING
260 - RING, LOCK
274 - WASHER, THURST
313 - DETENT POPPET BALL & SPRING
328 - COVER AND GASKET
352 - HOSE/PIPE
353 – FITTING
379 - SHIFT RAIL & FORK
380 - CIRCUIT BREAKER
384 - FUSE
400 - GEARS, MAINSHAFT
402 - GEARS, COUNTERSHAFT
492 - SYNCHRONIZER
521 - COUNTERSHAFT
573 - MAINSHAFT
616 - COOLER, OIL (OIL-TO-AIR)
657 - FILTER & GASKET, OIL
676 - FITTINGS, OIL COOLER LINE
677 - LINE, OIL COOLER
695 - DIP STICK ASSEMBLY
769 - LEVER, SHIFT
785 - LINKAGE/CABLE, REMOTE SHIFT CONTROL
796 - VALVE, SLAVE (AIR SHIFT)
802 - MODULE, METCHATRONIC TRANSMISSION (MTM)
807 - MODULE, VEHICLE PERSONALITY (VPM)
811 - RELAY/MAGNETIC SWITCH
825 - SWITCH, ON/OFF
826 - SWITCH, TRANSFER CASE CONTROL
839 - SWITCH, BRAKE
866 – MOUNTING
875 - GASKET
909 - HARNESS, CAB (WIRES, CONNECTORS & TERMINALS)
921 - HARNESS, OTHER (WIRES, CONNECTORS & TERMINALS)
940 - HARNESS, PDM DISTRIBUTION
961 - MECHANICAL SHIFT CONTROLS
962 - ELECTRONIC SHIFT CONTROLS
963 - ACTUATOR, MOTOR CONTROL
964 - MODULE, CONTROL TRANSFER CASE
971 - RETARDER & CONTROLS

GROUP 14 - REAR AXLE

13 - ADJUSTER, SLACK
016 - ARM, STEERING
031 - DISC WHEEL
68 - SPRING, LIFT
69 - NUT, WHEEL BEARING ADJUSTING
107 - BREATHER
108 - RIM
135 - FLANGE/YOKE, COMPANION
147 - CARRIER
170 - HOUSING, AXLE
182 - PLUG (FILL OR DRAIN)
184 - NUT
202 - BEARINGS, WHEEL HUB
203 - AIR BAG ASSEMBLY
216 - STUD
231 - CHAMBER
261 - CARRIER GASKET
264 - HUB CAP
265 - CONTROL (AIR SUSPENSION CONTROL)
274 - WASHER, THRUST
319 - DRUM/ROTOR
323 - HANGER AND CROSSMEMBER ASSEMBLY
352 - HOSE/PIPE
353 - FITTING
357 - BEARINGS, INTERNAL (AXLE CARRIER)
376 - GEARS, BUSHINGS & CROSS, DIFFERENTIAL
380 - CIRCUIT BREAKER
395 - DIFFENTIAL, LIMITED SLIP
424 - BOLT, RING GEAR
441 - WHEELEND GEARBOXES
445 - TUBE
448 - GEARS, HELICAL
472 - GEARS, PLANETARY
496 - GEARS, RING&PINION
523 - U-BOLT AND MOUNTING
527 - VALVE STEM
576 - SHAFT, AXLE
578 - GASKET, AXLE FLANGE
590 - SHAFT, HELICAL DRIVE GEAR
606 - CLUTCH, SLIDING
619 - CONTROL, AIR SHIFT
630 - CYLINDER, AIR SHIFT
642 - DIAPHRAM
654 - FORK, SHIFT
679 - MOTOR, AIR SHIFT
702 - SEALS/BOOTS (GROMMET)
705 - SOLENOID, AIR
707 - BEARING/RETAINER, POWER DIVIDER
713 - PUMP, OIL
717 - FILTER & MOUNTING, OIL
719 - CASE, POWER DIVIDER DIFFERENTIAL
730 - GEARS/BUSHING & CROSS, POWER DIVIDER DIFFERENTIAL
742 - HOUSING/GASKET, POWER DIVIDER
750 - TIE ROD AND END
766 - SHAFT & SEALS, POWER DIVIDER
770 - SEAL, PINION OIL
799 - SEAL, KING PIN
811 - RELAY/MAGNETIC SWITCH
825 - SWITCH, POWER LOCK OUT
843 - TUBE, AXLE
909 - HARNESS, CAB
968 - STABILIZER
969 - KNUCKLE, STEERABLE
970 - KING PIN, KNUCKLE

GROUP 15 - FUEL SYSTEM

11 - CAP/SCOOP, AIR INLET
14 - BOX/WATER SEPARATOR, AIR INLET
019 - HOSE, AIR INLET
026 - PIPE, AIR INLET
029 - CONTROL SYSTEM, AIR INLET TEMPERATURE
048 - PUMP ASSEMBLY
137 - BODY (GASKET)
140 - MOTOR, AIR CLEANER SNOW VALVE
141 - SWITCH, AIR CLEANER SNOW VALVE
142 - PRE-HEATER ELEMENT
143 - VALVE, DRAIN
144 - VALVE, CHECK
145 - CAP, VENT
146 - PUMP, PRIMER
147 - COLLAR
148 - BODY
170 - FITTINGS
177 - FILLER NECK/CAP & GASKET
181 - HEATER/WATER SEPARATOR, FUEL
182 - GASKET/O-RING
189 - CLAMP
193 - VALVE, DRAIN
196 - SENSOR, WATER IN FUEL
216 - BRACKET, STACK MOUNTING
240 - MOTOR/PUMP
263 - AIR INTAKE GRILLE
321 - SWIRL DESTROYER & CONTROL
352 - HOSE/PIPE
353 - FITTINGS
380 - CIRCUIT BREAKER
414 - VALVE, PRESSURE REGULATING
432 - SKIRT, CHASSIS
439 - BODY, MAIN (HFCM)
500 - BRACKET & BOLTS, MOUNTING
619 - SOLENOID, FUEL SHUTOFF
637 - TANK BODY
787 - TUBE, FUEL OUTLET
817 - DRAIN KNOB, REMOTE
825 - SWITCH
857 - INDICATOR, AIR RESTRICTION
875 - GASKET, MOUNTING
888 - VALVE, FUEL COMPENSATING (ANEROID VALVE)
890 - TRANSFER PUMP, ELECTRIC (TANK TO TANK)
892 - VALVE/CONTROL, FUEL TANK
909 - HARNESS, CAB (WIRES, CONNECTORS & TERMINALS)
921 – HARNESS, OTHER (WIRES, CONNECTORS & TERMINALS)
922 - PUMP, PRIMER
927 - FUEL TRANSFER PUMP (ELECTRIC OR MECHANICAL)
928 - FUEL REGULATOR VALVE
965 - LEVER ASSEMBLY, EXTERNAL
976 - VENT, AIR
988 - GUARD, CRASH

GROUP 16 - CAB

06 - STOP, HOOD
018 - BEZEL, HEAD OR TAIL LAMP
027 - STEP, CAB
53 - CABLE, HOOD
071 - CHANNEL, GLASS RUN
078 - REMOTE CONTROL/CABLE, DOOR
86 - CROSSMEMBER, CAB MOUNTING
095 - WIPER FACIA
102 - CAB TILT LOCK MECHANISM
103 - CAB TILT HINGE MECHANISM
121 - SUSPENSION, SLEEPER BUNK
122 - CYLINDER, LIFT
123 - LATCH ASSEMBLY
129 - CABINETS
130 - DOOR
131 - WINDOW, SLEEPER
135 - CYLINDER, LIFT
139 - DOOR ASSEMBLY, RADIATOR ACCESS
146 - SHADE, SUN
201 - DOOR GLASS, FRAME & SEAL
229 - SIDE WINDOW GLASS & SEAL
238 - WINDSHIELD GLASS AND SEAL
264 - HANDLE, GRAB
265 - HANDLE, HOOD
273 - HEADLINER
282 - HINGE
291 - HINGE, HOOD/ENGINE ACCESS DOOR HATCH
295 - HOOD GUIDES
300 - BUNK OCCUPANT RESTRAINT STRAP/TENT
301 - COWL TRAY
305 - SEAL
309 - HOOD
329 - INSULATION
330 - SHIELD, SOUND
336 - INSULATION, ENGINE COMPARTMENT
345 - LATCH & EXTERIOR HANDLE
348 - BRACE, REINFORCEMENT (BUS CHASSIS)
352 - HOSE / PIPE
353 - FITTING
362 - LATCH, HOOD
368 - LATCH, DOGHOUSE PANEL/ENGINE
380 - CIRCUIT BREAKER
388 - LIGHT, MIRROR
397 - LOCK, KEY
398 - MAP POCKET, PASSENGER DOOR
409 - AIR INTAKE BAFFLE/WATER SEPARATION BAFFLE
421 - MIRROR, SPOT
423 - MIRROR, EXTERIOR (BASIC)
433 - MIRROR, INTERIOR

459 - MOUNTING, FRONT CAB
463 - MOUNTING, INTERMEDIATE BODY
468 - MOUNTING
555 - DOGHOUSE PANEL/ENGINE COVER
568 - PANEL, HALO
569 - PANEL, ENGINE SURROUND
584 - PANEL, INSTRUMENT
593 - PANEL, ROCKER
611 - PANEL, SPLASH
625 - RIVET/FASTENER
626 - SEALANT
627 - WELD
666 - REGULATOR & HANDLE, WINDOW
675 - ARM REST
702 - SEALS & BOOTS
711 - SILL
718 - DEFLECTOR MOUNTING, AIR
721 - SPRING/SHOCK ABSORBER & MOUNTING, CAB
739 - STOP ASSEMBLY, DOOR
748 - SUB-FRAME
795 - EMBLEM / GRAPHIC, EXTERIOR
799 - CONSOLE
802 - MANIFEST BOX/DOOR POUCH
804 - TRIM, INTERIOR
805 - TRIM, BUNK
806 - MIRROR, INTERIOR
807 - UNDER BUNK LIFT ASSIST SHOCK
811 - RELAY/MAGNETIC SWITCH (ELECTRIC MIRROR)
822 - UNDERCOATING
825 - SWITCH (ELECTRIC MIRROR)
833 - VALVE, CONTROL
844 - VENTILATOR
855 - VISOR, SUN
867 - VENT WINDOW GLASS
877 - VENT WINDOW & SEAL
894 - DEFLECTOR, BUG
896 - TRIM, HOOD
909 - HARNESS, CAB (WIRES, CONNECTORS, AND TERMINALS)
926 - SHORE POWER CONNECTION
928 - DOOR, HOOD / ENGINE ACCESS
929 - HINGE / BRACKET, FRONT HOOD MOUNTING
934 - REINFORCEMENT, HOOD
935 - TORSION BAR, HOOD ASSIST
936 - LATCH, ENGINE ACCESS DOOR
939 - SEAL, DOOR - LEADING EDGE
956 - FENDER EXTENSION
958 - BRACKET, SUN SHADE MOUNTING
962 - GLASS, MIRROR HEAD
963 - MIRROR, OTHER
964 - GLASS, CAB SIDE WINDOW
972 - PANEL, REAR TRIM
973 - PANEL, DOOR TRIM - DRIVER SIDE
974 - PANEL, DOOR TRIM - PASSENGER SIDE
975 - HOLDER, CUP
991 - MOTOR, MIRROR
992 - HEATER, MIRROR
994 - BRACKET, MIRROR

GROUP 17 - WHEELS

031 - DISC WHEEL
057 - CLAMP, RIM
87 - HUB (DISC WHEEL)
093 - SPACER, RIM
108 - RIM (DEMOUNTABLE)
182 - NUT
216 - STUD
302 - WHEEL, DEMOUNTABLE RIM
303 - SPIDER, DEMOUNTABLE RIM
337 - RING, SIDE/LOCK
386 - SPOKE WHEEL
445 - TUBE
527 - VALVE STEM

GROUP 18 - SCR AFTERTREATMENT

45 - HOSE, PUMP TO TANK SUPPLY / SUCTION
46 - HOSE, PUMP TO TANK RETURN
47 - HOSE, PUMP TO DOSER / INJECTOR
48 - HOSE, DOSER TO TANK RETURN
110 - GAUGE, DEF FILL LEVEL (DASH)
124 - SENSOR ASSEMBLY, DEF TANK
167 - FILTER, SUPPLY MODULE
177 - CAP, FILLER TANK
179 - COVER, TANK (BRIGHT)
180 - COVER, SUPPLY MODULE
181 - HEATER, TANK
189 - CLAMP, HOSE
240 - PUMP, SUPPLY MODULE
350 - HOSE, TEE TO DOSER
351 - HOSE, DOSER TO TEE
352 - GASKET DOSER
353 - FITTING, HOSE
354 - TEE, HOSE
388 - LAMP, DEF
500 - BRACKET/STRAP, DEF TANK
501 - BRACKET, SUPPLY MODULE PUMP
502 - BRACKET, ACM
537 - ACM (AFTER TREATMENT CONTROL MODULE)
538 - MODULE, EGTS
543 - ELBOW, DECOMPOSITION REACTOR
559 - DOSER, UREA
562 - GASKET, REACTOR
565 - WIRING, (SENSOR)
574 - SENSOR, SCR/AFT TEMP
603 - DRAIN PLUG, TANK
637 - TANK, DIESEL EXHAUST FLUID
648 - SENSOR, ENGINE OUT (NOX)

649 - SENSOR, EXHAUST OUT (NOX)
650 - SENSOR, AMMONIA
651 - SENSOR, PM (PARTICULATE MATTER)
715 - VALVE, HC AIR SHUTOFF
750 - HOSE, ENGINE TO COOLANT VALVE SUPPLY LINE
751 - HOSE, COOLANT VALVE TO TANK
752 - HOSE, TANK TO COOLANT VALVE
753 - HOSE, COOLANT VALVE TO ENGINE
754 - HOSE, TANK TO DEF SUPPLY MODULE
755 - HOSE, DEF SUPPLY MODULE TO ENGINE
787 - PICKUP, TANK
793 - TANK DEF, COOLANT FLOW VALVE
801 - MODULE, PDM
858 - CATALYST, SCR
859 - REACTOR, DECOMPOSITION
905 - WIRING, DEF FILL LEVEL GAUGE
906 - WIRING, ACM
907 - WIRING, SUPPLY MODULE
908 - WIRING, HEATED LINE
909 - WIRING, HEAD UNIT
910 - FILTER, TANK

GROUP 19 - ACCESSORIES

001 - FAN, DEFROSTER
005 - KNOB
008 - COVER/SHIELD
15 - CLUTCH, COMPRESSOR
028 – COMPRESSOR / RECIPROCATING
029 – COMPRESSOR / ROTARY
032 - ARM, WIPER
043 - CONDENSER
045 - LINKAGE, WIPER
70 - SWITCH, RADIATOR FAN/SHUTTER OVERRIDE
076 - CORE (HEATER)
077 - VALVE, WATER
094 - EVAPORATOR
100 - METER ASSEMBLY, ENGINE
105 - WHEEL, BLOWER
108 - MODULE, CONTROL
124 - MOTOR, WIPER (AIR OR VACUUM)
135 - MOTOR, SLEEPER BLOWER
136 - MOTOR
138 - BLOCK, RESISTOR
139 - DRIVE ASSEMBLY, CRANKING MOTOR
149 – ACCUMULATOR / DRYER
178 - CONDENSER, FAN
182 - VALVE, EXPANSION
183 - VALVE, EXPANSION REAR
187 - DUCTING, AIR CONDITIONER/HEATER/DEFROSTER
197 - HORN ASSEMBLY
214 - VALVE, CONTROL
222 - SOLENOID
233 - VALVE, CHECK
248 - TANK ASSEMBLY & MOUNTING
251 - HARNESS, COILED RIBBON (CLOCK SPRING)
284 - ANTENNA & LEAD-IN (ENTERTAINMENT)
286 - LEAD-IN, ANTENNA (C.B. RADIO)
290 - CONTROL, RADIO (SLEEPER BOX)
299 - RADIO-BASIC ASSEMBLY
305 - SEAL/GASKET
310 - AIR CONDITIONER O-RING
317 - SCHRADER VALVE, LOW SIDE
318 - SCHRADER VALVE, HIGH SIDE
325 - SOLENOID, PNEUMATIC
327 - SWITCH, AIR HORNS
331 - AIR COMPRESSOR, ELECTRIC SEAT
334 - SPEAKER
343 - SHOCK, SEAT
344 - ADJUSTER ASSEMBLY, SEAT
345 - CONTROLS, SEAT POSITION & OCCUPANT ADJUSTMENT
347 - BRACKET, MOUNTING
351 - FRAME, SEAT
352 - HOSE / PIPE
353 - FITTING
354 - CONTROL, AIR SEAT
355 - MOUNTING/HOUSING (MAIN CASE)
356 - MODULE, HEATED-FRONT SEAT
357 – MODULE, ROLL OVER
363 - BAG, AIR
364 - AIRBAG, SIDE ROLL
366 - ASSEMBLY, COLLISION ROLL SENSOR
378 - COVER, SEAT BACK
379 - FUSE
380 - COVER, SEAT CUSHION
381 - RETRACTOR, SEAT BELT
382 - CUSHION, BACK
383 - CIRCUIT BREAKER
385 - CUSHION, SEAT
386 - BELT, SEAT
400 - ETHER START ASSEMBLY
411 - PLATE, FIFTH WHEEL
412 - FILTER, AUXILIARY OIL
413 - HINGE PINS, FIFTH WHEEL
415 - HINGE PIN BUSHING INSERTS, FIFTH WHEEL
417 - CONTROL, FIFTH WHEEL
435 - HEATER ASSEMBLY, ENGINE
436 - SOCKET, ENGINE HEATER
443 - BACK-UP CAMERA
457 - PUMP
458 - RESERVOIR
473 - AMPLIFIER
481 - C.B.-BASIC ASSEMBLY

483 - CD CHANGER
489 - DVD ENTERTAINMENT SYSTEM
491 - SATELITE MODULE-BASIC ASSEMBLY
503 - SUBWOOFER
506 - LOCK CYLINDER, FIFTH WHEEL
632 - HVAC HOSE, UNDER CAB TO REAR
633 - AUXILIARY FUEL-FIRED HEATER
635 - AUXILIARY POWER UNIT (APU)
638 - ELECTRIC HVAC MODULE
675 - REST, ARM
698 - AIR DEFLECTOR-SIDE MOUNTED AND BRACKETS
699 - AIR DEFLECTOR-ROOF MOUNTED
705 - SOLENOID, AIR
706 - SOLENOID PACK, AIR
708 - MODULE, BLOWER SPEED LPM
709 - MODULE, HVAC CONTROL
733 - ACTUATOR, MOTOR/DOOR - BLEND AIR
734 - ACTUATOR, MOTOR/DOOR - FRESH AIR
735 - ACTUATOR, MOTOR/DOOR - AIR DISTRIBUTION
747 - TANK, AUXILIARY AIR
749 - CABLE, PULL
763 - SENSOR, REFRIGERANT PRESSURE
764 - THERMISTOR, INLET
765 - THERMISTOR, OUTLET
801 - MODULE, CONTROL UNIT
807 - MODULE, VEHICLE PERSONALITY (VPM)
811 - RELAY/MAGNETIC SWITCH
819 - TUBE, ORIFICE
820 - TUBE, DRAIN
825 - SWITCH
826 - SWITCH, BUNK-ON/OFF
827 - SWITCH, BUNK-TEMPERATURE CONTROL
829 - SWITCH, TEMPERATURE (ETHER START)
830 - SWITCH, INTERMITTENT
831 - SENSOR, SUNLOAD
832 - SWITCH, LOW FLUID LEVEL
833 - SENSOR, ITOS
837 - SWITCH, CLUTCH
838 - SWITCH, SET-RESUME
849 - MODULE, DIAGNOSTIC - APADS
850 - SWITCH, OIL PRESSURE (PRESSURESTAT)
880 - SWITCH, PRESSURE-LOW
881 - SWITCH, PRESSURE-HIGH
882 - SWITCH, THERMOSTATIC
885 - SENSOR, FREEZE
900 - MODULE, SMART CRUISE
901 - ANTENNA ASSEMBLY, GPS
902 - CABLE ASSEMBLY, GPS
909 - HARNESS, CAB (WIRES, CONNECTORS, AND TERMINALS)
921 - HARNESS, OTHER (WIRES, CONNECTORS & TERMINALS)
923 - HARNESS, FRONT END (WIRES, CONNECTORS, AND TERMINALS)

WHAT IS NOT COVERED

Components / Items:

- Correction of loose fasteners, squeaks, rattles and unusual noises.
- Adjustments (e.g., headlights, brake/clutch adjustments, steering system adjustments, coolant levels).
- Items warranted by their respective manufacturers (e.g., non–Navistar brand engines, tires & tubes, Allison Transmissions, Agility Fuel System, clutch, batteries, radios, lubricants, etc.).
- Any part that does not have a Navistar part number.
- Unauthorized parts other than International® service parts or ReNEWed® parts.
- Aftermarket parts or service kits.
- Bodies, equipment and accessories installed by other than authorized Navistar employees at Navistar manufacturing plants.
- Front and rear axle alignment.
- Parts requiring replacement at inspection or adjustment maintenance intervals for reasons other than being defective.

Repairs:

- Maintenance-related items/ repairs or those as a result of normal wear and tear, including tune-ups, gaskets, belts, seals, lubrication, and/or other similar procedures/parts required to keep vehicle in good working condition. These services include, but are not limited to, oil changes, oil filters, air filters, fuel filters, cleaning/polishing, engine tune-up, adding oils, tightening of air intake and coolant clamps, ash tray,

cigarette lighter element, fire extinguishers, fluorescent ballast and tubes, fuses, gladhand and gladhand rubbers, trailer hoses, hose tenders, trailer electrical cables, light bulbs, mattress, mud flaps, or mud flap mounting bracket.

- Repairs to any part of the vehicle subjected to misuse, negligence, improper maintenance, improper operation, or which is the result of an accident.
- Wheel seals, belts, hoses and lubricants, except when required in connection with a warrantable failure.
- Fades, runs, mismatch or damage to paint, trim items, upholstery, chrome, polished surfaces, etc., resulting from environmental causes, improper polishes, cleaners or washing solutions, or chemical and industrial fallout
- Attaching accessories, thermostats, flex plate, externally mounted electrical & filtration systems.
- No coverage will be granted if Power Train, Propshaft and Suspension sales guidelines (specifications) are not strictly adhered to by all owners and operators of this vehicle.
- Rust, corrosion, cosmetic issues, bright work
- Failure to maintain correct maintenance schedule.
- Failures or damage resulting from abuse or neglect as determined by Navistar, which includes, but is not limited to, operation without adequate coolants or lubricants, over speeding, lack of maintenance of lubricating, cooling or intake systems, improper storage, starting, warm-up, run-in or shutdown practices.
- Failures caused by incorrect oil, fuel or catalytic reagent or by water, dirt or other contaminants in the fuel, oil or catalytic reagent.
- Accidents, acts of nature or other events beyond the control of Navistar.

Other:

- Engines/Vehicles sold and/or operated outside the United States or Canada.
- Engine/Vehicle or engine components which have had unauthorized alterations or modifications.
- Engines/Vehicles on which the odometer reading has been altered.
- Incidental, special, indirect, or consequential costs or expenses which the owner may incur as a result of a malfunction or failure covered by this warranty, such as vehicle damage, communication expenses, meals, lodging, overtime, loss of use of engine or vehicle ("downtime"), loss of time, inconvenience, cargo loss or damage, and other similar costs and expenses.
- Replacement of defective parts, which were not authorized Navistar equipment when first installed.
- Towing, unless additionally purchased.

OBTAINING SERVICE

To obtain service under this Service Contract, return this vehicle to any International® truck dealer authorized to service this model vehicle and engine. To locate an authorized dealer near you, please call the Navistar Customer Service Center at 800-44-TRUCK (800-448-7825).

DISCLAIMER

FOLLOWING THE EXPIRATION OF THE STANDARD NAVISTAR LIMITED WARRANTY AND DURING THE PERIOD OF THIS SERVICE CONTRACT, NO WARRANTIES OR ADDITIONAL COVERAGE ARE GIVEN BEYOND THOSE DESCRIBED HEREIN. THIS EXTENDED WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, EXCEPT FOR THE APPLICABLE STANDARD NAVISTAR LIMITED WARRANTY FOR YOUR VEHICLE. NAVISTAR SPECIFICALLY DISCLAIMS WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ALL OTHER REPRESENTATIONS TO THE USER/PURCHASER, AND ALL OTHER OBLIGATIONS OR LIABILITIES. NAVISTAR FURTHER EXCLUDES LIABILITY FOR INCIDENTAL, SPECIAL, INDIRECT AND CONSEQUENTIAL DAMAGES, ON THE PART OF NAVISTAR OR SELLER. No person is authorized to give any other warranties or to assume any liabilities on Navistar's behalf unless specifically made or assumed in writing by Navistar; and no other person is authorized to give any warranties or to assume any liabilities on the seller's behalf unless specifically made or assumed in writing by the seller.

Remedies Under State or Provincial Law: Some states and provinces do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to the owner. This

warranty gives the owner specific legal rights, and he may also have other legal rights which may vary by state or province.

Navistar, Inc., except in Canada, where it is Navistar Canada, Inc.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-363

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Terry Gulley, Asst Public Works Director - Ops

FROM: Ross Jackson, Jr., Fleet Operations Superintendent

SUBJECT: **SUPERIOR AUTOMOTIVE GROUP**

RECOMMENDATION:
A RESOLUTION TO APPROVE THE PURCHASE OF A 2024 FORD RANGER FROM SUPERIOR AUTOMOTIVE GROUP IN THE AMOUNT OF $41,643.24 ACCORDING TO VEHICLE PURCHASE ORDINANCE 6491 AND APPROVE A BUDGET ADJUSTMENT.

BACKGROUND:
Unit 2230, WSEW_F002 is a meter truck for Water and Sewer that has started to experience engine issues.

DISCUSSION:
Unit 2230, WSEW_F002 has hydraulic lifter ticks indicating excessive wear on the engines' hydraulic valvetrain. The unit is no longer capable of front-line service.

BUDGET/STAFF IMPACT:
This unit was not budgeted for replacement until 2025. However, moving this replacement up is the most cost-effective approach at this time. A budget adjustment is being submitted to utilize the Fleet's fund balance for this purchase.

This unit was unanimously approved at the July 9th Equipment Committee.

ATTACHMENTS: SRF (#3), BA (#4), Quote Worksheet (#5), Vehicle Purchase Ordinance (#6)

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

File #: 2024-363

SUPERIOR AUTOMOTIVE GROUP

A RESOLUTION TO APPROVE THE PURCHASE OF A 2024 FORD RANGER FROM SUPERIOR AUTOMOTIVE GROUP IN THE AMOUNT OF $41,643.24, PURSUANT TO ORDINANCE 6491, 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 approves the purchase of a 2024 Ford Ranger from Superior Automotive Group in the amount of $41,643.24, pursuant to Ordinance 6491.

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

2024-363

Item ID

8/06/20204

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

Ross Jackson	7/16/2024	FLEET OPERATIONS (770)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

A RESOLUTION TO APPROVE THE PURCHASE OF A 2024 FORD RANGER FROM SUPERIOR AUTOMOTIVE GROUP IN THE AMOUNT OF $41,643.24 ACCORDING TO VEHICLE PURCHASE ORDINANCE 6491 AND APPROVE A BUDGET ADJUSTMENT. 2230 TO BE 2302 WSEW_F002

Budget Impact:

9700.770.1920-5802.00	SHOP
Account Number	Fund
02078.2024	LIGHT/MEDIUM UTILITY VEHICLES
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	615,060.00
		Expenses (Actual+Encum)	$	438,407.63
		Available Budget	$	**176,652.37**
Does item have a direct cost?	Yes	Item Cost	$	41,643.24
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	42,000.00
		Remaining Budget	$	**177,009.13**

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	FLEET OPERATIONS (770)	
	Requestor: Ross Jackson	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Unit 2230 / WSEW_F002 is having hydraulic lifter ticks indicating excessive wear in the engines hydraulic valvetrain. Fleet is recommending replacement, the cost of repair is notjustified for the age of the unit.

COUNCIL DATE: 8/6/2024

ITEM ID#: **2024-207**

Holly Black
7/17/2024 9:44 AM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

RESOLUTION/ORDINANCE

CHKD/POSTED: /

v.2024624

TOTAL	42,000	42,000				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
9700.770.1920-5802.00	42,000	-	02078	2024	EX	Vehicles & Equipment - base
9700.770.1910-4999.99	-	42,000			RE	Use Fund Balance - Current
	-	-				
	-	-				
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Superior Automotive Group
Jeff Lee | 479-393-8282 | jlee@drivesuperior.com

[Retail] 2024 Ford Ranger (R4P) XL 4WD SuperCrew 5' Box (✓ Complete)

Quote Worksheet

		MSRP
Base Price		$36,365.00
Dest Charge		$1,595.00
Total Options		$0.00
	Subtotal	**$37,960.00**
Emergency Light Upfit Package		$2,058.24
2 Side Tool Boxes		$1,625.00
Government Incentive QC689		$0.00
	Subtotal Pre-Tax Adjustments	**$3,683.24**
Less Customer Discount		$0.00
	Subtotal Discount	**$0.00**
Trade-In		$0.00
	Subtotal Trade-In	**$0.00**
	Taxable Price	**$41,643.24**
Sales Tax		$0.00
	Subtotal Taxes	**$0.00**
	Subtotal Post-Tax Adjustments	**$0.00**
	Total Sales Price	**$41,643.24**

7/3/2024

Dealer Signature / Date

Customer Signature / Date

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Data Version: 22870. Data Updated: Jul 2, 2024 6:45:00 PM PDT.

Superior Automotive Group
Jeff Lee | 479-393-8282 | jlee@drivesuperior.com

[Retail] 2024 Ford Ranger (R4P) XL 4WD SuperCrew 5' Box (✓ Complete)

Window Sticker

SUMMARY

[Retail] 2024 Ford Ranger (R4P) XL 4WD SuperCrew 5' Box — MSRP:$36,365.00

Interior:Ebony, Premium Cloth Front Bucket Seats

Exterior 1:Oxford White

Exterior 2:No color has been selected.

Engine: 2.3L EcoBoost

Transmission: Electronic 10-Speed Automatic

OPTIONS

CODE	MODEL	MSRP
R4P	[Retail] 2024 Ford Ranger (R4P) XL 4WD SuperCrew 5' Box	$36,365.00
	OPTIONS	
100A	Equipment Group 100A Standard	$0.00
153	Front License Plate Bracket	$0.00
44T	Transmission: Electronic 10-Speed Automatic	$0.00
99H	Engine: 2.3L EcoBoost	$0.00
BH	Ebony, Premium Cloth Front Bucket Seats	$0.00
YZ	Oxford White	$0.00
___	3.73 Axle Ratio	$0.00
___	Tires: 255/70R17 All-Terrain BSW	$0.00
	SUBTOTAL	**$36,365.00**
	Adjustments Total	$0.00
	Destination Charge	$1,595.00
	TOTAL PRICE	**$37,960.00**

FUEL ECONOMY

Est City:20 MPG

Est Highway:24 MPG

Est Highway Cruising Range:432.00 mi

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Data Version: 22870. Data Updated: Jul 2, 2024 6:45:00 PM PDT.

McGaugh, Les

From: Bolinger,Chuck <CBolinger@penskeautomotive.com>
Sent: Friday, May 20, 2022 9:07 AM
To: McGaugh, Les
Subject: FW: Immediate 2023MY Fleet Order Cutoff for Select Vehicle Lines

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.

Well not good news

Thanks

Chuck Bolinger

From: Robert E. WHeeler <robert.e.wheeler@gm.com>
Sent: Friday, May 20, 2022 8:29 AM
Subject: Immediate 2023MY Fleet Order Cutoff for Select Vehicle Lines

WARNING: This is from an **EXTERNAL** source. Please exercise caution opening attachments or clicking links and forward suspicious emails with the PhishAlarm button or emailing itsecurity@penskeautomotive.com

Immediate 2023MY Order Cutoff for all fleet order types for the following select vehicle lines and all models:

- **Cadillac CT5**
- **Cadillac Escalade ESC**
- **Cadillac Escalade ESV**
- **Buick Enclave**
- **Chevrolet Tahoe**
- **Chevrolet PPV**
- **Chevrolet Suburban**

Orders placed today, May 20, 2022 are at risk of cancellation.

Please contact your Customer Support Representative or 800-FLEET-OP if you have questions or concerns.

Don Kaiser
Manager- Customer Support Team

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included in this message.

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2555 Telegraph Road, Bloomfield Hills, MI 48302.

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

Ordinance: 6491

File Number: 2021-0718

BID WAIVER FOR FLEET VEHICLES:

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

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

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

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

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

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

FAYETTEVILLE, ARKANSAS:

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

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

PASSED and APPROVED on 10/5/2021

Approved:

Lioneld Jordan, Mayor

Attest:

Kara Paxton, City Clerk Treasurer

CITY CLERK / TREASURER
CITY OF
FAYETTEVILLE
ARKANSAS
WASHINGTON COUNTY

Agenda Date: 10/5/2021 **Version:** 1 **Status:** Passed

In Control: City Council Meeting **File Type:** Ordinance

Agenda Number: C.4

BID WAIVER FOR FLEET VEHICLES:

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

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

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

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

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

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

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-353

MEETING OF AUGUST 6, 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: **Approval of Contract Amendment #2 in the amount of $74,875.00 with Garver, LLC for design of the School/College Avenue Corridor Improvements, per RFQ 20-01, selection #3 and approval of a budget adjustment.**

RECOMMENDATION:
Staff recommends approval of Contract Amendment #2 in the amount of $74,875.00 with Garver, LLC. to provide professional services for the design of the School/College Avenue Corridor Improvements Project and approval of a budget adjustment.

BACKGROUND:
The School Avenue and College Avenue Corridors serve as the major north-south route through the central part of the City and are major commercial and retail destination. Maintaining and improving the corridors will allow them to continue to serve mobility needs, and to continue to develop/redevelop as commercial corridors.

Improvements to these corridors will include striping, widening and/or narrowing of the roadway, utility relocation, sidewalk/trail installation, accommodations for transit systems, elimination or reconfiguration of driveways, modification to traffic signals, medians, and other corridor improvements identified in the design process.

The starting point for corridor designs was the 71B Corridor Plan completed by RDG Planning. Goals and aspirations of the Plan will be implemented to the greatest extent possible through the limits of the project segments selected for design and construction, which include College Ave. between North Street and Township Street, and School Ave. between Martin Luther King Jr. Blvd. and Cato Springs Road.

On July 7, 2020, the City Council approved a contract with Garver, LLC for the programming phase of this project. The programming phase included meetings with stakeholders and city staff to review the plan goals and make decisions about how and where to include project elements identified in the 71B Plan.

On December 7, 2021, the City Council approved contract amendment #1 with Garver, LLC for the detailed design for College Avenue between North Street and Township Street and School Avenue between 15th Street and MLK Jr. Boulevard.

On June 27, 2024, the City opened construction bids for this project.

DISCUSSION:

The approved contract with Garver, LLC does not include bidding services, construction phase services and materials testing. Staff has worked with MCE to develop a scope that will include support for the contractor and city staff as needed throughout the construction of this project. This contract amendment also removes design work for the School Avenue portion of the project. The intent is to approach this as a totally separate project with a new contract. Garver, LLC has provided a fee in the amount of $74,875.00 for this additional work. The contract will be paid based on hourly rates for work completed, up to the total contract amount.

BUDGET/STAFF IMPACT:
This work will be paid for with the funds from the 2022 Transportation Bond Fund. With this contract amendment, the new design contract will be $1,275,460.00

ATTACHMENTS: SRF (#3), BA (#4), College Ave Amendment 2 (#5)

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

File #: 2024-353

Approval of Contract Amendment #2 in the amount of $74,875.00 with Garver, LLC for design of the School/College Avenue Corridor Improvements, per RFQ 20-01, selection #3 and approval of a budget adjustment.

A RESOLUTION TO APPROVE AMENDMENT NO. 2 TO THE CONTRACT WITH GARVER, LLC. IN THE AMOUNT OF $74,875.00 FOR DESIGN OF THE SCHOOL/COLLEGE AVENUE CORRIDOR IMPROVEMENTS, AND TO APPROVE A BUDGET ADJUSTMENT – 2022 STREET IMPROVEMENT BOND PROJECT

WHEREAS, on July 7, 2020, the City Council approved Resolution 180-20 authorizing a contract with Garver, LLC for the programming phase of the School/College Avenue Corridor Improvements Project; and

WHEREAS, on December 7, 2021, the City Council approved Amendment No. 1 for the detailed design for College Avenue between North Street and Township Street and School Avenue between 15th Street and MLK Jr. Boulevard; and

WHEREAS, Amendment No. 2 will remove the previously approved scope of services for the School Avenue portion of the project and reallocate those associated funds for additional services for the portion of College Avenue between North Street and Sycamore Street.

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. 2 to the contract with Garver, LLC. in the amount of $74,875.00 for design of the School/College Avenue Corridor Improvements.

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

2024-353

Item ID

8/6/2024

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

Matt Casey	7/11/2024	ENGINEERING (621)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends approval of Contract Amendment #2 in the amount of $74,875.00 with Garver, LLC. to provide professional services for the design of the School/College Avenue Corridor Improvements Project and approval of a budget adjustment.

Budget Impact:

4702.860.7221-5860.02	Street Projects 2022 Bonds
Account Number	Fund
46020.7221-1020	Hwy 71B Corridor North to Township
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	232,335.00
		Expenses (Actual+Encum)	$	187,904.71
		Available Budget	**$**	**44,430.29**
Does item have a direct cost?	Yes	Item Cost	$	74,875.00
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	74,875.00
		Remaining Budget	**$**	**44,430.29**

V20221130

Purchase Order Number:	2020-00000607	**Previous Ordinance or Resolution #**	180-20, 291-21
Change Order Number:	2	**Approval Date:**	
Original Contract Number:	2020-00000053		

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 approval of Contract Amendment #2 in the amount of $74,875.00 with Garver, LLC. to provide professional services for the design of the School/College Avenue Corridor Improvements Project and approval of a budget adjustment.

COUNCIL DATE: 8/6/2024

ITEM ID#: **2024-353**

Holly Black

7/11/2024 10:33 AM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

CHKD/POSTED: /

RESOLUTION/ORDINANCE

v.2024624

	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
TOTAL	-	-				
4702.860.7221-5860.02	74,875	-	46020	7221.1020	EX	Capital Prof Svcs - Engineering/Architectu
4702.860.7999-5899.00	(74,875)	-	46020	7999	EX	Unallocated - Budget
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AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES
CITY OF FAYETTEVILLE
Fayetteville, Arkansas
Project No. 20T21050

CONTRACT AMENDMENT NO. 2

This Contract Amendment No. 2 ("Amendment"), effective on the date last written below, shall amend the original contract between the **City of Fayetteville** (Owner) and **Garver, LLC** (Garver), dated July 7, 2020 and Amendment No. 1 dated December 7, 2021 referred to in the following paragraphs as the "Agreement."

This Contract Amendment No. 2 modifies professional services for the

Improvements to School Avenue from MLK Jr. Boulevard to 15th Street and College Avenue from North Street to Township Street.

In General Amendment No. 2 modifies the agreement by removing previously approved scope of services and associated fees from certain portions of the project and reallocating those associated fees for additional services for the portion of College Avenue between North Street and Sycamore Street. More specifically, the agreement is hereby modified as follows:

APPENDIX A – SCOPE OF SERVICES

The attached Appendix A – Scope of Services for Amendment No. 2 shall replace the previously approved scope of services in its entirety.

APPENDIX B – PROJECT FEE SPREADSHEETS

The attached Appendix B – Project Fee Spreadsheet that contains the hourly rates, revised summary sheet, and revised fee spreadsheets shall replace the previously approved Appendix B in its entirety.

Amendment No. 2 shall increase the maximum-not-to-exceed amount a sum of **$74,875** from $1,200,585 to $1,275,460.

Terms and conditions of the Agreement not modified herein remain unchanged and in full force and effect.

This Amendment may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, OWNER and Garver have executed this Amendment effective as of the date last written below.

CITY OF FAYETTEVILLE	GARVER, LLC
By: _____ *Signature*	By: _____ *Signature*
Name: _____ *Printed Name*	Name: Ronald S. Petrie *Printed Name*
Title: _____	Title: Vice President
Date: _____	Date: 5/31/2024
Attest: _____	Attest: _____

AMENDMENT NO. 2

APPENDIX A – SCOPE OF SERVICES

The following Appendix A - Scope of Services for Amendment No. 2 shall replace the entire previously approved Appendix A – Scope of Services.

1. General

The scope of services for this project previously included surveying, environmental (NEPA documentation), design, and bidding services for improvements to School Avenue between MLK, Jr. Boulevard and 15th Street and College Avenue between North Street and Township Street. Improvements were planned to consist primarily of enhancements to pedestrian & bicycle infrastructure, landscaping, signalization, drainage improvements as necessary, watershed BMPs, utility relocations, and access control improvements for 1.82 miles of the School/College Avenue corridor and the portion of Poplar Street from College Avenue to Green Acres Road. Improvements to the corridor will be consistent with the items identified in the 2021 School & College Avenues Programming document.

Generally, Amendment No. 2 reallocates the previously approved scope of services and associated fees of certain project phases to services that were previously excluded as further described below:

- For the School Avenue segment between MLK, Jr. Boulevard and 15th Street, the amended scope of services includes surveying and design of the geometric improvements to the School Avenue and 15th Street intersection improvements in sufficient detail to allow ARDOT to use for improvements associated with a separate project. All previously approved scope of services for this corridor segment are hereby removed from the project.
- For the College Avenue segment starting just to the north of the Sycamore Street intersection and extending to Township Street, the amended scope of services includes surveying and the preparation of conceptual (30%) construction plans of the planned improvements. All previously approved scope of services for this corridor segment are hereby removed from the project.
- For the College Avenue segment from North Street to Sycamore Street, the amended scope of services includes all previously approved scope of services plus the following additional items:
    - Preparation of Right-of-Way and easement acquisition documents for up to 22 parcels.
    - Preparation of separate construction drawings for the portion of improvements adjacent to the VA Hospital property.
    - Preparation of a Maintenance of Traffic Plan for the Water/Sewer improvements designed by others including temporary traffic signal phasing plans.
    - Additional time to meet with adjacent property owners.
    - Additional time for intersection grading and layout plans.
    - Additional time for Utility relocation coordination including water/sewer.
    - Construction rebid for project segment with revised plans.
    - Construction Phase Services.

1. Surveys *(No Amendment No. 2 changes to the previous scope of work)*

1.1. Design Surveys

Garver will utilize the previously performed LIDAR survey for designing the project. The LIDAR survey included sufficient topography for modeling the existing ground, buildings & other structures, streets, trees, visible utilities, and parking lots.

Garver will conduct additional field surveys along the project site as appropriate for locating underground utilities marked by their owners and/or representatives and any other pertinent drainage infrastructure that may be present at and/or along the project site. For the portion of the project between North Street and Township Street, Garver will utilize a survey provided by the City for the field location of utilities. Garver will establish control points for use during construction.

1.2. Property Surveys

Garver will locate existing monumentation representing right of way and/or easements based on record data which will be provided by an abstractor under a subconsultant agreement with Garver for the portion of the project between North Street and Sycamore Street. For the remaining portion of the project, Garver will utilize City data and as-built plans to establish the existing right-of-way.

2. Geotechnical Services *(No Amendment No. 2 changes to the previous scope of work)*

Geotechnical is not anticipated for the completion of the project and not included in this scope of services.

3. Coordination *(No Amendment No. 2 changes to the previous scope of work)*

Garver will furnish plans to all known utility owners potentially affected by the project at preliminary & final stages of development. Garver will conduct individual coordination meetings as necessary among all known affected utility owners to enable them to coordinate efforts for any necessary utility relocations including the possibility of placing overhead utilities underground. Garver will include the surveyed locations of the observable and marked utilities in the construction plans. Garver will also include proposed and/or relocated utility information in the construction plans as provided by the utility companies.

Garver will furnish both preliminary and final plans to the following agencies depending on the specific project regulatory requirements: ARDOT, ADEQ, COE, USFWS, and Department of Arkansas Heritage for their review and comment.

In addition to the coordination meetings with the City and other regulatory agencies, the following public meetings will be prepared for and attended:

- Two (2) public involvement meetings
- Two (2) Transportation Committee meetings
- One (1) Active Transportation Committee meeting
- One (1) Arts Council meeting
- Individual Stakeholder meetings as necessary

4. Environmental Services *(No Amendment No. 2 changes to the previous scope of work)*

4.1. Environmental Services

Garver will prepare a small site construction Stormwater Pollution Prevention Plan (SWPPP) in accordance with DEQ standards for each of the three projects defined in this scope of services. Construction site notices of coverage for the three projects will be obtained. Preparation of the SWPPP includes reviews, addressing comments, and refinement of the SWPPP design sheets produced by the engineer to meet DEQ standard requirements for site plans.

A Short-Term Activity Authorization (STAA) is required by DEQ for any project that might cause a violation of Arkansas water quality standards. Garver will complete the STAA request, which includes crossing location(s), point of contact, acreage of disturbance, schedule, and work to be performed. Garver will coordinate the issuance of a STAA with DEQ for one stream crossing. Garver will pay the required fee, which is $150 per stream crossing and seek reimbursement from the Client.

Garver will perform wetland delineations for the portion of the project between North Street and Green Acres Road and also the area for the Nationwide Permit. Garver will work with the US Army Corps of Engineers to obtain a Section 404 Nationwide permit(s) for projects defined in this scope of services that require such permitting. An Individual permit and mitigation planning are not anticipated.

4.2. Environmental Services (Federal/State Funded Project Only)

Preliminary environmental data associated with the proposed project area will be collected to assess impacts to the social, economic, and natural environments. Data related to the following impact areas should be included:

1. Air Quality
2. Cultural Resources
3. Economic
4. Endangered Species
5. Environmental Justice/Title VI
6. Fish and Wildlife
7. Floodplains
8. Forest Service Property
9. Hazardous Materials/Landfills
10. Land Use
11. Migratory Birds
12. Navigation/Coast Guard
13. Noise Levels
14. Prime Farmland
15. Protected Waters
16. Public Recreation Lands
17. Public Water Supply/WHPA
18. Relocatees
19. Section 4(f)/6(f)
20. Social
21. Underground Storage Tanks
22. Visual
23. Streams
24. Water Quality
25. Wetlands
26. Wildlife Refuges

Preliminary environmental data collection is part of the initial scope of work's justification of costs and fees.

4.2.1. Environmental Constraints Map

1. All environmental data collected will be transferred to appropriately scaled aerial photographs and/or overlaid on the design plans to produce a map that indicates all known environmentally sensitive areas and other constraints prior to submittal of 30% plans. The approved map will be the basis for avoidance and minimization of environmental impacts during the design process and notations on the plans for restraining conditions on the Contractor, in accordance with Section 107.10 of the Standard Specifications for Highway Construction. Contract Special Provisions will be developed as necessary to provide protection for environmentally sensitive areas or features and to provide guidance to the Contractor.
2. Constraints Mapping shall include an on-site survey level of site reconnaissance to verify desktop-collected data. A Constraints Memo shall be developed that summarizes the results of mapping and data collection, and shall include avoidance recommendations.

4.2.2. Special Studies and Agency Coordination

1. Conduct a wetland delineation including GPS mapping of potentially jurisdictional aquatic features within the study area.
2. Conduct a Phase I Cultural Resources Survey including archaeological and historic resources. If any additional analyses or data collection are needed beyond a Phase I Cultural Resources survey, this service will be added through a supplemental agreement.
3. A Request for Technical Assistance (RTA) regarding buildings and structures 45 years or older that need to be included in the Constraints Mapping will be submitted to the Arkansas Department of Parks, Heritage, and Tourism (ADPHT) with the results of the Phase I Cultural Resources Survey. Any buildings or structures listed in the National Register of Historic Places (NRHP) or determined eligible for listing through SHPO review of the RTA will be displayed on the constraints maps.
4. Agency coordination shall include the US Army Corps of Engineers (USACE), US Fish and Wildlife Service (USFWS), Arkansas Division of Environmental Quality (DEQ), ADPHT, Arkansas Department of Health (ADH), and City of Fayetteville staff.
5. Prepare and submit Tribal consultation letters to ARDOT and FHWA for consultation with the appropriate Tribes.
6. Hazardous materials database review.

4.2.3. Location and/or Design Alternatives

1. Review conceptual design of all location and/or design alternatives, which will include but not be limited to major drainage structures and construction techniques. Development of the alternatives shall include early and continuous coordination with the design team, Client, and appropriate resource agencies, if necessary. Electronic copies of the design shall be furnished to the Client in Bentley MicroStation "DGN" format. One alternative will be described in the Categorical Exclusion.
2. The Consultant shall work to avoid and/or minimize environmental impacts, as appropriate. If impacts cannot be avoided, then the impacts shall be minimized. Mitigation for impacts should occur as a last option.
3. Reasonable and feasible alternatives shall be submitted for review by the Client and a determination will be made as it pertains to impacts consistent with a Categorical Exclusion.

4.2.4. Environmental Public Involvement

1. Coordinate with the Client and ARDOT on timing of the virtual meeting or in-person meeting.
2. Prepare public involvement virtual displays and website creation for review by the Client and ARDOT.
3. All coordination necessary for a virtual public meeting including:
    a. Publishing the virtual public meeting website and meeting materials.
    b. Publish and pay for public notices and including newspaper display adds.
    c. Provide Spanish translation for the virtual public meeting website and outreach materials.
4. Prepare a synopsis of the public meeting; review and respond to public comments as needed; and submit Title VI report.

4.2.5. Environmental Document

1. Prepare a Tier 3 Categorical Exclusion (CE) that will meet ARDOT and Federal Highway Administration (FHWA) standards in accordance with the National Environmental Policy Act (NEPA).
2. Submit draft environmental documents in electronic format, submitting the document in Word and pdf forms for review by the Client and ARDOT.
3. Perform alterations necessary to respond to comments made in the Client and ARDOT reviews.
4. Submit final drafts to the Client, then ARDOT for FHWA review/approval.
5. An electronic copy of the approved environmental document in pdf form will be provided to the Client.

4.2.6. Construction Plan Review, Special Provisions, and Permitting

1. Coordinate and obtain appropriate federal and state permits and clearances (Section 106, Section 404, Section 401, STAA, Section 7, etc.) necessary for environmental clearance and to construct the proposed project in compliance design procedures.
2. Prepare special provisions related to environmental commitments and protection.
3. If an Individual Section 404 permit and mitigation planning is required, these services can be performed under a supplemental agreement.
4. Prepare and complete coordination with DEQ regarding approval of a construction stormwater pollution prevention plan.

(NOTE: Close coordination should be maintained with the Environmental Division to ensure that all aspects of the environmental process meet the Department approval. This includes approval of deliverables and dates of delivery for each task).

5. Landscape Architecture and Lighting

Amendment No. 2 removes Landscape Architecture and Lighting from the scope of services of all sections of School Avenue and all sections of College Avenue except the portion between North Street to Sycamore Street. The following is to replace the previously approved Preliminary Design scope of services:

Garver will subcontract with RDG Planning & Design for Landscape Architecture and Lighting design for the segment of College Avenue between North Street and Sycamore Street. The specific scope for these services is included in the attached scope of services provided by RDG Planning & Design. These items shall be made a part of these Scope of Services.

6. Conceptual Design

Amendment No. 2 removes Conceptual Design from the scope of services of the School Avenue segment except as noted below. The following is to replace the previously approved Conceptual Design scope of services:

The conceptual design phase submittal will include separate construction plan sets for the segment of College Avenue between North Street to Sycamore Street, the segment of College Avenue between Sycamore Street and Green Acres Road, the segment of College Avenue between Green Acres Road to Township Street, and a conceptual drawing of the 15th Street and School Avenue intersection.

Plan sets will include typical sections, street plan & profiles, sidewalk/trail layouts, adjacent parking lot adjustments, drainage improvements, pavement markings, signal pole layouts, overhead utility relocation route alternative exhibit and an opinion of probable construction cost. This conceptual submittal will be for the purpose of coordinating the proposed improvements with the City and the utility companies and developing an order of magnitude cost estimate for the project. Garver will incorporate comments from the Owner in the Preliminary Design. Garver will proceed with Preliminary Design after the Conceptual Design is approved by the Owner in writing.

7. Preliminary Design

Amendment No. 2 removes Preliminary Design from the scope of services of all sections of School Avenue and all sections of College Avenue except the portion between North Street to Sycamore Street. The following is to replace the previously approved Preliminary Design scope of services:

Upon receiving written approval from City on Conceptual Design, Garver will begin Preliminary Design. In addition to the specific items listed in the Conceptual Design, the Preliminary Design phase submittal will include the layout for any necessary retaining walls.

In addition, an opinion of probable construction cost will be submitted with the Preliminary Phase submittal. The preliminary design phase will represent approximately 60 percent of final construction contract plans. This submittal will not include technical specifications or “front end” contract documents. Garver will incorporate comments from the Owner on the Preliminary Design in the Final Design. Garver will proceed with Final Design after the Preliminary Design is approved by the Owner in writing.

7.1. School Avenue Traffic Signal Improvements

Preliminary Design excluded from the scope of services for this project segment.

7.2. College Avenue North of Sycamore Street Traffic Signal Improvements

Preliminary Design excluded from the scope of services for this project segment.

7.3. College Avenue North Street to Sycamore Street Traffic Signal Improvements

Signalization and wheelchair ramp improvements as needed at the existing College Avenue signalized intersections at Evelyn Hills entrance (Memorial) and Sycamore Street.

8. Final Design

Amendment No. 2 removes Final Design from the scope of services of all sections of School Avenue and all sections of College Avenue except the portion between North Street to Sycamore Street and

adds scope of services for this specific section as listed below. The following is to replace the previously approved Final Design scope of services:

Once Garver receives written approval from Owner on Preliminary Design, Garver will begin Final Design only on the segment of College Avenue between North Street to Sycamore Street. During the final design phase of the project, Garver will conduct final designs to prepare construction plans and specifications, for one construction contract, including final construction details and quantities, special provisions, and opinion of probable construction cost. Garver will also make any needed plan changes as a result of special easement acquisition considerations and prepare the construction documents as required to advertise for bids. In addition, the following items will be included in the final design phase:

A. Garver will prepare separate plans for the portion of College Avenue within this segment adjacent to the Veteran's Administration facility property. It is anticipated that this portion will be completed at a future date utilizing in-house City construction crews.
B. Garver will coordinate with the City water/sewer relocation design consultant including plan review for the identification of potential conflicts with the roadway improvements.
C. Garver will prepare & modify the existing Maintenance of Traffic (MOT) Plan that includes the construction of the water/sewer improvements. The MOT plan will include temporary signal phasing plans.
D. Garver will modify property acquisition documents to include the water/sewer improvements designed by others.
E. Garver will include the following additional plan sheets in the construction drawings:
    a. Demolition Sheets
    b. General Site Layout and Survey Control Sheets
    c. MOT Plans for Water & Sewer relocations including temporary signal phasing
    d. Intersection Grading and Layout Sheets
F. Garver designers will meet with property owner(s) as directed by the City during property acquisition.

Garver will also prepare, submit, and coordinate approval of one Stormwater Pollution Prevention Plan (SWPPP) with ADEQ.

9. Property Acquisition Documents

Amendment No. 2 adds property acquisition document preparation that was previously excluded for the College Avenue section between North Street and Sycamore Street, as follows:

Garver will provide mapping as required for preparing Right of Way/Easement acquisition documents for the Owner's use in acquiring the property. Documentation will include individual tract maps with description of temporary and permanent acquisition for each property. The Owner will provide a standard easement acquisition document or "go-by" example for use by Garver. The fee for providing property acquisition documentation is based on permanent right of way and temporary construction easements for no more than 22 properties. Property acquisition document preparation will begin after receiving the Owner's comments from the Preliminary Design review.

10. Bidding Services

Amendment No. 2 reduces the number of project bids from three (3) to two (2) and adds in scope of services to make plan & specification revisions determined by the City to rebid the College Avenue portion between North Street to Sycamore Street. The following is to replace the previously approved Bidding scope of services:

During the bidding phase of the project, Garver will perform the following for a maximum of two (2) bids under this agreement:

A. Prepare and submit Advertisement for Bids for publication as directed by the Owner. Owner will pay advertising costs outside of this contract.
B. Plan & Specification revisions as determined by the City for one (1) project rebid.
C. Support the contract documents by preparing addenda as appropriate.
D. Participate in two (2) pre-bid meetings if necessary.
E. Attend the bid openings.
F. Prepare bid tabulations.
G. Evaluate bids and recommend award.
H. Prepare construction contracts.

11. Construction Phase Services

Amendment No. 2 adds Construction Phase Services for the segment of College Avenue between North Street and Sycamore Street, as follows:

During the construction phase of work, Garver will accomplish the following in accordance with ARDOT Standard Specifications for Highway Construction (latest edition), Manual of Field Sampling and Testing Procedures, Resident Engineer's Manual, and the plans, specifications, and other applicable FHWA and ARDOT procedures for the College Avenue segment from North Street to Sycamore Street (excludes water/sewer improvements designed by others):

A. Issue a Notice to Proceed letter to the Contractor and attend preconstruction meeting.
B. Attend progress/coordination meetings with the Owner/Contractor.
C. Evaluate and respond to construction material submittals and shop drawings. Corrections or comments made by Garver on the shop drawings during this review will not relieve Contractor from compliance with requirements of the drawings and specifications. The check will only be for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. Garver's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, Garver shall be entitled to rely upon such submittal or implied certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.
D. Issue instructions to the Contractor on behalf of the Owner and issue necessary clarifications (respond to RFIs) regarding the construction contract documents.
E. Review the Contractor's progress payment requests based on contractor provided quantities of contract items accepted and Garver will make a recommendation to the Owner regarding payment. Pay Applications and Documentation to meet ARDOT requirements. Garver's recommendation for payment shall not be a representation that Garver has made exhaustive or continuous inspections to (1) check the quality or exact quantities of the Work; (2) to review billings from Subcontractors and material suppliers to substantiate the Contractor's right to payment; or (3) to ascertain how the Contractor has used money previously paid to the Contractor.
F. Prepare and furnish a record survey and record drawings.
G. Provide part-time resident construction observation services for the 300-calendar-day construction contract performance time. The proposed fee is based on approximately 4 hours per day, 5 days per week, during the 300-calendar-day construction contract performance time. If the construction time extends beyond the time established in this agreement or if the Owner wishes to increase the time or frequency of the observation, the Owner will pay Garver an additional fee agreed to by the Owner and Garver.
H. When authorized by the Owner, prepare change orders for changes in the work from that

originally provided for in the construction contract documents. If redesign or substantial engineering or surveying is required in the preparation of these change order documents, the Owner will pay Garver an additional fee to be agreed upon by the Owner and Garver.

I. Participate in final project inspection, prepare punch list, review final project closing documents, and submit final pay request.'

Construction observation services will be provided by Garver's Resident Project Representative, who will provide or accomplish the following:

A. Consult with and advise the Owner during the construction period.
B. Coordinate with the firm providing construction materials quality assurance testing under separate contract with the Owner.
C. Maintain a file of quantities incorporated into the work, test reports, certifications, shop drawings and submittals, and other appropriate information.
D. Maintain a project diary which will contain information pertinent to each site visit.

In performing construction observation services, Garver will endeavor to protect the Owner against defects and deficiencies in the work of the Contractor(s); but Garver cannot guarantee the performance of the Contractor(s), nor be responsible for the actual supervision of construction operations or for the safety measures that the Contractor(s) takes or should take. However, if at any time during construction Garver observes that the Contractor's work does not comply with the construction contract documents, Garver will notify the Contractor of such non-compliance and instruct him to correct the deficiency and/or stop work, as appropriate for the situation. Garver will also record the observance, the discussion, and the actions taken. If the Contractor continues without satisfactory corrective action, Garver will notify the Owner immediately, so that appropriate action under the Owner's contract with the Contractor can be taken.

12. Project Deliverables *(No Amendment No. 2 changes to the previous scope of work)*

The following will be submitted to the Owner, or others as indicated, by Garver:

A. Digital copy of the Environmental NEPA Document.
B. Public Involvement Exhibits.
C. Digital copy of the Conceptual Designs with opinion of probable construction cost.
D. Digital copy of the Preliminary Designs with opinion of probable construction cost.
E. Digital copy of the Preliminary Plans to each potentially affected utility company.
F. Digital copy of the Final Design with opinion of probable construction cost.
G. Three hard copies of the revised Final Design with opinion of probable construction cost.
H. Digital copy of the revised Final Plans to each potentially affected utility company.
I. Three hard copies of the Final Plans and Specifications to the Contractor.
J. Digital copies of the right-of-way and/or easement acquisition documents.
K. Electronic files as requested.

13. Extra Work *(No Amendment No. 2 changes to the previous scope of work)*

The following items are not included under this agreement but will be considered as extra work:

A. Redesign for the Owner's convenience or due to changed conditions after previous alternate direction and/or approval.
B. Submittals or deliverables in addition to those listed herein.
C. Geotechnical Services including pavement design.
D. ARDOT Survey/Drawings.
E. Design of any utilities relocation other than for minor water and sewer adjustments.
F. Design of a new Sublett Creek Crossing of College Avenue.
G. Construction phase services.
H. Environmental Handling and Documentation beyond what is specified in the scope of services.

I. Development of a HEC-RAS and HEC-HMS models for Sublett Creek. Coordination with FEMA and preparation/submittal of a CLOMR and/or LOMR.

Extra Work will be as directed by the Owner in writing for an addition fee as agreed upon by the Owner and Garver.

14. Schedule *(No Amendment No. 2 changes to the previous scope of work)*

Garver shall begin work under this Agreement within ten (10) days of a Notice to Proceed and shall complete the work in accordance with the schedule below:

Phase Description	Calendar Days
Surveys – Utilities and Property	75 days from Notice to Proceed
NEPA Documentation (Project portion with State/Federal Funds only)	150 days from Notice to Proceed
Conceptual Design	120 days from Notice to Proceed
Preliminary Design	90 days from approval of Conceptual Design
Final Design	60 days from approval of Preliminary Design
Property Acquisition Documents	60 days from approval of Final Design

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City of Fayetteville
School/College Avenue Corridor Improvements

TOTAL FEE SUMMARY

Title I Service	Original Estimated Fees	Amendment No.1 Estimated Fees	Amendment No.2 Fee Adjustments	Total Estimated Fees
Programming	$ 224,350.00	$ (19,200.00)	$ -	$ 205,150.00
School Avenue (MLK Jr. Blvd. to 15th Street)	$ -	$ 306,660.00	$ (292,020.00)	$ 14,640.00
College Avenue (North St. to Sycamore St.)	$ -	$ 457,965.00	$ 286,685.00	$ 744,650.00
College Avenue (Sycamore St. to Township St.)	$ -	$ 230,810.00	$ (134,040.00)	$ 96,770.00
Subtotal for Title I Service	**$ 224,350.00**	**$ 976,235.00**	**$ (139,375.00)**	**$ 1,061,210.00**

Title II Service	Original Estimated Fees	Amendment No.1 Estimated Fees	Amendment No.2 Fee Adjustments	Total Estimated Fees
CE&I College Avenue (North St. to Sycamore St.)	$ -	$ -	$ 244,250.00	$ 244,250.00
Subtotal for Title II Service	**$ -**	**$ -**	**$ 244,250.00**	**$ 244,250.00**
GARVER CREDIT - PROJECT MANAGER CHANGE			**$ (30,000.00)**	**$ (30,000.00)**
PROJECT FEE TOTALS	**$ 224,350.00**	**$ 976,235.00**	**$ 74,875.00**	**$ 1,275,460.00**

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City of Fayetteville
School/College Avenue Corridor Improvements

FEE SUMMARY - SCHOOL AVENUE (MLK JR. BLVD. TO 15TH ST.)

Title I Service	Amendment No. 1 Estimated Fees		Amendment No. 2 Adjusted Fees		TOTAL ADJUSTMENTS
Utility Locates (ARKUPS)		$ 7,520.00		$ 190.00	$ (7,330.00)
Property Title (WACO)		$ -		$ -	$ -
Surveying		$ 25,800.00		$ 6,160.00	$ (19,640.00)
Environmental		$ 2,850.00		$ 180.00	$ (2,670.00)
Design Meetings		$ 26,670.00		$ 2,150.00	$ (24,520.00)
Garver	$ 13,300.00		$ 2,150.00		
RDG	$ 13,370.00		$ -		
Conceptual Design		$ 57,720.00		$ 5,100.00	$ (52,620.00)
Civil Engineering (Garver)	$ 32,970.00		$ 5,100.00		
Landscape Architecture, Lighting, Planning (RDG)	$ 24,750.00		$ -		
Signalization Design		$ 44,330.00		$ 860.00	$ (43,470.00)
Preliminary Design		$ 78,610.00		$ -	$ (78,610.00)
Civil Engineering (Garver)	$ 48,230.00		$ -		
Landscape Architecture, Lighting, Planning (RDG)	$ 30,380.00		$ -		
Final Design		$ 55,170.00		$ -	$ (55,170.00)
Civil Engineering (Garver)	$ 43,210.00		$ -		
Landscape Architecture (RDG)	$ 11,960.00		$ -		
Property Acquisition - (EXCLUDED)		$ -		$ -	$ -
Bidding		$ 7,990.00		$ -	$ (7,990.00)
Garver	$ 3,250.00		$ -		
RDG	$ 4,740.00		$ -		
Subtotal for School Avenue (MLK Jr. Blvd. to 15th Street)		**$ 306,660.00**		**$ 14,640.00**	**$ (292,020.00)**

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City of Fayetteville
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SURVEYS - SCHOOL AVENUE (MLK JR. BLVD. TO 15TH STREET)

WORK TASK DESCRIPTION	E-3	S-5	S-4	S-3	2-Man Crew (Survey)	2-Man Crew (GPS Survey)	T-2
	$160.00	$172.00	$130.00	$91.00	$208.00	$228.00	$105.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination		2					
Quality Control Review		2					
Submittals to Client							
Subtotal - Project Management	**0**	**4**	**0**	**0**	**0**	**0**	**0**
2. Topographic Survey							
Establish Horizontal and Vertical Control Points					2	8	
Utility Locates				6	8		7
Topographic Surveys							
Data Processing/Preparation			2				
Subtotal - Topographic Survey	**0**	**0**	**2**	**6**	**10**	**8**	**7**
3. Property Survey							
Survey Layout Map							
Property Surveys							
Establish Existing Right of way							
Data Processing/Preparation							
Subtotal - Property Survey	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Hours	**0**	**4**	**2**	**6**	**10**	**8**	**7**
Salary Costs	$0.00	$688.00	$260.00	$546.00	$2,080.00	$1,824.00	$735.00

SUBTOTAL - SALARIES:		**$6,133.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$7.00	
Survey Supplies	$0.00	
Travel Costs	$20.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$27.00**
TOTAL FEE:		**$6,160.00**

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ENVIRONMENTAL - SCHOOL AVENUE (MLK JR. BLVD. TO 15TH ST.)

WORK TASK DESCRIPTION	E-6	E-5	P-4	P-3	P-2	P-1	T-1	X-3	X-2
	$280.00	$228.00	$239.00	$209.00	$172.00	$137.00	$83.00	$123.00	$89.00
	hr	hr	hr	hr	hr	hr	hr	hr	hr
1. Project Management									
Administration and Coordination									
Quality Control Review									
Submittals to Client									
Subtotal - Project Management	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
2. Environmental									
SWPPP					1				
Subtotal - Environmental	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**
Hours	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**
Salary Costs	$0.00	$0.00	$0.00	$0.00	$172.00	$0.00	$0.00	$0.00	$0.00

SUBTOTAL - SALARIES:		**$172.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$8.00	
Postage/Freight/Courier	$0.00	
Permitting Fees (SWPPP)	$0.00	
Travel Costs	$0.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$8.00**
TOTAL FEE:		**$180.00**

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DESIGN MEETINGS - SCHOOL AVENUE (MLK JR. BLVD. TO 15TH ST.)

WORK TASK DESCRIPTION	E-6	E-4	E-3	E-1	T-1	P-1	P-2
	$280.00	$187.00	$160.00	$114.00	$83.00	$137.00	$172.00
	hr	hr	hr	hr	hr	hr	hr
1. Public Involvement							
Kick-Off Meeting		1				1	
Progress Meetings							
Stakeholder Meetings (S. School- 11 property owner contacts)							
Review Meetings	2	3				5	
Transportation Committee Meetings (2 each)							
Arts Council Meetings (1 each)							
Public Involvement Meetings (2 each)							
Active Transportation Committee Meeting (1 each)							
Subtotal - Public Involvement	**2**	**4**	**0**	**0**	**0**	**6**	**0**
Hours	**2**	**4**	**0**	**0**	**0**	**6**	**0**
Salary Costs	$560.00	$748.00	$0.00	$0.00	$0.00	$822.00	$0.00

SUBTOTAL - SALARIES:		**$2,130.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$15.00	
Postage/Freight/Courier	$0.00	
Travel Costs	$5.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$20.00**
SUBTOTAL:		**$2,150.00**
SUBCONSULTANTS FEE: (RDG Planning & Design)		**$0.00**
TOTAL FEE:		**$2,150.00**

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City of Fayetteville
School/College Avenue Corridor Improvements

CONCEPTUAL DESIGN - SCHOOL AVENUE (MLK JR. BLVD. TO 15TH ST.)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	T-1
	$280.00	$228.00	$187.00	$160.00	$132.00	$114.00	$83.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination	1						
Quality Control Review							
Subtotal - Project Management	**1**	**0**	**0**	**0**	**0**	**0**	**0**
2. Civil Engineering							
Conceptual Plans							
Review ARDOT Intersection Plans	1		5				
15th Street Intersection Layout	1		6			7	3
Sidewalk/Parking Lot Layout Review							
Street Improvements - Plan & Profiles							
Driveways							
School Avenue Drainage Modifications							
Conceptual Pavement Markings							
Utility Relocation Route Alternatives							
Utility Companies Coordination							
Coordination with ARDOT			1				
Coordination with City	2		2				
Quantities							
Opinion of Probable Construction Cost							
Subtotal - Civil Engineering	**4**	**0**	**14**	**0**	**0**	**7**	**3**
Hours	**5**	**0**	**14**	**0**	**0**	**7**	**3**
Salary Costs	$1,400.00	$0.00	$2,618.00	$0.00	$0.00	$798.00	$249.00

SUBTOTAL - SALARIES:		**$5,065.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$30.00	
Postage/Freight/Courier	$0.00	
Travel Costs	$5.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$35.00**
SUBTOTAL:		**$5,100.00**
RDG SUBCONSULTANTS FEE:		**$0.00**
TOTAL FEE:		**$5,100.00**

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City of Fayetteville
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SIGNALIZATION DESIGN - SCHOOL AVE (MLK JR. BLVD. TO 15TH ST.)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	T-1
	$280.00	$228.00	$187.00	$160.00	$132.00	$114.00	$83.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination							
Quality Control Review							
Submittals to Client							
Subtotal - Project Management	**0**	**0**	**0**	**0**	**0**	**0**	**0**
2. Preliminary (1 Signal Mod, 1 HAWK Mod, 1 RRFB)							
Review of ARDOT 15th Street Signalization Plans	1		3				
Traffic Signal Notes							
Street Name Signs							
Signal Layout (Reference File) (Includes HAWK)							
60 Scale Sheets							
40 Scale Sheets							
Wiring Diagrams							
Charts Sheets							
Wheelchair Ramp Layout and Details							
RRFB Standard Details and Plan Sheet							
Summary of Quantities							
Conduit Capacity Calculations							
Plan Check							
Plan Submittal and Corrections							
Subtotal - Preliminary (1 Signal Mod, 1 HAWK Mod, 1 RRFB)	**1**	**0**	**3**	**0**	**0**	**0**	**0**
3. Final (1 Signal Mod, 1 HAWK Mod, 1 RRFB)							
Signal Plan Updates							
RRFBs Update							
Quantity Updates							
Special Provisions							
Construction Cost Estimate							
Plan Check							
Plan Submittal and Corrections							
Subtotal - Final (1 Signal Mod, 1 HAWK Mod, 1 RRFB)	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Hours	**1**	**0**	**3**	**0**	**0**	**0**	**0**
Salary Costs	$280.00	$0.00	$561.00	$0.00	$0.00	$0.00	$0.00

SUBTOTAL - SALARIES:		**$841.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$19.00	
Postage/Freight/Courier	$0.00	
Travel Costs	$0.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$19.00**
TOTAL FEE:		**$860.00**

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FEE SUMMARY - COLLEGE AVENUE (NORTH ST. TO SYCAMORE ST.)

Title I Service	Amendment No. 1 Estimated Fees	Amendment No. 2 Adjusted Fees	TOTAL ADJUSTMENTS
Utility Locates (ARKUPS)	$ 2,000.00	$ -	$ (2,000.00)
Property Title (WACO)	$ 15,750.00	$ 7,500.00	$ (8,250.00)
Surveying	$ 85,550.00	$ 69,210.00	$ (16,340.00)
Environmental	$ 38,350.00	$ 28,300.00	$ (10,050.00)
Design Meetings	$ 33,060.00	$ 56,120.00	$ 23,060.00
Garver	$ 18,800.00	$ 34,900.00	
RDG	$ 14,260.00	$ 21,220.00	
Conceptual Design	$ 68,020.00	$ 53,600.00	$ (14,420.00)
Civil Engineering (Garver)	$ 41,600.00	$ 41,600.00	
Landscape Architecture, Lighting, Planning (RDG)	$ 26,420.00	$ 12,000.00	
Signalization Design	$ 44,330.00	$ 84,590.00	$ 40,260.00
Preliminary Design	$ 90,660.00	$ 118,810.00	$ 28,150.00
Civil Engineering (Garver)	$ 58,200.00	$ 109,530.00	
Landscape Architecture, Lighting, Planning (RDG)	$ 32,460.00	$ 9,280.00	
Final Design	$ 70,900.00	$ 308,520.00	$ 237,620.00
Civil Engineering (Garver)	$ 58,150.00	$ 256,520.00	
Landscape Architecture, Lighting, Planning (RDG)	$ 12,750.00	$ 52,000.00	
Bidding	$ 9,345.00	$ 18,000.00	$ 8,655.00
Garver	$ 4,340.00	$ 15,000.00	
RDG	$ 5,005.00	$ 3,000.00	
Subtotal for College Avenue (North St. to Sycamore St.)	**$ 457,965.00**	**$ 744,650.00**	**$ 286,685.00**

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SURVEYS - COLLEGE AVENUE (NORTH ST. TO SYCAMORE ST.)

WORK TASK DESCRIPTION	E-3	S-5	S-4	S-3	2-Man Crew (Survey)	2-Man Crew (GPS Survey)	T-2
	$160.00	$172.00	$130.00	$91.00	$208.00	$228.00	$105.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination		2					
Quality Control Review		2					
Submittals to Client		1	1				
Subtotal - Project Management	**0**	**5**	**1**	**0**	**0**	**0**	**0**
2. Topographic Survey							
Establish Horizontal and Vertical Control Points		2	2		2	8	
Utility Locates (New Utilities not in McClelland Survey)		2	2	4	4	16	
Topographic Surveys		1	1		2	8	
Data Processing/Preparation		2	20				20
Subtotal - Topographic Survey	**0**	**7**	**25**	**4**	**8**	**32**	**20**
3. Property Survey							
Survey Layout Map		4					
Property Surveys		10	10		20	105	
Establish Existing Right of way		4	8		12		
Data Processing/Preparation		30	80				
Subtotal - Property Survey	**0**	**48**	**98**	**0**	**32**	**105**	**0**
Hours	**0**	**60**	**124**	**4**	**40**	**137**	**20**
Salary Costs	$0.00	$10,320.00	$16,120.00	$364.00	$8,320.00	$31,236.00	$2,100.00

SUBTOTAL - SALARIES:		**$68,460.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$80.00	
Survey Supplies	$25.00	
Travel Costs	$645.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$750.00**
TOTAL FEE:		**$69,210.00**

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ENVIRONMENTAL - COLLEGE AVENUE (NORTH ST. TO SYCAMORE ST.)

WORK TASK DESCRIPTION	E-6	E-5	P-4	P-3	P-2	P-1	T-1	X-3	X-2
	$280.00	$228.00	$239.00	$209.00	$172.00	$137.00	$83.00	$123.00	$89.00
	hr	hr	hr	hr	hr	hr	hr	hr	hr
1. Project Management									
Administration and Coordination					1				
Quality Control Review			1		1				
Submittals to Client					1				
Subtotal - Project Management	**0**	**0**	**1**	**0**	**3**	**0**	**0**	**0**	**0**
2. Environmental									
Environmental Data Collection					2	6			
Constraints mapping					12	6			
Wetland delineation and report					2	8			
Noise study (NA)									
Agency and Tribal Coordination/letters					2	8			
Design Alternatives Coordination					2	2	2		
4(f) De minimis evaluation & coordination (NA)									
Tier 3 CE Environmental Document									
Draft CE preparation and submittal			1		6	10			
Revisions to CE draft					1	8			
Final CE preparation and submittal			1		2	8			
Construction Plan Review and Special Provisions					2	2	2		
SWPPP					2	8	2		
Subtotal - Environmental	**0**	**0**	**2**	**0**	**33**	**66**	**6**	**0**	**0**
3. Public Involvement									
Virtual public meeting preparation, websites (incl. Spanish), flyers, radio & newspaper ads			1		6	2		10	15
Coordination with Client and ARDOT			1		1	1		2	
PI synopsis			1		1	8		2	4
Subtotal - Public Involvement	**0**	**0**	**3**	**0**	**8**	**11**	**0**	**14**	**19**
Hours	**0**	**0**	**6**	**0**	**44**	**77**	**6**	**14**	**19**
Salary Costs	$0.00	$0.00	$1,434.00	$0.00	$7,568.00	$10,549.00	$498.00	$1,722.00	$1,691.00

SUBTOTAL - SALARIES:		**$23,462.00**	
DIRECT NON-LABOR EXPENSES			
Document Printing/Reproduction/Assembly	$60.00		
Postage/Freight/Courier	$18.00		
Legal Advertisements - Public Meeting Newspaper Ad	$500.00		
Permitting Fees (SWPPP)	$200.00		
Travel Costs	$60.00		
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$838.00**	
SUBTOTAL:		**$24,300.00**	
SUBCONSULTANTS FEE:		**$4,000.00**	Flat Earth - Cultural & Historic Resources
TOTAL FEE:		**$28,300.00**	

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DESIGN MEETINGS - COLLEGE AVENUE (NORTH ST. TO SYCAMORE ST.)

WORK TASK DESCRIPTION	E-6	E-4	E-3	E-1	T-1	P-1	P-2
	$280.00	$187.00	$160.00	$114.00	$83.00	$137.00	$172.00
	hr	hr	hr	hr	hr	hr	hr
1. Public Involvement							
Kick-Off Meeting	1	2				2	
Progress Meetings	3	4				4	
Stakeholder Meetings (N College 24 property owner contacts)	1	2				42	
Review Meetings	2	2				2	
Transportation Committee Meetings (2 each)	2	2		3	2	2	
Arts Council Meetings (1 each)	1	1				1	
Public Involvement Meetings (2 each)	3	6		6	3	15	
Active Transportation Committee Meeting (1 each)	1					1	
Subtotal - Public Involvement	**14**	**19**	**0**	**9**	**5**	**69**	**0**
Hours	**14**	**19**	**0**	**9**	**5**	**69**	**0**
Salary Costs	$3,920.00	$3,553.00	$0.00	$1,026.00	$415.00	$9,453.00	$0.00

SUBTOTAL - SALARIES:		**$18,367.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$400.00	
Postage/Freight/Courier	$0.00	
Travel Costs	$33.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$433.00**
TOTAL FEE:		**$18,800.00**

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CONCEPTUAL DESIGN - COLLEGE AVENUE (NORTH ST. TO SYCAMORE ST.)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	T-1
	$280.00	$228.00	$187.00	$160.00	$132.00	$114.00	$83.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination	8		8				
Quality Control Review	6		4				
Subtotal - Project Management	**14**	**0**	**12**	**0**	**0**	**0**	**0**
2. Civil Engineering							
Conceptual Plans							
Base Plan Setup			4				3
Typical Sections	1		2			6	3
Sidewalk/Parking Lot Layout Review	2		6			3	
Street Improvements - Plan & Profiles	3		16			40	60
Driveways	1		3			3	2
College Avenue Drainage Modifications	1		4			12	4
Conceptual Pavement Markings	1		4			6	3
Utility Relocation Route Alternatives	2		8				3
Utility Companies Coordination	1		8				
Coordination with ARDOT	4		12				
Coordination with City	2		4				
Quantities			3			8	
Opinion of Probable Construction Cost	1		2			4	
Subtotal - Civil Engineering	**19**	**0**	**76**	**0**	**0**	**82**	**78**
Hours	**33**	**0**	**88**	**0**	**0**	**82**	**78**
Salary Costs	$9,240.00	$0.00	$16,456.00	$0.00	$0.00	$9,348.00	$6,474.00

SUBTOTAL - SALARIES:		**$41,518.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$62.00	
Postage/Freight/Courier	$0.00	
Travel Costs	$20.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$82.00**
TOTAL FEE:		**$41,600.00**

Appendix B - Amendment No. 2

City of Fayetteville
School/College Avenue Corridor Improvements

SIGNALIZATION DESIGN - COLLEGE AVENUE (NORTH ST. TO SYCAMORE ST.)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	T-1
	$303.00	$247.00	$203.00	$174.00	$143.00	$124.00	$90.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination			4				
Quality Control Review	8		10				
Submittals to Client			2				
Subtotal - Project Management	**8**	**0**	**16**	**0**	**0**	**0**	**0**
2. Preliminary (2 Signal Mod)							
Site Visit						4	
Traffic Signal Notes						2	
Street Name Signs					2	2	
Signal Layout (Reference File)			12		32	24	
60 Scale Sheets			4		14	16	
40 Scale Sheets			4		16	12	
Wiring Diagrams			2		8	10	
Charts Sheets			2		6	10	
Wheelchair Ramp Layout and Details	2		8		16	12	
Summary of Quantities	2		2		6	12	
Conduit Capacity Calculations			2			2	
Plan Check	10		10		8		
Plan Submittal and Corrections	1		2		12	12	
Subtotal - Preliminary (2 Signal Mod)	**15**	**0**	**48**	**0**	**120**	**118**	**0**
3. Final (2 Signal Mod)							
Signal Plan Updates			18		40	52	
Quantity Updates	4		8		12		
Special Provisions			4		8		
Construction Cost Estimate	4		4				
Plan Check	4		12				
Plan Submittal and Corrections	4		4		8	12	
Subtotal - Final (2 Signal Mod)	**16**	**0**	**50**	**0**	**68**	**64**	**0**
Hours	**39**	**0**	**114**	**0**	**188**	**182**	**0**
Salary Costs	$11,817.00	$0.00	$23,142.00	$0.00	$26,884.00	$22,568.00	$0.00

SUBTOTAL - SALARIES:		**$84,411.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$60.00	
Postage/Freight/Courier	$0.00	
Travel Costs	$119.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$179.00**
TOTAL FEE:		**$84,590.00**

Appendix B - Amendment No. 2

City of Fayetteville
School/College Avenue Corridor Improvements

PRELIMINARY DESIGN - COLLEGE AVENUE (NORTH ST. TO SYCAMORE ST.)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	T-1
	$303.00	$247.00	$203.00	$174.00	$143.00	$124.00	$90.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination	8		8				
Quality Control Review	6		8				
Subtotal - Project Management	**14**	**0**	**16**	**0**	**0**	**0**	**0**
2. Civil Engineering							
Preliminary Plans							
Typical Sections			2			3	2
Sidewalk/Parking Lot Layout & Grading	2		40			80	100
Street Plan & Profile Sheets	2		30			84	90
Driveways	1		20			36	40
Parking Lot Drainage Improvements			12			24	12
Pavement Marking/Street Signage Plans	2		6			8	12
Address City/ARDOT Review Comments	2		8			16	16
Coordination with Utility Companies	2		20				
Coordination with City	4		12				
Coordination with ARDOT	3		12				
Quantities			4			12	
Opinion of Probable Construction Cost	1		2			3	
Subtotal - Civil Engineering	**19**	**0**	**168**	**0**	**0**	**266**	**272**
3. Structural Engineering							
Retaining Wall Layout			5			20	12
Subtotal - Structural Engineering	**0**	**0**	**5**	**0**	**0**	**20**	**12**
Hours	**33**	**0**	**189**	**0**	**0**	**286**	**284**
Salary Costs	$9,999.00	$0.00	$38,367.00	$0.00	$0.00	$35,464.00	$25,560.00

SUBTOTAL - SALARIES:		**$109,390.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$100.00	
Postage/Freight/Courier	$0.00	
Travel Costs	$40.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$140.00**
TOTAL FEE:		**$109,530.00**

Appendix B - Amendment No. 2

City of Fayetteville
School/College Avenue Corridor Improvements

FINAL DESIGN - COLLEGE AVENUE (NORTH ST. TO SYCAMORE ST.)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	T-1
	$303.00	$247.00	$203.00	$174.00	$143.00	$124.00	$90.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination	16		8				
Quality Control Review	8		10				
Subtotal - Project Management	**24**	**0**	**18**	**0**	**0**	**0**	**0**
2. Civil Engineering							
Final Plans							
Typical Sections			4			6	8
General Sity Layout and Survey Control			8			12	20
Roadway Drainage Plan & Profile	4		20			28	20
Intersection Grading & Layout	4		14			28	20
Sidewalks/Parking Lot Layout & Grading	6		32			70	50
Street Plan & Profile Sheets	8		22			40	40
Driveways	6		24			36	20
Parking Lot Drainage	6		16			30	34
Pavement Markings & Signage Plans	4		8			16	12
Water & Sewer Coordination	10		24			20	8
MOT Plan for Street & Water/Sewer	10		22			30	40
VA Property Plans	6		16			36	50
Typical Details			4			6	8
Special Details	3		6			12	16
Erosion Control Plans			6			10	12
Address City/ARDOT Review Comments	4		12			20	12
Coordination with Utility Companies	12		36			22	
Coordination and Meetings with City	12		20			10	
Coordination with adjacent Property Owners	12		24			20	
Coordination with ARDOT	6		16			6	
Specifications/Contract Documents	2		18			10	
Quantities	4		10			16	
Opinion of Probable Construction Cost	2		6			8	
Plan Revisions after 1st Bid	6		20			30	26
Subtotal - Civil Engineering	**127**	**0**	**388**	**0**	**0**	**522**	**396**
3. Structural Engineering							
Retaining Wall Layout/Elevations	8		28			36	24
Retaining Wall Details	4		10			12	16
Retaining Wall Specifications	2		8			6	
Quantities	2		8			12	
Subtotal - Structural Engineering	**16**	**0**	**54**	**0**	**0**	**66**	**40**
Hours	**167**	**0**	**460**	**0**	**0**	**588**	**436**
Salary Costs	$50,601.00	$0.00	$93,380.00	$0.00	$0.00	$72,912.00	$39,240.00

SUBTOTAL - SALARIES:		**$256,133.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$155.00	
Travel Costs	$232.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$387.00**
TOTAL FEE:		**$256,520.00**

Appendix B - Amendment No. 2

City of Fayetteville
School/College Avenue Corridor Improvements

BIDDING SERVICES - COLLEGE AVENUE (NORTH ST. TO SYCAMORE ST.)

WORK TASK DESCRIPTION	E-6	E-4	E-3	E-1	T-1
	$315.00	$211.00	$180.00	$129.00	$94.00
	hr	hr	hr	hr	hr
1. Civil Engineering					
Coordination with City Purchasing Division		12			
Addendums/Inquiries	2	24			
Coordination with ARDOT		8			
Pre-Bid Meeting	2	8			
Bid Opening	1	3			
Prepare bid tabulation - Not Applicable					
Evaluate bids and recommend award		3			
Prepare construction contracts		4			
Notice to Proceed		1			
Subtotal - Civil Engineering	**5**	**63**	**0**	**0**	**0**
Hours	**5**	**63**	**0**	**0**	**0**
Salary Costs	$1,575.00	$13,293.00	$0.00	$0.00	$0.00

SUBTOTAL - SALARIES:		**$14,868.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$50.00	
Postage/Freight/Courier	$0.00	
Travel Costs	$82.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$132.00**
TOTAL FEE:		**$15,000.00**

Appendix B - Amendment No. 2

City of Fayetteville
School/College Avenue Corridor Improvements

FEE SUMMARY - COLLEGE AVENUE (SYCAMORE ST. TO TOWNSHIP ST.)

Title I Service	Amendment No. 1 Estimated Fees	Amendment No. 2 Adjusted Fees	TOTAL ADJUSTMENTS
Utility Locates (ARKUPS)	$ 2,000.00	$ -	$ (2,000.00)
Property Title (WACO)	$ -	$ -	$ -
Surveying	$ 21,510.00	$ 13,020.00	$ (8,490.00)
Environmental	$ 6,250.00	$ 150.00	$ (6,100.00)
Design Meetings	$ 22,180.00	$ 4,400.00	$ (17,780.00)
Garver	$ 15,500.00	$ 4,400.00	
RDG	$ 6,680.00	$ -	
Conceptual Design	$ 45,640.00	$ 59,540.00	$ 13,900.00
Civil Engineering (Garver)	$ 33,260.00	$ 44,250.00	
Landscape Architecture, Lighting, Planning (RDG)	$ 12,380.00	$ 15,290.00	
Signalization Design	$ 22,990.00	$ 1,200.00	$ (21,790.00)
Preliminary Design	$ 59,380.00	$ 18,460.00	$ (40,920.00)
Civil Engineering (Garver)	$ 44,150.00	$ 18,460.00	
Landscape Architecture, Lighting, Planning (RDG)	$ 15,230.00	$ -	
Final Design	$ 45,275.00	$ -	$ (45,275.00)
Civil Engineering (Garver)	$ 39,300.00	$ -	
Landscape Architecture, Lighting, Planning (RDG)	$ 5,975.00	$ -	
Property Acquisition - (EXCLUDED)	$ -	$ -	$ -
Bidding	$ 5,585.00	$ -	$ (5,585.00)
Garver	$ 3,250.00	$ -	
RDG	$ 2,335.00	$ -	
Subtotal for College Avenue (Sycamore St. to Township St.)	**$ 230,810.00**	**$ 96,770.00**	**$ (134,040.00)**

Appendix B - Amendment No. 2

City of Fayetteville
School/College Avenue Corridor Improvements

SURVEYS - COLLEGE AVENUE (SYCAMORE ST. TO TOWNSHIP ST.)

WORK TASK DESCRIPTION	E-3	S-5	S-4	S-3	2-Man Crew (Survey)	2-Man Crew (GPS Survey)	T-2
	$160.00	$172.00	$130.00	$91.00	$208.00	$228.00	$105.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination		2					
Quality Control Review		2					
Submittals to Client		1	1				
Subtotal - Project Management	**0**	**5**	**1**	**0**	**0**	**0**	**0**
2. Topographic Survey							
Establish Horizontal and Vertical Control Points		2	2		2	8	
Utility Locates (New Utilities not in McClelland Survey)							
Topographic Surveys		1	1		2	7	
Data Processing/Preparation		2	10				9
Subtotal - Topographic Survey	**0**	**5**	**13**	**0**	**4**	**15**	**9**
3. Property Survey							
Survey Layout Map							
Property Surveys							
Establish Existing Right of way		4	8		12		
Data Processing/Preparation							
Subtotal - Property Survey	**0**	**4**	**8**	**0**	**12**	**0**	**0**
Hours	**0**	**14**	**22**	**0**	**16**	**15**	**9**
Salary Costs	$0.00	$2,408.00	$2,860.00	$0.00	$3,328.00	$3,420.00	$945.00

SUBTOTAL - SALARIES:		**$12,961.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$10.00	
Survey Supplies	$5.00	
Travel Costs	$44.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$59.00**
TOTAL FEE:		**$13,020.00**

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City of Fayetteville
School/College Avenue Corridor Improvements

ENVIRONMENTAL - COLLEGE AVENUE (SYCAMORE ST. TO TOWNSHIP ST.)

WORK TASK DESCRIPTION	E-6	E-5	P-4	P-3	P-2	P-1	T-1	X-3	X-2
	$280.00	$228.00	$239.00	$209.00	$172.00	$137.00	$83.00	$123.00	$89.00
	hr	hr	hr	hr	hr	hr	hr	hr	hr
1. Project Management									
Administration and Coordination									
Quality Control Review									
Submittals to Client									
Subtotal - Project Management	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
2. Environmental									
Wetland delineation and report									
Environmental Permit Applications (404 NWP, STAA, SWPPP)						1			
Subtotal - Environmental	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**
Hours	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**
Salary Costs	$0.00	$0.00	$0.00	$0.00	$0.00	$137.00	$0.00	$0.00	$0.00

SUBTOTAL - SALARIES:		**$137.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$13.00	
Postage/Freight/Courier	$0.00	
Legal Advertisements - Public Meeting Newspaper Ad	$0.00	
Permitting Fees (NWP, SWPPP, STAA)	$0.00	
Travel Costs	$0.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$13.00**
TOTAL FEE:		**$150.00**

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City of Fayetteville
School/College Avenue Corridor Improvements

DESIGN MEETINGS - COLLEGE AVENUE (SYCAMORE ST. TO TOWNSHIP ST.)

WORK TASK DESCRIPTION	E-6	E-4	E-3	E-1	T-1	P-1	P-2
	$280.00	$187.00	$160.00	$114.00	$83.00	$137.00	$172.00
	hr	hr	hr	hr	hr	hr	hr
1. Public Involvement							
Kick-Off Meeting	1	1				1	
Progress Meetings	1	0.5				2	
Stakeholder Meetings (S. School- 11 property owner contacts, N College 41 property owner contacts)		2				20	
Review Meetings							
Transportation Committee Meetings (2 each)							
Arts Council Meetings (1 each)							
Public Involvement Meetings (2 each)							
Active Transportation Committee Meeting (1 each)							
Subtotal - Public Involvement	**2**	**3.5**	**0**	**0**	**0**	**23**	**0**
Hours	**2**	**3.5**	**0**	**0**	**0**	**23**	**0**
Salary Costs	$560.00	$654.50	$0.00	$0.00	$0.00	$3,151.00	$0.00

SUBTOTAL - SALARIES:		**$4,365.50**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$24.00	
Postage/Freight/Courier	$0.00	
Travel Costs	$10.50	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$34.50**
SUBTOTAL:		**$4,400.00**
SUBCONSULTANTS FEE: (RDG Planning & Design)		**$0.00**
TOTAL FEE:		**$4,400.00**

Appendix B - Amendment No. 2

City of Fayetteville
School/College Avenue Corridor Improvements

CONCEPTUAL DESIGN - COLLEGE AVENUE (SYCAMORE ST. TO TOWNSHIP ST.)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	T-1
	$280.00	$228.00	$187.00	$160.00	$132.00	$114.00	$83.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination	6		8				
Quality Control Review	5		4				
Subtotal - Project Management	**11**	**0**	**12**	**0**	**0**	**0**	**0**
2. Civil Engineering							
Conceptual Plans							
Base Plan Setup			4				2
Typical Sections			2			6	2
Sidewalk/Parking Lot Layout Review	2		5			3	
Street Improvements - Plan & Profiles	2		24			80	60
Driveways	1		8			20	7
College Avenue Drainage Modifications	1		3			12	4
Conceptual Pavement Markings	1		4			5	3
Utility Relocation Route Alternatives	1		6				3
Utility Companies Coordination	1		6				
Coordination with City	2		4				
Quantities			3			6	
Opinion of Probable Construction Cost	1		2			4	
Subtotal - Civil Engineering	**12**	**0**	**71**	**0**	**0**	**136**	**81**
Hours	**23**	**0**	**83**	**0**	**0**	**136**	**81**
Salary Costs	$6,440.00	$0.00	$15,521.00	$0.00	$0.00	$15,504.00	$6,723.00

SUBTOTAL - SALARIES:		**$44,188.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$49.00	
Postage/Freight/Courier	$0.00	
Travel Costs	$13.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$62.00**
TOTAL FEE:		**$44,250.00**

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City of Fayetteville
School/College Avenue Corridor Improvements

SIGNALIZATION DESIGN - COLLEGE AVENUE (SYCAMORE ST. TO TOWNSHIP ST.)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	T-1
	$280.00	$228.00	$187.00	$160.00	$132.00	$114.00	$83.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination			1				
Quality Control Review							
Submittals to Client							
Subtotal - Project Management	**0**	**0**	**1**	**0**	**0**	**0**	**0**
2. Preliminary (1 New Signals, 1 RRFB)							
Site Visit						2	
Traffic Signal Notes							
Street Name Signs							
Signal Layout (Reference File)							
60 Scale Sheets							
40 Scale Sheets							
Wiring Diagrams							
Charts Sheets							
Wheelchair Ramp Layout and Details	0.5		1			3	
RRFBs							
Summary of Quantities							
Conduit Capacity Calculations							
Plan Check							
Plan Submittal and Corrections							
Subtotal - Preliminary (1 New Signals, 1 RRFB)	**0.5**	**0**	**1**	**0**	**0**	**5**	**0**
3. Final (1 New Signals, 1 RRFB)							
Signal Plan Updates							
RRFBs Update							
Quantity Updates							
Special Provisions							
Construction Cost Estimate							
Plan Check							
Plan Submittal and Corrections							
Subtotal - Final (1 New Signals, 1 RRFB)	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Hours	**0.5**	**0**	**2**	**0**	**0**	**5**	**0**
Salary Costs	$140.00	$0.00	$374.00	$0.00	$0.00	$570.00	$0.00

SUBTOTAL - SALARIES:		**$1,084.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$9.00	
Postage/Freight/Courier	$0.00	
Travel Costs	$107.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$116.00**
TOTAL FEE:		**$1,200.00**

Appendix B - Amendment No. 2

City of Fayetteville
School/College Avenue Corridor Improvements

PRELIMINARY DESIGN - COLLEGE AVENUE (SYCAMORE ST. TO TOWNSHIP ST.)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	T-1
	$280.00	$228.00	$187.00	$160.00	$132.00	$114.00	$83.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination	2		2				
Quality Control Review	2		6				
Subtotal - Project Management	**4**	**0**	**8**	**0**	**0**	**0**	**0**
2. Civil Engineering							
Preliminary Plans							
Typical Sections			1			2	2
Sidewalk/Parking Lot Layout & Grading	1		10			24	18
Street Plan & Profile Sheets	1		10			24	18
Driveways							
Parking Lot Drainage Improvements							
College Ave. Drainage Modifications							
Pavement Marking/Street Signage Plans							
Address City/ARDOT Review Comments							
Coordination with Utility Companies			6				
Coordination with City	2		4				
Coordination with ARDOT							
Quantities							
Opinion of Probable Construction Cost							
Subtotal - Civil Engineering	**4**	**0**	**31**	**0**	**0**	**50**	**38**
Hours	**8**	**0**	**39**	**0**	**0**	**50**	**38**
Salary Costs	$2,240.00	$0.00	$7,293.00	$0.00	$0.00	$5,700.00	$3,154.00

SUBTOTAL - SALARIES:		**$18,387.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$50.00	
Postage/Freight/Courier	$0.00	
Travel Costs	$23.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$73.00**
TOTAL FEE:		**$18,460.00**

Appendix B - Amendment No. 2

City of Fayetteville
School/College Avenue Corridor Improvements

CONSTRUCTION PHASE SERVICES - COLLEGE AVENUE (NORTH ST. TO SYCAMORE ST.)

WORK TASK DESCRIPTION	E-6	E-4	E-2	E-1	C-3	C-2	C-1
	$315.00	$211.00	$149.00	$129.00	$178.00	$146.00	$113.00
	hr	hr	hr	hr	hr	hr	hr
1. Construction Engineering							
Preconstruction Meeting		2		2	3	2	
Utility Coordination		16		8			
Progress Meetings with Contractor/City (Monthly)	2	20		8	10		
Shop Drawings/Material Submittals - Roadway		30		30	10		
Coordination with Contractor/RFI Respones		24					
Review and Process Monthly Pay Requests per ARDOT procedures (12 months)	4	34		12	34		
Prepare and surbmit monthly progress reports per ARDOT procedures (12 months)		24					
On-Site Meetings	4	16		12			
Resident Construction Observation (10 month construction contract; 215 work days; avg. 4 hr/work day)					810	50	
Prepare Change Orders		12		8			
Final Project Inspection and Punchlist		4		4	6		
Record Drawings		4		8			
Construction Administration	12	16					
Subtotal - Construction Engineering	**22**	**202**	**0**	**92**	**873**	**52**	**0**
Hours	**22**	**202**	**0**	**92**	**873**	**52**	**0**
Salary Costs	$6,930.00	$42,622.00	$0.00	$11,868.00	$155,394.00	$7,592.00	$0.00

SUBTOTAL - SALARIES:		**$224,406.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$220.00	
SWPPP Permit Fees	$500.00	
Postage/Freight/Courier	$20.00	
Travel Costs	$3,854.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$4,594.00**
SUBTOTAL:		**$229,000.00**
RDG SUBCONSULTANTS FEE:		**$15,250.00**
TOTAL FEE:		**$244,250.00**

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-333

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Chris Brown, Public Works Director

FROM: Alan Pugh, Staff Engineer

SUBJECT: **Approval of a construction contract with Tri-Star Contractors LLC in the amount of $5,825,361.25 for the Sunbridge and College drainage project along with a $550,000 contingency and associated budget adjustment.**

RECOMMENDATION:
Staff recommends approval of a construction contract with Tri-Star Contractors LLC in the amount of $5,825,361.25 for the Sunbridge and College drainage project along with a $550,000 contingency and associated budget adjustment.

BACKGROUND:
This area was identified as a priority after the 2017 flooding event due to structure flooding as well as significant property damage and street flooding. Two structures have been reported City as flooding during heavy rains, at least one additional structure has had water intrusion and many others are receiving property damage or at risk of flooding. Significant road flooding also occurs along N Villa Blvd E Granada St. This project was originally designed to also alleviate flooding at the intersection of Sunbridge and College. Although the proposed downstream improvements should help the intersection, the upstream portion of the project at College Avenue is scheduled for a future phase due to the original bids being significantly over the available budget.

DISCUSSION:
The proposed project includes the installation of culverts, inlets and drainage structures along with utility relocation along N Villa Blvd and E Granada St to alleviate structure flooding and property damage in the area.

BUDGET/STAFF IMPACT:
The proposed funding source is the 2019 Drainage Bond Funds.

ATTACHMENTS: SRF (#3), BA (#4), Agreement Between Owner and Contractor (#5), Bid 24-32, Bid Tab - Final (#6), Bid 24-32, Submittal - Tri Star Contractors LLC - P (#7)

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

File #: 2024-333

Approval of a construction contract with Tri-Star Contractors LLC in the amount of $5,825,361.25 for the Sunbridge and College drainage project along with a $550,000 contingency and associated budget adjustment.

A RESOLUTION TO AUTHORIZE A CONTRACT WITH TRI STAR CONTRACTORS, LLC. IN THE AMOUNT OF $5,825,361.25 FOR THE SUNBRIDGE AND COLLEGE DRAINAGE PROJECT, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF $550,000.00, AND TO APPROVE A BUDGET ADJUSTMENT 2019 DRAINAGE IMPROVEMENT BOND PROJECT

WHEREAS, the area at Sunbridge and College was identified as a priority after the 2017 flooding event due to structure flooding as well as significant property damage and street flooding; and

WHEREAS, this Sunbridge and College Drainage Project includes the installation of culverts, inlets and drainage structures along with utility relocation along North Villa Boulevard and East Granada Street to alleviate structure flooding and property damage in the area.

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 a contract with Tri Star Contractors, LLC in the amount of $5,825,361.25 for the Sunbridge and College Drainage Project, and further approves a project contingency in the amount of $550,000.00.

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

2024-333

Item ID

8/6/2024

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

Chris Brown	7/9/2024	ENGINEERING (621)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Approval of a construction contract with Tri-Star Contractors LLC in the amount of $5,825,361.25 for the Sunbridge and College drainage project along with a $550,000 contingency and associated budget adjustment.

Budget Impact:

4704.860.7415-5817.00	Improvements Bridge and Drainage
Account Number	Fund
46040.7415.1000	Sunbridge College Drainage
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	90,021.00
		Expenses (Actual+Encum)	$	89,366.80
		Available Budget	**$**	**654.20**
Does item have a direct cost?	Yes	Item Cost	$	5,825,361.25
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	6,375,362.00
		Remaining Budget	**$**	**550,654.95**

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: Chris Brown	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Approval of a construction contract with Tri-Star Contractors LLC in the amount of $5,825,361.25 for the Sunbridge and College drainage project along with a $550,000 contingency and associated budget adjustment.

COUNCIL DATE: 8/6/2024

ITEM ID#: **2024-333**

Holly Black
7/9/2024 7:58 AM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

RESOLUTION/ORDINANCE

CHKD/POSTED: /

v.2024624

TOTAL	597,626	597,626				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
4704.860.7999-5899.00	(6,375,362)	-	46040	7999	EX	Unallocated - Budget
4704.860.7415-5817.00	5,825,362	-	46040	7415.1000	EX	Improvements - Bridge & Drainage
4704.860.7415-5911.99	550,000	-	46040	7415.1000	EX	Contingency - Capital Project
4704.860.7000-4707.47	-	597,626	46040	7000	RE	Interest - 2022 Project Funds
4704.860.7999-5899.00	597,626	-	46040	7999	EX	Unallocated - Budget
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DOCUMENT 00500 – AGREEMENT BETWEEN OWNER AND CONTRACTOR

Contract Name/Title: College and Sunbridge Drainage

Contract No.: 24-32, Construction

THIS AGREEMENT is dated as of the _____ day of _____ in the year 2024 by and between The City of Fayetteville, Arkansas and Tri Star Contractors, LLC (hereinafter called Contractor).

ARTICLE 1 - WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The work under this Contract includes, but is not limited to:

The construction of approximately 1,900 linear feet of drainage improvements, the associated roadway reconstruction and rehabilitation to install and construct the drainage improvements, and the associated public utility relocations.

Any use of a third-party dumpster or roll off container shall be procured from the City of Fayetteville Recycling and Trash Collection Division. Use of a Non-City dumpster or roll off container is not allowed.

Open burning is not allowed on City projects.

Blasting is not allowed on City projects.

Contractor is responsible for obtaining all applicable permits; however, fees for the City issued permits shall be waived.

The Contract includes work in City of Fayetteville Right-of-way and in General Utility Easements.

Refer to the City's online bidding portal for bid items and quantities

ARTICLE 2 - ENGINEER

2.01 The Contract Documents have been prepared by the City of Fayetteville Engineering Division. City of Fayetteville Engineering Division assumes all duties and responsibilities, and has the rights and authority assigned to City of Fayetteville Engineering Division in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3 - CONTRACT TIME

3.01 TIME OF THE ESSENCE:

A. All time limits for milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

DOCUMENT 00500 – AGREEMENT BETWEEN OWNER AND CONTRACTOR (continued)

3.02 DATES FOR SUBSTANTIAL COMPLETION AND FINAL PAYMENT:

A. The Work shall be Substantially Completed within 360 calendar days after the date when the Contract Times commence to run as provided in the GENERAL CONDITIONS, and final completion and ready for final payment in accordance with the GENERAL CONDITIONS within 390 calendar days after the date when the Contract Times commence to run.

3.03 LIQUIDATED DAMAGES:

A. Owner and Contractor recognize that time is of the essence of this Agreement and that The City of Fayetteville will suffer financial loss if the Work is not completed within the time specified above, plus any extensions thereof allowed in accordance with the GENERAL CONDITIONS. The parties also recognize the delays, expense, and difficulties involved in proving the actual loss suffered by The City of Fayetteville if the Work is not Substantially Completed on time. Accordingly, instead of requiring any such proof, The City of Fayetteville and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay The City of Fayetteville Seven Hundred Fifty Dollars ($750.00) for each calendar day that expires after the time specified above in Paragraph 3.02 for Substantial Completion until the Work is Substantially Complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the time specified in Paragraph 3.02 for completion and readiness for final payment or any proper extension thereof granted by The City of Fayetteville, Contractor shall pay The City of Fayetteville Five Hundred Dollars ($500.00) for each calendar day that expires after the time specified for completion and readiness for final payment.

ARTICLE 4 - CONTRACT PRICE

4.01 The CITY OF FAYETTEVILLE agrees to pay, and the CONTRACTOR agrees to accept, as full and final compensation for all work done under this agreement, the amount based on the unit prices bid in the Proposal (BID FORM) which is hereto attached, for the actual amount accomplished under each pay item, said payments to be made in lawful money of the United States at the time and in the manner set forth in the Specifications.

4.02 As provided in the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by ENGINEER as provided in the General Conditions. Unit prices have been computed as provided in the General Conditions.

4.03 Changes, modifications, or amendments in scope, price or fees to this contract shall not be allowed without a prior formal contract amendment approved by the Mayor and the City Council in advance of the change in scope, cost or fees.

1. There shall be no changes without prior written approval of the Engineer of Record and/or the City's designated Professional Engineer.

DOCUMENT 00500 – AGREEMENT BETWEEN OWNER AND CONTRACTOR (continued)

ARTICLE 5 - PAYMENT PROCEDURES

5.01 SUBMITTAL AND PROCESSING OF PAYMENTS:

A. Contractor shall submit Applications for Payment in accordance with the GENERAL CONDITIONS. Applications for Payment will be processed by Engineer as provided in the GENERAL CONDITIONS.

5.02 PROGRESS PAYMENTS, RETAINAGE:

A. The City of Fayetteville shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by Engineer, on or about the 15th day of each month during construction. All such payments will be measured by the schedule of values established in the GENERAL CONDITIONS (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as Engineer shall determine, or The City of Fayetteville may withhold, in accordance with the GENERAL CONDITIONS.

a. 95% of Work Completed (with the balance being retainage). If Work has been 50% completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to The City of Fayetteville and Engineer, The City of Fayetteville on recommendation of Engineer, may determine that as long as the character and progress of the Work subsequently remain satisfactory to them, there will be no additional retainage on account of Work subsequently completed, in which case the remaining progress payments prior to Substantial Completion will be an amount equal to 100% of the Work Completed less the aggregate of payments previously made; and

b. 100% of Equipment and Materials not incorporated in the Work but delivered, suitably stored, and accompanied by documentation satisfactory to The City of Fayetteville as provided in the GENERAL CONDITIONS.

5.03 FINAL PAYMENT:

A. Upon final completion and acceptance of the Work in accordance with the GENERAL CONDITIONS, The City of Fayetteville shall pay the remainder of the Contract Price as recommended by Engineer and as provided in the GENERAL CONDITIONS.

DOCUMENT 00500 – AGREEMENT BETWEEN OWNER AND CONTRACTOR (continued)

ARTICLE 6 - CONTRACTOR'S REPRESENTATIONS

6.01 In order to induce The City of Fayetteville to enter into this Agreement, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents including the Addenda and other related data identified in the Bid Documents.

B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, performance, and furnishing of the Work.

C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance, and furnishing of the Work.

D. Contractor has carefully studied all:

(1) Reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site; and

(2) Reports and drawings of a Hazardous Environmental Condition, if any, at the Site. Contractor acknowledges that The City of Fayetteville and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the Site.

E. Contractor has obtained and carefully studied (or assumes responsibility of having done so) all such additional supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site or otherwise which may affect cost, progress, performance, and furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor and safety precautions and programs incident thereto.

F. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the performing and furnishing of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

G. Contractor is aware of the general nature of work to be performed by The City of Fayetteville and others at the Site that relates to the Work as indicated in the Contract Documents.

H. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

DOCUMENT 00500 – AGREEMENT BETWEEN OWNER AND CONTRACTOR (continued)

I. Contractor has given The City of Fayetteville's Purchasing Division written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents and the written resolution thereof by The City of Fayetteville's Purchasing Division is acceptable to Contractor.

J. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 7 - CONTRACT DOCUMENTS

7.01 CONTENTS:

A. The Contract Documents which comprise the entire Agreement between The City of Fayetteville and Contractor concerning the Work consist of the following and may only be amended, modified, or supplemented as provided in the GENERAL CONDITIONS:

1. This Agreement.
2. Exhibits to this Agreement (enumerated as follows):
   a. Notice to Proceed.
   b. Contractor's Bid.
   c. Documentation submitted by Contractor prior to Notice of Award.
3. Performance, Payment, and other Bonds.
4. General Conditions.
5. Supplementary Conditions.
6. Specifications consisting of divisions and sections as listed in table of contents of Project Manual.
7. Drawings consisting of a cover sheet and sheets as listed in the table of contents thereof, with each sheet bearing the following general title: COLLEGE AND SUNBRIDGE DRAINAGE, BID 24-32, CONSTRUCTION.
8. Addenda numbers 1 and 2 inclusive.
9. The following which may be delivered or issued after the Effective Date of the Agreement and are not attached hereto: All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents pursuant to the GENERAL CONDITIONS.

ARTICLE 8 - MISCELLANEOUS

8.01 TERMS:

A. Terms used in this Agreement which are defined in the GENERAL CONDITIONS shall have the meanings stated in the GENERAL CONDITIONS.

8.02 ASSIGNMENT OF CONTRACT:

A. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may

DOCUMENT 00500 – AGREEMENT BETWEEN OWNER AND CONTRACTOR (continued)

become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by Law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

8.03 SUCCESSORS AND ASSIGNS:

A. The City of Fayetteville and Contractor each binds himself, his partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

8.04 SEVERABILITY:

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon The City of Fayetteville and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

8.05 FREEDOM OF INFORMATION ACT:

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

8.06 LIENS:

A. **No liens against this construction project are allowed.** Arkansas law (A.C.A. §§18-44-501 through 508) prohibits the filing of any mechanics' of materialmen's liens in relation to this public construction project. Arkansas law requires and the contractor promises to provide and file with the Circuit Clerk of Washington County a bond in a sum equal to the amount of this contract. Any subcontractor or materials supplier may bring an action for non-payment or labor or material on the bond. The contractor promises to notify every subcontractor and materials supplier for this project of this paragraph and obtain their written acknowledgement of such notice prior to commencement of the work of the subcontractor or materials supplier.

DOCUMENT 00500 – AGREEMENT BETWEEN OWNER AND CONTRACTOR (continued)

IN WITNESS WHEREOF, The City of Fayetteville and Contractor have signed this Agreement in quadruplicate. One counterpart each has been delivered to Contractor. Three counterparts each has been retained by The City of Fayetteville. All portions of the Contract Documents have been signed, initialed, or identified by The City of Fayetteville and Contractor.

This Agreement will be effective on _____, 20__, which is the Effective Date of the Agreement.

CONTRACTOR:	CITY OF FAYETTEVILLE
By: _____	By: _____
Nicholas Goedereis	Lioneld Jordan
_____	_____
(Signature)	(Signature)
Title: President	Title: Mayor

Contractor shall attach evidence of authority to sign.
If Contractor is a corporation, corporate entity or LLC, Contractor shall attach Corporate Resolution authorizing Contractor's signature and execution of Agreement.
Further if Contractor is a corporation, corporate entity or LLC, Contractor shall also attach a copy of the Contractor's Articles of Incorporation and a copy form the Arkansas State Secretary of State to document that the corporation, corporate entity or LLC is in current "Good Standing" with the State of Arkansas and such entity is permitted to perform work in the State of Arkansas.

(SEAL)	(SEAL)
Attest _____	Attest _____

DOCUMENT 00500 – AGREEMENT BETWEEN OWNER AND CONTRACTOR (continued)

Address for giving notices	Address for giving notices
1910 Waukesha Rd	113 W. Mountain St.
Siloam Springs, AR 72761	Fayetteville, AR 72701

License No. 0186220525

Agent for Service of process

Nicholas Goedereis

(Type or legibly print)

Contractor shall attach evidence of authority of Agent for Service process to sign. If Contractor is a corporation, corporate entity or LLC, Contractor shall attach Corporate Resolution authorizing Agent for Service process authority to sign.

(If Contractor is a corporation, corporate entity or LLC, attach evidence of authority to sign.)

END OF DOCUMENT

CITY OF
FAYETTEVILLE
ARKANSAS

BID TABULATION

Bid 24-32, Construction - College and Sunbridge Drainage

DEADLINE: Thursday, June 13, 2024 at 2:00 PM

Certification of Funds: $5,500,000.00 *($6,875,000.00 total allowed)*

				Tri Star Contractors LLC	
			Total	$5,825,361.25	
Line #	Description	QTY	UOM	Unit	Extended
1	Mobilization (Not to Exceed 5% of Total Base Bid, NOT including bonds and insurance or Trench and Excavation Safety)	1	LS	$200,000.00	$200,000.00
2	Bonds and Insurance	1	LS	$171,656.25	$171,656.25
3	Trench and Excavation Safety Systems, as required by Act 291 of the 1993 Arkansas General Assembly	1	LS	$15,000.00	$15,000.00
4	Roadway Construction Control	1	LS	$55,000.00	$55,000.00
5	Clearing, Grubbing, & Demolition	1	LS	$75,000.00	$75,000.00
6	Rock Excavation	200	CY	$180.00	$36,000.00
7	Select Embankment	200	CY	$35.00	$7,000.00
8	Embankment	400	CY	$35.00	$14,000.00
9	4" Topsoil Placement (Yard Areas)	6450	SY	$25.00	$161,250.00
10	Undercut and Stone Backfill	100	TON	$150.00	$15,000.00
11	18" Class III RCP (Under Pavement)	550	LF	$85.00	$46,750.00
12	24" Class III RCP (Under Pavement)	130	LF	$95.00	$12,350.00
13	4' Drop Inlet (Circular)	6	EA	$5,900.00	$35,400.00
14	5' Drop Inlet (Circular)	3	EA	$6,900.00	$20,700.00
15	6' Drop Inlet (Circular)	1	EA	$7,900.00	$7,900.00
16	4' x 4' Drop Inlet (Type S)	2	EA	$6,500.00	$13,000.00
17	4' x 5' Drop Inlet (Type S)	7	EA	$6,750.00	$47,250.00
18	5' x 5' Drop Inlet (Type S)	1	EA	$6,900.00	$6,900.00
19	5' Junction Box (Circular)	1	EA	$6,250.00	$6,250.00
20	12' x 12' Junction Box (Special)	2	EA	$13,000.00	$26,000.00
21	4' Drop Inlet Extension	5	EA	$2,900.00	$14,500.00
22	8' Drop Inlet Extension	15	EA	$5,800.00	$87,000.00
23	Access Manhole Frame and Cover	6	EA	$750.00	$4,500.00
24	9' x 3' Precast Concrete Box Culvert	1513	LF	$1,100.00	$1,664,300.00
25	9' x 3' Precast Concrete Box Culvert Bend	8	EA	$8,500.00	$68,000.00
26	Wingwalls and Appurtenances (9' x 3' Box Culvert STA 0+12)	1	LS	$40,000.00	$40,000.00
27	Wingwalls and Appurtenances (9' x 3' Box Culvert STA 15+25)	1	LS	$22,000.00	$22,000.00
28	Channel Excavation (Plan Quantity)	850	CY	$35.00	$29,750.00
29	Concrete Ditch Paving	41	SY	$75.00	$3,075.00
30	Erosion Control Blanket	125	SY	$100.00	$12,500.00
31	Turf Reinforcement Mat	950	SY	$120.00	$114,000.00
32	Native Sandstone Rip Rap	225	SY	$150.00	$33,750.00
33	Flowable Select Material	160	CY	$200.00	$32,000.00
34	4" Aggregate Base Course	1800	SY	$35.00	$63,000.00
35	8" Aggregate Base Course	3900	SY	$70.00	$273,000.00
36	Prime Coat	3900	SY	$10.00	$39,000.00
37	Asphalt Concrete Hot Mix Surface Course (9.5 MM)	635	TON	$145.00	$92,075.00
38	Asphalt Concrete Patching for Maintenance of Traffic	80	TON	$175.00	$14,000.00
39	24" Concrete Curb and Gutter (Type A)	1830	LF	$24.00	$43,920.00
40	Concrete Curb	780	LF	$24.00	$18,720.00
41	4" Thick Concrete Sidewalk	400	SY	$82.00	$32,800.00
42	Concrete Driveway Aprons	550	SY	$100.00	$55,000.00
43	Concrete Driveway	600	SY	$120.00	$72,000.00
44	Asphalt Driveway	50	SY	$120.00	$6,000.00
45	Seeding and Mulching	1	ACRE	$6,500.00	$6,500.00
46	Solid Sod	3250	SY	$5.50	$17,875.00
47	Additional Watering	50	MG	$250.00	$12,500.00
48	Remove and Replace Mailboxes	50	EA	$700.00	$35,000.00
49	4" Pavement marking (Paint)	300	LF	$9.00	$2,700.00
50	Pavement Symbols (Paint)	2	EA	$950.00	$1,900.00
51	Street Sign Installation	12	EA	$700.00	$8,400.00
52	Erosion Control	1	LS	$50,000.00	$50,000.00
53	Traffic Control and Maintenance	1	LS	$75,000.00	$75,000.00
54	6' Wood Privacy Fence	250	LF	$60.00	$15,000.00
55	Gates for 6' Wood Privacy Fence	30	LF	$62.00	$1,860.00

56	6' Wood Privacy Fence with Metal Fence Posts	150	LF	$90.00	$13,500.00
57	Gates for 6' Wood Privacy Fence with Metal Fence Posts	15	LF	$64.00	$960.00
58	8' Wood Privacy Fence	30	LF	$83.00	$2,490.00
59	Temporary Fencing	500	LF	$16.00	$8,000.00
60	Cast-in-Place Detectable Warning Panel	60	SF	$50.00	$3,000.00
61	Handicap Access Ramp	52	SY	$100.00	$5,200.00
62	Project Signs	2	EA	$5,000.00	$10,000.00
63	Steel Guiderail	110	LF	$250.00	$27,500.00
64	Cold Milling Pavement	1400	SY	$35.00	$49,000.00
65	Tree Protection Fencing	200	LF	$7.50	$1,500.00
66	6" Concrete Pavement	210	SY	$120.00	$25,200.00
67	Concrete Patch (Pavement Repair)	415	SY	$95.00	$39,425.00
68	6" PC Concrete Base	110	SY	$250.00	$27,500.00
69	Modular Block Retaining Wall	350	SF	$200.00	$70,000.00
70	Remove and Replace Landscaping	1	LS	$135.00	$135.00
71	Furnish and Install 2" Caliper Tree	20	EA	$2,200.00	$44,000.00
72	Remove and Reinstall Lightpole	2	EA	$4,500.00	$9,000.00
73	Construction Staking	1	EA	$40,000.00	$40,000.00
74	Construction Staking for Water and Sewer	1	LS	$15,000.00	$15,000.00
75	Traffic Control for Water and Sewer	1	LS	$40,000.00	$40,000.00
76	Mobilization for Water and Sewer	1	LS	$30,000.00	$30,000.00
77	Trench and Excavation Safety Systems for Water and Sewer	1	LS	$12,000.00	$12,000.00
78	Clearing, Grubbing, & Demolition for Water and Sewer	1	LS	$55,000.00	$55,000.00
79	Erosion Control for Water and Sewer	1	LS	$35,000.00	$35,000.00
80	Wastewater Bypass Pumping	1	LS	$35,000.00	$35,000.00
81	Undercut and Backfill for Water and Sewer	100	CY	$50.00	$5,000.00
82	Rock Excavation for Water and Sewer	150	CY	$300.00	$45,000.00
83	Granular Backfill (Trenches)	1950	CY	$55.00	$107,250.00
84	Flowable Select Material	200	CY	$200.00	$40,000.00
85	Concrete Patch (Pavement Repair) for Water and Sewer	200	SY	$75.00	$15,000.00
86	Remove and Dispose of Existing Manhole	10	EA	$1,500.00	$15,000.00
87	Manhole, 4' Diameter (0-6' Deep)	13	EA	$6,500.00	$84,500.00
88	Drop Manhole, 4' Diameter (0-6' Deep)	2	EA	$7,500.00	$15,000.00
89	Additional Depth for Manhole, 4' Diameter	50	VF	$2,200.00	$110,000.00
90	Modify Existing Manhole Invert	3	EA	$2,200.00	$6,600.00
91	Trenching and Bedding (6'-10' Deep)	1700	LF	$25.00	$42,500.00
92	Trenching and Bedding (10'-14' Deep)	150	LF	$35.00	$5,250.00
93	8" SDR-26 PVC Sewer Main	1700	LF	$65.00	$110,500.00
94	8" Class 350 Ductile Iron Sewer Main	100	LF	$150.00	$15,000.00
95	4" SCH 40 PVC SS Service Line	1030	LF	$60.00	$61,800.00
96	16" Steel Encasement by Open Cut	150	LF	$400.00	$60,000.00
97	16" Split Steel Encasement by Open Cut	30	LF	$500.00	$15,000.00
98	8" x 4" WYE	40	EA	$1,100.00	$44,000.00
99	Two-Way Cleanout	40	EA	$1,600.00	$64,000.00
100	Connect to Existing Sewer Service Line	40	EA	$1,500.00	$60,000.00
101	Plug and Abandon Existing 8" Sewer Line	5	EA	$2,900.00	$14,500.00
102	Post TV Inspection of New Sewer Main	1700	LF	$15.00	$25,500.00
103	Furnish and Install Tracer Wire Junction Box	20	EA	$900.00	$18,000.00
104	8" DR-14 PVC Water Line	400	LF	$85.00	$34,000.00
105	2" SDR-13.5 PVC Water Line	120	LF	$61.00	$7,320.00
106	8" x 8" Tapping Sleeve and Valve	8	EA	$6,500.00	$52,000.00
107	2" Valve	4	EA	$2,650.00	$10,600.00
108	Furnish and Install Ductile Iron Fittings	1300	LBS	$18.00	$23,400.00
109	Furnish and Insall Tracer Wire Junction Box	12	EA	$850.00	$10,200.00
110	Furnish and Install Concrete Thrust Blocking	12	CY	$500.00	$6,000.00
111	Remove and Replace Water Service Connection	20	EA	$2,100.00	$42,000.00
112	Cut Plug and Abandon Existing Line	10	EA	$2,100.00	$21,000.00
113	Connect to Existing Water Line	2	EA	$3,500.00	$7,000.00
	DEDUCTIVE ALTERNATE #1 - NOT USED				$2,152,077.00
	DEDUCTIVE ALTERNATE #2 - NOT USED				$362,639.50 (fixed math error)

* NOTICE: Bid award is contingent upon supplier meeting minimum specifications and formal authorization by City Officials.

K Fitch 6/28/24

Kenny Fitch, Purchasing Agent

Amanda Beilfuss

Amanda Beilfuss, Sr. Purchasing Agent

TRI STAR
CONTRACTORS
1910 Waukesha Rd. Siloam Springs, AR 72761
Contractors License # 0186220525

City of Fayetteville
Rec'd by AB
1:52 pm
6/13/24

City of Fayetteville
Purchasing Division
113 W Mountain
Fayetteville, AR. 72701
6/13/24 2:00

BID FOR

Bid 24-32- Construction

College and Dunbridge Drive

Event Information

Number:	Bid 24-32 Addendum 2
Title:	Construction - College and Sunbridge Drainage
Type:	Invitation to Bid
Issue Date:	5/19/2024
Response Deadline:	6/13/2024 02:00 PM (CT)
Notes:	The City of The City of Fayetteville is accepting sealed bids from properly licensed firms for the construction of approximately 1,900 linear feet of drainage improvements, the associated roadway reconstruction and rehabilitation required to install and construct the drainage improvements, and the associated public utility relocations on sections of College and Sunbridge. Questions regarding this bid should be addressed to Amanda Beilfuss, Sr. Purchasing Agent at abeilfuss@fayetteville-ar.gov.

Bid Activities

Pre-Bid Meeting (non-mandatory)

5/29/2024 10:00:00 AM (CT)

A non-mandatory Pre-Bid meeting will be held **Wednesday, May 29, 2024 at 10:00 AM,** in Room #111 of Fayetteville City Hall. All interested parties are encouraged to attend.

Bid Opening

6/13/2024 2:00:00 PM (CT)

Livestreamed on YouTube: Link - https://www.youtube.com/user/cityoffayettevillear

Bid Attachments

Bid 24-32, FILE #00 - REQUIRED SIGNATURE FORMS.pdf View Online

A duplicate of the Required Signature Forms from the Project Manual is provided as a separate file, as a convenience to bidders to assist with bid preparation and submission.

Bid 24-32, FILE #01 - PROJECT MANUAL.pdf View Online

The complete Project Manual for Bid 24-32, Construction - College and Sunbridge Drainage

Bid 24-32, FILE #02 - PLANS.pdf View Online

The complete Plan Set/Drawings for Bid 24-32, Construction - College and Sunbridge Drainage

Bid 24-32, FILE #03 - ADDENDUM 1 - 06.07.24.pdf View Online

Addendum 1 has been issued for Bid 24-32, Construction - College and Sunbridge Drainage

Bid 24-32, FILE #04 - ADDENDUM 2 - 06.11.24.pdf View Online

Addendum 2 has been issued for Bid 24-32, Construction - College and Sunbridge Drainage

Requested Attachments

Bid 24-32, Required Signature Forms

(Attachment required)

Please attach your completed forms. These documents can be found in the Project Manual or as a convenience file in the 'Attachments' tab titled File #00.

Bid 24-32, Bid Bond

(Attachment required)

Please attach a signed and completed copy of your bid bond. Bid bonds in the form of a cashier's check shall be delivered to City Hall, Purchasing Division before bid deadline and have a copy of the cashier's check uploaded with submittal.

Bid Attributes

1 **Arkansas Secretary of State Filing Number:**

800094885

(Optional: Maximum 4000 characters allowed)

2 **Arkansas Contractor License Number:**

0186220525

(Optional: Maximum 4000 characters allowed)

3 **Check Yes or No:**

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.

☒ Yes, I agree

☐ No, I don't agree

(Optional: Check all that apply)

4 **Check Yes or No:**

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.

☒ Yes, I agree

☐ No, I don't agree

(Optional: Check all that apply)

5 Addendum Acknowledgement

By selecting "I agree", you acknowledge that you have read and understand any addendums that have been issued for this bid.

☒ I agree

(Required: Check all that apply)

Bid Lines

1 Package Header

TOTAL BASE BID

Quantity: 1 Total: $5,825,361.25

Package Items

1.1 Mobilization (Not to Exceed 5% of Total Base Bid, NOT including bonds and insurance or Trench and Excavation Safety)
(Response required)

Quantity: 1 UOM: LS Price: $200,000.00 Total: $200,000.00

1.2 Bonds and Insurance
(Response required)

Quantity: 1 UOM: LS Price: $171,656.25 Total: $171,656.25

1.3 Trench and Excavation Safety Systems, as required by Act 291 of the 1993 Arkansas General Assembly
(Response required)

Quantity: 1 UOM: LS Price: $ 15,000.00 Total: $ 15,000.00

1.4 Roadway Construction Control
(Response required)

Quantity: 1 UOM: LS Price: $ 55,000.00 Total: $ 55,000.00

1.5 Clearing, Grubbing, & Demolition
(Response required)

Quantity: 1 UOM: LS Price: $ 75,000.00 Total: $ 75,000.00

1.6 Rock Excavation
(Response required)

Quantity: 200 UOM: CY Price: $ 180.00 Total: $ 36,000.00

1.7 Select Embankment
(Response required)

Quantity: 200 UOM: CY Price: $ 35.00 Total: $ 7,000.00

1.8 Embankment
(Response required)

Quantity: 400 UOM: CY Price: $ 35.00 Total: $ 14,000.00

1.9 4" Topsoil Placement (Yard Areas)
(Response required)

Quantity: 6450 UOM: SY Price: $ 25.00 Total: $ 161,250.00

1.10 Undercut and Stone Backfill
(Response required)

Quantity: 100 UOM: TON Price: $ 150.00 Total: $ 15,000.00

1.11 18" Class III RCP (Under Pavement)
(Response required)

Quantity: 550 UOM: LF Price: $ 85.00 Total: $ 46,750.00

1.12 24" Class III RCP (Under Pavement)
(Response required)

Quantity: 130 UOM: LF Price: $ 95.00 Total: $ 12,350.00

1.13 4' Drop Inlet (Circular)
(Response required)

Quantity: 6 UOM: EA Price: $ 5,900.00 Total: $ 35,400.00

1.14 5' Drop Inlet (Circular)
(Response required)

Quantity: 3 UOM: EA Price: $ 6,900.00 Total: $ 20,700.00

1.15 6' Drop Inlet (Circular)
(Response required)

Quantity: 1 UOM: EA Price: $ 7,900.00 Total: $ 7,900.00

1.16 4' x 4' Drop Inlet (Type S)
(Response required)

Quantity: 2 UOM: EA Price: $ 6,500.00 Total: $ 13,000.00

1.17 4' x 5' Drop Inlet (Type S)
(Response required)

Quantity: 7 UOM: EA Price: $ 6,750.00 Total: $ 47,250.00

1.18 5' x 5' Drop Inlet (Type S)
(Response required)

Quantity: 1 UOM: EA Price: $ 6,900.00 Total: $ 6,900.00

1.19 5' Junction Box (Circular)
(Response required)

Quantity: 1 UOM: EA Price: $ 6,250.00 Total: $ 6,250.00

1.20 12' x 12' Junction Box (Special)
(Response required)

Quantity: 2 UOM: EA Price: $ 13,000.00 Total: $ 26,000.00

1.21 4' Drop Inlet Extension
(Response required)

Quantity: 5 UOM: EA Price: $ 2,900.00 Total: $ 14,500.00

1.22 8' Drop Inlet Extension
(Response required)

Quantity: 15 UOM: EA Price: $ 5,800.00 Total: $ 87,000.00

1.23 Access Manhole Frame and Cover
(Response required)

Quantity: 6 UOM: EA Price: $ 750.00 Total: $ 4,500.00

1.24 9' x 3' Precast Concrete Box Culvert
(Response required)

Quantity: 1513 UOM: LF Price: $ 1,100.00 Total: $ 1,664,300.00

1.25 9' x 3' Precast Concrete Box Culvert Bend
(Response required)

Quantity: 8 UOM: EA Price: $ 8,500.00 Total: $ 68,000.00

1.26 Wingwalls and Appurtenances (9' x 3' Box Culvert STA 0+12)
(Response required)

Quantity: 1 UOM: LS Price: $ 40,000.00 Total: $ 40,000.00

1.27 Wingwalls and Appurtenances (9' x 3' Box Culvert STA 15+25)
(Response required)

Quantity: 1 UOM: LS Price: $ 22,000.00 Total: $ 22,000.00

1.28 Channel Excavation (Plan Quantity)
(Response required)

Quantity: 850 UOM: CY Price: $ 35.00 Total: $ 29,750.00

1.29 Concrete Ditch Paving
(Response required)

Quantity: 41 UOM: SY Price: $ 75.00 Total: $ 3,075.00

1.30 Erosion Control Blanket
(Response required)

Quantity: 125 UOM: SY Price: $ 100.00 Total: $ 12,500.00

1.31 Turf Reinforcement Mat
(Response required)

Quantity: 950 UOM: SY Price: $ 120.00 Total: $ 114,000.00

1.32 Native Sandstone Rip Rap
(Response required)

Quantity: 225 UOM: SY Price: $ 150.00 Total: $ 33,750.00

1.33 Flowable Select Material
(Response required)

Quantity: 160 UOM: CY Price: $ 200.00 Total: $ 32,000.00

1.34 4" Aggregate Base Course
(Response required)

Quantity: 1800 UOM: SY Price: $ 35.00 Total: $ 63,000.00

1.35 8" Aggregate Base Course
(Response required)

Quantity: 3900 UOM: SY Price: $ 70.00 Total: $ 273,000.00

1.36 Prime Coat
(Response required)

Quantity: 3900 UOM: SY Price: $ 10.00 Total: $ 39,000.00

1.37 Asphalt Concrete Hot Mix Surface Course (9.5 MM)
(Response required)

Quantity: 635 UOM: TON Price: $ 145.00 Total: $ 92,075.00

1.38 Asphalt Concrete Patching for Maintenance of Traffic
(Response required)

Quantity: 80 UOM: TON Price: $ 175.00 Total: $ 14,000.00

1.39 24" Concrete Curb and Gutter (Type A)
(Response required)

Quantity: 1830 UOM: LF Price: $ 24.00 Total: $ 43,920.00

1.40 Concrete Curb
(Response required)

Quantity: 780 UOM: LF Price: $ 24.00 Total: $ 18,720.00

1.41 4" Thick Concrete Sidewalk
(Response required)

Quantity: 400 UOM: SY Price: $ 82.00 Total: $ 32,800.00

1.42 Concrete Driveway Aprons
(Response required)

Quantity: 550 UOM: SY Price: $ 100.00 Total: $ 55,000.00

1.43 Concrete Driveway
(Response required)

Quantity: 600 UOM: SY Price: $ 120.00 Total: $ 72,000.00

1.44 Asphalt Driveway
(Response required)

Quantity: 50 UOM: SY Price: $ 120.00 Total: $ 6,000.00

1.45 Seeding and Mulching
(Response required)

Quantity: 1 UOM: ACRE Price: $ 6,500.00 Total: $ 6,500.00

1.46 Solid Sod
(Response required)

Quantity: 3250 UOM: SY Price: $ 5.50 Total: $ 17,875.00

1.47 Additional Watering
(Response required)

Quantity: 50 UOM: MG Price: $ 250.00 Total: $ 12,500.00

1.48 Remove and Replace Mailboxes
(Response required)

Quantity: 50 UOM: EA Price: $ 700.00 Total: $ 35,000.00

1.49 4" Pavement marking (Paint)
(Response required)

Quantity: 300 UOM: LF Price: $ 9.00 Total: $ 2,700.00

1.50 Pavement Symbols (Paint)
(Response required)

Quantity: 2 UOM: EA Price: $ 950.00 Total: $ 1,900.00

1.51 Street Sign Installation
(Response required)

Quantity: 12 UOM: EA Price: $ 700.00 Total: $ 8,400.00

1.52 Erosion Control
(Response required)

Quantity: 1 UOM: LS Price: $ 50,000.00 Total: $ 50,000.00

1.53 Traffic Control and Maintenance
(Response required)

Quantity: 1 UOM: LS Price: $ 75,000.00 Total: $ 75,000.00

1.54 6' Wood Privacy Fence
(Response required)

Quantity: 250 UOM: LF Price: $ 60.00 Total: $ 15,000.00

1.55 Gates for 6' Wood Privacy Fence
(Response required)

Quantity: 30 UOM: LF Price: $ 62.00 Total: $ 1,860.00

1.56 6' Wood Privacy Fence with Metal Fence Posts
(Response required)

Quantity: 150 UOM: LF Price: $ 90.00 Total: $ 13,500.00

1.57 Gates for 6' Wood Privacy Fence with Metal Fence Posts
(Response required)

Quantity: 15 UOM: LF Price: $ 64.00 Total: $ 960.00

1.58 8' Wood Privacy Fence
(Response required)

Quantity: 30 UOM: LF Price: $ 83.00 Total: $ 2,490.00

1.59 Temporary Fencing
(Response required)

Quantity: 500 UOM: LF Price: $ 16.00 Total: $ 8,000.00

1.60 Cast-in-Place Detectable Warning Panel
(Response required)

Quantity: 60 UOM: SF Price: $ 50.00 Total: $ 3,000.00

1.61 Handicap Access Ramp
(Response required)

Quantity: 52 UOM: SY Price: $ 100.00 Total: $ 5,200.00

1.62 Project Signs
(Response required)

Quantity: 2 UOM: EA Price: $ 5,000.00 Total: $ 10,000.00

1.63 Steel Guiderail
(Response required)

Quantity: 110 UOM: LF Price: $ 250.00 Total: $ 27,500.00

1.64 Cold Milling Pavement
(Response required)

Quantity: 1400 UOM: SY Price: $ 35.00 Total: $ 49,000.00

1.65 Tree Protection Fencing
(Response required)

Quantity: 200 UOM: LF Price: $ 7.50 Total: $ 1,500.00

1.66 6" Concrete Pavement
(Response required)

Quantity: 210 UOM: SY Price: $ 120.00 Total: $ 25,200.00

1.67 Concrete Patch (Pavement Repair)
(Response required)

Quantity: 415 UOM: SY Price: $ 95.00 Total: $ 39,425.00

1.68 6" PC Concrete Base
(Response required)

Quantity: 110 UOM: SY Price: $ 250.00 Total: $ 27,500.00

1.69 Modular Block Retaining Wall
(Response required)

Quantity: 350 UOM: SF Price: $ 200.00 Total: $ 70,000.00

1.70 Remove and Replace Landscaping
(Response required)

Quantity: 1 UOM: LS Price: $ 135.00 Total: $ 135.00

1.71 Furnish and Install 2" Caliper Tree
(Response required)

Quantity: 20 UOM: EA Price: $ 2,200.00 Total: $ 44,000.00

1.72 Remove and Reinstall Lightpole
(Response required)

Quantity: 2 UOM: EA Price: $ 4,500.00 Total: $ 9,000.00

1.73 Construction Staking
(Response required)

Quantity: 1 UOM: EA Price: $ 40,000.00 Total: $ 40,000.00

1.74 Construction Staking for Water and Sewer
(Response required)

Quantity: 1 UOM: LS Price: $ 15,000.00 Total: $ 15,000.00

1.75 Traffic Control for Water and Sewer
(Response required)

Quantity: 1 UOM: LS Price: $ 40,000.00 Total: $ 40,000.00

1.76 Mobilization for Water and Sewer
(Response required)

Quantity: 1 UOM: LS Price: $ 30,000.00 Total: $ 30,000.00

1.77 Trench and Excavation Safety Systems for Water and Sewer
(Response required)

Quantity: 1 UOM: LS Price: $ 12,000.00 Total: $ 12,000.00

1.78 Clearing, Grubbing, & Demolition for Water and Sewer
(Response required)

Quantity: 1 UOM: LS Price: $ 55,000.00 Total: $ 55,000.00

1.79 Erosion Control for Water and Sewer
(Response required)

Quantity: 1 UOM: LS Price: $ 35,000.00 Total: $ 35,000.00

1.80 Wastewater Bypass Pumping
(Response required)

Quantity: 1 UOM: LS Price: $ 35,000.00 Total: $ 35,000.00

1.81 Undercut and Backfill for Water and Sewer
(Response required)

Quantity: 100 UOM: CY Price: $ 50.00 Total: $ 5,000.00

1.82 Rock Excavation for Water and Sewer
(Response required)

Quantity: 150 UOM: CY Price: $ 300.00 Total: $ 45,000.00

1.83 Granular Backfill (Trenches)
(Response required)

Quantity: 1950 UOM: CY Price: $ 55.00 Total: $ 107,250.00

1.84 Flowable Select Material
(Response required)

Quantity: 200 UOM: CY Price: $ 200.00 Total: $ 40,000.00

1.85 Concrete Patch (Pavement Repair) for Water and Sewer
(Response required)

Quantity: 200 UOM: SY Price: $ 75.00 Total: $ 15,000.00

1.86 Remove and Dispose of Existing Manhole
(Response required)

Quantity: 10 UOM: EA Price: $ 1,500.00 Total: $ 15,000.00

1.87 Manhole, 4' Diameter (0-6' Deep)
(Response required)

Quantity: 13 UOM: EA Price: $ 6,500.00 Total: $ 84,500.00

1.88 Drop Manhole, 4' Diameter (0-6' Deep)
(Response required)

Quantity: 2 UOM: EA Price: $ 7,500.00 Total: $ 15,000.00

1.89 Additional Depth for Manhole, 4' Diameter
(Response required)

Quantity: 50 UOM: VF Price: $ 2,200.00 Total: $ 110,000.00

1.90 Modify Existing Manhole Invert
(Response required)

Quantity: 3 UOM: EA Price: $ 2,200.00 Total: $ 6,600.00

1.91 Trenching and Bedding (6'-10' Deep)
(Response required)

Quantity: 1700 UOM: LF Price: $ 25.00 Total: $ 42,500.00

1.92 Trenching and Bedding (10'-14' Deep)
(Response required)

Quantity: 150 UOM: LF Price: $ 35.00 Total: $ 5,250.00

1.93 8" SDR-26 PVC Sewer Main
(Response required)

Quantity: 1700 UOM: LF Price: $ 65.00 Total: $ 110,500.00

1.94 8" Class 350 Ductile Iron Sewer Main
(Response required)

Quantity: 100 UOM: LF Price: $ 150.00 Total: $ 15,000.00

1.95 4" SCH 40 PVC SS Service Line
(Response required)

Quantity: 1030 UOM: LF Price: $ 60.00 Total: $ 61,800.00

1.96 16" Steel Encasement by Open Cut
(Response required)

Quantity: 150 UOM: LF Price: $ 400.00 Total: $ 60,000.00

1.97 16" Split Steel Encasement by Open Cut
(Response required)

Quantity: 30 UOM: LF Price: $ 500.00 Total: $ 15,000.00

1.98 8" x 4" WYE
(Response required)

Quantity: 40 UOM: EA Price: $ 1,100.00 Total: $ 44,000.00

1.99 Two-Way Cleanout
(Response required)

Quantity: 40 UOM: EA Price: $ 1,600.00 Total: $ 64,000.00

1.100 Connect to Existing Sewer Service Line
(Response required)

Quantity: 40 UOM: EA Price: $ 1,500.00 Total: $ 60,000.00

1.101 Plug and Abandon Existing 8" Sewer Line
(Response required)

Quantity: 5 UOM: EA Price: $ 2,900.00 Total: $ 14,500.00

1.102 Post TV Inspection of New Sewer Main
(Response required)

Quantity: 1700 UOM: LF Price: $ 15.00 Total: $ 25,500.00

1.103 Furnish and Install Tracer Wire Junction Box
(Response required)

Quantity: 20 UOM: EA Price: $ 900.00 Total: $ 18,000.00

1.104 8" DR-14 PVC Water Line
(Response required)

Quantity: 400 UOM: LF Price: $ 85.00 Total: $ 34,000.00

1.105 2" SDR-13.5 PVC Water Line
(Response required)

Quantity: 120 UOM: LF Price: $ 61.00 Total: $ 7,320.00

1.106 8" x 8" Tapping Sleeve and Valve
(Response required)

Quantity: 8 UOM: EA Price: $ 6,500.00 Total: $ 52,000.00

1.107 2" Valve
(Response required)

Quantity: 4 UOM: EA Price: $ 2,650.00 Total: $ 10,600.00

1.108 Furnish and Install Ductile Iron Fittings
(Response required)

Quantity: 1300 UOM: LBS Price: $ 18.00 Total: $ 23,400.00

1.109 Furnish and Insall Tracer Wire Junction Box
(Response required)

Quantity: 12 UOM: EA Price: $ 850.00 Total: $ 10,200.00

1.110 Furnish and Install Concrete Thrust Blocking
(Response required)

Quantity: 12 UOM: CY Price: $ 500.00 Total: $ 6,000.00

1.111 Remove and Replace Water Service Connection
(Response required)

Quantity: 20 UOM: EA Price: $ 2,100.00 Total: $ 42,000.00

1.112 Cut Plug and Abandon Existing Line
(Response required)

Quantity: 10 UOM: EA Price: $ 2,100.00 Total: $ 21,000.00

1.113 Connect to Existing Water Line
(Response required)

Quantity: 2 UOM: EA Price: $ 3,500.00 Total: $ 7,000.00

2 Package Header

DEDUCTIVE ALTERNATE #1

Deductive Alternate #1 includes removing all work between STA 8+10 to STA 19+00 including sanitary sewer improvements shown as SS Main 2, SS latera 2-A, and SS main 3, and water improvements shown as Water Line 3 and Water Line 4.

Quantity: 1 Total: $ 2,152,077.00

Package Items

2.1 Embankment
(Response required)

Quantity: 373 UOM: CY Price: $ 35.00 Total: $ 13,055.00

2.2 4" Topsoil Placement (Yard Areas)
(Response required)

Quantity: 4348 UOM: SY Price: $ 25.00 Total: $ 108,700.00

2.3 18" Class III RCP (Under Pavement)
(Response required)

Quantity: 231 UOM: LF Price: $ 85.00 Total: $ 19,635.00

2.4 24" Class III RCP (Under Pavement)
(Response required)

Quantity: 65 UOM: LF Price: $ 95.00 Total: $ 6,175.00

2.5 4' Drop Inlet (Circular)
(Response required)

Quantity: 4 UOM: EA Price: $ 5,900.00 Total: $ 23,600.00

2.6 5' Drop Inlet (Circular)
(Response required)

Quantity: 2 UOM: EA Price: $ 6,900.00 Total: $ 13,800.00

2.7 6' Drop Inlet (Circular)
(Response required)

Quantity: 1 UOM: EA Price: $ 7,900.00 Total: $ 7,900.00

2.8 4' x 4' Drop Inlet (Type S)
(Response required)

Quantity: 1 UOM: EA Price: $ 6,500.00 Total: $ 6,500.00

2.9 5' Junction Box (Circular)
(Response required)

Quantity: 1 UOM: EA Price: $ 6,250.00 Total: $ 6,250.00

2.10 12' x 12' Junction Box (Special)
(Response required)

Quantity: 2 UOM: EA Price: $ 13,000.00 Total: $ 26,000.00

2.11 4' Drop Inlet Extension
(Response required)

Quantity: 1 UOM: EA Price: $ 2,900.00 Total: $ 2,900.00

2.12 8' Drop Inlet Extension
(Response required)

Quantity: 9 UOM: EA Price: $ 5,800.00 Total: $ 52,200.00

2.13 Access Manhole Frame and Cover
(Response required)

Quantity: 1 UOM: EA Price: $ 750.00 Total: $ 750.00

2.14 9' x 3' Precast Concrete Box Culvert
(Response required)

Quantity: 714 UOM: LF Price: $ 1,100.00 Total: $ 785,400.00

2.15 9' x 3' Precast Concrete Box Culvert Bend
(Response required)

Quantity: 2 UOM: EA Price: $ 8,500.00 Total: $ 17,000.00

2.16 Wingwalls and Appurtenances (9' x 3' Box Culvert STA 15+25)
(Response required)

Quantity: 1 UOM: LS Price: $ 22,000.00 Total: $ 22,000.00

2.17 Channel Excavation (Plan Quantity)
(Response required)

Quantity: 850 UOM: CY Price: $ 35.00 Total: $ 29,750.00

2.18 Erosion Control Blanket
(Response required)

Quantity: 105 UOM: SY Price: $ 100.00 Total: $ 10,500.00

2.19 Turf Reinforcement Mat
(Response required)

Quantity: 852 UOM: SY Price: $ 120.00 Total: $ 102,240.00

2.20 Native Sandstone Rip Rap
(Response required)

Quantity: 132 UOM: SY Price: $ 150.00 Total: $ 19,800.00

2.21 Flowable Select Material
(Response required)

Quantity: 18 UOM: CY Price: $ 200.00 Total: $ 3,600.00

2.22 4" Aggregate Base Course
(Response required)

Quantity: 503 UOM: SY Price: $ 35.00 Total: $ 17,605.00

2.23 8" Aggregate Base Course
(Response required)

Quantity: 1475 UOM: SY Price: $ 70.00 Total: $ 103,250.00

2.24 Prime Coat
(Response required)

Quantity: 1475 UOM: SY Price: $ 10.00 Total: $ 14,750.00

2.25 Asphalt Concrete Hot Mix Surface Course (9.5 MM)
(Response required)

Quantity: 235 UOM: TON Price: $ 145.00 Total: $ 34,075.00

2.26 Asphalt Concrete Patching for Maintenance of Traffic
(Response required)

Quantity: 7 UOM: TON Price: $ 175.00 Total: $ 1,225.00

2.27 24" Concrete Curb and Gutter (Type A)
(Response required)

Quantity: 891 UOM: LF Price: $ 24.00 Total: $ 21,384.00

2.28 Concrete Curb
(Response required)

Quantity: 248 UOM: LF Price: $ 24.00 Total: $ 5,952.00

2.29 4" Thick Concrete Sidewalk
(Response required)

Quantity: 175 UOM: SY Price: $ 82.00 Total: $ 14,350.00

2.30 Concrete Driveway Aprons
(Response required)

Quantity: 203 UOM: SY Price: $ 100.00 Total: $ 20,300.00

2.31 Concrete Driveway
(Response required)

Quantity: 308 UOM: SY Price: $ 120.00 Total: $ 36,960.00

2.32 Seeding and Mulching
(Response required)

Quantity: 1 UOM: ACRE Price: $ 6,500.00 Total: $ 6,500.00

2.33 Solid Sod
(Response required)

Quantity: 1398 UOM: SY Price: $ 5.50 Total: $ 7,689.00

2.34 Remove and Replace Mailboxes
(Response required)

Quantity: 19 UOM: EA Price: $ 700.00 Total: $ 13,300.00

2.35 Street Sign Installation
(Response required)

Quantity: 1 UOM: EA Price: $ 700.00 Total: $ 700.00

2.36 6' Wood Privacy Fence
(Response required)

Quantity: 83 UOM: LF Price: $ 60.00 Total: $ 4,980.00

2.37 Gates for 6' Wood Privacy Fence
(Response required)

Quantity: 10 UOM: LF Price: $ 62.00 Total: $ 620.00

2.38 Cast-in-Place Detectable Warning Panel
(Response required)

Quantity: 40 UOM: SF Price: $ 50.00 Total: $ 2,000.00

2.39 Handicap Access Ramp
(Response required)

Quantity: 24 UOM: SY Price: $ 100.00 Total: $ 2,400.00

2.40 Cold Milling Pavement
(Response required)

Quantity: 292 UOM: SY Price: $ 35.00 Total: $ 10,220.00

2.41 6" Concrete Pavement
(Response required)

Quantity: 156 UOM: SY Price: $ 120.00 Total: $ 18,720.00

2.42 Concrete Patch (Pavement Repair)
(Response required)

Quantity: 63 UOM: SY Price: $ 95.00 Total: $ 5,985.00

2.43 6" PC Concrete Base
(Response required)

Quantity: 39 UOM: SY Price: $ 250.00 Total: $ 9,750.00

2.44 Modular Block Retaining Wall
(Response required)

Quantity: 350 UOM: SF Price: $ 200.00 Total: $ 70,000.00

2.45 Furnish and Install 2" Caliper Tree
(Response required)

Quantity: 6 UOM: EA Price: $ 2,200.00 Total: $ 13,200.00

2.46 Rock Excavation for Water and Sewer
(Response required)

Quantity: 5 UOM: CY Price: $ 300.00 Total: $ 1,500.00

2.47 Granular Backfill (Trenches)
(Response required)

Quantity: 820 UOM: CY Price: $ 55.00 Total: $ 45,100.00

2.48 Concrete Patch (Pavement Repair) for Water and Sewer
(Response required)

Quantity: 21 UOM: SY Price: $ 75.00 Total: $ 1,575.00

2.49 Remove and Dispose of Existing Manhole
(Response required)

Quantity: 5 UOM: EA Price: $ 1,500.00 Total: $ 7,500.00

2.50 Manhole, 4' Diameter (0-6' Deep)
(Response required)

Quantity: 5 UOM: EA Price: $ 6,500.00 Total: $ 32,500.00

2.51 Drop Manhole, 4' Diameter (0-6' Deep)
(Response required)

Quantity: 1 UOM: EA Price: $ 7,500.00 Total: $ 7,500.00

2.52 Additional Depth for Manhole, 4' Diameter
(Response required)

Quantity: 19 UOM: VF Price: $ 2,200.00 Total: $ 41,800.00

2.53 Modify Existing Manhole Invert
(Response required)

Quantity: 3 UOM: EA Price: $ 2,200.00 Total: $ 6,600.00

2.54 Trenching and Bedding (6'-10' Deep)
(Response required)

Quantity: 663 UOM: LF Price: $ 25.00 Total: $ 16,575.00

2.55 Trenching and Bedding (10'-14' Deep)
(Response required)

Quantity: 137 UOM: LF Price: $ 35.00 Total: $ 4,795.00

2.56 8" SDR-26 PVC Sewer Main
(Response required)

Quantity: 800 UOM: LF Price: $ 65.00 Total: $ 52,000.00

2.57 4" SCH 40 PVC SS Service Line
(Response required)

Quantity: 410 UOM: LF Price: $ 60.00 Total: $ 24,600.00

2.58 16" Steel Encasement by Open Cut
(Response required)

Quantity: 60 UOM: LF Price: $ 400.00 Total: $ 24,000.00

2.59 8" x 4" WYE
(Response required)

Quantity: 18 UOM: EA Price: $ 1,100.00 Total: $ 19,800.00

2.60 Two-Way Cleanout
(Response required)

Quantity: 18 UOM: EA Price: $ 1,600.00 Total: $ 28,800.00

2.61 Connect to Existing Sewer Service Line
(Response required)

Quantity: 18 UOM: EA Price: $ 1,500.00 Total: $ 27,000.00

2.62 Post TV Inspection of New Sewer Main
(Response required)

Quantity: 702 UOM: LF Price: $ 15.00 Total: $ 10,530.00

2.63 Furnish and Install Tracer Wire Junction Box
(Response required)

Quantity: 9 UOM: EA Price: $ 900.00 Total: $ 8,100.00

2.64 8" DR-14 PVC Water Line
(Response required)

Quantity: 185 UOM: LF Price: $ 85.00 Total: $ 15,725.00

2.65 2" SDR-13.5 PVC Water Line
(Response required)

Quantity: 35 UOM: LF Price: $ 61.00 Total: $ 2,135.00

2.66 8" x 8" Tapping Sleeve and Valve
(Response required)

Quantity: 4 UOM: EA Price: $ 4,200.00 Total: $ 16,800.00

2.67 2" Valve
(Response required)

Quantity: 2 UOM: EA Price: $ 2,650.00 Total: $ 5,300.00

2.68 Furnish and Install Ductile Iron Fittings
(Response required)

Quantity: 504 UOM: LBS Price: $ 18.00 Total: $ 9,072.00

2.69 Furnish and Insall Tracer Wire Junction Box
(Response required)

Quantity: 6 UOM: EA Price: $ 850.00 Total: $ 5,100.00

2.70 Furnish and Install Concrete Thrust Blocking
(Response required)

Quantity: 6 UOM: CY Price: $ 500.00 Total: $ 3,000.00

2.71 Remove and Replace Water Service Connection
(Response required)

Quantity: 5 UOM: EA Price: $ 2,100.00 Total: $ 10,500.00

2.72 Cut Plug and Abandon Existing Line
(Response required)

Quantity: 5 UOM: EA Price: $ 2,100.00 Total: $ 10,500.00

3 Package Header

DEDUCTIVE ALTERNATE #2

Deductive Alternate #2 includes removing all drainage improvements identified as Lines 1, 3, 5, and 6 and water line improvements identified as Water Line 1 and Water Line 2.

Quantity: 1 Total: $ 355,539.50

Package Items

3.1 Rock Excavation
(Response required)

Quantity: 20 UOM: CY Price: $ 180.00 Total: $ 3,600.00

3.2 4" Topsoil Placement (Yard Areas)
(Response required)

Quantity: 191 UOM: SY Price: $ 25.00 Total: $ 4,775.00

3.3 18" Class III RCP (Under Pavement)
(Response required)

Quantity: 251 UOM: LF Price: $ 85.00 Total: $ 21,335.00

3.4 24" Class III RCP (Under Pavement)
(Response required)

Quantity: 52 UOM: LF Price: $ 95.00 Total: $ 4,940.00

3.5 4' Drop Inlet (Circular)
(Response required)

Quantity: 1 UOM: EA Price: $ 5,900.00 Total: $ 5,900.00

3.6 5' Drop Inlet (Circular)
(Response required)

Quantity: 1 UOM: EA Price: $ 6,900.00 Total: $ 6,900.00

3.7 4' x 5' Drop Inlet (Type S)
(Response required)

Quantity: 5 UOM: EA Price: $ 6,500.00 Total: $ 32,500.00

3.8 4' Drop Inlet Extension
(Response required)

Quantity: 1 UOM: EA Price: $ 2,900.00 Total: $ 2,900.00

3.9 8' Drop Inlet Extension
(Response required)

Quantity: 5 UOM: EA Price: $ 5,800.00 Total: $ 29,000.00

3.10 4" Aggregate Base Course
(Response required)

Quantity: 100 UOM: SY Price: $ 35.00 Total: $ 3,500.00

3.11 8" Aggregate Base Course
(Response required)

Quantity: 490 UOM: SY Price: $ 70.00 Total: $ 34,300.00

3.12 Prime Coat
(Response required)

Quantity: 490 UOM: SY Price: $ 10.00 Total: $ 4,900.00

3.13 Asphalt Concrete Hot Mix Surface Course (9.5 MM)
(Response required)

Quantity: 79 UOM: TON Price: $ 145.00 Total: $ 11,455.00

3.14 Asphalt Concrete Patching for Maintenance of Traffic
(Response required)

Quantity: 29 UOM: TON Price: $ 175.00 Total: $ 5,075.00

3.15 24" Concrete Curb and Gutter (Type A)
(Response required)

Quantity: 297 UOM: LF Price: $ 24.00 Total: $ 7,128.00

3.16 Concrete Curb
(Response required)

Quantity: 31 UOM: LF Price: $ 24.00 Total: $ 744.00

3.17 4" Thick Concrete Sidewalk
(Response required)

Quantity: 37 UOM: SY Price: $ 82.00 Total: $ 3,034.00

3.18 Concrete Driveway Aprons
(Response required)

Quantity: 55 UOM: SY Price: $ 100.00 Total: $ 5,500.00

3.19 Concrete Driveway
(Response required)

Quantity: 8 UOM: SY Price: $ 120.00 Total: $ 960.00

3.20 Solid Sod
(Response required)

Quantity: 191 UOM: SY Price: $ 5.50 Total: $ 1,050.50

3.21 Remove and Replace Mailboxes
(Response required)

Quantity: 17 UOM: EA Price: $ 700.00 Total: $ 11,900.00

3.22 Street Sign Installation
(Response required)

Quantity: 3 UOM: EA Price: $ 700.00 Total: $ 2,100.00

3.23 Cast-in-Place Detectable Warning Panel
(Response required)

Quantity: 20 UOM: SF Price: $ 50.00 Total: $ 1,000.00

3.24 Handicap Access Ramp
(Response required)

Quantity: 13 UOM: SY Price: $ 100.00 Total: $ 1,300.00

3.25 Cold Milling Pavement
(Response required)

Quantity: 591 UOM: SY Price: $ 35.00 Total: $ 20,685.00

3.26 Concrete Patch (Pavement Repair)
(Response required)

Quantity: 223 UOM: SY Price: $ 95.00 Total: $ 21,185.00

3.27 6" PC Concrete Base
(Response required)

Quantity: 43 UOM: SY Price: $ 250.00 Total: $ 10,750.00

3.28 Remove and Reinstall Lightpole
(Response required)

Quantity: 1 UOM: EA Price: $ 4,500.00 Total: $ 4,500.00

3.29 Rock Excavation for Water and Sewer
(Response required)

Quantity: 20 UOM: CY Price: $ 300.00 Total: $ 6,000.00

3.30 Granular Backfill (Trenches)
(Response required)

Quantity: 105 UOM: CY Price: $ 55.00 Total: $ 5,775.00

3.31 Concrete Patch (Pavement Repair) for Water and Sewer
(Response required)

Quantity: 70 UOM: SY Price: $ 75.00 Total: $ 5,250.00

3.32 8" DR-14 PVC Water Line
(Response required)

Quantity: 170 UOM: LF Price: $ 85.00 Total: $ 14,450.00

3.33 2" SDR-13.5 PVC Water Line
(Response required)

Quantity: 60 UOM: LF Price: $ 61.00 Total: $ 3,660.00

3.34 8" x 8" Tapping Sleeve and Valve
(Response required)

Quantity: 4 UOM: EA Price: $ 4,200.00 Total: $ 16,800.00

3.35 2" Valve
(Response required)

Quantity: 2 UOM: EA Price: $ 2,650.00 Total: $ 5,300.00

3.36 Furnish and Install Ductile Iron Fittings
(Response required)

Quantity: 666 UOM: LBS Price: $ 18.00 Total: $ 11,988.00

3.37 Furnish and Insall Tracer Wire Junction Box
(Response required)

Quantity: 6 UOM: EA Price: $ 850.00 Total: $ 5,100.00

3.38 Furnish and Install Concrete Thrust Blocking
(Response required)

Quantity: 6 UOM: CY Price: $ 500.00 Total: $ 3,000.00

3.39 Remove and Replace Water Service Connection
(Response required)

Quantity: 4 UOM: EA Price: $ 2,100.00 Total: $ 8,400.00

3.40 Cut Plug and Abandon Existing Line
(Response required)

Quantity: 5 UOM: EA Price: $ 2,100.00 Total: $ 10,500.00

3.41 Connect to Existing Water Line
(Response required)

Quantity: 1 UOM: EA Price: $ 3,500.00 Total: $ 3,500.00

Supplier Information

Company Name: Tri Star Contractors

Contact Name: Nick Goedereis

Address: 1910 Waukesha Rd.
Siloam Springs, AR.
72761

Phone: (479) 238-1088

Fax: (479) 238-0030

Email: tristarcontractors@yahoo.com

Supplier Notes

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

Anthony Nicholas Goedereis II
Print Name

6/12/24
Signature

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we Tri-Star Contractors, LLC as principal, hereinafter called the "Principal," and **SURETEC INSURANCE COMPANY**, _____, as surety, hereinafter called the "Surety," are held and firmly bound unto City of Fayetteville as obligee, hereinafter called the Obligee, in the sum of Five Percent (5 %) of the Amount Bid by Principal for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the principal has submitted a bid for Construction - College and Sunbridge Drainage .

NOW, THEREFORE, if the contract be timely awarded to the Principal and the Principal shall within such time as specified in the bid, enter into a contract in writing or, in the event of the failure of the Principal to enter into such Contract, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, neither Principal nor Surety shall be bound hereunder unless Obligee prior to execution of the final contract shall furnish evidence of financing in a manner and form acceptable to Principal and Surety that financing has been firmly committed to cover the entire cost of the project.

SIGNED, sealed and dated this 6th day of June, 20 24.

Principal: Tri-Star Contractors, LLC

By: _____
Signature

Name: Anthony Nicholas Goedereis
Title: President

SureTec Insurance Company

By: Steven Wayne Hutchins
Signature

Name: Steven Wayne Hutchins
Attorney-in-Fact

The Rider(s) Attached Hereto Is/Are Incorporated in the Bond and Contains Important Coverage Information and Limitations

POA #: 410033

SureTec Insurance Company
LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Michael A Luttrell, Steven Wayne Hutchins, David Dyer, Todd Easterling, W. Scott Whittenberg

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Five Million and 00/100 Dollars ($5,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. *(Adopted at a meeting held on 20th of April, 1999.)*

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 1st day of March, A.D. 2023.

SURETEC INSURANCE COMPANY

By: _____
Michael C. Keimig, President

State of Texas ss:
County of Harris

On this 1st day of March, A.D. 2023 before me personally came Michael C. Keimig, to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.

TANYA SNEED
Notary Public State of Texas
Commission # 12857123
Commission Expires 03/30/2027

_____
Tanya Sneed, Notary Public
My commission expires March 30, 2027

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 6th day of June 2024, A.D.

_____
M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity. 410033
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:30 am and 5:00 pm CST.

CITY OF
FAYETTEVILLE
ARKANSAS

Project Check List

This checklist is for the Bidder's use in preparing & submitting a bid. It is not intended to include all details necessary to prepare a bid and shall not be used as a substitute for the requirements of the bid documents. Use of this checklist does not relieve the Bidder from the responsibility of meeting all requirements of the Specifications concerning the preparation of an acceptable bid. Bidders are welcome to use this form as a coversheet for a sealed envelope; however, using this form itself is NOT a requirement.

☑ **5% Bid Bond of the amount bid accompanied by required documentation (Power of Attorney, etc.)**

- In lieu of a bid bond, the bidder may submit a cashier's check from a bank located in the State of Arkansas for at least five percent (5%) of the amount bid (inclusive of any deductive alternates). Cashier's checks shall be made payable to the City of Fayetteville, AR and received prior to the bid deadline by making an in-person delivery appointment with the City Purchasing Division.

☑ All addenda shall be signed, acknowledged, and submitted on the appropriate forms (submitting the actual addendums or marking acknowledgement on other bid pages).

☑ All line items shall be appropriately filled out and extended to reveal the line item price as well as the total bid price. Total base bid should be calculated in the provided space.

☑ All pages provided with signature lines shall be appropriately signed, dated accordingly, and included with submitted bid documents

☑ All bids shall be received before the stated deadline utilizing the City's electronic bidding platform or submitting a physical sealed bid to the City Purchasing Division. Submitting a bid electronically is strongly encouraged. A public bid opening will be conducted shortly after the deadline at City Hall and livestreamed at https://www.youtube.com/user/cityoffayettevillear. Late or misdirected bids shall not be accepted. The City of Fayetteville shall not be responsible for lost or misdirected bids, or failure of bidder's technical equipment. If submitting a physical bid, all bid documents shall be delivered in a sealed envelope to the address stated in the advertisement or updated deadline issued via Addenda. All bids should be delivered with the name of the bidder (contractor) on the sealed envelope as well as the bidders Arkansas Contractor's License Number.

☑ Additional Information Required:

- AR Secretary of State Filing #: 800094885 OR submit electronically.
- Arkansas Contractor License #: 0186220525 OR submit electronically.

- 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.
  - Submit electronically or circle applicable answer: YES *or* NO

- 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.
  - Submit electronically or circle applicable answer: YES *or* NO

DOCUMENT 00140 – BIDDERS QUALIFICATION STATEMENT

Contract Name: COLLEGE AND SUNBRIDGE DRAINAGE
Bid #: 24-32, Construction
Date: 6/13/24

SUBMITTED TO:

The City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, Arkansas 72701

SUBMITTED BY:

Company Tri Star Contractors

Name Anthony Nicholas Goederes II

Address 1910 Waukesha Rd.

Principal Office Siloam Springs, AR. 72761

Corporation, partnership, individual, joint venture, other LLC

Arkansas State General Contractor's License Number
0186622052 5

(Type or legibly print)

EXPERIENCE STATEMENT

1. Bidder has been engaged as a General Contractor in construction for 18 years and has performed work of the nature and magnitude of this Contract for 18 years. Bidder has been in business under its present name for 18 years.

2. Bidder now has the following bonded projects under contract: (On a separate sheet, list project name, owner, name of owner contact, engineer / architect, name of engineer/architect contact, amount of contract, surety, and estimated completion date.)

3. Bidder has completed the following (list minimum of 3) contracts consisting of work similar to that proposed by this Contract: (On a separate sheet, list project name, owner, name of owner contact, engineer / architect, name of engineer/architect contact, amount of contract, surety, and date of completion and percentage of the cost of the Work performed with Bidder's own forces.)

4. Has Bidder ever failed to complete any project? If so, state when, where, and why.

DOCUMENT 00140 – BIDDERS QUALIFICATION STATEMENT (continued)

5. Bidder normally performs the following work with his own forces:

see attached

6. Construction experience of key individuals in the organization is as follows (continued on attached sheets if needed):

see attached

7. In the event the Contract is awarded to Bidder, the required surety Bonds will be furnished by the following surety company and name and address of agent:

see attached

8. Bidder's Workmen's Compensation Experience Modifier Factor is: _____.

FINANCIAL STATEMENT

B. If requested by the City of Fayetteville during the evaluation of bids the bidder shall provide to the City of Fayetteville the following additional information:

Bidder possesses adequate financial resources as indicated by the following:

1. Assets and Liabilities: Attach a financial statement, audited if available, including Bidder's latest balance sheet and income statements showing the following items:

   a. Current assets (cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory, and prepaid expenses).

   b. Net fixed assets.

   c. Other assets.

DOCUMENT 00140 – BIDDERS QUALIFICATION STATEMENT (continued)

d. Current liabilities (accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries, and accrued payroll taxes).

e. Other liabilities (capital, capital stock, authorized and outstanding shares par values, earned surplus, and retained earnings).

f. Name of firm preparing financial statement and date thereof:

If financial statement is not for identical organization named herein, explain relationship and financial responsibility of the organization furnished.

2. Current Judgments: The following judgements are outstanding against Bidder:

	Judgment Creditors	Where Docketed and Date	Amount
a.	_____	_____	$_____
b.	_____	_____	$_____

Bidder hereby represents and warrants that all statements set forth herein are true and correct.

Date: 6/12/24, 2024

(OFFICIAL SEAL)

Name of Organization:

Tri Star Contractors

By Anthony Nicholas Goedereis II

(Type or legibly print)

By _____

(Signature)

Title President

(Type or legibly print)

(If Bidder is a partnership, the partnership name shall be signed, followed by the signature of at least one of the partners. If Bidder is a corporation, the corporate name shall be signed, followed by the signature of a duly-authorized officer and with the corporate seal affixed.)

END OF DOCUMENT

DOCUMENT 00400 – BID FORM

Contract Name: COLLEGE AND SUNBRIDGE DRAINAGE

Bid Number: 24-32

BID TO:

Owner: The City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, Arkansas 72701

BID FROM:

Bidder: Tri Star Contractors
1910 Waukesha Rd.
Siloam Springs, AR.
72761

ARTICLE 1 - INTENT

1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an agreement with Owner in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Bid price and within the Bid time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

ARTICLE 2 - TERMS AND CONDITIONS

2.01 Bidder accepts all of the terms and conditions of the Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 90 days after the day of Bid opening. Bidder will sign and deliver the required number of counterparts of the Agreement and other documents required by the Bidding Requirements within 15 days after the date of Owner's Notice of Award.

ARTICLE 3 - BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents, as more fully set forth in the Agreement, that:

A. Bidder has examined and carefully studied the Bid Documents, and the following Addenda, receipt of all which is hereby acknowledged:

Number	Date
#1	6/7/24
#2	6/11/24

DOCUMENT 00400 – BID FORM (continued)

ARTICLE 6 - BID CONTENT

6.01 The following documents are attached to and made a condition of this Bid:

A. Required 5% Bid security in the form of a cashier's check from a bank located in the State of Arkansas or a Bid Bond in the amount of Two hundred sixty one thousand two hundred sixty, eight thousand and six cents Dollars ($ 291,268.06).

B. A tabulation of Subcontractors and other persons and organizations required to be identified in this Bid.

ARTICLE 7 - COMMUNICATIONS

7.01 Communications concerning this Bid shall be addressed to the Bidder as follows:

Tri Star Contractors
1910 Waukesha Rd.
Siloam Springs, AR. 72761
Email: tristarcontractors@yahoo.com
Phone No. (479) 238-1088
Fax No. (479) 238-0030

ARTICLE 8 - TERMINOLOGY

8.01 The terms used in this Bid which are defined in the GENERAL CONDITIONS or Instructions to Bidders will have the meanings assigned to them.

Arkansas State Contractor License No. 0186220525.

If Bidder is:

An Individual

Name (type or printed): _____

By: _____ (SEAL)
(Individual's Signature)

Doing business as: _____

Business address: _____

_____

Phone No. _____ Fax No. _____

Email address: _____

A Partnership

DOCUMENT 00400 – BID FORM (continued)

Partnership Name: _____ (SEAL)

By: _____
(Signature of general partner - attach evidence of authority to sign)

Name (type or printed): _____

Business address: _____

_____

Phone No. _____ Fax No. _____

Email address: _____

A Corporation or LLC

Corporation Name: Tri Star Contractors, LLC (SEAL)

State of Incorporation: Arkansas

Type (General Business, Professional, Service, Limited Liability): LLC

By: _____
(Signature of general partner - attach evidence of authority to sign)

Name (type or printed): Anthony Nicholas Goedereis II

Title: President

(CORPORATE SEAL)

Attest: _____
(Signature of Corporate Secretary)

Phone No. (479) 238-1088 Fax No. (479) 238-0030

Email address: tristarcontractors@yahoo.com

Tax ID Number (TIN): 20-8197387

UEI # _____

Cage Code: _____

END OF DOCUMENT

DOCUMENT 00430 – LIST OF SUBCONTRACTORS

In compliance with the Instructions to Bidders and other Contract Documents, the undersigned submits the following names of Subcontractors to be used in performing the Work for:

College and Sunbridge Drainage, Bid 24-32, Construction.

Bidder certifies that all Subcontractors listed are eligible to perform the Work.

Subcontractor's Work	Subcontractor's Name and Address	Expected Percentage or Value
Clearing/Demolition	Self Performing	
SWPPP/Erosion Control	Self Performing	
Asphalt	Self Performing	
Concrete	Self Performing	
Landscaping	Self Performing	
Material Testing	Ark Con Testing	1%
Other (designate)	N/A	

NOTE: This form must be submitted in accordance with the Instructions to Bidders.

Bidder's Signature

END OF DOCUMENT

TRI STAR CONTRACTORS

Current Jobs

1. Crystal Lane - $500,000
2. New Life Church - $1,084,073.30
3. Westwind - $5,686,888.05
4. Been Road Featherstone - $2,400,000.00
5. Lake Francis Road Rebuild - City of Siloam Springs, AR $2,169,550.55
6. Bariloche $5,459,133.95
7. Klenc rd Sewer Extension - City of Tontitown $1,181,663.56
8. South Pianalto Sewer Extension - City of Tontitown $999,100.19
9. Brentwood Drainage Improvements- City of Siloam Springs $951,985.00
10. Sager Creek Rebuild - City of Siloam Springs $1,183,656.00
11. Springdales Best Storage $1,333,750.00

TRI STAR CONTRACTORS

Previous Jobs Complete

A. Zion Road & Roundabouts - City of Fayetteville The Contract includes, but is not limited to, the full reconstruction of approximately 3,340 LF three-lane roadway of Zion Road between North Vantage Road and Taliesin Lane, as well as approximately 200 LF of Old Missouri Road including the associated earthwork, curb and gutter, sidewalk, drainage, mini-roundabout, driveways, fencing, retaining walls, landscaping, lighting and miscellaneous related items. Approximately 5,300 L.F. of 10' wide concrete trail will be constructed on north side of Zion Road. In addition, approximately 2,000 LF of Zion Road between Taliesin Lane and North Crossover Road will have partial reconstruction, that will include, lane widening and a combination of asphalt overlay and mill/overlay and miscellaneous related items. 6,405' of water and 5040' of sewer mains shall be relocated in association with the project and a 225' 30" inch bore, from Vantage Drive to Crossover Road. $7,441,161

B. Pinnacle Hills City of Rogers, AR Site work and paving for 1 mile road expansion with roundabouts in high traffic area Streets, Curbs & Sidewalk, Sewer, Water & Storm Drain $6,995,640.00 Expected Completion Date: March 2022

C. Siloam Springs Best Storage Site work, utilities,pads, drainage for new 15 acres storage unit development $200,366.90 Expected Completion Date: February 2021

D. Ford Avenue City of Springdale, AR 3,400 LF of three lane street extension connecting multiple roads along a new terrain route, drainage improvements to Spring Creek, street, storm drain, utility, 1300 LF water main relocation, 200 LF sewer line relocation $4,817,016 Expected Completion Date: November 2022

E. Scull Creek City of Fayetteville Upper drainage, install new drainage systems with all necessary improvements, sidewalks, trees, etc. $140,583.35 Expected Completion Date: July 2020

F. VBT Taxiway B Installed 3 new connector taxiways, extreme FAA tolerances all drainage structures, detention pond, seed sod $1,616,975 Expected Completion Date: June 2021

G. Autumn Hills Project Description: Large Scale Development 30 acres with 50 lots and a 30 ft Lift Station, Streets, Curbs & Sidewalk, Sewer, Water & Storm Drain $1,338,756.00 Expected Completion Date: June 2020

H. Ridgestone Subdivision: 55 two-family residential lots on 19.95 acres, which includes the stormwater detention ponds $1,302,865.58 Expected Completion Date: June 2020

I. Popeyes Siloam Springs, AR Clear & Grubbing 10 acres, Dirtwork, Utilities, Concrete trickle channel, concrete curb & gutter, sidewalks, paving & asphalt $555,391.02 Expected Completion Date: December 2019

J. Freddy's Clearing & Grubbing, Dirt work, Utilities, Storm Drain, Slab Concrete,Plumbing, Curb & Gutter, Sidewalks, Paving & Asphalt $318,214.91 Expected Completion Date: March 2020

K. Boxwood Drainage City of Fayetteville $598,084.00 Expected Completion Date: TBD

L. XNA Parking Expansion: Expansion of the VIP Parking lot, electrical, base, new curb, gutter, asphalt & striping. Amount of Contract $99,088.75 Expected Completion Date: April 2020

M. Siloam Springs School District Track Construction remove, dispose, replace and extend of the existing polyurethane track area. Undercutting area 1.5 ft. replacing with select fill and re-laying the asphalt. $800,000.00 Expected Completion Date: December 2019

N. VBT Flight Center Parking Expansion: Removed current parking lot, enlarged current parking lot, corrected drainage, new curb, gutter and fencing. All new base, asphalt striping and landscaping. Amount of Contract $271,722.07 Completion Date: November 2019

O. Wedington - Haven Apartments Project Description: 6 Acre Site Development, Dirt Work, Retaining Walls, Utilities, Concrete, Curb & Gutter, Sidewalks & Asphalt Paving Fayetteville, AR Amount $: 4,836,699.48 Expected Completion Date: July 2019

P. SLG Taxilane Construction Project Description: 400 tons of asphalt paving, 1,900 square yards of aggregate base installation and associated site restoration. Amount of Contract $188,464.00 Expected Completion Date: June 2019

Q. The Groves Subdivision Project Description: Large Scale Development 1,200 ft. of Streets, Curbs & Sidewalk, Sewer, Water & Storm Drain $497,642.00 Expected Completion Date: June2019

R. Bentonville West Taxiway Bentonville Municipal Airport Project Description: West Taxiway Construction- Construction of approximately 3,800 linear feet of 35 foot wide new parallel taxiway, including lighting and signage Amount $: 2,275,565.84 Expected Completion Date: December 2018 Adam White 479-287-4635

S. I Street Apartments Project Description: 11 Acre development, heavy excavation and utilities Bentonville AR Amount $:1,696,299.58 Expected Completion Date: January 2019 Jack Hefner 479-212-7288

T. VBT Terminal Apron Phase 2 Project Description: 3,000 Square yards of Taxilane and apron pavement including lighting and signage. Amount of Contract $ 63,775.00 Expected Completion Date: December 2018 Adam White 479-287-4635

U. VBT Bentonville Hangar Infrastructure Project Description: Storm drain, electrical, sewer and water utility extensions for the Bentonville Municipal Airport Amount of Contract $63,775.00 Expected Completion Date: October 2018 Adam White 479-287-4635

V. MLK Parking Lot University of Arkansas Project Description: Parking lot expansion, Contaminated Soil Disposal & Removal, Undercut and backfill lime stabilization of subgrade, grading, paving, storm drain sidewalk, decorative Ballard's and lighting Amount of Contract $856,120.00 Expected Completion Date: October 2018 John Ross 479-879-6143

W. 8th Street Water & Sewer Relocations (S.W. I Street to S.E. D Street) a Project for the City of Bentonville and AHTD. We are in direct correlation with Walmart Home Offices as many of their parking lots and 8th street are closed which is directly in front of their home offices to relocate the sewer and water lines. We are installing and digging around Walmart fiber optics, ATT, Cox and gas main lines. Over 6,500 LF of PVC waterline & Ductile Iron waterline. Over 5,000 LF of PVC gravity sewer line. 1,100 LF of 2" bore with

HDPE (SDR-11) pipe encasement for water service connections. Over 8,000 LF of direct bury steel pipe encasement and all required fittings, valves, fire hydrant assemblies, meter settings, service lines, manholes, connections to existing lines and manholes, curb and gutter and pavement repair. Amount of Contract: $2,639,232.75 Expected Completion Date: August 2018 William Pattengill 479-936-1833

X. Altitude Trampoline Park 3509 Van Asche Dr. Fayetteville, AR 72703

Y. Amount $: 623,116.71 Project Description: 6.5 acre Site Development, Dirt Work Retaining Walls, Utilities, Curb & Gutter, Sidewalks and Asphalt Paving Completion Date: March 2018 Brent Rutherford (479) 287-2644

Schedule C

Major Equipment List

1. 1982 Caterpillar D8L dozer
2. 1983 Caterpillar D8L dozer
3. 1978 350 Case
4. 1980 1150 Case
5. 2000 John Deer 850c
6. 2002 Komatsu D65PX-12
7. 2012 Komatsu D65WX-17
8. 2012 Caterpillar D6T XLVP Crawler
9. 2012 Case 1850K
10. 2013 John Deere 850k
11. 2015 D65ex-17
12. 2021 John Deere 700K
13. Track Loader
14. 1995 325L Cat Excavator
15. 1998 Daewoo Solar SL330-III Excavator
16. 2003 Case Cx47 Mini Ex
17. 2004 CAT 345BL series II Hyd. Excavator
18. 2004 Takeuchi TB 175
19. 2010 Komatsu Pc 350 LC-8
20. 2016 PC 228 USLC-10
21. 2011 PC490LC-10 Komatsu Hyd. Excavator
22. 2012 Cat 308ECR Mini Ex
23. 2012 Case CX350C
24. 2015 TOP90 Okada Hydraulic Hammer
25. Takeuchi TB 175
26. ECR88-CAB VOLVO
27. Pc 78US-6 Komatsu Hyd. Excavator
28. Pc 200 Komatsu Excavator
29. SK250LC Kobelco Excavator
30. 2011 CAT 349EL Hydraulic Excavator
31. 2011 Komatsu Pc350Lc-8
32. 2011 Komatsu Pc350Lc-8
33. John Deere G50 Mini
34. 2014 Komatsu Pc 360Lc-10 Tracked Excavator
35. 2020 Volvo EC350EL
36. Case W3 Wheeler Loader
37. 1998 90XT
38. 2005 Case 450 Skid Steer
39. 2012 TL250 Takeuchi
40. 2014 SVL90-2HFC Kubota
41. Case 85XT
42. 2022 299 Cat Skid Steer
43. 1986 555B New Holland Back hoe
44. 2004 Case 580sm
45. 2006 420E 4X4 Cat Backhoe
46. Case 580L
47. 1990 870 AWD Dresser grader
48. 2009 140M Cat Road Grader
49. 1998 621E Cat Scraper
50. 621 CAT Scraper
51. 1990 Terex K2566
52. 1993 LA9000 Ford
53. 1995 D250E Cat

54. 1995 250E Cat
55. 2005 John Deere 350D
56. L9000 Ford Leaf Spring
57. 2004 Caterpillar 740 6x6
58. 1986 Cat D25C 4X4 Water Wagon
59. 1996 Moxy MT30 Articulated Dump Truck
60. 2012 740B Cat Articulated Dump Truck
61. 1994 534C-9 Gradall material handler
62. 1996 222/45 Genie Boomlift
63. 1999 JLG 800A Boomlift
64. 2005 Gehl RS6-42 Forklift
65. 2006 Skytrak 6036 Reach Forklift
66. JLG 450AJ Boomlift
67. TB60 Snorkel Boomlift
68. 1988 Elgin Pelican Premier St Sweeper
69. 1999 GT3600 Gomaco Curb Machine
70. 2004 GT3600 Gomaco Curb Machine
71. 2004 8816 Lee Boy Paver
72. 2011 McMloskey 154 crusher
73. 2014 FX30 T/A Ditch Witch Vacuum
74. D6528 Blastcrete Mixer/Pump
75. Broce RC300 Broom
76. Vac Wagon
77. 1987 Asphalt Distributor Truck
78. 2017 AP1055F Asphalt Paver
79. Roadtec RP195 Asphalt Paver
80. Dynapac CA251D Roller
81. Dynapac CA251D
82. Dynapac CA152PD
83. CA152D DYNA-PAO
84. SD100 Indersoll Smooth Drum Roller
85. Diana Packer
86. Volvo SD-100F padfoot drum compactor
87. Rammax 1575 trech roller
88. Rammax AR26 Double Drum Roller
89. 930 Case Tractor
90. Case 400
91. 5455 Massey Ferguson Tractor
92. 6430 John Deere Tractor
93. 740 Massey Baler
94. 468 JD round baler
95. 1570 Case Tractor
96. Bearcat 2 Steiger ST225 4WD HD3000
97. Case 1070
98. 7020 John Deere
99. Krone Tractor
100. New Idea Manure Spreader
101. John Deere Manure Spreader
102. Kun FC283T6
103. Case IH Cutter
104. JD Batwing Mower
105. Bush Hog Batwing Mower
106. 4890 Case (Track)
107. John Deere Mower
108. Husquavarna Zero Turn Mower
109. EXM28-60 60in Mower
110. Spartan zero turn sh61dslca

STATE OF ARKANSAS

SECRETARY OF STATE

Charlie Daniels
SECRETARY OF STATE

To All to Whom These Presents Shall Come, Greetings:

I, Charlie Daniels, Secretary of State of Arkansas, do hereby certify that the following and hereto attached instrument of writing is a true and perfect copy of

Articles of Organization

of

TRI STAR CONTRACTORS, LLC

filed in this office

October 5, 2006

In Testimony Whereof, I have hereunto set my hand and affixed my official Seal. Done at my office in the City of Little Rock, this 5th day of October 2006.

Charlie Daniels

Secretary of State

NICHOLAS GOEDEREIS, II

OPERATING AGREEMENT

OF

TRI STAR CONTRACTORS, LLC

This Operating Agreement ("Agreement") of **TRI STAR CONTRACTORS, LLC** (the "Company") effective as of this 5th day of October, 2006, by, between and among the undersigned confirms our understanding as to the matters contained herein.

The parties hereto agree as follows:

ARTICLE I

Definitions

SECTION 1.1. As used herein, the following terms and phrases shall have the meanings indicated:

A. "Act" shall mean the Limited Liability Company Act of the State of organization, as amended.

B. "Capital Account" shall mean, with respect to each Member, the account established for each Member pursuant to Section 6.5, which will initially equal the Capital Contributions of such Member and will be (a) increased by the amount of Net Profits allocated to such Member and (b) reduced by the amount of Net Losses allocated to such Member and the amount of Cash Flow distributed to such Member. Members' Capital Accounts shall be determined and maintained in accordance with the rules of paragraph (b)(2)(iv) of Regulation Section 1.704-1 of the Code.

C. "Capital Contributions" shall mean the fair market value of the amounts contributed by the Members pursuant to Section 6.1.

D. "Cash Flow" shall have the meaning provided in Section 7.1.

E. "Code" shall mean the Internal Revenue Code of 1986, as amended, or corresponding provisions of subsequent revenue laws.

F. "Operating Managers" shall mean the Member or Members selected by the Members in accordance with this Agreement to serve as Operating Manager or Operating Managers of the Company.

G. "Members" shall mean the persons designated as such in Schedule A of this Agreement, any successor(s) to their interests as such in the Company; and any other person who pursuant to this Agreement shall become a Member, and any reference to a "Member" shall be to any one of the then Members.

H. "Net Profits" and "Net Losses" shall mean the net profit or net loss, respectively, of the Company determined in accordance with Section 8.1.

I. The words "Membership Interest" shall mean a Member's interest in the Company which shall be in the proportion that the Member's share of the profits and losses of the Company bears to the aggregate shares of all the Members. A Membership Interest may be evidenced by a certificate issued by the Company. A Membership Interest may be expressed on a certificate as "Units" where a Member's Units bears the same relationship to the aggregate Units of all Members that the Member's Membership Interest bears to the aggregate Membership Interests of all Members. A Member's interest may be a certificated security or an uncertificated security within the meaning of section 8-102 of the Uniform Commercial Code if the requirements of section 8-103(c) are met, and if the requirements are not met such interest shall, for purposes of the Uniform Commercial Code, be deemed to be a general intangible asset.

J. "Company" shall mean this Limited Liability Company.

K. "Person" shall mean any natural person, corporation, partnership, joint venture, association, limited liability company or other business or legal entity.

ARTICLE II

Organization of the Company

SECTION 2.1. The purpose of the Company is to conduct any lawful business for which limited liability companies may be organized and to do all things necessary or useful in connection with the foregoing.

SECTION 2.2. The Company name shall be **"TRI STAR CONTRACTORS, LLC."**

SECTION 2.3. The Members shall be Members in the Company and shall continue to do business under the name of the Company until the Operating Managers shall change the name or the Company shall terminate.

SECTION 2.4. The principal address of the Company shall be such place or places as the Operating Managers may determine. The Operating Managers will give notice to the Members promptly after any change in the location of the principal office of the Company.

SECTION 2.5. The Company shall terminate on the date provided in the Certificate of Formation/Articles of Organization, except that the Company may terminate prior to such date as provided in this Agreement.

ARTICLE III

Status of Members

SECTION 3.1. No Member will be bound by, or be personally liable for the expenses, liabilities or obligations of the Company.

SECTION 3.2. No Member will be entitled to withdraw any part of his Capital Account or to receive any distributions from the Company except as expressly provided in this Agreement.

SECTION 3.3. No Member will have the right to require partition of the Company property or to compel any sale or appraisal of the Company's assets or any sale of a deceased Member's interest in the Company's assets, notwithstanding any provision of law to the contrary.

ARTICLE IV

Meeting of Members

SECTION 4.1. An annual meeting of Members shall be held within five (5) months after the close of the fiscal year of the Company on such date and at the time and place (either within or without the state of its organization) as shall be fixed by the Members. At the annual meeting, the Members shall elect the Operating Managers and transact such other business as may properly be brought before the meeting.

SECTION 4.2. A special meeting of Members may be called at any time by the Operating Managers and shall be called by the Operating Managers at the request in writing of that Membership interest specified in Schedule C of the Members entitled to vote at such meeting. Any such request shall state the purpose or purposes of the proposed meeting. Business transacted at any special meeting of Members shall be confined to the purposes set forth in the notice thereof.

SECTION 4.3. Written notice of the time, place and purpose of every meeting of Members (and, if other than an annual meeting, the person or persons at whose direction the meeting is being called), shall be given by the Operating Managers to each Member of record entitled to vote at such meeting, not less than ten nor more than sixty days prior to the date set for the meeting. Notice shall be given either personally or by mailing said notice by first class mail to each Member at his address appearing on the record book of the Company or at such other address supplied by him in writing to the Operating Managers of the Company for the purpose of receiving notice.

A written waiver of notice setting forth the purposes of the meeting for which notice is waived, signed by the person or persons entitled to such notice, whether before or after the time of the meeting stated therein, shall be deemed equivalent to the giving of such notice. The attendance by a Member at a meeting either in person or by proxy without protesting the lack of notice thereof shall constitute a waiver of notice of such Member.

All notices given with respect to an original meeting shall extend to any and all adjournments thereof and such business as might have been transacted at the original meeting may be transacted at any adjournment thereof; no notice of any adjourned meeting need be given if an announcement of the time and place of the adjourned meeting is made at the original meeting.

SECTION 4.4. The holders of a majority in interest of the Members present in person or represented by proxy, shall be requisite and shall constitute a quorum at all meetings of members except as otherwise provided by statute or the Certificate of Formation/Articles of Organization. If, however, a quorum shall not be present or represented at any meeting of Members, the Members entitled to vote thereat, present in person or represented by proxy, shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally notified. When a quorum is once present to organize a meeting, such quorum is not deemed broken by the subsequent withdrawal of any Members.

SECTION 4.5. Every Member entitled to vote at any meeting shall be entitled to vote in accordance with his membership interest in the Company held by him of record on the date fixed as the record date for said meeting and may so vote in person or by proxy. Any Company action shall be authorized by a majority in interest of the votes cast by the Members entitled to vote thereon except as may otherwise be provided by statute, the Certificate of Formation/Articles of Organization or this Operating Agreement.

SECTION 4.6. Every proxy must be signed by the Member entitled to vote or by his duly authorized attorney-in-fact and shall be valid only if filed with the Operating Managers of the Company prior to the commencement of voting on the matter in regard to which said proxy is to be voted. No proxy shall be valid after the expiration of eleven months from the date of its execution unless otherwise expressly provided in the proxy. Every proxy shall be revocable at the pleasure of the person executing it except as otherwise provided by statute. Unless the proxy by its terms provides for a specific revocation date and except as otherwise provided by statute, revocation of a proxy shall not be effective unless and until such revocation is executed in writing by the Member who executed such proxy and the revocation is filed with the Operating Managers of the Company prior to the voting of the proxy.

SECTION 4.7. All meetings of Members shall be presided over by the Operating Managers, or if not present, by a Member thereby chosen by the Members at the meeting. The Operating Managers or the person presiding at the meeting shall appoint any person present to act as secretary of the meeting.

SECTION 4.8. For the purpose of determining the Members entitled to notice of, or to vote at any meeting of Members or any adjournment thereof or to express consent or dissent from any proposal without a meeting, or for the purpose of determining the Members entitled to receive payment of any distribution of Cash Flow or the allotment of any rights, or for the purpose of any other action, the Members may fix, in advance, a date as the record date for any

such determination of Members. Such date shall not be more than fifty nor less than ten days before the date of any meeting nor more than fifty days prior to any action taken without a meeting, the payment of any distribution of Cash Flow or the allotment of any rights, or any other action. When a determination of Members of record entitled to notice of, or to vote at any meeting of Members has been made as provided in this Section, such determination shall apply to any adjournment thereof, unless the Members fix a new record date under this Section for the adjourned date.

SECTION 4.9. The Company shall be entitled to treat the holder of record of any Membership Interest as the holder in fact thereof and, accordingly, shall not be bound to recognize any equitable or other claim to or interest in such Membership Interest on the part of any other person whether or not it shall have express or other notice thereof, except as otherwise provided by the Act.

ARTICLE V

Management

SECTION 5.1. Management of the Company shall be vested in all of the Members who shall also serve as Operating Managers of the Company. The Operating Managers shall vote in proportion to their Membership Interests in the Company. Except as otherwise provided in this Agreement, all decisions of the Operating Managers shall be by a majority in interest of the Members. All Operating Managers must be Members of the Company. No Member will take part in or interfere in any manner with the conduct or control of the business of the Company or have any right or authority to act for or bind the Company except as provided in this Agreement.

SECTION 5.2. The Operating Managers shall hold office for the term for which elected and until a successor has been elected and qualified. A vacancy in the office of Operating Manager arising from any cause may be filled for the unexpired portion of the term by the Members.

SECTION 5.3. Any Operating Manager may resign at any time by giving written notice to the Members. Any such resignation shall take effect at the time specified therein or, if the time is not specified therein, upon the receipt thereof, irrespective of whether any such resignations shall have been accepted.

SECTION 5.4. The Company shall be managed by the Operating Managers and the conduct of the Company's business shall be controlled and conducted solely and exclusively by the Operating Managers in accordance with this Agreement. In addition to and not in limitation of any rights and powers conferred by law or other provisions of this Agreement, the Operating Managers shall have and may exercise on behalf of the Company all powers and rights necessary, proper, convenient or advisable to effectuate and carry out the purposes, business and objectives of the Company, and to maximize Company profits.

SECTION 5.5. Notwithstanding the foregoing, the Operating Managers may not make any of the management decisions stated in Schedule B without obtaining the consent of that Membership Interest stated in Schedule B.

SECTION 5.6. The Operating Manager shall serve as Tax Matters Member as such term is defined in Code Section 6231 (a)(7).

SECTION 5.7. Any person made or threatened to be made a party to an action or proceeding, whether civil or criminal, by reason of the fact that he, his testator or intestate, then, is, or was a manager, Member, employee or agent of the Company, or then serves or has served on behalf of the Company in any capacity at the request of the Company, shall be indemnified by the Company against reasonable expenses, judgments, fines and amounts actually and necessarily incurred in connection with the defense of such action or proceeding or in connection with an appeal therein, to the fullest extent permissible by the Act. Such right of indemnification shall not be deemed exclusive of any other rights to which such person may be entitled.

ARTICLE VI

Capital

SECTION 6.1. The Members have contributed to the Company in exchange for their membership interests, the cash and other property as set forth on Schedule A, annexed hereto.

SECTION 6.2. The fair market value and the adjusted basis of the contributing Member of any property other than cash contributed to the Company by a Member shall be set forth on Schedule A, annexed hereto.

SECTION 6.3. Except as expressly provided in this Agreement, no Member shall be required to make any additional contributions to the capital of the Company.

SECTION 6.4. No interest shall be paid on the Capital Account of any Member.

SECTION 6.5. A Capital Account shall be established for each Member on the books and records of the Company. If any assets of the Company are distributed to the Members in kind, the Capital Accounts of the Members shall be adjusted to reflect the difference between the fair market value of such assets on the date of distribution and the basis of the Company in such assets.

ARTICLE VII

Distributions of Cash

SECTION 7.1. The Company shall distribute to the Members from time to time all cash (regardless of the source thereof) of the Company which is not required for the operation or the reasonable working capital requirements of the Company (such cash is sometimes referred to herein as "Cash Flow"). For purposes of this Agreement all Cash Flow allocated to the Members shall be allocated among them in proportion to their respective Membership Interests.

SECTION 7.2. Distributions of Cash Flow shall be made from time to time in such manner as determined by the Operating Managers.

ARTICLE VIII

Profits and Losses

SECTION 8.1. The Net Profits and Net Losses of the Company shall be the net profits and net losses of the Company as determined for Federal income tax purposes.

SECTION 8.2. The Net Profits and Net Losses of the Company and each item of income, gain, loss, deduction or credit entering into the computation thereof, shall be allocated to the Members in the same proportions that they share in distributions of Cash Flow pursuant to Section 7.1, or if there is no Cash Flow, that they would have shared if there had been Cash Flow.

SECTION 8.3. References herein to "Reg. Sec.", are to the regulations promulgated by the United States Treasury to the Code. The terms "minimum gain", "minimum gain chargeback", "qualified income offset", "nonrecourse deduction" and "nonrecourse liability" are to be interpreted consistent with the definitions and use of such terms in Reg. Sec. 1.704-2 and Reg. Sec. 1.704-1. The following special allocations shall be made in the following order:

A. Except as otherwise set forth in Reg. Sec. 1.704-2(f), if there is a net decrease in minimum gain, during the fiscal year of the Company, each Member, shall be specially allocated items of gross income and gain for such fiscal year (and, if necessary, subsequent fiscal years) in an amount equal to that Member's share of the net decrease of minimum gain determined in accordance with Reg. Sec. 1.704-2(g). Allocations in accordance with this Section shall be made first from the disposition of Company assets subject to nonrecourse liabilities, to the extent of the minimum gain attributable to those assets, and thereafter, from a pro-rata portion of the Company's other items of income and gain for the taxable year. This Section is intended to comply with the minimum gain chargeback requirement of Reg. Sec. 1.704-2(f).

B. Except as otherwise set forth in Reg. Sec. 1.704-2(i)(4), if there is a net decrease in a Member's nonrecourse liability minimum gain attributable to Members' nonrecourse liabilities during any fiscal year, each Member who has a share of the Member nonrecourse liability minimum gain attributable to Member nonrecourse liability shall be specially allocated items of gross income and gain for such fiscal year (and, if necessary, subsequent fiscal years)in an amount equal to that Member's share of the net decrease in Members' nonrecourse debt minimum gain attributable to such Member nonrecourse debt. Allocations pursuant to this Section shall be made first from gain recognized from the disposition of Company assets subject to Member nonrecourse liabilities to the extent of Member minimum gain attributable to those assets, and thereafter, from a pro-rata portion of the Company's other items of income and gain for the fiscal year. This section is intended to comply with the minimum gain chargeback requirements of Reg. Sec. 1.704-2(i).

C. A Member who unexpectedly receives an adjustment, allocation or distribution described in (4), (5) or (6) of Reg. Sec. 1.704-1(b)(2)(ii)(d) will be allocated items of income and gain in an amount and manner sufficient to eliminate such deficit balance as quickly as possible. An allocation shall be made pursuant to this Section and if and to the extent a Member would have a deficit in his adjusted Capital Account after all other allocations provided for in this Section 8.3 were made as if this paragraph were not in the Agreement.

D. Nonrecourse deductions shall be allocated among the Members in the same proportion in which they share the Cash Flow of the Company.

E. Any nonrecourse deduction shall be allocated to any Member who bears the economic risk of loss with respect to the Member nonrecourse liability to which such deduction is attributable.

SECTION 8.4. Any Company gain or loss realized with respect to property, other than money, contributed to the Company by a Member shall be shared among the Members pursuant to Code section 704(c) and regulations to be promulgated thereunder so as to take account of the difference between the Company basis and the fair market value of the property at the time of the contribution ("built-in gain or loss"). Such built-in gain or loss shall be allocated to the contributing Member upon the disposition of the property.

ARTICLE IX

Admission and Withdrawal of a Member

SECTION 9.1. A Member may transfer his interest in the Company to another person or entity only with the prior unanimous consent of the other Members either in writing or at a meeting called for such purpose. If all of the other Members do not approve of the transfer, the transferee shall have no right to participate in the management of the business and affairs of the Company or to become a Member. The transferee shall be entitled to receive the share of profits, losses and Cash Flow or other compensation by way of income and the return of contributions to which the transferor otherwise would be entitled.

SECTION 9.2. The Members agree to sign such additional documents as may be required in order to admit additional Members to the Company, pursuant to section 9.1 as well as, among other things, to provide for the division of profits, losses and Cash Flow among the Members.

SECTION 9.3. All costs and expenses incurred by the Company in connection with the assignment of a Member's interest, including any filing fees and publishing costs and the fees and disbursements of counsel, shall be paid by the assigning Member.

SECTION 9.4. Each person who becomes a Member in the Company, by becoming a Member, shall and does hereby ratify and agree to be bound by the terms and conditions of this Agreement.

ARTICLE X

Termination or Dissolution of Company

SECTION 10.1. The Company shall be terminated prior to the date of expiration of the term as provided in Section 2.5 if (a) a majority in interest of the Members consent that the Company should be terminated and dissolved, or (b) the Company is dissolved pursuant to this Agreement.

SECTION 10.2. The Company shall be terminated in the event any Member (i) withdraws, resigns or is expelled from the Company; (ii) makes an assignment for the benefit of creditors, is the subject of an order for relief under Title 11 of the United States Code, files a petition or answer seeking for himself any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any statute, law or regulation, files an answer or other pleading admitting or failing to contest the material allegations of a petition filed against him in any proceeding of this nature, seeks, consents to, or acquiesces in the appointment of a trustee, receiver or liquidator for of all or any substantial part of his properties; (iii) dies; or (iv) a judgment is entered by a court of competent jurisdiction adjudicating him incompetent to manage his person or his property.

SECTION 10.3. If the Company is dissolved, the owners of a majority in interest of the remaining Members may elect to reconstitute and continue the Company as a successor Company upon the same conditions as are set forth in this Agreement. Any such election to continue the Company will not result in the creation of a new Company among the remaining Members, nor will such election require the amendment of this Agreement or the execution of an amended Agreement.

SECTION 10.4. Upon the termination and dissolution of the Company, the then Operating Manager, or Operating Managers, if any, or, if there is no Operating Manager, any person elected to perform such liquidation by the written consent of the owners of a majority in interest of the Members, shall proceed to the liquidation of the Company. The proceeds of such liquidation shall be applied and distributed as follows:

A. If any assets of the Company are to be distributed in kind, such assets shall be distributed on the basis of the fair market value thereof, and any Member entitled to any interest in such assets shall receive such interest therein as a tenant-in-common with all other Members so entitled. The fair market value of such assets shall be determined by an independent appraiser to be selected by the Company's independent public accountants. The amount by which the fair market value of any Property to be distributed in kind to the Members exceeds or is less than the basis of such Property, shall, to the extent not otherwise recognized by the Company, be taken into account in computing Net Profits or Net Losses (and shall be allocated among the Members in accordance with Section 8.2) for purposes of crediting or charging the Capital Accounts of, and liquidating distributions to, the Members under Section 10.4.B.

B. All distributions upon liquidation of the Company shall be distributed as follows: to each of the Members, in proportion to the amounts of their respective positive Capital Accounts, as such accounts have been adjusted (i) in accordance with Section 6.5 to reflect the

Net Profit or Net Loss realized or incurred upon the sale of the Company's property or assets and any deemed sale pursuant to Section 10.4.A; (ii) in accordance with Section 8.2 to reflect all Net Profits or Net Losses with respect to the year of liquidation. No Member shall be liable to repay the negative amount of his Capital Account.

SECTION 10.5. Each of the Members shall be furnished with a statement, reviewed by the Company's independent public accountants, which shall set forth the assets and liabilities of the Company as of the date of the Company's liquidation. Upon completion of the liquidation, the Operating Managers shall execute and cause to be filed a Certificate of Dissolution of the Company and any and all other documents necessary with respect to termination of the Company.

ARTICLE XI

Books and Reports

SECTION 11.1. The Operating Managers shall cause the Company to maintain the following records:

A. Complete and accurate books of account, in which shall be entered, fully and accurately, each and every transaction of the Company, shall be kept by the Operating Managers at the principal office of the Company. The fiscal year of the Company shall be the calendar year. The books of account of the Company shall be kept in accordance with sound accounting practices and principles applied in a consistent manner by the Company; provided, however, that all methods of accounting and treating particular transactions shall be in accordance with the methods of accounting employed for Federal income tax purposes. All determinations by the Operating Managers with respect to the treatment of any item or its allocation for Federal, state or local tax purposes shall be binding upon all the Members unless the determination is inconsistent with any express provision of this Agreement.

B. A current list of the full name and last known mailing address of each Member set forth in alphabetical order together with the contribution and share in profits and losses of each Member; a copy of the Certificate of Formation or Articles of Organization of the Company and any amendments thereto; a copy of the Company Operating Agreement and any amendments thereto; a copy of the Company's federal, state and local income tax returns for the three most recent fiscal years.

C. Any Member shall have the right from time to time at his expense to have his accountants and representatives examine and/or audit the books and records of the Company and the information referred to in this Section, and the Operating Managers will make such books and records and information available for such examinations and/or audits.

SECTION 11.2. No value shall be placed for any purpose upon the Company name or the right to its use, or upon the goodwill of the Company or its business. Upon termination or dissolution of the Company (without reconstitution thereof) as provided in this Agreement, neither the Company name or the right to its use, nor the goodwill of the Company, shall be considered as an asset of the Company.

SECTION 11.3. The Operating Managers will cause to be sent to the Members within a reasonable period after the close of each year the following: (a) annual statements of the Company's gross receipts and operating expenses, and the capital accounts of each Member, prepared by the Company's independent public accountants, to be transmitted to each Member; and (b) a report to be transmitted to each Member indicating the Member's share of the Company's profit or loss for that year and the Member's allocable share of all items of income, gain, loss, deduction, and credit, for Federal income tax purposes.

ARTICLE XII

Tax Elections

SECTION 12.1. In the event of a transfer of a Member's interest, or upon the death of a Member, or in the event of the distribution of Company property to any party hereto, the Company may (but need not necessarily) file an election, in accordance with Section 754 of the Code to cause the basis of the Company Property to be adjusted for Federal income tax purposes, as provided by Sections 734 and 743 of the Code.

ARTICLE XIII

Miscellaneous

SECTION 13.1. Any notice or other communication under this Agreement shall be in writing and shall be considered given when mailed by registered or certified mail, return receipt requested, to the parties at the following addresses (or at such other address as a party shall have previously specified by notice to the others as the address to which notice shall be given to him):

A. If to the Company, to it in care of the Operating Managers at the address of the Company.

B. If to the Operating Managers, to them at the address of the Company.

C. If to any Member, to him at his address set forth on the books and records of the Company.

SECTION 13.2. This Agreement contains a complete statement of all of the arrangements among the parties with respect to the Company and cannot be changed or terminated orally or in any manner other than by a written agreement executed by all of the Members. There are no representations, agreements, arrangements or understandings, oral or written, between or among the parties relating to the subject matter of this Agreement which are not fully expressed in this Agreement.

SECTION 13.3. This Agreement shall be construed without regard to any presumption or other rule requiring construction against the party causing this Agreement to be drafted.

SECTION 13.4. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations of the jurisdiction in which the Company does business. If any provision of this Agreement, or the application thereof to any person or circumstance, shall for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of that provision to other persons or circumstances shall not be affected, but rather shall be enforced to the extent permitted by law.

SECTION 13.5. Anything hereinbefore in this Agreement to the contrary notwithstanding, all references to the Property of the Company are deemed to include the profits, losses and Cash Flow of the Property.

SECTION 13.6. Irrespective of the place of execution or performance, this Agreement shall be governed by and construed in accordance with the laws of the State of organization of the Company applicable to agreements made and to be performed in the State of organization of the Company.

SECTION 13.7. The captions, headings and table of contents in this Agreement are solely for convenience of reference and shall not affect its interpretation.

SECTION 13.8. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which shall be deemed to constitute a single document.

SECTION 13.9. Whenever the context so requires, the male gender when used herein shall be deemed to include the female gender, the female gender shall be deemed to include the male gender, the singular shall be deemed to include the plural and the plural shall be deemed to include the singular.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the day and year first above written.

Name:
Member

Name:
Member

Name:
Member

SCHEDULE B

The following management decisions shall require the following consent of the Membership interests:

Decision	Membership interest required
All Activities	90%

SCHEDULE C

The Membership interest required to call a meeting of Members shall be:

90% Percent

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-371

MEETING OF AUGUST 6, 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: **Approval of Change Order 1 with Benchmark Construction Company of NWA, INC. for the North Street Corridor Improvements Project**

RECOMMENDATION:
Staff recommends approval of Change Order 1 with Benchmark Construction for the North Street Corridor Improvements Project Phase 1 which will increase the contract amount by $246,287.88 and the contract time by 60 days and approval of a budget adjustment.

BACKGROUND:
On March 5, 2024, the City Council approved a contract with Benchmark Construction of NWA, Inc. for the construction of this project. Construction began in April of 2024 and is scheduled for completion in September of 2024.

DISCUSSION:
The design for this project includes the widening of North Street on the east side of College Avenue. For the widening, the existing roadway was planned to be left in place to make use of the existing pavement structure. Unfortunately, during the construction, it has become apparent that the existing roadway structure is failing. With the steep grade of this roadway and the volume of traffic that it experiences, the poor structure will continue to fail despite the proposed asphalt overlay. Staff recommends that the existing asphalt, base and soil beneath be removed and replaced with stable materials.

BUDGET/STAFF IMPACT:
The roadway improvements are funded by the 2022 Transportation Bond Program Funds.

ACCOUNT	PROJECT	AMOUNT
4702.860.7223-5809.00	46020.7223	$ 246,287.88

ATTACHMENTS: SRF (#3), BA (#4), Change Order #1 - North Street (#5)

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

File #: 2024-371

Approval of Change Order 1 with Benchmark Construction Company of NWA, INC. for the North Street Corridor Improvements Project

A RESOLUTION TO APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH BENCHMARK CONSTRUCTION COMPANY OF NWA, INC. IN THE AMOUNT OF $246,287.88 FOR THE NORTH STREET CORRIDOR IMPROVEMENTS PROJECT PHASE 1, AND TO APPROVE A BUDGET ADJUSTMENT – 2022 STREET IMPROVEMENT BOND PROJECT

WHEREAS, on March 5, 2024, City Council passed Resolution 87-24 to approve a contract with Benchmark Construction of NWA, Inc. for the North Street Corridor Improvements Project; and

WHEREAS, during the construction, it became apparent that the existing roadway structure is failing and staff recommends that the existing asphalt, base and soil beneath be removed and replaced with stable materials.

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 Change Order No. 1 to the contract with Benchmark Construction Company of NWA, Inc. in the amount of $246,287.88 for the North Street Corridor Improvements Project Phase 1. A copy of Change Order No. 1 is attached to this Resolution and made a part hereof.

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

2024-371

Item ID

8/6/2024

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

Matt Casey	7/17/2024	ENGINEERING (621)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends approval of Change Order 1 with Benchmark Construction for the North Street Corridor Improvements Project Phase 1 which will increase the contract amount by $246,287.88 and the contract time by 60 days and approval of a budget adjustment.

Budget Impact:

4702.860.7223-5809.00	Street Project 2022 Bonds
Account Number	Fund
46020.7223	North St Garland to Mission
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	1,024,293.00
		Expenses (Actual+Encum)	$	841,710.84
		Available Budget	**$**	**182,582.16**
Does item have a direct cost?	Yes	Item Cost	$	246,287.88
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	246,288.00
		Remaining Budget	**$**	**182,582.28**

V20221130

Purchase Order Number:	2024-00000416	**Previous Ordinance or Resolution #**	87-24
Change Order Number:	1	**Approval Date:**	
Original Contract Number:	2024-00000020		

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 approval of Change Order 1 with Benchmark Construction for the North Street Corridor Improvements Project Phase 1 which will increase the contract amount by $246,287.88 and the contract time by 60 days and approval of a budget adjustment.

COUNCIL DATE: 8/6/2024

ITEM ID#: **2024-371**

Holly Black
7/16/2024 12:19 PM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

CHKD/POSTED: /

RESOLUTION/ORDINANCE

v.2024624

	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
TOTAL	-	-				
4702.860.7223-5809.00	246,288	-	46020	7223	EX	Improvements - Street
4702.860.7999-5899.00	(246,288)	-	46020	7999	EX	Unallocated - Budget
	-	-				
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CITY OF FAYETTEVILLE ARKANSAS

CHANGE ORDER

Contract Title: North Street Improvements - Phase I

Change Order No. 1 Date of Issuance July 16, 2024

To Contractor: Benchmark Construction Company of NWA, Inc. ORDINANCE/RESOLUTION:87-24

The Contract is changed as follows: Effective March 5, 2024

Contract Changes	Bid Item No.	Bid Item Description	Previous Estimated Quantity	Unit of Measure	Contract Unit Price	Revised Estimated Quantity	Revised Unit Price	Original Estimated Cost	Revised Estimated Cost
	8	Undercut and Backfill	150	CY	$59.27	894	$59.27	$ 8,890.50	$52,987.38
	10	Unclassified Excavation	700	CY	$25.59	905	$25.59	$ 17,913.00	$23,158.95
	13	Subgrade Preparation	434	SY	$6.66	1356	$6.66	$ 2,890.44	$9,030.96
	22	4" Thick Concrete Sidewalk (Width Varies, Includes Concrete Infill Area Between Curb and Sidewalk)	13	SY	$151.00	43.3	$151.00	$ 1,963.00	$6,538.30
	26	8" Thick Concrete Pavement (For Street Widening, Detail ST5)	177	SY	$96.41	1155.5	$96.41	$ 17,064.57	$111,401.76
	27	Concrete Driveway Aprons	39	SY	$103.92	49.1	$103.92	$ 4,052.88	$5,102.47
	72	Pavement Repair Demolition - Change Order #1	0	LS	$0.00	1	$1,992.00	-	$1,992.00
	73	Pavement Repair Subgrade Prep - Change Order #1	0	LS	$0.00	1	$134.67	-	$134.67
	74	Inlet Lid and Extension	0	EA	$0.00	1	$8,500.00	-	$8,500.00
	75	Traffic Control and Maintenance for Pavement Repair	0	LS	$0.00	1	$20,000.00	-	$20,000.00
	76	Existing Asphalt Removal for Pavement Repair	0	LS	$0.00	1	$40,760.00	-	$40,760.00
	77	Bonds, Insurance, etc. for Pavement Repair	0	LS	$0.00	1	$7,405.78	-	$7,405.78
	78	Install Owner Supplied Traffic Signal Control Cabinet	0	LS	$0.00	1	$4,709.00	-	$4,709.00
	79	Change Pole Base from Octagonal to Square	0	LS	$0.00	1	$2,341.00	-	$2,341.00
	80	Erosion Control - Change Order #1	0	LS	$0.00	1	$1,500.00	-	$1,500.00
	81	Roadway Construction Control - Change Order #1	0	LS	$0.00	1	$3,500.00	-	$3,500.00
							Summation of Cost	**52,774.39**	**$299,062.27**
							Net Cost for this Change Order		**$246,287.88**

Not valid until signed by the Owner

The original Contract Price was		**$ 789,747.50**
Net change by previously authorized change orders		**$ -**
The Contract Price prior to this Change Order was		**$ 789,747.50**
The Contract Price will be adjusted by		**$246,287.88**
The new Contract Price including this Change Order will be		**$ 1,036,035.38**
The Contract Time(s) will be increased by	**60**	calendar days
Required dates of Completion as of the date of this Change Order therefore are:		
Substantial Completion		**11-Nov-24**
Final Completion		**11-Dec-24**

NOTE: This summary does not reflect changes in the Contract Price or Time(s) which have been authorized by Work Change Directives not incorporated in this or previous Change Orders.

BENCHMARK CONSTRUCTION COMPANY OF NWA, INC.

Stephen Smith — July 16, 2024

BY DATE

CITY OF FAYETTEVILLE

BY DATE

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-354

MEETING OF AUGUST 6, 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: **Approval of a contract in the amount of $9,214,669.54 with Benchmark Construction Company of NWA, Inc. for the construction of the College Ave. Improvements Project (North to Sycamore), approval of a project contingency of $921,467.00 (10%) and approval of a budget adjustment.**

RECOMMENDATION:
Staff recommends approval of a contract in the amount of $9,214,669.54 with Benchmark Construction Company of NWA, Inc. for the construction of the College Ave. Improvements Project (North to Sycamore), approval of a project contingency of $921,467.00 (10%) and approval of a budget adjustment.

BACKGROUND:
The School Avenue and College Avenue Corridors serve as the major north-south route through the central part of the City and are major commercial and retail destination. Maintaining and improving the corridors will allow them to continue to serve mobility needs, and to continue to develop/redevelop as commercial corridors.

Improvements to these corridors will include striping, widening and/or narrowing of the roadway, utility relocation, sidewalk/trail installation, accommodations for transit systems, elimination or reconfiguration of driveways, modification to traffic signals, medians, and other corridor improvements identified in the design process.

The starting point for corridor designs was the 71B Corridor Plan completed by RDG Planning. Goals and aspirations of the Plan will be implemented to the greatest extent possible through the limits of the project segments selected for design and construction, which include College Ave. between North Street and Township Street, and School Ave. between Martin Luther King Jr. Blvd. and Cato Springs Road.

In December of 2021, the City Council approved a design contract with Garver, LLC for the detailed design of this project from North Street to Sycamore Street.

On August 25, 2021, the Northwest Arkansas Regional Planning Commission (NWARPC) awarded this project $1,500,000.00 from the FFY 2022 STBGP-A (Surface Transportation Block Grant Program-Attributable. This Federal-aid program is administered through the NWARPC.

In November of 2021, The City of Fayetteville and ARDOT signed a supplemental agreement of understanding combining the $1,500,000.00 in STBGP-A funds with the funds from the 2019 agreement of understanding for Job 040746 Truckers Dr. – Howard Nickell Rd. and Highway 71B Improvements which allocated

$1,500,000.00 for improvements to Highway 71B.

On August 24, 2022, the NWARPC awarded this project and additional $1,800,000.00 from the FFY 2022 STBGP-A (Surface Transportation Block Grant Program-Attributable). This brings the total Federal Aid to $4,800,000.00.

DISCUSSION:
On June 27, 2024, the City received three (3) construction bids for this project. Two of the bids were incomplete (unresponsive) and had to be rejected. Benchmark Construction Company of NWA, Inc. submitted a complete bid of $9,214,669.54. Engineering staff recommends awarding this contract to Benchmark Construction Company of NWA, Inc. The contract time is 300 days (10 months) for substantial completion.

Please note that as part of the Federal-aid process, the Mayor will be submitting the required Certification Letter to the Arkansas Department of Transportation (ARDOT) requesting their review of the bid tabulations and concurrence in award of the contract to Benchmark Construction Company of NWA, Inc. The actual execution of the construction agreement will occur after receipt of ARDOT concurrence.

BUDGET/STAFF IMPACT:
This project is based on an Agreement of Understanding with ARDOT in which Federal-aid money will pay 80% of the contract amount and the City will pay a 20% match. The City will have to make payments to the Contractor and the Consultant, and then submit the required paperwork to ARDOT requesting 80% reimbursement. The City matching funds for the roadway improvements will be paid from the Streets Project 2022 Bond Funds.

The total Federal-aid amount being recognized in the associated Budget Adjustment for this item is $4,800,000.00.

Water and Sewer Line Improvement Funds will be used for the new water main portion of this contract.

ACCOUNT	PROJECT	AMOUNT
4702.860.7221-5809.00	46020.7221.1020	$1,831,257.82
4601.860.7221-5809.00	46020.7221.1020	$4,800,000.00
5400.860.5600-5808.00	11011.2019.7221	$2,583,411.72

ATTACHMENTS: SRF (#3), BA (#4), Contract Agreement Signed (#5), Bid 24-34, Bid Tab - Signed (#6), Bid 24-34, Submittal - Benchmark Construction Company - E (#7), College Avenue (North Street to Sycamore Street) - Recommendation to Award-Signed (#8)

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

File #: 2024-354

Approval of a contract in the amount of $9,214,669.54 with Benchmark Construction Company of NWA, Inc. for the construction of the College Ave. Improvements Project (North to Sycamore), approval of a project contingency of $921,467.00 (10%) and approval of a budget adjustment.

A RESOLUTION TO APPROVE A CONTRACT WITH BENCHMARK CONSTRUCTION COMPANY OF NWA, INC. IN THE AMOUNT OF $9,214,669.54 FOR THE COLLEGE AVENUE IMPROVEMENTS PROJECT, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF $921,467.00, AND TO APPROVE A BUDGET ADJUSTMENT – 2022 STREET IMPROVEMENT BOND PROJECT

WHEREAS, on August 25, 2021, the Northwest Arkansas Regional Planning Commission (NWARPC) awarded $1,500,000.00 from the Surface Transportation Block Grant Program-Attributable for the College Avenue Improvements Project; and

WHEREAS, in November 2021, the City of Fayetteville and ARDOT signed a supplemental agreement of understanding combing the $1,500,000.00 in STBGP-A funds with the funds from the 2019 agreement of understanding for Job 040746 Truckers Dr. – Howard Nickell Rd. and Highway 71B Improvements which allocated $1,500,000.00 for improvements to Highway 71B; and

WHEREAS, in December 2021, the City Council approved a design contract with Garver, LLC for the detailed design of this project from North Street to Sycamore Street; and

WHEREAS, on June 27, 2024, the City received three construction bids for this project and Benchmark Construction Company of NWA, Inc. submitted the only complete bid.

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 a contract with Benchmark Construction Company of NWA, Inc. in the amount of $9,214,669.54 for the College Avenue Improvements Project, and further approves a project contingency in the amount of $921,467.00.

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

2024-354

Item ID

8/6/2024

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

Matt Casey	7/17/2024	ENGINEERING (621)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Approval of a contract in the amount of $9,214,669.54 with Benchmark Construction Company of NWA, Inc. for the construction of the College Ave. Improvements Project (North to Sycamore), approval of a project contingency of $921,467.00 (10%) and approval of a budget adjustment.

Budget Impact:

4702.860.7221-5809.00 5400.860.5600-5808.00	Street Projects 2022 Bonds Water and Sewer Fund
Account Number	Fund
46020.7221.1020 11011.2019.7221	Hwy 71B Corridor North to Township Water & Sewer Relocations Bond Projects
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	1,296,565.00
		Expenses (Actual+Encum)	$	301,421.36
		Available Budget	$	**995,143.64**
Does item have a direct cost?	Yes	Item Cost	$	10,136,136.54
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	10,136,137.00
		Remaining Budget	$	**995,144.10**

V20221130

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

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

Original Contract Number: _____

Comments: Item cost includes construction contract plus project contingency.

City of Fayetteville, Arkansas - Budget Adjustment (Agenda)

Budget Year	Division /Org2	Adjustment Number
2024	ENGINEERING (621)	
	Requestor: Matt Casey	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Approval of a contract in the amount of $9,214,669.54 with Benchmark Construction Company of NWA, Inc. for the construction of the College Ave. Improvements Project (North to Sycamore), approval of a project contingency of $921,467.00 (10%) and approval of a budget adjustment.

COUNCIL DATE: 8/6/2024

ITEM ID#: **2024-354**

Holly Black
7/17/2024 3:08 PM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

RESOLUTION/ORDINANCE

CHKD/POSTED: /

v.2024624

TOTAL	4,800,000	4,800,000				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
4601.860.7221-5809.00	4,800,000	-	46020	7221.1020	EX	Improvements - Street
4601.860.7221-4309.00		4,800,000	46020	7221.1020	RE	Federal Grants - Capital
4702.860.7221-5809.00	1,831,258	-	46020	7221.1020	EX	Improvements - Street
4702.860.7221-5911.99	663,125	-	46020	7221.1020	EX	Contingency - Capital Project
4702.860.7999-5899.00	(2,494,383)	-	46020	7999	EX	Unallocated - Budget
	-	-				
5400.860.5600-5808.00	2,583,412	-	11011	2019.7221	EX	Improvements - Water Line
5400.860.5600-5911.99	258,342	-	11011	2019.7221	EX	Contingency - Capital Project
5400.720.5600-5314.04	(13,078)	-	10007	1	EX	Professional Services - Engineering Contra
5400.720.5600-5808.00	(135,740)	-	10007	1	EX	Improvements - Water Line
5400.720.5600-5810.00	(981,968)	-	10007	1	EX	Easements
5400.720.5600-5314.00	(1,251,393)	-	18015	2201	EX	Professional Services
5400.720.5600-5810.00	(459,575)	-	18015	2201	EX	Easements
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				

DOCUMENT 00500 – AGREEMENT

BETWEEN OWNER AND CONTRACTOR

Contract Name/Title: North St. – Sycamore St. (College Ave.) (Fayetteville) (S)

Contract No.: 24-34, Construction

THIS AGREEMENT is dated as of the _____ day of _____ in the year 2024 by and between The City of Fayetteville, Arkansas and _____ (hereinafter called Contractor).

ARTICLE 1 - WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The work under this Contract includes, but is not limited to:

The construction of the North St. – Sycamore St. (College Ave.) (Fayetteville) (S) project. Improvements consist of, but are not limited to, roadway signing and striping, curb and gutter, driveway, sidewalk, and curb ramp reconstruction, parking lot reconstruction, intersection improvements, retaining walls, enhancements to pedestrian and bicycle infrastructure, landscaping, signalization, and drainage improvements.

Any use of a third-party dumpster or roll off container shall be procured from the City of Fayetteville Recycling and Trash Collection Division. Use of a Non-City dumpster or roll off container is not allowed.

Open burning or blasting is not allowed on City projects.

Contractor is responsible for obtaining all applicable permits; however, fees for the City issued permits shall be waived.

The Contract includes work in City of Fayetteville Right-of-way and in General Utility Easements.

Refer to online bidding portal for quantities.

ARTICLE 2 - ENGINEER

2.01 The Contract Documents have been prepared by Garver, LLC, who is hereinafter called Engineer. The Engineer assumes all duties and responsibilities, and has the rights and authority assigned to Engineer in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3 - CONTRACT TIME

3.01 TIME OF THE ESSENCE:

A. All time limits for milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

3.02 DATES FOR SUBSTANTIAL COMPLETION AND FINAL PAYMENT:

A. The Work shall be Substantially Completed within **300** calendar days after the date when the Contract Times commence to run as provided in the GENERAL CONDITIONS, and final completion and ready for final payment in accordance with the GENERAL CONDITIONS within **330** calendar days after the date when the Contract Times commence to run.

3.03 LIQUIDATED DAMAGES:

A. Owner and Contractor recognize that time is of the essence of this Agreement and that The City of Fayetteville will suffer financial loss if the Work is not completed within the time specified above, plus any extensions thereof allowed in accordance with the GENERAL CONDITIONS. The parties also recognize the delays, expense, and difficulties involved in proving the actual loss suffered by The City of Fayetteville if the Work is not Substantially Completed on time. Accordingly, instead of requiring any such proof, The City of Fayetteville and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay The City of Fayetteville Five Hundred Dollars ($500.00) for each calendar day that expires after the time specified above in Paragraph 3.02 for Substantial

Completion until the Work is Substantially Complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the time specified in Paragraph 3.02 for completion and readiness for final payment or any proper extension thereof granted by The City of Fayetteville, Contractor shall pay The City of Fayetteville Five Hundred Dollars ($500.00) for each calendar day that expires after the time specified for completion and readiness for final payment.

ARTICLE 4 - CONTRACT PRICE

4.01 The CITY OF FAYETTEVILLE agrees to pay, and the CONTRACTOR agrees to accept, as full and final compensation for all work done under this agreement, the amount based on the unit prices bid in the Proposal (BID FORM) which is hereto attached, for the actual amount accomplished under each pay item, said payments to be made in lawful money of the United States at the time and in the manner set forth in the Specifications.

4.02 As provided in the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by ENGINEER as provided in the General Conditions. Unit prices have been computed as provided in the General Conditions.

4.03 Changes, modifications, or amendments in scope, price or fees to this contract shall not be allowed without a prior formal contract amendment approved by the Mayor and the City Council in advance of the change in scope, cost or fees.

1. There shall be no changes without prior written approval of the Engineer of Record and/or the City's designated Professional Engineer.

ARTICLE 5 - PAYMENT PROCEDURES

5.01 SUBMITTAL AND PROCESSING OF PAYMENTS:

A. Contractor shall submit Applications for Payment in accordance with the GENERAL CONDITIONS. Applications for Payment will be processed by Engineer as provided in the GENERAL CONDITIONS.

5.02 PROGRESS PAYMENTS, RETAINAGE:

A. The City of Fayetteville shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by Engineer, on or about the 15th day of each month during construction. All such payments will be measured by the schedule of values established in the GENERAL CONDITIONS (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as Engineer shall determine, or The City of Fayetteville may withhold, in accordance with the GENERAL CONDITIONS.

a. 95% of Work Completed (with the balance being retainage). If Work has been 50% completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to The City of Fayetteville and Engineer, The City of Fayetteville on recommendation of Engineer, may determine that as long as the character and progress of the Work subsequently remain satisfactory to them, there will be no additional retainage on account of Work subsequently completed, in which case the remaining progress payments prior to Substantial Completion will be an amount equal to 100% of the Work Completed less the aggregate of payments previously made; and

b. 100% of Equipment and Materials not incorporated in the Work but delivered, suitably stored, and accompanied by documentation satisfactory to The City of Fayetteville as provided in the GENERAL CONDITIONS.

5.03 FINAL PAYMENT:

A. Upon final completion and acceptance of the Work in accordance with the GENERAL CONDITIONS, The City of Fayetteville shall pay the remainder of the Contract Price as recommended by Engineer and as provided in the GENERAL CONDITIONS.

ARTICLE 6 - CONTRACTOR'S REPRESENTATIONS

6.01 In order to induce The City of Fayetteville to enter into this Agreement, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents including the Addenda and other related data identified in the Bid Documents.

B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, performance, and furnishing of the Work.

C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance, and furnishing of the Work.

D. Contractor has carefully studied all:

(1) Reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site; and

(2) Reports and drawings of a Hazardous Environmental Condition, if any, at the Site. Contractor acknowledges that The City of Fayetteville and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the Site.

E. Contractor has obtained and carefully studied (or assumes responsibility of having done so) all such additional supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site or otherwise which may affect cost, progress, performance, and furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor and safety precautions and programs incident thereto.

F. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the performing and furnishing of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

G. Contractor is aware of the general nature of work to be performed by The City of Fayetteville and others at the Site that relates to the Work as indicated in the Contract Documents.

H. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

I. Contractor has given the Purchasing Division written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the

Contract Documents and the written resolution thereof by Engineer is acceptable to Contractor.

J. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 7 - CONTRACT DOCUMENTS

7.01 CONTENTS:

A. The Contract Documents which comprise the entire Agreement between The City of Fayetteville and Contractor concerning the Work consist of the following and may only be amended, modified, or supplemented as provided in the GENERAL CONDITIONS:

1. This Agreement.

2. Exhibits to this Agreement (enumerated as follows):

   a. Notice to Proceed.

   b. Contractor's Bid.

   c. Documentation submitted by Contractor prior to Notice of Award.

3. Performance, Payment, and other Bonds.

4. General Conditions.

5. Supplementary Conditions.

6. Specifications consisting of divisions and sections as listed in table of contents of Project Manual.

7. Drawings consisting of a cover sheet and sheets as listed in the table of contents thereof, with each sheet bearing the following general

title: NORTH ST. – SYCAMORE ST. (COLLEGE AVE.) (FAYETTEVILLE) (S)

8. Addenda numbers ____ inclusive.

9. The following which may be delivered or issued after the Effective Date of the Agreement and are not attached hereto: All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents pursuant to the GENERAL CONDITIONS.

ARTICLE 8 - MISCELLANEOUS

8.01 TERMS:

A. Terms used in this Agreement which are defined in the GENERAL CONDITIONS shall have the meanings stated in the GENERAL CONDITIONS.

8.02 ASSIGNMENT OF CONTRACT:

A. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by Law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

8.03 SUCCESSORS AND ASSIGNS:

A. The City of Fayetteville and Contractor each binds himself, his partners, successors, assigns, and legal representatives to the other party hereto, its

partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

8.04 SEVERABILITY:

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon The City of Fayetteville and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

8.05 FREEDOM OF INFORMATION ACT:

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

8.06 LIENS:

A. **No liens against this construction project are allowed.** Arkansas law (A.C.A. §§18-44-501 through 508) prohibits the filing of any mechanics' of materialmen's liens in relation to this public construction project. Arkansas law requires and the contractor promises to provide and file with the Circuit Clerk of Washington County a bond in a sum equal to the amount of this contract. Any subcontractor or materials supplier may bring an action for non-payment or labor or material on the bond. The contractor promises to notify every subcontractor and materials supplier for this project of this paragraph and obtain their written acknowledgement of such notice prior to commencement of the work of the subcontractor or materials supplier.

DOCUMENT 00500 – AGREEMENT (continued)

IN WITNESS WHEREOF, The City of Fayetteville and Contractor have signed this Agreement in quadruplicate. One counterpart each has been delivered to Contractor. Three counterparts each has been retained by The City of Fayetteville. All portions of the Contract Documents have been signed, initialed, or identified by The City of Fayetteville and Contractor.

This Agreement will be effective on _____, 20__, which is the Effective Date of the Agreement.

CONTRACTOR:	CITY OF FAYETTEVILLE
By: STEPHEN SMITH	By: Lioneld Jordan
(Type or legibly print)	
_____	_____
(Signature)	(Signature)
Title: CEO	Title: Mayor

Contractor shall attach evidence of authority to sign.
If Contractor is a corporation, corporate entity or LLC, Contractor shall attach Corporate Resolution authorizing Contractor's signature and execution of Agreement.
Further if Contractor is a corporation, corporate entity or LLC, Contractor shall also attach a copy of the Contractor's Articles of Incorporation and a copy form the Arkansas State Secretary of

State to document that the corporation, corporate entity or LLC is in current "Good Standing" with the State of Arkansas and such entity is permitted to perform work in the State of Arkansas.

(SEAL) (SEAL)

Attest _____ Attest _____

Address for giving notices	Address for giving notices
_____	113 W. Mountain St.
_____	Fayetteville, AR 72701

License No. _____

Agent for Service of process

_____

(Type or legibly print)

Contractor shall attach evidence of authority of Agent for Service process to sign. If Contractor is a corporation, corporate entity or LLC, Contractor shall attach Corporate Resolution authorizing Agent for Service process authority to sign.

(If Contractor is a corporation, corporate entity or LLC, attach evidence of authority to sign.)

END OF DOCUMENT 00500

CITY OF FAYETTEVILLE ARKANSAS

BID TABULATION

Bid 24-34, Construction - College Ave. Improvements (North to Sycamore) Rebid

DEADLINE: Thursday, June 27, 2024 at 2:00 PM

Certification of Funds: $10,000,000.00 *$12,500,000.00 total allowed*

					Rejected - Non-Responsive Tri Star Contractors, LLC		Benchmark Construction Company (Benchmark Construction Company of NWA, Inc.)		**Rejected - Non-Responsive** Nabholz Construction Corporation	
				Total	$8,912,442.25		$9,214,669.54		$10,395,439.90	
Line #	Description	QTY	UOM		Unit	Extended	Unit	Extended	Unit	Extended
1.1	Mobilization (Not to Exceed 5% of TOTAL BASE BID, not including bonds and insurance or Trench and Excavation Safety)	1	LS		$400,000.00	$400,000.00	$423,380.00	$423,380.00	$434,000.00	$434,000.00
1.2	Bonds and Insurance	1	LS		$250,000.00	$250,000.00	$251,651.00	$251,651.00	$151,000.00	$151,000.00
1.3	Trench and Excavation Safety Systems, as required by Act 291 of the 1993 Arkansas General Assembly	1	LS		$3,000.00	$3,000.00	$1,120.00	$1,120.00	$26,000.00	$26,000.00
1.4	Roadway Construction Control	1	LS		$85,000.00	$85,000.00	$215,460.00	$215,460.00	$68,731.50	$68,731.50
1.5	Clearing, Grubbing, and Demolition	1	LS		$193,000.00	$193,000.00	$630,017.00	$630,017.00	$[illegible]	$[illegible]
1.6	Unclassified Excavation (Plan Quantity)	2100	CY		$75.00	$157,500.00	$34.12	$71,652.00	$41.00	$86,100.00
1.7	Embankment (Plan Quantity)	1300	CY		$35.00	$45,500.00	$42.73	$55,549.00	$43.75	$56,875.00
1.8	Undercut and Backfill	250	CY		$37.00	$9,250.00	$68.20	$17,050.00	$69.51	$17,377.50
1.9	Rock Excavation	10	CY		$300.00	$3,000.00	$400.00	$4,000.00	$548.70	$5,487.00
1.10	Subgrade Preparation (Plan Quantity)	2109	SY		$15.00	$31,635.00	$4.91	$10,355.19	$3.00	$6,327.00
1.11	4" Topsoil Placement (Yard Areas)	5175	SY		$4.00	$20,700.00	$5.97	$30,894.75	$6.98	$36,118.50
1.12	12" Class III R.C. Pipe	7	LF		$79.00	$553.00	$57.14	$399.98	$54.00	$378.00
1.13	18" Class III R.C. Pipe	22	LF		$85.00	$1,870.00	$99.55	$2,190.10	$123.30	$2,712.60
1.14	24" Class III R.C. Pipe	21	LF		$95.00	$1,995.00	$150.95	$3,169.95	$142.50	$2,992.50
1.15	18" Class III R.C. Flared End Section	1	EA		$1,700.00	$1,700.00	$1,890.00	$1,890.00	$1,750.00	$1,750.00
1.16	24" Class III R.C. Flared End Section	1	EA		$1,900.00	$1,900.00	$2,260.00	$2,260.00	$1,950.00	$1,950.00
1.17	Pipe Collar	5	EA		$1,500.00	$7,500.00	$860.00	$4,300.00	$935.00	$4,675.00
1.18	Sidewalk Underdrain	1	EA		$8,500.00	$8,500.00	$2,000.00	$2,000.00	$1,835.00	$1,835.00
1.19	4' Curb Inlet (Circular)	3	EA		$6,500.00	$19,500.00	$9,583.33	$28,749.99	$9,710.00	$29,130.00
1.20	5' Curb Inlet (Circular)	2	EA		$7,500.00	$15,000.00	$10,470.00	$20,940.00	$10,740.00	$21,480.00
1.21	4'x6' Curb Inlet (Rectangular)	2	EA		$7,300.00	$14,600.00	$14,434.80	$28,869.60	$13,135.00	$26,270.00
1.22	4'x7' Curb Inlet (Rectangular)	2	EA		$8,500.00	$17,000.00	$16,580.55	$33,161.10	$13,065.00	$26,130.00
1.23	Reconstruct Inlet Top with Extended Throat	4	EA		$4,750.00	$19,000.00	$5,233.78	$20,935.12	$6,923.00	$27,692.00
1.24	4' Junction Box (Circular)	1	EA		$6,000.00	$6,000.00	$11,591.97	$11,591.97	$8,750.00	$8,750.00
1.25	4'x6' Junction Box	1	EA		$7,800.00	$7,800.00	$22,669.03	$22,669.03	$11,300.00	$11,300.00
1.26	4' Drop Inlet Extension	6	EA		$2,300.00	$13,800.00	$1,866.47	$11,198.82	$1,740.00	$10,440.00
1.27	8' Drop Inlet Extension	6	EA		$4,400.00	$26,400.00	$3,732.93	$22,397.58	$3,423.00	$20,538.00
1.28	Concrete Channel Paving	6	SY		$130.00	$780.00	$206.00	$1,236.00	$[illegible]	$[illegible]
1.29	Erosion Control Fabric (Scourstop)	25	SY		$180.00	$4,500.00	$97.95	$2,448.75	$[illegible]	$[illegible]
1.30	6" Aggregate Base Course	2109	SY		$59.00	$124,431.00	$29.72	$62,679.48	$[illegible]	$[illegible]
1.31	Asphalt Concrete Hot Mix Surface Course (ACHMSC)	2300	Ton		$180.00	$414,000.00	$223.11	$513,153.00	$[illegible]	$[illegible]
1.32	Concrete Curb and Gutter (Type D) (1'-6")	7444	LF		$27.50	$204,710.00	$40.30	$299,993.20	$[illegible]	$[illegible]
1.33	4" Thick Concrete Sidewalk	1559	SY		$81.00	$126,279.00	$105.92	$165,129.28	$[illegible]	$[illegible]
1.34	4" Thick Concrete Sidewalk with Thickened Edge	444	SY		$110.00	$48,840.00	$134.34	$59,646.96	$[illegible]	$[illegible]
1.35	6" Thick Concrete Sidewalk	390	SY		$128.00	$49,920.00	$137.60	$53,664.00	$[illegible]	$[illegible]
1.36	Concrete Driveway Aprons	858	SY		$128.00	$109,824.00	$120.12	$103,062.96	$[illegible]	$[illegible]
1.37	Asphalt Parking Lot	1452	SY		$100.00	$145,200.00	$43.85	$63,670.20	$[illegible]	$[illegible]
1.38	Concrete Parking Lot	454	SY		$115.00	$52,210.00	$114.46	$51,964.84	$[illegible]	$[illegible]
1.39	Concrete Retaining Wall	42	LF		$300.00	$12,600.00	$571.62	$24,008.04	$[illegible]	$[illegible]
1.40	Modular Block Retaining Wall	304	SF		$160.00	$48,640.00	$122.78	$37,325.12	$[illegible]	$[illegible]
1.41	Solid Sod	4915	SY		$5.00	$24,575.00	$4.65	$22,854.75	$[illegible]	$[illegible]
1.42	Solid Sod (Zoysia)	260	SY		$20.00	$5,200.00	$14.18	$3,686.80	$[illegible]	$[illegible]
1.43	Additional Watering	52	MG		$100.00	$5,200.00	$214.89	$11,174.28	$[illegible]	$[illegible]
1.44	Remove and Replace Mailboxes	2	EA		$190.00	$380.00	$728.65	$1,457.30	$[illegible]	$[illegible]
1.45	4" Pavement Marking (Paint)	705	LF		$1.50	$2,338.50	$3.36	$2,368.80	$[illegible]	$[illegible]
1.46	6" Pavement Marking (Thermoplastic)	8324	LF		$1.71	$14,483.75	$1.63	$13,568.12	$[illegible]	$[illegible]
1.47	12" Pavement Marking (Thermoplastic)	274	LF		$8.10	$2,101.50	$7.85	$2,150.90	$[illegible]	$[illegible]
1.48	24" Pavement Marking (Thermoplastic)	1120	LF		$18.50	$20,720.00	$16.82	$18,838.40	$[illegible]	$[illegible]
1.49	Yield Lines (Thermoplastic)	9	LF		$30.00	$270.00	$28.03	$252.27	$[illegible]	$[illegible]
1.50	Pavement Symbols (Arrows - Thermoplastic)	17	EA		$430.00	$7,310.00	$420.38	$7,146.46	$[illegible]	$[illegible]
1.51	Pavement Symbols (ONLY - Thermoplastic)	6	EA		$510.00	$3,060.00	$504.45	$3,026.70	$[illegible]	$[illegible]
1.52	Pavement Symbols (Handicap Symbol - Thermoplastic)	1	EA		$480.00	$480.00	$448.40	$448.40	$466.00	$466.00
1.53	Pavement Symbols (Helmeted Bicyclist - Thermoplastic)	1	EA		$360.00	$360.00	$364.33	$364.33	$380.00	$380.00
1.54	Preformed Brick Pattern (Thermoplastic)	2880	SF		$31.00	$89,280.00	$72.42	$64,569.60	$[illegible]	$[illegible]
1.55	Standard Street Sign Installation	9	EA		$446.00	$3,942.00	$409.17	$3,682.53	$[illegible]	$[illegible]
1.56	Erosion Control	1	LS		$75,000.00	$75,000.00	$26,707.04	$26,707.04	$[illegible]	$[illegible]
1.57	Traffic Control and Maintenance (Phase 1)	1	LS		$268,000.00	$268,000.00	$213,513.24	$213,513.24	$[illegible]	$[illegible]
1.58	Traffic Control and Maintenance (Phase 2)	1	LS		$3,400.00	$3,400.00	$17,375.50	$17,375.50	$[illegible]	$[illegible]
1.59	Traffic Control and Maintenance (Phase 3)	1	LS		$6,000.00	$6,000.00	$5,605.00	$5,605.00	$[illegible]	$[illegible]
1.60	Traffic Control and Maintenance (Phase 4)	1	LS		$11,300.00	$11,300.00	$10,649.50	$10,649.50	$[illegible]	$[illegible]
1.61	Portable Changeable Message Sign	412	Day		$73.50	$29,664.00	$129.41	$53,316.92	$[illegible]	$[illegible]
1.62	Aggregate Base for Roadway Maintenance	100	Ton		$86.00	$8,600.00	$86.29	$8,629.00	$[illegible]	$[illegible]
1.63	Handicap Ramp Concrete	148	SY		$112.00	$16,576.00	$130.11	$19,256.28	$[illegible]	$[illegible]
1.64	Project Signs	2	EA		$1,500.00	$3,000.00	$1,824.99	$3,649.98	$[illegible]	$[illegible]
1.65	Cold Milling Asphalt Pavement	17254	SY		$[illegible]	$[illegible]	$6.77	$116,809.58	$[illegible]	$[illegible]
1.66	Tree Protection Fencing	1200	LF		$9.00	$10,800.00	$4.36	$5,232.00	$[illegible]	$[illegible]
1.67	Portland Cement Concrete Base (6" U.T.)	51	SY		$[illegible]	$[illegible]	$137.51	$7,013.01	$[illegible]	$[illegible]
1.68	8" Thick Colored Concrete Crosswalk (Apple Red)	320	SY		$[illegible]	$[illegible]	$228.35	$73,072.00	$[illegible]	$[illegible]
1.69	6" Thick Stamped (Cobblestone) & Colored Concrete (Dark Granite)	145	SY		$[illegible]	$[illegible]	$417.59	$60,550.55	$[illegible]	$[illegible]
1.70	8" Thick Portland Cement Concrete Pavement	4	SY		$[illegible]	$[illegible]	$192.09	$768.36	$[illegible]	$[illegible]
1.71	4" Thick Colored Concrete (Dark Granite)	72	SY		$[illegible]	$[illegible]	$428.31	$30,838.32	$[illegible]	$[illegible]
1.72	Decorative Fence	795	LF		$[illegible]	$[illegible]	$161.19	$128,146.05	$[illegible]	$[illegible]
1.73	Decorative Fence (Custom)	460	LF		$[illegible]	$[illegible]	$190.82	$87,777.20	$[illegible]	$[illegible]
1.74	Drop Inlet Adjusted to Grade	5	EA		$[illegible]	$[illegible]	$2,491.61	$12,458.05	$[illegible]	$[illegible]
1.75	Junction Box Adjusted to Grade	1	EA		$[illegible]	$[illegible]	$3,871.88	$3,871.88	$[illegible]	$[illegible]
1.76	Gravity Block Retaining Wall	1837	SF		$[illegible]	$[illegible]	$91.45	$167,993.65	$[illegible]	$[illegible]
1.77	Concrete Wheel Stop	5	EA		$[illegible]	$[illegible]	$248.86	$1,244.30	$[illegible]	$[illegible]
1.78	Detectable Warning Brick Paver	788	SF		$[illegible]	$[illegible]	$48.51	$38,225.88	$[illegible]	$[illegible]
1.79	Seal Coat	452	SY		$[illegible]	$[illegible]	$10.09	$4,560.68	$[illegible]	$[illegible]
1.80	System Local Controller TS2-Type 2, E-Net (8 Phases)	1	EA		$[illegible]	$[illegible]	$36,901.08	$36,901.08	$[illegible]	$[illegible]
1.81	Traffic Signal Controller (Modification)	14	EA		$[illegible]	$[illegible]	$4,147.70	$58,067.80	$[illegible]	$[illegible]
1.82	Ethernet Switch, T100 Hardened (8-Port)	1	EA		$[illegible]	$[illegible]	$3,138.80	$3,138.80	$[illegible]	$[illegible]
1.83	E-Net Cable (Exterior Cat 5E)	62	LF		$[illegible]	$[illegible]	$4.48	$277.76	$[illegible]	$[illegible]
1.84	Local Radio (E-Net 5.8) With Antenna	1	EA		$[illegible]	$[illegible]	$1,451.70	$1,451.70	$[illegible]	$[illegible]
1.85	Battery Backup System	2	EA		$[illegible]	$[illegible]	$16,835.18	$33,670.36	$[illegible]	$[illegible]
1.86	Traffic Signal Head, LED, (3 Section, 1 Way)	8	EA		$[illegible]	$[illegible]	$1,457.30	$11,658.40	$[illegible]	$[illegible]
1.87	Traffic Signal Head, LED, (4 Section, 1 Way)	5	EA		$[illegible]	$[illegible]	$1,569.40	$7,847.00	$[illegible]	$[illegible]
1.88	Central Control Unit	2	EA		$[illegible]	$[illegible]	$5,628.54	$11,257.08	$[illegible]	$[illegible]
1.89	Pole Mounted Assembly	16	EA		$[illegible]	$[illegible]	$1,763.33	$28,213.28	$[illegible]	$[illegible]
1.90	Countdown Pedestrian Signal Head, LED	16	EA		$[illegible]	$[illegible]	$1,203.95	$19,263.20	$[illegible]	$[illegible]
1.91	Traffic Signal Cable (5C/12 A.W.G.)	2033	LF		$[illegible]	$[illegible]	$3.64	$7,400.12	$[illegible]	$[illegible]
1.92	Traffic Signal Cable (5C/14 A.W.G.)	1651	LF		$[illegible]	$[illegible]	$2.52	$4,160.52	$[illegible]	$[illegible]
1.93	Traffic Signal Cable (7C/14 A.W.G.)	252	LF		$[illegible]	$[illegible]	$3.36	$846.72	$[illegible]	$[illegible]
1.94	Traffic Signal Cable (20C/14 A.W.G.)	776	LF		$[illegible]	$[illegible]	$4.76	$3,693.76	$[illegible]	$[illegible]
1.95	Electrical Conductors-In-Conduit (1C/8 A.W.G., F.G.C.)	1336	LF		$[illegible]	$[illegible]	$1.68	$2,244.48	$[illegible]	$[illegible]
1.96	Electrical Conductors-In-Conduit (2C/6 A.W.G.)	87	LF		$[illegible]	$[illegible]	$2.50	$217.50	$[illegible]	$[illegible]
1.97	Galvanized Steel Conduit (2")	14	LF		$[illegible]	$[illegible]	$33.57	$469.98	$[illegible]	$[illegible]
1.98	Non-Metallic Conduit (2")	71	LF		$[illegible]	$[illegible]	$28.03	$1,990.13	$[illegible]	$[illegible]
1.99	Non-Metallic Conduit (3")	1069	LF		$[illegible]	$[illegible]	$56.05	$59,917.45	$[illegible]	$[illegible]
1.100	Concrete Pull Box (Type 2)	7	EA		$[illegible]	$[illegible]	$1,345.71	$9,419.97	$[illegible]	$[illegible]
1.101	Concrete Pull Box (Tyue 1 HD)	1	EA		$[illegible]	$[illegible]	$1,680.00	$1,680.00	$[illegible]	$[illegible]
1.102	Concrete Pull Box (Type 2 HD)	4	EA		$[illegible]	$[illegible]	$2,045.00	$8,180.00	$[illegible]	$[illegible]
1.103	Traffic Signal Mast Arm And Pole With Foundation (50')	1	EA		$[illegible]	$[illegible]	$47,082.00	$47,082.00	$[illegible]	$[illegible]
1.104	Traffic Signal Pedestal Pole With Foundation	14	EA		$[illegible]	$[illegible]	$8,517.14	$119,239.96	$[illegible]	$[illegible]
1.105	Service Point Assembly (2 Circuits)	1	EA		$[illegible]	$[illegible]	$4,480.00	$4,480.00	$[illegible]	$[illegible]
1.106	Removal Of Traffic Signal Equipment	1	LS		$[illegible]	$[illegible]	$5,610.00	$5,610.00	$[illegible]	$[illegible]
1.107	18" Street Name Sign (Install Only)	1	EA		$[illegible]	$[illegible]	$390.00	$390.00	$[illegible]	$[illegible]
1.108	Video Cable	424	LF		$[illegible]	$[illegible]	$4.55	$1,929.20	$[illegible]	$[illegible]

1.109	Video Detector (IP)	4	LF	$6,133.00	$24,532.00	$8,582.50	$34,330.00	$3,430.00	$72,295.00
1.110	Video Cable (Exterior CAT 5E)	686	EA	$3.00	$2,058.00	$4.55	$3,121.30	$2.30	$1,389.40
1.111	Video Monitor (CLR)	1	EA	$199.40	$199.40	$1,700.00	$1,700.00	$170.00	$1,569.00
1.112	Central Control Unit (8 Channel)	1	EA	$68,340.00	$68,340.00	$55,060.00	$55,060.00	$5,506.00	$67,906.00
1.113	Adjust Water Valve to Grade	1	EA	$750.00	$750.00	$1,050.00	$1,050.00	$105.00	$1,725.00
1.114	Adjust Sanitary Sewer Manhole to Grade	8	EA	$1,000.00	$8,000.00	$1,726.25	$13,810.00	$1,381.00	$23,920.00
1.115	Remove, Salvage, and Reinstall Monument Sign	1	EA	$11,000.00	$11,000.00	$5,290.00	$5,290.00	$1,100.00	$17,390.00
1.116	Reinforced Concrete Wall System with Native Stone Veneer	460	LF	$400.00	$184,000.00	$705.52	$324,539.20	$60.00	$284,100.00
1.117	Benches, Installed	3	EA	$1,100.00	$3,300.00	$3,183.98	$9,551.94	$1,800.00	$14,300.00
1.118	Trash Receptacles, Installed	3	EA	$3,500.00	$10,500.00	$3,580.09	$10,740.27	$1,250.00	$15,490.00
1.119	Bus Shelters, Installed	1	EA	$45,000.00	$45,000.00	$97,125.01	$97,125.01	$9,700.00	$151,825.00
1.120	Placemaking Elements	2	EA	$30,000.00	$60,000.00	$21,292.22	$42,584.44	$7,500.00	$93,200.00
1.121	Precast Monument Base	6	EA	$10,000.00	$60,000.00	$4,181.99	$25,091.94	$1,400.00	$70,809.00
1.122	Trees	24	EA	$2,700.00	$64,800.00	$492.12	$11,810.88	$490.00	$63,740.00
1.123	Plantings	360	SF	$100.00	$36,000.00	$19.90	$7,164.00	$3.75	$41,491.00
1.124	Irrigation	1	LS	$68,900.00	$68,900.00	$3,833.82	$3,833.82	$1,650.00	$74,650.00
1.125	Street Lighting Assembly & Associated Hardware (Standard Foundation), Installed	8	EA	$41,946.00	$335,568.00	$28,585.50	$228,684.00	$48,000.00	$612,252.00
1.126	Street Lighting Assembly & Associated Hardware (Shallow Foundation), Installed	3	EA	$48,994.00	$146,982.00	$29,146.00	$87,438.00	$24,450.00	$258,870.00
1.127	Pedestrian Lighting Assembly & Associated Hardware (Standard Foundation), Installed	29	EA	$20,184.00	$585,336.00	$12,891.50	$373,853.50	$18,900.00	$978,089.50
1.128	Pedestrian Lighting Assembly & Associated Hardware (Shallow Foundation), Installed	9	EA	$33,992.00	$305,928.00	$13,452.00	$121,068.00	$31,700.00	$459,696.00
1.129	ACHM Pavement Permanent Repair	150	SY	$180.00	$27,000.00	$163.61	$24,541.50	$3,450.00	$55,191.50
1.130	Electrical Service Connection	1	LS	$60,096.00	$60,096.00	$36,532.27	$36,532.27	$6,000.00	$102,628.27
1.131	Irrigation and Landscape Repairs (Allowance)			$12,000.00	$12,000.00	$12,000.00	$12,000.00	$2,000.00	$26,000.00
1.132	Concrete Steps	7	SY	$490.00	$3,430.00	$1,716.44	$12,015.08	$300.00	$15,745.08
1.133	Stockpiling and Testing of Excess Material	1	LS	$40,000.00	$40,000.00	$27,842.80	$27,842.80	$2,000.00	$69,842.80
1.134	Disposal of Hazardous Material	100	CY	$1,100.00	$110,000.00	$588.24	$58,824.00	$300.00	$169,124.00
1.135	12-Inch DR-14 PVC C900 Water Main	3000	LF	$95.00	$285,000.00	$226.34	$679,020.00	$9,000.00	$973,020.00
1.136	8-Inch DR-14 PVC C900 Water Main	700	LF	$85.00	$59,500.00	$150.24	$105,168.00	$2,100.00	$166,768.00
1.137	6-Inch DIP CL350 Water Main	60	LF	$75.00	$4,500.00	$148.32	$8,899.20	$147.00	$13,546.20
1.138	4-Inch DR-14 PVC C900 Water Main	20	LF	$65.00	$1,300.00	$145.23	$2,904.60	$27.00	$4,236.60
1.139	2" SIDR-7 HDPE Service Line	360	LF	$44.00	$15,840.00	$121.93	$43,894.80	$87.00	$59,821.80
1.140	1" CTS Coated Copper Tubing Service Line	200	LF	$50.00	$10,000.00	$69.67	$13,934.00	$84.00	$23,918.00
1.141	1" HDPE Service Line	625	LF	$35.00	$21,875.00	$45.76	$28,600.00	$64.00	$50,539.00
1.142	12"X12" Tapping Sleeve	1	EA	$10,000.00	$10,000.00	$9,997.08	$9,997.08	$1,000.00	$20,997.08
1.143	8"X8" Tapping Sleeve	4	EA	$9,000.00	$36,000.00	$6,703.58	$26,814.32	$3,000.00	$66,814.32
1.144	6"X6" Tapping Sleeve	1	EA	$7,000.00	$7,000.00	$5,138.66	$5,138.66	$700.00	$12,838.66
1.145	4"X4" Tapping Sleeve	1	EA	$4,300.00	$4,300.00	$4,877.47	$4,877.47	$430.00	$9,607.47
1.146	2"X2" Tapping Saddle	2	EA	$3,300.00	$6,600.00	$2,154.56	$4,309.12	$260.00	$11,169.12
1.147	12"X2" Service Saddle and 2" Ball Valve w/Box	10	EA	$7,100.00	$71,000.00	$3,764.72	$37,647.20	$1,100.00	$109,747.20
1.148	8"X2" Service Saddle	1	EA	$1,500.00	$1,500.00	$4,800.86	$4,800.86	$300.00	$6,600.86
1.149	8"X1" Service Saddle	6	EA	$1,100.00	$6,600.00	$2,133.67	$12,802.02	$330.00	$19,732.02
1.150	12" Butterfly Valve w/Box	7	EA	$15,000.00	$105,000.00	$12,026.81	$84,187.67	$9,750.00	$198,937.67
1.151	12" Gate Valve	1	EA	$8,000.00	$8,000.00	$8,531.17	$8,531.17	$1,200.00	$17,731.17
1.152	8" Gate Valve w/Box	18	EA	$6,300.00	$113,400.00	$5,366.79	$96,602.22	$5,940.00	$215,942.22
1.153	6" Gate Valve w/Box	8	EA	$5,300.00	$42,400.00	$3,767.12	$30,136.96	$2,440.00	$74,976.96
1.154	4" Gate Valve w/Box	1	EA	$4,400.00	$4,400.00	$3,243.55	$3,243.55	$420.00	$8,063.55
1.155	2" Gate Valve w/Box	1	EA	$3,200.00	$3,200.00	$2,544.38	$2,544.38	$330.00	$6,074.38
1.156	16-Inch Min. Diameter Steel Encasement by Direct Bury	70	LF	$450.00	$31,500.00	$487.23	$34,106.10	$280.00	$65,886.10
1.157	Cut and Cap Existing Water Main	13	EA	$3,500.00	$45,500.00	$2,985.47	$38,811.11	$6,240.00	$91,551.11
1.158	Connect New Water Main To Existing Water Main	9	EA	$4,750.00	$42,750.00	$3,654.34	$32,889.06	$3,000.00	$79,289.06
1.159	Salvage Existing Fire Hydrant	1	EA	$900.00	$900.00	$1,670.92	$1,670.92	$250.00	$2,820.92
1.160	Abandon Existing Valve	9	EA	$930.00	$8,370.00	$665.12	$5,986.08	$1,170.00	$16,526.08
1.161	Abandon Existing Meter Setting and Service Line	18	EA	$1,100.00	$19,800.00	$682.39	$12,283.02	$250.00	$32,333.02
1.162	New Single Water Meter Setting	15	EA	$3,300.00	$49,500.00	$2,039.22	$30,588.30	$1,815.00	$81,903.30
1.163	Reconnect Existing Meter (Single)	2	EA	$3,760.00	$7,520.00	$1,148.04	$2,296.08	$695.00	$10,511.08
1.164	Reconnect Existing Meter (Double)	2	EA	$3,100.00	$6,200.00	$1,467.52	$2,935.04	$645.00	$9,780.04
1.165	Connect New Water Service Line to Existing Service Line	16	EA	$7,600.00	$121,600.00	$1,300.30	$20,804.80	$640.00	$143,044.80
1.166	Three-Way Fire Hydrant Assembly	7	EA	$9,500.00	$66,500.00	$10,302.64	$72,118.48	$9,100.00	$147,718.48
1.167	Ductile Iron Fittings	3750	LB	$13.00	$48,750.00	$53.44	$200,400.00	$60.00	$249,210.00
1.168	12" Anchor Collar	1	EA	$4,700.00	$4,700.00	$2,845.46	$2,845.46	$440.00	$7,985.46
1.169	8" Anchor Collar	4	EA	$3,700.00	$14,800.00	$1,722.93	$6,891.72	$3,380.00	$25,071.72
1.170	Temporary Asphalt Pavement Repair	2000	SY	$165.00	$330,000.00	$32.73	$65,460.00	$445.00	$395,905.00
1.171	Permanent Pavement Repair	350	SY	$175.00	$61,250.00	$163.61	$57,263.50	$5,148.00	$123,661.50
1.172	Full Depth Class 7 ABC Backfill	5000	LF	$31.00	$155,000.00	$56.24	$281,200.00	$847.00	$437,047.00
1.173	Flowable Fill To Fill Existing Water and Sewer Mains	3600	LF	$33.00	$118,800.00	$24.51	$88,236.00	$66.15	$207,102.15
1.174	8-Inch PVC SDR-26 PVC Sanitary Sewer	360	LF	$85.00	$30,600.00	$551.90	$198,684.00	$770.00	$230,054.00
1.175	6-Inch PVC SDR-26 PVC Sanitary Sewer	25	LF	$75.00	$1,875.00	$220.39	$5,509.75	$205.00	$7,589.75
1.176	Abandon Existing Manhole	2	EA	$3,100.00	$6,200.00	$4,293.43	$8,586.86	$1,360.00	$16,146.86
1.177	Remove Existing Manhole	3	EA	$4,300.00	$12,900.00	$3,391.03	$10,173.09	$885.00	$23,958.09
1.178	Cut and Plug Existing Sanitary Sewer	2	EA	$2,750.00	$5,500.00	$2,460.60	$4,921.20	$935.00	$11,356.20
1.179	4' Diameter Manhole with Standard Frame and Cover	2	EA	$7,500.00	$15,000.00	$11,378.15	$22,756.30	$6,830.00	$44,586.30
1.180	4' Diameter Drop Manhole with Standard Frame and Cover	2	EA	$8,900.00	$17,800.00	$16,596.41	$33,192.82	$9,360.00	$60,352.82
1.181	4' Diameter Flat-Top Manhole	1	EA	$9,500.00	$9,500.00	$11,064.27	$11,064.27	$6,941.00	$27,505.27
1.182	Inlet Junction Box Back Opening	2	EA	$3,750.00	$7,500.00	$4,977.24	$9,954.48	$1,350.00	$19,254.48

* NOTICE: Bid award is contingent upon supplier meeting minimum specifications and formal authorization by City Officials.

Amanda B 7/9/24

Amanda Beilfuss, Sr. Purchasing Agent

L. McGaugh 7/9/2024

Les McGaugh, Purchasing Director

Bid 24-34 Addendum 5

Benchmark Construction Company

Benchmark Construction Company of NWA, Inc.

Supplier Response

Event Information

Number:	Bid 24-34 Addendum 5
Title:	Construction - College Ave. Improvements (North to Sycamore) Rebid
Type:	Invitation to Bid
Issue Date:	5/26/2024
Deadline:	6/27/2024 02:00 PM (CT)
Notes:	The City of The City of Fayetteville is accepting sealed bids from properly licensed firms for the construction of the College Ave (North St. to Sycamore St.) project. Improvements consist of, but are not limited to, roadway signing and striping, curb and gutter, driveway, sidewalk, and curb ramp reconstruction, parking lot reconstruction, intersection improvements, retaining walls, enhancements to pedestrian and bicycle infrastructure, landscaping, signalization, and drainage improvements. Questions regarding this bid should be addressed to Amanda Beilfuss, Sr. Purchasing Agent at abeilfuss@fayetteville-ar.gov.

Contact Information

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

Benchmark Construction Company Information

Contact: Steve Smith
Address: 333 W. POPLAR ST., STE A
Fayetteville, AR 72703
Phone: (479) 251-1316
Email: benchmarkconst@att.net
Web Address: None

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

Steve Smith
Signature

benchmarkconst@att.net
Email

Submitted at 6/27/2024 01:21:58 PM (CT)

Requested Attachments

Bid 24-34, Required Signature Forms

Bid 24-34, FILE #00 - REQUIRED SIGNATURE FORMS.pdf

Please attach your completed forms. These documents can be found in the Project Manual or as a convenience file in the 'Attachments' tab titled File #00.

Bid 24-34, Bid Bond

Bid Bond.pdf

Please attach a signed and completed copy of your bid bond. Bid bonds in the form of a cashier's check shall be delivered to City Hall, Purchasing Division before bid deadline and have a copy of the cashier's check uploaded with submittal.

Bid Attributes

1	**Arkansas Secretary of State Filing Number:** 5381670002
2	**Arkansas Contractor License Number:** 0033500525
3	**Check Yes or No:** 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. ☑ Yes, I agree ☐ No, I don't agree

4 **Check Yes or No:**

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.

☑ Yes, I agree

☐ No, I don't agree

5 **Addendum Acknowledgement**

By selecting "I agree", you acknowledge that you have read and understand any addendums that have been issued for this bid.

☑ I agree

Bid Lines

1 **Package Header**

TOTAL BASE BID

The City intends to award Bid to single Contractor. Bidders shall submit a bid for ALL line items.

Quantity: 1 Total: $9,214,669.54

Package Items

1.1 Mobilization (Not to Exceed 5% of TOTAL BASE BID, not including bonds and insurance or Trench and Excavation Safety)

Quantity: 1 UOM: LS Price: $423,380.00 Total: $423,380.00

1.2 Bonds and Insurance

Quantity: 1 UOM: LS Price: $251,651.00 Total: $251,651.00

1.3 Trench and Excavation Safety Systems, as required by Act 291 of the 1993 Arkansas General Assembly

Quantity: 1 UOM: LS Price: $1,120.00 Total: $1,120.00

1.4 Roadway Construction Control

Quantity: 1 UOM: LS Price: $215,460.00 Total: $215,460.00

1.5 Clearing, Grubbing, and Demolition

Quantity: 1 UOM: LS Price: $630,017.00 Total: $630,017.00

1.6 Unclassified Excavation (Plan Quantity)

Quantity: 2100 UOM: CY Price: $34.12 Total: $71,652.00

1.7 Embankment (Plan Quantity)

Quantity: 1300 UOM: CY Price: $42.73 Total: $55,549.00

1.8 Undercut and Backfill

Quantity: 250 UOM: CY Price: $68.20 Total: $17,050.00

1.9 Rock Excavation

Quantity: 10 UOM: CY Price: $400.00 Total: $4,000.00

1.10 Subgrade Preparation (Plan Quantity)

Quantity: 2109 UOM: SY Price: $4.91 Total: $10,355.19

1.11 4" Topsoil Placement (Yard Areas)

Quantity: 5175 UOM: SY Price: $5.97 Total: $30,894.75

1.12 12" Class III R.C. Pipe

Quantity: 7 UOM: LF Price: $57.14 Total: $399.98

1.13 18" Class III R.C. Pipe

Quantity: 22 UOM: LF Price: $99.55 Total: $2,190.10

1.14 24" Class III R.C. Pipe

Quantity: 21 UOM: LF Price: $150.95 Total: $3,169.95

1.15 18" Class III R.C. Flared End Section

Quantity: 1 UOM: EA Price: $1,890.00 Total: $1,890.00

1.16 24" Class III R.C. Flared End Section

Quantity: 1 UOM: EA Price: $2,260.00 Total: $2,260.00

1.17 Pipe Collar

Quantity: 5 UOM: EA Price: $860.00 Total: $4,300.00

1.18 Sidewalk Underdrain

Quantity: 1 UOM: EA Price: $2,000.00 Total: $2,000.00

1.19 4' Curb Inlet (Circular)

Quantity: 3 UOM: EA Price: $9,583.33 Total: $28,749.99

1.20 5' Curb Inlet (Circular)

Quantity: 2 UOM: EA Price: $10,470.00 Total: $20,940.00

1.21 4'x6' Curb Inlet (Rectangular)

Quantity: 2 UOM: EA Price: $14,434.80 Total: $28,869.60

1.22 4'x7' Curb Inlet (Rectangular)

Quantity: 2 UOM: EA Price: $16,580.55 Total: $33,161.10

1.23 Reconstruct Inlet Top with Extended Throat

Quantity: 4 UOM: EA Price: $5,233.78 Total: $20,935.12

1.24 4' Junction Box (Circular)

Quantity: 1 UOM: EA Price: $11,591.97 Total: $11,591.97

1.25 4'x6' Junction Box

Quantity: 1 UOM: EA Price: $22,669.03 Total: $22,669.03

1.26 4' Drop Inlet Extension

Quantity: 6 UOM: EA Price: $1,866.47 Total: $11,198.82

1.27 8' Drop Inlet Extension

Quantity: 6 UOM: EA Price: $3,732.93 Total: $22,397.58

1.28 Concrete Channel Paving

Quantity: 6 UOM: SY Price: $206.00 Total: $1,236.00

1.29 Erosion Control Fabric (Scourstop)

Quantity: 25 UOM: SY Price: $97.95 Total: $2,448.75

1.30 6" Aggregate Base Course

Quantity: 2109 UOM: SY Price: $29.72 Total: $62,679.48

1.31 Asphalt Concrete Hot Mix Surface Course (ACHMSC)

Quantity: 2300 UOM: Ton Price: $223.11 Total: $513,153.00

1.32 Concrete Curb and Gutter (Type D) (1'-6")

Quantity: 7444 UOM: LF Price: $40.30 Total: $299,993.20

1.33 4" Thick Concrete Sidewalk

Quantity: 1559 UOM: SY Price: $105.92 Total: $165,129.28

1.34 4" Thick Concrete Sidewalk with Thickened Edge

Quantity: 444 UOM: SY Price: $134.34 Total: $59,646.96

1.35 6" Thick Concrete Sidewalk

Quantity: 390 UOM: SY Price: $137.60 Total: $53,664.00

1.36 Concrete Driveway Aprons

Quantity: 858 UOM: SY Price: $120.12 Total: $103,062.96

1.37 Asphalt Parking Lot

Quantity: 1452 UOM: SY Price: $43.85 Total: $63,670.20

1.38 Concrete Parking Lot

Quantity: 454 UOM: SY Price: $114.46 Total: $51,964.84

1.39 Concrete Retaining Wall

Quantity: 42 UOM: LF Price: $571.62 Total: $24,008.04

1.40 Modular Block Retaining Wall

Quantity: 304 UOM: SF Price: $122.78 Total: $37,325.12

1.41 Solid Sod

Quantity: 4915 UOM: SY Price: $4.65 Total: $22,854.75

1.42 Solid Sod (Zoysia)

Quantity: 260 UOM: SY Price: $14.18 Total: $3,686.80

1.43 Additional Watering

Quantity: 52 UOM: MG Price: $214.89 Total: $11,174.28

1.44 Remove and Replace Mailboxes

Quantity: 2 UOM: EA Price: $728.65 Total: $1,457.30

1.45 4" Pavement Marking (Paint)

Quantity: 705 UOM: LF Price: $3.36 Total: $2,368.80

1.46 6" Pavement Marking (Thermoplastic)

Quantity: 8324 UOM: LF Price: $1.63 Total: $13,568.12

1.47 12" Pavement Marking (Thermoplastic)

Quantity: 274 UOM: LF Price: $7.85 Total: $2,150.90

1.48 24" Pavement Marking (Thermoplastic)

Quantity: 1120 UOM: LF Price: $16.82 Total: $18,838.40

1.49 Yield Lines (Thermoplastic)

Quantity: 9 UOM: LF Price: $28.03 Total: $252.27

1.50 Pavement Symbols (Arrows - Thermoplastic)

Quantity: 17 UOM: EA Price: $420.38 Total: $7,146.46

1.51 Pavement Symbols (ONLY - Thermoplastic)

Quantity: 6 UOM: EA Price: $504.45 Total: $3,026.70

1.52 Pavement Symbols (Handicap Symbol - Thermoplastic)

Quantity: 1 UOM: EA Price: $448.40 Total: $448.40

1.53 Pavement Symbols (Helmeted Bicyclist - Thermoplastic)

Quantity: 1 UOM: EA Price: $364.33 Total: $364.33

1.54 Preformed Brick Pattern (Thermoplastic)

Quantity: 2880 UOM: SF Price: $22.42 Total: $64,569.60

1.55 Standard Street Sign Installation

Quantity: 9 UOM: EA Price: $409.17 Total: $3,682.53

1.56 Erosion Control

Quantity: 1 UOM: LS Price: $26,707.04 Total: $26,707.04

1.57 Traffic Control and Maintenance (Phase 1)

Quantity: 1 UOM: LS Price: $213,513.24 Total: $213,513.24

1.58 Traffic Control and Maintenance (Phase 2)

Quantity: 1 UOM: LS Price: $17,375.50 Total: $17,375.50

1.59 Traffic Control and Maintenance (Phase 3)

Quantity: 1 UOM: LS Price: $5,605.00 Total: $5,605.00

1.60 Traffic Control and Maintenance (Phase 4)

Quantity: 1 UOM: LS Price: $10,649.50 Total: $10,649.50

1.61 Portable Changeable Message Sign

Quantity: 412 UOM: Day Price: $129.41 Total: $53,316.92

1.62 Aggregate Base for Roadway Maintenance

Quantity: 100 UOM: Ton Price: $86.29 Total: $8,629.00

1.63 Handicap Ramp Concrete

Quantity: 148 UOM: SY Price: $130.11 Total: $19,256.28

1.64 Project Signs

Quantity: 2 UOM: EA Price: $1,824.99 Total: $3,649.98

1.65 Cold Milling Asphalt Pavement

Quantity: 17254 UOM: SY Price: $6.77 Total: $116,809.58

1.66 Tree Protection Fencing

Quantity: 1200 UOM: LF Price: $4.36 Total: $5,232.00

1.67 Portland Cement Concrete Base (6" U.T,)

Quantity: 51 UOM: SY Price: $137.51 Total: $7,013.01

1.68 8" Thick Colored Concrete Crosswalk (Apple Red)

Quantity: 320 UOM: SY Price: $228.35 Total: $73,072.00

1.69 6" Thick Stamped (Cobblestone) & Colored Concrete (Dark Granite)

Quantity: 145 UOM: SY Price: $417.59 Total: $60,550.55

1.70 8" Thick Portland Cement Concrete Pavement

Quantity: 4 UOM: SY Price: $192.09 Total: $768.36

1.71 4" Thick Colored Concrete (Dark Granite)

Quantity: 72 UOM: SY Price: $428.31 Total: $30,838.32

1.72 Decorative Fence

Quantity: 795 UOM: LF Price: $161.19 Total: $128,146.05

1.73 Decorative Fence (Custom)

Quantity: 460 UOM: LF Price: $190.82 Total: $87,777.20

1.74 Drop Inlet Adjusted to Grade

Quantity: 5 UOM: EA Price: $2,491.61 Total: $12,458.05

1.75 Junction Box Adjusted to Grade

Quantity: 1 UOM: EA Price: $3,871.88 Total: $3,871.88

1.76 Gravity Block Retaining Wall

Quantity: 1837 UOM: SF Price: $91.45 Total: $167,993.65

1.77 Concrete Wheel Stop

Quantity: 5 UOM: EA Price: $248.86 Total: $1,244.30

1.78 Detectable Warning Brick Paver

Quantity: 788 UOM: SF Price: $48.51 Total: $38,225.88

1.79 Seal Coat

Quantity: 452 UOM: SY Price: $10.09 Total: $4,560.68

1.80 System Local Controller TS2-Type 2, E-Net (8 Phases)

Quantity: 1 UOM: EA Price: $36,901.08 Total: $36,901.08

1.81 Traffic Signal Controller (Modification)

Quantity: 14 UOM: EA Price: $4,147.70 Total: $58,067.80

1.82 Ethernet Switch, T100 Hardened (8-Port)

Quantity: 1 UOM: EA Price: $3,138.80 Total: $3,138.80

1.83 E-Net Cable (Exterior Cat 5E)

Quantity: 62 UOM: LF Price: $4.48 Total: $277.76

1.84 Local Radio (E-Net 5.8) With Antenna

Quantity: 1 UOM: EA Price: $1,451.70 Total: $1,451.70

1.85 Battery Backup System

Quantity: 2 UOM: EA Price: $16,835.18 Total: $33,670.36

1.86 Traffic Signal Head, LED, (3 Section, 1 Way)

Quantity: 8 UOM: EA Price: $1,457.30 Total: $11,658.40

1.87 Traffic Signal Head, LED, (4 Section, 1 Way)

Quantity: 5 UOM: EA Price: $1,569.40 Total: $7,847.00

1.88 Central Control Unit

Quantity: 2 UOM: EA Price: $5,628.54 Total: $11,257.08

1.89 Pole Mounted Assembly

Quantity: 16 UOM: EA Price: $1,763.33 Total: $28,213.28

1.90 Countdown Pedestrian Signal Head, LED

Quantity: 16 UOM: EA Price: $1,203.95 Total: $19,263.20

1.91 Traffic Signal Cable (5C/12 A.W.G.)

Quantity: 2033 UOM: LF Price: $3.64 Total: $7,400.12

1.92 Traffic Signal Cable (5C/14 A.W.G.)

Quantity: 1651 UOM: LF Price: $2.52 Total: $4,160.52

1.93 Traffic Signal Cable (7C/14 A.W.G.)

Quantity: 252 UOM: LF Price: $3.36 Total: $846.72

1.94 Traffic Signal Cable (20C/14 A.W.G.)

Quantity: 776 UOM: LF Price: $4.76 Total: $3,693.76

1.95 Electrical Conductors-In-Conduit (1C/8 A.W.G., E.G.C.)

Quantity: 1336 UOM: LF Price: $1.68 Total: $2,244.48

1.96 Electrical Conductors-In-Conduit (2C/6 A.W.G.)

Quantity: 87 UOM: LF Price: $2.50 Total: $217.50

1.97 Galvanized Steel Conduit (2")

Quantity: 14 UOM: LF Price: $33.57 Total: $469.98

1.98 Non-Metallic Conduit (2")

Quantity: 71 UOM: LF Price: $28.03 Total: $1,990.13

1.99 Non-Metallic Conduit (3")

Quantity: 1069 UOM: LF Price: $56.05 Total: $59,917.45

1.100 Concrete Pull Box (Type 2)

Quantity: 7 UOM: EA Price: $1,345.71 Total: $9,419.97

1.101 Concrete Pull Box (Type 1 HD)

Quantity: 1 UOM: EA Price: $1,680.00 Total: $1,680.00

1.102 Concrete Pull Box (Type 2 HD)

Quantity: 4 UOM: EA Price: $2,045.00 Total: $8,180.00

1.103 Traffic Signal Mast Arm And Pole With Foundation (50')

Quantity: 1 UOM: EA Price: $47,082.00 Total: $47,082.00

1.104 Traffic Signal Pedestal Pole With Foundation

Quantity: 14 UOM: EA Price: $8,517.14 Total: $119,239.96

1.105 Service Point Assembly (2 Circuits)

Quantity: 1 UOM: EA Price: $4,480.00 Total: $4,480.00

1.106 Removal Of Traffic Signal Equipment

Quantity: 1 UOM: LS Price: $5,610.00 Total: $5,610.00

1.107 18" Street Name Sign (Install Only)

Quantity: 1 UOM: EA Price: $390.00 Total: $390.00

1.108 Video Cable

Quantity: 424 UOM: LF Price: $4.55 Total: $1,929.20

1.109 Video Detector (IP)

Quantity: 4 UOM: LF Price: $8,582.50 Total: $34,330.00

1.110 Video Cable (Exterior CAT 5E)

Quantity: 686 UOM: EA Price: $4.55 Total: $3,121.30

1.111 Video Monitor (CLR)

Quantity: 1 UOM: EA Price: $1,700.00 Total: $1,700.00

1.112 Central Control Unit (8 Channel)

Quantity: 1 UOM: EA Price: $55,060.00 Total: $55,060.00

1.113 Adjust Water Valve to Grade

Quantity: 1 UOM: EA Price: $1,050.00 Total: $1,050.00

1.114 Adjust Sanitary Sewer Manhole to Grade

Quantity: 8 UOM: EA Price: $1,726.25 Total: $13,810.00

1.115 Remove, Salvage, and Reinstall Monument Sign

Quantity: 1 UOM: EA Price: $5,290.00 Total: $5,290.00

1.116 Reinforced Concrete Wall System with Native Stone Veneer

Quantity: 460 UOM: LF Price: $705.52 Total: $324,539.20

1.117 Benches, Installed

Quantity: 3 UOM: EA Price: $3,183.98 Total: $9,551.94

1.118 Trash Receptacles, Installed

Quantity: 3 UOM: EA Price: $3,580.09 Total: $10,740.27

1.119 Bus Shelters, Installed

Quantity: 1 UOM: EA Price: $97,125.01 Total: $97,125.01

1.120 Placemaking Elements

Quantity: 2 UOM: EA Price: $21,292.22 Total: $42,584.44

1.121 Precast Monument Base

Quantity: 6 UOM: EA Price: $4,181.99 Total: $25,091.94

1.122 Trees

Quantity: 24 UOM: EA Price: $492.12 Total: $11,810.88

1.123 Plantings

Quantity: 360 UOM: SF Price: $19.90 Total: $7,164.00

1.124 Irrigation

Quantity: 1 UOM: LS Price: $3,833.82 Total: $3,833.82

1.125 Street Lighting Assembly & Associated Hardware (Standard Foundation), Installed

Quantity: 8 UOM: EA Price: $28,585.50 Total: $228,684.00

1.126 Street Lighting Assembly & Associated Hardware (Shallow Foundation), Installed

Quantity: 3 UOM: EA Price: $29,146.00 Total: $87,438.00

1.127 Pedestrian Lighting Assembly & Associated Hardware (Standard Foundation), Installed

Quantity: 29 UOM: EA Price: $12,891.50 Total: $373,853.50

1.128 Pedestrian Lighting Assembly & Associated Hardware (Shallow Foundation), Installed

Quantity: 9 UOM: EA Price: $13,452.00 Total: $121,068.00

1.129 ACHM Pavement Permanent Repair

Quantity: 150 UOM: SY Price: $163.61 Total: $24,541.50

1.130 Electrical Service Connection

Quantity: 1 UOM: LS Price: $36,532.27 Total: $36,532.27

1.131 Irrigation and Landscape Repairs (Allowance)

Price: $12,000.00 Total: $12,000.00

1.132 Concrete Steps

Quantity: 7 UOM: SY Price: $1,716.44 Total: $12,015.08

1.133 Stockpiling and Testing of Excess Material

Quantity: 1 UOM: LS Price: $27,842.80 Total: $27,842.80

1.134 Disposal of Hazardous Material

Quantity: 100 UOM: CY Price: $588.24 Total: $58,824.00

1.135 12-Inch DR-14 PVC C900 Water Main

Quantity: 3000 UOM: LF Price: $226.34 Total: $679,020.00

1.136 8-Inch DR-14 PVC C900 Water Main

Quantity: 700 UOM: LF Price: $150.24 Total: $105,168.00

1.137 6-Inch DIP CL350 Water Main

Quantity: 60 UOM: LF Price: $148.32 Total: $8,899.20

1.138 4-Inch DR-14 PVC C900 Water Main

Quantity: 20 UOM: LF Price: $145.23 Total: $2,904.60

1.139 2" SIDR-7 HDPE Service Line

Quantity: 360 UOM: LF Price: $121.93 Total: $43,894.80

1.140 1" CTS Coated Copper Tubing Service Line

Quantity: 200 UOM: LF Price: $69.67 Total: $13,934.00

1.141 1" HDPE Service Line

Quantity: 625 UOM: LF Price: $45.76 Total: $28,600.00

1.142 12"X12" Tapping Sleeve

Quantity: 1 UOM: EA Price: $9,997.08 Total: $9,997.08

1.143 8"X8" Tapping Sleeve

Quantity: 4 UOM: EA Price: $6,703.58 Total: $26,814.32

1.144 6"X6" Tapping Sleeve

Quantity: 1 UOM: EA Price: $5,138.66 Total: $5,138.66

1.145 4"X4" Tapping Sleeve

Quantity: 1 UOM: EA Price: $4,877.47 Total: $4,877.47

1.146 2"X2" Tapping Saddle

Quantity: 2 UOM: EA Price: $2,154.56 Total: $4,309.12

1.147 12"X2" Service Saddle and 2" Ball Valve w/Box

Quantity: 10 UOM: EA Price: $3,764.72 Total: $37,647.20

1.148 8"X2" Service Saddle

Quantity: 1 UOM: EA Price: $4,800.86 Total: $4,800.86

1.149 8"X1" Service Saddle

Quantity: 6 UOM: EA Price: $2,133.67 Total: $12,802.02

1.150 12" Butterfly Valve w/Box

Quantity: 7 UOM: EA Price: $12,026.81 Total: $84,187.67

1.151 12" Gate Valve

Quantity: 1 UOM: EA Price: $8,531.17 Total: $8,531.17

1.152 8" Gate Valve w/Box

Quantity: 18 UOM: EA Price: $5,366.79 Total: $96,602.22

1.153 6" Gate Valve w/Box

Quantity: 8 UOM: EA Price: $3,767.12 Total: $30,136.96

1.154 4" Gate Valve w/Box

Quantity: 1 UOM: EA Price: $3,243.55 Total: $3,243.55

1.155 2" Gate Valve w/Box

Quantity: 1 UOM: EA Price: $2,544.38 Total: $2,544.38

1.156 16-Inch Min. Diameter Steel Encasement by Direct Bury

Quantity: 70 UOM: LF Price: $487.23 Total: $34,106.10

1.157 Cut and Cap Existing Water Main

Quantity: 13 UOM: EA Price: $2,985.47 Total: $38,811.11

1.158 Connect New Water Main To Existing Water Main

Quantity: 9 UOM: EA Price: $3,654.34 Total: $32,889.06

1.159 Salvage Existing Fire Hydrant

Quantity: 1 UOM: EA Price: $1,670.92 Total: $1,670.92

1.160 Abandon Existing Valve

Quantity: 9 UOM: EA Price: $665.12 Total: $5,986.08

1.161 Abandon Existing Meter Setting and Service Line

Quantity: 18 UOM: EA Price: $682.39 Total: $12,283.02

1.162 New Single Water Meter Setting

Quantity: 15 UOM: EA Price: $2,039.22 Total: $30,588.30

1.163 Reconnect Existing Meter (Single)

Quantity: 2 UOM: EA Price: $1,148.04 Total: $2,296.08

1.164 Reconnect Existing Meter (Double)

Quantity: 2 UOM: EA Price: $1,467.52 Total: $2,935.04

1.165 Connect New Water Service Line to Existing Service Line

Quantity: 16 UOM: EA Price: $1,300.30 Total: $20,804.80

1.166 Three-Way Fire Hydrant Assembly

Quantity: 7 UOM: EA Price: $10,302.64 Total: $72,118.48

1.167 Ductile Iron Fittings

Quantity: 3750 UOM: LB Price: $53.44 Total: $200,400.00

1.168 12" Anchor Collar

Quantity: 1 UOM: EA Price: $2,845.46 Total: $2,845.46

1.169 8" Anchor Collar

Quantity: 4 UOM: EA Price: $1,722.93 Total: $6,891.72

1.170 Temporary Asphalt Pavement Repair

Quantity: 2000 UOM: SY Price: $32.73 Total: $65,460.00

1.171 Permanent Pavement Repair

Quantity: 350 UOM: SY Price: $163.61 Total: $57,263.50

1.172 Full Depth Class 7 ABC Backfill

Quantity: 5000 UOM: LF Price: $56.24 Total: $281,200.00

1.173 Flowable Fill To Fill Existing Water and Sewer Mains

Quantity: 3600 UOM: LF Price: $24.51 Total: $88,236.00

1.174 8-Inch PVC SDR-26 PVC Sanitary Sewer

Quantity: 360 UOM: LF Price: $551.90 Total: $198,684.00

1.175 6-Inch PVC SDR-26 PVC Sanitary Sewer

Quantity: 25 UOM: LF Price: $220.39 Total: $5,509.75

1.176 Abandon Existing Manhole

Quantity: 2 UOM: EA Price: $4,293.43 Total: $8,586.86

1.177 Remove Existing Manhole

Quantity: 3 UOM: EA Price: $3,391.03 Total: $10,173.09

1.178 Cut and Plug Existing Sanitary Sewer

Quantity: 2 UOM: EA Price: $2,460.60 Total: $4,921.20

1.179 4' Diameter Manhole with Standard Frame and Cover

Quantity: 2 UOM: EA Price: $11,378.15 Total: $22,756.30

1.180 4' Diameter Drop Manhole with Standard Frame and Cover

Quantity: 2 UOM: EA Price: $16,596.41 Total: $33,192.82

1.181 4' Diameter Flat-Top Manhole

Quantity: 1 UOM: EA Price: $11,064.27 Total: $11,064.27

1.182 Inlet Junction Box Back Opening

Quantity: 2 UOM: EA Price: $4,977.24 Total: $9,954.48

2 Package Header

DEDUCTIVE ALTERNATE #1

Quantity: 1 UOM: EA Total: $75,286.80

Package Items

2.1 Traffic Control and Maintenance (Phase 3)

Quantity: 1 UOM: LS Price: $5,250.00 Total: $5,250.00

2.2 8" Thick Colored Concrete Crosswalk (Apple Red)

Quantity: 320 UOM: SY Price: $195.74 Total: $62,636.80

2.3 Traffic Signal Controller (Modification)

Quantity: 2 UOM: EA Price: $3,700.00 Total: $7,400.00

3 *Line deleted as part of an Addendum*

Response Total: $9,289,956.34

5500 Euper Lane
PO Box 3529
Ft. Smith, AR 72913 (479) 452-4000
www.bhca.com

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we
(Here insert full name and address or legal title of Contractor)

Benchmark Construction of NWA, Inc.
333 West Poplar, Ste A
Fayetteville, AR 72703

as Principal, hereinafter called the Principal, and
(Here insert full name and address or legal title of Surety)

Westfield Insurance Company
P. O. Box 5001
Westfield Center, OH 44251-5001

a corporation duly organized under the laws of the State of **Ohio**
as Surety, hereinafter called the Surety, are held and firmly bound unto
(Here insert full name and address or legal title of Owner)

City of Fayetteville
113 W. Mountain Street
Fayetteville, AR 72701

as Obligee, hereinafter called the Obligee, in the sum of **FIVE PERCENT OF THE TOTAL AMOUNT BID** Dollars ($ **5%**), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for **College Ave North St to Sycamore Improvements**
(Here insert full name, address and description of project)

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this **27th** day of **June** **2024**

Barbara J. Smith
(Witness)

Benchmark Construction of NWA, Inc.
(Principal) (Seal)

CEO
(Title)

Lisa McClure
(Witness)

Westfield Insurance Company
(Surety)

Mary Ann Justice
(Title) *(Seal)*

Mary Ann Justice , Attorney-In-Fact

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General
Power
of Attorney

CERTIFIED COPY

POWER NO. **0320052 05**

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.

Westfield Center, Ohio

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint

SCOTT R. CLARK, MARTY C. CLARK, SHANNON C. SCHMIDLY, ELIZABETH A. SOLOMON, MARY ANN JUSTICE, LISA MCCLURE, PAXTON CLARK, GRAVES SCHMIDLY, SUZANNE NIEDZWIEDZ, JOINTLY OR SEVERALLY

of **FORT SMITH** and State of **AR** its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings, or other instruments or contracts of suretyship in any penal limit.** - - -

CITY OF
FAYETTEVILLE
ARKANSAS

Bid Check List

Bid 24-34 , Job 040887, NORTH ST. – SYCAMORE ST. (COLLEGE AVE.)

This checklist is for the Bidder's use in preparing & submitting a bid. It is not intended to include all details necessary to prepare a bid and shall not be used as a substitute for the requirements of the bid documents. Information is shown below only as a matter of convenience. Use of this checklist does not relieve the Bidder from the responsibility of meeting all requirements of the Specifications concerning the preparation of an acceptable bid. Bidders are welcome to use this form as a coversheet for a sealed envelope; however, using this form itself is NOT a requirement.

- [x] 5% Bid Bond of the amount bid accompanied by required documentation (Power of Attorney, etc.)
  - In lieu of a bid bond, the bidder may submit a cashier's check for at least five percent (5%) of the amount bid (inclusive of any deductive alternates). Cashiers checks shall be made payable to the City of Fayetteville, AR.
- [x] All addenda shall be signed, acknowledged, and submitted on the appropriate forms (submitting the actual addendums or marking acknowledgement on other bid pages).
- [x] All line items shall be appropriately filled out and extended to reveal the line item price as well as the total bid price. Total base bid should be calculated in the provided space.
- [x] All bidders shall submit the following forms with each bid:
- [x] Bid Form,
- [x] Bid Bond,
- [x] List of Subcontractors,
- [x] List of Manufacturers, (DOT BID)
- [x] Anti-Collusion and Debarment Certification,

CITY OF
FAYETTEVILLE
ARKANSAS

Bid Check List

Bid 24-34 , Job 040887, NORTH ST. – SYCAMORE ST. (COLLEGE AVE.)

- [x] Certification for Federal-Aid Contracts,
- [x] Certification to Submit Disadvantaged Business Enterprise Participation,
- [x] Disadvantaged Business Enterprise Participation
- [x] **All pages** provided with signature lines shall be appropriately signed, dated accordingly, and included with submitted bid documents.
- [x] All bid documents shall be delivered in a sealed envelope to the address listed below or submitted electronically via City bidding software before the stated deadline on the coversheet of the bid. All bids should be delivered with the name of the bidder (contractor) on the sealed envelope as well as the bidder's Arkansas Contractors License Number (This is a Federal Aid Project and therefore a License Number is **not** required for bidding).

  A State of Arkansas Contractor's License is **not** required to bid on the project; however, no contractor shall submit a bid prior to submitting an initial application (which does not require a full audit) for licensure, and no construction contract shall be executed until the successful bidder has furnished an appropriate license issued by the State of Arkansas Contractor's Licensing Board.

City of Fayetteville, AR
Purchasing Division – Suite 306
113 W. Mountain
Fayetteville, AR 72702

CONTRACTOR NAME: BENCHMARK CONSTRUCTION

ARKANSAS CONTRACTORS LICENSE NUMBER: **N/A**

(This is a Federal Aid Project and therefore a License Number is **not** required for bidding)

CITY OF
FAYETTEVILLE
ARKANSAS

Project Check List

This checklist is for the Bidder's use in preparing & submitting a bid. It is not intended to include all details necessary to prepare a bid and shall not be used as a substitute for the requirements of the bid documents. Use of this checklist does not relieve the Bidder from the responsibility of meeting all requirements of the Specifications concerning the preparation of an acceptable bid. Bidders are welcome to use this form as a coversheet for a sealed envelope; however, using this form itself is NOT a requirement.

☑ **5% Bid Bond of the amount bid accompanied by required documentation (Power of Attorney, etc.)**

- In lieu of a bid bond, the bidder may submit a cashier's check from a bank located in the State of Arkansas for at least five percent (5%) of the amount bid (inclusive of any deductive alternates). Cashier's checks shall be made payable to the City of Fayetteville, AR and received prior to the bid deadline by making an in-person delivery appointment with the City Purchasing Division.

☑ All addenda shall be signed, acknowledged, and submitted on the appropriate forms (submitting the actual addendums or marking acknowledgement on other bid pages).

☑ All line items shall be appropriately filled out and extended to reveal the line item price as well as the total bid price. Total base bid should be calculated in the provided space.

☑ All pages provided with signature lines shall be appropriately signed, dated accordingly, and included with submitted bid documents

☑ All bids shall be received before the stated deadline utilizing the City's electronic bidding platform or submitting a physical sealed bid to the City Purchasing Division. Submitting a bid electronically is strongly encouraged. A public bid opening will be conducted shortly after the deadline at City Hall and livestreamed at https://www.youtube.com/user/cityoffayettevillear. Late or misdirected bids shall not be accepted. The City of Fayetteville shall not be responsible for lost or misdirected bids, or failure of bidder's technical equipment. If submitting a physical bid, all bid documents shall be delivered in a sealed envelope to the address stated in the advertisement or updated deadline issued via Addenda. All bids should be delivered with the name of the bidder (contractor) on the sealed envelope as well as the bidders Arkansas Contractor's License Number.

☑ **Additional Information Required**:

- AR Secretary of State Filing OR proof of application #: 5381670002 OR submit electronically.
- Arkansas Contractor License OR proof of application #: 0033500525 OR submit electronically.

- 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.
  - Submit electronically or circle applicable answer: YES or NO

- 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.
  - Submit electronically or circle applicable answer: YES or NO

DOCUMENT 00140 – BIDDER'S QUALIFICATION STATEMENT

SEE ATTACHED

Contract Name: North St. – Sycamore St. (College Ave.) (Fayetteville) (S)

Bid #: 24-34, Construction

Date: 6-27-24

SUBMITTED TO:

The City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, Arkansas 72701

SUBMITTED BY:

Company BENCHMARK CONSTRUCTION OF NWA, INC.

Name 333 WEST POPLAR STREET, STE A FAYETTEVILLE, AR 72703

Address _____

Principal Office above

Corporation, partnership, individual, joint venture, other Corporation

(Type or legibly print)

EXPERIENCE STATEMENT

1. Bidder has been engaged as a General Contractor in construction for _____ years and has performed work of the nature and magnitude of this Contract for _____ years. Bidder has been in business under its present name for _____ years.

2. Bidder now has the following bonded projects under contract: (On a separate sheet, list project name, owner, name of owner contact, engineer / architect, name of engineer/architect contact, amount of contract, surety, and estimated completion date.)

3. Bidder has completed the following (list minimum of 3) contracts consisting of work similar to that proposed by this Contract: (On a separate sheet, list project name, owner, name of owner contact, engineer / architect, name of engineer/architect

contact, amount of contract, surety, and date of completion and percentage of the cost of the Work performed with Bidder's own forces.)

4. Has Bidder ever failed to complete any project? If so, state when, where, and why.

5. Bidder normally performs the following work with his own forces:

_____

_____

_____

_____

6. Construction experience of key individuals in the organization is as follows (continued on attached sheets if needed):

_____

_____

_____

_____

7. In the event the Contract is awarded to Bidder, the required surety Bonds will be furnished by the following surety company and name and address of agent:

_____

_____

_____

_____

8. Bidder's Workmen's Compensation Experience Modifier Factor is:

_____

.

DOCUMENT 00140 – BIDDER's QUALIFICATION STATEMENT (continued)

FINANCIAL STATEMENT

A. If requested by the City of Fayetteville during the evaluation of bids the bidder shall provide to the City of Fayetteville the following additional information:

Bidder possesses adequate financial resources as indicated by the following:

1. Assets and Liabilities: Attach a financial statement, audited if available, including Bidder's latest balance sheet and income statements showing the following items:

   a. Current assets (cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory, and prepaid expenses).

   b. Net fixed assets.

   c. Other assets.

   d. Current liabilities (accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries, and accrued payroll taxes).

   e. Other liabilities (capital, capital stock, authorized and outstanding shares par values, earned surplus, and retained earnings).

   f. Name of firm preparing financial statement and date thereof:

If financial statement is not for identical organization named herein, explain relationship and financial responsibility of the organization furnished.

2. Current Judgments: The following judgements are outstanding against Bidder:

	Judgment Creditors	Where Docketed and Date	Amount
a.	_____	_____	$_____
b.	_____	_____	$_____

DOCUMENT 00140 – BIDDER's QUALIFICATION STATEMENT (continued)

Bidder hereby represents and warrants that all statements set forth herein are true and correct.

Date: 6-27, 2024

(OFFICIAL SEAL)

Name of Organization:

Benchmark Construction Company of NWA, Inc.

By Stephen Smith, CEO

(Type or legibly print)

By STEPHEN SMITH

(Signature)

Title CEO

(Type or legibly print)

(If Bidder is a partnership, the partnership name shall be signed, followed by the signature of at least one of the partners. If Bidder is a corporation, the corporate name shall be signed, followed by the signature of a duly-authorized officer and with the corporate seal affixed.)

END OF DOCUMENT 00140

DOCUMENT 00400 – BID FORM

Contract Name: North St. – Sycamore St. (College Ave.) (Fayetteville) (S)

Bid Number: 24-34

BID TO:

Owner: The City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, Arkansas 72701

BID FROM:

Bidder: BENCHMARK CONSTRUCTION OF NWA, INC.
333 WEST POPLAR STREET, STE A
FAYETTEVILLE, AR 72703

ARTICLE 1 - INTENT

1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an agreement with Owner in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Bid price and within the Bid time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

ARTICLE 2 - TERMS AND CONDITIONS

2.01 Bidder accepts all of the terms and conditions of the Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 90 days after the day of Bid opening. Bidder will sign and deliver the required number of counterparts of the Agreement with the Bonds and other documents required by the Bidding Requirements within 15 days after the date of Owner's Notice of Award.

ARTICLE 3 - BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents, as more fully set forth in the Agreement, that:

A. Bidder has examined and carefully studied the Bid Documents, and the following Addenda, receipt of all which is hereby acknowledged:

Number	Date
1,2,3,4,5	6-4, 6-6, 6-14, 6-24, 6-24 respectively

_____ _____

_____ _____

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, performance, and furnishing of the Work.

C. Bidder is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance, and furnishing of the Work.

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site; and (2) reports and drawings of a Hazardous Environmental Condition, if any, at the Site. Bidder acknowledges that such reports and drawings are not Contract Documents and may not be complete for Bidder's purposes. Bidder acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Bid Documents with respect to Underground Facilities at or contiguous to the Site.

E. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all such additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site or otherwise which may affect cost, progress, performance, or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder and safety precautions and programs incident thereto.

F. Bidder does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performing and furnishing of the Work in accordance with the times, price, and other terms and conditions of the Contract Documents.

G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to Work for which this Bid is submitted as indicated in the Contract Documents.

I. Bidder has given The Purchasing Division written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Bidder.

J. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.

K. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Bidder has not directly or

indirectly induced or solicited any other Bidder to submit a false or sham bid; Bidder has not solicited or induced any person, firm, or a corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.

L. Bidder will perform the Work in compliance with all applicable trench safety standards set forth in Occupational Safety and Health Administration (OSHA) Part 1926 - Subpart P - Excavations.

ARTICLE 4 - BID PRICE

Bidders are required to provide pricing for all line items, including deductive alternate items. Failure to provide deductive alternate pricing can result in bid rejection.

The City intends to award this contract to the lowest qualified responsive responsible bidder based on the total base bid as long as the base bid amount falls within the amount of funds certified for the project plus 25%.

In the event no bid falls within the amount of funds certified for the project plus 25%, the City will utilize the deductive alternates in order to further evaluate bids until a bid received falls within the amount certified, plus 25%.

In the event all deductive alternates are subtracted from the total base bid and no bid falls within the amount certified, plus 25%, all bids shall be rejected and become confidential.

In no case shall the amount bid for the item of "mobilization" "exceed 5% of the total contract amount for all items listed in the proposal or bid, minus bonds and insurance. Should the amount entered into the proposal or bid for this item exceed 5%, the bid shall be rejected.

Bidder shall complete the work in accordance with the Contract Documents for the price(s) submitted by the Bidder.

This bid includes one (1) deductive alternate. Bidders shall submit fair, marketable representation for bid pricing for all deductive alternates. Failure to submit fair, marketable representation pricing for deductive alternates can result in rejection of bid at the discretion of the City. If deductive alternates are utilized, they shall be taken in order.

The deductive alternate includes removal of the "8" Thick Colored Concrete Crosswalk (Apple Red)" and the associated traffic control phase and signal modifications that are necessary for construction of the concrete walk.

DOCUMENT 00400 – BID FORM (continued)

ARTICLE 5 - CONTRACT ITEMS

5.01 Bidder agrees that the Work will be substantially completed and completed and ready for final payment within the number of calendar days indicated in the Agreement. Bidder certifies that they are not debarred from doing business with any government entities.

5.02 Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement.

ARTICLE 6 - BID CONTENT

6.01 The following documents are attached to and made a condition of this Bid:

A. Required Bid security in the form of a cashier's check from a bank located in the State of Arkansas or a Bid Bond in the amount of 5% bid bond Dollars ($ _____).

B. A tabulation of Subcontractors and other persons and organizations required to be identified in this Bid.

ARTICLE 7 - COMMUNICATIONS

7.01 Communications concerning this Bid shall be addressed to the Bidder as follows:

Stephen Smith, CEO

_____

_____

Email: benchmarkconst@att.net

Phone No. 479-251-1316

Fax No. 479-251-1319

ARTICLE 8 - TERMINOLOGY

8.01 The terms used in this Bid which are defined in the GENERAL CONDITIONS or Instructions to Bidders will have the meanings assigned to them.

Arkansas State Contractor License No. 0033500525.

If Bidder is:

An Individual

Name (type or printed): _____

By: _____ (SEAL)
(Individual's Signature)

Doing business as: _____

DOCUMENT 00400 – BID FORM (continued)

Business address: _____

_____

Phone No. _____ Fax No. _____

Email address: _____

A Partnership

Partnership Name: _____ (SEAL)

By: _____

(Signature of general partner - attach evidence of authority to sign)

Name (type or printed): _____

Business address: _____

_____

Phone No. _____ Fax No. _____

Email address: _____

✓ A Corporation or LLC

Corporation Name: Benchmark Construction Company of NWA, Inc. (SEAL)

State of Incorporation: Arkansas

Type (General Business, Professional, Service, Limited Liability): _____

By: _____

(Signature of general partner - attach evidence of authority to sign)

Name (type or printed): Stephen Smith, CEO

Title: CEO

(CORPORATE SEAL)

Attest: Judith L. Roberson

(Signature of Corporate Secretary)

Phone No. 479-251-1316 Fax No. _____

Email address: Benchmarkconst@att.net

Tax ID Number (TIN): 71-0477532

UEI # L4N2V64MR2E4

Cage Code: 900R2

DOCUMENT 00430 – LIST OF SUBCONTRACTORS

In compliance with the Instructions to Bidders and other Contract Documents, the undersigned submits the following names of Subcontractors to be used in performing the Work for:

NORTH ST. – SYCAMORE ST. (COLLEGE AVE.) (FAYETTEVILLE) (S)

Bidder certifies that all Subcontractors listed are eligible to perform the Work.

Subcontractor's Work	Subcontractor's Name and Address	Expected Percentage or Value
Clearing/Demolition	BENCHMARK	7%
SWPPP/Erosion Control	BENCHMARK	< 1%
Asphalt	GARRETT X	6%
Concrete	BENCHMARK	10%
Landscaping	CUSTOM LAWNCARE [redacted]	3%
Material Testing	BY CITY BID ITEM 133 TERRACON	< 1%
Other (designate)		

NOTE: This form must be submitted in accordance with the Instructions to Bidders.

Bidder's Signature

END OF DOCUMENT 00430

CITY OF FAYETTEVILLE

CERTIFICATION TO SUBMIT DBE PARTICIPATION

JOB 040887

FAILURE TO COMPLY WITH ONE OF THE FOLLOWING SHALL RENDER THIS BID NONRESPONSIVE AND NOT ELIGIBLE FOR AWARD CONSIDERATION

(1) SUBMITTAL OF REQUIRED DBE PARTICIPATION INFORMATION,
(2) SUBMITTAL OF DOCUMENTATION OF GOOD FAITH EFFORTS, OR
(3) SUBMITTAL OF THE CERTIFICATION TO SUBMIT DBE PARTICIPATION

By submitting a proposal, the undersigned bidder irrevocably certifies that an amount equal to or greater than the Disadvantaged Business Enterprise (DBE) Goal of **11.00%** established for this project will be performed by certified Disadvantaged Business Enterprise firms and the required DBE participation information will be submitted within 5 calendar days of the date of the bid opening.

Within five (5) calendar days of the date of the bid letting, all bidders shall furnish the required DBE Participation information to the Owner on the forms provided to be considered a responsive bid. If a conditional award has been made and the successful bidder has not furnished the required information, the proposal will be rejected and their proposal guaranty forfeited. The proposal guaranty shall become property of the Owner, not as a penalty, but in liquidation of damages, sustained to the DBE Program. Award may then be made to the next lowest, responsive bidder or the work may be re-advertised as the Owner may decide.

Only work, materials, or services that will actually be provided by DBE firms will be credited toward the goal. The DBE firm's certification must be fully in effect at the letting date.

As an alternative, documentation of Good Faith Efforts to meet the DBE goal may be submitted to the Owner prior to the deadline for proposals to be received.

BENCHMARK CONST
Bidder

Signature (Owner/Agent)

6-27-24
Date

CEO
Title

Rev. 11-29-99
Rev. 1-14-15
Rev. 12-13-16

ARKANSAS DEPARTMENT OF TRANSPORTATION

DISADVANTAGED BUSINESS ENTERPRISE (DBE) PARTICIPATION

JOB 040887

NOTE: PROPOSED PARTICIPATION BY DBEs MAY BE SHOWN BELOW AND SUBMITTED WITH BIDDER'S PROPOSAL, OR THE REQUIRED INFORMATION MAY BE SUBMITTED IN KEEPING WITH THE STANDARD SPECIFICATIONS AND THE SPECIAL PROVISIONS "GOALS FOR DISADVANTAGED BUSINESS ENTERPRISE PARTICIPATION" AND "DISADVANTAGED BUSINESS ENTERPRISE BIDDER'S RESPONSIBILITIES".

As provided in the Special Provision "Goals for Disadvantaged Business Enterprise Participation", the undersigned bidder proposes to use the certified DISADVANTAGED BUSINESS ENTERPRISE (DBE) subcontractors listed below to meet the goal of **11.00%** of the total contract by DBEs. Only work or services that will actually be provided by the DBE firm(s) should be shown.

NAME & ADDRESS	LINE #	ITEM DESCRIPTION	AMOUNT
TIME STRIPING	SEE ATTACHED	PAVEMENT MARKINGS TRAFFIC CONTROL	$ 194,886

If any firm listed above is a regular dealer, but not a manufacturer, the total amount of the agreement and the amount to be credited (60%) should be recorded on this form.

Total for DBEs - $ 194,886 or 2 % of bid.

BENCHMARK CONSTRUCTION (Contractor) By: _____

Title: CEO

The named DBE subcontractors confirm their participation in the contract as provided in the commitment.

	DBE Firm:	DBE Owner or Authorized Representative's Signature:
1.		SEE ATTACHED
2.		
3.		
4.		

THE CITY OF FAYETTEVILLE

SUPPLEMENT TO PROPOSAL

ANTI-COLLUSION AND DEBARMENT CERTIFICATION

FAILURE TO EXECUTE AND SUBMIT THIS CERTIFICATION SHALL RENDER THIS BID NONRESPONSIVE AND NOT ELIGIBLE FOR AWARD CONSIDERATION.

As a condition precedent to the acceptance of the bidding document for this project, the bidder shall file this Affidavit executed by, or on behalf of the person, firm, association, or corporation submitting the bid. The original of this Affidavit shall be filed with the City of Fayetteville **at the time proposals are submitted**.

A F F I D A V I T

I hereby certify, under penalty of perjury under the laws of the United States and/or the State of Arkansas, that the bidder listed below has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the submitted bid for this project, is not presently barred from bidding in any other jurisdiction as a result of any collusion or any other action in restraint of free competition, and that the foregoing is true and correct.

Further, that except as noted below, the bidder, or any person associated therewith in the capacity of owner, partner, director, officer, principal investigator, project director, manager, auditor, or any position involving the administration of Federal funds:

a. is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;

b. has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;

c. does not have a proposed debarment pending; and

d. has not been indicted, convicted, or had an adverse civil judgment rendered by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

THE CITY OF FAYETTEVILLE

SUPPLEMENT TO PROPOSAL

ANTI-COLLUSION AND DEBARMENT CERTIFICATION

FAILURE TO EXECUTE AND SUBMIT THIS CERTIFICATION SHALL RENDER THIS BID NONRESPONSIVE AND NOT ELIGIBLE FOR AWARD CONSIDERATION.

EXCEPTIONS:

APPLIED TO	INITIATING AGENCY	DATES OF ACTION

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. Providing false information may result in criminal prosecution or administrative sanctions.

Job No. 040887

Benchmark Construction
(Name of Bidder)

F.A.P. No. STPU-9142 (53)

(Signature)

JUNE 27, 2024
(Date Executed)

CEO
(Title of Person Signing)

The following Notary Public certification is **OPTIONAL** and may or may not be completed at the contractor's discretion.

State of _____)
County of _____)ss.

_____, being duly sworn, deposes and says that he is

_____ of _____
(Title) (Name of Bidder)

and that the above statements are true and correct.

Subscribed and Sworn to before me this _____ day of _____, 20_____.
My commission expires:_____

_____
(Notary Public)

(NOTARY SEAL)

THE CITY OF FAYETTEVILLE

SUPPLEMENT TO PROPOSAL

CERTIFICATION

The prospective contractor certifies, by signing and submitting this proposal, to the best of his or her knowledge and belief, that:

1 No Federal appropriated funds have been paid or will be paid, by or on his or her behalf, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or any 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.

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 Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal-Aid contract, the prospective contractor shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities", in accordance with its instructions. (Available from Arkansas State Highway and Transportation Department, Programs and Contracts Division).

This Certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. This Certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U. S. Code.

During the period of performance of this contract, the contractor and all lower tier subcontractors must file a Form-LLL at the end of each calendar year quarter in which there occurs any event that requires disclosure or that materially affects the accuracy of the information contained in any previously filed disclosure form. Any person who fails to file the required Certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each failure.

The prospective contractor also agrees by submitting his or her proposal that he or she shall require that the language of this Certification be included in all lower tier subcontracts which exceed $100,000 and that all such subcontractors shall certify and disclose accordingly.

THE CITY OF FAYETTEVILLE

SUPPLEMENT TO PROPOSAL

CERTIFICATION

THIS CERTIFICATION SHALL BE COMPLETED BY THE BIDDER AS PART OF THIS PROPOSAL

The bidder Benchmark Construction, proposed subcontractor _____, hereby certifies that he has ✓, has not _____, participated in a previous contract or subcontract subject to the equal opportunity clause, as required by Executive Orders 10925, 11114, or 11246, and that he has ✓, has not _____, filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due under the applicable filing requirements.

(Currently, Standard Form 100 [EEO-1] is the only report required by the Executive Orders or their implementing regulations.)

JOB NO. 0407887

F.A.P. NO. STPU-9142 (53)

JUNE 27, 2024
(Date Executed)

Benchmark Construction Company of NWA, Inc.
(Company)

By: _____
(Signature)

CEO
(Title of Person Signing)

NOTE: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7 (b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of $10,000 or under are exempt.)

Proposed prime contractors and subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60-1.7 (b) (1) prevents the award of contracts and subcontracts unless such contractor submits a report covering the delinquent period or such other period specified by the Federal Highway Administration or by the Director, Office of Federal Contract Compliance, U. S. Department of Labor.

BENCHMARK CONSTRUCTION COMPANY, INC.

STEPHEN SMITH
CEO
333 WEST POPLAR STREET, Ste A
FAYETTEVILLE, AR 72703
Email: benchmarkconst@att.net

Telephone 479-251-1316
Fax 479-251-1319

June 27, 2024

Amanda Beilfuss
City of Fayetteville
Purchasing Manager

Re: Good Faith Effort Actions
Bid 24_34 College Ave North St to Sycamore

Dear Ms. Beilfuss,

Benchmark Construction offers the following good faith effort actions (appendix A, part 26) in relation to the above referenced project concerning DBE participation.

- Communications with DBE's prior to bid deadline
- Offering work that we normally self-perform to DBE contractors. This step gives the contractor a better possibility at reaching the 11% participation goal by offering more work to DBE bidders.

Benchmark believes the actions above are bona fide good faith efforts and hope the City of Fayetteville Purchasing Department finds that the guidelines of appendix A, part 26 have been met.

The actions set forth in appendix A, part 26 are not intended to be exclusive nor exhaustive, but If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

Stephen Smith

Rev. 11-29-99
Rev. 1-14-15
Rev. 12-13-16

ARKANSAS DEPARTMENT OF TRANSPORTATION

DISADVANTAGED BUSINESS ENTERPRISE (DBE) PARTICIPATION

JOB 040887

NOTE: PROPOSED PARTICIPATION BY DBEs MAY BE SHOWN BELOW AND SUBMITTED WITH BIDDER'S PROPOSAL, OR THE REQUIRED INFORMATION MAY BE SUBMITTED IN KEEPING WITH THE STANDARD SPECIFICATIONS AND THE SPECIAL PROVISIONS "GOALS FOR DISADVANTAGED BUSINESS ENTERPRISE PARTICIPATION" AND "DISADVANTAGED BUSINESS ENTERPRISE BIDDER'S RESPONSIBILITIES".

As provided in the Special Provision "Goals for Disadvantaged Business Enterprise Participation", the undersigned bidder proposes to use the certified DISADVANTAGED BUSINESS ENTERPRISE (DBE) subcontractors listed below to meet the goal of ___% of the total contract by DBEs. Only work or services that will actually be provided by the DBE firm(s) should be shown.

NAME & ADDRESS	LINE #	ITEM DESCRIPTION	AMOUNT
Time Striping, Inc.		Portable Changeable Message Sign	$ 21,424.00
P. O. Box 1236		Remove & Replace Mailboxes	650.00
Van Buren, AR 72957-1236		Reflective Paint Pavement Markings - 4"	2,115.00
		Thermoplastic Pavement Markings - 6"	12,069.80
		Thermoplastic Pavement Markings - 12"	1,918.00
		Thermoplastic Pavement Markings - 24"	16,800.00
		Thermoplastic Pavement Markings - Words	2,700.00
		Thermoplastic Pavement Markings - Arrows	6,375.00
		Thermoplastic Pavement Markings - (Bike)	325.00
		Thermoplastic Pavement Markings -Yield	225.00
		Preform. Thermo. - Brick Pattern Crosswalk	57,600.00

If any firm listed above is a regular dealer, but not a manufacturer, the total amount of the agreement and the amount to be credited (60%) should be recorded on this form.

Total for DBEs - $ _____ or _____ % of bid.

_____ By: _____
(Contractor)

Title: _____

The named DBE subcontractors confirm their participation in the contract as provided in the commitment.

	DBE Firm:	DBE Owner or Authorized Representative's Signature:
1.	TIME STRIPING, INC.	Cindy M. Williams, President
2.		
3.		
4.		

Rev. 11-29-99
Rev. 1-14-15
Rev. 12-13-16

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As provided in the Special Provision "Goals for Disadvantaged Business Enterprise Participation", the undersigned bidder proposes to use the certified DISADVANTAGED BUSINESS ENTERPRISE (DBE) subcontractors listed below to meet the goal of ___% of the total contract by DBEs. Only work or services that will actually be provided by the DBE firm(s) should be shown.

NAME & ADDRESS	LINE #	ITEM DESCRIPTION	AMOUNT
Time Striping, Inc.		Thermoplastic Pavement Markings - Handicap	$ 400.00
P. O. Box 1236		Standard Street Sign Install	3,285.00
Van Buren, AR 72957-1236		Phase 1 Traffic Control	45,000.00
		Phase 2 Traffic Control	9,500.00
		Phase 3 Traffic Control	5,000.00
		Phase 4 Traffic Control	9,500.00

If any firm listed above is a regular dealer, but not a manufacturer, the total amount of the agreement and the amount to be credited (60%) should be recorded on this form.

Total for DBEs - $ _____ or _____ % of bid.

_____ By: _____

(Contractor)

Title: _____

The named DBE subcontractors confirm their participation in the contract as provided in the commitment.

	DBE Firm:	DBE Owner or Authorized Representative's Signature:
1.	Time Striping, Inc.	Cindy M. Williams, President
2.		
3.		
4.		

TIME STRIPING, INC.

DBE Certified

P.O. BOX 1236 • VAN BUREN, ARKANSAS 72957
PHONE (479) 474-0452 • FAX (479) 474-0498
WWW.TIMESTRIPING.COM

Please accept the following bid for the COLLEGE AVE IMPROVEMENTS Project located in the City of Fayetteville, Arkansas. **All items are bid together as an "All" or "Nothing" quote. Call Ryan Atwell at 479-353-2018 for Questions. All prices are good for 30 days.**

Time Striping, Inc. has been providing quality "On Time Service" to contractors for more than 30 years. Time is a member of and actively supports the Arkansas Association of General Contractors, the American Traffic Safety Services Association, the American Public Works Association, the Arkansas Asphalt Pavement Association and the Arkansas Good Roads Transportation Council. For a fully insured and bonded pavement marking and traffic control subcontractor committed to professional service and quality workmanship allow Time Striping, Inc. to service all of your contractor needs.

Please give us as much notice as possible of your upcoming requirements.

Job No: 40887 **COLLEGE AVE IMPROVEMENTS** *City:* **FAYETTEVILLE** *Bid Date:* **06/20/24**

Item No	*Description*	*Unit*	*Plan Qty*	*Unit Price*	*Item Total*
604072	Portable Changeable Message Sign	Day	412.00	$52.00	$21,424.00
637RR	Remove & Replace Mailboxes	Each	2.00	$325.00	$650.00
718000	Reflectorized Paint Pavement Markings - 4" Striping	LF	705.00	$3.00	$2,115.00
719002W	Thermoplastic Pavement Markings - 6" Striping	LF	8,324.00	$1.45	$12,069.80
719005W	Thermoplastic Pavement Markings -12" Striping	LF	274.00	$7.00	$1,918.00
719006W	Thermoplastic Pavement Markings - 24" Striping	LF	1,120.00	$15.00	$16,800.00
719201	Thermoplastic Pavement Markings - Words	Each	6.00	$450.00	$2,700.00
719202	Thermoplastic Pavement Markings - Arrows	Each	17.00	$375.00	$6,375.00
719205	Thermoplastic Pavement Marking (Bike Symbol)	Each	1.00	$325.00	$325.00
719210	Thermoplastic Pavement Marking - Yield Line	LF	9.00	$25.00	$225.00
719BPCS	Preformed Thermoplastic - Brick Pattern Crosswalk	SF	2,880.00	$20.00	$57,600.00
719HANS	Thermoplastic Pavement Markings - Handicap Symbol	EA	1.00	$400.00	$400.00
726SSSI	Standard Street Sign Install	EA	9.00	$365.00	$3,285.00
LSTC1	Phase 1 Traffic Control	LSUM	1.00	$45,000.00	$45,000.00
LSTC2	Phase 2 Traffic Control	LSUM	1.00	$9,500.00	$9,500.00
LSTC3	Phase 3 Traffic Control	LSUM	1.00	$5,000.00	$5,000.00
LSTC4	Phase 4 Traffic Control	LSUM	1.00	$9,500.00	$9,500.00
				Grand Total	**$194,886.80**

JOB SPECIFIC NOTES:

PAVEMENT MARKING NOTES:
CONSTRUCTION PAVEMENT MARKINGS AND REMOVAL OF PAVEMENT MARKINGS $2.00 PER L.F.

TRAFFIC CONTROL NOTES:
REMOVE/REPLACE MAILBOXES PRICE IS FOR ARDOT APPROVED SUPPORT AND BOX INSTALLED AT THE END OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REMOVING MAILBOX AND MAINTAINING DURNING CONSTRUCTION.
STANDARD STREET SIGN INSTALL INCLUDES ARDOT APPROVED POST AND SIGN DIRECT DRIVEN INTO SOIL. CORE DRILLING IF NEEDED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
MESSAGE BOARD PRICE IS PER BOARD PER DAY.
TRAFFIC CONTROL PRICE INCLUDES ALL SIGNS AND DEVICES SHOWN IN MOT PLANS INSTALLED ONE TIME AND REMOVED UPON COMPLETION.

NOTES:
1-Any work performed outside of The Sequence of Construction or work performed for the contractor that is Not Paid for By The Owner is due upon completion of the work.
2-Bonding – Price does not include bonding. For questions about bonding call 479-474-0452.
3-Indemnification: Time Striping, Inc. will only be liable for it's own products or actions or the products or actions of its subcontractors. Time Striping, Inc. will not honor this quote if a contract states any greater liabilities than stated above.
4-Please include a copy of this bid in any contract written or all these notes in their entirety. Time Striping, Inc. will not sign any quote that does not include all of these notes.
5-Time Striping, Inc. does not include any costs associated with insurance, construction, and flagging requirements on railroad property.
6-Time Striping Inc will not accept any contracts that requires RETAINAGE of any amount to be held from its pay.

Pavement Markings notes:
1- Contractor to be responsible for the cleanliness of the roadway for permanent striping application.
2-Our unit prices include all mobilizations necessary for pavement marking installation per phased construction. Our prices do not include any mobilizations required due to pavement repair or patching where pavement markings were damaged or destroyed by others. Such repair work will be charged $2,000.00 for paint or $2,500.00 for thermoplastic per mobilization plus the quantity of markings repaired at the contract unit price.

Signs and Traffic Control notes:

1-For all "Rental Equipment" including signs, drums, cones, barricades, vertical panels, arrow boards, message boards and portable traffic signals please add Time Striping, Inc. as additional primary insured in any contracts awarded.

2-Signs and Traffic Control

The contractor will be responsible for all lost, damaged, or stolen sign products not paid for by the state. This includes all signs, stands, drums, barricades and vertical panels, whether these items are on the road or on the contractor's yard. A minimum of 72 hours notice is required prior to performance of all work. OM3 signs will be provided with portable stands. It will be the responsibility of the contractor to relocate and remove these signs after the initial installation.

3-Temporary Signs and Traffic Control – Price is for rental, initial installation, and removal of traffic control devices. Damaged traffic control devices will be billed to contractor at replacement cost regardless of Owner's estimates. Prime Contractor is responsible for all daily maintenance of traffic control.

4- Mailboxes and Supports – Any supports to be installed in sidewalk areas need to have holes "blocked out" for installation. Core drilling holes not included in this price and will be done at an additional price of $500.00 per hole. Prime Contractor is responsible for any/all core drilling. Mailboxes or supports damaged by traffic after the initial installation will be the responsibility of the Prime Contractor to repair.

5-Permanent Signage – Price is permanent installed sale price of standard signs and supports. Prime Contractor is responsible for any/all core drilling.

6- Not responsible for maintenance of permanent signage.

7-Prices include traffic control as listed in the sequence of construction. Deviations from the sequence may be cause for additional charges.

8-Temp Impact Atten. - Contractor shall provide loading and unloading equipment at the jobsite for these items.

9–Advance Warning Signs will be covered if requested prior to installation. If an additional mobilization is required due to the contractor not notifying Time Striping Inc of the need to cover signs prior to installation there will be a $750.00 charge to remobilize to cover the signs. 48X48 "Road Work" signs and 24X48 "End Road Work" signs will be covered with fitted vinyl sign covers. These are to be removed by the contractor and will be picked up by Time Striping Inc. Lost or stolen fitted vinyl sign covers will be charged to the contractor at $15.00 each. "Do Not Pass", "Pass With Care" and "Road Work Next" signs will be covered with 3 mill plastic bags and will be the responsibility of the contractor to maintain, remove and dispose of.

Sincerely,

PLEASE EMAIL CONTRACTS TO
CINDY@TIMESTRIPING.COM

Cindy M. Williams

Cindy M. Williams
Time Striping, Inc

AIA G703

Contractor's Qualification Statement

SUBMITTED To: CITY OF JOHNSON

SUBMITTED BY: STEPHEN SMITH, CEO

NAME: BENCHMARK CONSTRUCTION OF NWA, INC.

ADDRESS: 333 WEST POPLAR ST, STE 'A', FAYETTEVILLE, AR 72703

PRINCIPAL OFFICE: ABOVE

(XX) Corporation

NAME OF PROJECT: Bid 24-34, College Ave North St to Sycamore Improvements

§ 1. ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? 38 Years

§ 1.2 How many years has your organization been in business under its present business name? 11 years

§ 1.2.1 Under what other or former names has your organization operated? Marinoni Construction Company, Inc.

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: June 1976
§ 1.3.2 State of incorporation: Arkansas
§ 1.3.3 President's name: Roger Ross
§ 1.3.4 Ceo name: Stephen Smith

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization: Not Applicable
§ 1.4.2 Type of partnership (if applicable):

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization: June 1976
§ 1.5.2 Name of Owners: Stephen Smith, Roger Ross

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals: NA

§ 2. LICENSING

§ 2.1 **List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.**

Jurisdictions: Arkansas. LICENSE NUMBER: 0033500525
Trade Categories: General Construction of Commercial, Industrial and Institutional Projects

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed. Arkansas Secretary of State

§ 3. EXPERIENCE

§ 3.1 **List the categories of work that your organization normally performs with its own forces.**

Site Work, Dirt Work, Concrete, Framing, Masonry, Supervision, Rough and Finish Carpentry, Specialties

§3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details~)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?: No
§ 3.2.2 Are there any judgments, claims, arbitration proceedings *or* suits pending or outstanding against your organization *or* its officers? No
§ 3.2.3 **Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? No**

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? No

3.4 Projects Completed in the last 7 Years:

Northwest Arkansas Regional Airport—Rental Fleet Maintenance Facility
Dale Scarbrough, WDD Architects (479-442-6681)

City of Rogers Veteran's Park Concessions/Maintenance Buildings
Jim Swearingen Architect, Crafton Tull and Associates (479-636-4838)

City of Fayetteville Compost Facility
Lynn Hyke (479-466-7589)

Gravette Middle School Annex
David Swearingen, Crafton Tull and Associates Architect (479-636-4838)

University of Arkansas—Davis Hall Historical Renovation/Addition. LEED Certified.
Rob Sharp Architect (479-442-0229)

Lincoln Athletic Complex (Football field, field house, track, concession/restroom building)
Lewis Elliott Architects, Mary Ann Spears, Supt of Schools (479-824-7310)

City of Springdale—Shiloh Restroom/Basement Remodel
Don Mobley Architect (479-466-1746)

Highlands Oncology Cancer Treatement Facilities—Crafton Tull and Assoc Architects. Wes Burgess Architect (479-878-2452) Kathey Parker, Owner (479-587-1700)

Starlight Skate Rink Renovation
Jim Key Architect (479-444-6066)

SourceGas NWA Headquarters— Polk Stanley and Assoc, Craig Curzon Architect (479-444-0473)

American Electric and Power/Swepco Office/Warehouse Addition
AFHJ Architects (Zed Johnson, Retired)

University of Arkansas—Brough Commons Dining Hall, Harrison French Architects, Lance Weatherton, Architect (479-273-7780)

JFS Fabric Store and Ulta Beauty Supply —Larry Ogrinc (logrinc@ddr.com) , Owner Rep for Developers Diversified.

University of Arkansas Harmon Parking Garage Renovations—Polk Stanley and Assoc, Craig Curzon Architect (479-444-0473). Jim Beatty Engineer.

Sequoyah Maison Condominiums—Rob Sharp Architect (442-0229)

Tyson Research Farm Broiler Houses/Operations Facility—Chris Hall

Bank of Fayetteville Renovations
Bob King, President (479-444-4444)

Decatur School District FEMA Storm Shelter/Gymnasium—Jim Mayer Architect (479-246-0055)

City of Fayetteville Transfer Station —Brad Hammond at Mcgoodwin, Williams and Yates

Ft Smith Airport Taxiway Paving--. Brian Mauer, Engineer

Boulder Ridge Fellowship Bible Church –Jack Murray (479-790-2854)

City of Fayetteville Taxiway B—Garver Engineers

Blowing Springs To Metfield Park Multi Purpose Trail Greenway Extension—EDG and Garver Engineers

Spring Creek Multi Purpose Trail Extension—McClelland Engineers

Black Hills Energy Contractor On-Call.

Highland Oncology Contractor On-Call.

Bekaert Trail Greenway Extension—NWA Trailblazers

Dean's Trail PH 2 Tunnel and Greenway Trail Extension—Garver Engineers

Archibald Yell Improvements—City of Fayetteville

North Street Widening (on-going)—City of Fayetteville

Mission Boulevard Site Drainage and Street (on-going)—City of Fayetteville

13TH Street Sidepath Shared Use Trail and Pedestrian Improvements—City of Rogers

§ 3.4.1 State total worth of work in progress and under contract:
Work in Progress: $7 million
Work under contract: Most projects are in negotiation and not under contract terms at this time.

§ 3.5.1 State average annual amount of construction work performed during the past five years: $8-10 million

§ 3.6 List the construction experience and present commitments of the key individuals of your organization.

Stephen Smith, owner, 38 years experience in commercial/industrial construction
Roger Ross, owner, 35 years experience in commercial/industrial construction
Chuck Ketcher, Supt, 26 years experience in commercial/industrial construction
Rick Vasquez, Foreman, 30 years experience
Armando Vasquez, Foreman, 25 years experience
Roberto Sanchez, Foreman, 30 years experience
Thomas Sargent, Foreman, 33 years experience

The remaining personnel with an average of 12 years working in our company consist of the rest of the construction team. All of our personnel carry skills to self-perform projects that allow schedules and budgets to be met. Simply stated, we are not a broker contractor.

Note: Our construction team, from the owners down to laborers, are 100 percent committed to satisfying each client. The ownership is not involved with any outside investments (ie developing etc..) that would distract our commitment to serving our clients!! The ownership also takes an active role in the projects that we build. Project management/Supervision is handled by the ownership, therefore a vested interest in client satisfaction is our objective.

§ 4. REFERENCES

§ 4.1 Trade References:

Brown Hiller Clark Insurance, Scott Clark, 452-4000

Tune Concrete 442-8251, Dennis Tune, 479-442-8251

Darragh Company, Ronnie McDaniel, 479-651-6800

Meeks Lumber Company, Tom Hamaker, 479-442-2351

Architects and Engineers: Have worked with all major firms in the NWA area over the last 33 years.

§ 4.2 Bank References:
Bank of Fayetteville (Bob King VP, MaryBeth Brooks President) 479-444-4444
$500,000 Line of Credit

§ 4.3 Surety:
§4.3.1 Name of bonding company: Westfield Insurance Company

§ 4.3.2 **Name and address of agent:**
Brown Hiller Clark
5500 Euper Lane
Ft Smith, Ar 72913
Scott Clark 479-452-4000

§ 6. SIGNATURE

§ 6.1 **Dated at this 27th day of June, 2024**

Name of Organization: Benchmark Construction of NWA, Inc.

By: Stephen Smith **Stephen Smith**

Title: CEO

2049 E. Joyce Blvd.
Suite 105
Fayetteville, AR 72703

TEL 479.527.9100
FAX 479.527.9101

www.GarverUSA.com

Jully 12, 2024

Matt Casey, PE
Engineering Design Manager
City of Fayetteville
113 W Mountain St.
Fayetteville, AR 72701

Re: City of Fayetteville
Bid 24-34, Construction – College Avenue Improvements (North to Sycamore)
ARDOT Job 040887
Recommendation of Award

Dear Matt:

Bids were received for the “North St. – Sycamore St. (College Ave.) (Fayetteville) (S) " project in the online bid interface at 2:00 p.m. on June 27, 2024. The bids have been checked for accuracy and for compliance with the contract documents. A tabulation of the bids received is enclosed with this letter.

A total of 3 bids were received on the project. Tri Star Contractors, Inc. submitted the low bid for the project in the amount of $8,912,442.25. The Engineer’s Opinion of Probable Cost was $8,837,700.00 with the City of Fayetteville certifying $10,000,000 for this project. However, the low bidder, Tri Star Contractors, Inc., did not include all the required documents for a federally funded project as required in the project manual. Therefore, their bid has been deemed unresponsive. The next lowest bidder was Benchmark Construction Company of NWA, Inc. with a bid of $9,214,669.54.

We recommend that the construction contract for "North St. – Sycamore St. (College Ave.) (Fayetteville) (S)" be awarded to Benchmark Construction Company of NWA, Inc.

Please call me if you have any questions.

Sincerely,

GARVER, LLC

Zach Moore

Zach Moore, P.E.

Attachments: Bid Tabulation

				Rejected - Non-Responsive				**Rejected - Non-Responsive**			
				Tri Star Contractors, LLC		Benchmark Construction Company (Benchmark Construction Company of NWA, Inc.)		Nabholz Construction Corporation		Engineer's Estimate with 15% Contingency	
			Total	$8,912,442.25		$9,214,669.54		$10,395,439.90		$8,837,700.00	
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1.1	Mobilization (Not to Exceed 5% of TOTAL BASE BID, not including bonds and insurance or Trench and Excavation Safety)	1	LS	$400,000.00	$400,000.00	$423,380.00	$423,380.00	$454,000.00	$454,000.00	$212,559.60	$212,559.60
1.2	Bonds and Insurance	1	LS	$240,000.00	$240,000.00	$251,651.00	$251,651.00	$181,000.00	$181,000.00	$85,000.00	$85,000.00
1.3	Trench and Excavation Safety Systems, as required by Act 291 of the 1993 Arkansas General Assembly	1	LS	$5,000.00	$5,000.00	$1,120.00	$1,120.00	$26,100.00	$26,100.00	$100,000.00	$100,000.00
1.4	Roadway Construction Control	1	LS	$85,000.00	$85,000.00	$215,460.00	$215,460.00	$98,225.00	$98,225.00	$15,000.00	$15,000.00
1.5	Clearing, Grubbing, and Demolition	1	LS	$185,000.00	$185,000.00	$630,017.00	$630,017.00	$555,000.00	$555,000.00	$350,000.00	$350,000.00
1.6	Unclassified Excavation (Plan Quantity)	2100	CY	$25.00	$52,500.00	$34.12	$71,652.00	$41.00	$86,100.00	$21.00	$44,100.00
1.7	Embankment (Plan Quantity)	1300	CY	$35.00	$45,500.00	$42.73	$55,549.00	$38.25	$49,725.00	$20.00	$26,000.00
1.8	Undercut and Backfill	250	CY	$37.00	$9,250.00	$68.20	$17,050.00	$79.25	$19,812.50	$40.00	$10,000.00
1.9	Rock Excavation	10	CY	$300.00	$3,000.00	$400.00	$4,000.00	$568.00	$5,680.00	$250.00	$2,500.00
1.10	Subgrade Preparation (Plan Quantity)	2109	SY	$15.00	$31,635.00	$4.91	$10,355.19	$10.20	$21,511.80	$5.00	$10,545.00
1.11	4" Topsoil Placement (Yard Areas)	5175	SY	$45.00	$232,875.00	$5.97	$30,894.75	$58.50	$302,737.50	$6.00	$31,050.00
1.12	12" Class III R.C. Pipe	7	LF	$75.00	$525.00	$57.14	$399.98	$314.00	$2,198.00	$120.00	$840.00
1.13	18" Class III R.C. Pipe	22	LF	$85.00	$1,870.00	$99.55	$2,190.10	$328.00	$7,216.00	$160.00	$3,520.00
1.14	24" Class III R.C. Pipe	21	LF	$95.00	$1,995.00	$150.95	$3,169.95	$342.00	$7,182.00	$200.00	$4,200.00
1.15	18" Class III R.C. Flared End Section	1	EA	$1,200.00	$1,200.00	$1,890.00	$1,890.00	$1,050.00	$1,050.00	$1,200.00	$1,200.00
1.16	24" Class III R.C. Flared End Section	1	EA	$1,800.00	$1,800.00	$2,260.00	$2,260.00	$1,300.00	$1,300.00	$1,400.00	$1,400.00
1.17	Pipe Collar	5	EA	$4,500.00	$22,500.00	$860.00	$4,300.00	$935.00	$4,675.00	$1,500.00	$7,500.00
1.18	Sidewalk Underdrain	1	EA	$8,500.00	$8,500.00	$2,000.00	$2,000.00	$1,835.00	$1,835.00	$3,500.00	$3,500.00
1.19	4' Curb Inlet (Circular)	3	EA	$6,500.00	$19,500.00	$9,583.33	$28,749.99	$9,410.00	$28,230.00	$9,000.00	$27,000.00
1.20	5' Curb Inlet (Circular)	2	EA	$7,500.00	$15,000.00	$10,470.00	$20,940.00	$10,750.00	$21,500.00	$10,000.00	$20,000.00
1.21	4'x6' Curb Inlet (Rectangular)	2	EA	$7,900.00	$15,800.00	$14,434.80	$28,869.60	$12,135.00	$24,270.00	$11,000.00	$22,000.00
1.22	4'x7' Curb Inlet (Rectangular)	2	EA	$8,500.00	$17,000.00	$16,580.55	$33,161.10	$13,065.00	$26,130.00	$12,000.00	$24,000.00
1.23	Reconstruct Inlet Top with Extended Throat	4	EA	$4,750.00	$19,000.00	$5,233.78	$20,935.12	$6,925.00	$27,700.00	$6,500.00	$26,000.00
1.24	4' Junction Box (Circular)	1	EA	$6,000.00	$6,000.00	$11,591.97	$11,591.97	$8,240.00	$8,240.00	$9,000.00	$9,000.00
1.25	4'x6' Junction Box	1	EA	$7,800.00	$7,800.00	$22,669.03	$22,669.03	$11,200.00	$11,200.00	$8,000.00	$8,000.00
1.26	4' Drop Inlet Extension	6	EA	$2,200.00	$13,200.00	$1,866.47	$11,198.82	$1,750.00	$10,500.00	$1,450.00	$8,700.00
1.27	8' Drop Inlet Extension	6	EA	$4,400.00	$26,400.00	$3,732.93	$22,397.58	$3,500.00	$21,000.00	$2,750.00	$16,500.00
1.28	Concrete Channel Paving	6	SY	$150.00	$900.00	$206.00	$1,236.00	$142.00	$852.00	$124.00	$744.00
1.29	Erosion Control Fabric (Scourstop)	25	SY	$180.00	$4,500.00	$97.95	$2,448.75	$202.00	$5,050.00	$50.00	$1,250.00
1.30	6" Aggregate Base Course	2109	SY	$50.00	$105,450.00	$29.72	$62,679.48	$16.30	$34,376.70	$16.00	$33,744.00
1.31	Asphalt Concrete Hot Mix Surface Course (ACHMSC)	2300	Ton	$160.00	$368,000.00	$223.11	$513,153.00	$226.35	$520,605.00	$300.00	$690,000.00
1.32	Concrete Curb and Gutter (Type D) (1'-6")	7444	LF	$22.00	$163,768.00	$40.30	$299,993.20	$27.35	$203,593.40	$30.00	$223,320.00
1.33	4" Thick Concrete Sidewalk	1559	SY	$81.00	$126,279.00	$105.92	$165,129.28	$116.50	$181,623.50	$85.00	$132,515.00
1.34	4" Thick Concrete Sidewalk with Thickened Edge	444	SY	$110.00	$48,840.00	$134.34	$59,646.96	$148.25	$65,823.00	$110.00	$48,840.00
1.35	6" Thick Concrete Sidewalk	390	SY	$128.00	$49,920.00	$137.60	$53,664.00	$134.75	$52,552.50	$100.00	$39,000.00
1.36	Concrete Driveway Aprons	858	SY	$128.00	$109,824.00	$120.12	$103,062.96	$134.75	$115,615.50	$110.00	$94,380.00
1.37	Asphalt Parking Lot	1452	SY	$100.00	$145,200.00	$43.85	$63,670.20	$134.75	$195,657.00	$66.00	$95,832.00
1.38	Concrete Parking Lot	454	SY	$125.00	$56,750.00	$114.46	$51,964.84	$129.35	$58,724.90	$130.00	$59,020.00
1.39	Concrete Retaining Wall	42	LF	$300.00	$12,600.00	$571.62	$24,008.04	$416.00	$17,472.00	$1,500.00	$63,000.00
1.40	Modular Block Retaining Wall	304	SF	$160.00	$48,640.00	$122.78	$37,325.12	$47.00	$14,288.00	$200.00	$60,800.00
1.41	Solid Sod	4915	SY	$5.00	$24,575.00	$4.65	$22,854.75	$4.10	$20,151.50	$5.00	$24,575.00
1.42	Solid Sod (Zoysia)	260	SY	$20.00	$5,200.00	$14.18	$3,686.80	$5.85	$1,521.00	$5.00	$1,300.00
1.43	Additional Watering	52	MG	$100.00	$5,200.00	$214.89	$11,174.28	$23.40	$1,216.80	$100.00	$5,200.00
1.44	Remove and Replace Mailboxes	2	EA	$390.00	$780.00	$728.65	$1,457.30	$467.00	$934.00	$300.00	$600.00
1.45	4" Pavement Marking (Paint)	705	LF	$3.60	$2,538.00	$3.36	$2,368.80	$3.50	$2,467.50	$3.00	$2,115.00
1.46	6" Pavement Marking (Thermoplastic)	8324	LF	$1.74	$14,483.76	$1.63	$13,568.12	$1.70	$14,150.80	$2.00	$16,648.00
1.47	12" Pavement Marking (Thermoplastic)	274	LF	$8.40	$2,301.60	$7.85	$2,150.90	$8.15	$2,233.10	$15.00	$4,110.00
1.48	24" Pavement Marking (Thermoplastic)	1120	LF	$18.00	$20,160.00	$16.82	$18,838.40	$17.50	$19,600.00	$30.00	$33,600.00
1.49	Yield Lines (Thermoplastic)	9	LF	$30.00	$270.00	$28.03	$252.27	$29.15	$262.35	$30.00	$270.00
1.50	Pavement Symbols (Arrows - Thermoplastic)	17	EA	$450.00	$7,650.00	$420.38	$7,146.46	$437.00	$7,429.00	$600.00	$10,200.00
1.51	Pavement Symbols (ONLY - Thermoplastic)	6	EA	$540.00	$3,240.00	$504.45	$3,026.70	$525.00	$3,150.00	$600.00	$3,600.00
1.52	Pavement Symbols (Handicap Symbol - Thermoplastic)	1	EA	$480.00	$480.00	$448.40	$448.40	$466.00	$466.00	$700.00	$700.00
1.53	Pavement Symbols (Helmeted Bicyclist - Thermoplastic)	1	EA	$390.00	$390.00	$364.33	$364.33	$380.00	$380.00	$800.00	$800.00
1.54	Preformed Brick Pattern (Thermoplastic)	2880	SF	$24.00	$69,120.00	$22.42	$64,569.60	$23.30	$67,104.00	$30.00	$86,400.00
1.55	Standard Street Sign Installation	9	EA	$438.00	$3,942.00	$409.17	$3,682.53	$425.00	$3,825.00	$600.00	$5,400.00
1.56	Erosion Control	1	LS	$75,000.00	$75,000.00	$26,707.04	$26,707.04	$41,000.00	$41,000.00	$100,000.00	$100,000.00
1.57	Traffic Control and Maintenance (Phase 1)	1	LS	$54,000.00	$54,000.00	$213,513.24	$213,513.24	$146,000.00	$146,000.00	$125,000.00	$125,000.00
1.58	Traffic Control and Maintenance (Phase 2)	1	LS	$11,400.00	$11,400.00	$17,375.50	$17,375.50	$11,000.00	$11,000.00	$85,000.00	$85,000.00
1.59	Traffic Control and Maintenance (Phase 3)	1	LS	$6,000.00	$6,000.00	$5,605.00	$5,605.00	$5,800.00	$5,800.00	$25,000.00	$25,000.00
1.60	Traffic Control and Maintenance (Phase 4)	1	LS	$11,400.00	$11,400.00	$10,649.50	$10,649.50	$11,000.00	$11,000.00	$65,000.00	$65,000.00
1.61	Portable Changeable Message Sign	412	Day	$72.00	$29,664.00	$129.41	$53,316.92	$65.00	$26,780.00	$75.00	$30,900.00
1.62	Aggregate Base for Roadway Maintenance	100	Ton	$55.00	$5,500.00	$86.29	$8,629.00	$48.00	$4,800.00	$55.00	$5,500.00
1.63	Handicap Ramp Concrete	148	SY	$125.00	$18,500.00	$130.11	$19,256.28	$274.00	$40,552.00	$85.00	$12,580.00
1.64	Project Signs	2	EA	$1,800.00	$3,600.00	$1,824.99	$3,649.98	$1,732.00	$3,464.00	$1,100.00	$2,200.00
1.65	Cold Milling Asphalt Pavement	17254	SY	$25.00	$431,350.00	$6.77	$116,809.58	$8.40	$144,933.60	$10.00	$172,540.00
1.66	Tree Protection Fencing	1200	LF	$9.00	$10,800.00	$4.36	$5,232.00	$6.35	$7,620.00	$3.00	$3,600.00
1.67	Portland Cement Concrete Base (6" U.T,)	51	SY	$165.00	$8,415.00	$137.51	$7,013.01	$112.00	$5,712.00	$90.00	$4,590.00
1.68	8" Thick Colored Concrete Crosswalk (Apple Red)	320	SY	$145.00	$46,400.00	$228.35	$73,072.00	$426.00	$136,320.00	$350.00	$112,000.00
1.69	6" Thick Stamped (Cobblestone) & Colored Concrete (Dark Granite)	145	SY	$175.00	$25,375.00	$417.59	$60,550.55	$485.00	$70,325.00	$300.00	$43,500.00
1.70	8" Thick Portland Cement Concrete Pavement	4	SY	$145.00	$580.00	$192.09	$768.36	$180.00	$720.00	$200.00	$800.00

				Tri Star Contractors, LLC		Benchmark Construction Company (Benchmark Construction Company of NWA, Inc.)		Nabholz Construction Corporation		Engineer's Estimate with 15% Contingency	
			Total	$8,912,442.25		$9,214,669.54		$10,395,439.90		$8,837,700.00	
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1.71	4" Thick Colored Concrete (Dark Granite)	72	SY	$129.00	$9,288.00	$428.31	$30,838.32	$251.00	$18,072.00	$150.00	$10,800.00
1.72	Decorative Fence	795	LF	$172.55	$137,177.25	$161.19	$128,146.05	$168.00	$133,560.00	$75.00	$59,625.00
1.73	Decorative Fence (Custom)	460	LF	$204.26	$93,959.60	$190.82	$87,777.20	$199.00	$91,540.00	$200.00	$92,000.00
1.74	Drop Inlet Adjusted to Grade	5	EA	$4,800.00	$24,000.00	$2,491.61	$12,458.05	$6,000.00	$30,000.00	$6,000.00	$30,000.00
1.75	Junction Box Adjusted to Grade	1	EA	$4,900.00	$4,900.00	$3,871.88	$3,871.88	$5,700.00	$5,700.00	$5,800.00	$5,800.00
1.76	Gravity Block Retaining Wall	1837	SF	$156.00	$286,572.00	$91.45	$167,993.65	$94.00	$172,678.00	$112.00	$205,744.00
1.77	Concrete Wheel Stop	5	EA	$400.00	$2,000.00	$248.86	$1,244.30	$231.00	$1,155.00	$115.00	$575.00
1.78	Detectable Warning Brick Paver	788	SF	$135.00	$106,380.00	$48.51	$38,225.88	$34.00	$26,792.00	$80.00	$63,040.00
1.79	Seal Coat	452	SY	$27.00	$12,204.00	$10.09	$4,560.68	$10.40	$4,700.80	$6.00	$2,712.00
1.80	System Local Controller TS2-Type 2, E-Net (8 Phases)	1	EA	$51,384.00	$51,384.00	$36,901.08	$36,901.08	$47,000.00	$47,000.00	$30,000.00	$30,000.00
1.81	Traffic Signal Controller (Modification)	14	EA	$1,074.00	$15,036.00	$4,147.70	$58,067.80	$1,003.00	$14,042.00	$3,000.00	$42,000.00
1.82	Ethernet Switch, T100 Hardened (8-Port)	1	EA	$2,676.00	$2,676.00	$3,138.80	$3,138.80	$2,438.00	$2,438.00	$3,500.00	$3,500.00
1.83	E-Net Cable (Exterior Cat 5E)	62	LF	$2.16	$133.92	$4.48	$277.76	$1.98	$122.76	$4.00	$248.00
1.84	Local Radio (E-Net 5.8) With Antenna	1	EA	$1,512.00	$1,512.00	$1,451.70	$1,451.70	$1,400.00	$1,400.00	$4,800.00	$4,800.00
1.85	Battery Backup System	2	EA	$22,068.00	$44,136.00	$16,835.18	$33,670.36	$20,000.00	$40,000.00	$15,000.00	$30,000.00
1.86	Traffic Signal Head, LED, (3 Section, 1 Way)	8	EA	$1,836.00	$14,688.00	$1,457.30	$11,658.40	$1,690.00	$13,520.00	$1,250.00	$10,000.00
1.87	Traffic Signal Head, LED, (4 Section, 1 Way)	5	EA	$2,148.00	$10,740.00	$1,569.40	$7,847.00	$1,980.00	$9,900.00	$1,550.00	$7,750.00
1.88	Central Control Unit	2	EA	$7,512.00	$15,024.00	$5,628.54	$11,257.08	$6,880.00	$13,760.00	$4,500.00	$9,000.00
1.89	Pole Mounted Assembly	16	EA	$2,064.00	$33,024.00	$1,763.33	$28,213.28	$1,925.00	$30,800.00	$1,100.00	$17,600.00
1.90	Countdown Pedestrian Signal Head, LED	16	EA	$1,416.00	$22,656.00	$1,203.95	$19,263.20	$1,295.00	$20,720.00	$1,650.00	$26,400.00
1.91	Traffic Signal Cable (5C/12 A.W.G.)	2033	LF	$4.08	$8,294.64	$3.64	$7,400.12	$4.08	$8,294.64	$2.00	$4,066.00
1.92	Traffic Signal Cable (5C/14 A.W.G.)	1651	LF	$4.92	$8,122.92	$2.52	$4,160.52	$4.70	$7,759.70	$2.00	$3,302.00
1.93	Traffic Signal Cable (7C/14 A.W.G.)	252	LF	$7.44	$1,874.88	$3.36	$846.72	$7.00	$1,764.00	$2.25	$567.00
1.94	Traffic Signal Cable (20C/14 A.W.G.)	776	LF	$12.00	$9,312.00	$4.76	$3,693.76	$11.70	$9,079.20	$5.75	$4,462.00
1.95	Electrical Conductors-In-Conduit (1C/8 A.W.G., E.G.C.)	1336	LF	$2.52	$3,366.72	$1.68	$2,244.48	$2.30	$3,072.80	$1.50	$2,004.00
1.96	Electrical Conductors-In-Conduit (2C/6 A.W.G.)	87	LF	$7.08	$615.96	$2.50	$217.50	$6.50	$565.50	$7.00	$609.00
1.97	Galvanized Steel Conduit (2")	14	LF	$69.60	$974.40	$33.57	$469.98	$64.75	$906.50	$33.50	$469.00
1.98	Non-Metallic Conduit (2")	71	LF	$33.60	$2,385.60	$28.03	$1,990.13	$31.50	$2,236.50	$17.00	$1,207.00
1.99	Non-Metallic Conduit (3")	1069	LF	$54.60	$58,367.40	$56.05	$59,917.45	$50.75	$54,251.75	$30.00	$32,070.00
1.100	Concrete Pull Box (Type 2)	7	EA	$2,352.00	$16,464.00	$1,345.71	$9,419.97	$2,170.00	$15,190.00	$1,025.00	$7,175.00
1.101	Concrete Pull Box (Type 1 HD)	1	EA	$2,076.00	$2,076.00	$1,680.00	$1,680.00	$1,910.00	$1,910.00	$1,200.00	$1,200.00
1.102	Concrete Pull Box (Type 2 HD)	4	EA	$2,388.00	$9,552.00	$2,045.00	$8,180.00	$2,215.00	$8,860.00	$1,400.00	$5,600.00
1.103	Traffic Signal Mast Arm And Pole With Foundation (50')	1	EA	$52,092.00	$52,092.00	$47,082.00	$47,082.00	$47,800.00	$47,800.00	$30,000.00	$30,000.00
1.104	Traffic Signal Pedestal Pole With Foundation	14	EA	$5,532.00	$77,448.00	$8,517.14	$119,239.96	$5,130.00	$71,820.00	$3,400.00	$47,600.00
1.105	Service Point Assembly (2 Circuits)	1	EA	$7,332.00	$7,332.00	$4,480.00	$4,480.00	$6,820.00	$6,820.00	$4,600.00	$4,600.00
1.106	Removal Of Traffic Signal Equipment	1	LS	$5,172.00	$5,172.00	$5,610.00	$5,610.00	$4,840.00	$4,840.00	$15,000.00	$15,000.00
1.107	18" Street Name Sign (Install Only)	1	EA	$765.60	$765.60	$390.00	$390.00	$720.00	$720.00	$500.00	$500.00
1.108	Video Cable	424	LF	$2.40	$1,017.60	$4.55	$1,929.20	$2.35	$996.40	$2.00	$848.00
1.109	Video Detector (IP)	4	LF	$6,132.00	$24,528.00	$8,582.50	$34,330.00	$5,600.00	$22,400.00	$3,700.00	$14,800.00
1.110	Video Cable (Exterior CAT 5E)	686	EA	$3.00	$2,058.00	$4.55	$3,121.30	$2.90	$1,989.40	$2.00	$1,372.00
1.111	Video Monitor (CLR)	1	EA	$266.40	$266.40	$1,700.00	$1,700.00	$250.00	$250.00	$1,200.00	$1,200.00
1.112	Central Control Unit (8 Channel)	1	EA	$68,940.00	$68,940.00	$55,060.00	$55,060.00	$62,800.00	$62,800.00	$16,000.00	$16,000.00
1.113	Adjust Water Valve to Grade	1	EA	$750.00	$750.00	$1,050.00	$1,050.00	$175.00	$175.00	$250.00	$250.00
1.114	Adjust Sanitary Sewer Manhole to Grade	8	EA	$5,500.00	$44,000.00	$1,726.25	$13,810.00	$3,150.00	$25,200.00	$2,000.00	$16,000.00
1.115	Remove, Salvage, and Reinstall Monument Sign	1	EA	$15,000.00	$15,000.00	$5,290.00	$5,290.00	$1,100.00	$1,100.00	$500.00	$500.00
1.116	Reinforced Concrete Wall System with Native Stone Veneer	460	LF	$400.00	$184,000.00	$705.52	$324,539.20	$625.00	$287,500.00	$250.00	$115,000.00
1.117	Benches, Installed	3	EA	$1,100.00	$3,300.00	$3,183.98	$9,551.94	$3,800.00	$11,400.00	$2,500.00	$7,500.00
1.118	Trash Receptacles, Installed	3	EA	$5,500.00	$16,500.00	$3,580.09	$10,740.27	$3,800.00	$11,400.00	$2,200.00	$6,600.00
1.119	Bus Shelters, Installed	1	EA	$45,000.00	$45,000.00	$97,125.01	$97,125.01	$77,000.00	$77,000.00	$65,000.00	$65,000.00
1.120	Placemaking Elements	2	EA	$30,000.00	$60,000.00	$21,292.22	$42,584.44	$27,600.00	$55,200.00	$60,000.00	$120,000.00
1.121	Precast Monument Base	6	EA	$10,000.00	$60,000.00	$4,181.99	$25,091.94	$11,800.00	$70,800.00	$2,800.00	$16,800.00
1.122	Trees	24	EA	$2,200.00	$52,800.00	$492.12	$11,810.88	$760.00	$18,240.00	$500.00	$12,000.00
1.123	Plantings	360	SF	$100.00	$36,000.00	$19.90	$7,164.00	$5.25	$1,890.00	$75.00	$27,000.00
1.124	Irrigation	1	LS	$68,500.00	$68,500.00	$3,833.82	$3,833.82	$11,650.00	$11,650.00	$3,600.00	$3,600.00
1.125	Street Lighting Assembly & Associated Hardware (Standard Foundation), Installed	8	EA	$41,496.00	$331,968.00	$28,585.50	$228,684.00	$38,000.00	$304,000.00	$11,500.00	$92,000.00
1.126	Street Lighting Assembly & Associated Hardware (Shallow Foundation), Installed	3	EA	$48,564.00	$145,692.00	$29,146.00	$87,438.00	$44,550.00	$133,650.00	$13,000.00	$39,000.00
1.127	Pedestrian Lighting Assembly & Associated Hardware (Standard Foundation), Installed	29	EA	$20,184.00	$585,336.00	$12,891.50	$373,853.50	$18,500.00	$536,500.00	$10,000.00	$290,000.00
1.128	Pedestrian Lighting Assembly & Associated Hardware (Shallow Foundation), Installed	9	EA	$23,592.00	$212,328.00	$13,452.00	$121,068.00	$21,700.00	$195,300.00	$11,500.00	$103,500.00
1.129	ACHM Pavement Permanent Repair	150	SY	$180.00	$27,000.00	$163.61	$24,541.50	$558.00	$83,700.00	$150.00	$22,500.00
1.130	Electrical Service Connection	1	LS	$60,096.00	$60,096.00	$36,532.27	$36,532.27	$59,000.00	$59,000.00	$20,000.00	$20,000.00
1.131	Irrigation and Landscape Repairs (Allowance)			$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00
1.132	Concrete Steps	7	SY	$450.00	$3,150.00	$1,716.44	$12,015.08	$302.00	$2,114.00	$500.00	$3,500.00
1.133	Stockpiling and Testing of Excess Material	1	LS	$40,000.00	$40,000.00	$27,842.80	$27,842.80	$27,800.00	$27,800.00	$3,000.00	$3,000.00
1.134	Disposal of Hazardous Material	100	CY	$1,100.00	$110,000.00	$588.24	$58,824.00	$328.00	$32,800.00	$91.00	$9,100.00
1.135	12-Inch DR-14 PVC C900 Water Main	3000	LF	$95.00	$285,000.00	$226.34	$679,020.00	$270.00	$810,000.00	$175.00	$525,000.00
1.136	8-Inch DR-14 PVC C900 Water Main	700	LF	$85.00	$59,500.00	$150.24	$105,168.00	$200.00	$140,000.00	$135.00	$94,500.00
1.137	6-Inch DIP CL350 Water Main	60	LF	$75.00	$4,500.00	$148.32	$8,899.20	$157.00	$9,420.00	$130.00	$7,800.00
1.138	4-Inch DR-14 PVC C900 Water Main	20	LF	$65.00	$1,300.00	$145.23	$2,904.60	$127.00	$2,540.00	$60.00	$1,200.00
1.139	2" SIDR-7 HDPE Service Line	360	LF	$45.00	$16,200.00	$121.93	$43,894.80	$87.00	$31,320.00	$30.00	$10,800.00
1.140	1" CTS Coated Copper Tubing Service Line	200	LF	$50.00	$10,000.00	$69.67	$13,934.00	$84.00	$16,800.00	$55.00	$11,000.00
1.141	1" HDPE Service Line	625	LF	$35.00	$21,875.00	$45.76	$28,600.00	$64.00	$40,000.00	$26.00	$16,250.00

				Tri Star Contractors, LLC		Benchmark Construction Company (Benchmark Construction Company of NWA, Inc.)		Nabholz Construction Corporation		Engineer's Estimate with 15% Contingency	
			Total	$8,912,442.25		$9,214,669.54		$10,395,439.90		$8,837,700.00	
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1.142	12"X12" Tapping Sleeve	1	EA	$10,000.00	$10,000.00	$9,997.08	$9,997.08	$12,900.00	$12,900.00	$9,500.00	$9,500.00
1.143	8"X8" Tapping Sleeve	4	EA	$9,000.00	$36,000.00	$6,703.58	$26,814.32	$9,200.00	$36,800.00	$7,500.00	$30,000.00
1.144	6"X6" Tapping Sleeve	1	EA	$7,500.00	$7,500.00	$5,138.66	$5,138.66	$7,400.00	$7,400.00	$7,000.00	$7,000.00
1.145	4"X4" Tapping Sleeve	1	EA	$4,500.00	$4,500.00	$4,877.47	$4,877.47	$6,250.00	$6,250.00	$4,000.00	$4,000.00
1.146	2"X2" Tapping Saddle	2	EA	$3,500.00	$7,000.00	$2,154.56	$4,309.12	$2,050.00	$4,100.00	$3,000.00	$6,000.00
1.147	12"X2" Service Saddle and 2" Ball Valve w/Box	10	EA	$2,100.00	$21,000.00	$3,764.72	$37,647.20	$1,155.00	$11,550.00	$1,200.00	$12,000.00
1.148	8"X2" Service Saddle	1	EA	$1,500.00	$1,500.00	$4,800.86	$4,800.86	$2,300.00	$2,300.00	$1,000.00	$1,000.00
1.149	8"X1" Service Saddle	6	EA	$1,100.00	$6,600.00	$2,133.67	$12,802.02	$350.00	$2,100.00	$800.00	$4,800.00
1.150	12" Butterfly Valve w/Box	7	EA	$13,000.00	$91,000.00	$12,026.81	$84,187.67	$9,250.00	$64,750.00	$9,500.00	$66,500.00
1.151	12" Gate Valve	1	EA	$8,500.00	$8,500.00	$8,531.17	$8,531.17	$7,230.00	$7,230.00	$5,000.00	$5,000.00
1.152	8" Gate Valve w/Box	18	EA	$6,500.00	$117,000.00	$5,366.79	$96,602.22	$3,840.00	$69,120.00	$7,500.00	$135,000.00
1.153	6" Gate Valve w/Box	8	EA	$5,500.00	$44,000.00	$3,767.12	$30,136.96	$2,650.00	$21,200.00	$5,000.00	$40,000.00
1.154	4" Gate Valve w/Box	1	EA	$4,500.00	$4,500.00	$3,243.55	$3,243.55	$2,400.00	$2,400.00	$2,500.00	$2,500.00
1.155	2" Gate Valve w/Box	1	EA	$3,500.00	$3,500.00	$2,544.38	$2,544.38	$1,630.00	$1,630.00	$2,000.00	$2,000.00
1.156	16-Inch Min. Diameter Steel Encasement by Direct Bury	70	LF	$450.00	$31,500.00	$487.23	$34,106.10	$280.00	$19,600.00	$350.00	$24,500.00
1.157	Cut and Cap Existing Water Main	13	EA	$3,500.00	$45,500.00	$2,985.47	$38,811.11	$6,240.00	$81,120.00	$5,000.00	$65,000.00
1.158	Connect New Water Main To Existing Water Main	9	EA	$4,750.00	$42,750.00	$3,654.34	$32,889.06	$3,000.00	$27,000.00	$4,000.00	$36,000.00
1.159	Salvage Existing Fire Hydrant	1	EA	$900.00	$900.00	$1,670.92	$1,670.92	$750.00	$750.00	$1,200.00	$1,200.00
1.160	Abandon Existing Valve	9	EA	$850.00	$7,650.00	$665.12	$5,986.08	$125.00	$1,125.00	$1,200.00	$10,800.00
1.161	Abandon Existing Meter Setting and Service Line	18	EA	$1,100.00	$19,800.00	$682.39	$12,283.02	$250.00	$4,500.00	$700.00	$12,600.00
1.162	New Single Water Meter Setting	15	EA	$3,500.00	$52,500.00	$2,039.22	$30,588.30	$1,315.00	$19,725.00	$2,000.00	$30,000.00
1.163	Reconnect Existing Meter (Single)	2	EA	$2,760.00	$5,520.00	$1,148.04	$2,296.08	$695.00	$1,390.00	$1,500.00	$3,000.00
1.164	Reconnect Existing Meter (Double)	2	EA	$3,100.00	$6,200.00	$1,467.52	$2,935.04	$695.00	$1,390.00	$2,000.00	$4,000.00
1.165	Connect New Water Service Line to Existing Service Line	16	EA	$1,800.00	$28,800.00	$1,300.30	$20,804.80	$640.00	$10,240.00	$1,200.00	$19,200.00
1.166	Three-Way Fire Hydrant Assembly	7	EA	$9,500.00	$66,500.00	$10,302.64	$72,118.48	$9,100.00	$63,700.00	$12,000.00	$84,000.00
1.167	Ductile Iron Fittings	3750	LB	$15.00	$56,250.00	$53.44	$200,400.00	$40.00	$150,000.00	$35.00	$131,250.00
1.168	12" Anchor Collar	1	EA	$4,700.00	$4,700.00	$2,845.46	$2,845.46	$4,360.00	$4,360.00	$7,525.00	$7,525.00
1.169	8" Anchor Collar	4	EA	$3,700.00	$14,800.00	$1,722.93	$6,891.72	$3,380.00	$13,520.00	$5,500.00	$22,000.00
1.170	Temporary Asphalt Pavement Repair	2000	SY	$165.00	$330,000.00	$32.73	$65,460.00	$445.00	$890,000.00	$150.00	$300,000.00
1.171	Permanent Pavement Repair	350	SY	$175.00	$61,250.00	$163.61	$57,263.50	$558.00	$195,300.00	$165.00	$57,750.00
1.172	Full Depth Class 7 ABC Backfill	5000	LF	$35.00	$175,000.00	$56.24	$281,200.00	$43.00	$215,000.00	$100.00	$500,000.00
1.173	Flowable Fill To Fill Existing Water and Sewer Mains	3600	LF	$35.00	$126,000.00	$24.51	$88,236.00	$6.35	$22,860.00	$50.00	$180,000.00
1.174	8-Inch PVC SDR-26 PVC Sanitary Sewer	360	LF	$85.00	$30,600.00	$551.90	$198,684.00	$210.00	$75,600.00	$145.00	$52,200.00
1.175	6-Inch PVC SDR-26 PVC Sanitary Sewer	25	LF	$75.00	$1,875.00	$220.39	$5,509.75	$205.00	$5,125.00	$145.00	$3,625.00
1.176	Abandon Existing Manhole	2	EA	$3,300.00	$6,600.00	$4,293.43	$8,586.86	$1,560.00	$3,120.00	$2,500.00	$5,000.00
1.177	Remove Existing Manhole	3	EA	$4,500.00	$13,500.00	$3,391.03	$10,173.09	$975.00	$2,925.00	$3,000.00	$9,000.00
1.178	Cut and Plug Existing Sanitary Sewer	2	EA	$2,750.00	$5,500.00	$2,460.60	$4,921.20	$935.00	$1,870.00	$1,500.00	$3,000.00
1.179	4' Diameter Manhole with Standard Frame and Cover	2	EA	$7,500.00	$15,000.00	$11,378.15	$22,756.30	$6,840.00	$13,680.00	$6,500.00	$13,000.00
1.180	4' Diameter Drop Manhole with Standard Frame and Cover	2	EA	$8,500.00	$17,000.00	$16,596.41	$33,192.82	$9,500.00	$19,000.00	$7,500.00	$15,000.00
1.181	4' Diameter Flat-Top Manhole	1	EA	$9,500.00	$9,500.00	$11,064.27	$11,064.27	$6,915.00	$6,915.00	$8,500.00	$8,500.00
1.182	Inlet Junction Box Back Opening	2	EA	$3,750.00	$7,500.00	$4,977.24	$9,954.48	$1,950.00	$3,900.00	$2,700.00	$5,400.00
	DEDUCTIVE ALTERNATE #1 - NOT USED				$54,548.00		$75,286.80		$144,120.00		$143,000.00

***** NOTICE: Bid award is contingent upon supplier meeting minimum specifications and formal authorization by City Officials.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-362

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Chris Brown, Public Works Director

FROM: Alan Pugh, Staff Engineer

SUBJECT: **Adoption of the 2024 Washington County Hazard Mitigation Plan (HMP) designating the City of Fayetteville's participation in the plan**

RECOMMENDATION:
Staff recommends adoption of the 2024 Washington County Hazard Mitigation Plan designating the City of Fayetteville's participation in the plan.

BACKGROUND:
Historically, the City of Fayetteville has participated in the development and has adopted the Washington County Hazard Mitigation Plan (HMP). The intent of the plan is to protect the health, safety and economic interests of Washington County residents by reducing the risk of natural hazards. The plan provides a foundation for hazard mitigation activities within the municipalities of Washington County.

DISCUSSION:
The most recent update to the Washington County HMP has been reviewed and approved by FEMA. It is now ready for adoption by the participating communities in order to be officially recognized. This will allow municipalities to both prepare for hazards and be eligible for many of the federal funding mechanisms to implement the strategies defined in the plan as well as recover from disasters should they occur. The stated goals of the plan include:

- Saving lives and protecting property
- Reducing vulnerability to future hazardous events
- Facilitating post-disaster funding for mitigation assistance
- Speeding the recovery process after a disaster
- Improving long-term community health
- Involving the public in decision-making, and
- Demonstrating community support for emergency management and hazard mitigation

The HMP includes topics such as dam failure, drought, earthquake, extreme temperatures, flood, pandemic, severe storms, tornadoes, wildfires and winter storms as well as mitigation strategies to deal with these events.

BUDGET/STAFF IMPACT:
No impact to the budget is anticipated.

ATTACHMENTS: SRF (#3), Washington County Hazard Mitigation Plan (#4)

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

File #: 2024-362

Adoption of the 2024 Washington County Hazard Mitigation Plan (HMP) designating the City of Fayetteville's participation in the plan

A RESOLUTION TO ADOPT THE 2024 WASHINGTON COUNTY, ARKANSAS HAZARD MITIGATION PLAN UPDATE FOR THE CITY OF FAYETTEVILLE, ARKANSAS

WHEREAS, the City Council of the City of Fayetteville recognizes the threat that natural hazards pose to people and property within its jurisdiction; and

WHEREAS, the City of Fayetteville has prepared a multi-hazard mitigation plan, hereby known as the 2024 Washington County Hazard Mitigation Plan update in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the 2024 Washington County Hazard Mitigation Plan update identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in its jurisdiction from the impacts of future hazards and disasters; and

WHEREAS, adoption by the City of Fayetteville demonstrates its commitment to hazard mitigation and achieving the goals outlined in the 2024 Washington County Hazard Mitigation Plan update; and

WHEREAS, the City Council has determined that it is in the best interest and benefit of the community to adopt the 2024 Washington County Hazard Mitigation Plan update for the City of Fayetteville.

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 adopts the 2024 Washington County Hazard Mitigation Plan update, a copy of which is attached to this Resolution and made a part hereof.

City of Fayetteville Staff Review Form

2024-362

Item ID

8/6/2024

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Chris Brown	7/15/2024	ENGINEERING (621)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends adoption of the 2024 Washington County Hazard Mitigation Plan designating the City of Fayetteville's participation in the plan

Budget Impact:

Account Number	Fund
Project Number	Project Title

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

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

WASHINGTON COUNTY, ARKANSAS

HAZARD MITIGATION PLAN

Adopted in 2024

This document was prepared by Northwest Arkansas Economic Development District through funding from Federal Emergency Management grant funds administered by the Arkansas Department of Emergency Management.

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General Description

This Washington County Pre-Hazard Mitigation Plan (WCHMP) was created to protect the health, safety, and economic interests of Washington County residents by reducing the risk of natural hazards. The plan provides a path toward continuous, proactive identification, and reduction of vulnerability to the most frequent hazards that result in repetitive and often severe social, economic, and physical damage. This plan provides a foundation for hazard mitigation activities within the municipalities of Washington County.

This WCHMP is also established to fulfill federal, state, and local hazard mitigation planning requirements. The Disaster Mitigation Act of 2000 (DMA 2000), Section 322 (a-d) in accordance with 44 CFR 201.6 requires local governments to have an approved local mitigation plan as a condition of receiving future federal disaster mitigation funds. The Washington County Hazard Mitigation Plan has been updated in its entirety as of 11/05/2023.

In the past, federal legislation has provided funding for disaster relief, recovery, and some hazard mitigation planning. The Disaster Mitigation Act of 2000 (DMA 2000) is the latest legislation to improve this planning process. DMA 2000 amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act by repealing the previous Mitigation Planning section (409) and replacing it with a new Mitigation Planning section (322). This new section emphasizes the need for State, Tribal, and Local entities to closely coordinate mitigation planning and implementation efforts. The new legislation reinforces the importance of mitigation planning and emphasizes planning for disasters before they occur. As such, this Act establishes a pre-disaster hazard mitigation program and new requirements for the national post-disaster Hazard Mitigation Grant Program (HMGP). It also requires that communities must have an approved hazard mitigation plan to receive assistance through the Stafford Act, excluding assistance provided pursuant to emergency provisions.

Development and implementation of the Plan has been and will be directed by the WCHMP Steering Committee, composed of the Executive Board of the Washington County Emergency Services Local Emergency Planning Committee (LEPC). The Steering Committee has appointed a Planning Committee, composed of representatives of the municipalities and other stakeholders, to oversee formulation and maintenance of the WCHMP, and to coordinate action items between the involved municipalities. Washington County Office of Emergency Management (WCOEM) is the agency tasked with supporting the Planning Committee in developing and maintaining the WCHMP. Implementing this plan provides several benefits to Washington County, its residents, and communities, including:

- Saving lives and protecting property
- Reducing vulnerability to future hazardous events
- Facilitating post-disaster funding for mitigation assistance
- Speeding the recovery process after a disaster
- Improving long-term community health
- Involving the public in decision-making, and
- Demonstrating community support for emergency management and hazard mitigation.

The Washington County Hazard Mitigation Plan is being developed to assess the ongoing all- hazard mitigation activities in Washington County, to evaluate additional mitigation measures that should be undertaken, and to outline a strategy for implementation of mitigation projects. This plan is multi-jurisdictional; the planning area comprises all of unincorporated Washington County, Cities of Elkins, Elm Springs, Farmington, Fayetteville, Goshen, Greenland, Johnson, Lincoln, Prairie Grove, Springdale, Tontitown, West Fork and Winslow, Washington County School Districts – Elkins, Farmington, Fayetteville, Greenland, Lincoln, Prairie Grove, Springdale, West Fork, and the University of Arkansas. A map showing the locations of each of these jurisdictions within Washington County is in the Maps section of this report.

Formal adoption and implementation of a hazard mitigation plan presents many benefits to Washington County and its residents. By identifying problems and possible solutions in advance of a disaster, Washington County and participating communities and school districts will be in a better position to obtain pre- and post-disaster funding. Specifically, the Disaster Mitigation Act of 2000 establishes a pre-disaster hazard mitigation program and new requirements for the national post-disaster Hazard Mitigation Grant Program (HMGP). It requires that states and communities have a FEMA approved hazard mitigation plan in place prior to receiving post disaster HMGP funds. Adoption of this hazard mitigation strategy will also increase Washington County's eligibility for assistance from FEMA's Flood Mitigation Assistance (FMA) program.

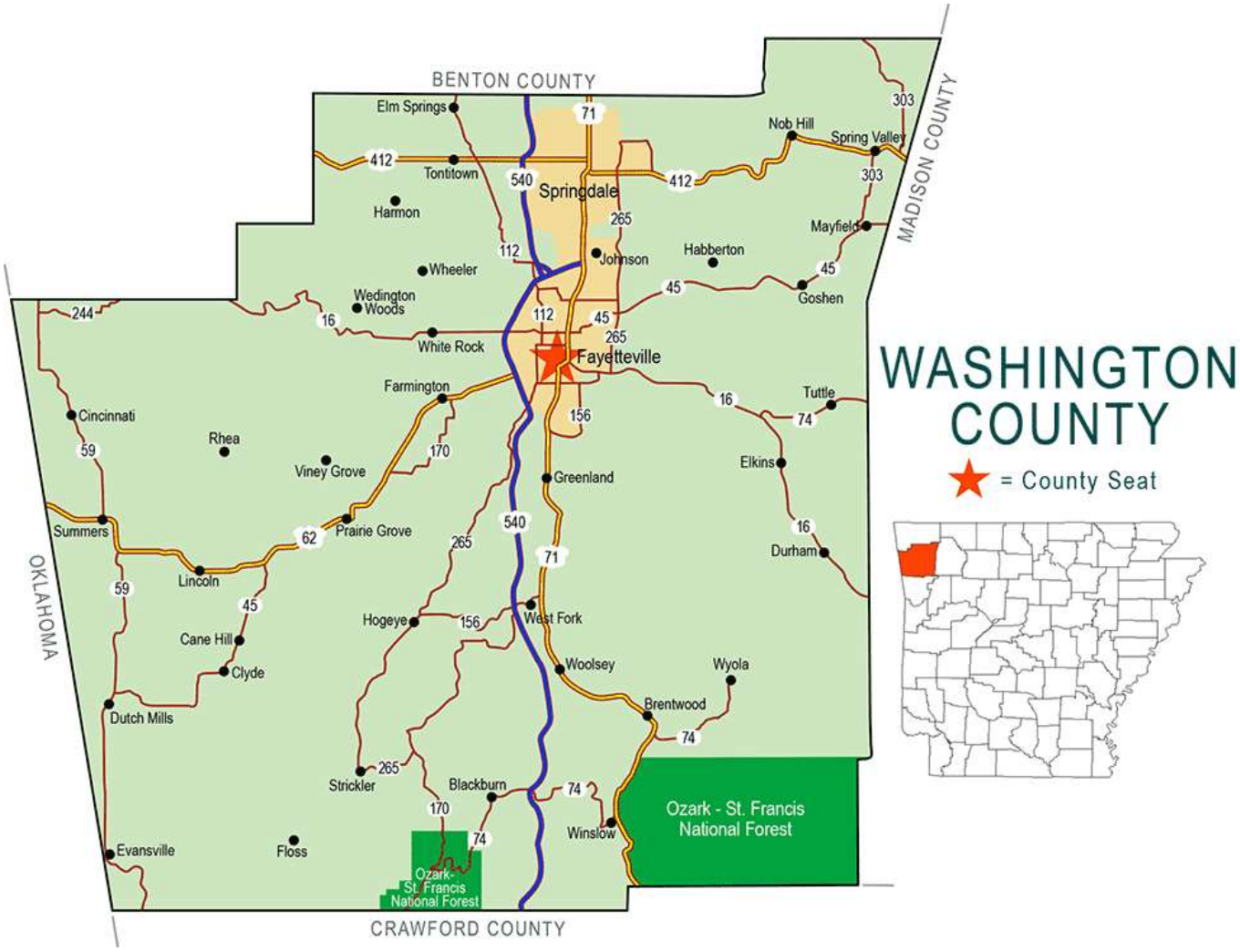
Washington County and participating communities will also gain additional credit points under FEMA's Community Rating System (CRS) program, which provides discounts on National Flood Insurance Program (NFIP) flood insurance premiums for residents of communities that voluntarily participate in this program. Most importantly, Washington County will be able to recover faster and more wisely from a disaster. Through planning and acting on local mitigation strategies, the city will reduce vulnerability to disasters and identify opportunities for mitigation. In addition, the communities may meet comprehensive planning and other planning requirements and achieve community goals.

Purpose and Authority

The purpose of the Washington County Hazard Mitigation Plan is to provide guidance for hazard mitigation activities in Washington County. The Washington County Office of Emergency Management has the responsibility to coordinate all local activities relating to hazard evaluation and mitigation and to prepare and submit to FEMA a Local Mitigation Plan following the criteria established in 44 CFR 201.4 and Section 322 of the Disaster Mitigation Act of 2000 (Public Law 106-390). The Disaster Mitigation Act of 2000 became law on October 30, 2000, and amends the Robert T. Stafford Disaster Relief and Emergency Assistance Act (the "Stafford Act") (Public Law 93-288, as amended). Regulations for this activity can be found in Title 44 of the Code of Federal Regulations Part 206, Subpart M.

This plan meets requirements for a local mitigation plan under Interim Final Rule 44 CFR 201.4, published in the Federal Register by the Federal Emergency Management Agency (FEMA) on February 28, 2002. Meeting the requirements of the regulations cited above keeps Washington County qualified to obtain all disaster assistance including hazard mitigation grants available through the Robert T. Stafford Disaster Relief and Emergency Assistance Act, P.L. 93-288, as amended.

Planning Area



Section 1 INTRODUCTION

In this section:

Population & Demographics

Economy

Washington County Population and Demographics

For 2020, the U. S. Census of Population documented 245,866 persons. The county is part of the economically healthy and expanding Fayetteville, Rogers, and Springdale metropolitan areas, which consists of the three counties of Benton, Washington, and Madison counties in Arkansas. For 2020, the metro area's population was 574,301 residents.

Between 2010 and 2020, Washington County added 42,801 new residents, a 21% increase. Growth at this rate translates to approximately 4,280 new residents annually, which is expected to continue. Most of the increase in population is occurring in and near the cities in the north central part of the county. The most dramatic percentage changes are found in some of the small communities which include Elm Springs, Goshen, and Prairie Grove; with Goshen reporting the greatest population increase of over 97 percent.

The following is a table showing 2010 and 2020 population figures and percent of change from 2010-2020 for the entire county and for each of the thirteen incorporated places in the county.

Population by County & City 2010 and 2020 Washington County, Arkansas				
	2010 Census	2020 Census	Numerical Change 2010-2020	Percent Change 2010-2020
Washington County	203,065	245,866	42,801	21%
Elkins	2648	3,566	918	35%
Elm Springs	1,535	2,908	1,373	90%
Farmington	5,974	7,601	1,627	28%
Fayetteville	73,580	93,949	20,369	28%
Goshen	1,071	2,102	1,031	97%
Greenland	1,259	1,213	-46	-4%
Johnson	3,354	3,609	255	8%
Lincoln	2,249	2,294	45	2%
Prairie Grove	4,380	7,045	2,665	61%
Springdale	69,797	84,161	14,364	21%
Tontitown	2,460	4,301	1,041	43%
West Fork	2,317	2,331	14	1%
Winslow	391	365	-26	-7%
Information Source: U.S. Census 2010 and 2020				

Below are fact sheets providing population information from the 2020 census and the 2021 American Community Survey for the participating jurisdictions.

Elkins City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	3,602
Data from American Community Survey 2021-5 Year	
ACS Population	3,566
Under 18 Years	897
18 Years and Over	2,174
65 Years and over	495
Foreign Born Population	158
Language Other Than English	114

Elm Springs City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	2,908
Data from American Community Survey 2021-5 Year	
ACS Population	2,908
Under 18 Years	762
18 Years and Over	1,859
65 Years and over	287
Foreign Born Population	155
Language Other Than English	46

Farmington City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	7,601
Data from American Community Survey 2021-5 Year	
ACS Population	7,601
Under 18 Years	2,249
18 Years and Over	4,395
65 Years and over	957
Foreign Born Population	97
Language Other Than English	183

Fayetteville City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	93,949
Data from American Community Survey 2021-5 Year	
ACS Population	95,231
Under 18 Years	19,416
18 Years and Over	67,425
65 Years and over	8,390
Foreign Born Population	5,243
Language Other Than English	4,926

Goshen City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	2,102
Data from American Community Survey 2021-5 Year	
ACS Population	2,500
Under 18 Years	902
18 Years and Over	1,362
65 Years and over	236
Foreign Born Population	28
Language Other Than English	36

Greenland City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	1,213
Data from American Community Survey 2021-5 Year	
ACS Population	1,516
Under 18 Years	314
18 Years and Over	964
65 Years and over	238
Foreign Born Population	42
Language Other Than English	53

Johnson City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	3,609
Data from American Community Survey 2021-5 Year	
ACS Population	3,612
Under 18 Years	1,101
18 Years and Over	2,101
65 Years and over	410
Foreign Born Population	132
Language Other Than English	303

Lincoln City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	2,294
Data from American Community Survey 2021-5 Year	
ACS Population	2,269
Under 18 Years	638
18 Years and Over	1,272
65 Years and over	359
Foreign Born Population	142
Language Other Than English	161

Prairie Grove City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	7,045
Data from American Community Survey 2021-5 Year	
ACS Population	6,908
Under 18 Years	1,789
18 Years and Over	3,993
65 Years and over	1,126
Foreign Born Population	166
Language Other Than English	205

Springdale City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	84,161
Data from American Community Survey 2021-5 Year	
ACS Population	87,255
Under 18 Years	24,085
18 Years and Over	52,377
65 Years and over	10,793
Foreign Born Population	14,739
Language Other Than English	22,498

Tontitown City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	4,301
Data from American Community Survey 2021-5 Year	
ACS Population	4,656
Under 18 Years	868
18 Years and Over	2,673
65 Years and over	1,115
Foreign Born Population	241
Language Other Than English	458

West Fork City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	2,331
Data from American Community Survey 2021-5 Year	
ACS Population	3,225
Under 18 Years	806
18 Years and Over	1,907
65 Years and over	512
Foreign Born Population	43
Language Other Than English	48

Winslow City, Arkansas	
Subject	Number
Total Population-2020 CENSUS	365
Data from American Community Survey 2021-5 Year	
ACS Population	311
Under 18 Years	74
18 Years and Over	155
65 Years and over	82
Foreign Born Population	4
Language Other Than English	3

Economy in Washington County, Arkansas

Washington, AR County is a vibrant and diverse community located in the northwest of Arkansas. It is home to many local businesses, including Washington General Store, Smith's Grocery, and the Washington Medical Center. The county offers affordable living options, with a 2 bedroom rent only costing $930 per month compared to the national average of $1,430. Additionally, the grocery cost index in Washington County is 97 compared to 100 in the US. This makes it an ideal place for those looking for an inexpensive and comfortable lifestyle.

Washington County has an unemployment rate of 3.5%. The US average is 6.0%.
Washington County has seen the job market increase by 0.7% over the last year. Future job growth over the next ten years is predicted to be 42.2%, which is higher than the US average of 33.5%.
Tax Rates for Washington County
- The Sales Tax Rate for Washington County is 9.5%. The US average is 7.3%.
- The Income Tax Rate for Washington County is 6.9%. The US average is 4.6%.
- Tax Rates can have a big impact when Comparing Cost of Living.
Income and Salaries for Washington County
- The average income of a Washington County resident is $24,018 a year. The US average is $28,555 a year.
- The Median household income of a Washington County resident is $56,610 a year. The US average is $69,021 a year.
Per capita income level of the citizens of the region is an important indicator of the economic well-being of Washington County. The table below indicates that the nation's per capita income increased 44 percent from 2011 through 2021 while the State of Arkansas recorded a 46 percent increase in income; Washington County provided a 48 percent increase in per capita income for its citizens.

Economic Analysis of Arkansas Counties

Area	2019	2020	2021	2011	Increase from 2011-2021	PERCENT INCREASE	Percent of U.S. Average
United States	$56,250	$59,765	$64,143	$41,560	$22,583	55%	
Baxter County, AR	38,535	40,968	43,479	32,335	11,144	35%	68%
Benton County, AR	86,848	86,938	91,687	36,744	54,943	150%	143%
Boone County, AR	36,495	38,988	42,642	30,524	12,118	40%	67%
Carroll County, AR	32,829	34,896	40,689	27,121	13,568	50%	64%
Crawford County, AR	35,445	37,829	40,691	27,699	12,992	47%	64%
Madison County, AR	34,040	34,782	40,884	21,921	18,963	87%	64%
Marion County, AR	31,484	33,925	36,684	26,684	10,000	38%	58%
Newton County, AR	32,564	35,371	38,629	26,127	12,502	48%	61%
Searcy County, AR	28,574	31,731	34,335	25,926	8,409	32%	54%
Washington County, AR	41,081	44,261	47,836	33,220	14,616	44%	75%
Source: U.S. Department of Commerce, Bureau of Economic Analysis							

A critical component in Washington County's economic growth and the economic growth of Northwest Arkansas comes as a result of local firm's expansion of company headquarters. The "Business of Doing Business" is a positive force on this economy. Bentonville is the home office of Wal-Mart, one of the country's largest retailers. The U.S. 540 corridor of Benton and Washington Counties serve as the home of the Tyson's Foods Corporation, George's Inc., and Simmons Foods Corporation which all represent major players in the poultry industry.
In addition, J.B. Hunt Trucking, Cannon Express, and Willis Shaw all call Northwest Arkansas their home. The agriculture industry is growing in Northwest Arkansas, especially in the area of poultry production and processing. The nation's largest producer of processed poultry, Tyson Foods, has its corporate headquarters in Washington County. Tyson foods acquired the sixth largest processor of poultry Hudson Foods. Peterson Industries and Cobb-Vantress, the nation's leaders in the production of breeder stock for the poultry industry, are headquartered in Benton County. During the past year, these firms have contributed significantly to the creation of new economic and job opportunities in Benton, Boone, Carroll, Madison, and most importantly, Washington County.

Future Development

The region has the potential for the creation of economic growth through the implementation of value-added manufacturing which utilizes the district's natural resources of agriculture land and forest products. A good example is the further processing of poultry, which creates new job opportunities for our citizens, as the region has become a leading supplier of poultry to the fast-food industry.

Universities are key components of the most comprehensive and successful economic development strategies. Studies nationwide reveal that research firms desiring to develop relationships with universities often want to be located at or near the campus to create synergies, improve collaboration and provide direct access to facilities and faculty.

The University of Arkansas at Fayetteville, the land-grant institution of higher education in the state, is in Washington County. The physics department at the university is recognized for its leadership in numerous research endeavors. The utilization of the resources of this institution has great potential for the economic development of the region around implementing the industrial production of products generated from the research laboratories of the university. John Brown University is located only 26 miles from Fayetteville in the Benton County community of Siloam Springs. A smaller liberal arts college, best known for their masters' degree program in business. This program has been well received by the businesses in the Fayetteville-Springdale- Rogers Metropolitan Statistical Area (MSA). This program makes it possible for working individuals to attain a master's degree in business by attending night classes.

Section 2
PLANNING PROCESS

In this section:

Planning Committee

Planning & Updating Process

Existing Studies, Plans

Continuing Public Participation

Monitoring, Evaluating, & Updating

Planning Committee

Washington County					
Patrick	Deakins	County Judge	Washington County Judge	pdeakins@washingtoncountyar.gov	479-444-1700
Troy	Reed	Mayor	City of Elkins	troyreed@elkins.arkansas.gov	479-643-3400
Harold	Douthit	Mayor	City of Elm Springs	mayor@elmsprings.net	479-248-7323
Ernie	Penn	Mayor	City of Farmington	erniepenn@cityoffarmington-ar.gov	479-267-3865
Lioneld	Jordan	Mayor	City of Fayetteville	mayor@fayetteville-ar.gov	479-575-8330
Russell	Stroud	Mayor	City of Goshen	mayor@cityofgoshenar.net	479-442-9128
Jim	Renfrow	Mayor	City of Greenland	mayor@greenland-ar.com	479-521-5760
Chris	Keeney	Mayor	City of Johnson	ckeeney@cityofjohnson.com	479-521-7291
Doug	Hutchens	Mayor	City of Lincoln	mayor25@lincolnarkansas.com	479-790-4274
David	Faulk	Mayor	City of Prairie Grove	pgwater@pgtc.com	479-846-3754
Doug	Sprouse	Mayor	City of Springdale	dsprouse@springdalear.gov	479-750-8114
Angie	Russell	Mayor	City of Tontitown	mayor@tontitownar.gov	479-361-2700
Heith	Caudle	Mayor	City of West Fork	mayor@westforkar.gov	479-839-2342
Randy	Jarnagan	Mayor	City of Winslow	winslowcityhall@gmail.com	479-634-3901
Jeremy	Mangrum	Superintendent	Elkins School District	jmangrum@elkinsdistrict.org	479-643-2172
Jon	Laffoon	Superintendent	Farmington School District	jlaffoon@farmcards.org	479-266-1800
John	Mulford	Superintendent	Fayetteveill School District	john.mulford@fayar.net	479-973-8645
Dr. Andrea	Martin	Superintendent	Greenland School District	amartin@greenlandsd.com	479-521-2366
Mary Ann	Spears	Superintendent	Lincoln School District	mspears@lincolncsd.com	479-824-7310
Lance	Campbell	Superintendent	Prairie Grove School District	lance.campbell@pgtigers.org	479-846-4242
Jared	Cleveland	Superintendent	Springdale School District	jcleveland@sdale.org	479-750-8800
John	Karnes	Superintendent	West Fork School District	jkarnes@wftigers.org	479-839-2231
Matt	Mills	Chief Emergency Manager	University of Arkansas	mrmills@uark.edu	479-879-5717

Planning/ Updating Process

In December 2020, Washington County entered into an administrative agreement with the Northwest Arkansas Economic Development District to facilitate updating their mitigation planning efforts. The updating process began with confirming that the jurisdictions in the plan were remaining in the updated plan. Each mayor and superintendent were sent an email about the updating process and the initial kick-off meeting that was held via Zoom on January 24th, 2023. From the planning meeting, an updating committee was selected to approve the changes made to the mitigation plan.
The mitigation update process followed the following timeline:

1/16/2022	Email to LEPC Committee and jurisdictions requesting distribution of survey for community feedback (email follows)
1/24/2023	Zoom LEPC meeting (documents follow)
	Started online survey-link on Washington County website
4/18/2023	Planning Meeting in Fayetteville Continue with online survey (documents follow)
8/30/2023	Phone calls to all jurisdictions
10/04/2023	Emailed all jurisdictions confirming mitigation strategies

*The following documents from our planning meetings show that we have included agencies that provide services to our underserved community members as well as our youth and senior citizen population. The feedback and participation of these agencies were fundamental in developing the update for the Washington County Hazard Mitigation Plan.

2-16-2022 Initial introduction to the plan development

Tina Cole

From: Tina Cole
Sent: Wednesday, February 16, 2022 2:48 PM
To: Amber Sharp; mayor@greenland-ar.com; bruceledford@elkins.arkansas.gov; ckeeney@cityofjohnson.com; Doug Hutchens, Mayor; Doug Sprouse, Mayor; Dr. Andrea Martin, Superintendent; erniepenn@cityoffarmington-ar.gov; Gene McCartney, Mayor; mayor@elmsprings.net; city@westforkar.gov; Jared Cleveland, Superintendent; Jennifer.Oakley; Jeremy Mangrum, Superintendent; John Karnes, Superintendent; John L. Colbert, Superintendent; John Laffoon, Superintendent; John Luther, OEM; Joseph Wood, Washington County Judge; mayor@fayetteville-ar.gov; Mary Ann Spears, Superintendent ; Max Poye, Mayor; Randy Jarnagan, Mayor; Reba Holmes, Superintendent; Sharon Lloyd; sonnyhudson@pgtc.com; Teresa Soares; Tina Cole
Subject: Washington County Hazard Mitigation Plan Update
Attachments: Survey postcard.pdf

Importance: High

Good afternoon everyone,

Please allow me to introduce myself for those that may not know me, my name if Tina M Cole and I am a community development coordinator with the Northwest Arkansas Economic Development District based in Harrison, AR. I have been working with County Judge Wood's office to apply for and receive a grant to update the Washington County Hazard Mitigation Plan for the mandatory update. Once this plan is in place and adopted it makes your community eligible for additional federal funding to help mitigate drainage and/or flooding problems, build community saferooms and other mitigation projects. This funding is typically a 75% federal grant with a 25% community match.

Now that the funding is in place to develop the plan, I am and will be reaching out to each community to acquire specific data about each individual community in Washington County. As the plan is being developed there will be information and some activities that will need to be completed to incorporate into the plan. One of the critical components of the plan is to acquire community input regarding the hazards that effect each jurisdiction and any concerns that they as citizens may have. I am attaching a copy of a survey form that can be copied (cut in half-it is a half-page document) and distributed in any way that works for your community. I am also including a link to an online survey (same as the attached one) for you to place on your communities website. https://forms.office.com/r/SKZmmAp6qQ

I am also attaching the link to an online survey for the Mayor to complete regarding the assets that your community has in place. https://forms.office.com/r/mG6fqHGu5p
Please fill this survey out for me so that I can get this information incorporated into the draft of the plan.

At some point in the hopefully near future I would like to have an in person meeting in Washington County for planning purposes. Also if there is someone in your community that you would like to have involved in this plan development, please send me their contact information so that I may add them to this list.

Thank you and I look forward to meeting everyone and reconnecting with the folks that I have worked with in the past to begin developing an effective and beneficial hazard mitigation plan for Washington County.

Tina M Cole
Community and Economic Development Coordinator
NWAEDD
P O Box 190

1

1-24-2023 ZOOM LEPC Meeting Invitation

Initial Planning meeting w/LEPC January 24th. 2023 Zoom mtg.

Tina Cole

From: Amber Sharp <asharp@washingtoncountyar.gov>
Sent: Thursday, January 12, 2023 3:50 PM
To: Tina Cole
Subject: FW: WC LEPC Quarterly Meeting - ZOOM

FYI ☺

Thank you,

Amber Fortin
Deputy Director
Washington County Emergency Management
Office 479-444-1775
asharp@washingtoncountyar.gov
Website / Facebook

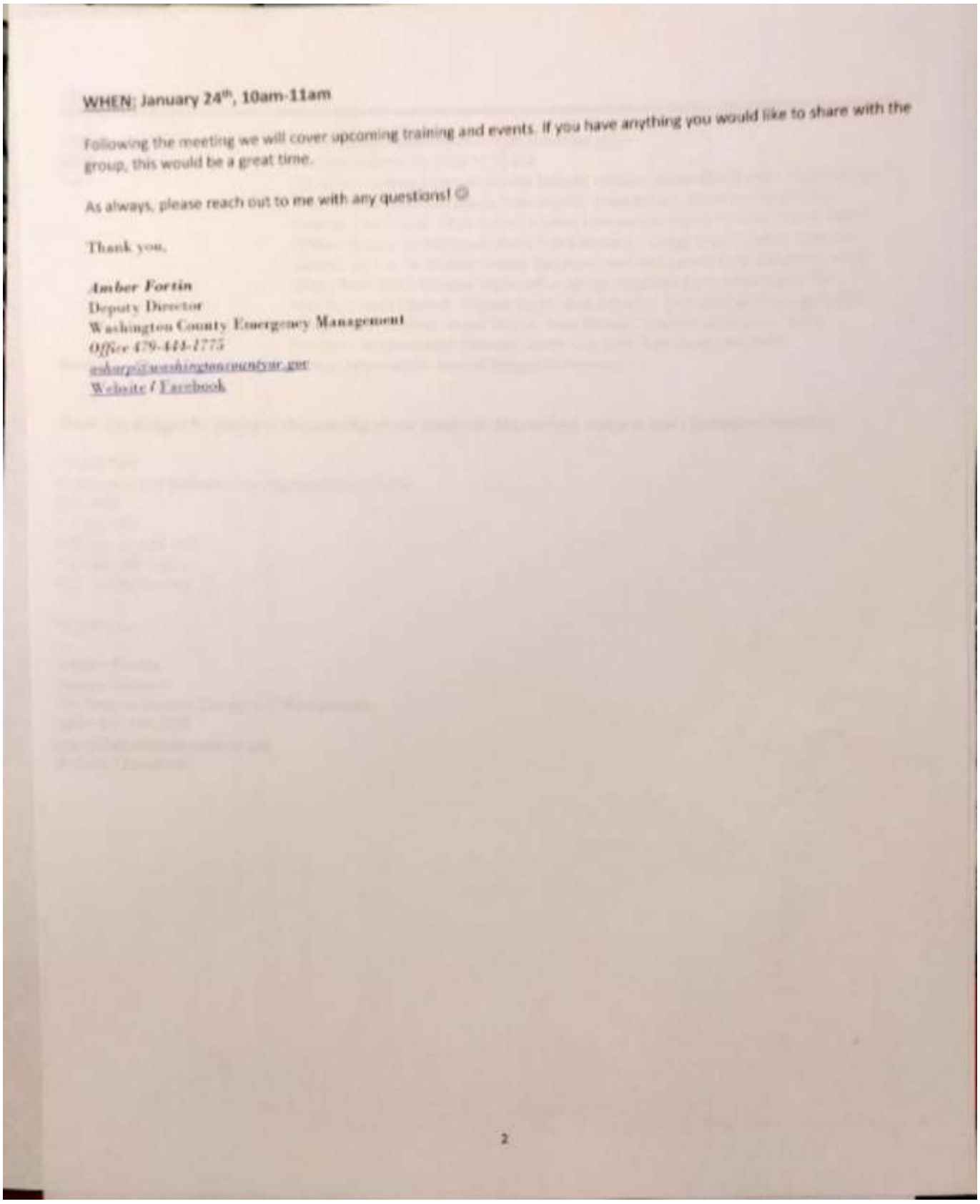
From: Amber Sharp
Sent: Thursday, January 12, 2023 3:50 PM
To: 'AJ Olsen' <ajolsen@uark.edu>; Andrew Coleman <AColeman@washingtoncountyar.gov>; Ashlea Bennett Milburn (ashlea@uark.edu) <ashlea@uark.edu>; 'Brad Hodges' <bhodges@wregional.com>; Brad Thomas <Brad.Thomas@adem.arkansas.gov>; Brian Comstock <BComstock@washingtoncountyar.gov>; Brian Martin <Brian.D.Martin@arkansas.gov>; 'Brian Wilson' <mnwdad@aol.com>; Chief Bronner <mbronner@springdalear.gov>; Chief Good <tgood@fayetteville-ar.gov>; 'Chris Coker' <ccoker@ozarksecc.com>; 'Connie Edmonston' <cedmonston@fayetteville-ar.gov>; Darryl Fendley <dfendley@bwdh2o.org>; 'David Bithell' <david_bithell@cargill.com>; Debbie Malone <dmalone@nwachildcare.org>; Frank Blowers <FBlowers@bwdh2o.org>; 'Gregg Smith' <gregg.smith@georgesinc.com>; 'Jamin Snarr' <jsnarr@nwacc.edu>; Jay Cantrell <JCantrell@washingtoncountyar.gov>; Jay Lor <jay.lor@tyson.com>; Jill Abshier <jabshier@fayettevillear.com>; 'Jimmy Vaughan' <jvaughan@springdalear.gov>; Josh McConnell <JMcConnell@washingtoncountyar.gov>; Kelly Sokolosky <kelly.sokolosky@arconic.com>; Mark Dooly <Mark.Dooly@Tyson.com>; 'Mary Serafini' <mserafi@uark.edu>; 'Matt Mills' <mrmills@uark.edu>; Michelle Wynn <mwynn@nwachildcare.org>; Mike Gowan (mgowen@arkonecall.com) <mgowen@arkonecall.com>; 'Pat Mareth' <pat.mareth@georgesinc.com>; 'Richard Scott' <richard_scott@cargill.com>; 'Rick Johnson' <emersoncat@sbcglobal.net>; rjohnson7@sdale.org; Robert White <robert.white@georgesinc.com>; 'Robin Thomas' <robin.thomas@arkansas.gov>; Roger Morris <RMorris@washingtoncountyar.gov>; 'Rose Wilson' <rose.wilson@georgesinc.com>; 'Stephen Gahagans' <steveg@uark.edu>; 'Steve Harrison' <sharrison@centralems.org>; 'Terry Lawson' <tlawson1@wregional.com>; Trish Ouei <touei@bwdh2o.org>; Veit, Keith <VeitKD@archildrens.org>; Patrick Deakins <PDeakins@washingtoncountyar.gov>; Lance Johnson <LCJohnson@washingtoncountyar.gov>; Greg Tabor <GTabor@washingtoncountyar.gov>
Cc: John Luther <JLuther@washingtoncountyar.gov>; Kyle Curry <kcurry@washingtoncountyar.gov>
Subject: WC LEPC Quarterly Meeting - ZOOM

Good afternoon,

We will be reconvening this month for our first LEPC meeting of the year via Zoom (link coming soon). Joining us will be Tina Cole with the Northwest Arkansas Economic Development District. Tina serves as the Community & Economic Development Coordinator and has been working with Washington County to update the Hazard Mitigation Plan over the past year. We intend to have this committee assist us with this update and any planning needs Tina deems necessary in order to better serve Washington County.

1

1-24-2023 planning meeting-pg. 2



WHEN: January 24th, 10am-11am

Following the meeting we will cover upcoming training and events. If you have anything you would like to share with the group, this would be a great time.

As always, please reach out to me with any questions! ☺

Thank you,

Amber Fortin
Deputy Director
Washington County Emergency Management
Office 479-443-1775
[redacted]
Website / Facebook

2

1-24-2023 planning meeting-LEPC member list-pg. 3

Washington County, Arkansas LEPC Members

Name	E-mail
AJ Olsen	ajolsen@uark.edu
Andrew Coleman	acoleman@co.washington.ar.us
Ashley Bennett Nittum (anittu@uark.edu)	anittu@uark.edu
Brad Hedges	bhedges@evergreen.edu
Brad Thomas	Brad.Thomas@adem.arkansas.gov
Brian Comstock	BComstock@washingtoncountyar.gov
Brian Martin	Brian.C.Martin@arkansas.gov
Brian Wilson	mwdad@aol.com
Chief Bronner	mbronner@springdale.ar.gov
Chief Gould	tgould@fayetteville-ar.gov
Chris Coker	ccoker@ozarkems.com
Darryl Pendley	dpendley@swdhlo.org
David Bithell	david_bithell@cargill.com
David Thyerson	ThyersonDJ@arkhsbens.org
Debbie Malone	dmalone@novachildcare.org
Dr. Monica Holland	mholland@uark.edu
Frank Bowers	FBowers@swdhlo.org
Gregg Smith	gregg.smith@gerdingstone.com
Jason Snow	jsnow@swacc.edu
Jay Cantrell	jcantrell@co.washington.ar.us
Jay Lor	jaylor@tyson.com
Jill Absher	jabsher@fayetteville-ar.gov
Jimmy Vaughan	jvaughan@gerdingstone.com
JMcConnell@co.washington.ar.us	JMcConnell@co.washington.ar.us
Kelly Sokolosky	kelly.sokolosky@arcosinc.com
Mark Dooly	Mark.Dooly@Tyson.com
Matt Mills	mmills@uark.edu
Michelle Wynn	mwynn@novachildcare.org
Mike Gowan (mgowan@arkansascat.com)	mgowan@arkansascat.com
Pat Haneth	pat.haneth@gerdingstone.com
Patrick Deakins	PDeakins@washingtoncountyar.gov
Richard Scott	richard_scott@cargill.com
Rick Johnson	rjohnson1@swdahlo.org
rjohnson1@swdahlo.org	rjohnson1@swdahlo.org
Robert White	robert.white@gerdingstone.com

1-24-2023 planning meeting-minutes of meeting-pg.4

Tina Cole

From: Amber Fortin <afortin@washingtoncountyar.gov>
Sent: Thursday, February 15, 2024 9:33 AM
To: Tina Cole
Subject: LEPC Minutes - Hazard Mitigation

Local Emergency Planning Committee Meeting – January 24th

- Input from local communities, cities, municipalities on local hazards and concerns
- Risk Assessments / Vulnerabilities / Mitigations Projects (planned/forecasted) / Strategies
- Concerns expressed in regards to the hazard of local dams in Washington County
- Questions in regards to a 'community lifeline'
- Importance of having representatives from each jurisdiction and neighboring counties

Next Steps

- Hold public meeting: municipal, LEPC, Mayors, community leaders, Red Cross, childcare facilities, long term care facilities, etc. Planning; flood plaing management input, Road Department, etc .
- Provide contact groups for plan updates (Tina)
- Locations of different hazards in WC; ensuring considerations of earthquake, cyber, landslides, etc.
- Send out a copy of the Hazard Mitigation Plan

*Plan to Little Rock by August 1st.

Amber Fortin
Executive Admin. / EOC Manager
Department of Emergency Management
479-444-1722
280 N College Ave, Fayetteville, AR 72701

4-18-2023 planning meeting notes/minutes pg. 1

minutes from April 18th, 2023 planning meeting In person

Tina Cole

From: Amber Sharp <asharp@washingtoncountyar.gov>
Sent: Monday, April 24, 2023 1:34 PM
To: 'AJ Olsen'; Andrew Coleman; Ashlea Bennett Milburn (ashlea@uark.edu); 'Brad Hodges'; Brad Thomas; Brian Comstock; Brian Martin; 'Brian Wilson'; Chief Bronner; Chief Good; 'Chris Coker'; Darryl Fendley; 'David Bithell'; David Thiessen; Debbie Malone; Dr. Monica Holland; Frank Blowers ; 'Gregg Smith'; 'Jamin Snarr'; Jay Cantrell; Jay Lor; Jill Abshier; 'Jimmy Vaughan'; Josh McConnell; Kelly Sokolosky; Mark Dooly; 'Matt Mills'; Michelle Wynn; Mike Gowan (mgowen@arkonecall.com); 'Pat Mareth'; Patrick Deakins; 'Richard Scott'; 'Rick Johnson'; rjohnson7@isdale.org; Robert White; 'Robin Thomas'; Roger Morris; 'Rose Wilson'; 'Stephen Gahagans'; 'Steve Harrison'; Terry Lawson; Tina Cole; Trish Ouei; Veit, Keith
Cc: Tina Cole; John Luther; Kyle Curry
Subject: RE: Washington County Hazard Mitigation Plan - Public Meeting
Attachments: QRCode for Hazard Mitigation Plan Survey (2).png

Please see the below notes from our meeting (items in red are actionable items for each agency):

The initial planning meeting for the Washington County Hazard Mitigation Plan update was held on April 18th, 2023 at 2:00 p.m. at the Ozark Electric Cooperative in Fayetteville.

The following agenda items were discussed:

1. Establish the planning area and its participating jurisdictions
2. Acknowledge planning team members
3. Develop an outreach strategy:
    a. Surveys:
    i. QR code handouts/ and add to websites
    ii. Paper surveys
    iii. Collect and market the surveys (QR code or forms) for 3-4 weeks
4. Review each jurisdictions assets and capabilities and update anything that has been added, removed or changed in each jurisdiction over the last 5 years (what has changed since the last plan) such as new subdivisions, new business, etc.
5. Update their current capabilities: such as Emergency Operations Plans; COOP Plans; Building Codes; etc. (What do you have in place already?)
6. Review the natural hazards that have affected the planning area since the last plan update, any new hazards or changes in those hazards, such as more often, more severe, etc.
7. Meet in mid-to late-June to review current mitigation strategies: add new strategies, remove non-viable strategies, status update of strategies that have been completed. All of this for each jurisdiction.

I have attached the QR code that was shared during the meeting along with a link to the survey. We would love to have each of you complete one of these and return them to Tina in the next 3-4 weeks. ☺
https://forms.office.com/r/5KZmmAp6qQ

1

4-18-2023 planning meeting invitation

Amber Fortin
Deputy Director
Department of Emergency Management
479-444-1722
280 N College Ave, Fayetteville, AR 72701

From: Amber Sharp
Sent: Wednesday, April 12, 2023 3:24 PM
Subject: FW: Washington County Hazard Mitigation Plan - Public Meeting

REMINDER!

Amber Fortin
Deputy Director
Department of Emergency Management
479-444-1722
280 N College Ave, Fayetteville, AR 72701

From: Amber Sharp
Sent: Monday, April 03, 2023 1:27 PM
Subject: FW: Washington County Hazard Mitigation Plan - Public Meeting

Good afternoon,

You are included in this invitation to meet with Tina M Cole with the Northwest Arkansas Economic Development District. Tina is preparing the Washington County Hazard Mitigation Plan update.

This meeting is to obtain information from each of your jurisdictions on any changes that have occurred since the last update and to provide input from your list of mitigation projects that were included in the last plan update. This would include any projects that were completed, projects that may have changed and/or projects that are no longer relevant. She will also need to know of any changes in the jurisdictions, new homes, new building construction, any new annexations, etc. Additionally, any information on things that may be in harm's way of the identified hazards which may impact your jurisdiction.

Agenda attached.

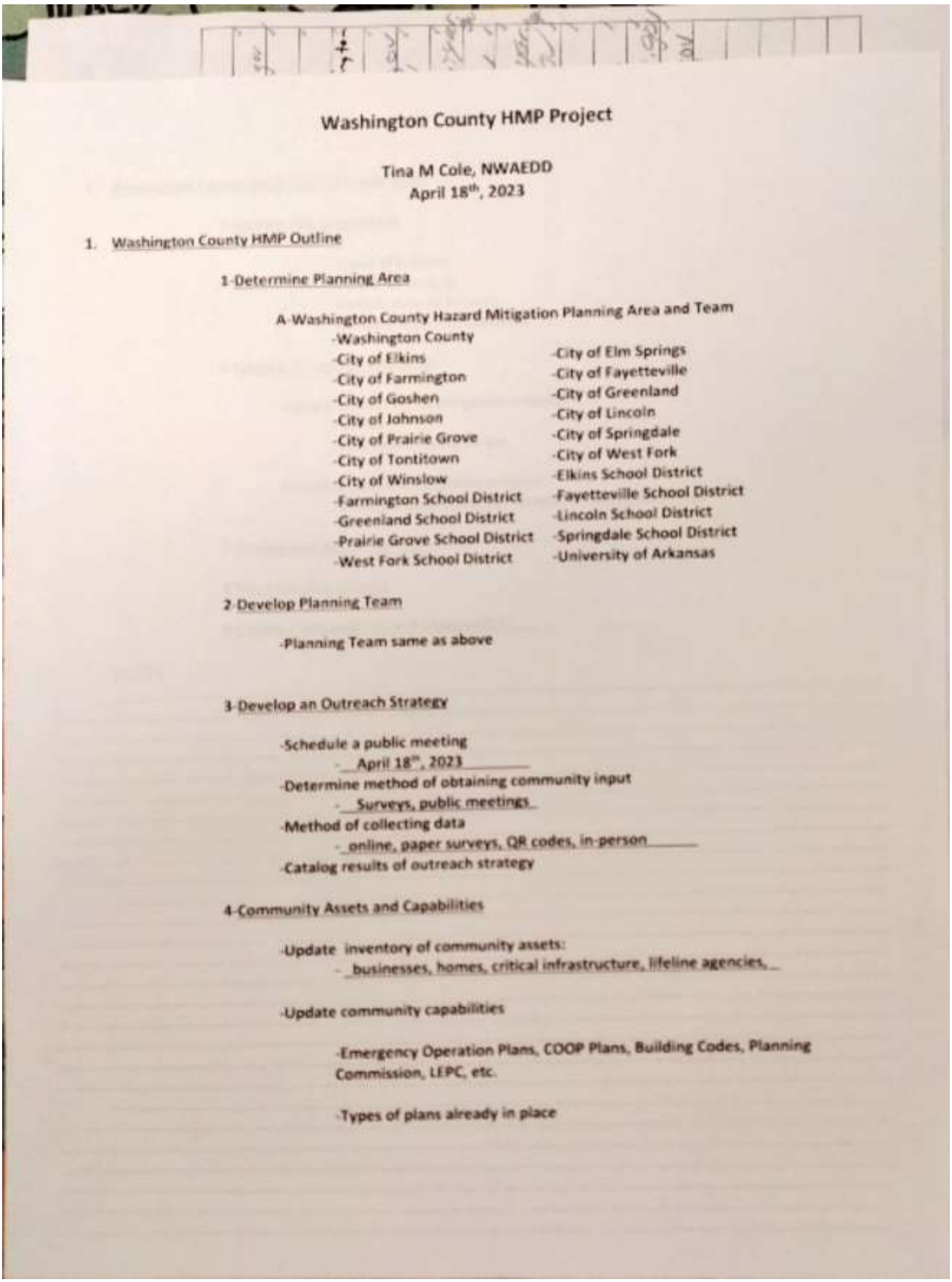
What: Washington County Hazard Mitigation Plan Update

When: Tuesday April 18th, 2023 – 2:00pm

Where: Ozarks Electric Cooperative
3641 Wedington Drive
Fayetteville Ar. 72704

2

4-18-2023 planning meeting agenda-pg.1



Washington County HMP Project

Tina M Cole, NWAEDD
April 18th, 2023

1. Washington County HMP Outline

1-Determine Planning Area

A-Washington County Hazard Mitigation Planning Area and Team

-Washington County
-City of Elkins
-City of Farmington
-City of Goshen
-City of Johnson
-City of Prairie Grove
-City of Tontitown
-City of Winslow
-Farmington School District
-Greenland School District
-Prairie Grove School District
-West Fork School District
-City of Elm Springs
-City of Fayetteville
-City of Greenland
-City of Lincoln
-City of Springdale
-City of West Fork
-Elkins School District
-Fayetteville School District
-Lincoln School District
-Springdale School District
-University of Arkansas

2-Develop Planning Team

-Planning Team same as above

3-Develop an Outreach Strategy

-Schedule a public meeting
- April 18th, 2023
-Determine method of obtaining community input
- Surveys, public meetings
-Method of collecting data
- online, paper surveys, QR codes, in-person
-Catalog results of outreach strategy

4-Community Assets and Capabilities

-Update inventory of community assets:
- businesses, homes, critical infrastructure, lifeline agencies,

-Update community capabilities

-Emergency Operation Plans, COOP Plans, Building Codes, Planning Commission, LEPC, etc.

-Types of plans already in place

4-18-2023 planning meeting agenda-pg. 2

1. Washington County HMP Outline (continued)

5-Update risk assessment

- -types of hazards
- -effects of hazards
- -historic data of hazards
- -possible mitigation projects

6-Update mitigation strategies

- -Update current list of mitigation projects
  - - status
  - -add/delete/leave on list
- -Prioritize possible mitigation projects
  - -3 mitigation projects per hazard for each jurisdiction

7-Review and Adopt the Plan

8-Keep the plan current

9-Create a safe and resilient community!!

NOTES:

NWA EDD
Northwest Arkansas Economic Development District

Northwest Arkansas Economic Development District, Inc.

Sign-in Sheet for **Washington County HMGP/LEPC Meeting**

Location Ozarks Electric Cooperative, Fayetteville, AR Date April 18th, 2023 @ 2:00 p.m.

	Name	Organization	Phone Number	Email Address
1	John C. Luther	Wash Co DEM	479-444-1822	jluther@washcountyar.gov
2	Matt Mills	U of A EM	479-879-5717	mrmills@uark.edu
3	Jeremy White	Springdale Schools	479-236-9530	jwhite@sdale.org
4	Rick Brandl	City of Farmington	479-267-3865	richardbrandll@cityoffarmington-ar.gov
5	Lance Selph	Fayetteville Fire	479-973-4808	lselph@fayetteville-ar.gov
6	Gregg Zelenka	Fayetteville Fire	479-973-4806	gzelenka@fayetteville-AR.gov
7	Jay Cantrell	Sheriff's office	479-530-5102	jcantrell@washingtoncountyar.gov
8	Alan Pugh	City Fay.	479-575-8208	apugh@fayetteville-ar.gov
9	Megan Duncan	FPS	479-770-9885	megan.duncan@fpsaz.gov
10	Robin Thomas	WCHD	479-521-8181	robin.thomas@arkansas.gov
11	James Gaustz	EDA Fire Johnson	479-756-1026	jg@a...p...com
12	Chris Coker	Ozarks Electric	479-684-4620	ccoker@ozarksecc.com
13	Jennifer Oakley	ADEM	501-683-6700	jennifer.oakley@adem.arkansas.gov
14	Amber Fortin	WC Emergency Mgmt	479-444-1722	afortin@washingtoncountyar.gov
15	Doug Sprouse	Springdale		
16	Tina M Cole	NWAEDD	870-747-3678	tcole@nwaedd.org

We are an equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities

Planning/ Updating Process Involvement

Planning Committee and Stakeholders

For the various meetings, e-mails were sent to LEPC members and to each jurisdiction, along with phone calls were made for inviting the planning committee and stakeholders. Those who were invited to participate in the process include:

- City mayors from all participating jurisdictions
- School district superintendents from all participating jurisdictions
- Fire Chiefs from all participating departments in the planning area
- Police Chief from all participating departments in the planning area
- City managers from all participating jurisdictions
- Public works Directors from all participating jurisdictions
- Floodplain administrators from all participating jurisdictions
- Facility managers from all participating jurisdictions
- Emergency managers from the University of Arkansas and Washington County
- NWAEDD WIOA "One Stop Shop" providers located in Washington and Benton County in conjunction with Workforce Services participated in planning. WIOA brings together, in strategic coordination, the following core programs of federal investment in skill development:
    - Employment and training services for adults, dislocated workers, and youth
    - Adult Education
    - Arkansas Rehabilitation Services
    - Division of Services for the Blind

- NWA Housing Authority serving Washington County; underserved and at-risk
    - Northwest Regional Housing Authority is a Public Housing Authority that offers many programs to assist with housing related needs. We assist individuals and families in obtaining safe, suitable, and sanitary housing. NWRHA is a HUD Certified Counseling Agency and offers Housing Counseling in the form of financial management, rental and purchase education, and home maintenance. Northwest Regional Housing Authority is also a management company that provides housing to more than 400 families through either the Low Income Tax Credit, Rural Development, HOME, or HUD programs. Of these families, we serve the elderly, disabled, handicapped, and families that have low to moderate income amounts.
- Area Agency on Aging located in and serving Washington County
    - We are a private, non-profit organization that has been serving seniors in Baxter, Benton, Boone, Carroll, Madison, Marion, Newton, Searcy and Washington Counties in Northwest Arkansas since 1979. We also provide services to Military Veterans and persons with disabilities. Available Services:
        - Adult Day Services
        - Care Coordination
        - Employment with Area Agency on Aging
        - Family Caregiver Support Program
        - Housing Services
        - In-Home Services
        - Personal Emergency Response Team
        - Senior Activity Centers
- NWAEDD has completed their CEDS update and includes mitigation planning for the 9 counties that make up the district that includes Washington County
    - Hazard mitigation plans and CEDS are key plans to improve resilience. A CEDS must include economic resilience in its strategy while a hazard mitigation plan identifies and plans for natural hazard risks to key sectors, including the economy. Aligning hazard mitigation plans with CEDS will create more resilient communities and businesses.
- The Washington County search and rescue team within the Office of Emergency Management for Washington County were represented by the emergency management staff

Neighboring Communities and Public

Surveys were distributed to the public to gather what hazards were thought to be threats and should be included in the mitigation plan. Surveys were posted on NWAEDD social media outlets, Washington County Emergency Management website. Surveys online were critical components of getting feedback due to still being in the COVID guidelines for in person meetings.

Public Feedback

Survey results and feedback from the public at meetings were used to identify what hazards should remain in the plan or be taken out. Feedback from the public was also used to determine each jurisdiction's problem statements and potential mitigation actions.

ID	What county do you live in?	What city do you live in or near?	Have you been affected by a natural disaster in the last ten (10) years?	If answer to #3 is "YES", what was the natural hazard event?	How concerned are you about natural hazard events in your area?	How prepared are you for a natural hazard event?	Do you have insurance coverage for natural hazard events? (Such as fire; flood; earthquake, etc.)	If answer to #7, please list your coverage i.e. flood, earthquake, etc.	Do you own or rent your place of residence?	Do you know of areas in your city/county that are in need of mitigation to lessen/prevent damage from natural disaster events? (Such as drainage issues; low-water crossings; storm shelters; etc.)	Please feel free to add any additional comments, thoughts or suggestions for a hazard mitigation plan in your community!
246	United States	Springdale	No		Somewhat concerned	Very prepared;	Yes	No	Own	No	No
153	Washington	Cincinnati	Yes	Cincinatti Tornados, major hail damage, floods	Somewhat concerned	Very prepared;	Yes		Own	Cincinnati creek flooded and washed our bridges throughout the community	Tornado sirens would be nice
209	Washington	Farmington	No		Somewhat concerned	Not prepared;	Yes	Fire	Rent/Lease	No	N/A
152	Washington	FAyetteville	No		Somewhat concerned	Somewhat prepared;	Yes		Own	I am not sure.	nothing to add.
185	washington	Fayetteville	No		Very concerned	Not prepared;	Yes	renters insurance	Rent/Lease	Yes Their are no listings of Known Public Tornado shelters in Fayettevill/Farmington line area. This leads to thousands of people renting without a place to be safe in case of a major storm.	I know that the city is wanting to stay green and not have nasty storm shelters all around where meth and other drugs can be traffic. So what we did was use our parks departments to build giant underground bunkers that city officals law enforcement would unlock the day before predicted bad weather. It already had huge parking areas. This allowed a natural underground bunker that held thousands of people to be safe. Other ideas are like the house that burned in our area could be torn down and repurposed to a community storm shelter. This helps to keep top condition homes in a area provide protection with low maintenance storm shelts and bring families to the area.
211	Washington	Fayetteville	No		Somewhat concerned	Somewhat prepared;	No	Unknown, I live in an apartment	Rent/Lease	No	No additional comments
212	Washington	Fayetteville	Yes	Hail storm, where roof damage occurred and our roof had to be replaced. Also, wind storm where some trees and major limbs were knocked down.	Not concerned	Somewhat prepared;	Yes	Fire	Own	No	Thank you for planning for all of us. Please keep the needs of the less fortunate among us in your plans,
214	Washington	Fayetteville	Yes	flooding	Very concerned	Somewhat prepared;	Yes	fire, flood	Own	any area with a hillside or low spot	i think greater attention should be paid to areas that water builds up during any heavy rain.

215	Washington	Fayetteville	Yes	Area flooding	Somewhat concerned	Somewhat prepared;	Yes	Fire only. No flood or earthquake.	Own	The area in the Ora, Sang, Wedington, and Porter Road area always struggles/floods in heavy rain. The drainage system needs an update.	n/a
218	Washington	Fayetteville	No		Somewhat concerned	Somewhat prepared;	Yes	Earthquake	Own	The drainage under I-49 at the Stephen Carr Memorial Blvd exit. It often times covers the roadway	Why are there not adequate tornado sirens around here. I city pushing 100k in population not having tornado sirens is unacceptable. Storm shelters need to be open and available during a tornado watch, not just when a warning happens. It's illogical to expect citizens leave wherever they are at the time a warning is issued, do journey to a shelter. That simply puts people at risk.
219	Washington	Fayetteville	No	NA	Very concerned	Not prepared;	No	NA	Own	Fayetteville	Fayetteville need a public Storm Shelters and good water drainage.
221	Washington	Fayetteville	No	N/A	Somewhat concerned	Not prepared;	No	N/A	Rent/Lease	Cliffs I Apartments- drainage issues	With all of the apartments in Fayetteville (especially the number of cheaply made and badly managed ones), better information should be distributed about what to do and where to go in the event of a tornado.
222	Washington	Fayetteville	No		Very concerned	Somewhat prepared;	Yes	Earthquake	Own	Yes	Lots of drainage issues
224	Washington	Fayetteville	No		Somewhat concerned	Somewhat prepared;	Yes	Fire, earthquake	Own	Drainage issues occur in many places in Fayetteville. Part of the problem in new develop creates new issues. There is flooding in subdivisions between Rupple and Salem, Loren Circle has Flooding, South Fayetteville, and also on the hillside off Mission Blvd. Those areas are the ones I personal have heard about.	Fayetteville should be investigating preventing flooding not creating it. Place that have been flooding for more that 25 years should not be allowed to happen.
225	Washington	Fayetteville	Yes	Hail Storm in 2020, Damaged my car.	Somewhat concerned	Somewhat prepared;	Yes	I have home owners insurance and auto insurance. The auto insurance did cover the hail damage to my car in 2020.	Own	No.	May want to let people know where tornado shelters are. Maybe have news outlets inform the public where they are more often during upcoming stormy weather.
227	Washington	Fayetteville	Yes	Flooding	Somewhat concerned	Somewhat prepared;	Yes	Fire, Flooding.	Own	Not really.	Planning & quick action when needed at the city & county level is very important.

229	Washington	Fayetteville	Yes	Ice Storm/Winter Weather	Somewhat concerned	Somewhat prepared;	Yes	Nothing in excess of boilerplate home insurance policy	Own	Yes - potentially flood zones	Knowledge is power - I would love to see outreach or information available for residents on how to prepare for hazards on their own
235	Washington	Fayetteville	No		Very concerned	Somewhat prepared;	Yes	Fire, Flood, Earthquake, Renters	Rent/Lease	Drainage Issues: College Ave, near the courthouse & CoOp does not drain well. W 15th St near intersection of School & 15th, and following West to train crossing, does not drain well.	N/A
236	Washington	Fayetteville	No		Somewhat concerned	Somewhat prepared;	No	N/A	Rent/Lease	No	There should be a tornado shelter in the Washington county (may be at the U of A campus) since so many people died in recent tornado outbreaks in Arkansas and adjacent states.
237	Washington	Fayetteville	No		Somewhat concerned	Somewhat prepared;	Yes	fire	Own	Need the drainage on western Hamestring Road east of western Hamestring Creek bridge to have more direct access to the creek. This includes the area from John Garrison Road west, but particularly from John Garrison Road to the western Hamestring Creek bridge. Just as a note of reference, many years ago much of the drainage from John Garrison Road went directly south across land to Hamestring Creek; but landowner(s) persuaded the county to reshape the road to divert the water west on Hamestring Road. At the time, some of	Also need to have a ditch on the west side of the southern end of Little Road instead of filling it in most of the time. That ditch needs to then turn to follow on the northern side of Hamestring Road to the west, i.e. toward the creek. Thank you for your efforts to make us all safer.
238	Washington	Fayetteville	No		Somewhat concerned	Somewhat prepared;	Yes	Flood + regular home owners	Own	Yes! The parts of our neighborhood are very susceptible to flooding.	N/a
241	Washington	Fayetteville	No		Somewhat concerned	Somewhat prepared;	Yes	Flood, Fire, Home, Auto & Life	Own	Storm shelters	*

217	Washington	Fayetteville and Farmington	Yes	About 10 years ago, flash flooding on the Porter Road/Stephen Carr Memorial Blvd kept me from getting home from my job in Bentonville. Many Fayetteville roads were flooded, so I ended up driving back up to Bentonville and staying there.	Somewhat concerned	Somewhat prepared;	Yes	flood, earthquake, fire	Own	Most of the former cow pasture areas need drainage help. Drainage along many parts of MLK Blvd, Broyles, Porter Road	appreciate you all considering updates to the plan
239	Washington	Johnson	No		Somewhat concerned	Somewhat prepared;	Yes	Fire, earthquake and Water damage but not flood	Own	Ball St in Johnson, Wilkerson St in Johnson	With increased housing and business development, a new assessment of drainage and areas impacted by flash flooding with communication to owners of the study results of water flow and things they can do to help reduce risk to their home or business. Also city respond with changes to drainage system to support growth.
159	Washington	Lincoln	No		Somewhat concerned	Somewhat prepared;	Yes		Own	Yes. The southeast side of the City of Lincoln is very low and in danger of flood waters.	There may be a plan to develop this area, and if so this will cause more potential for flooding.
146	WASHINGTON	MINNEA	No		Somewhat concerned	Very prepared;	No		Rent/Lease	NO	NONE
141	Washington	Prairie Grove	Yes	NONE EXPERIENCED IN AR: Earthquakes, Hurricanes, Flooding, Volcanic Eruption.	Somewhat concerned	Somewhat prepared;	Yes		Own	There's not enough attention being given to increased runoff due to development. Flood hazards are going to continue to get worse. FEMA Flood Zone maps are WAY behind the curve of development and they admit this.	Tornado alley has shifted east in the last few decades and threatens AR now more than ever. All tornados generally move from SW to NE. Considering this in terms of evacuation and increased development in the western part of the county (west of I-49), it would be nice to have additional storm shelters for those that might utilize them. Ie., no one should be driving SW to get to a tornado shelter, and for them to be practical, they need to be as close as possible to communities that utilize them in order to minimize travel time to them.
140	Washington	Springdale	Yes	Flood	Very concerned	Somewhat prepared;	Yes		Own	Stormwater control creek and river drainage from North to South. Lack of public education on location of local storm shelters.	The threat of earthquakes has grown in our area. This is very little local education on earthquake safety in our county.

155	Washington	Springdale	No		Somewhat concerned	Somewhat prepared;	Yes		Own	No, the areas I knew were affected by flooding and have been fixed so far.	My biggest concern for the county is extreme heat during the summer and residents having heat exhaustion. I would love to see cooling centers established, having a notification system alerting residents during high heat of where they could go, and also a resource hotline and volunteers to check in on vulnerable groups, for example, the elderly. I am a graduate student in public service and recently wrote a paper for class with a plan on coordinating with groups in the community to have cooling centers and a resource hotline for Washington County. I would like to share this information with you all if there is a need for this in the county. Thank you for your time.
192	Washington	Springdale	No		Somewhat concerned	Somewhat prepared;	No	None	Own	Pump Station road area.	None
193	Washington	Springdale	Yes	Tornado on March 30, 2022	Very concerned	Somewhat prepared;	Yes	All but flood	Own	The Greenway has flooding issues near the creek on the north side of town.	None
197	Washington	Springdale	No		Very concerned	Somewhat prepared;	Yes	Fire only	Own	Storm shelters needed in every city.	
201	Washington	Springdale	Yes	Hail damage to roof,.	Somewhat concerned	Somewhat prepared;	Yes	Fire,Hail & wind	Own	no	Unknown
202	Washington	Springdale	Yes	Flood	Very concerned	Somewhat prepared;	Yes	Flood	Own	My backyard	Thank you
230	Washington	Springdale	Yes	Tornado 2022	Somewhat concerned	Somewhat prepared;	No	NA	Own	Drainage issues north and west fence lines of Fairway Condominiums. Don't know where the storm shelters are located, so don't know if more are needed.	NA
234	Washington	Springdale	No		Somewhat concerned	Not prepared;	No	.	Own	Drainage along Hwy. 112 from Hwy 412 North to Hwy 612.	.
244	Washington	Springdale	No		Not concerned	Somewhat prepared;	No	None	Rent/Lease	None, MAYBE flood? (close to Johnson)	None
245	Washington	Springdale	No		Not concerned	Somewhat prepared;	No	no	Own	no	no
248	Washington	Springdale	Yes	tornado	Somewhat concerned	Somewhat prepared;	Yes	flood	Own	n/a	thank you
204	Washington	Springdale	Yes	Hail storms, tornado took out nearby houses, husband's work, and daughter's school gym	Very concerned	Somewhat prepared;	Yes	Have state farm house coverage unsure of specific	Own	The area near the Springdale library and other intersections on 71b often flood with heavy rain.	No suggestion

228	Washington	Tontitown	No		Somewhat concerned	Not prepared;	Yes	not sure	Own	not really in my area of residence, but I do work in Fayetteville and sometimes there have been streets that flooded	Seems like a pretty superficial survey to me
231	Washington	West Fork	No		Somewhat concerned	Somewhat prepared;	Yes	I don't remember the details.	Rent/Lease	No.	I can't think of any.
210	Washington	Farmington	No		Very concerned	Somewhat prepared;	Yes	Flood	Own	HWY 62 between Farmington and Fayetteville	There's not enough information in the Farmington area concerning natural disasters.
154	Washington	Fayetteville	No		Very concerned	Somewhat prepared;	No		Rent/Lease	NA	Need to teach citizens about nuclear war
216	Washington	Fayetteville	No		Somewhat concerned	Somewhat prepared;	Yes	Fire, homeowners insurance	Own	Yes	Na
233	Washington	Fayetteville	No		Somewhat concerned	Not prepared;	Yes	Not sure	Rent/Lease	No	N/a
243	Washington	Fayetteville	No		Very concerned	Don't know where to start;Not prepared;	Yes	Renters - fire and earthquake	Rent/Lease	Damn at Lake Fayetteville, Enhance construction of fire and police stations to withstand tornado winds, Emergency Management Building to withstand tornado winds. Putting SPD comm center on the top floor was a bad decision in aspects of storms. Grants for citizens who want to install storm shelters.	I think construction of apartments should have enhanced construction to withstand tornado winds or at least make closets safe rooms.
195	Washington	Springdale	Yes	Storm & Hail	Very concerned	Somewhat prepared;	Yes	Fire	Own	No	Yes
150	Washington	Springdale	No		Somewhat concerned	Somewhat prepared;	Yes		Own	No	Add storm shelter registry
186	Washington	Springdale	Yes	Hail damage	Not concerned	Very prepared;	Yes	Acts of God	Own	Yes, drainage	City/county needs to do work and keep up with trash and foliage clean up in drainage and water ways...
187	Washington	Springdale	No		Somewhat concerned	Not prepared;	No	N/A	Rent/Lease	Yes	N/A
188	Washington	Springdale	Yes	Tornado	Very concerned	Somewhat prepared;	No	No	Own	A lot of Springdale streets have drainage issues (ex Ford ave)	We need tornado siren's
189	Washington	Springdale	Yes	Property flooding	Very concerned	Somewhat prepared;	Yes	Flood, earthquake	Own	Clear Creek Drive area flooding	Need retention ponds and Creek and dry creekbed strategies..also native plantings along creek
191	Washington	Springdale	No		Somewhat concerned	Somewhat prepared;	Yes	Fire	Own	Yes	Sewer drainage in Springdale is often blocked by grass,weeds. 40th/Elm Springs intersection always backs up.
194	Washington	Springdale	No		Very concerned	Not prepared;	Yes	Fire	Own	There is always alot of flooding in Johnson.	Would be nice to have tornado sirens
196	Washington	Springdale	No		Somewhat concerned	Somewhat prepared;	No	Na	Own	Storm shelter, tornado sirens	Na
198	Washington	Springdale	Yes	A year ago in March when the tornado hit	Somewhat concerned	Not prepared;	Yes	Flood	Own	412	Police need to be better informed call response was slow
200	Washington	Springdale	No		Somewhat concerned	Somewhat prepared;	No	N/A	Own	No	N/A

203	Washington	Springdale	Yes	Tornado and flooding	Very concerned	Don't know where to start;	Yes	Ordinary homeowners policy	Own	There is no storm drain on south Fairway Drive. We get flooded in almost every rain. Our back yard is being washed away by terrible flooding made worse by drainage "improvements" on Black Oak. Extreme erosion and who knows what is going into the water, such as lawn chemicals. We have asked the city for help but got none. The Springdale country club does not managing their land or trim, top, remove or care for their trees, so we are also at risk of fire from dead trees, branches, and brush, (not to mention noxious weeds).	Install street drainage, require property maintenance, and do what other cities do: if people don't manage their trees, the city should cut them, send a bill and add it to their taxes if they don't pay it. The fire hazards in this city are enormous. The trees and flooding damage the roads making additional safety hazards.
206	Washington	Springdale	No		Not concerned	Somewhat prepared;	Yes	Flood and fire	Own	No	N/a
208	Washington	Springdale	No		Very concerned	Somewhat prepared;	Yes	Earthquake	Own	Various neighborhoods with drainage. Just check around after a hard rain.	Make sure sewer and drainage are top considerations...not sexy, but very critical.
240	Washington	Springdale	No		Not concerned	Not prepared;	Yes	Flood and Earthquake,Allstate	Own	No	N/A
139	Washington	Tontitown	Yes	Flood, earthquake	Somewhat concerned	Somewhat prepared;	No		Own	Not so much "Natural" Disasters. I have major concerns due to "Manmade" disasters daily.	Eco Vista Waste Management is .4 miles from my front door. They have fires periodicconcern. The working face of the landfill, that are a serious concern. On Dec 29th, 2021 they were emitting exhaust gasses into the community they say are permitted by the State of Arkansas. The weather was cold, foggy with wind from the south. I was driving south on Pianalto. As I was driving ing I could smell something inside the car. The smell was heated by my car heater and started to burn my nose. As I pulled up at the intersection of Arbor Acres and Pianalto road, I rolled my wind down to breathe. The smell outside was horendous.. the exhaust being emitted from the Eco Vista Waste gas energy plant was on ground level and hovering in the area. I immediately got a headache and started feeling dizzy. I
190	Washington	Tontitown	No		Somewhat concerned	Not prepared;	Yes	Flood	Own	Sirens, storm shelters	None

199	Washington	Tontitown	No		Very concerned	Somewhat prepared;	No	None	Own	Storm shelter, tornado sirens	None
147	Washington	Tontitown	Yes	Flooded in 2021 and 2022	Very concerned	Somewhat prepared;	No		Own	Drainage issues. S Pianalto rd close to 412 needs more culverts for drainage to prevent flooding	The current single culvert on S Pianalto close to 412 cannot handle the water the rent house closest has flooded two years in a row now
205	Washington	Tontitown	No		Somewhat concerned	Somewhat prepared;	Yes	Fire	Own	No	I have very little confidence in the federal government
207	Washington Co.	Springdale	No		Somewhat concerned	Not prepared;	Yes	Fire, flood	Own	Storm shelter anywhere in town	Need storm shelters and tornado sirens
232	Washington County	Elkins	No		Very concerned	Don't know where to start;Not prepared;	No	I'm not sure. I have homeowners insurance because I recently bought a home.	Own	As far as know, there are no shelters or alarms for Elkins area.	The nearest tornado shelter in more than 20 minutes away. I would like to see that improved.
213	Washington County	Fayetteville	No		Somewhat concerned	Somewhat prepared;	Yes	Wind/Hail, sinkholes	Own	Fayetteville does not have a single public storm shelter that I am aware of. This would be helpful for those in trailer homes or homeless when storms become severe.	n/a
156	Washington County	Fayetteville	No		Somewhat concerned	Not prepared;	No		Rent/Lease	Lake Fayetteville	Need info on nuclear war
138	Washington County	Elkins	No		Somewhat concerned	Very prepared;	Yes		Own	Elkins, when placing the new subdivisions did not properly plan for the loss of drainage by repurposing pasture, as a result, oakwoods and all other sub divisions in the area flood with rain.	Washington county does a good job taking care of its citizens
158	Washington County	Fayetteville	No		Very concerned	Not prepared;	No		Rent/Lease	No storm shelters anywhere	We need Tornado sirens. No one has cable and the phone alerts don't work
223	Washington county	Fayetteville	No		Somewhat concerned	Somewhat prepared;	Yes	Flood, tree, wind/hail	Own	All	Implement a public access GIS with risk probabilities for tornado, flood, fire, tree fall, etc.

226	Washington County, AR	Fayetteville, AR	Yes	Areal & Flash Flooding in April 2017 Flash Flooding more recently (in 2022 I believe)	Very concerned	Somewhat prepared;	No	I do not have this coverage as a renter.	Rent/Lease	Yes, the low-lying properties along Owl Creek in West Fayetteville. They regularly flood with significant weather events. I had to evacuate my home in waist deep water in 2017. No one checks to maintain that the waterways are clear of debris and with the amount of high wind we have had, there are downed trees all along the creek which makes flooding worse when it happens. Who is responsible for clearing the waterway? As far as I understand, no one "owns" owl creek. But it requires maintenance and that seems like it is the city's responsibility.	The flooding in Fayetteville has gone largely ignored and the continued higher density development on the west side of town (with all those new impermeable surfaces for housing and roads) has contributed and appears to be making the flooding worse. Combine that with climate change and these unprecedented storms, and we are at greater risk than ever.
220	Washington	Fayetteville	No		Somewhat concerned	Not prepared;	Yes	Fire coverage. I can't remember if we are covered for flood, but no earthquake coverage that I remember. I guess I need to check this out.	Own	A community storm shelter would be great to have in our subdivision-Falcon Ridge. We have an area where one could be built for our residents to go into.	A community storm shelter would be great to have in our subdivision-Falcon Ridge. We have an area where one could be built for our residents to go into. Financial assistance would definitely be needed for building a storm shelter big enough to hold multiple families. We are small subdivision and our POA dues are low. We do not have the funds to build anything on our own.

Review of Existing Studies, Plans, & Reports

Existing studies and plans were reviewed in the process of updating this hazard mitigation plan to identify what information could be incorporated. The Arkansas State Hazard Mitigation Plan was reviewed to identify hazards that pose a threat to the state. Local comprehensive plans and emergency response plans were reviewed to identify if and how they addressed hazards. Each jurisdictions' website was used to gather information about community assets. Reports from the National Climate Data Center and U.S. Geological Survey were used to identify past occurrences for the hazards. Each jurisdiction's website was used to gather information about community assets. Information from FEMA's Community Status Book Report was used to identify jurisdictions' participation in the National Flood Insurance Program. Reports were also obtained from the State National Flood Insurance Program Coordinator regarding community policies and total coverage.

Continuing Public Participation

Washington County is dedicated to involving the public directly in the continual reshaping and updating of the Washington County Hazard Mitigation Plan. The public will be able to directly comment on and provide feedback about the plan.

Copies of the plan will be catalogued and kept on hand at Cities of Elkins, Elm Springs, Farmington, Fayetteville, Goshen, Greenland, Johnson, Lincoln, Prairie Grove, Springdale, Tontitown, West Fork and Winslow, Washington County School Districts – Elkins, Farmington, Fayetteville, Greenland, Lincoln, Prairie Grove, Springdale, and West Fork, and all of the public libraries in Washington County. Contained in the plan are the address, phone number, and email of the Director of the Washington County Office of Emergency Management, the primary point of contact for the plan. Copies of the plan will be kept at the Washington County Courthouse and University of Arkansas.
A public announcement inviting all interested parties will be made prior to each LEPC meeting during which the Hazard Mitigation Planning Committee reviews and evaluates the plan in its entirety. This meeting will provide the public with a forum for which the general public can express concerns, opinions, or ideas about the plan. The Washington County Office of Emergency Management and the Washington County LEPC will publicize and host this meeting. Following the meeting, the Washington County Office of Emergency Management will review the comments and make changes to the plan, as appropriate.

Monitoring, Evaluating, and Updating the Plan

Washington County has developed a method to ensure that monitoring, evaluation, and as needed updating of the Washington County Hazard Mitigation Plan occurs annually and a five year re-evaluation meeting occurs every 5 years. The County will form a Hazard Mitigation Plan Evaluation Committee of the existing Washington County Local Emergency Planning Committee (LEPC). The LEPC consists of members from fire service, health officials, emergency management, law enforcement, community groups, transportation, hospital personnel, and emergency medical personnel, elected officials, and owners and operators of covered facilities. The Director of the Washington County Office of Emergency Management will be the initial Chair of the committee or Planning Team Leader. The Planning Team Leader will be responsible for leading these efforts by contacting the planning team committee, setting meeting dates, and ensuring that each jurisdiction will sustain a representative on the team.

Annual Review Meeting

During the annual Hazard Mitigation Plan review meeting, committee will meet to ensure the following:

- Update the plan of any events that occurred in the past year
- Review hazard profiles and discuss major changes that have altered vulnerability of each jurisdiction
- A representative for each participating jurisdiction will report any change/status of any mitigation actions
- Mitigation actions will be evaluated to determine the effectiveness of each implemented strategy
- Mitigation strategy tables will be updated accordingly

The Washington County Office of Emergency Management will then have three months to update and make changes to the plan before submitting it to the committee members and the State Hazard Mitigation Officer. All meeting minutes, press releases, and other documentation of revisions should be kept on record by the Washington County Department of Emergency Management.

5 year Re-evaluation Meeting

During the 5-year re-evaluation meeting, the committee will meet to ensure that all topics in the annual meeting are covered, as well as the following:

- Update demographic data
- Address new planning documents, ordinances, and codes that were put in place
- Update risk analysis and incorporate new development
- Add new mitigation strategies
- Discuss and include any priority changes in mitigation strategies
- Add conditions that may affect the risks and vulnerabilities of populations such as increase of population or climate variability.

The Washington County Office of Emergency Management will then update and make changes to the plan before submitting it to the committee members and the State Hazard Mitigation Officer. All meeting minutes, press releases, and other documentation of revisions should be kept on record by the Washington County Department of Emergency Management. After any revisions necessary Washington County will submit the Hazard mitigation plan to ADEM and FEMA for review and approval.

If no changes are necessary, the State Hazard Mitigation Officer will be given justification for this determination.

Section 3
RISK ASSESSMENT

In this section:

Risk Assessment and Hazard Identification Description

Community Assets and Critical Infrastructure

Definitions for Classifications

Hazard Profiles & Vulnerability Assessments

- **Dam Failure**
- **Drought**
- **Earthquake**
- **Extreme Temperatures**
- **Flood**
- **Pandemic**
- **Severe Storms to include thunderstorms, lightening and hail**
- **Tornado; high winds**
- **Wildfire**
- **Winter Storms**

Risk Assessment

Risk Assessment, as defined by FEMA, is the process of measuring the potential loss of life, personal injury, economic injury, and property damage resulting from hazards by assessing the vulnerability of people, buildings, and infrastructure to natural hazards. Risk assessment provides the foundation for the rest of the mitigation planning process. The risk assessment process focuses attention on areas most in need by evaluating which populations and facilities are most vulnerable to all hazards and to what extent injuries and damage may occur. It tells you:

- The hazards to which your state or community is susceptible;
- What these hazards can do to physical, social, and economic assets;
- Which areas are most vulnerable to damage from these hazards; and
- The cost of damages or costs avoided which results from future mitigation projects.

In addition to mitigation planning, risk assessment information also allows emergency management personnel to establish early response priorities by identifying potential hazards and vulnerable assets.

Hazard Identification

Hazard Identification, the process of identifying hazards that threaten a given area, is the first step in the risk assessment process. Washington County identified several hazards that, because they pose a significant risk to Washington County and its residents, warranted a complete profile in this hazard mitigation plan. These hazards were identified through an extensive process that utilized input from planning team members, research of newspapers and other historical records, review of existing plans and reports, discussions with hazard experts, Internet research, the State Mitigation Plan, NOAA severe storm database, and information provided by FEMA and ADEM.

The following hazards are assessed in the following parts of this plan:

- Dam Failure
- Drought
- Earthquake
- Extreme Temperatures
- Floods
- Pandemic
- Severe Storms (to include thunderstorms, lightening and hail)
- Tornado; High Winds
- Wildfire
- Winter Storms

Previous hazards that were omitted from this plan update because, as decided by the planning team, they are not natural hazards or no longer pose a threat to Washington County include: soil expansion, cyber, terrorism, HazMat, and utility failure.

Community Assets and Critical Infrastructure

Unincorporated Washington County

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Citizens of Unincorporated Washington County • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• 3 Fire Departments		• Bobby Hopper Tunnel

Washington County Critical Facilities			
Critical Facility Name	**Location**	**Facility Type**	**Value**
Evansville Volunteer Fire Department	Evansville	Public Safety	$1.5 Million
Morrow Fire Department	Morrow	Public Safety	$1.5 Million
Cincinnati Fire Department	Summers	Public Safety	$1.5 Million
Bobby Hopper Tunnel	Winslow	Transportation	$37.1 Million

City of Elkins, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Citizens of the City of Elkins • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• Childcare Facilities • Schools • Senior Center • Health Clinic • Fire Department • City Hall/Police Department • Animal Control	• High Pressure Gas Line	• Telecommunications • Water & Waste Water Treatment

Elkins Critical Facilities		
Critical Facilities	**Facility Type**	**Value**
Elkins Volunteer Fire Department	Public Safety	$3 Million
Elkins City Hall/ PD	Public Safety	$300,000
Elkins School District	Education	$35.8 Million
Elkins Community Center	Shelter	$100,000
Telecommunications	Utility	$500,000

Elkins School District Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Faculty and Staff • Student Body • Visiting Populations • Non English Speaking Populations	• Football Field • Softball Field • Baseball Field • Primary School • Elementary School • Middle School • High School • Wellness Center • Gymnasium	• Central Office	• Buses • Fiber Line Connections (between all buildings)

Elkins School Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Elkins Elementary Primary School	Education	$7 Million
Elkins Elementary School	Education	$8 Million
Elkins High School	Education	$10 Million
Elkins Middle School	Education	$9 Million
Central Office	Administration	$500,000
Transportation	Transportation	$1.8 Million

Elms Springs, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems	Other
• Citizens of Elm Springs • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• City Hall/Police Department • Municipal Court	• Lake Elmdale Spillway	• AT&T Cell Tower • Water & Waste Water Treatment	• Elm Springs Park

Elm Springs Critical Facilities		
Critical Facilities	**Facility Type**	**Value**
Elms Springs City Hall/PD	Administration	$300,000
AT&T Cell Tower	Communication	$70,000
Water & Waste Water Treatment	Utilities	$100,000
Lake Elmdale Spillway	Spillway	$1.2 Million

Farmington, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems	Other
• Citizens of the City of Farmington • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• City Hall/Police Department • Childcare Facilities • Senior Car Facilities • Fire Dept. • Medical Clinic • Animal Control • School	• High Pressure Gas line	• Electric Power Substation • Sewer Pump Station • Maintenance	• *Walnut Grove Presbyterian Church • Creek Side Park • Library

***National Historic Site**

Farmington Critical Facilities		
Critical Facilities	**Facility Type**	**Value**
Farmington Fire Department	Public Safety	$3 Million
Farmington City Hall/ PD	Administration	$300,000
Farmington School District	Education	$56.1 Million
Electric Power Substation	Utilities	$400,000

Farmington School District Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Faculty and Staff • Student Body • Visiting Populations • Populations with English as a 2nd Language	• High School • Football Field • Middle School • Intermediate School • 2 Elementary • Schools • Baseball Field • Softball Field • Tennis Courts • 5 Gyms • Fine Arts Auditorium • Band & Choir Rooms • Agriculture Building • 3 Agri. Barns • Indoor Baseball/Softball Practice Buildings	• Central Offices and Technology	• Maintenance Facility • Transportation Facility

Farmington School Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Bob Folsom Elementary School	Education	$7 Million
Farmington High School	Education	$21 Million
George R Ledbetter Intermediate	Education	$7.5 Million
Jerry "Pop" Williams Elem School	Education	$9 Million
Randall G Lynch Middle School	Education	$9 Million
Central Office & Technology	Administration	$500,000
Maintenance Facility	Maintenance	$100,000
Transportation Facility	Transportation	$2.1 Million

Fayetteville, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems	Other
• Citizens of the City of Fayetteville • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• City Hall • Police Department • Childcare Facilities • Senior Care Facilities • 9 Fire Departments • Animal Control • Schools • Airport • Emergency Operations Center • Hospitals • Dispatch Center • Sheriff's Department • EMS	• Lake Fayetteville Dam • Wilson Lake Dam • Lake Sequoyah Dam	• Water & Wastewater Treatment • Sewer • Telecommunications	• Clinton House Museum • AR Air &Military Museum • Walton Arts Center • Library • *Clinton House • *Frisco Depot • *Guisinger Building • *Happy Hallow Farm • *Lafayette St. Overpass • *Lewis Brothers Building • *Mrs. Young Building • *Old Bank of Fayetteville • *Old Post Office

***National Historic Site**

Fayetteville Critical Facilities		
Critical Facilities	**Facility Type**	**Value**
Washington Regional	Medical	$400 Million
Veterans Health Care Center	Medical	$375 Million
Physicians Specialty Hospital	Medical	$100 Million
Boys and Girls Club	Shelter	$13.2 Million
Central United Methodist	Shelter	$1 Million
Paul R. Noland Wastewater Treatment Plant	Utilities	$100 Million
West Side Wastewater Treatment Plan	Utilities	$100 Million
Wheeler Fire Department	Public Safety	$1.5 Million
Fayetteville Fire Department- Station 1-7	Public Safety	$80 Million
Round Mountain Fire Department	Public Safety	$1.5 Million
Wedington Fire Department	Public Safety	$1.5 Million
Fayetteville PD	Public Safety	$600,000
Washington County Sheriff/ Jail	Public Safety	$35,704,712.26
NW AR Community Correction Center	Public Safety	$12.9 Million
Washington County EOC	Public Safety	$821,958.02
Courthouse	Administration	$10,580,214.34
Central EMS	Medical	$500,000
Fayetteville School District	Education	$230,883,160
Drake Field	Airport	$2 Million
Lake Fayetteville Dam	Dam	$3.6 Million
Wilson Lake Dam	Dam	$1.3 Million
Lake Sequoyah Dam	Dam	$3.6 Million
Water & Waste water treatment	Utility	$1,000,000
Telecommunication	Utility	$15 Million

Fayetteville School District Assets

Fayetteville School Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Asbell Elementary School	Education	$8,187,920
Butterfield Elementary School	Education	$8,773,680
Fayetteville High School East	Education	$82,000,000
Happy Hollow Elementary School	Education	$10,500,000
Holcomb Elementary School	Education	$7,200,000
Holt Middle School	Education	$13,521,727
Leverett Elementary School	Education	$7,907,840
McNair Middle School	Education	$13,192,811
Owl Creek School	Education	$17,866,357
Ramay Junior High School	Education	$15,508,105
Root Elementary School	Education	$7,736,000
Vandergriff Elementary School	Education	$7,627,680
Washington Elementary School	Education	$7,152,800
Woodland Junior High School	Education	$20,608,240
Adult and Community Education	Education	$1.2 Million
McClinton Administrative Center	Administration	$150,000
Maintenance Facility	Maintenance	$200,000
Food Service Facility	Dining Services	$200,000
Transportation Facility	Transportation	$4.5 Million

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Faculty and Staff • Student Body • Visiting Populations • Populations where English is a 2nd language	• Adult and Community Education • 9 Elementary Schools • 2 Middle Schools • 2 Jr. High Schools • High School • Football Field • Baseball Field • Gymnasium • Track • Tennis Complex	• McClinton Administrative Center	

The University of Arkansas Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems	Other
• Faculty and Staff • Student Body • Non English Speaking Populations • Visiting Populations	• *Old Main Student Center • NanoScale Material Science • Central Utility Plant • Chiller Plant • Health Center • Lynn & Joel Carver Center for Public Radio • Bud Walton Arena • *Agriculture Building • *Chemistry & Biochemistry Research Building • Bell Engineering • Human Environmental Services • Mechanical Engineering • Poultry Science • Police Station • EOC	• Power Substation • Multiple Hazardous Material Locations	• HAM radio tower • U of A Radio Towers • Wireless Tower • Electricity Substation	• *Chi Omega Greek Theater • *Clinton House Museum • *Ella Carnall Hall • *Faulkner Performing Arts Center • *Home Economics Building • *Memorial Hall • *Ozark Hall • *Vol Walker Library including Steven L. Anderson Design Center

***National Historic Site**

University of Arkansas Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Agriculture Building	Education	$10 Million
Bell Engineering	Education	$25 Million
Bud Walton Arena	Recreation	$50 Million
Central Utility Plant	Maintenance	$50 Million
Chemistry and Biochemistry Research Building	Education	$19 Million
Chiller Plant	Maintenance	$25 Million
Chi Omega Greek Theater	Recreation	$5 Million
Clinton House Museum	Historic	$350,000
Ella Carnall Hall	Hospitality	$10 Million
Emergency Operations Center	Public Safety	$100,000
Faulkner Performing Arts Center	Performing Center	$17 Million
Health Center	Medical	$20 Million
Home Economics Building	Education	$8 Million
Human Environmental Sciences	Education	$10 Million
Lynn & Joel Carver Center for Public Radio	Communication	$15 Million
Mechanical Engineering	Education	$15 Million
Memorial Hall	Education	$10 Million
NanoScale Material Science	Education	$45 Million
Old Main Student Center	Recreation	$20 Million
Ozark Hall	Education	$27 Million
Police Station	Public Safety	$300,000
Poultry Science	Education	$30 Million
Vol Walker Library including Steven L. Anderson Design Center	Education	$40 Million

Goshen, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Citizens of the City of Goshen • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• City Hall/Marshall's Office • Fire Dept. • Community Center		

Goshen Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Goshen Fire Department	Public Safety	$1.5 Million
Community Center	Shelter	$75,000
City Hall/ Marshall's Office	Administration	$100,000

Greenland, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems	Other
• Citizens of the City of Greenland • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• City Hall • Police Dept. • Fire Dept. • Childcare Facility • School			• Library

Greenland Critical Facilities		
Critical Facility	**Facility Type**	**Value**
City Hall	Administration	$100,000
Greenland Fire Department	Public Safety	$1.5 Million
Greenland PD	Public Safety	$300,000
Greenland School District	Education	$26.5 Million

Greenland School District Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Faculty and Staff • Student Body • Visiting Populations • Non English Speaking Populations	• Elementary School • Middle School • High School • 2 Gymnasiums • Football Field • 2 Safe Rooms		

Greenland School Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Greenland Elementary	Education	$7 Million
Greenland Middle School	Education	$7.5 Million
Greenland High School	Education	$10 Million
Central Office	Administration	$200,000
Transportation	Transportation	$2 Million

Johnson, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Citizens of the City of Johnson • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• City Hall • Police Dept. • Fire Dept. • Childcare Facility • Senior Care Facility • Animal Control		• Water and Wastewater Treatment

Johnson Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Johnson Fire Department	Public Safety	$1.5 Million
Johnson PD	Public Safety	$300,000
City Hall	Administration	$125,000

Lincoln, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems	People
• Citizens of the City of Lincoln • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• Childcare Facilities • Schools • Senior Center • Medical Clinic • Pharmacy • Fire Dept. • City Hall/Police Dept. • Animal Control	• Lincoln Lake Dam • Army National Guard • HAZMAT Storage at the water treatment facility	• State Highway Dept. • Power Substation • Water &Waste Water Treatment • Prairie Grove Telephone Company • AT&T and Verizon Towers • Cox Cable	• Library • Lincoln Lake • Lincoln Community Building • Town Square • Municipal Ball Park Complex

Lincoln Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Lincoln Fire Department	Public Safety	$3 Million
Lincoln City Hall/ PD	Administration	$300,000
Lincoln School District	Education	$42.6 Million
Lincoln Lake Dam	Dam	$2.5 Million
Power Substation	Utility	$100,000
Water & Wasterwater Treatment	Utility	$10 Million
AT&T Cell Tower	Communication	$70,000
Verizon Cell Tower	Communication	$70,000
Lincoln Library	Shelter	$100,000

Lincoln School District Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Faculty and Staff • Student Body • Visiting Populations • Non English Speaking Populations	• Elementary School • Middle School • High School	• Administrative Office	• Transportation Dept.

Lincoln School Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Lincoln Elementary	Education	$7 Million
Lincoln Middle School	Education	$8 Million
Lincoln New Tech High School	Education	$25 Million
Maintenance	Maintenance	$100,000
Central Office	Administration	$500,000
Transportation	Transportation	$2.1 Million

Prairie Grove, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems	Other
• Citizens of the City of Prairie Grove • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• City Hall/Police Dept. • Childcare Facilities • Senior Care Facilities • Fire Dept. • Animal Control • School	• Source Gas Pumping Station(Natural Gas) • Prairie Grove Lake	• Prairie Grove Communications • Source Gas(Natural Gas) • Water & Wastewater • American Electric Power • Ozark Electric	• *Borden House • *Lake-Bell House • Prairie Grove Battlefield Park

***National Historical Sites**

Prairie Grove Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Prairie Grove Fire Department	Public Safety	$3 Million
Prairie Grove City Hall/ PD	Administration	$300,000
Prairie Grove School District	Education	$31.8 Million
Source Gas Pumping Station (Natural Gas)	Utility	$100,000
Prairie Grove Lake Dam	Dam	$1.75 Million
Prairie Grove Communication	Communication	$70,000
Water & Wasterwater	Utility	$11.5 Million
American Electric Power	Utility	$400,000
Ozarks Electric	Utility	$100 Million

Prairie Grove School District Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Faculty and Staff • Student Body • Visiting Populations • Non English Speaking Populations	• Primary School • Intermediate School • Middle School • High School • 2 Football Fields • Baseball Field • Softball Field • 2 Gyms	• Administrative Office	• Bus/Maintenance

Prairie Grove School Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Prairie Grove Elementary	Education	$7.5 Million
Prairie Grove High School	Education	$8 Million
Prairie Grove Intermediate	Education	$7 Million
Prairie Grove Middle School	Education	$7.5 Million
Central Office	Administration	$500,000
Bus/ Maintenance Facility	Transportation	$1.8 Million

Springdale, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems	Other
• Citizens of the City of Springdale • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• City Hall • School • Municipal Airport • Hospital • Police Dept. • Fire Dept. • Childcare Facility • Senior Care Facility • Animal Control	• Beaver Lake Facility • Tenebaum Lake Dam	• Water and Wastewater • Water Treatment • Sewer Treatment • Telecommunications	• *Beely Johnson American Legion Post 139 • *Fishback School • *Old Springdale High School • *Shiloh Church • *Shiloh Historic District • Springdale Youth Center • Aquatic Center • Library • Arvest Ball Park • Jones Center • Parsons Stadium • Botanical Garden

***National Historic Sites**

Springdale Critical Facilities		
Critical Facility	**Facility Type**	**Value**
NW Health Center	Medical	$350 Million
Springdale Senior Center	Shelter	$100 Million
Springdale Water utilities	Utility	$100 Million
Springdale Fire Department- Station 1-6	Public Safety	$80 Million
Nob Hill Volunteer Fire Department	Public Safety	$1.5 Million
Tontitown Area Volunteer Fire Department Rural	Public Safety	$1.5 Million
Springdale PD	Public Safety	$600,000
State Police Troop L	Public Safety	$150,000
Springdale School District	Education	$946.1 Million
City Hall	Administration	$4.5 Million
Tenenbaum Lake Dam	Dam	$25,000
Water and Waste Water	Utility	$100 Million
Telecommunications	Utility	$15 Million
Springdale municipal airport	Airport	$2 Million

Springdale School District Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Faculty and Staff • Student Body • Visiting Populations • Non English Speaking Populations	• Head Start • 17 Elementary Schools • 4 Middle Schools • 4 Jr. High Schools • 4 High Schools • Early Childhood Center • Football Fields • Nursing Services • Food Services	• Central Office • Professional Development Center • Support Services	• Technology • Transportation • Warehouse Operations • Maintenance Dept.

Springdale School Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Bayyari Elementary School	Education	$20 Million
Bernice Young Elementary	Education	$20 Million
Central Junior High School	Education	$30 Million
Elmdale Elementary School	Education	$20 Million
George Elementary School	Education	$20 Million
George Junior High School	Education	$30 Million
Har-ber High School	Education	$85 Million
Harp Elementary School	Education	$20 Million
Helen Tyson Middle School	Education	$25 Million
Hellstern Middle School	Education	$25 Million
Hunt Elementary School	Education	$20 Million
J. O. Kelly Middle School	Education	$25 Million
John Tyson Elementary School	Education	$20 Million
Jones Elementary School	Education	$20 Million
Lakeside Junior High School	Education	$30 Million
Monitor Elementary	Education	$20 Million
Parson Hill Elementary School	Education	$20 Million
Robert E. Lee Elementary School	Education	$20 Million
Sonora Elementary School	Education	$20 Million
Sonora Middle School	Education	$25 Million
Southwest Junior High School	Education	$30 Million
Springdale Alternative School	Education	$2 Million
Springdale High School	Education	$85 Million
Thurman G. Smith Elementary School	Education	$20 Million
Turnbow Elementary School	Education	$20 Million
Walker Elementary School	Education	$20 Million
Westwood Elementary School	Education	$20 Million
Willis Shaw Elementary School	Education	$20 Million
Early Childhood Center	Education	$2.5 Million
Central Office	Administration	$750,000
Professional Development Center	Education	$100,000
Support Services	Administration	$100,000
Technology Building	Technology	$100,000
Transportation	Transportation	$10 Million
Food Services	Dining Services	$200,000
Nursing Services	Medical	$100,000
Warehouse Operations	Storage	$250,000
Maintenance Department	Maintenance	$500,000
Washington Building		$1.5 Million

Tontitown, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems	Other
• Citizens of the City of Tontitown • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• City Hall • Police Dept. • Fire Dept. • Power Plant • Waste Management • Pam Trucking • K&K Vet Supply		• Water and Wastewater	• Museum • Park • *Bariola Farm • *St. Joseph Catholic Church • *Tontitown School Building

***National Historic Sites**

Tontitown Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Tontitown Area volunteer Fire Department City	Public Safety	$1.5 Million
City Hall	Administration	$75,000
Police Department	Public Safety	$300,000
Power Plant	Utility	$1.2 Million

West Fork, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Citizens of the City of West Fork • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• City Hall • School • Police Dept. • Fire Dept. • Childcare Facility • Community Center • Animal Control		• Water and Wastewater • Windstream • State Highway Dept.

West Fork Critical Facilities		
Critical Facility	**Facility Type**	**Value**
West Fork Fire Department	Public Safety	$3 Million
Strickler Fire Department	Public Safety	$1.5 Million
West Fork School District	Education	$31.4 Million
City Hall	Administration	$100,000
Community Center	Shelter	$75,000
Windstream	Utility	$500,000
State Highway Department	Public Safety	$100,000

West Fork School District Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Faculty and Staff • Student Body • Visiting Populations • Non English Speaking Populations	• ABC School • Elementary School • Middle School • High School	• Administrative Offices	• Bus Fleet

West Fork School Critical Facilities		
Critical Facility	**Facility Type**	**Value**
West Fork Elementary School	Education	$10 Million
West Fork High School	Education	$10 Million
West Fork Middle School	Education	$9 Million
Central Office	Administration	$500,000
Transportation	Transportation	$1.8 Million
K-4 Activity Center	Education	$100,000

Winslow, Arkansas Community Assets

People	Critical Facilities	High Potential Loss	Infrastructure Systems
• Citizens of the City of Winslow • Elderly and Disabled Populations • Visiting Populations • Non English Speaking Populations	• City Hall • Fire Department		

Winslow Critical Facilities		
Critical Facility	**Facility Type**	**Value**
Sunset Fire Department	Public Safety	$1.5 Million
Boston Mountain Fire Department	Public Safety	$1.5 Million
City Hall	Administration	$75,000

Definitions for Classifications

The following definitions describe how the hazards were classified throughout the risk assessment in terms of extent and magnitude.

Maximum Probable Extent (Magnitude/ Strength based on historic events or future probability)

- Weak: Limited classification on scientific scale resulting in little to no damage
- Moderate: Moderate classification on scientific scale resulting in some damage and loss of services for days
- Severe: Severe classification on scientific scale resulting in devastating damage and loss of services for weeks or months
- Extreme: Extreme classification on scientific scale resulting in catastrophic damage and uninhabitable conditions

The following chart depicts how the extent of select hazards can be classified as weak, moderate, severe, or extreme.

Hazard	Scale/ Index	Weak	Moderate	Severe	Extreme
Hail	Hail Conservation Chart	0.25 to 0.88	1.00 to 1.75	2.00 to 3.00	4.00 and greater
Thunderstorm Wind & High Wind	Beaufort Wind Scale	1-10	11	12	12
Tornado	Enhanced Fujita Scale	EF0	EF1, EF2	EF3	EF4, EF5
Drought	Palmer Drought Index	-1.0 to -1.9	-2.0 to -2.9	-3.0 to -3.9	-4.0 and below
Earthquake	Modified Mercalli Scale	I to IV	V to VII	VIII	IX to XII
	Richter Scale	2, 3	4, 5	6	7, 8

Profiling Hazards

The following is a detailed assessment of the risks associated with each of the hazards which could potentially affect the planning area. Included in each of the hazards' profiles is information on the extent and magnitude of the hazards, previous occurrences of hazard events, and the probability of future events.

Risk and vulnerability assessments for each identified hazard can also be found in this section.

Hazards that were found to be reported by jurisdiction have been analyzed by their past occurrences, vulnerabilities, and risk specific to that jurisdiction. Other hazards reported only county-wide are given a general analysis using county data.

Climate change in Washington County, Arkansas:

B1-e:
Probability:
According to available data for climate change indicators, Washington County and all its jurisdictions indicate that there is a low to moderate risk of additional or increased impacts to these areas in this plan. The hazards with indicators are Drought, Extreme Temperatures, Flood and Wildfires. The dam failure, severe storms, tornados, and winter storm hazards do not have current data for Washington County to be able to determine if there is a probability of an increase in impact for Washington County and its jurisdictions. The earthquake and pandemic hazards are not affected by climate change.

B2-b:
People:
Although northwest Arkansas has seen a tremendous population growth in the last ten years, Washington County has shown only a 21% increase in population growth. The cities of Goshen (97% growth), Elm Springs (90% growth) and Prairie Grove (61% growth) show the largest population growth, but these communities and the rest of Washington County have implemented better planning and zoning controls that will benefit from any risks of future climate change levels.

Land Use Development:
Along with population growth comes land use development to accommodate this growth and it is no different in Washington County. Washington County and its jurisdictions are working with their planning and zoning commissions to adapt and plan to reduce or eliminate any potential increased impacts from climate change.
Even though the risk is low to moderate for Washington County and all of its jurisdictions, there is no indication that there will be any additional or any increased impacts to the probability, population growth or land use development in Washington County at this time, this will be addressed again in the next 5 year plan update.

Dam Failure Hazard Profile

A dam is typically constructed of earth, rock, and/or concrete and is used for the purpose of storage, diversion, and control and water within a waterway. These man-made barriers that make up the dam work to impound water in the upstream area of a water way, referred to a reservoir. When a dam fails it sends uncontrolled amounts of impounded water or waste downstream, causing flooding. A dam failure occurs from a catastrophic collapse, overtopping of the dam, or breach. Most dam failures occur when a spillways capacity is exceeded and the water overtops the dam, or when a dam is poorly constructed and cannot support the excessive flowing water in the reservoir. When a dam is breached it causes a high velocity of water to rush downstream which will damage or destroy everything in its path.

Extent

To appropriately define the spatial extent of probable flood inundation areas for the entire planning area would entail a comprehensive engineering study. Therefore, attempts at obtaining said information were unsuccessful, due to issues of information being classified. Solutions to this dilemma will be addressed in the mitigation section of this document.
Past Dam Failure Occurrences
Since 2000, Washington County has not experienced any dam failures. Because dam failure occurrences are reported at the county level, only information reported to the county will be used.

Future Probability

The historic frequency calculates that the chance of a dam failure occurring in Washington County is unlikely, being that no dam failures have occurred in the past and that there is less than 1% probability of occurrence in the next year or reoccurring interval greater than every 100 years.

Locations

The jurisdictions of Unincorporated Washington County, Elm Springs, Fayetteville, Johnson, Lincoln, Prairie Grove, and Springdale have an equal susceptibility to dam failure due to the 23 dams located in Washington County. We are unable to address the inundation areas for Washington County at this time due to a data deficiency of inundation mapping for the dam failure risk but will be incorporating this deficiency into our mitigation strategy for these locations. The school districts of Lincoln, Fayetteville, Prairie Grove, and Springdale stated that they are not susceptible to dam failure due to their proximity and dam size. Elkins, the Elkins School District, Farmington, the Farmington School District, Goshen, Greenland, the Greenland School District, Tontitown, West Fork, the West Fork School District, Winslow, and the University of Arkansas are not susceptible to dam failure. The following section will describe how all susceptible jurisdictions can be affected.

Jurisdictional Asset Values

Jurisdiction	Critical Facilities Assessed Capital
Unincorporated Washington County	$4,500,000
Elkins	$39,700,000
Elm Springs	$1,570,000
Farmington	$59,700,000
Fayetteville	$1,491,990,044
Goshen	$1,675,000
Greenland	$28,400,000
Johnson	$1,925,000
Lincoln	$58,640,000
Prairie Grove	$148,850,000
Springdale	$1,499,475,000
Tontitown	$3,075,000
West Fork	$36,175,000
Winslow	$40,175,000
Elkins School	$35,800,000
Farmington School	$56,000,000
Fayetteville School	$230,683,160
Greenland School	$26,500,000
Lincoln School	$42,500,000
Prairie Grove School	$31,800,000
Springdale School	$744,200,000
West Fork School	$30,900,000
University of Arkansas	$15,000,000,000

Dam Failure Analysis

Since 2004, Unincorporated Washington County and all participating jurisdictions have had no occurrences of dam failure. Dam failure can result in the damaging or destruction of crops, livestock, structures, infrastructure, bodily harm, and death.

Health and Safety: When dam failure occurs other flooding also occurs. This brings the potential of disease, injury, and death. There have been no dam failure related deaths reported in all of Washington County.

Building and Infrastructure: Dam failure has the potential to impact the community and its critical assets. Damage or destruction to structures and infrastructure is a potential effect of dam failure. The sudden displacement of water has the potential to damage or destroy anything in its path.

Additional Impact: Dam failures have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways and structures that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as the elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Businesses may be without power and
other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.
Over a 10-year period, Unincorporated Washington County and the participating jurisdiction have not experienced a high value loss but are not immune to the possibility of a dam failure event having a great impact in the future.

Dam Failure Vulnerability Analysis

The school districts of Farmington, Lincoln, Prairie Grove, Elkins, West Fork, Fayetteville, and Greenland are not located in areas near dams and are not susceptible to dam breach hazards.

The Springdale school district would have a deficiency of water in the event of a dam failure because their source of water is received from Beaver Lake. They would not be susceptible to property or infrastructure damage.
The cities of Farmington, Tontitown, West Fork, Elkins, Greenland, Goshen, Winslow, and the University of Arkansas are not susceptible to dam failure due to their proximity to a dam.

The city of Lincoln has earthen dams. The failure of these dams would flood significant areas of Rhea's Mill. In the event of the Lake Fayetteville dam failure, drainage system congestion, flooding, transportation restrictions, and life safety dangers would occur in the city of Johnson. The Prairie Grove Lake Dam needs to meet the high hazard classification and needs extensive improvement to meet the standard. The city of Springdale, Elm Springs, and the unincorporated areas of Washington County rely on Beaver Lake for water supply. Failure of the Beaver Lake dam could impose a water deficiency and effect over 50,000 people. There are several homes that could be flooded and destroyed, including loss of life in the event of a Fayetteville dam failure in the city of Fayetteville. There are 22 dams in the unincorporated areas of Washington County that could cause severe flooding and interfere with transportation routes.

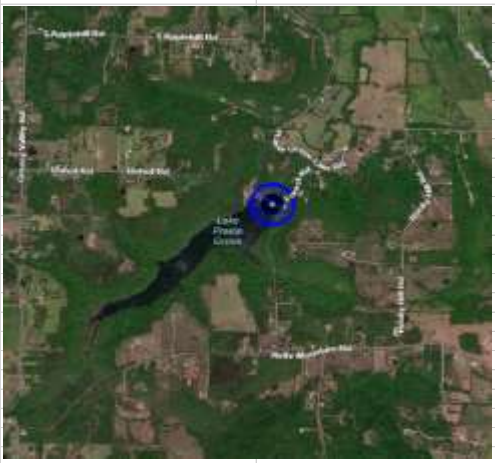
Dam Failure Probability Analysis

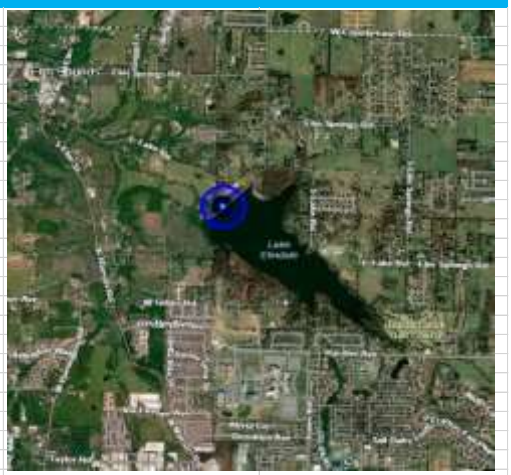
Based on the current data available for dams in Washington County, 5 are classified as high hazard, 7 are classified as a significant hazard and 11 are classified as low hazard. The projected climate change data for precipitation that would affect the dams indicates a low to moderate probability of increased risk from flooding, drought indicators also show as low to moderate probability of increased risk from hazards that would affect the dams in Washington County.

* The following information for dams is part of revision request.

The following spreadsheets show the location with mapped pictures and latitude and longitude coordinates along with risk indicators, there were no inundation maps for individual dams available. Some of the dams are included in the Washington County flood maps showing potential flood zones.

Washington County, Arkansas	23 Dam(s) Found
Muddy Fork Site 4	
Hazard Potential Classification: High	
Emergency Action Plan: Yes	
Owner Name: PRAIRIE GROVE WATER DEPARTMENT	
Primary Purpose: Flood Risk Reduction	
Dam Name	Muddy Fork Site 4
Other Names	Prairie Grove Lake Dam
NID ID	AR00281
Federal ID	AR00281
Owner Names	PRAIRIE GROVE WATER DEPARTMENT
Primary Owner Type	Local Government
Designer Names	USDA NRCS
Non-Federal Dam on Federal Property	No
Primary Purpose	Flood Risk Reduction
Purposes	Flood Risk Reduction;Water Supply
Source Agency	Arkansas
Latitude	35.93694444
Longitude	-94.33583333
State	Arkansas
County	Washington
City	PRAIRIE GROVE
River or Stream Name	BLAIR CREEK
Hazard Potential Classification: High	
Emergency Action Plan: Yes	
Owner Name: ARKANSAS GAME AND FISH COMMISSION	
Primary Purpose: Flood Risk Reduction	
Lake Fayetteville	
Hazard Potential Classification: High	
Emergency Action Plan: Yes	
Owner Name: CITY OF FAYETTEVILLE	
Primary Purpose: Recreation	
Dam Name	Lake Fayetteville
NID ID	AR00289
Federal ID	AR00289
Owner Names	CITY OF FAYETTEVILLE
Owner Types	Local Government
Primary Owner Type	Local Government
Non-Federal Dam on Federal Property	No
Primary Purpose	Recreation
Purposes	Recreation
Source Agency	Arkansas
Latitude	36.13666667
Longitude	-94.13833333
State	Arkansas
County	Washington
City	JOHNSON
River or Stream Name	CLEAR CREEK
Lake Elmdale Dam	
Hazard Potential Classification: High	
Emergency Action Plan: No	
Owner Name: ARKANSAS GAME AND FISH COMMISSION	
Primary Purpose: Recreation	
Dam Name	Lake Elmdale Dam
NID ID	AR00290
Federal ID	AR00290
Owner Names	ARKANSAS GAME AND FISH COMMISSION
Owner Types	State
Primary Owner Type	State
Non-Federal Dam on Federal Property	No
Primary Purpose	Recreation
Purposes	Recreation
Source Agency	Arkansas
Latitude	36.19833333
Longitude	-94.21833333
State	Arkansas
County	Washington
City	ELM SPRINGS
River or Stream Name	BUSH CREEK





Muddy Fork SWCD Site 1

Hazard Potential Classification: High	
Emergency Action Plan: Yes	
Owner Name: WASHINGTON COUNTY SOIL AND WATER CONSERVATION DISTRICT	
Primary Purpose: Flood Risk Reduction	
Dam Name	Muddy Fork SWCD Site 1
Other Names	Kinion Lake
NID ID	AR00286
Federal ID	AR00286
Owner Names	WASHINGTON COUNTY SOIL AND WATER CONSERVATION DISTRICT
Owner Types	Local Government
Primary Owner Type	Local Government
Designer Names	USDA NRCS
Non-Federal Dam on Federal Property	No
Primary Purpose	Flood Risk Reduction
Purposes	Flood Risk Reduction;Recreation
Source Agency	Arkansas
Latitude	36.05194444
Longitude	-94.38
State	Arkansas
County	Washington
City	SAVOY
River or Stream Name	KINION CREEK

Muddy Fork Site 2

Hazard Potential Classification: Significant	
Emergency Action Plan: Not Required	
Owner Name: CITY OF LINCOLN	
Primary Purpose: Flood Risk Reduction	
Dam Name	Muddy Fork Site 2
Other Names	Lake Lincoln
NID ID	AR00283
Federal ID	AR00283
Owner Names	CITY OF LINCOLN
Owner Types	Local Government
Primary Owner Type	Local Government
Designer Names	USDA NRCS
Non-Federal Dam on Federal Property	No
Primary Purpose	Flood Risk Reduction
Purposes	Flood Risk Reduction;Recreation;Water Supply
Source Agency	Arkansas
Latitude	36.00361111
Longitude	-94.41888889
State	Arkansas
County	Washington
City	RHEA
River or Stream Name	MOORE CREEK

Wilson Lake Dam

Hazard Potential Classification: Significant	
Emergency Action Plan: Not Required	
Owner Name: CITY OF FAYETTEVILLE	
Primary Purpose: Recreation	
Dam Name	Wilson Lake Dam
NID ID	AR00285
Federal ID	AR00285
Owner Names	CITY OF FAYETTEVILLE
Owner Types	Local Government
Primary Owner Type	Local Government
Non-Federal Dam on Federal Property	No
Primary Purpose	Recreation
Purposes	Recreation
Source Agency	Arkansas
Latitude	36.00111111
Longitude	-94.13638889
State	Arkansas
County	Washington
City	FAYETTEVILLE
River or Stream Name	WHITE RIVER-TR

Lake Lucille Dam

Hazard Potential Classification: Significant	
Emergency Action Plan: Not Required	
Owner Name: LAKE LUCILLE PROPERTY OWNERS ASSOCIATION	
Primary Purpose: Recreation	
Dam Name	Lake Lucille Dam
NID ID	AR00516
Federal ID	AR00516
Owner Names	LAKE LUCILLE PROPERTY OWNERS ASSOCIATION
Owner Types	Private
Primary Owner Type	Private
Non-Federal Dam on Federal Property	No
Primary Purpose	Recreation
Purposes	Recreation
Source Agency	Arkansas
Latitude	36.07833333
Longitude	-94.15166667
State	Arkansas
County	Washington
City	FAYETTEVILLE
River or Stream Name	SUBLETT CREEK

Broccardo Lake Dam

Hazard Potential Classification: Significant	
Emergency Action Plan: Not Required	
Owner Name: BILL WHITFIELD	
Primary Purpose: Recreation	
Dam Name	Broccardo Lake Dam
NID ID	AR00517
Federal ID	AR00517
Owner Names	BILL WHITFIELD
Owner Types	Private
Primary Owner Type	Private
Non-Federal Dam on Federal Property	No
Primary Purpose	Recreation
Purposes	Recreation
Source Agency	Arkansas
Latitude	36.08666667
Longitude	-94.10833333
State	Arkansas
County	Washington
City	FAYETTEVILLE
River or Stream Name	MUD CREEK-OS
Hazard Potential Classification: Significant	
Emergency Action Plan: Not Required	

Adams Lake Dam

Hazard Potential Classification: Significant	
Emergency Action Plan: Not Required	
Owner Name: DANNY THOMAS	
Primary Purpose: Recreation	
Dam Name	Adams Lake Dam
NID ID	AR00284
Federal ID	AR00284
Owner Names	DANNY THOMAS
Owner Types	Private
Primary Owner Type	Private
Non-Federal Dam on Federal Property	No
Primary Purpose	Recreation
Purposes	Recreation
Source Agency	Arkansas
Latitude	36
Longitude	-94.18333333
State	Arkansas
County	Washington
City	GREENLAND
River or Stream Name	WARD SLOUGH-TR

Hinshaw Lake Dam

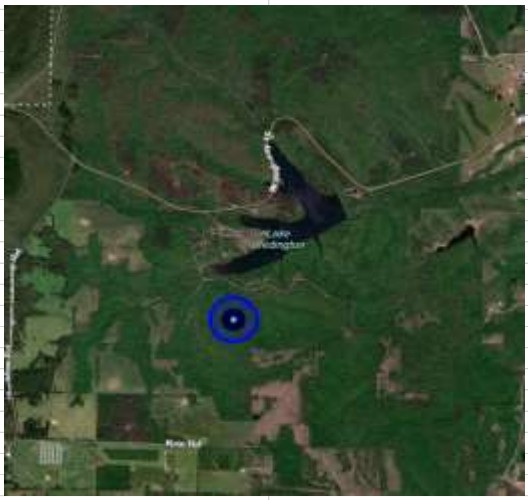
Hazard Potential Classification: Significant
Emergency Action Plan: Not Required
Owner Name: JERRY E. HINSHAW
Primary Purpose: Recreation

Dam Name	Hinshaw Lake Dam
Other Names	Arbor Acres Lake Dam
NID ID	AR00279
Federal ID	AR00279
Owner Names	JERRY E. HINSHAW
Owner Types	Private
Primary Owner Type	Private
Non-Federal Dam on Federal Property	No
Primary Purpose	Recreation
Purposes	Recreation
Source Agency	Arkansas
Latitude	36.14361111
Longitude	-94.23777778
State	Arkansas
County	Washington
City	WHEELER
River or Stream Name	LITLE WILDCAT CREEK-TR

Lake Wedington

Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: USDA FS
Primary Purpose: Fish and Wildlife Pond

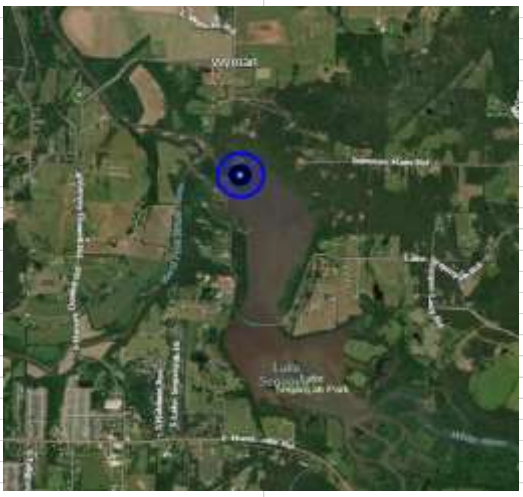
Dam Name	Lake Wedington
NID ID	AR00287
Federal ID	AR00287
Owner Names	USDA FS
Owner Types	Federal
Primary Owner Type	Federal
Non-Federal Dam on Federal Property	No
Primary Purpose	Fish and Wildlife Pond
Purposes	Fish and Wildlife Pond;Recreation
Source Agency	Forest Service
State or Federal Agency ID	081005 0005
Latitude	36.08333333
Longitude	-94.3750001
State	Arkansas
County	Washington
City	FAYETTEVILLE, AR
River or Stream Name	CHAMBERS SPRINGS



Lake Sequoyah

Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: CITY OF FAYETTEVILLE
Primary Purpose: Other

Dam Name	Lake Sequoyah
NID ID	AR00288
Federal ID	AR00288
Owner Names	CITY OF FAYETTEVILLE
Owner Types	Local Government
Primary Owner Type	Local Government
Non-Federal Dam on Federal Property	No
Primary Purpose	Other
Purposes	Other;Recreation
Source Agency	Arkansas
Latitude	36.06666667
Longitude	-94.06861111
State	Arkansas
County	Washington
City	GOSHEN
River or Stream Name	WHITE RIVER



Lindsey Dam

Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: JAMES LINDSEY
Primary Purpose: Fish and Wildlife Pond

Dam Name	Lindsey Dam
NID ID	AR01546
Federal ID	AR01546
Owner Names	JAMES LINDSEY
Owner Types	Private
Primary Owner Type	Private
Non-Federal Dam on Federal Property	No
Primary Purpose	Fish and Wildlife Pond
Purposes	Fish and Wildlife Pond;Recreation
Source Agency	Arkansas
Latitude	36.08944444
Longitude	-94.31666667
State	Arkansas
County	Washington
River or Stream Name	CLEAR CREEK-TR

Hunton Lake Dam

Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: JERRY F. HUNTON
Primary Purpose: Irrigation

Dam Name	Hunton Lake Dam
NID ID	AR01449
Federal ID	AR01449
Owner Names	JERRY F. HUNTON
Owner Types	Private
Primary Owner Type	Private
Non-Federal Dam on Federal Property	No
Primary Purpose	Irrigation
Purposes	Irrigation
Source Agency	Arkansas
Latitude	35.90972222
Longitude	-94.35194444
State	Arkansas
County	Washington
City	PRAIRIE GROVE
River or Stream Name	BLAIR CREEK

Heda Lake Dam

Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: AUTON PATRICK
Primary Purpose: Recreation

Dam Name	Heda Lake Dam
NID ID	AR00522
Federal ID	AR00522
Owner Names	AUTON PATRICK
Owner Types	Private
Primary Owner Type	Private
Non-Federal Dam on Federal Property	No
Primary Purpose	Recreation
Purposes	Recreation
Source Agency	Arkansas
Latitude	36.21166667
Longitude	-94.32166667
State	Arkansas
County	Washington
City	LAKE FRANCIS
River or Stream Name	OSAGE CREEK-TR-OS

Meadows Lake Dam

Hazard Potential Classification: Low	
Emergency Action Plan: Not Required	
Owner Name: FRED SWEETER	
Primary Purpose: Recreation	
Dam Name	Meadows Lake Dam
NID ID	AR00513
Federal ID	AR00513
Owner Names	FRED SWEETER
Owner Types	Private
Primary Owner Type	Private
Non-Federal Dam on Federal Property	No
Primary Purpose	Recreation
Purposes	Recreation
Source Agency	Arkansas
Latitude	36.05333333
Longitude	-94.495
State	Arkansas
County	Washington
City	LAKE FRANCIS
River or Stream Name	CINCINNATI CREEK-TR

Cantrell Lake Dam

Hazard Potential Classification: Low	
Emergency Action Plan: Not Required	
Owner Name: LLOYD LOGINBUEL	
Primary Purpose: Recreation	
Dam Name	Cantrell Lake Dam
NID ID	AR00515
Federal ID	AR00515
Owner Names	LLOYD LOGINBUEL
Owner Types	Private
Primary Owner Type	Private
Non-Federal Dam on Federal Property	No
Primary Purpose	Recreation
Purposes	Recreation
Source Agency	Arkansas
Latitude	35.93333333
Longitude	-94.41833333
State	Arkansas
County	Washington
City	DUTCH MILL
River or Stream Name	BUSH CREEK

Dbl Bar Ranch Lake Dam

Hazard Potential Classification: Low	
Emergency Action Plan: Not Required	
Owner Name: PAT MASSY	
Primary Purpose: Recreation	
Dam Name	Dbl Bar Ranch Lake Dam
NID ID	AR00512
Federal ID	AR00512
Owner Names	PAT MASSY
Owner Types	Private
Primary Owner Type	Private
Non-Federal Dam on Federal Property	No
Primary Purpose	Recreation
Purposes	Recreation
Source Agency	Arkansas
Latitude	36.08
Longitude	-94.46833333
State	Arkansas
County	Washington
City	LAKE FRANCIS
River or Stream Name	WEDDINGTON-TR
Emergency Action Plan: Not Required	
Owner Name: FORREST RODGERS	
Primary Purpose: Irrigation	

Arkno Name 350	
Hazard Potential Classification: Low	
Emergency Action Plan: Not Required	
Owner Name: OZARK MILLING INC.	
Primary Purpose: Recreation	
Dam Name	Arkno Name 350
NID ID	AR01110
Federal ID	AR01110
Owner Names	OZARK MILLING INC.
Owner Types	Private
Primary Owner Type	Private
Non-Federal Dam on Federal Property	No
Primary Purpose	Recreation
Purposes	Recreation
Source Agency	Arkansas
Latitude	35.98888889
Longitude	-94.21305556
State	Arkansas
County	Washington
City	NONE
River or Stream Name	HICKORY CREEK-TR

Drought Hazard Profile

Drought is "a persistent and abnormal moisture deficiency having adverse impacts on vegetation, animals, and people." Droughts can be categorized by one of four types: 1) meteorological drought, 2) hydrological drought, 3) agricultural drought, and 4) socioeconomic drought. Meteorological drought occurs when dry weather patterns dominate an area. Meteorological drought can occur suddenly and end quickly, while hydrological drought requires more time to develop and then recover. Hydrological drought occurs when water supplies are low, especially in streams, reservoirs, and groundwater levels, primarily after several months of meteorological drought. Agricultural drought occurs when crops are affected. Socioeconomic drought deals with the supply and demand of different commodities to drought. The Drought Monitor summary map classifies drought areas by categorizing droughts by the level of intensity. D0 represents areas that are abnormally dry that will potentially result in a drought or are drought areas recovering from previous drought conditions. D1 is the least intense category of drought, whereas D4 is the most severe.

This scale demonstrates the possible range of drought for the jurisdictions within the municipalities of Washington County.

Category	Description	Description of Possible Impacts	Drought Monitoring Indices	
			Palmer Drought Index	Standard Precipitation Index (SPI)
D0	Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered	-1.0 to -1.9	-0.5 to -0.7
D1	Moderate Drought	Some damage to crops or pastures; Streams, reservoirs, or wells low; Some water shortages developing or imminent; Voluntary water use restrictions requested; Fire risk high.	-2.0 to -2.9	-0.8 to -1.2
D2	Severe Drought	Crop or pasture losses likely; Water shortages common, Water restrictions imposed; Fire risk very high.	-3.0 to -3.9	-1.3 to -1.5
D3	Extreme Drought	Major crop and pasture losses; Widespread water shortages or restrictions; Extreme fire danger.	-4.0 to -4.9	-1.6 to -1.9
D4	Exceptional Drought	Exceptional and widespread crop and pasture losses; Shortages of water in reservoirs, streams and wells creating water emergencies; Exceptional fire risk.	-5.0 or less	less than -2

Extent

All participating jurisdictions within Washington County are capable of experiencing any category within this scale but have generally experienced categories D0-D1 in the past 10 years.

Past Drought Occurrences

Since 2000, Washington County has had 33 drought occurrences. These events have not resulted in any crop or property damage, nor taken the life of anyone. Because drought occurrences are reported at the county level, only information reported by the county will be used.

Storm Events Database

Search Results for Washington County, Arkansas

Event Types: Drought
Washington county contains the following zones: Washington

33 events were reported between 01/01/2000 and 06/30/2023 (8582 days)

Summary Info:

Number of County/Zone areas affected:	1
Number of Days with Event:	33
Number of Days with Event and Death:	0
Number of Days with Event and Death or Injury:	0
Number of Days with Event and Property Damage:	0
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

Future Probability

The historic frequency calculates that there is over 100% chance of a drought occurring in Washington County every 0.7 years. Based on the current data available for droughts in Washington County, the projected climate change data for droughts indicates a low to moderate probability of increased risk from drought. The included climate change data graphic on shows a low to moderate probability of increased risk from a drought hazard that would affect the jurisdictions in Washington County.

Locations

Each jurisdiction in Washington County has an equal susceptibility to drought conditions. Therefore, drought conditions are reported county wide and not at the individual jurisdictional level. The following section will describe how all jurisdictions can be affected.

Jurisdictional Asset Values

Jurisdiction	Critical Facilities Assessed Capital
Unincorporated Washington County	$4,500,000
Elkins	$39,700,000
Elm Springs	$1,570,000
Farmington	$59,700,000
Fayetteville	$1,491,990,044
Goshen	$1,675,000
Greenland	$28,400,000
Johnson	$1,925,000
Lincoln	$58,640,000
Prairie Grove	$148,850,000
Springdale	$1,499,475,000
Tontitown	$3,075,000
West Fork	$36,175,000
Winslow	$40,175,000
Elkins School	$35,800,000
Farmington School	$56,000,000
Fayetteville School	$230,683,160
Greenland School	$26,500,000
Lincoln School	$42,500,000
Prairie Grove School	$31,800,000
Springdale School	$744,200,000
West Fork School	$30,900,000
University of Arkansas	$15,000,000,000

Drought Analysis

Since 2000, Washington County has had 33 occurrences of drought, resulting in no property damage. Drought has the potential to impact crops, livestock, health, and can create possibilities for wildfire.

Health and Safety: Drought has the potential of bodily harm and death. Viruses, protozoa, and bacteria can contaminate both groundwater and surface water when rainfall decreases. People who obtain their drinking water from private wells may be at higher risk for infectious disease that can be linked to drought. E. coli and Salmonella are bacteria that can contaminate food and cause infectious disease during a drought. Food is a method for disease transmission when drought occurs because water shortages can force farmers to use recycled water to irrigate their fields and process the food they grow. It is possible that surface runoff can cause the inadvertent contamination of crops, due to the rain water's inability to penetrate the dry and compacted soil that occurs with drought.

Additional Impact: Droughts have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to wildfires that may result from dry drought conditions and can produce a need for rescue which may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Businesses may be without power and other utilities which can interrupt economic flow.
Businesses may suffer from the loss of inventory due to the impact on agriculture. Utility personnel may be called out to contend with power outages and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Over a 23-year period, Washington County has experienced no valued loss, but has the potential to experience a great loss in the future

Drought Vulnerability Analysis

Farmington school district does not currently have education about grazing and crop rotation. The Farmington school district, Springdale school district, the Fayetteville school district, the Greenland school district, and Elkins school district do not have an Emergency Operations Plan (EOP) for drought. The Springdale school district has a sizable agriculture department that would suffer from the event of a drought. The landscaping, including athletic fields, of the Springdale school district, Lincoln school district, and Prairie Grove school district would suffer if water had to be rationed. The West Fork school district would suffer from critical water shortages, leading to the need for water conservation training.

The city of Lincoln, Winslow, Johnson, Greenland, West Fork, and the unincorporated areas of Washington County face a high potential for a decline in water supply for combating events of woodland wildfires and structural fires. The city of Johnson and the unincorporated areas of Washington County have the potential to suffer from vegetation loss and destruction. The city of Goshen is dependent on Fayetteville's city water, causing an increased risk of water supply deficiency. Extreme drought could lead to water shortages in the city of Fayetteville. There is a potential for a diminishing supply of potable water in the city of Greenland and the city of Tontitown, in the event of a drought. The city of Elkins has an insufficient water reserve; they depend solely on Fayetteville's water supply, with only one water line that enters the city of Elkins. An extended drought in the city of Prairie Grove can lead to diminished water supplies and create water demand more than treatment capabilities. The cities of Springdale, Tontitown, Farmington, and Elm Springs lack understanding and awareness of the impact of a drought on the city. In the city of Elm Springs, there is currently no protocols in place for water restrictions, in the event of a drought. The city of Farmington has water limitations, because they get their supply from the city of Fayetteville and the Washington County water authority. The research and educational activities will be affected during the event of drought at the University of Arkansas. The university is susceptible to loss of animals and vegetation. All participating jurisdictions are susceptible to damage or destruction to crops and livestock. With crops and grass dying, famers will be forced to provide livestock that rely on grazing with other means of food. Lakes, ponds, and streams may also dry up or water levels could potentially become contaminated adding additional risk to livestock. Farmers residing within the planning area may also suffer economic loss due to drought conditions.

Climate change indicators for drought in Washington County

Hazard Report

Drought

Washington County, Arkansas

Total Population
232,289

Non-Hispanic White Population (%)
29%

Income Below Poverty in Last 12 Mo (%)
16%

Building Codes Hazard Resistance
Lower Resistance

% Population Disadvantaged
35.98%

Explore additional data

U.S. Climate Resilience Toolkit

Source: Census Bureau, CEQ, Esri, FEMA, MRLC, NOAA, USGS

National Risk Index Rating
Relatively Moderate

Drought Annualized Frequency
14.69

Expected Annual Loss Rating
Relatively High

Expected Annual Loss Total ($)
$2,363,988.64

according to the FEMA National Risk Index

Future Climate Indicators

Indicator	Modeled History (1976 - 2005)		Early Century (2015 - 2044)			Mid Century (2035 - 2064)			Late Century (2070 - 2099)		
			Lower Emissions		Higher Emissions	Lower Emissions		Higher Emissions	Lower Emissions		Higher Emissions
	Min - Max		Min - Max		Min - Max	Min - Max		Min - Max	Min - Max		Min - Max
Precipitation:											
Average annual total precipitation	47"		48"		48"	48"		48"	47"		48"
	45 - 50		44 - 55		44 - 54	42 - 56		38 - 56	42 - 53		35 - 55
Days per year with precipitation (wet days)	160 days		156 days		155 days	155 days		153 days	153 days		148 days
	155 - 167		138 - 170		133 - 167	139 - 168		123 - 170	138 - 171		110 - 173
Days per year with no precipitation (dry days)	205 days		209 days		210 days	210 days		212 days	212 days		217 days
	198 - 210		196 - 228		198 - 235	197 - 227		196 - 243	195 - 232		152 - 255
Maximum number of consecutive dry days	16 days		17 days		17 days	18 days		18 days	18 days		19 days
	14 - 18		14 - 20		14 - 21	15 - 22		14 - 23	15 - 24		15 - 26
Temperature thresholds:											
Annual days with maximum temperature > 90 °F	32 days		61 days		64 days	72 days		81 days	84 days		113 days
	31 - 43		39 - 82		45 - 86	45 - 101		52 - 109	49 - 119		75 - 143
Annual days with maximum temperature > 100 °F	2 days		7 days		8 days	12 days		15 days	17 days		41 days
	1 - 2		1 - 20		1 - 18	2 - 25		3 - 46	4 - 25		12 - 82

N/A = Data Not Available for this selected area

Earthquake Hazard Profile

An earthquake is a sudden release of energy in Earth's crust that causes shaking or vibrations on Earth's surface. These vibrations that travel through Earth's surface are known as seismic waves. An earthquake originates because of a rupture, slippage, or movement of rocks along a fault line. When this movement occurs along the fault it causes seismic waves to radiate in all directions. Seismic waves are recorded on an instrument referred to as a seismograph.
Seismographs record a zig-zag line that demonstrates the varying amplitudes of the vibrations in Earth's surface beneath the instrument. The severity of an earthquake is expressed in magnitude and intensity. Magnitude is related to the amount of seismic energy at the epicenter of the earthquake. The effect the earthquake has on Earth's surface is referred to as the intensity. Currently the Modified Mercalli (MM) intensity scale is used to express how the earthquake was observed by people, buildings, and natural features. The intensity varies from place to place depending on the location of the observer in respect to the epicenter. The Richter Magnitude Scale is used to determine the amplitude of the earthquake at the epicenter. This scale is used to categorize earthquakes for reporting processes. The MM scale is used to see how far the earthquake's intensity was felt and how it affected people in all directions. Although earthquakes have only one magnitude, they have variable intensities that generally decrease with increasing distance from the epicenter.

This following scale demonstrates the possible range of earthquake intensity for the jurisdictions within the municipalities of Washington County.

Modified Mercalli Intensity	Damage Description
I	Not felt except by a very few under especially favorable conditions
II	Felt only by a few persons at rest, especially on upper floors of buildings
III	Felt quite noticeably by people indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibrations similar to the passing of a truck. Duration estimated.
IV	Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.
V	Felt by nearly everyone; many awakened. Some dishes and windows were broken. Unstable objects overturned. Pendulum clocks may stop.
VI	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.
VII	Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures: considerable damage in poorly built or badly designed structures; some chimneys broken.
VIII	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage is great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage is great in substantial buildings, with partial collapse. Buildings shifted off foundations
X	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.
XI	Few, if any (masonry) structures remain standing. Bridges destroyed. Rails bent greatly.
XII	Damage total. Lines of sight and level are distorted. Objects thrown into the air.

Extent

All participating jurisdictions within Washington County can experience any category within the Mercalli scale above.

Past Earthquake Occurrences

Since 1931, Washington County has not experienced any earthquake events. Because earthquake occurrences are reported at the county level, only information reported the county will be used.

Future Probability

The historic frequency calculates that the chance of an earthquake occurring in Washington County is unlikely, being that no earthquakes have occurred in the past and that there is less than 1% probability of occurrence in the next year or reoccurring interval greater than every 100 years.
The USGS database shows that there is a 0.37% chance of a major earthquake within 50km of Washington County, AR within the next 50 years.

Risk Level: Very Low
Total Number of Earthquakes in Washington County since 1931- 0
Probability of A 5.0 Earthquake within next 50 years- 0.37%

Locations

Each jurisdiction in Washington County has an equal susceptibility to seismic activity. Therefore, earthquake data is reported county wide and not at the individual jurisdictional level. The following section will describe how all jurisdictions could be affected.

Jurisdictional Asset Values

Jurisdiction	Critical Facilities Assessed Capital
Unincorporated Washington County	$4,500,000
Elkins	$39,700,000
Elm Springs	$1,570,000
Farmington	$59,700,000
Fayetteville	$1,491,990,044
Goshen	$1,675,000
Greenland	$28,400,000
Johnson	$1,925,000
Lincoln	$58,640,000
Prairie Grove	$148,850,000
Springdale	$1,499,475,000
Tontitown	$3,075,000
West Fork	$36,175,000
Winslow	$40,175,000
Elkins School	$35,800,000
Farmington School	$56,000,000
Fayetteville School	$230,683,160
Greenland School	$26,500,000
Lincoln School	$42,500,000
Prairie Grove School	$31,800,000
Springdale School	$744,200,000
West Fork School	$30,900,000
University of Arkansas	$15,000,000,000

Earthquake Analysis

Since 1931, Washington County has had no occurrences of earthquakes. Earthquakes have the potential to impact structure, infrastructure, health, and safety. Earthquakes also can result in cascading effects.

Health and Safety: An earthquake has the potential to cause injury or death. Most deaths associated with earthquakes are caused by falling debris or entire structures collapsing on top of them. Earthquakes have the potential to cause landslides which could also result in injury or death.

Building and Infrastructure: Earthquakes have the potential to impact a community and its critical assets. Earthquakes have the potential to damage structures and infrastructure.
Earthquakes have the potential to cause landslides and liquefaction of soil which could result in damage or destruction to structures and infrastructure.

Additional Impact: Earthquakes have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to damaged structures and roadways that may produce the need for search and rescue and may also require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed.
Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 1931, Washington County has experienced no value loss as a result of an earthquake but has the potential to experience a great loss in the future.

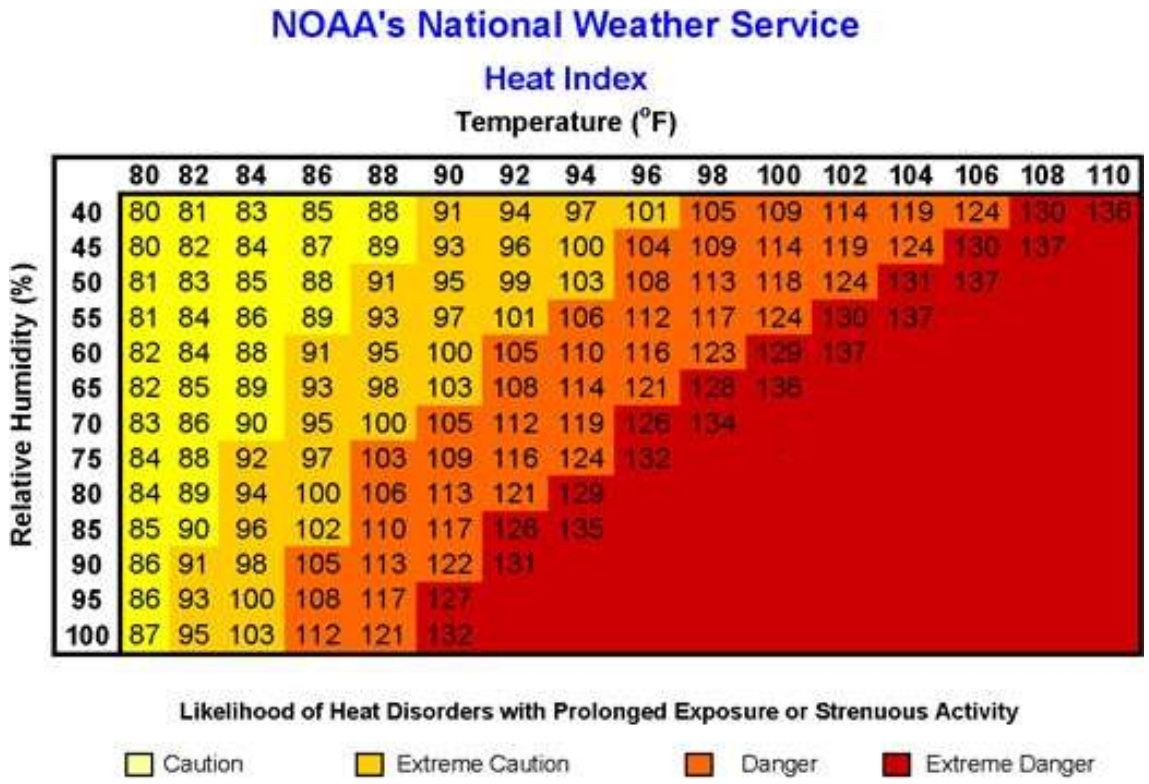
Earthquake Vulnerability Analysis

A major earthquake could cause disruption of utilities, gas leaks and explosions, major structural damage, and transportation issues in all the school districts of Farmington, Springdale, Lincoln, Prairie Grove, Elkins, West Fork, Fayetteville, and Greenland. There is also a lack of education and training on earthquake preparedness in these school districts. There is also a sufficient need to increase the capacity for an influx of refugees.

There is a high potential for loss of all or most utilities. All participating jurisdictions have the potential for damage to city infrastructure, which includes bridges and roads. This could result in rescue and cleanup crews working extra hours causing all participating jurisdictions to rely on outside assistance. In addition, resulting economic issues could arise for the entire planning area. Communication will be problematic with responders and citizens. No building at the University of Arkansas is rated to withstand a 3-magnitude earthquake on the rector scale. The University of Arkansas is also home to several buildings that are on the National Historic Registry. Several cities including Farmington, Fayetteville, Prairie Grove, Springdale, and Tontitown, also have buildings on the National Historic Registry. There is a lack of self-preparedness and earthquake insurance availability in all the districts of Washington County, including the unincorporated districts. In all participating jurisdictions, elderly and disabled populations are at risk of injury or death. Several of these individuals live on their own and may not have the necessary capabilities to care for themselves. Debris covering the roadways could potentially hinder rescue efforts for these individuals. Dams and bridges have not been retrofitted to withstand any magnitude of an earthquake. There is a lack of shelter availability due to the increased potential of displaced citizens.

Extreme Temperature Profile

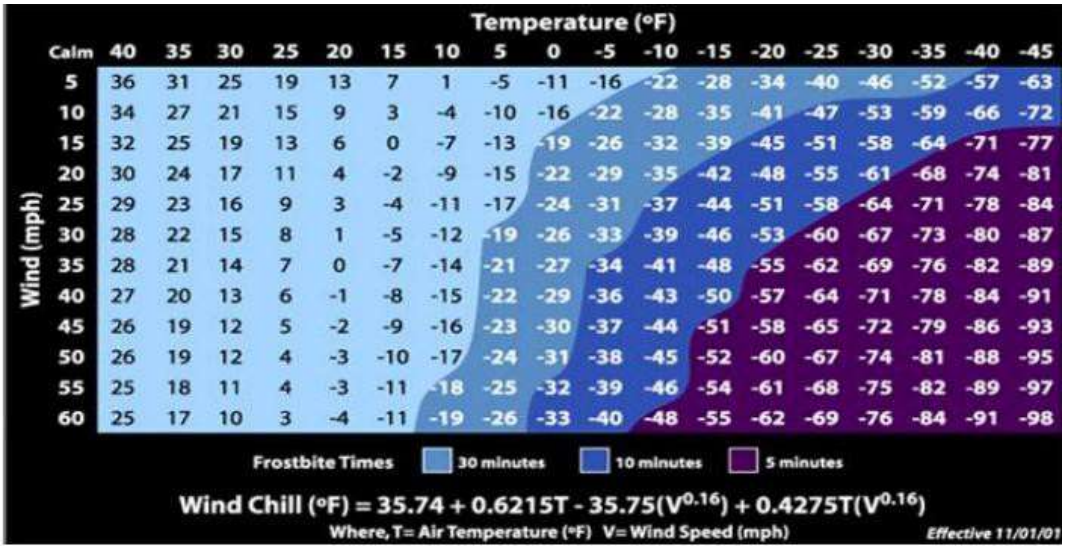
Extreme heat is characterized by a combination of very high temperatures and exceptionally humid conditions. A heat wave results from persistent conditions over a period.
Exposure to extreme heat can result in heatstroke.
This scale demonstrates the possible range of high temperatures for the jurisdictions within the municipalities of Washington County.



Category	Classification	Heat Index/Apparent Temperature (°F)	General Affect on People in High Risk Groups
I	Extremely Hot	130°F or Higher	Heat/Sunstroke HIGHLY LIKELY with continued exposure
II	Very Hot	105°F - 130°F	Sunstroke, heat cramps, or heat exhaustion LIKELY, and heatstrokePOSSIBLE with prolonged exposure and/or physical activity
III	Hot	90°F - 105°F	Sunstroke, heat cramps, or heat exhaustion POSSIBLE with prolonged exposure and/or physical activity
IV	Very Warm	80°F - 90°F	Fatigue POSSIBLE with prolonged exposure and/or physical activity

Extreme Cold can accompany winter storms and be left in their aftermath. Special populations such as infants and the elderly are most vulnerable to extended exposure to the cold, which can cause potentially life-threatening conditions such as hypothermia and frostbite. Below freezing temperatures can damage vegetation and cause damage to pipes inside homes and businesses.

Wind Chill is defined as how the wind and cold feels on the exposed skin. It is not the actual temperature. During colder weather, as the wind increases, body heat is pulled away from the body at a faster rate, this causes the body temperature to drop.
This scale demonstrates the possible range of cold temperatures for the jurisdictions within the municipalities of Washington County.



Extent
All participating jurisdictions within Washington County can experience any category within the above scales but for extreme heat they have generally experienced Category II.

Past Extreme Temperature Occurrences
Over the past 10 years Washington County has experienced three days with extreme heat. None of these extreme heat days have resulted in any crop or property damage. Even though none of these events caused monetary damage to Washington County, the excessive heat did take the life of one person. Over the last 10 years Washington County has not experienced any extreme cold events. Due to the fact that extreme temperature occurrences are reported at the county level, only information reported the county will be used.

Event Types: Excessive Heat
Washington County contains the following zones: Washington County
3 events were reported between 01/01/2000 and 06/30/2023 (8582 days)

Summary Info:

Number of County/Zone areas affected:	1
Number of Days with Event:	3
Number of Days with Event and Death:	1
Number of Days with Event and Death or Injury:	1
Number of Days with Event and Property Damage:	0
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

*8-1-2012-The two deaths associated with this report were two children that had been left in a vehicle over an extended period.
****

Event Types: Heat
Washington County contains the following zones: Washington County
6 events were reported between 01/01/2000 and 06/30/2023 (8582 days)

Summary Info:

Number of County/Zone areas affected:	1
Number of Days with Event:	6
Number of Days with Event and Death:	2
Number of Days with Event and Death or Injury:	4
Number of Days with Event and Property Damage:	0
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

*There were 775 heat related injuries during two high heat events where attendees of an Arkansas Razorbacks game had to be treated for heat related health issues.
* The two deaths were during two separate heat events; 6-22-2010-one death was a female that was found in her attic and the 2nd 6-24-2012 was a construction worker.

Future Probability
The historic frequency calculates that there is a 40% chance of extreme temperature occurring in Washington County every 2.56 years. Based on the current data available for extreme temperatures in Washington County, the projected climate change data for droughts indicates a relatively high probability of increased risk from extreme temperatures. The included climate change data graphic on page 70 shows a relatively high probability of increased risk from extreme temperatures that could cause increased losses to the jurisdictions in Washington County.

Locations
Each jurisdiction in Washington County has an equal susceptibility to extreme temperature activity. Therefore, extreme temperatures are reported county wide and not at the individual jurisdictional level. The following section will describe how all jurisdictions can be affected.

Jurisdictional Asset Values

Jurisdiction	Critical Facilities Assessed Capital
Unincorporated Washington County	$4,500,000
Elkins	$39,700,000
Elm Springs	$1,570,000
Farmington	$59,700,000
Fayetteville	$1,491,990,044
Goshen	$1,675,000
Greenland	$28,400,000
Johnson	$1,925,000
Lincoln	$58,640,000
Prairie Grove	$148,850,000
Springdale	$1,499,475,000
Tontitown	$3,075,000
West Fork	$36,175,000
Winslow	$40,175,000
Elkins School	$35,800,000
Farmington School	$56,000,000
Fayetteville School	$230,683,160
Greenland School	$26,500,000
Lincoln School	$42,500,000
Prairie Grove School	$31,800,000
Springdale School	$744,200,000
West Fork School	$30,900,000
University of Arkansas	$15,000,000,000

Extreme Temperature Analysis

Since 2000, Washington County has had 9 occurrences of extreme heat, resulting in no property damage. Washington County has had no occurrences of extreme cold. Extreme temperatures bring the potential risk of bodily harm or death.

Health and Safety: Extreme temperatures have the potential of bodily harm and death. Since 2000, there have been 4 deaths and 775 injuries related to extreme heat. Extreme heat can cause heat rash, cramps, heat exhaustion, heat stroke, and death. Extreme cold can result in frost bite and hypothermia.

Additional Impact: Extreme temperatures have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to medical emergencies related to extreme heat and cold that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities due to the possibility of the loss of power. Businesses may also experience the loss of power and other utilities which can interrupt economic flow. Excessive heat or cold temperatures can result in the loss of inventory and can influence customer turnout. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Resources working out in the field are at risk for heat and cold related medical conditions. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Washington County has experienced no valued property loss, but has the potential to experience a greater loss in the future.

Extreme Temperature Vulnerability Analysis

The Farmington school district, Lincoln school district, and the Fayetteville school district do not have an alternate power source, such as generators, to heat or cool the buildings during power outages. There is a high risk of heat exhaustion, especially during outdoor sport practices, during the hot months in the Lincoln school district, Farmington school district, Prairie Grove school district, and Greenland school district. There are heat hazards to the grounds workers performing tasks outside, during hot months. The West Fork school district has concerns of extreme heating and cooling that will cause heat exhaustion, heat strokes, frost bite, and hypothermia to students and staff. The buses of the Springdale school district do not have air-conditioners. The Springdale school district, Lincoln school district, and the Elkins school district have reoccurring structural issues with pipes freezing and bursting. This creates an uninhabitable environment for students and staff. There are concerns with transportation capabilities during freezing conditions in the Lincoln school district.

The cities of Farmington, Tontitown, Springdale, Elkins, Greenland, Goshen, Lincoln, Winslow, Johnson, Elm Springs, and the University of Arkansas lack the capability to provide shelter during extreme hot and cold temperatures. This could lead to the loss of life of vulnerable populations, which include elderly, children, and lower income populations. The city of Johnson and the unincorporated areas of Washington County lack education for public awareness about extreme temperatures. The city of Johnson lacks community involvement and volunteerism to run the city's shelters. Johnson and Unincorporated Washington County could experience extreme heat that could result in vegetation being dried out, which could then lead to wildfires that would force first responders to be exposed to the extreme temperatures and putting them at risk.

Each of the participating jurisdictions have populations of elderly and disabled that may require additional assistance and care. They are also more susceptible to injury and illness associated with extreme temperatures. Several members of the participating jurisdictions communities may not have the means to escape extreme temperatures due to their financial situations and may require government assistance. The cities of Elm Springs, Farmington, Fayetteville, Johnson, Lincoln, and West Fork have critical facilities that lack the proper insulation to protect against extreme temperatures. Critical infrastructure within these locations is at risk of pipes busting during colder temperatures. Busted pipes due to extreme cold could result in secondary problems such as water damage and electrical shortages. The busted pipes could potentially risk employees and visitors to the locations. First responders from all participating jurisdictions are at risk to the temperature related illnesses, such as hypothermia and heat exhaustion, which can arise from exposure to extreme temperatures. During hot months, there is a limitation for workers completing outside tasks for the cities of Farmington and Springdale. Springdale and Farmington's Street Department's personnel are at risk of illnesses and injuries related to over exposure to extreme temperatures.

*University of Arkansas had 600 patients identified with heat exhaustion during the first football game of 2014. The University of Arkansas could potentially lose revenue from sporting events due to extreme heat and cold. The city of Tontitown has a need for heating and cooling units to disperse and loan to households with elderly and other functional needs populations. Elderly populations residing in Tontitown are at risk of serious illness and/or death related to exposure of extreme temperatures. The city of Elm Springs, Winslow, and Elkins lacks back-up generators for public buildings. Public buildings within these jurisdictions have the potential to be shut down for days due to the risk of illness and death to their employees. Governmental offices within these jurisdictions could be forced to close, resulting in essential operations of the cities being disrupted. The city of West Fork has reoccurring events of frozen water lines during freezing temperatures. The city of Prairie Grove has both a childcare facility and a senior facility. Both the senior and children that are present within these two locations are at risk of serious injury or illness. Without the proper heating and cooling capabilities these facilities could be forced to shut down until temperatures are back to safe levels. This could also result in families losing income due to the need to take time off of work and care for their children or family members.

Climate change indicators for extreme temperatures in Washington County

Hazard Report

Extreme Heat

Washington County, Arkansas

Total Population
232,289

Non-Hispanic White Population (%)
29%

Income Below Poverty in Last 12 Mo (%)
16%

Building Codes Hazard Resistance
Lower Resistance

% Population Disadvantaged
35.98%

Explore additional data

U.S. Climate Resilience Toolkit

Source: Census Bureau, CEQ, Esri, FEMA, NRLC, NOAA, UCSD

National Risk Index Rating
Relatively High

according to the FEMA National Risk Index

Extreme Heat Annualized Frequency
1.48

Expected Annual Loss Rating
Relatively High

Expected Annual Loss Total ($)
$1,686,102.21

Future Climate Indicators

Indicator	Modeled History (1976 - 2005)		Early Century (2015 - 2044)			Mid Century (2035 - 2064)			Late Century (2070 - 2099)	
			Lower Emissions	Higher Emissions		Lower Emissions	Higher Emissions		Lower Emissions	Higher Emissions
	Min - Max		Min - Max	Min - Max		Min - Max	Min - Max		Min - Max	Min - Max
Temperature thresholds:										
Annual days with maximum temperature > 90°F	32 days		61 days	64 days		72 days	81 days		84 days	115 days
	32 - 43		38 - 82	45 - 86		45 - 101	52 - 109		49 - 119	75 - 145
Annual days with maximum temperature > 95°F	12 days		26 days	28 days		35 days	43 days		45 days	78 days
	10 - 15		16 - 42	13 - 51		17 - 56	20 - 86		19 - 81	35 - 118
Annual days with maximum temperature > 100°F	2 days		7 days	8 days		12 days	15 days		17 days	41 days
	1 - 2		1 - 20	1 - 18		2 - 25	3 - 46		4 - 25	12 - 82
Annual days with maximum temperature > 105°F	0 days		1 days	1 days		2 days	3 days		4 days	15 days
	0 - 0		0 - 4	0 - 4		0 - 7	0 - 12		0 - 17	3 - 44
Annual temperature:										
Annual single highest maximum temperature °F	100 °F		103 °F	103 °F		104 °F	105 °F		106 °F	110 °F
	98 - 101		99 - 107	99 - 107		100 - 109	101 - 110		101 - 111	104 - 118
Annual highest maximum temperature averaged over a 5-day period °F	96 °F		99 °F	99 °F		101 °F	102 °F		102 °F	106 °F
	94 - 97		96 - 102	95 - 103		96 - 104	97 - 107		98 - 106	101 - 113
Cooling degree days (CDD)	1386 degree-days		1,809 degree-days	1,870 degree-days		2,025 degree-days	2,218 degree-days		2,258 degree-days	3,038 degree-days
	1305 - 1461		1,546 - 2,142	1,590 - 2,177		1,666 - 2,484	1,823 - 2,823		1,783 - 2,926	2,298 - 3,815

N/A = Data Not Available for the selected area

Flood Hazard Profile

NOAA defines a flood as overflow of water onto ordinarily dry land. Flooding can occur during heavy rain, when snow melts too fast, or even with just a few inches of water. Any amount of water in an area that is normally dry, no matter how much or little, is flooding. Floods are unpredictable; they can come fast or take a while to build up. They can last days, weeks, or longer. They are the most common and pervasive of any weather-related natural disasters. Also, flooding can occur anywhere within the jurisdiction that receives rain. The effects of flooding last for longer periods of time than flash flooding.

A **flash flood** is a flood resulting from heavy or excessive rainfall in a short period of time. Flash floods are usually characterized by powerful torrents after substantial rains that tear through riverbeds, urban streets, or mountain canyons sweeping away anything in their path. They can occur within minutes or a few hours of heavy rainfall. They can even occur if no rain has fallen, for example after the failing of a levee or dam.

Riverine flood refers to the flooding of a river when a river exceeds its flood stage and water spills over the banks of the river. This flooding can occur during any time of the year and is caused by excessive rain, persistent thunderstorms in the same area, ice jams, or combined rainfall and snowmelt.

A f**loodplain** is lowland. It is a relatively flat to a gently sloping area of land that adjoins the channel of a stream, watercourse, or other body of water like a reservoir or a lake that has a possibility of being covered by flood water. A floodplain is normally a dry area of land.

Extent

The National Weather Service classifies floods as minor flooding, moderate flooding, major flooding, and record flooding. All jurisdictions within Washington County are susceptible to any stage of flooding but have generally experienced minor to moderate flooding in past occurrences with flood depths ranging from 0ft to 4ft, whereas the maximum flood depth that any jurisdiction in the planning area can experience is 25ft.

Severity of Flooding	Damage Description
Minor Flooding	Minimal or no property damage, but possibly some public threat or inconvenience
Moderate Flooding	Some inundation of structures and roads near stream. Some evacuations of people and/or transfer of property to higher elevations in necessary
Major Flooding	Extensive inundation of structures and roads. Significant evacuations of people and/or transfer of property to higher elevations
Record Flooding	Flooding which equals or exceeds the highest stage or discharge at a given site during the period of record keeping

Past Flood Occurrences

Since 2000, Washington County has not experienced any riverine flood events.
Since 2000, Washington County has experienced 60 flash flood events. These events have unfortunately taken the life of 5 individuals. Flash floods have also caused $8,425,000 worth of damage since 2000.

Event Types: Flood
Washington county contains the following zones: Washington
9 events were reported between 01/01/2000 and 06/30/2023 (8582 days)

Summary Info:

Number of County/Zone areas affected:	1
Number of Days with Event:	6
Number of Days with Event and Death:	0
Number of Days with Event and Death or Injury:	0
Number of Days with Event and Property Damage:	0
Value of Property Damage	$0
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

Event Types: Flash Flood
111 events were reported between 01/01/2000 and 06/30/2023 (8582 days)

Summary Info:

Number of County/Zone areas affected:	1
Number of Days with Event:	60
Number of Days with Event and Death:	5
Number of Days with Event and Death or Injury:	5
Number of Days with Event and Property Damage:	16
Value of Property Damage	$8.425M
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

Climate change indicators for flooding in Washington County

Hazard Report

Flooding

Washington County, Arkansas

Total Population
232,289

Non-Hispanic White Population (%)
29%

Income Below Poverty in Last 12 Mo (%)
16%

Building Codes Hazard Resistance
Lower Resistance

% Population Disadvantaged
35.98%

Explore additional data

U.S. Climate Resilience Toolkit

Source: Census Bureau, CEQ, Esri, FEMA, MRLC, NOAA, UCSD

National Risk Index Rating
Relatively Moderate

according to the FEMA National Risk Index

Flooding Annualized Frequency
2.92

Expected Annual Loss Rating
Relatively Moderate

Expected Annual Loss Total ($)
$2,573,639.44

Area in a 100-year / 500-year flood zone (%)
5.45% / 0.08%

Area outside 100-year or 500-year flood zone (%)
94.46%

Area unmapped/undetermined for flooding (%)
0.01%

Future Climate Indicators

Indicator	Modeled History (1976 - 2005)		Early Century (2015 - 2044)			Mid Century (2035 - 2064)			Late Century (2070 - 2099)		
			Lower Emissions		Higher Emissions	Lower Emissions		Higher Emissions	Lower Emissions		Higher Emissions
	Min - Max		Min - Max		Min - Max	Min - Max		Min - Max	Min - Max		Min - Max
Precipitation:											
Annual average total precipitation	47"		48"		48"	48"		48"	47"		48"
	45 - 50		44 - 53		44 - 54	42 - 56		39 - 56	42 - 55		35 - 55
Days per year with precipitation (wet days)	160 days		156 days		155 days	155 days		153 days	153 days		148 days
	155 - 167		148 - 170		131 - 167	139 - 168		123 - 170	133 - 171		108 - 171
Maximum period of consecutive wet days	11 days		12 days		11 days	12 days		11 days	12 days		11 days
	10 - 13		9 - 15		9 - 13	9 - 14		9 - 14	9 - 14		8 - 15
Annual days with:											
Annual days with total precipitation > 1inch	8 days		9 days		9 days	9 days		9 days	9 days		10 days
	7 - 9		7 - 11		8 - 10	7 - 12		8 - 11	7 - 12		7 - 13
Annual days with total precipitation > 2 inches	1 days		1 days		1 days	1 days		1 days	1 days		2 days
	1 - 1		1 - 2		1 - 2	1 - 2		1 - 2	1 - 2		1 - 3
Annual days with total precipitation > 3 inches	0 days		0 days		0 days	0 days		0 days	0 days		0 days
	0 - 0		0 - 0		0 - 0	0 - 0		0 - 0	0 - 1		0 - 1
Annual days that exceed 99th percentile precipitation	7 days		7 days		6 days	8 days		9 days	8 days		10 days
	6 - 8		7 - 9		8 - 9	7 - 9		8 - 10	7 - 9		9 - 11
Days with maximum temperature below 32 °F	8 days		6 days		6 days	5 days		5 days	4 days		2 days
	7 - 10		4 - 9		4 - 8	3 - 9		2 - 9	2 - 9		0 - 6

N/A = Data Not Available for the selected area

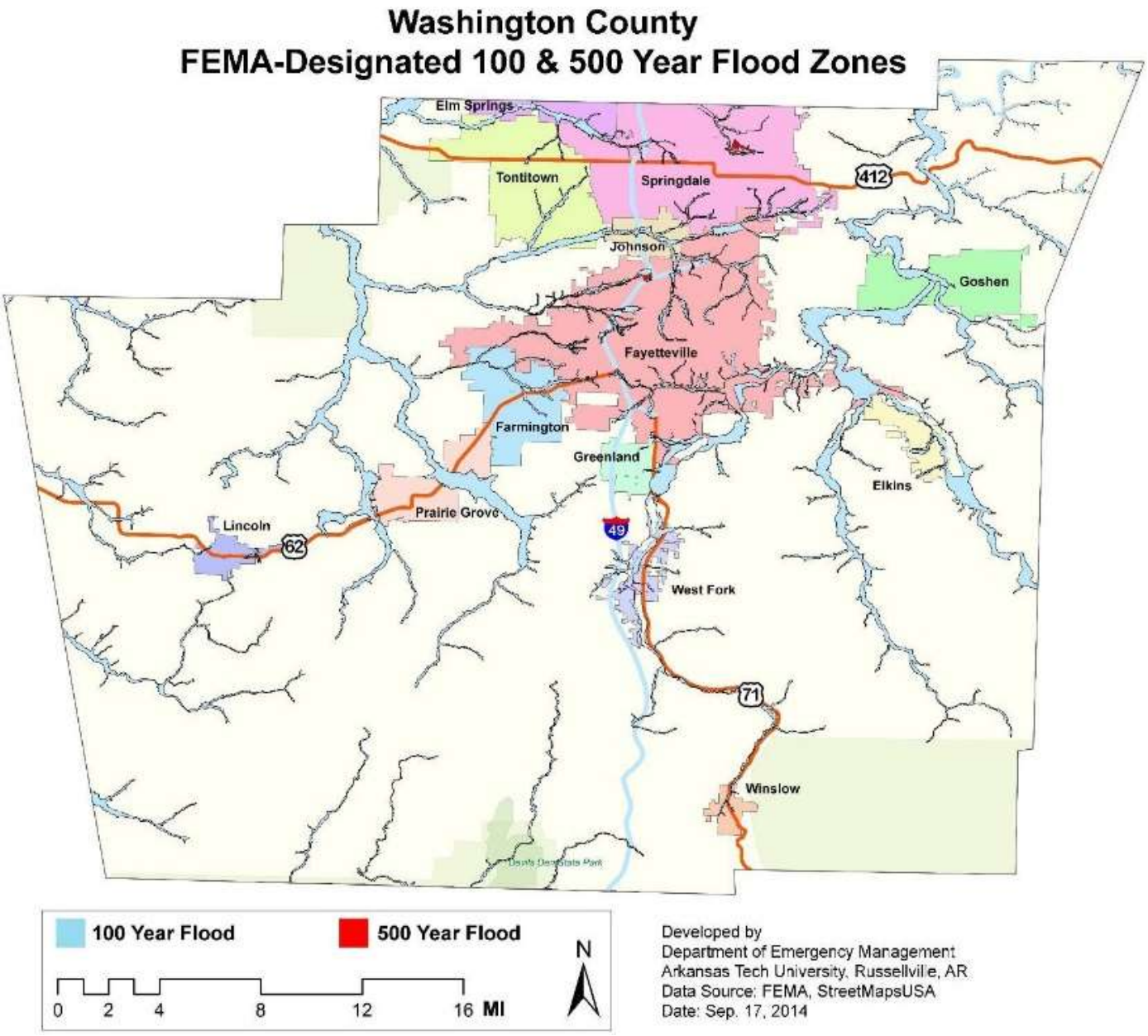
Repetitive Loss and Severe Repetitive Loss Properties

Jurisdiction	Repetitive Loss Properties	Type of Properties	Severe Repetitive Loss Properties	Type of Properties
Unincorporated Washington County	1	Residential	0	
Elkins	3	Residential	0	
Elm Springs	0		0	
Farmington	1	Residential	0	
Fayetteville	6	3 Residential 3 Commercial	10	4 Residential 6 Commercial
Goshen	0		0	
Greenland	0		0	
Johnson	0		0	
Lincoln	0		0	
Prairie Grove	0		0	
Springdale	2	1 Commercial 1 Institutional	0	
Tontitown	0		0	
West Fork	0		0	
Winslow	0		0	

Repetitive loss properties are those for which 2 or more losses of at least $1,000 have been paid under NFIP within any 10-year period since 1978. Severe repetitive loss properties are residential properties that have at least 4 NFIP payments over $5,000 each and the cumulative amount of such claims exceeds $20,000, or at least 2 separate claims payments with the cumulative amount exceeding the market value of the building.

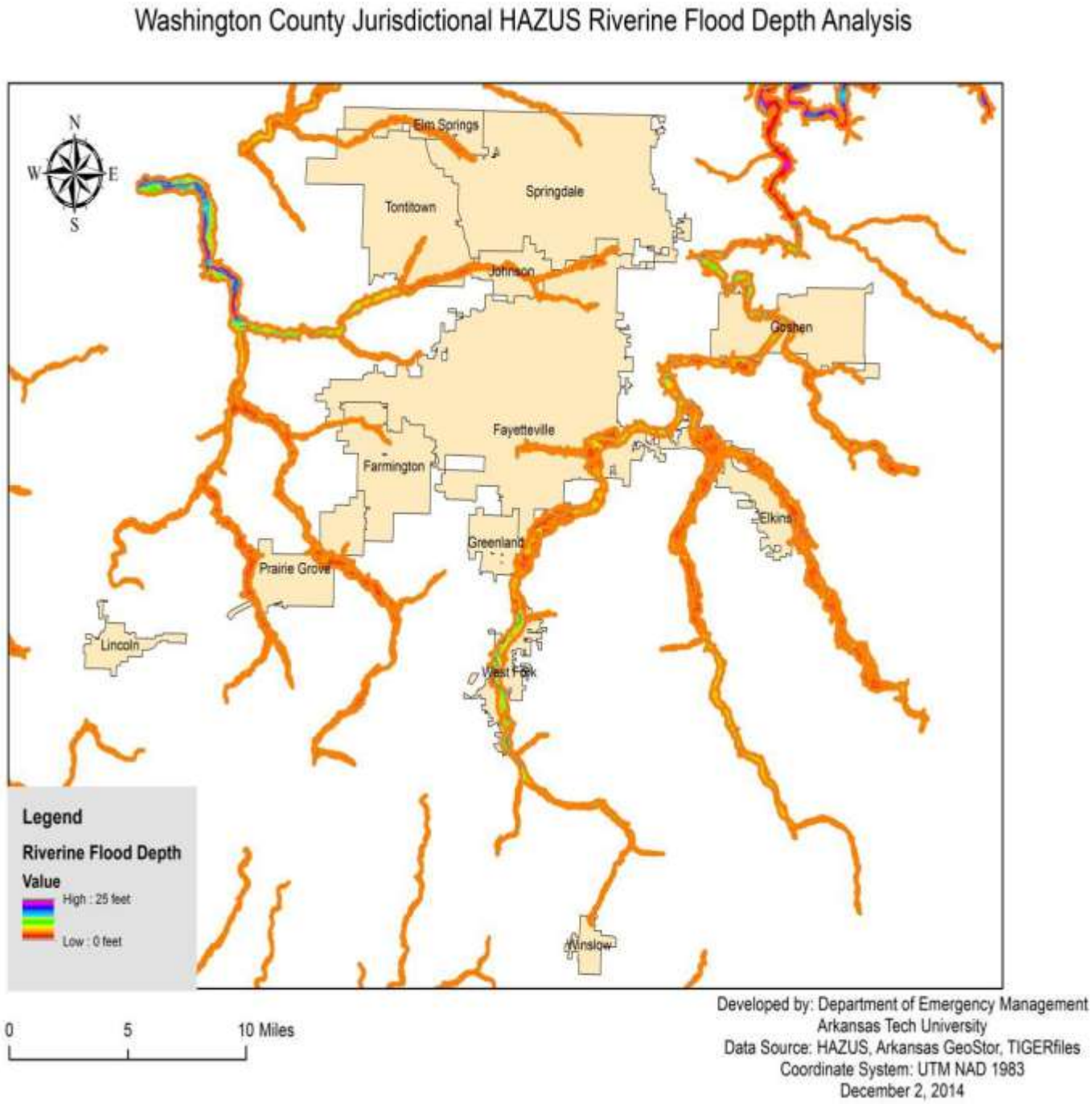
Future Probability

The historic frequency calculates that there is over 100% chance of flash flood conditions occurring in Washington County every 0.39 years. Based on the current data available for flooding in Washington County, the projected climate change data for flooding indicates a relatively moderate probability of increased risk from flooding conditions. The included climate change data graphic on shows a relatively moderate probability of increased risk from flooding that could cause increased losses to the jurisdictions in Washington County.



The 100-year flooding event is the flood having a 1 percent chance of being equaled or exceeded in magnitude in any given year. Contrary to popular belief, it is not a flood occurring once every 100 years. The 100-year floodplain is the area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood. The 100-year flood has a 1% chance of happening in any given year. 500-year have a 0.2% chance of occurring in any given year. The map above illustrates the 100 year and 500-year floodplains for the entire planning area.

The following map depicts that the minimum flood depth is 0ft. and that the maximum depth is 25ft. for the entire planning area.



Locations

The above maps depict the 100- and 500-year flood zones and a flood depth analysis for the entire planning area. Each jurisdiction in Washington County has an equal susceptibility to flood activity. The following sections will describe their community differences and how they can be affected differently. Maps depicting each participating jurisdictions' critical infrastructure located in floodplains can be found in Appendix B.

Washington County Analysis

Since 2000, Washington County has had 60 flash flood occurrences throughout the entire county, resulting in $8,425,000 in property damage. The occurrences of flash floods resulted in roadways being covered, disrupting traffic flow, and homes and other structures being damaged. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death.

Health and Safety: Since 2000, there have been 5 reported deaths for Washington County out of the entire county. Flood waters pose multiple risks that include the spread of infectious diseases, chemical hazards, injuries, and death.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Washington County has experienced a high value loss, but still has the potential of a greater future loss.

City of Elkins and Elkins School District Analysis

Since 2000, the city of Elkins and the Elkins School District have had 2 flash flood occurrences out of the 60 reports for Washington County, resulting in no property damage. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death.

Health and Safety: There were no reported deaths in the city of Elkins, however Washington County has experienced 5 flood related deaths since 2000. Flood waters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death. Elkins has a water and wastewater treatment facility. Flood water could potentially damage containers housing hazardous chemicals and could also carry the chemicals to streams and other waterways. Rising waters also bring the risk of electrical shock. There are no warning systems in Elkins to address flooding. Children play in flooded areas at the Elkins School which has the potential of injury or death.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure. There are 7 located within a flood plain area.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Animal control may be forced to rescue pets and livestock from flood waters. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Elkins may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Elkins has experienced no value loss, but still has the potential of a greater future loss.

Elm Springs Analysis

Since 2000, the City of Elm Springs has had 3 flash flood occurrences out of the 60 reports for Washington County, resulting in no property damage. Past occurrences resulted in damage to roadways and bridges. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death.

Health and Safety: There have been no reported deaths in the City of Elm Springs, however Washington County has experienced 5 flood related deaths since 2000. Flood waters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death. Elm Springs has a water and wastewater treatment facility that uses chemicals to treat the water. If flood waters damage the containers for the chemicals, then the chemicals can be carried into waterways contaminating wildlife and vegetation. The Brush Creek and tributary system flood often and would be a way for the chemicals to cover a larger area.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Elm Springs may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Elm Springs has experienced no value loss, but still has the potential of a greater future loss.

City of Farmington and Farmington School District Analysis

Since 2000, the city of Farmington and the Farmington School District have had 5 flash flood occurrences, resulting in $50,000 in property damage, out of the 60 reports for Washington County. In past occurrences several automobiles were stalled in high flood waters, roads were covered, and a senior assisted living center was evacuated. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death.

Health and Safety: There have been no reported deaths in the city of Farmington, however Washington County has experienced 5 flood related deaths since 2000. Flood waters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure. The library is in a 100 year flood plain but has a certificate showing it has been elevated. Several buildings at the school are prone to flooding because they are lower than the roads surrounding them. Historical buildings, such as the Walnut Presbyterian Church, are at risk.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. The Creek Side Park has the potential to flood and could result in funds
being used for repairs. Damage to sporting fields can be damaged forcing schools to spend money on repairs. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Farmington may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Farmington has experienced high value loss, but still has the potential of a greater future loss.

City of Fayetteville, Fayetteville School District & the University of Arkansas Risk Analysis

Since 2000, the city of Fayetteville, the Fayetteville School District, and the University of Arkansas have had 16 flash flood occurrences, resulting in $170,000 in property damage, out of the 60 reports for Washington County. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death.

Health and Safety: There has been 1 reported death in the City of Fayetteville, however Washington County has experienced 5 flood related deaths since 2000. Flood waters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death. Fayetteville's water and sewage treatment facilities house dangerous chemicals that can leak out into the community. Plants and animals can be affected by the chemicals causing them to die.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure. Drainage systems often cause the city of Fayetteville to flood. The school's maintenance shop floods during heavy rains. Flood waters also disrupt transportation on the University of Arkansas's campus. Several buildings have the potential to flood and can result in the loss of equipment. Fayetteville also has several historical sites that are at risk.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Outdoor sporting events have the potential to be affected by flooding. If the football fields are flooded the school will be forced to repair any damage that can take time and money causing the school to take an economic hit. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours.
Fayetteville may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, the City of Fayetteville has experienced high value loss, but still has the potential of a greater future loss.

City of Goshen Analysis

Since 2000, the city of Goshen has had 2 flash flood occurrences, resulting in $150,000 in property damage, out of the 60 reports for Washington County. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death.

Health and Safety: There have been no reported deaths in the City of Goshen, however Washington County has experienced 5 flood related deaths since 2000. Flood waters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death. Flood waters have the potential to cut off the City of Goshen from neighboring hospitals.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure. Floods can damage private homes.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Goshen may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Goshen has experienced high value loss, but still has the potential of a greater future loss

City of Greenland and Greenland School District Analysis

Since 2000, the City of Greenland and the Greenland School District have had 0 flash flood occurrences out of the 60 reports for Washington County. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death. Greenland sits in a valley along the White River.

Health and Safety: There have been no reported deaths in the City of Greenland, however Washington County has experienced 5 flood related deaths since 2000. Flood waters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure. Roads, such as Ward Slough, are prone to flooding. The city creek also floods often.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Greenland may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Greenland has not experienced a value loss, but still has the potential of a great future loss.

City of Johnson Analysis

Since 2000, the City of Johnson has had 15 flash flood occurrences, resulting in $205,000 in property damage, out of the 60 reports for Washington County. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death. The city of Johnson is prone to flooding.

Health and Safety: There has been 1 reported death in the City of Johnson, however Washington County has experienced 5 flood related deaths since 2000. Flood waters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death. Chemicals stored at the water and wastewater treatment facility have the potential to leak out and contaminate wildlife, crops, and other vegetation in the Johnson area but entering waterways or soaking into the soil.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure. Roadways may become covered and not allow rescue workers to reach victims stuck in their homes.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Johnson may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, the City of Johnson has experienced high value loss, but still has the potential of a greater future loss.

City of Lincoln and Lincoln School District Analysis

Since 2000, the City of Lincoln and the Lincoln School District have had 3 flash flood occurrences out of the 60 reports for Washington County, resulting in $50,000 in property damage. The three occurrences of flash floods resulted in roadways being covered, disrupting traffic flow, and homes and other structures being damaged. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death.

Health and Safety: There have been no reported deaths in the City of Lincoln, however Washington County has experienced 5 flood related deaths since 2000. Flood waters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death. There are hazardous materials stored at the water treatment facility that pose a threat if they leak or spill out into the waterways or soil. Chemicals can not only disrupt the ecosystem but can also affect human life. Depending on what the chemicals are the affects will vary.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure. Buildings that are not located in the flood plain are at risk due to elevation differences. Flooding can have the potential to impact the school's transportation system. This could result in being forced to shelter children and faculty until the flood waters reside or help can arrive.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Businesses may be without power and other utilities which can interrupt economic flow. Flood waters bring the potential risk of hazardous materials that are being stored in Lincoln, to enter streams and other water supplies. HazMat crews would be forced to work long hours to prevent the hazardous materials from causing potential injury or death as well as preventing it from contaminating agricultural resources. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Lincoln may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, the City of Lincoln has experienced a high value loss, but still has the potential of a greater future loss.

City of Prairie Grove and Prairie Grove School District Analysis

Since 2000, the City of Prairie Grove and the Prairie Grove School District have had 6 flash flood occurrences, resulting in no property damage, out of the 60 reports for Washington County. The six past occurrence of flash flood for Prairie Grove resulted in several flooded roadways. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death.

Health and Safety: There have been no reported deaths in the City of Prairie Grove, however Washington County has experienced 5 flood related deaths since 2000. Floodwaters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death. Chemicals stored at the water treatment and sewage treatment facility have the potential to spill or leak out contaminating waterways, wildlife, vegetation, and human life.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure. Roadways have the potential to be obstructed by debris and water that covers the roads. Schools may have difficulties getting children home outside of town due to flooding.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Prairie Grove may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, the City of Prairie Grove has not experienced high value loss, but still has the potential of a greater future loss

City of Springdale and Springdale School District Analysis

Since 2000, the city of Springdale and the Springdale School District have had 8 flash flood occurrences out of the 60 reports for Washington County, resulting in no property damage. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death.

Health and Safety: There has been 1 reported death in the City of Springdale, however Washington County has experienced 5 flood related deaths since 2000. Floodwaters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death. Chemicals from the wastewater plant can potentially leak out into streams and other waterways contaminating the soil as well as killing plants and animals. Sewage carrying disease can be carried down the street where children may be playing in the flood waters.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure. There are several buildings located in the flood plain. There also is a problem with flooding under the railroad overpass located near Highway 71B. Flooded areas make it dangerous for children who are riding buses to and from school. There are several historical locations in Springdale that can be damaged or destroyed. Ball parks can also result in destruction due to flood waters.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Springdale may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, the City of Springdale has not experienced high value loss, but still has the potential of a greater future loss.

City of Tontitown Analysis

Since 2000, the City of Tontitown has had 4 flash flood occurrences, resulting in $45,000 in property damage, out of the 60 reports for Washington County. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death.

Health and Safety: There have been no reported deaths in the City of Tontitown, however Washington County has experienced 5 flood related deaths since 2000. Flood waters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death. Chemicals can be carried by the flood waters and destroy vegetation and crops, kill pets and wildlife, and cause humans to become sick or death.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure. Historical sites like the Bariola Farm and the St. Joseph Catholic Church are at risk of water damages.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Tontitown may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, the City of Tontitown has experienced high value loss, but still has the potential of a greater future loss.

City of West Fork and West Fork School District Analysis

Since 2000, the City of West Fork and the West Fork School District have had 8 flash flood occurrences, resulting in $100,000 in property damage, out of the 60 reports for Washington County. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death.

Health and Safety: There have been no reported deaths in the City of West Fork, however Washington County has experienced 5 flood related deaths since 2000. Flood waters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death. Childcare and senior care facilities are at risk during a flood. Evacuation of high volumes of clients or residents may be too much for the staff to handle. Chemicals used at the water and wastewater treatment plant have the potential to be carried away in flood waters. This could result in streams and other waterways being contaminated. Plants and wildlife, as well as human life, would become at risk.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure. Several roads are susceptible to flooding in West Fork. This can make it difficult for buses to be able to get the children home safely.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. West Fork may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, the City of West Fork has not experienced high value loss, but still has the potential of a greater future loss.

City of Winslow Analysis

Since 2000, the City of Winslow has had 2 flash flood occurrences, resulting in no property damage, out of the 60 reports for Washington County. During a flood, potential risk could include, but is not limited to damage to crops, structures, infrastructure, illness, bodily harm, and death.

Health and Safety: There have been no reported deaths in the City of Winslow, however Washington County has experienced 5 flood related deaths since 2000. Flood waters pose multiple risks that include the spread infectious diseases, chemical hazards, injuries, and death.

Damage to Building Infrastructure: Flood waters have the potential to impact the community and its critical assets. Damage or destruction to structures is a potential effect of floods. Floods also have the potential to destroy or damage infrastructure. Flood water can damage roadways and prevent responders from reaching victims.

Additional Impact: Floods have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to flooded roadways that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties. Historical sites may be damaged or destroyed. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, the City of Winslow has not experienced high value loss, but still has the potential of a greater future loss.

Flood Vulnerability Analysis

The buildings of the Farmington school district have floor levels that are lower than the road. This is problematic due to the increased potential for loss of life and property. The drainage system within the Springdale school district needs improvement due to the high rates of flash flood incidents it causes. This poses extreme risk for buses transporting children. The Lincoln school district needs a dry sheltering location out of flood zones and does not have alternate transportation routes during flooding events. Education is not on the safety plan in the event of a flood. The Prairie Grove school district also needs alternate routes and protective measures for transporting students outside of the city of Prairie Grove. The Elkins school district has a low area between the middle school and new gymnasium that floods and becomes hazardous for students. There needs to be a bridge on the low-lying area with a surrounding fence to prevent students from accessing the hazardous area. The West Fork school district also has low elevations that make it susceptible to flash flooding. The west side of the maintenance shop of the Fayetteville school district has flash flooding during severe weather and heavy rain. The Greenland school district is located within a low-lying valley formed by the West Fork of the White River and is highly susceptible to flash floods becoming hazardous to students.

Flooding in the city of Farmington is problematic. The public library in the city is in a 100-year flood plain but has an elevation certificate. Other public buildings lack the same measure. The city of Tontitown does not have the capability for swift water rescue due to the lack of swift water rescue equipment and swift water training for the search and rescue teams. The City of West Fork, Prairie Grove, and Winslow have roads that are in areas that have constant flooding events. There is no measure in place to protect and maintain access to key transportation routes and bridges. Highway 71B, in the city of Springdale, is located under a railroad overpass and has constant flooding events. The city of Springdale also has a few buildings in a 100-year flood plain. The city of Elkins lacks the resources for public information and warning systems. There are five flood plains and seven homes that are located within the flood plains in the city of Elkins. Brush creek and the tributary streams, in the city of Elm Springs, flood frequently. The city of Farmington is not in compliance with Department of Transportation regulations. The bridges and dams of the city of Farmington need retrofitting.

There is no “Turn Around, Don’t Drown” signage. The city of Greenland has constant highway flooding at Ward Slough and flooding on City Creek. The city of Goshen can potentially lose access to and from larger cities and hospitals due to bridge failures. They have the potential for continued damage to private homes. The city of Lincoln has many issues in flood prone areas. They are outside the flood plain but the elevation of buildings outside is lower than the adjacent grade. The unincorporated areas of Washington County have relevant issues that involve low water bridges and unserviceable culverts. Damage to gravel roads and worn roads restricts the response efforts to reach residents.

The University of Arkansas has the potential to lose essential equipment in buildings due to flooding on campus; it currently does not have alternate transportation routes and plans in place when roads are damaged or washed out.

Pandemic Hazard Profile

An epidemic, or an unexpected outbreak, that becomes extremely widespread and affects a whole region, a continent, or the world due to a vulnerable population. Pandemics have the potential to cause a high degree of mortality.
Previous Pandemic Occurrences

Since 2000 Washington County has experienced 1 pandemic event. Because pandemic occurrences are reported at the county level, only information reported the county will be used.

Future Probability
The historic frequency calculates that the chance of a pandemic event occurring in Washington County is unlikely, being that only 1 pandemic event has occurred in the past and that there is less than 1% probability of occurrence in the next year or reoccurring interval greater than every 100 years.

Locations
Each jurisdiction in Washington County has an equal susceptibility to pandemic events. Therefore, pandemics are reported at the county level and not at the individual jurisdictional level. The following section will describe how all jurisdictions can be affected.

Jurisdictional Asset Values

Jurisdiction	Critical Facilities Assessed Capital
Unincorporated Washington County	$4,500,000
Elkins	$39,700,000
Elm Springs	$1,570,000
Farmington	$59,700,000
Fayetteville	$1,491,990,044
Goshen	$1,675,000
Greenland	$28,400,000
Johnson	$1,925,000
Lincoln	$58,640,000
Prairie Grove	$148,850,000
Springdale	$1,499,475,000
Tontitown	$3,075,000
West Fork	$36,175,000
Winslow	$40,175,000
Elkins School	$35,800,000
Farmington School	$56,000,000
Fayetteville School	$230,683,160
Greenland School	$26,500,000
Lincoln School	$42,500,000
Prairie Grove School	$31,800,000
Springdale School	$744,200,000
West Fork School	$30,900,000
University of Arkansas	$15,000,000,000

Pandemic Analysis

Since 2000, Washington County has had 1 occurrence of a pandemic. A pandemic has the potential to affect the health and safety of the population, structure, and infrastructure.

Health and Safety: A pandemic possess the potential to cause illness or death. Which could result in drastic decreases in population. Special populations are at great risk. Populations with limited mobility, problems with understanding or practicing preventative measures, or unable to communicate symptoms are at a greater risk of infection.

Building and Infrastructure: Pandemic has the potential to impact the community and its critical assets. A pandemic would affect the economy and daily life, which would become difficult when people who provide services, such as power, transportation, and communications, could not show up for work.

Additional Impact: Pandemics have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to sudden medical outbreaks that may produce the need for long hours and overtime pay. They may also contend with the vaccination of special populations such as, elderly, nursing homes, and people with disabilities. They may also be tasked with the responsibility of enforcing the regulations of quarantined individuals. Businesses may lose revenue due to a sudden outbreak which has the potential for customers to be quarantined.

Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Washington County has experienced no valued loss, but has the potential to experience a great loss in the future.

Pandemic Vulnerability Analysis

There is a high threat to the school districts of Greenland, Fayetteville, West Fork, Elkins, Prairie Grove, Lincoln, Farmington, and Springdale to a pandemic outbreak. There is no hot water for washing hands, and different minorities do not get the proper vaccinations. In the event of an outbreak, there will be a loss of educational time for students and a workforce loss. There would also be a high number of deaths.

There is a high threat of a pandemic outbreak to University of Arkansas due to the proximity of students and staff during different times of day all week. The health and safety of the community is at extreme risk.

The city of Tontitown, West Fork, Elkins, Farmington, Greenland, Winslow, Johnson, and the unincorporated areas of Washington County lack the proper training, education, and personal protective equipment for a pandemic outbreak. The city of Goshen would have mass chaos from fear of public during a pandemic. There is no significant medical support or facilities in the city of Lincoln, Prairie Grove, Elm Springs, and Springdale to respond to the public, in the event of a pandemic outbreak. There is no plan in place for a pandemic outbreak for the city of Elm Springs. The city of Fayetteville has many vulnerable populations that will be affected during the event of a pandemic. The pandemic plan for the unincorporated areas of Washington County needs to be updated to cover all virus and disease threats.

Severe Storm Hazard Profile to include thunderstorms, lightening and hail

Thunderstorm

A thunderstorm can be defined as any storm that produces lightning and thunder. Most of the time, blustery winds, substantial rain, and hail are involved. A single cumulonimbus cloud map produces a thunderstorm, and therefore, only impacts a small area; however, it may be accompanying groups of cumulonimbus clouds which may affect a large area. If a thunderstorm has winds gusting more than 58 mph (50 knots), hail one inch or larger, or a tornado, it is classified as "severe." Thunderstorm events are created by atmospheric imbalance and turbulence due to the combined conditions of unstable warm air rising rapidly into the atmosphere, adequate moisture producing clouds, rain and upward lifts of air currents resulting from colliding weather fronts (cold and warm), sea breezes, or mountains.

Scale	Force Rating	Observable Land Effects	Speed Knots
0	Calm	Smoke rises vertically.	<1
1	Light Air	Smoke drifts and leaves rustle.	1-3
2	Light Breeze	Wind felt on face.	4-6
3	Gentle Breeze	Flags extended, leaves move.	7-10
4	Moderate Breeze	Dust and small branches move.	11-16
5	Fresh Breeze	Small trees begin to sway.	17-21
6	Strong Breeze	Large branches move, wires whistle, umbrellas are difficult to control.	22-27
7	Near Gale	Whole trees in motion, inconvenience in walking.	28-33
8	Gale	Difficult to walk against wind. Twigs and small branches blown off trees.	34-40
9	Strong Gale	Minor structural damage may occur (shingles blown off roofs).	41-47
10	Storm	Trees uprooted, structural damage likely.	48-55
11	Violent Storm	Widespread damage to structures.	56-63
12	Hurricane	Severe structural damage to buildings, wide spread devastation.	64+

Lightning

Lightning is a visible discharge of electricity that typically occurs during a thunderstorm. The discharge of lightning can travel in three different ways: cloud to ground, cloud to cloud, or ground to cloud. The electrical discharge occurs when the separation of positively and negatively charged ions are strong enough. Lightning is created to try and balance out the opposing charges of these ions.

Lightning Activity Level (LAL)	
LAL 1	No thunderstorms
LAL 2	Isolated thunderstorms. Light rain will occasionally reach the ground. Lightning is infrequent, 1 to 5 cloud to ground strikes in a five minute period.
LAL 3	Widely scattered thunderstorms. Light to moderate rain will reach the ground. Lightning is infrequent, 6 to 10 cloud to ground strikes in a five minute period.
LAL 4	Scattered thunderstorms. Moderate rain is commonly produced lightning is frequent, 11 to 15 cloud to ground strikes in a five minute period
LAL 5	Numerous thunderstorms. Rainfall is moderate to heavy. Lightning is frequent and intense, greater than 15 cloud to ground strikes in a five minute period.
LAL 6	Dry lightning (same as LAL 3 but without rain). This type of lightning has the potential for extreme fire activity and is normally highlighted in fire weather forecasts with a Red Flag Warning.

Hail

Hail is a form of precipitation that grows in the updraft of a thunderstorm. Within updrafts, some nuclei come in contact with supercooled water and freeze on contact. Stronger updrafts lift hailstones into more supercooled water allowing the hailstone to continue to grow. As the updraft strengthens the hailstones are capable of growing larger. Once the updraft of the thunderstorm weakens or can no longer support the weight of the hailstone gravity pulls it down. How hail falls to the ground is dependent upon what is occurring within the thunderstorm.

Hailstones can continue to grow as they fall and encounter raindrops and other hailstones. This also slows down the speed at which the hailstones fall out of the thunderstorm.

This chart represents common items that can be associated with hailstone sizes.

Hail Conversion Chart	
Diameter of Hailstone	**Description**
0.25 inch	Pea Size
0.50 inch	Mothball Size
0.75 inch	Dime/Penny Size
0.88 inch	Nickel Size
1.00 inch (Severe Criteria)	Quarter Size
1.25 inch	Half Dollar Size
1.50 inch	Walnut or Ping Pong Ball Size
1.75 inch	Golf Ball Size
2.00 inch	Hen Egg Size
2.50 inch	Tennis Ball Size
2.75 inch	Baseball Size
3.00 inch	Teacup Size
4.00 inch	Grapefruit Size
4.50 inch	Softball Size

Extent

All participating jurisdictions can experience thunderstorm wind speeds ranging within any category of the Beaufort Wind scale, but the majority of their past occurrences occur in the weak to moderate classifications, which are categories 1-11.

All participating jurisdictions can experience all levels of lightning activity, but generally have experienced LAL 3 – 4.

All participating jurisdictions can experience hailstones in diameter ranging from 0.25 in. to 4.5 in., but generally experience hailstones in diameter ranging from .75 in. to 1.50 in considered week to moderate in the classification chart mentioned previously.

Past Severe Weather Occurrences

Several thunderstorm events have affected unincorporated Washington County and all participating jurisdictions since 2000, which include: the cities of Elkins, Elm Springs, Farmington, Fayetteville, Goshen, Greenland, Johnson, Lincoln, Prairie Grove, Springdale, Tontitown, West Fork and Winslow, Washington County School Districts – Elkins, Farmington, Fayetteville, Greenland, Lincoln, Prairie Grove, Springdale, West Fork, and the University of Arkansas. Out of the 217 thunderstorm reports, only a handful have resulted in excessive damage. Thunderstorm events have caused $800,400 in damage to Washington County. Since 2000, unincorporated Washington County and all participating jurisdictions listed above, have had 243 hail occurrences reported, ranging in diameter from 0.75 inches to 3.00 inches.

Out of the 102 occurrences, they have had 7 instances with 2 inches or greater hail. These hail occurrences have not resulted in any fatalities or injuries. In Unincorporated Washington County and all participating jurisdictions, they have experienced approximately $52.55 million dollars' worth of damage, and all of this damage has occurred since 2000.

Since 2000, Unincorporated Washington County and participating jurisdictions have experienced five lightning events that were reported. Of the five events, one instance did take the life of an individual and injured another. Lightning has also caused $430,000 dollars' worth of damage since 2000 in unincorporated Washington County and all participating jurisdictions.

Search Results for Washington County, Arkansas
Event Types: Hail
243 events were reported between 01/01/2000 and 06/30/2023 (8582 days)

Summary Info:

Number of County/Zone areas affected:	1
Number of Days with Event:	113
Number of Days with Event and Death:	0
Number of Days with Event and Death or Injury:	0
Number of Days with Event and Property Damage:	20
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

Event

Types: Lightning
5 events were reported between 01/01/2000 and 06/30/2023 (8582 days)

Summary Info:

Number of County/Zone areas affected:	1
Number of Days with Event:	5
Number of Days with Event and Death:	1
Number of Days with Event and Death or Injury:	1
Number of Days with Event and Property Damage:	4
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

Event Types: Thunderstorm Wind
217 events were reported between 01/01/2000 and 06/30/2023 (8582 days)

Summary Info:

Number of County/Zone areas affected:	1
Number of Days with Event:	137
Number of Days with Event and Death:	1
Number of Days with Event and Death or Injury:	1
Number of Days with Event and Property Damage:	62
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

Future Probability

The historic frequency calculates that there is over 100% chance of a thunderstorm occurring in unincorporated Washington County and all participating jurisdictions every 0.11 years.

The historic frequency calculates that there is over 100% chance of hail occurring in unincorporated Washington County and all participating jurisdictions every 0.10 years.

The historic frequency calculates that there is a 40% chance of a lightning event occurring in unincorporated Washington County and all participating jurisdictions every 2.2 years.

Locations

Each jurisdiction has an equal susceptibility to thunderstorm activity. The following sections will describe their community differences and how they will be affected differently.

Washington County severe storm summary by jurisdiction

	Thunderstorms		Hail		Lightning	
Jurisdiction	**Occurrences**	**Property Damage**	**Occurences**	**Property Damage**	**Occurences**	**Property Damages**
Unincorporated Washington County	**56**	**$ 187,700.00**	**60**	**$ 595,000.00**	**1**	**$ 150,000.00**
Washington County	217	$ 800,400.00	243	$ 52,555,000.00	5	$ 430,000.00
Unincorporated Washington County %'s	56/217=25.8%		60/243=24.7%		1/5=20%	
Elkins	**13**	**$ 44,000.00**	**7**	**$ 45,000.00**	**0**	**$ -**
	13/217=6%		7/243=2.9%		0%	
Elm Springs	**4**	**$ 6,000.00**	**11**	**$ 35,000.00**	**0**	**$ -**
	4/217=1.8%		11/243=4.5%		0%	
Farmington	**10**	**$ 168,000.00**	**12**	**$ 75,000.00**	**1**	**$ 30,000.00**
	10/217=4.6%		12/243=4.9%		1/5=20%	
Fayetteville	**49**	**$ 228,300.00**	**50**	**$ 5,073,500.00**	**0**	**$ -**
	49/217=22.6%		50/243=20.6%		0%	
Goshen	**8**	**$ 12,000.00**	**5**	**$ 25,000.00**	**1**	**$ 150,000.00**
	8/217=3.7%		5/243=2.1%		1/5=20%	
Greenland	**1**	**$ 100.00**	**5**	**$ -**	**0**	**$ -**
	1/217=.46%		5/243=2.1%		0%	
Johnson	**7**	**$ 13,000.00**	**13**	**$ 530,000.00**	**0**	**$ -**
	7/217=.46%		13/243=5.3%		0%	
Lincoln	**11**	**$ 23,000.00**	**11**	**$ 5,000.00**	**0**	**$ -**
	11/217=5.1%		11/243=4.5%		0%	
Prairie Grove 1 death/1 injury	**7**	**$ 27,100.00**	**14**	**$ 50,000.00**	**2**	**$ 100.00**
	7/217=3.2%		14/243=5.8%		2/5=4%	
Springdale	**29**	**$ 38,100.00**	**20**	**$ 395,000.00**	**0**	**$ -**
	29/217=13.3%		20/243=8.2%		0%	
Tontitown	**8**	**$ 23,000.00**	**6**	**$ 25,000.00**	**0**	**$ -**
	8/217=3.7%		6/243=2.5%		0%	
West Fork	**5**	**$ 27,000.00**	**13**	**$ 15,000.00**	**0**	**$ -**
	5/217=2.3%		13/243=5.3%		0%	
Winslow	**9**	**$ 3,100.00**	**15**	**$ 25,000.00**	**0**	**$ -**
	9/217=4.1%		15/243=6.1%		0%	

Unincorporated Washington County Risk Analysis

Since 2000, unincorporated Washington County has had 56 severe thunderstorm occurrences, resulting in $187,700 in property damage, with excessive wind (50kts or greater) out of the 217 reports for the entire Washington County. Unincorporated Washington also reported 60 hail occurrences, resulting in $595,000 in property damage, of the 243 for Washington County.
Unincorporated Washington County also experienced 1 lightning occurrence, resulting in
$150,000 in property damage, out of the 5 reported for Washington County.
These storms resulted in roof damage and downed trees from excessive winds. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and Safety: Since 2000, one thunderstorm-related death has been reported in the entirety of Washington County. Thunderstorms present the potential threat of injury or death. However, no specific health problems can be attributed to thunderstorms.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact buildings and critical facilities in un-incorporated Washington County. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. There are 3 fire departments located in un-incorporated Washington County and damage to key infrastructure such as power lines can disrupt their operations. Downed trees can block roadways, making it difficult for these fire departments to respond to calls. Communication can also be affected by thunderstorms. Lightning has the potential to disrupt signals, and damage towers and antennas that these fire departments might need.

Additional Impact: Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways or roadways being flooded, due to excessive rainfall, that require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Unincorporated Washington County will need to utilize resources from neighboring jurisdictions.

Since 2000, Unincorporated Washington County has experienced high value loss, but is not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

City of Elkins and Elkins School District Analysis

Since 2000, the City of Elkins and the Elkins School District have had 13 severe thunderstorm occurrences with excessive wind (50kts or greater) out of the 217 reports for all participating jurisdictions, resulting in $44,000 worth of damage. Elkins also reported 7 hail occurrences of the 243 for all participating jurisdictions and no damage due to lightning occurrences. Past storms in the city of Elkins have resulted in structural damage and trees being blown down. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and safety: One thunderstorm related death that occurred in Washington County has been reported since 2000. Thunderstorms present the potential threat of injury or death.

However, no specific health problems can be attributed to thunderstorms.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact the Elkins community, schools, and their critical assets. The community lacks a backup generator for their warning systems, but Elkins does participate in the Code Red warning system. The city of Elkins also lacks a community safe room that can provide safety for their citizens. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. Damage to key infrastructure such as telecommunications, transformers, poles, and power lines can result from wind. Thunderstorm winds can cause downed trees and branches. The Elkins schools lack lightning rods and do not possess back-up servers for their networks. Lightning has the potential to disrupt signals, and damage towers and antennas.

Additional Impact: Elkins has experienced a population growth of 35% since the 2010 census. They have non-English speaking populations and a senior center. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and roadways being flooded, due to excessive rainfall, that require long hours. Elkins only has a volunteer fire department that services the area. The city of Elkins and the Elkins School District may require the use of neighboring jurisdictions. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Businesses may be without power and other utilities which can interrupt economic flow. The Elkins Schools have experienced many power outages in past thunderstorm events. These power outages have disrupted schools and, in some cases, lead to schools closing. Parents may have had to stay home from work with their children or need to pay for additional childcare resulting in loss of income.

Since 2000, Elkins has not experienced high value loss, but is not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

City of Elm Springs Analysis

Since 2000, the City of Elm Springs has had 4 severe thunderstorm occurrences with excessive wind (50kts or greater) out of the 217 reports for Washington County and all participating jurisdictions, resulting in $6,000 worth of damage. Elm Springs also reported 11 hail occurrences of the 243 for Washington County and all participating jurisdictions and no damage due to lightning occurrences.

These storms resulted in downed trees and power poles. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and safety: One thunderstorm-related death that occurred in Washington County has been reported since 2000. Thunderstorms present the potential threat of injury or death.

However, no specific health problems can be attributed to thunderstorms.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact Elms Springs and its critical assets. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. Many of the city buildings are old and make them and their roofs vulnerable to thunderstorms. Elm Springs also has an AT&T cell tower in their jurisdiction that it disrupted, communication can also be affected by thunderstorms. Lightning has the potential to disrupt signals, and damage towers and antennas. The city hall does not have a generator that will allow city employees to continue their work if there was a power outage.

Additional Impact: Elm Springs has experienced a population growth of 90% since 2010 census. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and flooded roadways that may require long hours and overtime pay. Flooded roadways or roadways blocked by debris may make it difficult or impossible for travel to and from work or school. Elm Springs does not have their own school, meaning residents must travel to another jurisdiction to attend school. Businesses may be without power and other utilities which can interrupt economic flow. The city of Elm Springs may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Elm Springs has not experienced high value loss, but is still susceptible to the possibility of a thunderstorm having a greater impact than past occurrences.

City of Farmington and Farmington School District Analysis

Since 2000, the City of Farmington and the Farmington School District have had 10 severe thunderstorm occurrences with excessive wind (50kts or greater) out of the 217 reports for Washington County and all participating jurisdictions, resulting in $168,000 worth of damage. Farmington also reported 12 hail occurrences, resulting in $75,000 in property damage, of the 243 occurrences for Washington County and all participating jurisdictions and 1 lightning occurrence, resulting in $30,000 in damage due to lightning occurrences. Past occurrences resulted in downed trees and power lines. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and safety: There have been no reported death associated with thunderstorms in Farmington. However, one thunderstorm-related death that occurred in Washington County has
been reported since 2000. Thunderstorms present the potential threat of injury or death. However no specific health problems can be attributed to thunderstorms.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact Farmington and its critical assets. The jurisdiction has a national historic site that would be difficult to restore if damaged. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. The city also has an electric power substation and sewer pump stations that could be damaged. Communication can also be affected by thunderstorms.
Lightning has the potential to disrupt signals, and damage towers and antennas. The city buildings and critical facilities lack back-up generators and surge protection. The school district lists several critical facilities, and they lack surge protection.

Additional Impact: Farmington has experienced a population growth of 28% since the 2010 census. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. Farmington also has senior care facilities, and first responders may also contend with evacuations of special populations in those facilities or people with disabilities. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. The city of Farmington and the Farmington School District may need to utilize resources from neighboring jurisdictions. The jurisdictions do not have a local emergency manager or local person with GIS knowledge that can illustrate their risk to thunderstorms and other hazards.

Since 2000, Farmington has experienced high value loss, but is not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

City of Fayetteville, Fayetteville School District, & the University of Arkansas Risk Analysis

Since 2000, the City of Fayetteville, the Fayetteville School District, and the University of Arkansas have had 49 severe thunderstorm occurrences with excessive wind (50kts or greater) out of the 217reports for Washington County, resulting in $228,300 worth of damage. Fayetteville also reported 50 hail occurrences, resulting in $5,073,500 in property damage, out of the 243 reports for Washington County. Damage included vehicles, roofs, windows, and outdoor furnishings. There was no recorded damage due to lightning occurrences. These storms resulted in downed trees and power lines. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and safety: There has been one thunderstorm related death for Fayetteville, or the Fayetteville School District reported since 2000. Thunderstorms present the potential threat of injury or death. However, no specific health problems can be attributed to thunderstorms.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact Fayetteville and its many critical assets. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. Fayetteville and the University of Arkansas have many sites registered as national historical sites. Being that University of Arkansas Fayetteville was founded in 1871, most of its buildings are very old. Many of Fayetteville critical facilities are old buildings and have old roofs. Downtown has a central area of historic buildings. Damage to key infrastructure such as substations, transformers, poles, and power lines can interrupt services. The Fayetteville school district has no generators except in the new Fayetteville high school and some of the critical facilities on the University of Arkansas campus lack generators.
Communication can also be affected by thunderstorms. Lightning has the potential to disrupt signals, and damage towers and antennas. The radio tower on the University of Arkansas campus has been struck by lightning before, leaving it vulnerable.

Additional Impact: Fayetteville has experienced a population growth of 28% since the 2010 census. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways as well as flooded roadways. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. The city of Fayetteville has full capabilities as the jurisdiction has a population of 93,949. Businesses may be without power and other utilities which can interrupt economic flow. Schools may be forced to shut down, causing parents to stay home from work to take care of their children or they may have to pay for additional childcare. The Fayetteville school district is one of the larger districts in the county. School staff may also be affected by the loss of income that may result from school closings. The University of Arkansas, along with the school district, has the potential of disruption to sporting events. Games can be canceled and that can result in loss of funds. The city of Fayetteville, the U of A, and the school district have the potential to experience technological loss from lightning occurrences and sudden power outages. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Though Fayetteville has full capabilities, in some cases, they may need to use neighboring resources.

Since 2000, the city of Fayetteville has experienced high value loss, but is not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

City of Goshen Risk Analysis

Since 2000, the city of Goshen has had 8 severe thunderstorm occurrences with excessive wind (50kts or greater) out of the 217 reports for Washington County, resulting in $12,000 worth of damage. Goshen also reported 5 hail occurrences, resulting in $25,000 in property damage, out of the 243 reports for Washington County and 1 occurrence of lightning, resulting in $150,000 in property damage, out of the 5 reports for Washington County. These storms resulted in downed trees and power lines, and roof damage. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and Safety: Since 2000, there have been no reported thunderstorm related deaths for Goshen. Thunderstorms present the potential threat of injury or death. However, no specific health problems can be attributed to thunderstorms.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact the city of Goshen and its critical assets. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. Damage to key infrastructure such as substations, transformers, poles, and power lines, can result from wind. Communication can also be affected by thunderstorms. Lightning has the potential to disrupt signals, and damage towers and antennas. The city of Goshen does not have any emergency shelters; however, the Goshen community does participate in the Code Red program, which allows them to provide the community with an early warning when severe weather is present.

Additional Impact: Goshen has experienced a population growth of 97% since the 2010 census. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways that require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly and people with disabilities. Businesses may be without power and other utilities which can interrupt economic flow. The city of Goshen does not have any schools. Therefore, children are forced to travel to other jurisdictions to attend class. Schools may be forced to shut down, causing parents to stay home from work to take care of their children or they may have to pay for additional childcare. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. The city of Goshen may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Goshen has experienced high value loss, but is not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

City of Greenland and Greenland School District Analysis

Since 2000, the city of Greenland and the Greenland School District have had 1 severe thunderstorm with excessive wind (50kts or greater) out of the 217 reports for Washington County. Greenland and the Greenland School District have also reported 5 hail occurrences of the 243 reports for Washington County and no damage due to lightning occurrences. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and safety: Since 2000, there have been no reported thunderstorm related deaths for Greenland or the Greenland School District. Thunderstorms present the potential threat of injury or death. However, no specific health problems can be attributed to thunderstorms.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact the community and its critical assets. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. Damage to key infrastructure such as substations, transformers, poles, and power lines, can result from wind, which can also cause downed trees and branches. Communication can also be affected by thunderstorms. Lightning has the potential to disrupt signals, and damage towers and antennas. If these towers are damaged the Greenland fire department and the Greenland police department have the potential for communication interruptions as well. This could also slow down the response times of both the fire department and police departments. The Greenland City Hall's electrical wiring is a risk to the building due to its age. If an electrical surge occurred, it could put equipment and personnel at risk. Also, with the City Hall having a flat roof drainage gives the possibility of roof damage.

Additional Impact: Greenland has experienced a population loss of -4% since the 2010 census. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways that require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Businesses may be without power and other utilities which can interrupt economic flow. Schools may be forced to shut down, causing parents to stay home from work to take care of their children or they may have to pay for additional childcare.
School staff may also be affected by the loss of income that may result from school closings. The school district has the potential of disruption to sporting events. Games can be canceled and that can result in loss of funds. The city of Greenland and school district have the potential to experience technological loss from lightning occurrences and sudden power outages. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. The city of Greenland may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Greenland and the Greenland School District have not experienced a high value loss but are not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

City of Johnson Analysis

Since 2000, the city of Johnson has had 7 severe thunderstorm occurrences with excessive wind (50kts or greater), resulting in $13,000 in property damage, out of the 217 reports for Washington County. Johnson also reported 13 hail occurrences, resulting in $530,000 in property damage, of the 243 reports for Washington County and no damage due to lightning occurrences. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and Safety: Since 2000, there have been no reported thunderstorm related deaths for Johnson. Thunderstorms present the potential threat of injury or death. However, no specific health problems can be attributed to thunderstorms.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact the community and its critical assets. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. Damage to key infrastructure such as substations, transformers, poles, and power lines, can result from wind, which can also cause downed trees and branches. Communication can also be affected by thunderstorms. Lightning has the potential to disrupt signals, and damage towers and antennas. During a power outage senior care facilities possess the potential risk of injury or death to the elderly. If elderly citizens require special devices to aid in breathing or if an elderly person falls because they cannot see where they are going and are unable to call for help, then they are at risk.

Additional Impact: Johnson has experienced a population growth of 8% since the 2010 census. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the
possibility of responding to debris on roadways that require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Businesses may be without power and other utilities which can interrupt economic flow. Schools may be forced to shut down, causing parents to stay home from work to take care of their children or they may have to pay for additional childcare. The city of Johnson has the potential to experience technological loss from lightning occurrences and sudden power outages. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. The city of Johnson has a fire and police department. During a major storm the fire and police departments may become overwhelmed and face more obstacles than they are equipped or manned to handle.
Therefore, the city of Johnson may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Johnson has not experienced a high value loss, but is not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

City of Lincoln and Lincoln School District Analysis

Since 2000, the city of Lincoln and the Lincoln School District have had 11 severe thunderstorm occurrences with excessive wind (50kts or greater) out of the 217 reports for Washington County resulting in $23,000 in property damage. Lincoln also reported 11 hail occurrences of the 243 for Washington County. These storms resulted in roof damage from excessive winds and downed trees, resulting in $5,000 worth of property damage. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and safety: Since 2000, one thunderstorm-related death has been reported in Washington County. Thunderstorms present the potential threat of injury or death. However, no specific health problems can be attributed to thunderstorms. The Lincoln School District does not have any safe rooms. Therefore, children and faculty must find other means of protection.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact the community and its critical assets. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. Damage to key infrastructure such as substations, transformers, poles, and power lines, can result from wind, which can also cause downed trees and branches. Communication can also be affected by thunderstorms. Lightning has the potential to disrupt signals, and damage towers and antennas. The Lincoln School District in the past has suffered from damage to the school's roofs. The schools also do not have a backup system in place in the event of a power outage. The school's kitchens are also at risk if a power outage occurs. Food and other products that are needed to feed the children and staff when school is in session must be kept at the proper temperatures. If the power goes out the school will be at risk due to the lack of generators.

Additional Impact: Lincoln has experienced a population growth of 2% since the 2010 census. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways that require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools may be forced to shut down, causing parents to stay home from work to take care of their children or they may have to pay for additional childcare. School staff may also be affected by the loss of income that may result from school closings. The school district has the potential of disruption to sporting events. Games can be canceled and that can result in loss of funds. The city of Lincoln and school district have the potential to experience technological loss from lightning occurrences and sudden power outages. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Lincoln and the Lincoln School District have not experienced high value loss but is not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

City of Prairie Grove and Prairie Grove School District Analysis

Since 2000, the city of Prairie Grove and the Prairie Grove School District have had 7 severe thunderstorm occurrences with excessive wind (50kts or greater) out of the 217 reports for Washington County, resulting in $27,100 in property damage. Prairie Grove also reported 14 hail occurrences of hail, resulting in $50,000 in property damage, out of the 243 reports for Washington County and 2 occurrences of lightning occurrences, resulting in $100,000 in property damage, out of the 5 reports for Washington County. Past occurrences of thunderstorms for Prairie Grove have resulted in a fishing boat getting struck by lightning killing one of the occupants, structure fires resulting from lightning, and trees and power lines downed. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and Safety: There has been one thunderstorm related death for Prairie Grove reported since 2000. Thunderstorms present the potential threat of injury or death. However, no specific health problems can be attributed to thunderstorms.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact the community and its critical assets. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. Damage to key infrastructure such as substations, transformers, poles, and power lines, can result from wind, which can also cause downed trees and branches. Communication can also be affected by thunderstorms. Lightning has the potential to disrupt signals, and damage towers and antennas. Prairie Grove is home to several national historical sites that are at risk of roof damage. The Prairie Grove School District does not have generators. This can cause food to spoil from the kitchen and computers to go down in the event of a power outage.

Additional Impact: Prairie Grove has experienced a population growth of 61% since the 2010 census. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways that require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools may be forced to shut down, causing parents to stay home from work to take care of their children or they may have to pay for additional childcare. School staff may also be affected by the loss of income that may result from school closings. The school district has the potential of disruption to sporting events. Games can be canceled and that can result in loss of funds. The city of Prairie Grove and school district have the potential to experience technological loss from lightning occurrences and sudden power outages.
Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. The city of Prairie Grove may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Prairie Grove and the Prairie Grove School District have experienced high value loss but is not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

City of Springdale and Springdale School District Analysis

Since 2000, the city of Springdale and the Springdale School District have had 29 severe thunderstorms with excessive wind (50kts or greater) out of the 217 reports for Washington County, resulting in $38,100 worth of damage. Springdale also reported 20 hail occurrences, resulting in $395,000 in property damage, of the 243 for Washington County and no damage due to lightning occurrences. These storms resulted in downed power lines and trees. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and safety: There has been one thunderstorm related death for Washington County reported since 2000. Thunderstorms present the potential threat of injury or death. However, no specific health problems can be attributed to thunderstorms.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact the community and its critical assets. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. Damage to key infrastructure such as substations, transformers, poles, and power lines, can result from wind, which can also cause downed trees and branches. Communication can also be affected by thunderstorms. Lightning has the potential to disrupt signals, and damage towers and antennas. In Springdale there are several buildings on the National Historic Registry that are at risk of structural damage. Shelters do not have backup power in the event of a power outage.

Additional Impact: Springdale has experienced a population growth of 21% since the 2010 census. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways that require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. The Springdale School District accepts students from neighboring communities. Schools may be forced to shut down, causing parents to stay home from work to take care of their children or they may have to pay for additional childcare. School staff may also be affected by the loss of income that may result from school closings. Both high schools have been struck by lightning in the past. Some of the schools in the district also utilize portable trailers to hold classes in. The school district has the potential of disruption to sporting events. Games can be canceled and that can result in loss of funds. The city of Springdale and school district have the potential to experience technological loss from lightning occurrences and sudden power outages. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. The city of Springdale may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Springdale and the Springdale School District have experienced high value loss but are not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

City of Tontitown Analysis

Since 2000, the city of Tontitown has had 8 severe thunderstorms with excessive wind (50kts or greater) out of the 217 reports for Washington County, resulting in $23,000 worth of damage.
Tontitown also reported 6 hail occurrences, resulting in $25,000 in property damage, of the 243 for Washington County and no damage due to lightning occurrences. These storms resulted in downed trees in roadways and power lines. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.
Health and safety: Since 2000, there have been no reported thunderstorm related deaths for Tontitown. Thunderstorms present the potential threat of injury or death. However, no specific health problems can be attributed to thunderstorms.
Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact the community and its critical assets. Damage to roofs, siding, windows, and automobiles are
possible effects of thunderstorms. Damage to key infrastructure such as substations, transformers, poles, and power lines, can result from wind, which can also cause downed trees and branches. Communication can also be affected by thunderstorms. Lightning has the potential to disrupt signals, and damage towers and antennas.
Additional Impact: Tontitown has experienced a population growth of 43% since the 2010 census. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways that require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. There are a few National Historic Sites in Tontitown, such as the St. Joseph Catholic Church and the Tontitown School Building. Local businesses in the community do not have backup power or surge protection. Tontitown has a police and fire department. Therefore, the city of Tontitown may need to utilize resources from neighboring jurisdictions, depending on their capabilities.
Since 2000, Tontitown has not experienced a high value loss, but are not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

City of West Fork and West Fork School District Analysis

Since 2000, the city of West Fork and the West Fork School District have had 5 severe thunderstorm occurrences with excessive wind (50kts or greater), resulting in $27,000 in property damage, out of the 217 reports for Washington County. West Fork also reported 13 hail occurrences, resulting in $15,000 in property damage, of the 243 reports for Washington County and no damage due to lightning occurrences. These storms resulted in structural damage, downed trees, and power lines. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and safety: Since 2000, there have been no reported thunderstorm related deaths for West Fork. Thunderstorms present the potential threat of injury or death. However, no specific health problems can be attributed to thunderstorms.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact the community and its critical assets. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. Damage to key infrastructure such as substations, transformers, poles, and power lines, can result from wind, which can also cause downed trees and branches. Communication can also be affected by thunderstorms. Lightning has the potential to disrupt signals, and damage towers and antennas. Critical facilities do not have weather radios in them to help keep personnel informed of the threat of severe weather.

Additional Impact: West Fork has experienced a population growth of 1% since the 2010 census. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways that require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Businesses may be without power and other utilities which can interrupt economic flow. The West Fork School District often gets power outages because they do not have generators. Also, the schools do not have anything in place to protect against surges. Schools may be forced to shut down, causing parents to stay home from work to take care of their children or they may have to pay for additional childcare. School staff may also be affected by the loss of income that may result from school closings. The school district has the potential of disruption to sporting events. Games can be canceled and that can result in loss of funds. The city of West Fork and school district have the potential to experience technological loss from lightning occurrences and sudden power outages. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, West Fork and the West Fork School District have not experienced a high value loss but are not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

City of Winslow Analysis

Since 2000, the city of Winslow has had 9 severe thunderstorm occurrences with excessive wind (50kts or greater), resulting in $31,000 in property damage, out of the 217 reports for Washington County. Winslow also reported 15 hail occurrences, resulting in $25,000 in property damage, of the 243 reports for Washington County and no damage due to lightning occurrences. During a thunderstorm potential damage could include damage to crops, structures, power lines, automobiles, communications, and risk of bodily harm.

Health and Safety: Since 2000, there have been no reported thunderstorm related deaths for Winslow. Thunderstorms present the potential threat of injury or death. However, no specific health problems can be attributed to thunderstorms.

Damage to Buildings and Infrastructure: Thunderstorms have the potential to impact the community and its critical assets. Damage to roofs, siding, windows, and automobiles are possible effects of thunderstorms. Damage to key infrastructure such as substations, transformers, poles, and power lines, can result from wind, which can also cause downed trees and branches. Communication can also be affected by thunderstorms. Lightning has the potential to disrupt signals, and damage towers and antennas. In the event of a power outage the Winslow City Hall would not be able to operate due to the lack of a generator.

Additional Impact: Winslow has experienced a population loss of -7% since the 2010 census. Severe thunderstorms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways that require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly and people with disabilities. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. The city of Winslow has two fire departments and a police department and may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Winslow has not experienced a high value loss, but is not immune to the possibility of a thunderstorm having a greater impact than past occurrences.

Severe Storm Vulnerability Analysis

The buildings of the Elkins school district do not have lightning rods. The Elkins school district, West Fork school district, Prairie Grove school district, Greenland school district, and Lincoln school district have no capability to back-up servers and network equipment. Also, the equipment they do have does not have surge protection. The lack of battery back-ups and surge protection will increase the probability of incurring information loss and high financial loss.

Some buildings in the Springdale school district are struck by lightning due to being in an open area.

The movement of students outside during transitional periods subject them to danger during thunderstorm and lightning events.

Critical facilities in the city of Prairie Grove, Springdale, Goshen, Farmington, West Fork, Tontitown, and the unincorporated districts of Washington County lack back-up systems and surge protection. The city of Greenland's City Hall still contains outdated electrical infrastructure and is a building with a leveled roof. Without the ability of back-up systems and surge protection during an electrical outage due to a thunderstorm event, communication and public notification capabilities will be hindered.

The University of Arkansas lacks immediate response capabilities for debris removal. The radio tower on campus has been struck by lightning during thunderstorm events and remains vulnerable. This increases the potential of communication loss and power outages.

Tornado and High Winds Hazard Profile

According to the National Oceanic and Atmosphere Administration (NOAA), "a tornado is a violently rotating column of air extending from a thunderstorm to the ground." Tornados are usually produced by a thunderstorm and formed when cool air supersedes a layer of warm air, causing the warm air to rise rapidly. At times, vortices remain suspended in the atmosphere as funnel clouds; however, when the vortex contacts the ground, it becomes a tornado. The Enhanced Fujita Tornado Scale measures the wind speed and damage that a tornado produces and categorizes it by giving it a numerical value ranging from EF0 to EF5, as shown in the table below.

This scale demonstrates the possible range of tornado damage for the jurisdictions within the municipalities of Washington County.

Enhanced Fujita Scale

Scale Range	Wind Speed: 3-second gust (mph)	Description of Damage
EF0	65-85	Minor Damage: Chimneys are damaged; Some damage to gutters, siding, and roofs; Some tree branches broken; Shallow-rooted trees pushed over.
EF1	86-110	Moderate Damage: Roof severely stripped; Unanchored mobile homes are overturned; loss of exterior doors; windows and other glass broken; smaller tree trunks are snapped; attached garages may be destroyed.
EF2	111-13	Considerable Damage: Roof structures are damaged; foundation of frame houses shifted; mobile homes destroyed; large trees snapped or uprooted; debris becomes airborne; light object missiles generated.
EF3	136-165	Severe Damage: Roofs and some walls are torn from structures; severe damage to large buildings such as shopping malls; trains overturned; structures with weak foundations blown away some distance; most trees in forest are uprooted.
EF4	166-200	Extreme Damage to Near-Total Destruction: Well- constructed houses are destroyed; large debris becomes airborne; some structures are lifted from foundations and blown some distance.
EF5	Over 200	Massive Damage: Strong frame houses are leveled off foundations; steel-reinforced concrete structures critically damaged; high-rise buildings have severe structural deformation; automobile-sized missiles become air borne.

Extent
All participating jurisdictions can experience a tornado range of EF0-EF5 but have generally experienced a tornado range of EF0-EF3.

Past Tornado Occurrences

The entire Washington County has experienced 19 tornadoes since 2000. There have been 4-EF0 with $6,000 in property damage; 8-EF1 with $704,000 in property damage; 5-EF2 with 3 injured and $600,000 in property damage and 2-EF3 with 4 deaths, 14 injured and $25.5 million in property damages in Washington County. Since 2000, 19 tornadoes have caused $22.8 Million dollars' worth of damage throughout the county.

Event Types: Tornado
19 events were reported between 01/01/2000 and 06/30/2023 (8582 days)

Summary Info:

Number of County/Zone areas affected:	1
Number of Days with Event:	16
Number of Days with Event and Death:	1
Number of Days with Event and Death or Injury:	3
Number of Days with Event and Property Damage:	11
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

Future Probability
The historic frequency calculates that there is over 100% chance of a tornado occurring in Washington County every 0.83 years. The probability that Washington County will experience a tornado is highly likely, meaning that there is a 90-100% probability of occurrence in the next year.

Locations
Each jurisdiction in Washington County has an equal susceptibility to tornadic activity. The following sections will describe their community differences and how they will be affected differently.

Unincorporated Washington County Risk Analysis

Since 2000, Unincorporated Washington County has had 16 tornado occurrences out of the 19 reports for the entire Washington County, resulting in 4 deaths, 10 injuries and $2.808 million in property damage. During a tornado, potential damage can include damage to agriculture, damage, or destruction of
structures or infrastructure, and bodily harm or death.

Health and Safety: There have been 4 reported deaths reported since 2000 pertaining to tornados for Unincorporated Washington County. There have also been 10 reported injuries related to the 16 tornado occurrences for Unincorporated Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as; automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas.

Interstate 49 runs through Washington County. If a tornado occurred and crossed or touched down on the Interstate Unincorporated Washington County has the potential of handling a high injury/death situation. Roads could be covered by debris making it difficult for responders to arrive on scene in time to save lives.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Unincorporated Washington County has experienced high value loss, but is not immune to the possibility of future devastating tornadoes occurring within the jurisdiction.

City of Elkins and Elkins School District Risk Analysis

Since 2000, the city of Elkins and the Elkins School District have had 1 tornado occurrence out of the 19 reports for Washington County, resulting in no property damage. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been no reported deaths reported since 2000 pertaining to tornados for the city of Elkins or the Elkins School District. However, there have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences in Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes. Children are at risk during severe weather during transition from home to school and back home. If a tornado occurs during this time the children have no protection from the tornado. Parents dropping off and picking up the children are also at risk. The city of Elkins and the Elkins School District do not have any safe rooms for the children, staff, or public. However, the city of Elkins does participate in the Code Red program.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas.

The city of Elkins also consists of buildings that have the potential for greater impact due to their age or condition. If the wastewater treatment plant is hit by a tornado hazardous materials have the potential to be spilled and put the public and the environment at risk. Water can become contaminated killing fish and wildlife and potentially affecting people.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Civilians may not own a tornado shelter, or their homes may not be built strong enough to provide any kind of protection which could result in the loss of life. Safe rooms may not be large enough to accommodate those who go for shelter, leaving many to fend for themselves. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes in the community also are at risk of damage or destruction, which would leave many families homeless and forced to stay in hotels, shelters, or with family and friends. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, the city of Elkins and the Elkins School District has not experienced high value loss but is not immune to the possibility of a devastating tornado occurring within the jurisdiction.

Elm Springs Risk Analysis

Since 2000, the city of Elm Springs has had no tornado occurrences out of the 19 reports for Washington County, resulting in no property damage. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been no reported deaths reported since 2000 pertaining to tornados for the city of Elm Springs. However, there have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences in Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes. Elm Springs does not have any community shelters for the public to go to for safety.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas, interrupting communications between emergency services. The city of Elm Springs also consists of buildings that have the potential for greater impact due to their age or condition. Hazardous materials stored at the wastewater treatment facility have the potential to be released in the atmosphere, streams, lakes, and earth which can potentially disrupt the environment by killing fish and other wildlife. It can also contaminate the city's drinking water causing illness or death.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Civilians may not own a tornado shelter, or their homes may not be built strong enough to provide any kind of protection which could result in the loss of life. Safe rooms may not be large enough to accommodate those who go for shelter, leaving many to fend for themselves. Non-English-speaking populations may be at a great risk by not being able to understand warning signs both on and off television. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes in the community also are at risk of damage or destruction, which would leave many families homeless and forced to stay in hotels, shelters, or with family and friends. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Elm Springs has not experienced high value loss, but is not immune to the possibility of a devastating tornado occurring within the jurisdiction.

City of Farmington and Farmington School District Risk Analysis

Since 2000, the city of Farmington and the Farmington School District have had no tornado occurrences out of the 19 reports for Washington County, resulting in no property damage. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been no reported deaths reported since 2000 pertaining to tornados for the city of Farmington or the Farmington School District. However, there have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences in Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes. Safe rooms are being put into elementary schools to help mitigate against any future tornados. Children are also at risk of injury/death during the transitions from school and home. There are no safe rooms in the city's critical infrastructure to house staff and other personnel.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure
as well as; automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas.
The city of Farmington also consists of buildings that have the potential for greater impact due to their age or condition. The Walnut Grove Presbyterian Church is on the National Historic Site's list. The sewer pump station has the potential for damage and destruction which could lead to hazardous waste being distributed into the water and land causing fish and other wildlife to become sick and die and could eventually reach and infect humans.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Civilians may not own a tornado shelter, or their homes may not be built strong enough to provide any kind of protection which could result in the loss of life. Safe rooms may not be large enough to accommodate those who go for shelter, leaving many to fend for themselves. Non-English-speaking populations may be at a great risk by not being able to understand warning signs both on and off television. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes in the community also are at risk of damage or destruction, which would leave many families homeless and forced to stay in hotels, shelters, or with family and friends. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Farmington and the Farmington School District have not experienced high value loss but is not immune to the possibility of a devastating tornado occurring within the jurisdiction.

City of Fayetteville, Fayetteville School District, & the University of Arkansas Risk Analysis

Since 2000, the city of Fayetteville, the Fayetteville School District, and the University of Arkansas have had no tornado occurrences out of the 19 reports for Washington County, resulting in no property damage. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been no reported deaths reported since 2000 pertaining to tornados for the city of Fayetteville, the Fayetteville School District, or the University of Arkansas. However, there have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences for Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes. There are no community shelters in critical facilities. The Fayetteville School District and the University of Arkansas both hold sporting events that require visiting populations to go to Fayetteville. These populations are also at risk. The Fayetteville School Districts do not have safe rooms.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas.
Fayetteville has several historical sites. Dixon Street is one of many areas that attract large amounts of tourists and locals. If a tornado was to strike through this area Fayetteville would suffer from an economic hit. Also, there are no safe rooms in the area that visitors and employees could use in the event of a tornado. There are also several hospitals in Fayetteville that are at risk of a tornado occurrence. The University of Arkansas also has several historical sites on its campus. Over 160 buildings are present at the core of the campus. Several of them do not have safe rooms. However, some have safer rooms.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Civilians may not own a tornado shelter, or their homes may not be built strong enough to provide any kind of protection which could result in the loss of life. Safe rooms may not be large enough to accommodate those who go for shelter, leaving many to fend for themselves. Non-English-speaking populations may be at a great risk by not being able to understand warning signs both on and off television. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes in the community also are at risk of damage or destruction, which would leave many families homeless and forced to stay in hotels, shelters, or with family and friends. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Museums are at risk of losing precious artifacts and historical sites are at risk of destruction resulting in the loss of jobs, income, and history that cannot be replaced. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Fayetteville has not experienced high value loss, but is not immune to the possibility of a devastating tornado occurring within the jurisdiction.

Goshen Risk Analysis

Since 2000, the city of Goshen has had no tornado occurrences out of the 19 reports for Washington County, resulting in no property damage. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been no reported deaths reported since 2000 pertaining to tornados for the city of Goshen. However, there have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences for Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes. Goshen is home to a large group of people over the age of 65. There are no urgent care or senior care facilities.

There also is not a community shelter in Goshen.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly and people with disabilities. Civilians may not own a tornado shelter, or their homes may not be built strong enough to provide any kind of protection which could result in the loss of life. Non-English-speaking populations may be at a great risk by not being able to understand warning signs both on and off television. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. The city of Goshen may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Goshen has not experienced high value loss, but is not immune to the possibility of a devastating tornado occurring within the jurisdiction.

City of Greenland and Greenland School District Risk Analysis

Since 2000, the city of Greenland has had no tornado occurrences out of the 19 reports for Washington County, resulting in no property damage. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been no reported deaths reported since 2000 pertaining to tornados for the city of Greenland. However, there have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences in Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes. The Greenland School District has 2 safe rooms. The city of Greenland is frequently under tornado watches and warnings. The city of Greenland lacks notification capabilities, forcing residents to rely on television reports. The Greenland School District hosts other schools during sporting events. Several families also accompany the schools to watch their children participate in the activities.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as; automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas.
Greenland uses its community center as a shelter so people will have a place to go after the tornado hits and leaves them homeless because Greenland does not have a community safe room.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Civilians may not own a tornado shelter, or their homes may not be built strong enough to provide any kind of protection which could result in the loss of life. Safe rooms may not be large enough to accommodate those who go for shelter, leaving many to fend for themselves. Non-English-speaking populations may be at a great risk by not being able to understand warning signs both on and off television. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes in the community also are at risk of damage or destruction, which would leave many families homeless and forced to stay in hotels, shelters, or with family and friends. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. The city of Greenland may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Greenland has not experienced high value loss, but is not immune to the possibility of a devastating tornado occurring within the jurisdiction.

Johnson Risk Analysis

Since 2000, the city of Johnson has had one tornado occurrence out of the 19 reports for Washington County, resulting in 7 injuries and $20,000,000 in property damage. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been no reported deaths reported since 2000 pertaining to tornados for the city of Johnson but there were 7 people injured in an EF3 tornado occurrence in 2022 that caused $20 million dollars in devastating damage. However, there have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences in Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes. The city of Johnson has no notification system in place or community safe rooms. There are senior and childcare facilities in Johnson. If a tornado event occurs victims will have to be transported to a larger city because Johnson does not have a hospital.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas. If the Johnson wastewater treatment plant is destroyed, hazardous materials may enter water ways and soak into the soil, disrupting the ecosystems causing plants and wildlife to become sick and die. The infected animals could then spread disease to the citizens of Johnson.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Johnson has annual events where visiting populations attend. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue.
With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes in the community also are at risk of damage or destruction, which would leave many families homeless and forced to stay in hotels, shelters, or with family and friends. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours.

Animal control may be tasked with rounding up all the stray animals that have lost their homes. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Johnson has experienced high value loss, but is not immune to the possibility of a devastating tornado occurring within the jurisdiction again.

Lincoln Risk Analysis

Since 2000, the city of Lincoln has had no tornado occurrences out of the 19 reported for Washington County. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences in Washington County. Tornados present the potential threat of injury or death to the 2,249 residents of the city of Lincoln, however no specific health problems can be attributed to tornados. Visiting populations attend a variety of events throughout the year in Lincoln. The city of Lincoln does not have a community safe room. There is also an insufficient number of safe rooms at the schools. Visiting schools and the children's families may not have shelter in the event of a tornado. The water treatment plant also houses large amounts of hazardous chemicals that could potentially leak out into the waterways and soil causing plants and wildlife to become ill or die. Contaminated animals could then contaminate the citizens of Lincoln.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas. AT&T, along with Verizon, have cellular towers in Lincoln. If these towers are destroyed or damaged, communication will be disrupted. The city of Lincoln also consists of buildings that have the potential for greater impact due to their age or condition. Several of these buildings are located on Highway 62.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require
long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes in the community also are at risk of damage or destruction, which would leave many families homeless and forced to stay in hotels, shelters, or with family and friends. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. The library is at risk of destruction or damage from a tornado and can result in the loss technology and literature. The city of Lincoln would also be at risk of a HazMat occurrence if the storage facility is hit. HazMat teams may be forced to try to prevent hazardous materials chemicals from entering the water supply or destroying land that may be used for agricultural production. These chemicals will also pose a risk if they have airborne associated risk that could cause harm to the public. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. The city of Lincoln may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Lincoln has not experienced high value loss, but is not immune to the possibility of a devastating tornado occurring within the jurisdiction.

City of Prairie Grove and Prairie Grove School District Risk Analysis

Since 2000, the city of Prairie Grove and the Prairie Grove School District has had no tornado occurrences out of the 19 reports for Washington County, resulting in no property damage. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been no reported deaths reported since 2000 pertaining to tornados for the city of Prairie Grove and the Prairie Grove School District. However, there have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences in Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes. Victims would have to be transported to other locations because Prairie Grove does not have a hospital.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas.
The city of Prairie Grove also consists of buildings that have the potential for greater impact due to their age or condition, such as the Borden House and the Lake-Bell House. Critical infrastructures do not have generators to deal with power outages.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. The Prairie Grove Battlefield Park hosts visiting populations year-round. The Prairie Grove School District also hosts sporting events that require visitors from other schools. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes in the community also are at risk of damage or destruction, which would leave many families homeless and forced to stay in hotels, shelters, or with family and friends. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Multiple historical sites are at risk. The damaging or destruction of these locations could result in the loss of historical assets that cannot be replaced. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Natural gas pumping stations and the dam are at risk of damage or destruction. This could lead to an economic disruption or threat of injury or death to the community. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Prairie Grove and Prairie Grove School District has not experienced high value loss but is not immune to the possibility of a devastating tornado occurring within the jurisdiction.

City of Springdale and Springdale School District Risk Analysis

Since 2000, the city of Springdale and the Springdale School District has had 0 tornado occurrence out of the 19 reports for Washington County, resulting in no property damage. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been no reported deaths reported since 2000 pertaining to tornados for the city of Springdale. However, there have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences in Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes. Water supplies have the potential to become contaminated by hazardous materials and sewage from the sewer and water treatment facilities. The city of Springdale and the Springdale School District do not have community safe rooms.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas.
There are several historical buildings located in Springdale, such as the Beely Johnson American Legion Post 139, the Old Springdale High School, and the Shiloh Church.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes in the community also are at risk of damage or destruction, which would leave many families homeless and forced to stay in hotels, shelters, or with family and friends. Non-English-speaking populations, like the Marshallese, may not understand the warning signs, both on and off television, or may not be aware of the appropriate measures to take during a tornado occurrence. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Several conferences take place in Springdale each year. The visitors attending may travel from other cities. Springdale may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Springdale and the Springdale School District have not experienced high value loss, but are not immune to the possibility of a devastating tornado occurring within the jurisdiction.

Tontitown Risk Analysis

Since 2000, the city of Tontitown has had no tornado occurrences out of the 19 reports for Washington County, resulting in no property damage. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been no reported deaths reported since 2000 pertaining to tornados for the city of Tontitown. However, there have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences in Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes. There are no hospitals in Tontitown forcing victims to be transported to neighboring jurisdictions or further. There are no senior care facilities in Tontitown, leaving populations of elderly living at home alone and may require extra assistance. Chemicals from the water treatment plant could leak out into the community and its waterways in the event of a tornado occurrence.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas.
There are several buildings located in Tontitown that are listed on the National Historic Registry, such as Bariola Farm, St. Joseph Catholic Church, and the Tontitown School Building.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require
long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes in the community also are at risk of damage or destruction, which would leave many families homeless and forced to stay in hotels, shelters, or with family and friends. Historical sites have the risk of being damaged or destroyed. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Tontitown may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Tontitown has not experienced high value loss, but is not immune to the possibility of a devastating tornado occurring within the jurisdiction.

City of West Fork and West Fork School District Risk Analysis

Since 2000, the city of West Fork and the West Fork School District has had no tornado occurrences out of the 19 reports for Washington County, resulting in no property damage. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been no reported deaths reported since 2000 pertaining to tornados for the city of West Fork and the West Fork School District. However, there have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences in Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes. The West Fork School District does not have safe rooms in the schools. There are over 200 residents in West Fork over the age of 65 that may have trouble in the event of a tornado.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas.
The community center is to be used after a tornado occurs to help those whose homes may have been severely damaged or destroyed.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes in the community also are at risk of damage or destruction, which would leave many families homeless and forced to stay in hotels, shelters, or with family and friends. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. The city of West Fork may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, West Fork and the West Fork School District have not experienced high value loss but are not immune to the possibility of a devastating tornado occurring within the jurisdiction.

Winslow Risk Analysis

Since 2000, the city of Winslow has had no tornado occurrences out of the 19 reports for Washington County, resulting in no property damage. During a tornado, potential damage can include damage to agriculture, damage or destruction of structures or infrastructure, and bodily harm or death.

Health and Safety: There have been no reported deaths reported since 2000 pertaining to tornados for the city of Winslow. However, there have been 17 reported injuries and 4 reported deaths related to the 19 tornado occurrences in Washington County. Tornados present the potential threat of injury or death. However, no specific health problems can be attributed to tornadoes. The city of Winslow does not have an up-to-date community shelter. They are currently using an old school gym. Each year Winslow host visitors who attend the Winfest.

Damage to Buildings and Infrastructure: Tornados have the potential to impact the community and its critical assets. The damaging or destruction of structures and infrastructure as well as automobiles are possible effects of tornados. Damage or destruction to key infrastructure such as roads, bridges, substations, transformers, poles, and power lines, can result from tornados, which can cause downed trees and branches. Communication can also be affected by tornados. Tornados have the potential to damage or destroy towers and antennas.
There are several old buildings that are vacant in the city of Winslow.

Additional Impact: Tornados have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways and search and rescue efforts that may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes in the community also are at risk of damage or destruction, which would leave many families homeless and forced to stay in hotels, shelters, or with family and friends. Businesses may be destroyed, without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Winslow has not experienced high value loss, but is not immune to the possibility of a devastating tornado occurring within the jurisdiction.

Tornado Vulnerability Analysis

The Elkins school district, the West Fork school district, the Springdale school district, and the Farmington school district currently do not have an emergency shelter or safe room for protection during any hazardous weather events. The Prairie Grove school district and the Lincoln school district need more safe rooms to adequately protect the growing student population and staff during extreme weather. The lack of these structures increases the chance of injuries and the loss of life.

The Greenland school district is in an area that has frequent tornado warnings and damage. There have been 19 occurrences since 2000.

The city of Farmington and the unincorporated districts of Washington County lack safe rooms in county buildings to protect staff during hazardous weather events. The University of Arkansas also lacks safe rooms in the academic buildings, to protect students and staff.

The city of Prairie Grove possesses only one partially constructed shelter for the public's use which needs to protect a population of 5000. The cities of Springdale, Greenland, Goshen, Farmington, and Tontitown currently do not have the capability to shelter the public during extreme weather. Furthermore, the city of Greenland, Tontitown, Goshen, and the Lincoln school district do not have public notification capabilities; they also lack the capability to educate the public on warning sirens.

The length of time to restore electricity and clear roads in the city of West Fork creates cascading hazards for the public: including prohibiting functional needs populations to properly store medication and utilizing critical equipment for daily activities and life support.

The University of Arkansas does not have emergency response capabilities such as a Community Emergency Response Team (CERT). The lack of these resources hampers priority efforts in response and recovery.

Wind Hazard Profile

Damaging winds that are not associated with rotation are known as straight-line winds.
Straight-line winds are reported as high winds when they have sustained speeds of 35 knots or greater for at least one hour, or any gust of at least 50 knots (which is defined as a severe wind). These high wind speeds are associated with strong thunderstorms, where they originate in the rain cooled air downdraft. High wind reports account for half of the severe wind reports in the U.S. yearly. These damaging winds are also capable of reaching and exceeding 87 knots (100 mph).

Beaufort scale of Wind Force

Scale	Force Rating	Observable Land Effects	Speed Knots
0	Calm	Smoke rises vertically.	<1
1	Light Air	Smoke drifts and leaves rustle.	1-3
2	Light Breeze	Wind felt on face.	4-6
3	Gentle Breeze	Flags extended, leaves move.	7-10
4	Moderate Breeze	Dust and small branches move.	11-16
5	Fresh Breeze	Small trees begin to sway.	17-21
6	Strong Breeze	Large branches move, wires whistle, umbrellas are difficult to control.	22-27
7	Near Gale	Whole trees in motion, inconvenience in walking.	28-33
8	Gale	Difficult to walk against wind. Twigs and small branches blown off trees.	34-40
9	Strong Gale	Minor structural damage may occur (shingles blown off roofs).	41-47
10	Storm	Trees uprooted, structural damage likely.	48-55
11	Violent Storm	Widespread damage to structures.	56-63
12	Hurricane	Severe structural damage to buildings, wide spread devastation.	64+

Extent
All participating jurisdictions can experience winds ranging from 0-12 on the Beaufort scale, but typically experience high winds ranging from 10-12 on the scale.

Past High Wind Occurrences
In the last 10 years Washington County has experienced three events of high winds that were not part of a thunderstorm. These events did not result in any monetary damage, nor take the life of anyone. Due to the fact that high wind occurrences are reported at the county level, only information reported the county will be used.

Event Types: High Wind

Washington county contains the following zones: Washington
5 events were reported between 01/01/2000 and 06/30/2023 (8582 days)

Summary Info:

Number of County/Zone areas affected:	1
Number of Days with Event:	5
Number of Days with Event and Death:	0
Number of Days with Event and Death or Injury:	0
Number of Days with Event and Property Damage:	4
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

Future Probability

The historic frequency calculates that there is a 22% chance of high wind occurring in Washington County every 4.6 years.

Locations

Each jurisdiction in Washington County has an equal susceptibility to high wind activity. Therefore, high winds are reported county wide and not at the individual jurisdictional level. The following section will describe how all jurisdictions can be affected.

Jurisdictional Asset Values

Jurisdiction	Critical Facilities Assessed Capital
Unincorporated Washington County	$4,500,000
Elkins	$39,700,000
Elm Springs	$1,570,000
Farmington	$59,700,000
Fayetteville	$1,491,990,044
Goshen	$1,675,000
Greenland	$28,400,000
Johnson	$1,925,000
Lincoln	$58,640,000
Prairie Grove	$148,850,000
Springdale	$1,499,475,000
Tontitown	$3,075,000
West Fork	$36,175,000
Winslow	$40,175,000
Elkins School	$35,800,000
Farmington School	$56,000,000
Fayetteville School	$230,683,160
Greenland School	$26,500,000
Lincoln School	$42,500,000
Prairie Grove School	$31,800,000
Springdale School	$744,200,000
West Fork School	$30,900,000
University of Arkansas	$15,000,000,000

High Winds Analysis

Since 2000, Washington County has had 5 high wind occurrences, resulting in $135,000 worth of property damage. Past occurrences of high winds have resulted in downed trees on roadways and structures. Shingles were blown off roofs and power lines and poles were also blown down. High winds bring the potential for structural damage, damage to infrastructure, and risk of bodily harm.

Health and Safety: Although there have been no death or injury reports related to high winds in Washington County, there is a potential risk of injury associated with high winds.

Damage to Buildings and Infrastructure: High winds have the potential to impact Washington County and its critical assets. Structural damage: such as roof damage, broken windows, and damage to siding are potential risks affiliated with high winds. Damage to infrastructure, such as downed communication antennas, roads blocked by debris, downed power lines and poles are also risks of high winds.

Additional Impact: High winds have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to debris on roadways that require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or power loss, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Washington County has not experienced high value loss, but is not immune to the possibility of a high wind event having a greater impact than past occurrences.

High Wind Vulnerability Analysis

Some buildings in the school districts of Elkins, Prairie Grove, Greenland, Springdale, and Lincoln may be severely damaged by high winds due to old and faulty roofing materials. Other property of the Elkins school district, such as bleachers and field signs are worn and not sturdy. Utility poles of the Greenland school district are not capable of withstanding high winds. The West Fork school district's secondary roads and landscape are vulnerable to fallen trees and limbs causing the bus transportation to be problematic, at times. The Farmington school district and Fayetteville school district do not have protective film on windows in many buildings, increasing the probability of broken glass causing injury or death. The West Fork school district has many trees that could become broken or uprooted and take out power lines causing power outages.

The city of Prairie Grove, Springdale, Greenland, Tontitown, Farmington, Goshen, West Fork, and the unincorporated districts of Washington County lack safe rooms in public buildings and community shelters during extreme weather events. Due to lack of equipment and vehicles for tree trimming, debris from broken limbs causes power outages, road blockage, and damage to buildings. Lincoln's public buildings, specifically the library, have large amounts of glass, and the municipal court and other community buildings have asphalt roofs.

Wildfire Hazard Profile

A wildfire is any unwanted, unplanned, damaging fire burning in the forest, shrub, or grass and results from lightning and humans. Wildfires often begin unnoticed, spread quickly, and are usually signaled by dense smoke that fills the area for miles around. A wildland fire is a wildfire in an area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities. A Wildland-Urban Interface (WUI) fire is a wildfire in a geographical area where structures and other human development meet or intermingle with wildland or vegetable fuels. Large amounts of wooded, brush and grassy areas are at the highest risk of wildfire. Additionally, areas that have experienced prolonged droughts or are excessively dry are also at risk of wildfires.

Wildland Urban Interface

According to the Southern Wildfire Risk Assessment (SWRA) report for the Washington County project area, it is estimated that 88 percent of the total project area population live within the WUI. The Wildland Urban Interface (WUI) layer reflects housing density depicting where humans and their structures meet or intermix with wildland fuels.

The Characteristic Fire Intensity Scale (FIS) specifically identifies areas where significant fuel hazards and associated dangerous fire behavior potential exist based on weighted average of four percentile weather categories. Like the Richter scale for earthquakes, FIS provides a standard scale to measure potential wildfire intensity.

Fire Intensity Scale	
Classification	Description
Class 1, Very Low	Very small, discontinuous flames, usually less than 1 foot in length; very low rate of spread; no spotting. Fires are typically easy to suppress by firefighters with basic training and non-specialized equipment.
Class 2, Low	Small flames, usually less than two feet long; small amount of very short range spotting possible. Fires are easy to suppress by trained firefighters with protective equipment and specialized tools.
Class 3, Moderate	Flames up to 8 feet in length; short-range spotting is possible. Trained firefighters will find these fires difficult to suppress without support from aircraft or engines, but dozer and plows are generally effective. Increasing potential for harm or damage to life and property.
Class 4, High	Large flames up to 30 feet in length; short-range spotting common; medium range spotting possible. Direct attack by trained firefighters, engines, and dozers is generally ineffective, indirect attack may be effective. Significant potential for harm or damage to life and property.
Class 5, Very High	Very large flames up to 150 feet in length; profuse short-range spotting, frequent long-range spotting; strong fire-induced winds. Indirect atack marginally effective at the head of the fire. Great potential for harm or damage to life and property.

Extent

All participating jurisdictions can experience wildfire with fire intensity ranging from a class 1 to a class 5, but Washington County generally experiences a class 1 to a class 3 on the fire intensity scale, where flames can reach 8 feet in length.

Past Wildfire Occurrences

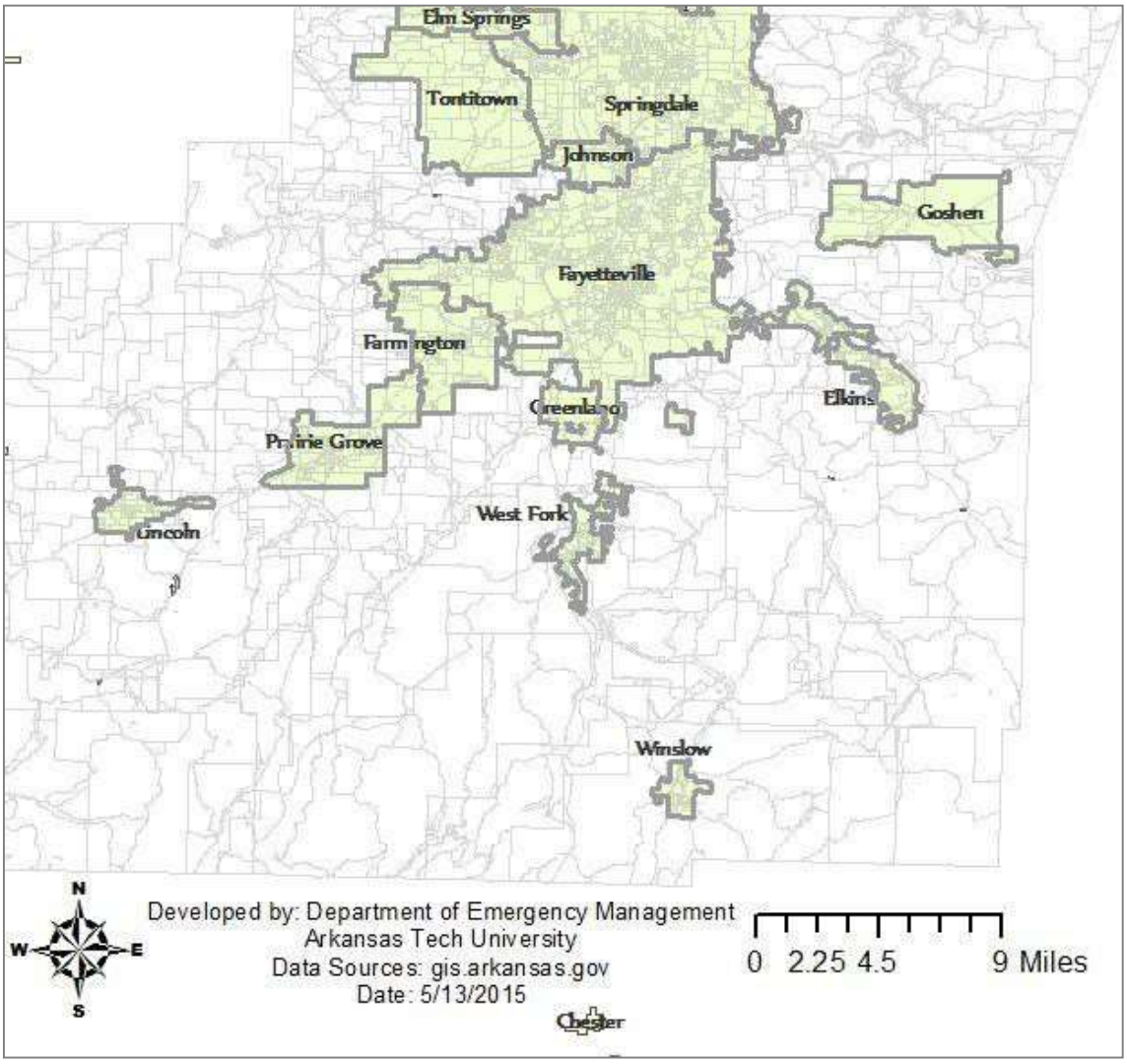
Washington County reported 1 wildfire that was responsible for $50,000 worth of damage in the town of Johnson, where it damaged 3 homes. Because wildfire occurrences are reported at the county level, only information reported the county will be used.

Future Probability

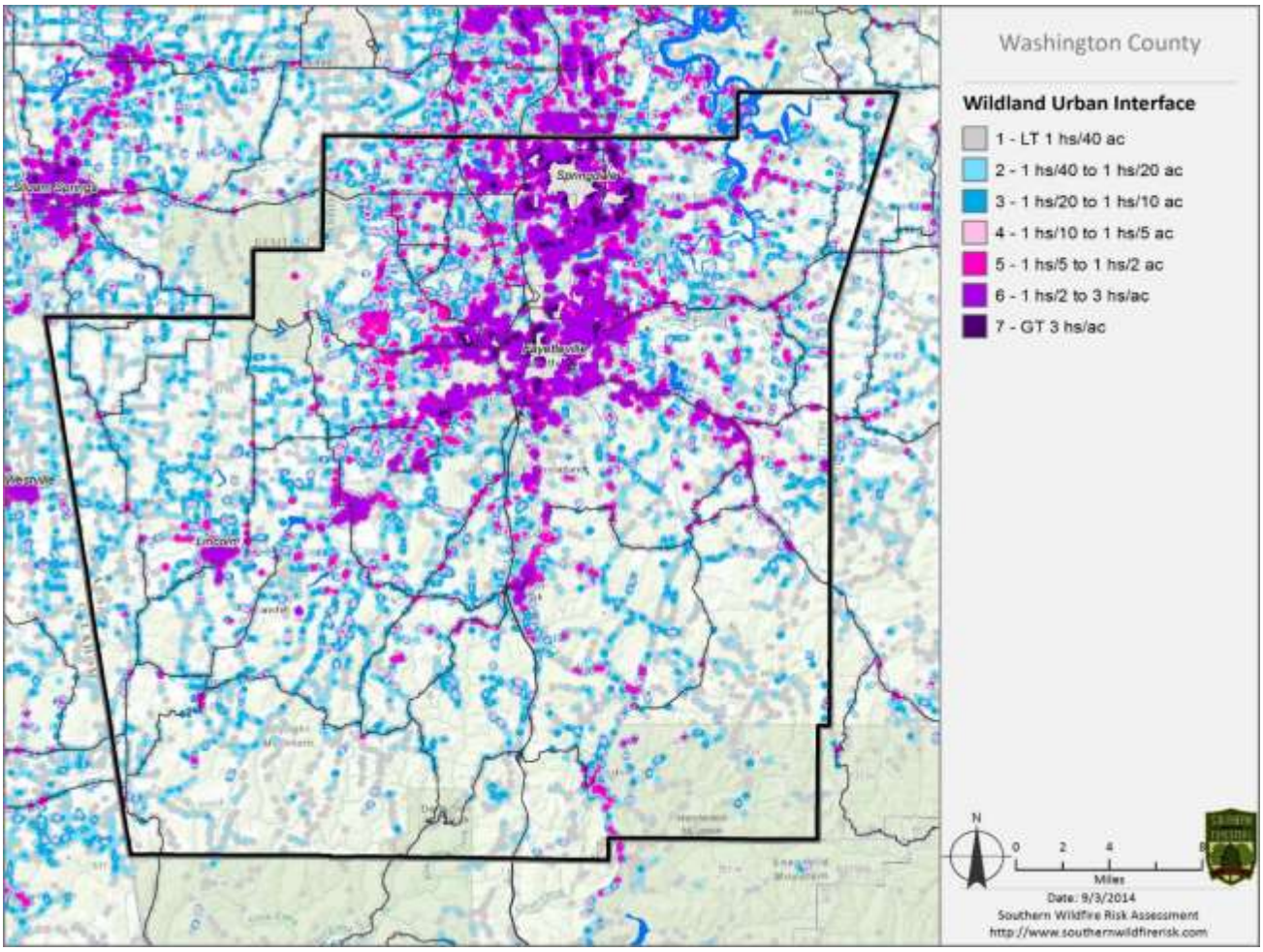
The historic frequency calculates that there is a 10% chance of a wildfire occurring in Washington County every 10 years. Based on the current data available for wildfires in Washington County, the projected climate change data for wildfires indicates a relatively moderate risk. The included climate change data graphic on shows a relatively moderate probability of increased risk from wildfires that could cause increased losses to the jurisdictions in Washington County.

The map below shows each participating jurisdictions' location. Maps depicting characteristic fire intensity in Appendix C and flame length maps for each jurisdiction can be found in Appendix D

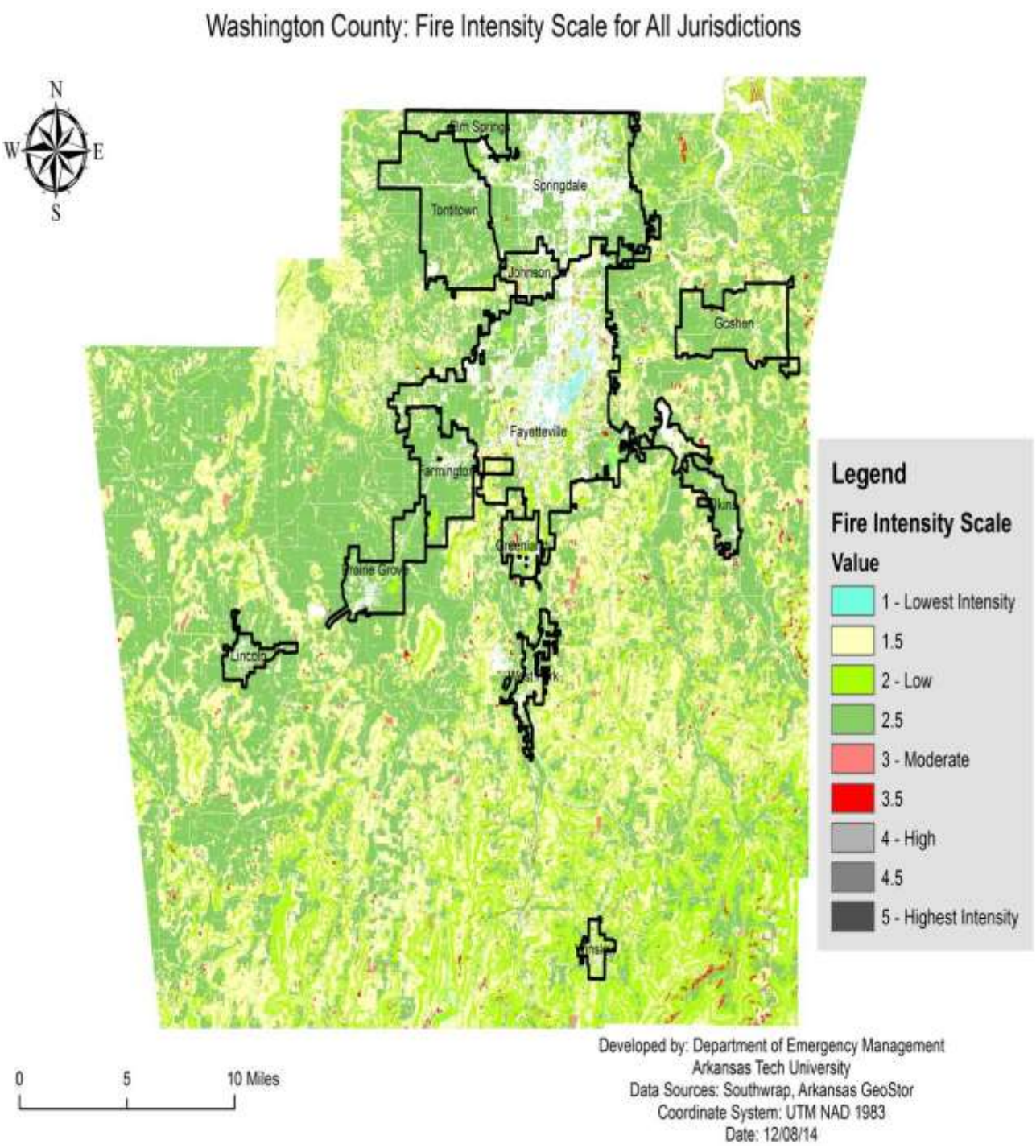
Washington County: Wildfire Jurisdictional Map



The following map depicts the Wildland Urban Interface in Washington County. Each color on the map represents the number of houses per acre that are at risk and located in the WUI. To calculate the WUI Risk Rating, the WUI housing density data was combined with Flame Length data and response functions were defined to represent potential impacts.



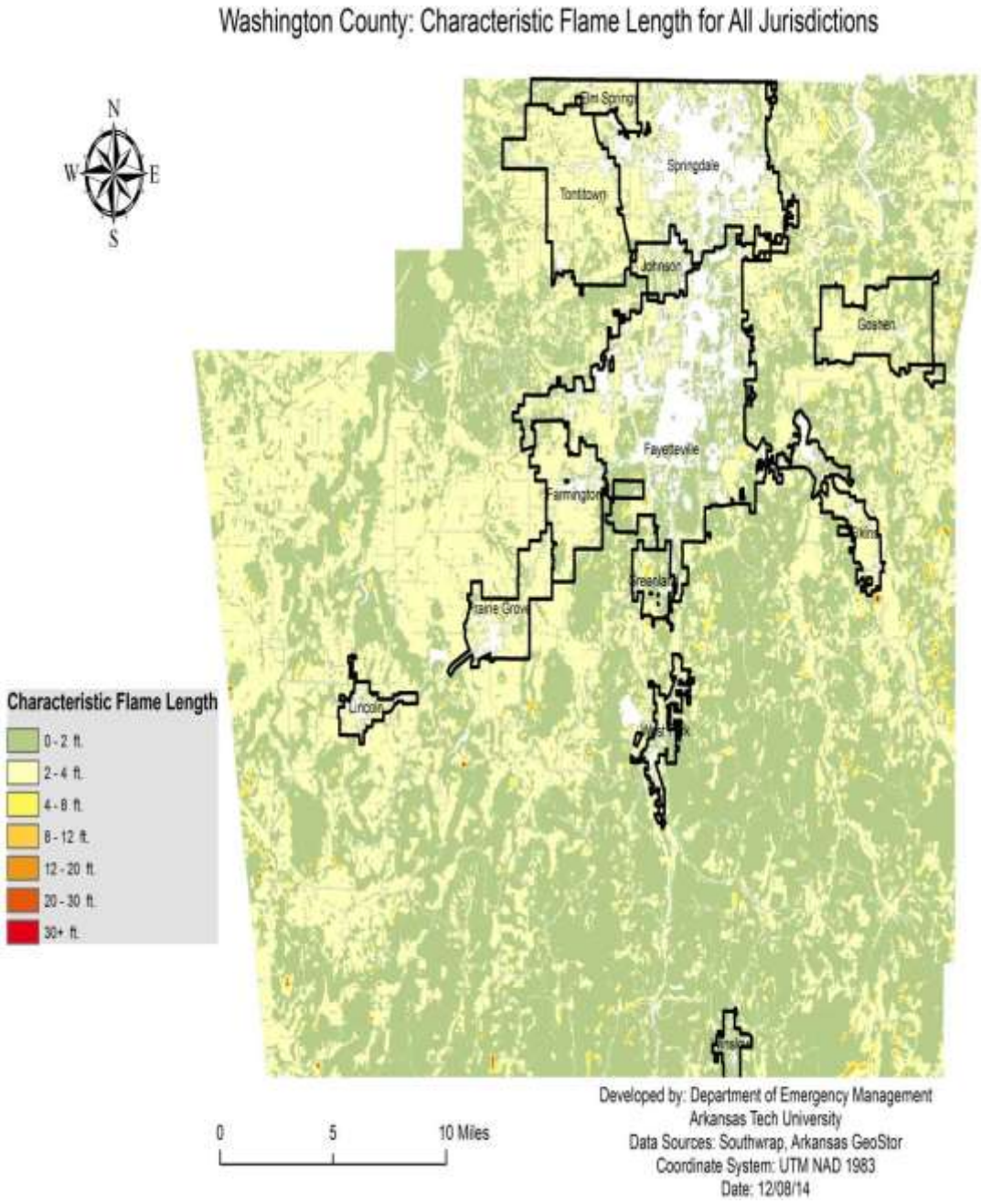
Characteristic Fire Intensity Scale (FIS) specifically identifies areas where significant fuel hazards and associated dangerous fire behavior potential exist based on weighted average of four percentile weather categories. Like the Richter scale for earthquakes, FIS provides a standard scale to measure potential wildfire intensity. FIS consists of 5 values where the order of magnitude between values is ten-fold. The minimum value, Value 1, represents very low wildfire intensities and the maximum class, Value 5, represents very high wildfire intensities, as depicted below and in jurisdictional fire intensity maps located in Appendix C.



Characteristic Flame Length is the typical or representative flame length of a potential fire based on a weighted average of four percentile weather categories. Flame length is defined as the distance between the flame tip and the midpoint of the flame depth at the base of the flame, which is generally the ground surface. It is an indicator of fire intensity and is often used to estimate how much heat the fire is generating. Flame length is typically measured in feet (ft). Flame length is the measure of fire intensity used to generate the response index outputs for the SWRA. The map below depicts the characteristic flame length for the entire planning area.

Maps depicting characteristic flame length can be found in Appendix D.

Locations



Each jurisdiction in Washington County has an equal susceptibility to wildfire events. Therefore, wildfires are reported at the county level and not at the individual jurisdictional level. The following section will describe how all jurisdictions can be affected. Maps depicting each participating jurisdictions' fire intensity and potential flame lengths can be found in Appendix C and D.

Jurisdictional Asset Values

Jurisdiction	Critical Facilities Assessed Capital
Unincorporated Washington County	$4,500,000
Elkins	$39,700,000
Elm Springs	$1,570,000
Farmington	$59,700,000
Fayetteville	$1,491,990,044
Goshen	$1,675,000
Greenland	$28,400,000
Johnson	$1,925,000
Lincoln	$58,640,000
Prairie Grove	$148,850,000
Springdale	$1,499,475,000
Tontitown	$3,075,000
West Fork	$36,175,000
Winslow	$40,175,000
Elkins School	$35,800,000
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Fayetteville School	$230,683,160
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Lincoln School	$42,500,000
Prairie Grove School	$31,800,000
Springdale School	$744,200,000
West Fork School	$30,900,000
University of Arkansas	$15,000,000,000

Wildfire Analysis

Since 2000, Washington County has had 2 occurrences of wildfire, resulting in 1 death and 2 injuries and $50,000 in property damage. Wildfire has the potential to impact crops, livestock, forested land, structures, infrastructure, health, and safety.

Health and Safety: Extreme temperature have the potential to cause bodily harm or death. Inhaling smoke for a short amount of time can cause instantaneous effects. Smoke irritates the eyes, nose, and throat, and its odor has the potential to cause nausea. Smoke inhalation can temporarily change lung functions, resulting in breathing difficulties. Exposure to smoke may also have other chronic health effects. Wildfire also carries the potential for burns ranging from first degree to third degree.

Burns also has the potential for infection, shock, hypothermia, hypovolemia, and can have chronic effects on the nervous system. Infections in the body, such as Sepsis, have the potential to cause shock or death.

Building and Infrastructure: Wildfire has the potential to impact the community and its critical assets. The two occurrences of wildfire reported by Washington County, caused damage to homes in the town of Johnson and resulted in $50,000 in property damage and the second was a brushfire that got out of control and trapped a victim who succumbed to her injuries with two injuries to people trying to help her. Wildfires have the potential to affect infrastructure by burning down power poles and cell towers. Homes and other structures are also at risk of damage or destruction.

Additional Impact: Wildfires have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to structural fires that are the result of wildfires that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Schools have the risk of being damaged or destroyed, causing children and employees to stay home from school resulting in a loss of income and revenue. With the children being forced to stay home parents would have to take off themselves or seek additional childcare. Homes may be damaged or destroyed, forcing search and rescue teams to work overtime. These families may be forced to pay for hotels or to stay with family and friends, which can affect incomes for both parties.

Historical sites may be damaged or destroyed. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours.

Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities.

Since 2000, Washington County has experienced low value loss, but has the potential to experience a greater loss in the future.

Wildfire Vulnerability Analysis

The school districts of Springdale, Farmington, Fayetteville, Lincoln, Greenland, Prairie Grove, West Fork, and Elkins currently do not have fire protection to prevent fires from spreading towards school campuses. This leaves the schools' sporting facilities as well as other structural assets at risk of being damaged or destroyed. If the schools are damaged due to wildfire students will be forced to stay home resulting in parents having to take off from work. Faculty and staff will also potentially lose income and fall behind in their work due to their time off. If the sporting venues are damaged the school could potentially lose revenue from fan attendance and also be forced to pay repair expenses. Elkins School District does not have a fire buffer zone around the schools where flammable vegetation is present. The bus routes of the West Fork school district, Greenland school district, Springdale school district, and Lincoln school district have to travel through heavy wild land areas to transport students that could be hazardous. Smoke from these fires could potentially obscure the bus driver's vision and put the children at risk of bodily harm or death. The driver and students are also at risk of smoke inhalation from the fires. There is a lack of student education on wildfire prevention in the Farmington school district.

The city of Fayetteville, Springdale, Lincoln, Greenland, West Fork, and Winslow have a large amount of wild land – urban interfaces. The city of Elm Springs, Elkins, Tontitown, and Greenland do not have sufficient resources, such as fire apparatuses and fire suits to respond to small or large wildfires, which may require them to reach out to neighboring jurisdictions for assistance and the compensation of those responding. Structures such as senior and childcare facilities in Elkins, Greenland, and Farmington, could potentially be further damaged due to these jurisdictions not having the adequate resources to combat the wildfires. People residing in the senior and childcare facilities would have to be evacuated in the event of a wildfire. If there was an inadequate number of staff and personnel to help remove these vulnerable populations, then lives could potentially be lost. Communication towers in Elkins and Elm Springs could be damaged or destroyed, causing communications between first responders to be hindered. If Tontitown were to experience a wildfire occurrence, it could potentially lose artifacts from the local museum. Parks and structures listed on the National Historic Registry such as the Tontitown School Building, are at risk of destruction due to the lack of sufficient resources.

The cities of Fayetteville, Springdale, Prairie Grove, and Lincoln do not have fire breaks around structures and residences, putting them at risk. Elderly populations within these jurisdictions could potentially be in harm's way if they are not able to leave their homes. Those who can leave their homes may require medical equipment and medications that may not be readily available. These cities would like to provide their citizens with knowledge of safety procedures and ordinances pertaining to wildfire and burning. The city of Elm Springs has not adopted the WUI code. The fire department of the city of Prairie Grove and Farmington lack adequate manpower to deal with large scale wildfires and grass fires. Therefore, they may be forced to request additional resources from neighboring jurisdictions. The cities of Johnson, Winslow, Elkins, and Goshen have dense vegetation in areas of the town that would allow fires to spread, putting elderly populations and people with special needs that do not have the capability to seek shelter at risk. If wildfires spread beyond the abilities of the first responders, they may be required to request assistance from neighboring jurisdictions, which could result in long work hours and overtime pay. The cities of Springdale, Fayetteville, Tontitown, Farmington, Prairie Grove and the University of Arkansas have buildings listed on the National Historic Registry that are at risk of damage due to wildfires.

The University of Arkansas would face susceptibility of loss of agriculture, research, and buildings. The unincorporated areas of Washington County have the potential to lose many homes that are being built in the woodland areas. All participating jurisdictions are susceptible to damage or destruction to crops and livestock. With crops and grass dying, famers will be forced to provide livestock that rely on grazing with alternative means of food. Farmers within the planning area could potentially be at a great economic loss due to the destruction of crops and livestock.

Winter Storm Hazard Profile

Winter storms, which include heavy snowfall, ice storms, and strong winds, affect every state in the continental United States. Areas where such weather is uncommon, such as Arkansas, are typically disrupted more severely by winter storms than those regions that experience this weather more frequently.

The National Weather Service (NWS) defines snow as a steady fall for several hours or more. Heavy snow is defined as either a snowfall accumulating to a depth of 4 inches within 12 hours or less, or snowfall depth accumulation to 6 inches or more within 24 hours or less.

A blizzard occurs when circumstances continue for a period of 3 hours or more 1) constant wind or recurrent gusts to 35 miles an hour or greater, 2) substantial falling and/or blowing snow which decreases visibility to less than ¼ mile.

Dodson Snowstorm Rating Scale	
Category 1	**Accumulation**: Snowfall accumulations of 1-4" are forecast. A fairly common event. **Life Threat Level**: Low threat to life if residents use care and caution when venturing out. **Economic Impact**: Little to low economic impact is expected.
Category 2	**Accumulation**: Snowfall accumulations of 4-8" are forecast. **Life Threat Level**: Some threat to life if caught out in the storm without an emergency kit or proper supplies. Elderly residents should use caution. **Travel Impact:** Roads will likely be slick and hazardous. Some difficulty for light weight and small vehicles – especially with snowfall totals of six inches or greater. High winds can cause blowing and drifting of snow. **Economic Impact:** Low economic impact.
Category 3	**Accumulation**: Snowfall accumulations of 8-12" are forecast. **Life Threat Level:** Some threat to life if caught out in the storm without an emergency kit or proper supplies. A few tree branches and power lines may break if the snow is wet. **Travel Impact**: Moderate to high winds will cause considerable blowing and drifting snow. **Economic Impact**: Moderate economic impact. Some businesses will likely close for short periods of time.
Category 4	**Accumulation**: Snowfall accumulations of 12-16" are forecast. A rare and unusual event. **Life Threat Level**: Snowstorm poses a substantial threat to life. Those who venture out in vehicles can expect extreme difficulty. A few structures with large roof spans may collapse under the weight of the snow - especially if heavy sleet or heavy wet snow occurs. Some tree branches, trees, and power lines may break if the snow is wet. Power outages possible if the snow is wet. Significant threat to livestock and other outdoor pets/animals. **Travel Impact**: Some road closures will be possible. Interstates and highways may be closed in some areas. Airport delays and/or closures will be possible. Moderate to high winds could cause significant blowing and drifting snow. **Economic Impact:** Significant or major economic impact. Many businesses, malls, large colleges, and government agencies will be closed for one or more days. Hotels may quickly fill up with stranded travelers. Some counties may need sheltering operations.
Category 5	**Accumulation**: Snowfall accumulations of 16" or greater are forecast. Historic or near historic event. **Life Threat Level**: Serious/significant threat to life and property. Some structures will large roof spans may collapse under the weight of the snow - especially if heavy sleet or heavy wet snow occurs. Numerous tree branches, trees, and power lines may break if the snow is wet. Power outages will occur if the snow is wet. Extreme threat to livestock and other outdoor pets/animals. **Travel Impact**: Numerous road closures will likely occur. Interstates and highways may be closed. Airport delays and/or closures will likely occur. Moderate to high winds could cause significant blowing and drifting snow. **Economic Impact:** Major to extreme economic impact. Many businesses, large colleges/universities, and government agencies will be closed for several days. Many or all school districts will be closed for several days. Some counties may need sheltering operations. A local state of emergency declaration may be required in some counties, towns, and cities.

Sleet is defined as pellets of ice composed of frozen or mostly frozen raindrops or refrozen partially melted snowflakes. These pellets of ice typically bounce after striking the ground or other hard surfaces. Freezing Rain or freezing drizzle refers to when rain freezes on surfaces such as the ground, power lines, vehicles, roadways, etc. Small accumulations of ice can result in driving and walking complications while substantial accumulations produce tremendously dangerous and damaging conditions. Ice storms are described as periods when accumulations of ice are expected during freezing rain. Significant accumulations of ice have the potential to cause damage to trees and utility lines. Substantial ice accumulations are generally accumulations of .25 inches or greater.

Ice Index Parameters			
Index	**Radial Ice Accumulation (Inches)**	**Wind (Mph)**	**Damage and Impact Descriptions**
1	0.10-0.25 0.25-0.50	15-25 >15	Some local utility interruptions possible...typically lasting a few hours.
2	0.10-0.25 0.25-0.50 0.50-0.75	25-35 15-25 <15	Scattered utility interruptions possible...typically lasting less than 12 hours.
3	0.10-0.25 0.25-0.50 0.50-0.75 0.75-1.00	≥35 25-35 15-25 <15	Numerous utility interruptions possible...lasting up to 5 days. Damage to some main feeder lines possible.
4	0.25-0.50 0.50-0.75 0.75-1.00 1.00-1.50	≥35 25-35 15-25 <15	Prolonged and widespread utility interruptions possible. Damage to many main feeder lines possible. Utility outages lasting up to 10 days possible.
5	0.50-0.75 0.75-1.00 1.00-1.50 >1.50	≥35 ≥25 ≥15 Any	Catastrophic damage to exposed utility systems possible. Outages lasting several weeks possible in some areas.
The Damage and Impact Descriptions are based upon: (1) researched weather parameters and utility impacts and (2) the combination of **forecasts** parameters including radial ice accumulation, wind, and temperatures.			

Extent
All participating jurisdictions can experience any category of snow on the Dodson Snowstorm Rating Scale and can also experience any index on the Ice Index Parameter scale, but all participating jurisdictions generally experience categories 1-2 on the Dodson Snowstorm Rating Scale and an index ranging from 1-3 on the Ice Index Parameter.

Past Winter Weather Occurrences

Washington County experiences many winter weather related events. Over the last 10 years, they have had 16 winter storm events with a report of an injury. These events have not resulted in any crop or property damage for the county. Over the last 10 years, Washington County has had one ice storm. This ice storm did not take any lives, but it did result in approximately 45 million dollars' worth of damage. Because winter storm occurrences are reported at the county level, only information reported the county will be used. See Appendix B for past occurrences tables.

Event Type: Winter Storm
Washington county contains the following zones: Washington
29 events were reported between 01/01/2000 and 06/30/2023 (8582 days)

Summary Info:

Number of County/Zone areas affected:	1
Number of Days with Event:	29
Number of Days with Event and Death:	0
Number of Days with Event and Death or Injury:	0
Number of Days with Event and Property Damage:	1
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

Event Types: Ice Storm
Washington county contains the following zones: Washington
5 events were reported between 01/01/2000 and 06/30/2023 (8582 days)

Summary Info:

Number of County/Zone areas affected:	1
Number of Days with Event:	5
Number of Days with Event and Death:	0
Number of Days with Event and Death or Injury:	1
Number of Days with Event and Property Damage:	3
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

Future Probability

The historic frequency calculates that there is over 100% chance of a winter storm/ice storm occurring in Washington County every 0.625 years.

Locations

Each jurisdiction in Washington County has an equal susceptibility to winter weather activity. Therefore, winter weather is reported county wide and not at the individual jurisdictional level. The following section will describe how all jurisdictions can be affected.

Winter Storm Analysis

Since 2000, Washington County has had 29 winter storm occurrences, resulting in $50,000 in property damage, 1 occurrence of heavy snow, resulting in no property damage, and 1 occurrence of an ice storm, resulting in $46 million in property damage. These storms resulted in many motor vehicle accidents and power outages. Winter storms can result in the damaging of infrastructure, structures, bodily harm, and death.

Health and Safety: Winter storms have the potential of bodily harm and death. Since 200, there has been one winter storm related injury reported in Washington County.

Building and Infrastructure: Winter storms have the potential to impact the community and its critical assets. Damage to structures and infrastructure is a potential effect of winter storms. Communication also has the potential to be affected by winter storms.

Additional Impact: Winter storms have the potential to impact the economic wellbeing of businesses, first responding resources, and utility personnel. First responders have the possibility of responding to motor vehicle accidents that may produce the need for rescue and may require long hours and overtime pay. They may also contend with evacuations of special populations such as elderly, nursing homes, and people with disabilities. Businesses may be without power and other utilities which can interrupt economic flow. Utility personnel may be called out to contend with power outages, downed utility poles, and be forced to pay personnel for overtime hours. Highway departments have the possibility of working long hours salting roadways and contending with road closures. Jurisdictions may need to utilize resources from neighboring jurisdictions, depending on their capabilities. Schools may be closed due to inclement weather, resulting in loss of income for employees as well as loss of revenue from students being out of school. With the children being forced to stay home parents would have to take off themselves or seek additional childcare.

Since 2000, Washington County has experienced a high value loss, and has the potential to experience greater loss in the future.

Winter Storm Vulnerability Analysis

The school districts of Greenland, Springdale, and Lincoln have an elevated risk of structural failure due to weight on the roofs of buildings. Power poles and lines are subject to damage due to excessive weight creating cascading effects of power loss and information loss. The Fayetteville school district, The Lincoln school district, and the Elkins school district lack essential equipment to clear parking lots and sidewalks during heavy snow, creating hazardous situations for pedestrians and drivers. The West Fork school district is made up of 133 square miles of mountainous terrain, creating problematic issues transporting students to and from school. The Springdale school district also has problematic issues concerning transporting students to and from school on icy roadways; there are currently no alternate routes or plans.

The Prairie Grove school district has reoccurring structural issues with pipes freezing in the buildings at school. The Farmington school district currently faces problems of losing power during freezing conditions and starting buses during freezing conditions. This creates an impossible environment for daily routines for students and staff.

The city of Winslow, Goshen, Greenland, Farmington, Elm Springs, Elkins, Prairie Grove, West Fork, Tontitown, Farmington, the University of Arkansas campus, and the unincorporated areas of Washington County, lack an effectiveness for clearing roads. The city of Winslow, Elm Springs, Greenland, and the city of Springdale face structural failures that includes buildings, power poles, and power lines due to excessive weight creating cascading effects of power loss and information loss. The city of West Fork and the University of Arkansas campus has a need for an alternate power source during downed power lines and power outages. Damage to trees creates road blockage and other transportation issues. The city of Lincoln has limited resources for stockpiling food and transporting residents to shelters, including limited space in community shelters. The city of Elm Springs has public buildings, specifically the City Hall, which is uninsulated. The city of Elkins does have the capability to provide emergency shelters for residents.

Section 4
MITIGATION STRATEGY

In this section:

Capability Assessment

National Flood Insurance Program

Goals

Mitigation Strategies

Incorporation into Existing Planning Mechanisms

Capability Assessment

Existing Institutions, Plans, Policies and Ordinances

This table provides a summary of the plans, codes, policies, and ordinances currently in place in each participating jurisdiction. Existing programs and policies were reviewed in order to identify those that may weaken or enhance the hazard mitigation objectives outlined in this document. This list does not necessarily reflect every plan, ordinance, or other guidance document within each jurisdiction; however, this is a summary of the guidance documents known to and recommended for review by members of the planning committee. The checkmark (√) indicates that the jurisdiction reported having the authority to implement the specified regulatory tool and that the tool is currently in place.

Legal and Regulatory Capability Inventory												
Jurisdiction	Building Code	Zoning Ordinance	Subdivision Ordinance	Special Purpose Ordinance	Growth Mgmt Ordinance	Site Plan Review Requirements	Comprehensive Plan	Capital Improvements Plan	Economics Development Plan	Emergency Response Plan	Post-Disaster Recovery Ordinance	Real Estate Disclosure Ordinance
Washington County		✓	✓	✓			✓	✓	✓	✓	✓	
Elkins, City of	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	
Elm Springs, City of	✓	✓	✓	✓		✓	✓					
Farmington, City of	✓	✓	✓	✓		✓	✓			✓		
Fayetteville, City of	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Goshen, City of	✓	✓	✓	✓						✓	✓	
Greenland, City of	✓	✓	✓	✓	✓	✓						
Johnson, City of	✓	✓	✓	✓		✓	✓	✓	✓	✓		
Lincoln, City of	✓	✓	✓			✓				✓		
Prairie Grove, City of	✓	✓	✓	✓	✓	✓	✓			✓		
Springdale, City of	✓	✓	✓	✓		✓	✓	✓				
Tontitown, City of	✓	✓	✓	✓		✓		✓	✓	✓		
West Fork, City of	✓	✓	✓			✓	✓			✓		
Winslow, City of						✓						
Elkins Schools	✓					✓	✓	✓			✓	
Farmington Schools						✓	✓	✓		✓	✓	
Fayetteville Schools	✓	✓	✓			✓	✓	✓		✓		
Greenland Schools							✓	✓		✓		
Lincoln Schools							✓			✓		
Prairie Grove Schools	✓	✓	✓			✓	✓	✓		✓		
Springdale Schools	✓	✓	✓			✓	✓	✓		✓		
West Fork Schools	✓					✓		✓		✓		
University of Arkansas	✓	✓				✓	✓	✓	✓	✓		

Legal and Regulatory Capabilities

As indicated in the previous table, Washington County and its incorporated jurisdictions have several policies, programs, and capabilities, which help to prevent and minimize future damages resulting from hazards. These tools are valuable instruments in pre and post disaster mitigation as they facilitate the implementation of mitigation activities through the current legal and regulatory framework. These policies, programs, and capabilities are described in greater detail for Washington County and the participating jurisdictions, as well as the State and Federal levels.

Building Code

Building codes regulate construction standards and are developed for specific geographic areas of the country. They consider the type, frequency, and intensity of hazards present in the region. Structures built to applicable building codes are inherently resistant to many hazards such as strong winds, floods, and earthquakes, up to certain levels of severity. Due to the location specific nature of the building codes, these are very valuable tools for mitigation.

Zoning Ordinance

Zoning is a useful tool to consider when developing a mitigation strategy. It can be used to restrict new development, require low-density development, and designate specific uses (e.g. recreational) in the hazard prone areas. Private property rights must be considered, but enacting a zoning ordinance can reduce or potentially eliminate damages from future hazard events.

According to the State Multi-Hazard Mitigation Plan, all local communities in the State of Arkansas are encouraged to incorporate mitigation standards in zoning and land use ordinances.

Subdivision Ordinance

Subdivision ordinances offer an opportunity to account for natural hazards prior to the development of land as they formulate regulations when the land is subdivided. Subdivision design that incorporates mitigation principles can reduce the exposure of future development to hazard events.

Special Purpose Ordinance

A special purpose ordinance is a form of zoning in which specific standards dependent upon the special purpose or use must be met. For example, many special purpose ordinances include basic development requirements such as setbacks and elevations. The community's floodplain management ordinance may be a special purpose ordinance. The special purpose ordinance is a useful mitigation technique particularly when implemented to reduce damages associated with flooding.

Growth Management Ordinance

Growth management ordinances are enacted to control the location, amount, and type of development in accordance with the larger planning goals of the jurisdiction. These ordinances often designate the areas in which certain types of development is limited and encourage the protection of open space for reasons such as environmental protection and limitation of sprawl.

Site Plan Review Requirements

Site plan review requirements are used to evaluate proposed development prior to construction. An illustration of the proposed work, including its location, site elevations, exact dimensions, existing and proposed buildings, and many other elements are often included in the site plan review requirements. The site plan reviews offer an opportunity to incorporate mitigation principles, such as ensuring that the proposed development is not in an identified hazard area and that appropriate setbacks are included.

Comprehensive Plan

A comprehensive plan is a document which illustrates the overall vision and goals of a community. It serves as a guide for the community's future and often includes anticipated demographics, land use, transportation, and actions to achieve desired goals. Integrating mitigation concepts and policies into a comprehensive plan provides a means for implementing initiatives through legal frameworks and enhances the opportunity to reduce the risk posed by hazard events.

Capital Improvement Plan

Capital Improvement Plans schedule the capital spending and investments necessary for public improvements such as schools, roads, libraries, and fire services. These plans can serve as an important mechanism to manage development in identified hazard areas through limited public spending.

Economic Development Plan

Economic development plans offer a comprehensive overview of the local or regional economic state, establish policies to guide economic growth, and include strategies, projects, and initiatives to improve the economy in the future. Economic development plans, like capital improvement plans, offer an opportunity to reduce development in hazard prone areas by encouraging economic growth in areas less susceptible to hazard events.

Emergency Response Plan

Emergency response plans provide an opportunity for local governments to anticipate an emergency and plan the response accordingly. In the event of an emergency, a previously established emergency response plan can reduce negative effects as the responsibilities and means by which resources are deployed have been previously determined.

Post-Disaster Recovery Plan

A post disaster recovery plan guides the physical, social, environmental, and economic recovery and reconstruction procedures after a disaster. Hazard mitigation principles are often incorporated into post disaster recovery plans in order to reduce repetitive disaster losses. The post disaster recovery plan is included as a chapter of the comprehensive plan.

Real Estate Disclosure Ordinance

A real estate disclosure ordinance requires individuals selling real estate to inform potential buyers of the hazards to which the property and/or structure is vulnerable prior to the sale. Such a requirement ensures that the new property owner is aware of the hazards to which the property is at risk of damage.

Administrative and Technical Capability

The ability of a local government to develop and implement mitigation projects, policies, and programs is contingent upon its staff and resources. Administrative capability is determined by evaluating whether there are an adequate number of personnel to complete mitigation activities. Similarly, technical capability can be evaluated by assessing the level of knowledge and technical expertise of local government employees, such as personnel skilled in surveying and Geographic Information Systems.

The table below provides a summary of the administrative and technical capabilities currently in place in each participating jurisdiction. The checkmark (√) indicates that the local government reported maintaining a staff member for the given function.

Administrative and Technical Capability										
Jurisdiction	Planner(s) or Engineer(s) with knowledge of land development and management practices	Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Planner(s) or Engineer(s) with an understanding of natural and/or human caused hazards	Floodplain manager	Surveyors	Staff with education or expertise to assess the communities vulnerability to hazards	Personnel skilled in GIS and/or HAZUS	Scientists familiar with the hazards of the community	Emergency Manager	Grant writers
Washington County	✓	Contract only	✓	✓	✓	✓	✓	✓	✓	✓
Elkins, City of				✓		✓		✓		
Elm Springs, City of	✓	✓		✓		✓		✓		✓
Farmington, City of	✓	✓		✓				✓		✓
Fayetteville, City of	✓	✓	✓	✓		✓	✓		✓	✓
Goshen, City of				✓					✓	
Greenland, City of	✓	✓	✓	✓						
Johnson, City of	✓	✓	✓	✓					✓	
Lincoln, City of				✓						✓
Prairie Grove, City of	✓	✓	✓	✓		✓		✓		
Springdale, City of	✓	✓	✓	✓	✓	✓	✓	✓		
Tontitown, City of	✓	✓	✓	✓		✓	✓	✓	✓	
West Fork, City of	✓	✓		✓					✓	✓
Winslow, City of				✓						
Elkins Schools	✓	✓							✓	✓
Farmington Schools	✓	✓	✓							✓
Fayetteville Schools	✓	✓	✓						✓	✓
Greenland Schools	✓	✓	✓							✓
Lincoln Schools	✓	✓	✓							✓
Prairie Grove Schools	✓	✓	✓	✓		✓	✓		✓	✓
Springdale Schools	✓	✓	✓						✓	✓
West Fork Schools	✓	✓	✓						✓	✓
University of Arkansas	✓	✓	✓	✓		✓	✓	✓	✓	✓

Staffing Resources

Having a planner or engineer trained in land development, construction practices, or one who understands natural or man-made hazards are great resources to a community.
Having their level of knowledge and expertise will help in the process of assessing and mitigating risks while limiting risk to new development or redevelopment.

Floodplain Management

By employing floodplain management, the jurisdiction can protect its citizens against much of the devastating financial loss resulting from flood disasters. Careful local management of development in the floodplains results in construction practices that can reduce flood losses and the high costs associated with flood disasters to all levels of government.

Surveyors

Surveyors gather information that is needed by the city engineers or city projects that involve development or redevelopment. A surveyor records geographic conditions and man-made features as they currently exist. Other noted information might include terrain, drainage, property boundaries and ownership, soil condition, and other physical features.

GIS/HAZUS

GIS (Geographical Information Systems) and HAZUS are powerful resources that the jurisdictions can be used to identify important facts about the community. GIS technology can be used to improve transparency about specific risks to the community, in community planning, and resource management. HAZUS is methodology for estimating potential losses from earthquakes, hurricane winds and floods. HAZUS uses GIS technology to estimate physical, economic, and social impacts of disasters.

Emergency Manager

An emergency manager performs administrative and technical work in the development, implementation, and coordination of the community's emergency management program. This position also acts as the authority in disaster recovery efforts, oversees the disaster training, exercises, and public awareness programs, and performs related duties as assigned.

Financial Capabilities

Financial Capability								
Jurisdiction	Capital Improvements Project Funding	Authority to levy taxes for specific purposes	Water, Sewer, Gas, or Electric Service Fees	Impact fees for new development	Incur debt through general obligation funds and/or special tax bonds	Community Development Block Grant	Federal funding programs	State funding programs
Washington County	✓	✓			✓		✓	✓
Elkins, City of	✓	✓	✓	✓	✓	✓		✓
Elm Springs, City of			✓					✓
Farmington, City of	✓	✓		✓	✓		✓	✓
Fayetteville, City of	✓	✓	✓	✓	✓	✓	✓	✓
Goshen, City of	✓	✓	✓	✓			✓	✓
Greenland, City of	✓	✓	✓	✓	✓	✓	✓	✓
Johnson, City of			✓				✓	✓
Lincoln, City of	✓	✓	✓		✓	✓	✓	✓
Prairie Grove, City of	✓	✓	✓	✓		✓		✓
Springdale, City of	✓				✓	✓		
Tontitown, City of	✓	✓					✓	✓
West Fork, City of	✓	✓		✓		✓	✓	✓
Winslow, City of	✓		✓					
Elkins Schools	✓	✓			✓			
Farmington Schools	✓	✓			✓		✓	
Fayetteville Schools	✓	✓			✓		✓	✓
Greenland Schools	✓	✓			✓			
Lincoln Schools	✓	✓			✓		✓	✓
Prairie Grove Schools	✓	✓			✓		✓	✓
Springdale Schools	✓	✓			✓		✓	✓
West Fork Schools	✓				✓		✓	✓
University of Arkansas	✓			✓	✓		✓	✓

Education & Outreach Capability

Education & Outreach Capability						
Jurisdiction	Local citizen groups/Non-profit organizations willing to assist with mitigation activities	Ongoing public education or information programs	Natural disaster or safety related school programs	StormReady Certification	Firewise Communities Certification	Public-Private partnership initiatives addressing disaster-related issues
Washington County	✓	✓	✓	✓		✓
Elkins, City of	✓	✓	✓	✓		✓
Elm Springs, City of	✓	✓	✓			
Farmington, City of	✓	✓	✓	✓		✓
Fayetteville, City of	✓	✓	✓	✓	✓	✓
Goshen, City of	✓	✓				✓
Greenland, City of	✓	✓	✓	✓		✓
Johnson, City of	✓					
Lincoln, City of	✓	✓	✓			
Prairie Grove, City of	✓	✓	✓			✓
Springdale, City of	✓	✓				
Tontitown, City of	✓	✓				✓
West Fork, City of	✓	✓	✓	✓		✓
Winslow, City of	✓	✓				
Elkins Schools	✓	✓	✓			✓
Farmington Schools	✓	✓	✓			
Fayetteville Schools	✓	✓	✓	✓		✓
Greenland Schools	✓	✓	✓			
Lincoln Schools			✓			
Prairie Grove Schools	✓	✓	✓			✓
Springdale Schools			✓			
West Fork Schools	✓	✓	✓	✓		
University of Arkansas	✓	✓	✓			✓

StormReady

StormReady is a national voluntary program, administered through the National Weather Service, which gives communities the skills and education needed to cope with and manage potential weather-related disasters, before, and during the event. The program encourages communities to take a new pro-active approach.

Firewise

Firewise communities are those that have taken appropriate measures to become more resistant to wildfire structural damage. Firewise techniques include minimizing the risk of home ignition by carefully landscaping around residential structures such as thinning trees and brush and choosing fire-resistant plants, selecting ignition-resistant building materials and positioning structures away from slopes.

Capability Assessment Conclusion

Mitigation requires capabilities necessary to reduce loss of life and property by lessening the impacts of disasters. Each jurisdiction has demonstrated a set of capabilities unique to their community. The capability assessment finds that Washington County and the participating jurisdictions collectively have a significant level of legal, technical, and fiscal tools and resources necessary to implement hazard mitigation strategies. All the jurisdictions but Winslow have the legal capabilities or ordinances and codes in place that might help reduce loss due to a disaster. The jurisdictions, including school districts, have a range of staff trained or have knowledge about hazards and their impacts. While some jurisdictions lack an emergency manager in their community, there is the Washington County Emergency Management Department that can help. All participating jurisdictions have financial resources that can be used towards mitigation. Most of those resources are capital improvement funds or tax bonds. While the city of Johnson and city of Winslow do not have capital improvement funds, they take advantage of utility fees and state funding programs. All communities in Washington County have local citizen groups that are willing to assist in emergency management efforts. While most jurisdictions participate in the safety related school programs, very few jurisdictions are StormReady certified and only the city of Fayetteville is a Fire Wise community. Some participating jurisdictions such as Springdale have incorporated a community wildfire plan, while others such as Lincoln and Prairie Grove solely utilize burn bans. These jurisdictions can expand their capabilities by implementing wildfire plans. Very few participating jurisdictions have Emergency Operations Plans in place. Jurisdictions such as Farmington can further address hazards by generating EOPs and Continuity of Operations Plans for the city.

National Flood Insurance Program

National Flood Insurance: In Washington County, 14 jurisdictions participate in the National Flood Insurance Program (NFIP). Flood insurance is required as a condition of certain types of federal aid and most bank loans and mortgages for buildings located in the 100-year floodplain identified on the FEMA Flood Insurance Rate Maps. The table below shows each jurisdictions' date of entry into the NFIP, their current effective map, the number of policies, and the total amount of coverage.

CID	Jurisdiction	NFIP Entry Date	Current Effective Map	Number of Policies	Amount of Coverage
050212#	Unincorporated Washington County	18-Sep-91	16-May-08	107	$21,905,900
050214#	Elkins	18-Sep-91	16-May-08	17	$3,501,900
050213#	Elm Springs	30-Apr-86	16-May-08	13	$1,681,100
050215#	Farmington	24-Aug-82	16-May-08	50	$7,406,500
050216#	Fayetteville	20-Jan-82	16-May-08	688	$135,774,400
050594#	Goshen	18-Sep-91	16-May-08	13	$4,135,000
050217#	Greenland	18-Sep-91	16-May-08	11	$1,260,700
050218#	Johnson	16-Jul-80	16-May-08	20	$4,247,000
050338#	Lincoln	18-Sep-91	16-May-08	1	$140,000
050587#	Prairie Grove	18-Sep-91	16-May-08	3	$595,000
050219#	Springdale	15-Jun-88	16-May-08	39	$26,338,700
050293#	Tontitown	01-Feb-88	16-May-08	3	$627,000
050220#	West Fork	02-Jul-80	16-May-08	17	$2,974,000
050300#	Winslow	01-Jun-88	16-May-08	1	$36,300

Continued Participation in the NFIP

Each of the jurisdictions continue their participation in the NFIP by having their floodplain administrator identify and map any floodplains. The participating communities also engage in public education and outreach in public schools and EAST programs, while also sending letters and notices out to city officials, city water/utilities, local realtors, insurance agents, and mortgage lenders. By continuing their involvement, participating communities will gain additional credit points under FEMA's Community Rating System (CRS) program, which provides discounts on National Flood Insurance Program (NFIP) flood insurance premiums for residents of communities that voluntarily participate in this program.

Washington County and all its jurisdictions that participates in the NFIP

Jurisdictional Continued Participation in NFIP	
Unincorporated Washington County	
Elkins	-Continue to enforce adopted floodplain management ordinance requirements
Elm Springs	-Floodplain mapping
Farmington	-Maintains floodplain development records
Goshen	-Promote flood insurance for all properties
Greenland	- Community Rating System outreach programs
Johnson	-Permit reviews and inspections based on ordinance requirements
Prairie Grove	
Tontitown	
West Fork	
Winslow	
Fayetteville	-Continue to enforce adopted floodplain management ordinance requirements
Lincoln	-Floodplain mapping
Springdale	-Maintains floodplain development records
	-Promote flood insurance for all properties
	- Community Rating System outreach programs
	-Permit reviews and inspections based on ordinance requirements
	-Post NFIP resources and flood safety information to the city websites
Substantial damage and improvement policies:	
This policy is carried out by the participating jurisdictions in Washington County per NFIP guidelines as follows:	
While FEMA may provide assistance in conducting damage assessments, NFIP guidance documents state that community floodplain management officials are responsible for estimating the cost to repair and the market value of the structure, determining which properties are substantially damaged, and notifying property owners of their determination.	
NFIP requires property owners to bring any substantially damaged buildings located in a special flood hazard area into compliance with minimum NFIP requirements, if they choose to rebuild. This could mean elevating their structure to reduce the risk of future flood damage or losses.	
Commercial and residential property owners with NFIP flood insurance who wish to rebuild a property that has been declared substantially damaged must work with the insurance company through which they purchased their NFIP policy to process their NFIP claim, and then must obtain permits from their community for repair work.	

Appendix E: Washington County NFIP-RL SRL properties list

Goals and Objectives

Goal 1. Minimize threat to lives and property from tornados.

Goal 2. Minimize threat to lives and property from high wind.

Goal 3. Minimize disruptive effects and property damage from winter storms.

Goal 4. Minimize the threat to lives and property from flooding.

Goal 5. Minimize the threat to lives and property from severe storms.

Goal 6. Minimize loss of property and threat to lives due to wildfires.

Goal 7. Minimize the disruptive effects and threat to lives from a pandemic event.

Goal 8. Minimize the effects of severe drought.

Goal 9. Minimize the risks associated with extreme temperatures.

Goal 10. Minimize the effects from an earthquake.

Goal 11. Minimize the property damage and associate risks with a dam failure.

Mitigation Strategies

Mitigation Actions Considerations

The County Hazard Mitigation Planning Team identified a comprehensive range of possible mitigation actions intended to reduce the effects of the 10 hazard types posing a risk for the area.
The actions were selected based upon their potential effects on the overall risk to life and property (particularly new and existing buildings and infrastructure), ease of implementation, community and agency support, consistency with local jurisdictions' plans and capabilities, and availability of funding.

Completed Mitigation Strategies

Mitigation actions from the previous plan that were completed can be found in Appendix C. Incomplete mitigation actions from the previous plan were incorporated into this plan update.

Mitigation Action Prioritization

All jurisdictions of Washington County were tasked with prioritizing their own mitigation strategies based on several criteria, such as overall benefit to the community, total cost and availability of funding, practicality, community support, and desire of community stakeholders.
Each jurisdiction was encouraged to take ownership of this process. The jurisdictional stakeholders met with members of the planning team and were instructed about the importance of prioritizing their mitigation strategies based on the factors in the paragraph. The planning team recommended the jurisdictional stakeholders implement a numerical ranking system to prioritize their mitigation strategies. Under this system, a ranking of "1" was the most important mitigation strategy and then descended in importance thereafter.

Mitigation Strategies by Jurisdiction

	Washington County, Unincorporated																	
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	1		1	1	1	1	1	1	1	1		In progress, ongoing program
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	1		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available						1	1	1				No change
Insulation Retrofit	Retrofit buildings by improving insulation to walls, attics & improving roofs to withstand snow loads to protect employees & equipment	Medium	$75,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	2-5 years				1						1		No change
Utility Line Burial	Protect power lines by strengthening power lines or burying overhead power lines	Medium	$1-$5 Million	Utility Companies	Grants, Utility Company Budget, Federal Aid	4-5 Years						1				1		No change
Dam Failure Awareness	Partner with Arkansas Game and Fish to work toward the installment of dam failure warning system.		$500	Dam Regulators	General Budget	3-4 years	1											No change
Dam Regulation	Write a county plan to ensure that dams are up to specification		$1,000	Dam Regulators	General Budget	1-2 years	1											No change
Data Deficiency	Work with Washington County OEM/USACE Little Rock District to determine accurate data that shows the jurisdictions' risk to dam/levee failure		$15,000	County Emergency Management, Mayor or Superintendent	General Budget/ Grants	2-3 years	1											No change
New City Restriction	Restrict by ordinance to prevent new cities from joining Beaver Lake water system and develop new methods to hold water in the county		$2,000	Water Departments	General Budget	1-2 years		1										No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year		1										No change

Water Usage	Develop an ordinance to restrict the use of public water resources for anything other than survival means during drought		$1,000	Water Department & City Manager	General Budget	1 year		1											No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years		1											No change
Study and Retrofit Bridges	Conduct seismic study on bridges and determine retrofitting solutions		$20 million	City Council	Grants	3-5 Years			1										No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years				1									No change
Water Bridges	Raise low water bridges		$2 Million	County Road Department, City Council	Grants / Budget	3-5 years					1								No change
Signs	Install permanent road signs of flood potential in areas prone to flooding		$10,000	City Council, Emergency Management	General Budget / Grants	1-2 years					1								No change
Fire Project	Implement an ordinance that requires fire resistant construction techniques		$1,000	Fire Department	Grants / Budget	1 year									1				No change
Wildfire Awareness	Educate citizens on fire fuels they should control and value of being Firewise		$500	Emergency Management, Fire Services	General Budget	6 months - 1 Year									1				No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term												1	No change
Update Plan	Update pandemic plan to cover all pandemics and not just flu		$500	County Emergency Management, Department of Health	General Budgets	6 months - 1 Year												1	No change
							5	4	3	4	4	4	3	3	4	4	2		

City of Elkins

Mitigation Action/Project	Implementation	Priority	Estimated Cost/ Resources	Administrator/ Responsible Dept.	Funding Sources	Timeframe	Dam Failure	Drought	Earthquake	Extreme Temperatures	Floods	High Winds	Severe Storms/Thunderstorms	Tornadoes	Wildfires	Winter Storms	Pandemic	Status 2020 Update
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		In progress, ongoing program
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No changes
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No changes
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years	No risk of this hazard		1			1	1	1				No changes
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year	No risk of this hazard	1										No changes
Water Usage	Develop an ordinance to restrict the use of public water resources for anything other than survival means during drought		$1,000	Water Department & City Manager	General Budget	1 year	No risk of this hazard	1										No changes
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No changes
Extreme Temperature Education	Educate the public on safety measures to follow with indoor space heaters and proper ventilation		$1,000	City Council, Superintendent	General Budget	6 months - 1 Year	No risk of this hazard			1								No changes
District Policy	Adopt a district policy to leave heat on, use heat tape, and leave water dripping to prevent pipes from freezing during extreme cold temperatures		$500	Maintenance	School District Funds	6 months - 1 Year	No risk of this hazard			1								No changes

Signs	Install permanent road signs of flood potential in areas prone to flooding		$10,000	City Council, Emergency Management	General Budget / Grants	1-2 years	No risk of this hazard				1									No changes
Fire Project	Implement an ordinance that requires fire resistant construction techniques		$1,000	Fire Department	Grants / Budget	1 year	No risk of this hazard								1					No changes
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1					No changes
Winter Education	Educate the public, students, faculty, and staff on winterizing their homes such as wrapping exposed pipes and using alternative heat sources.		$500	City Council, Superintendent	General Budget	6 months - 1 Year	No risk of this hazard									1				No changes
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year	No risk of this hazard										1			No changes
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard										1			No changes
							0	4	4	5	4	5	5	5	5	3	2			

Elm Springs																		
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	1	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	1		1	1	1	1	1	1	1	1		In progress, ongoing program
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	1		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available						1	1	1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years			1			1	1	1				No change
Insulation Retrofit	Retrofit buildings by improving insulation to walls, attics & improving roofs to withstand snow loads to protect employees & equipment	Medium	$75,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	2-5 years				1						1		No change
Utility Line Burial	Protect power lines by strengthening power lines or burying overhead power lines	Medium	$1-$5 Million	Utility Companies	Grants, Utility Company Budget, Federal Aid	4-5 Years						1				1		No change
Dam Failure Awareness	Partner with Arkansas Game and Fish to work toward the installment of dam failure warning system.		$500	Dam Regulators	General Budget	3-4 years	1											No change
Data Deficiency	Work with Washington County OEM/USACE Little Rock District to determine accurate data that shows the jurisdictions' risk to dam/levee failure		$15,000	County Emergency Management, Mayor or Superintendent	General Budget/ Grants	2-3 years	1											No change

Water Usage	Develop an ordinance to restrict the use of public water resources for anything other than survival means during drought		$1,000	Water Department & City Manager	General Budget	1 year		1											No change
Farmers Education	Coordinate with county extension service to educate farmers on overgrazing and pasture management		$500	Mayor's Office	Grants	1 year		1											No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years		1											No change
Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year			1										No change
Water Bridges	Raise low water bridges		$2 Million	County Road Department, City Council	Grants / Budget	3-5 years					1								No change
Signs	Install permanent road signs of flood potential in areas prone to flooding		$10,000	City Council, Emergency Management	General Budget / Grants	1-2 years					1								No change
Warning System	Construct a community warning system to inform the public about tornados		$50,000	Mayors Office	General Budget, Grants	2-5 years								1					No change
Fire Project	Implement an ordinance that requires fire resistant construction techniques		$1,000	Fire Department	Grants / Budget	1 year									1				No change
Wildfire Education	Educate public and homeowners on wildfire mitigations techniques such as creating buffer zones, retrofitting homes with fire resistant materials, and safe disposal of yard waste		$500	Emergency Management, Fire Services	General Budget	6 months - 1 Year									1				No change
Winter Education	Educate the public, students, faculty, and staff on winterizing their homes such as wrapping exposed pipes and using alternative heat sources.		$500	City Council, Superintendent	General Budget	6 months - 1 Year										1			No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term											1		No change
Isolate First Responders	Isolate first responders after responding to a pandemic to eliminate the spread of disease		$20,000	Mayor's Office	Grants	6 Months											1		No change
							5	4	5	4	5	6	5	6	5	5	2		

City of Farmington																		
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program and education	Educate the pulbic on being prepared for emergencies & hazard mitigation. Educate the pulbic on wildflire response and mitigation, tornado safety, flooding prevention and high water safety, and earthquake prepardness and response.	High	$1,000	City Department Heads	Grants City Council	Ongoing	No risk of this hazard	1	1	1	1	1	1	1	1	1	1	In progress Brochures handed out at community events. Social Media and interation with local media.
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	Complete	$250,000 plus	City Department Heads	City Council Budget	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		Implementation complete/ education ongoing
Safe Rooms/Tornado Safety	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	City Council, Private Sector,and School Districts	City Council, School Districts, Grants	As funding is available	No risk of this hazard					1	1	1				Awaiting Funding
	Work with school district to increase tornado safety	Ongoing		City Staff and School District			No risk of this hazard					1	1	1				Complete with ongoing education
Rerofit Buildings making them hazard resistant	Retrofit buildings by improving structural frames, roof coverings, and windows to make them hazard resistant	Medium	$500,000 plus	City Council, Private Sector,and School Districts	City Council, School Districts, Grants	As funding is available	No risk of this hazard		1	1		1	1	1		1		Awaiting Funding
Insulation Retrofit	Retrofit buildings by improving insulation to walls and attics to protect employees and equipment	Medium	$75,000 plus	City Council, School Districts	City Council Budget	2-5 years	No risk of this hazard			1						1		Fire Department insulation upgraded.
Education	Educate community or schools about wind resistant techniques, such as reinforce garage doors and interlocking roof shingles and also tornado safety measures.		$1,000	City Manager Superintendent	Budget/Grants	6 months - 1 Year	No risk of this hazard					1	1	1				No change
Drought	Develop a ordinance to restrict the use of water resources for anything other than survival means during a drought	Medium		Water Department, City Staff, and City Council	NA	1 year	No risk of this hazard	1										Ongoing

Water Usage	Develop an ordinance to restrict the use of public water resources for anything other than survival means during drought; educate the public about water conservation	Low	$1,000	Water Department & City Manager	General Budget	1 year	No risk of this hazard	1										Ongoing
Farmers Education	Coordinate with county extension service to educate farmers on overgrazing and pasture management	Low	$500	Mayor's Office	Grants and city budgets	1 year	No risk of this hazard	1										No change
Water System	Retrofit water supply systems by identifying and repairing breaks or leaks		$70,000	Fayetteville Water and Washington Water.	General Budget / Grants	Ongoing	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										Ongoing
Earthquake	Conduct seismic studies on bridges and determine retrofitting solutions	Low	$20,000,000	City Council	General Budget / Grants	Awaiting Funding	No risk of this hazard		1									Awaiting Funding
Flooding	Increase capacity of storm drainage system	Medium	1,000,000	City Counicl and City Engineer	Grants and City Council	Awaiting Funding	No risk of this hazard				1							Awaiting Funding
	Educate public on turn around don't drown. Install signs at hazardous roadways.	High	4,000	City Staff	City General Fund		No risk of this hazard				1							Ongoing
Study and Retrofit Bridges	Conduct seismic study on bridges and determine retrofitting solutions		$20 million	City Council	Grants	3-5 Years	No risk of this hazard		1									No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years	No risk of this hazard			1								No change
Extreme Temperatures	Develop education for extreme temperatures. Develop public cooling center.	Ongoing	$1,000	City Council, Superintendent	General Budget	6 months - 1 Year	No risk of this hazard			1								Education ongoing
Water Bridges	Raise low water bridges		$2 Million	County Road Department, City Council	Grants / Budget	3-5 years	No risk of this hazard				1							No change
Drainage	Increase the capacity of storm drainage system to more easily direct the flow of water away from roads, residences, and businesses		$50,000-1 Million	City Council	General Budget / Grants	2-3 years	No risk of this hazard				1							No change

Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation	High	$30,000	Fire Services, School District	General Budget, Local Funds, Grants	2 Years	No risk of this hazard								1			School district has completed removing flammable vegitation. Ongoing throughout community.
Wild Fire	Upgrade Fire equipment to respond to wildfires.	High	$95,000	City Coucil	City General Fund	1 year	No risk of this hazard											Upgrading Brush truck and equipment will be completed within the year.
	Adopt ordinance to establish clear guidelines about vegitation clearances from buildings	Medium		City Staff and Council		2 years	No risk of this hazard								1			No change
Wildfire Education	Educate public and homeowners on wildfire mitigations techniques such as creating buffer zones, retrofitting homes with fire resistant materials, and safe disposal of yard waste		$500	Emergency Management, Fire Services	General Budget	6 months - 1 Year	No risk of this hazard								1			No change
Pandemic	Develop pandemic response plans in the community and school districts	Complete		City and School Staff			No risk of this hazard											Complete
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year	No risk of this hazard										1	No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard										1	No change
Wind and Storm Damage	Provide Street and Fire Department with equipment to deal with downed trees.	Medium	$5,000	City Council	City General Fund	1 Year	No risk of this hazard											No change
Winter Weather	Obtain additional equipment to remove snow from public streets	Complete	$10,000	City Council		Complete	No risk of this hazard											No change
							0	6	5	6	6	6	6	6	5	4	3	

City of Fayetteville																		
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	1	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	1		1	1	1	1	1	1	1	1		In progress, ongoing program
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available						1	1	1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years			1			1	1	1				No change
Insulation Retrofit	Retrofit buildings by improving insulation to walls, attics & improving roofs to withstand snow loads to protect employees & equipment	Medium	$75,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	2-5 years				1						1		No change
Utility Line Burial	Protect power lines by strengthening power lines or burying overhead power lines	Medium	$1-$5 Million	Utility Companies	Grants, Utility Company Budget, Federal Aid	4-5 Years						1				1		No change
Data Deficiency	Work with Washington County OEM/USACE Little Rock District to determine accurate data that shows the jurisdictions' risk to dam/levee failure		$15,000	County Emergency Management, Mayor or Superintendent	General Budget/ Grants	2-3 years	1											No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year		1										No change
Water Usage	Develop an ordinance to restrict the use of public water resources for anything other than survival means during drought		$1,000	Water Department & City Manager	General Budget	1 year		1										No change

Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years		1										No change
Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year			1									No change
Study and Retrofit Bridges	Conduct seismic study on bridges and determine retrofitting solutions		$20 million	City Council	Grants	3-5 Years			1									No change
Extreme Temperature Education	Educate the public on safety measures to follow with indoor space heaters and proper ventilation		$1,000	City Council, Superintendent	General Budget	6 months - 1 Year				1								No change
Drainage	Increase the capacity of storm drainage system to more easily direct the flow of water away from roads, residences, and businesses		$50,000-1 Million	City Council	General Budget / Grants	2-3 years					1							No change
	Sunbridge & College Drainage Improvements																	
	Elmhurst & McClinton Drainage Improvements																	
	Stonebridge Meadows Subd Drainage Improvement																	
	Hamstring Creek Flood Mitigation																	
	Niokaska Creek Streambanks Stabilization																	
	Scull Creek Streambanks Stabilization																	
Floor Level	Elevate structures to be raised above the base flood elevation		$50,000-$100,000	Maintenance, City Development Services	Building Funds, General Budgets, Grants	3-5 years					1							No change
Equipment Protection	Install surge protection on all critical equipment		$2,000-$5,000	IT, Technology Department	General Budget, Technology Budget	6 months - 1 Year						1						No change

Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years									1			No change
Wildfire Education	Educate public and homeowners on wildfire mitigations techniques such as creating buffer zones, retrofitting homes with fire resistant materials, and safe disposal of yard waste		$500	Emergency Management, Fire Services	General Budget	6 months - 1 Year									1			No change
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year											1	No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term											1	No change
							3	4	5	4	4	5	5	4	4	3	2	

City of Goshen																		
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Beginning in 2016 and continuting as needed	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		In progress, ongoing program
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years	No risk of this hazard		1			1	1	1				No change
Utility Line Burial	Protect power lines by strengthening power lines or burying overhead power lines	Medium	$1-$5 Million	Utility Companies	Grants, Utility Company Budget, Federal Aid	4-5 Years	No risk of this hazard					1				1		No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year	No risk of this hazard	1										No change
Water System	Retrofit water supply systems by identifying and repairing breaks or leaks		$70,000	City or Water Department	General Budget / Grants	2-5 years	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No change

Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years	No risk of this hazard			1										No change
Drainage	Increase the capacity of storm drainage system to more easily direct the flow of water away from roads, residences, and businesses		$50,000-1 Million	City Council	General Budget / Grants	2-3 years	No risk of this hazard				1									No change
Lightening Rods	Install lightning protection devices and methods, such as lightning rods and grounding		$500,000	City Manager, Maintenance	General Budget, School District	6 months - 1 Year	No risk of this hazard						1							No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1					No change
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year	No risk of this hazard											1		No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard											1		No change
							0	4	4	4	4	6	6	5	4	3	2			

City of Greenland																		
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		In progress, ongoing program
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No change
Utility Line Burial	Protect power lines by strengthening power lines or burying overhead power lines	Medium	$1-$5 Million	Utility Companies	Grants, Utility Company Budget, Federal Aid	4-5 Years	No risk of this hazard					1				1		No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year	No risk of this hazard	1										No change
Water System	Retrofit water supply systems by identifying and repairing breaks or leaks		$70,000	City or Water Department	General Budget / Grants	2-5 years	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No change
Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year	No risk of this hazard		1									No change

Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years	No risk of this hazard			1									No change
Signs	Install permanent road signs of flood potential in areas prone to flooding		$10,000	City Council, Emergency Management	General Budget / Grants	1-2 years	No risk of this hazard				1								No change
Drainage	Increase the capacity of storm drainage system to more easily direct the flow of water away from roads, residences, and businesses		$50,000-1 Million	City Council	General Budget / Grants	2-3 years	No risk of this hazard				1								No change
Lightening Rods	Install lightning protection devices and methods, such as lightning rods and grounding		$500,000	City Manager, Maintenance	General Budget, School District	6 months - 1 Year	No risk of this hazard						1						No change
Warning System	Construct a community warning system to inform the public about tornados		$50,000	Mayors Office	General Budget, Grants	2-5 years	No risk of this hazard							1					No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1				No change
MOU	Establish joint MOU with West Fork firefighters, as Greenland does not have a dedicated fire department		$1,000	City Council	General Budget	6 months - 1 Year	No risk of this hazard								1				No change
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year	No risk of this hazard										1		No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard										1		No change
							0	4	4	4	5	5	5	5	5	3	2		

City of Johnson																		
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	1	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	1		1	1	1	1	1	1	1	1		In place with continuing education
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	1		1	1	1	1	1	1	1	1		We have installed some generators but still ongoing.
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available						1	1	1				Bathrooms added at park are rated as safe room; more to be completed.
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years			1			1	1	1				Some retrofit work has been completed but still ongoing
Insulation Retrofit	Retrofit buildings by improving insulation to walls, attics & improving roofs to withstand snow loads to protect employees & equipment	Medium	$75,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	2-5 years				1						1		No change
Utility Line Burial	Protect power lines by strengthening power lines or burying overhead power lines	Medium	$1-$5 Million	Utility Companies	Grants, Utility Company Budget, Federal Aid	4-5 Years						1				1		No change
Education	Educate community or schools about wind resistant techniques, such as reinforce garage doors and interlocking roof shingles and also tornado safety measures.		$1,000	City Manager Superintendent	Budget/Grants	6 months - 1 Year						1	1	1				No change
Dam Failure Awareness	Partner with Arkansas Game and Fish to work toward the installment of dam failure warning system.		$500	Dam Regulators	General Budget	3-4 years	1											No change

Dam Failure Awareness	Partner with Arkansas Game and Fish to work toward the installment of dam failure warning system.		$500	Dam Regulators	General Budget	3-4 years	1												No change
Data Deficiency	Work with Washington County OEM/USACE Little Rock District to determine accurate data that shows the jurisdictions' risk to dam/levee failure		$15,000	County Emergency Management, Mayor or Superintendent	General Budget/ Grants	2-3 years	1												No change
Evacuation	Provide road signs throughout the city of alternate routes		$5,000	City Council	General Budget, Grants	1-2 years	1												No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year		1											No change
Water Usage	Develop an ordinance to restrict the use of public water resources for anything other than survival means during drought		$1,000	Water Department & City Manager	General Budget	1 year		1											No change
Water System	Retrofit water supply systems by identifying and repairing breaks or leaks		$70,000	City or Water Department	General Budget / Grants	2-5 years		1											No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years		1											No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years				1									No change
Drainage	Increase the capacity of storm drainage system to more easily direct the flow of water away from roads, residences, and businesses		$50,000-1 Million	City Council	General Budget / Grants	2-3 years					1								Some projects have been completed but more to be done
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years									1				No change
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year											1		No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term											1		No change
							6	5	4	5	4	7	6	6	4	4	2		

City of Lincoln																		
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	1	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	1		1	1	1	1	1	1	1	1		In progress, ongoing program
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available						1	1	1				No change
Safe Room Evaluation	Determine best location for safe room	Medium	$1,000 plus	School Districts	general funds	W/In 5 years						1	1	1				No change
Engineering Study	Conduct engineering study on all campus or critical buildings to identify what they can withstand and retrofit solutions	Medium	$50,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	W/In 5 years			1			1		1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years			1			1	1	1				No change
Insulation Retrofit	Retrofit buildings by improving insulation to walls, attics & improving roofs to withstand snow loads to protect employees & equipment	Medium	$75,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	2-5 years				1						1		No change
Utility Line Burial	Protect power lines by strengthening power lines or burying overhead power lines	Medium	$1-$5 Million	Utility Companies	Grants, Utility Company Budget, Federal Aid	4-5 Years						1				1		No change
Data Deficiency	Work with Washington County OEM/USACE Little Rock District to determine accurate data that shows the jurisdictions' risk to dam/levee failure		$15,000	County Emergency Management, Mayor or Superintendent	General Budget/ Grants	2-3 years	1											No change

Evacuation	Provide road signs throughout the city of alternate routes		$5,000	City Council	General Budget, Grants	1-2 years	1											No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year		1										No change
Water Usage	Develop an ordinance to restrict the use of public water resources for anything other than survival means during drought		$1,000	Water Department & City Manager	General Budget	1 year		1										No change
Water System	Retrofit water supply systems by identifying and repairing breaks or leaks		$70,000	City or Water Department	General Budget / Grants	2-5 years		1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years		1										No change
Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year			1									No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years				1								No change
Drainage	Increase the capacity of storm drainage system to more easily direct the flow of water away from roads, residences, and businesses		$50,000-1 Million	City Council	General Budget / Grants	2-3 years					1							No change
Curb and Gutters	Install curb and gutter to flood prone areas		$25,000	General Budget / Grants	City Manager	1-3 years					1							No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years									1			No change
Wildfire Education	Educate public and homeowners on wildfire mitigations techniques such as creating buffer zones, retrofitting homes with fire resistant materials, and safe disposal of yard waste		$500	Emergency Management, Fire Services	General Budget	6 months - 1 Year									1			No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term											1	No change
							4	5	5	4	4	7	5	6	4	3	1	

City of Prairie Grove																		
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	1	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	1		1	1	1	1	1	1	1	1		In progress, ongoing program
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	1		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available						1	1	1				No change
Engineering Study	Conduct engineering study on all campus or critical buildings to identify what they can withstand and retrofit solutions	Medium	$50,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	W/In 5 years			1			1		1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years			1			1	1	1				No change
Utility Line Burial	Protect power lines by strengthening power lines or burying overhead power lines	Medium	$1-$5 Million	Utility Companies	Grants, Utility Company Budget, Federal Aid	4-5 Years						1				1		No change
Data Deficiency	Work with Washington County OEM/USACE Little Rock District to determine accurate data that shows the jurisdictions' risk to dam/levee failure		$15,000	County Emergency Management, Mayor or Superintendent	General Budget/ Grants	2-3 years	1											No change
Evacuation	Provide road signs throughout the city of alternate routes		$5,000	City Council	General Budget, Grants	1-2 years	1											No change
Water Usage	Develop an ordinance to restrict the use of public water resources for anything other than survival means during drought		$1,000	Water Department & City Manager	General Budget	1 year		1										No change

Farmers Education	Coordinate with county extension service to educate farmers on overgrazing and pasture management		$500	Mayor's Office	Grants	1 year		1										No change
Water System	Retrofit water supply systems by identifying and repairing breaks or leaks		$70,000	City or Water Department	General Budget / Grants	2-5 years		1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years		1										No change
Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year			1									No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years				1								No change
Drainage	Increase the capacity of storm drainage system to more easily direct the flow of water away from roads, residences, and businesses		$50,000-1 Million	City Council	General Budget / Grants	2-3 years					1							No change
Floor Level	Elevate structures to be raised above the base flood elevation		$50,000-$100,000	Maintenance, City Development Services	Building Funds, General Budgets, Grants	3-5 years					1							No change
Equipment Protection	Install surge protection on all critical equipment		$2,000-$5,000	IT, Technology Department	General Budget, Technology Budget	6 months - 1 Year						1						No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years								1				No change
Wildfire Education	Educate public and homeowners on wildfire mitigations techniques such as creating buffer zones, retrofitting homes with fire resistant materials, and safe disposal of yard waste		$500	Emergency Management, Fire Services	General Budget	6 months - 1 Year								1				No change
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year										1		No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term										1		No change
							5	5	6	4	5	7	6	6	5	3	2	

City of Springdale

Mitigation Action/Project	Implementation	Priority	Estimated Cost/ Resources	Administrator/ Responsible Dept.	Funding Sources	Timeframe	Dam Failure	Drought	Earthquake	Extreme Temperatures	Floods	High Winds	Severe Storms/Thunderstorms	Tornadoes	Wildfires	Winter Storms	Pandemic	Status 2020 Update
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	1	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	1		1	1	1	1	1	1	1	1		In progress, ongoing program
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	1		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available						1	1	1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years			1			1	1	1				No change
Utility Line Burial	Protect power lines by strengthening power lines or burying overhead power lines	Medium	$1-$5 Million	Utility Companies	Grants, Utility Company Budget, Federal Aid	4-5 Years						1				1		No change
Education	Educate community or schools about wind resistant techniques, such as reinforce garage doors and interlocking roof shingles and also tornado safety measures.		$1,000	City Manager Superintendent	Budget/Grants	6 months - 1 Year						1	1	1				No change
Data Deficiency	Work with Washington County OEM/USACE Little Rock District to determine accurate data that shows the jurisdictions' risk to dam/levee failure		$15,000	County Emergency Management, Mayor or Superintendent	General Budget/ Grants	2-3 years	1											No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year		1										No change
Farmers Education	Coordinate with county extension service to educate farmers on overgrazing and pasture management		$500	Mayor's Office	Grants	1 year		1										No change

Water System	Retrofit water supply systems by identifying and repairing breaks or leaks		$70,000	City or Water Department	General Budget / Grants	2-5 years		1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years		1										No change
Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year			1									No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years				1								No change
Signs	Install permanent road signs of flood potential in areas prone to flooding		$10,000	City Council, Emergency Management	General Budget / Grants	1-2 years					1							No change
Highway 71B Flooding	Eliminate flooding around Highway 71B at railroad overpass by installing drainage system in that area		$1 Million	City Manager	Taxes, Bonds	1-3 years					1							No change
100 Year Floodplain	Reduce number of buildings located in 100-year floodplain through removal		$2 Million	City Council	Bonds, Grants	3-5 years					1							No change
Warning System	Construct a community warning system to inform the public about tornados		$50,000	Mayors Office	General Budget, Grants	2-5 years							1					No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years								1				No change
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year										1		No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term										1		No change
							4	5	5	4	6	7	6	7	4	3	2	

City of Tontitown																	
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		In progress, ongoing program
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No change
Utility Line Burial	Protect power lines by strengthening power lines or burying overhead power lines	Medium	$1-$5 Million	Utility Companies	Grants, Utility Company Budget, Federal Aid	4-5 Years	No risk of this hazard					1				1		No change
Education	Educate community or schools about wind resistant techniques, such as reinforce garage doors and interlocking roof shingles and also tornado safety measures.		$1,000	City Manager Superintendent	Budget/Grants	6 months - 1 Year	No risk of this hazard					1	1	1				No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year	No risk of this hazard	1										No change
Farmers Education	Coordinate with county extension service to educate farmers on overgrazing and pasture management		$500	Mayor's Office	Grants	1 year	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No change
Study and Retrofit Bridges	Conduct seismic study on bridges and determine retrofitting solutions		$20 million	City Council	Grants	3-5 Years	No risk of this hazard		1									No change

Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years	No risk of this hazard			1									No change
Signs	Install permanent road signs of flood potential in areas prone to flooding		$10,000	City Council, Emergency Management	General Budget / Grants	1-2 years	No risk of this hazard				1								No change
Drainage	Increase the capacity of storm drainage system to more easily direct the flow of water away from roads, residences, and businesses		$50,000-1 Million	City Council	General Budget / Grants	2-3 years	No risk of this hazard				1								No change
Equipment Protection	Install surge protection on all critical equipment		$2,000-$5,000	IT, Technology Department	General Budget, Technology Budget	6 months - 1 Year	No risk of this hazard						1						No change
Warning System	Construct a community warning system to inform the public about tornados		$50,000	Mayors Office	General Budget, Grants	2-5 years	No risk of this hazard							1					No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1				No change
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year	No risk of this hazard											1	No change
Protection Equipment	Purchase chemical/biological personal protective suits to prevent spread of bodily fluids and illness		$60,000	Fire Department	Grants	6 months - 1 Year	No risk of this hazard											1	No change
Train Staff	Conduct a pandemic traning for staff and treatment staff		$2,000	Emergency Manager, School District	Grants	6 months-1 year	No risk of this hazard											1	No change
							0	4	4	4	5	6	6	6	4	3	3		

City of West Fork

Mitigation Action/Project	Implementation	Priority	Estimated Cost/ Resources	Administrator/ Responsible Dept.	Funding Sources	Timeframe	Dam Failure	Drought	Earthquake	Extreme Temperatures	Floods	High Winds	Severe Storms/Thunderstorms	Tornadoes	Wildfires	Winter Storms	Pandemic	Status 2020 Update
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		In progress, ongoing program
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years	No risk of this hazard		1			1	1	1				No change
Insulation Retrofit	Retrofit buildings by improving insulation to walls, attics & improving roofs to withstand snow loads to protect employees & equipment	Medium	$75,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	2-5 years	No risk of this hazard			1						1		No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year	No risk of this hazard	1										No change
Farmers Education	Coordinate with county extension service to educate farmers on overgrazing and pasture management		$500	Mayor's Office	Grants	1 year	No risk of this hazard	1										No change
Water System	Retrofit water supply systems by identifying and repairing breaks or leaks		$70,000	City or Water Department	General Budget / Grants	2-5 years	No risk of this hazard	1										No change

Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1											No change
Study and Retrofit Bridges	Conduct seismic study on bridges and determine retrofitting solutions		$20 million	City Council	Grants	3-5 Years	No risk of this hazard		1										No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years	No risk of this hazard			1									No change
Signs	Install permanent road signs of flood potential in areas prone to flooding		$10,000	City Council, Emergency Management	General Budget / Grants	1-2 years	No risk of this hazard				1								No change
Drainage	Increase the capacity of storm drainage system to more easily direct the flow of water away from roads, residences, and businesses		$50,000-1 Million	City Council	General Budget / Grants	2-3 years	No risk of this hazard				1								No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1				No change
Wildfire Education	Educate public and homeowners on wildfire mitigations techniques such as creating buffer zones, retrofitting homes with fire resistant materials, and safe disposal of yard waste		$500	Emergency Management, Fire Services	General Budget	6 months - 1 Year	No risk of this hazard								1				No change
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year	No risk of this hazard											1	No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard											1	No change
							0	5	5	5	5	5	5	5	5	3	2		

City of Winslow																		
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		In progress, ongoing program
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No change
Utility Line Burial	Protect power lines by strengthening power lines or burying overhead power lines	Medium	$1-$5 Million	Utility Companies	Grants, Utility Company Budget, Federal Aid	4-5 Years	No risk of this hazard					1				1		No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year	No risk of this hazard	1										No change
Farmers Education	Coordinate with county extension service to educate farmers on overgrazing and pasture management		$500	Mayor's Office	Grants	1 year	No risk of this hazard	1										No change
Water System	Retrofit water supply systems by identifying and repairing breaks or leaks		$70,000	City or Water Department	General Budget / Grants	2-5 years	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No change

Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year	No risk of this hazard		1											No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years	No risk of this hazard			1										No change
Drainage	Increase the capacity of storm drainage system to more easily direct the flow of water away from roads, residences, and businesses		$50,000-1 Million	City Council	General Budget / Grants	2-3 years	No risk of this hazard				1									No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1					No change
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year	No risk of this hazard												1	No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard												1	No change
							0	5	4	4	4	5	4	4	4	3	2			

Elkins School District

Mitigation Action/Project	Implementation	Priority	Estimated Cost/ Resources	Administrator/ Responsible Dept.	Funding Sources	Timeframe	Dam Failure	Drought	Earthquake	Extreme Temperatures	Floods	High Winds	Severe Storms/Thunderstorms	Tornadoes	Wildfires	Winter Storms	Pandemic	Status 2020 Update
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		Completed, ongoing education
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years	No risk of this hazard		1			1	1	1				No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year	No risk of this hazard	1										No change
Water Usage Conservation	Control Water use during drought conditions by limiting kitchen water use and watering sporting fields		$1,000	Maintenance Department or City Manager	General Budget	1 year	No risk of this hazard	1										No change
Irrigation	Install irrigation systems for campus farms or athletic fields		$20,000	Facilities Management	Grants	1-3 years	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No change
District Outdoor Policy	Adopt a district policy that prevents any outside activities during extreme temperatures		$500	School Districts	School District Funds	6 months - 1 Year	No risk of this hazard			1								No change

Elevate Equipment	Elevate critical equipment such as computers and servers to prevent water damage		$5,000-$50,000	School District Maintenance	School District Funds	1-2 years	No risk of this hazard				1									No change
Construct Bridge	Construct a bridge at middle school in a high traffic area that often floods		$10,000	Maintenance	School District Funds	1-3 years	No risk of this hazard				1									No change
Equipment Protection	Install surge protection on all critical equipment		$2,000-$5,000	IT, Technology Department	General Budget, Technology Budget	6 months - 1 Year	No risk of this hazard						1							No change
Lightening Rods	Install lightning protection devices and methods, such as lightning rods and grounding		$500,000	City Manager, Maintenance	General Budget, School District	6 months - 1 Year	No risk of this hazard						1							No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1					No change
Sprinkler System/Hydrant Access	Install fire mitigation systems (interior and exterior sprinkler system) and properly functioning fire hydrants		$30,000-$500,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1					No change
Winter Education	Educate the public, students, faculty, and staff on winterizing their homes such as wrapping exposed pipes and using alternative heat sources.		$500	City Council, Superintendent	General Budget	6 months - 1 Year	No risk of this hazard									1				No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard										1			No change
Prevention	School Nurse keep records on student's shots and offer vaccines		$5,000	School Nurse	Grants, School Budget	5 Years	No risk of this hazard										1			No change
							0	5	4	4	5	5	7	5	5	3	2			

Farmington School District																	
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		Completed; ongoing education
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years	No risk of this hazard		1			1	1	1				No change
Education	Educate community or schools about wind resistant techniques, such as reinforce garage doors and interlocking roof shingles and also tornado safety measures.		$1,000	City Manager Superintendent	Budget/Grants	6 months - 1 Year	No risk of this hazard					1	1	1				No change
Water Usage Conservation	Control Water use during drought conditions by limiting kitchen water use and watering sporting fields		$1,000	Maintenance Department or City Manager	General Budget	1 year	No risk of this hazard	1										No change
Irrigation	Install irrigation systems for campus farms or athletic fields		$20,000	Facilities Management	Grants	1-3 years	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No change

Secure Movable Furniture	Secure moveable furniture in classrooms and offices to prevent injuries in the event of an earthquake		$5,000	School Districts	Local Funds	1-3 years	No risk of this hazard		1										No change
District Outdoor Policy	Adopt a district policy that prevents any outside activities during extreme temperatures		$500	School Districts	School District Funds	6 months - 1 Year	No risk of this hazard			1									No change
Floor Level	Elevate structures to be raised above the base flood elevation		$50,000-$100,000	Maintenance, City Development Services	Building Funds, General Budgets, Grants	3-5 years	No risk of this hazard				1								No change
Slow Flood	Plant trees to decrease and slow down run-off		$5,000	Maintenance	Operating Fund	1-2 years	No risk of this hazard				1								No change
Equipment Protection	Install surge protection on all critical equipment		$2,000-$5,000	IT, Technology Department	General Budget, Technology Budget	6 months - 1 Year	No risk of this hazard						1						No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1				No change
Winter Education	Educate the public, students, faculty, and staff on winterizing their homes such as wrapping exposed pipes and using alternative heat sources.		$500	City Council, Superintendent	General Budget	6 months - 1 Year	No risk of this hazard									1			No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard										1		No change
Update Plan	Update the COOP plan to include pandemic		$2,000	School Board	Operating Fund	6 months - 1 Year	No risk of this hazard										1		No change
							0	4	5	4	5	6	7	6	4	3	2		

Fayetteville School District																	
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		Completed; ongoing education
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No change
Insulation Retrofit	Retrofit buildings by improving insulation to walls, attics & improving roofs to withstand snow loads to protect employees & equipment	Medium	$75,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	2-5 years	No risk of this hazard			1						1		No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year	No risk of this hazard	1										No change
Water Usage Conservation	Control Water use during drought conditions by limiting kitchen water use and watering sporting fields		$1,000	Maintenance Department or City Manager	General Budget	1 year	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No change
Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year	No risk of this hazard		1									No change

Extreme Temperature Education	Educate the public on safety measures to follow with indoor space heaters and proper ventilation		$1,000	City Council, Superintendent	General Budget	6 months - 1 Year	No risk of this hazard			1										No change
District Outdoor Policy	Adopt a district policy that prevents any outside activities during extreme temperatures		$500	School Districts	School District Funds	6 months - 1 Year	No risk of this hazard			1										No change
Slow Flood	Plant trees to decrease and slow down run-off		$5,000	Maintenance	Operating Fund	1-2 years	No risk of this hazard				1									No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard									1				No change
Sprinkler System/Hydrant Access	Install fire mitigation systems (interior and exterior sprinkler system) and properly functioning fire hydrants		$30,000-$500,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard									1				No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard												1	No change
Prevention	School Nurse keep records on student's shots and offer vaccines		$5,000	School Nurse	Grants, School Budget	5 Years	No risk of this hazard												1	No change
							0	4	4	6	4	4	4	4	5	3	2			

Greenland School Districts

Mitigation Action/Project	Implementation	Priority	Estimated Cost/ Resources	Administrator/ Responsible Dept.	Funding Sources	Timeframe	Dam Failure	Drought	Earthquake	Extreme Temperatures	Floods	High Winds	Severe Storms/Thunderstorms	Tornadoes	Wildfires	Winter Storms	Pandemic	Status 2020 Update
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		Completed; ongoing education
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No change
Safe Room Maintenance	Retrofit safe rooms that have damage	High	$1 million plus	City Council, School Districts	Grants, general funds, special sales tax,	W/In 5 years	No risk of this hazard					1	1	1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years	No risk of this hazard		1			1	1	1				No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year	No risk of this hazard	1										No change
Water Usage Conservation	Control Water use during drought conditions by limiting kitchen water use and watering sporting fields		$1,000	Maintenance Department or City Manager	General Budget	1 year	No risk of this hazard	1										No change
Irrigation	Install irrigation systems for campus farms or athletic fields		$20,000	Facilities Management	Grants	1-3 years	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No change

Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year	No risk of this hazard		1										No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years	No risk of this hazard			1									No change
Flood Control	Install or improve storm drainage system		$500,000	Grants	School Board	3-5 years	No risk of this hazard				1								No change
Structure/Levee Project	Construct storm water retaining structure or levee		$500,000	Grants	School Board	2-3 years	No risk of this hazard				1								No change
Lightening Rods	Install lightning protection devices and methods, such as lightning rods and grounding		$500,000	City Manager, Maintenance	General Budget, School District	6 months - 1 Year	No risk of this hazard						1						No change
Weather Radios	Purchase and distribute weather radios to main buildings and offices		$50,000	School Board	General Budget, Grants	1 year	No risk of this hazard							1					No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1				No change
Ignition Resistant	Retrofit school critical facilities with ignition resistant materials such as wall components and roof coverings		$10,000	Superintendent, Maintenance	Grants	1-2 years	No risk of this hazard								1				No change
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year	No risk of this hazard										1		No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard										1		No change
Train Staff	Conduct a pandemic traning for staff and treatment staff		$2,000	Emergency Manager, School District	Grants	6 months-1 year	No risk of this hazard										1		No change
							0	5	5	4	5	6	7	7	5	2	3		

Lincoln School District																	
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		Completed; ongoing education
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year	No risk of this hazard	1										No change
Irrigation	Install irrigation systems for campus farms or athletic fields		$20,000	Facilities Management	Grants	1-3 years	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No change
Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year	No risk of this hazard		1									No change
Secure Movable Furniture	Secure moveable furniture in classrooms and offices to prevent injuries in the event of an earthquake		$5,000	School Districts	Local Funds	1-3 years	No risk of this hazard		1									No change
Pipe Insulation	Insulate pipes to prevent them from busting during extreme temperatures		$10,000	School Districts	Local Funds	1-2 years	No risk of this hazard			1								No change

Elevate Equipment	Elevate critical equipment such as computers and servers to prevent water damage		$5,000-$50,000	School District Maintenance	School District Funds	1-2 years	No risk of this hazard				1									No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1					No change
Ignition Resistant	Retrofit school critical facilities with ignition resistant materials such as wall components and roof coverings		$10,000	Superintendent, Maintenance	Grants	1-2 years	No risk of this hazard								1					No change
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year	No risk of this hazard												1	No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard												1	No change
Pandemic Plan	Develop a pandemic plan and include how to prevent the spread of disease		$2,000	School Board	Operating Fund	6 months - 1 Year	No risk of this hazard												1	No change
							0	4	5	4	4	4	4	4	5	2	3			

Prairie Grove School District

Mitigation Action/Project	Implementation	Priority	Estimated Cost/ Resources	Administrator/ Responsible Dept.	Funding Sources	Timeframe	Dam Failure	Drought	Earthquake	Extreme Temperatures	Floods	High Winds	Severe Storms/Thunderstorms	Tornadoes	Wildfires	Winter Storms	Pandemic	Status 2020 Update
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		Completed; ongoing education
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				One safe room was completed on campus
Engineering Study	Conduct engineering study on all campus or critical buildings to identify what they can withstand and retrofit solutions	Medium	$50,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	W/In 5 years	No risk of this hazard		1			1		1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years	No risk of this hazard		1			1	1	1				No change
Water Usage Conservation	Control Water use during drought conditions by limiting kitchen water use and watering sporting fields		$1,000	Maintenance Department or City Manager	General Budget	1 year	No risk of this hazard	1										No change
Irrigation	Install irrigation systems for campus farms or athletic fields		$20,000	Facilities Management	Grants	1-3 years	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No change

Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year	No risk of this hazard		1											No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years	No risk of this hazard			1										No change
Pipe Insulation	Insulate pipes to prevent them from busting during extreme temperatures		$10,000	School Districts	Local Funds	1-2 years	No risk of this hazard			1										No change
Floor Level	Elevate structures to be raised above the base flood elevation		$50,000-$100,000	Maintenance, City Development Services	Building Funds, General Budgets, Grants	3-5 years	No risk of this hazard				1									No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1					No change
Ignition Resistant	Retrofit school critical facilities with ignition resistant materials such as wall components and roof coverings		$10,000	Superintendent, Maintenance	Grants	1-2 years	No risk of this hazard								1					No change
Prevention	School Nurse keep records on student's shots and offer vaccines		$5,000	School Nurse	Grants, School Budget	5 Years	No risk of this hazard												1	No change
Train Staff	Conduct a pandemic traning for staff and treatment staff		$2,000	Emergency Manager, School District	Grants	6 months-1 year	No risk of this hazard												1	No change
							0	4	6	5	4	6	5	6	5	2	2			

Springdale School District																		
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	1	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	1		1	1	1	1	1	1	1	1		Completed; ongoing education
Data Deficiency	Work with Washington County OEM/USACE Little Rock District to determine accurate data that shows the jurisdictions' risk to dam/levee failure		$15,000	County Emergency Management, Mayor or Superintendent	General Budget/ Grants	2-3 years	1											No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available						1	1	1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years			1			1	1	1				No change
Insulation Retrofit	Retrofit buildings by improving insulation to walls, attics & improving roofs to withstand snow loads to protect employees & equipment	Medium	$75,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	2-5 years				1						1		No change
Drought Awareness	Educate citizens and students on water-saving techniques, such as conserving water with daily chore activities and lawn maintenance		$500 - $2,000	Water Departments, Maintenance Departments, or Emergency Management	General Budget	1 year		1										No change
Irrigation	Install irrigation systems for campus farms or athletic fields		$20,000	Facilities Management	Grants	1-3 years		1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years		1										No change

Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year			1										No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years				1									No change
Elevate Equipment	Elevate critical equipment such as computers and servers to prevent water damage		$5,000-$50,000	School District Maintenance	School District Funds	1-2 years					1								No change
Floor Level	Elevate structures to be raised above the base flood elevation		$50,000-$100,000	Maintenance, City Development Services	Building Funds, General Budgets, Grants	3-5 years					1								No change
Slow Flood	Plant trees to decrease and slow down run-off		$5,000	Maintenance	Operating Fund	1-2 years					1								No change
Lightening Rods	Install lightning protection devices and methods, such as lightning rods and grounding		$500,000	City Manager, Maintenance	General Budget, School District	6 months - 1 Year							1						No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years									1				No change
Sprinkler System/Hydrant Access	Install fire mitigation systems (interior and exterior sprinkler system) and properly functioning fire hydrants		$30,000-$500,000	Fire Services, School District	General Budget, Local Funds	2 Years									1				No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term											1		No change
Hot Water	Purchase hot water heaters for use of washing hands		$500,000	Maintenance	General Budget	6 months - 1 Year											1		No change
							3	4	4	4	5	4	5	4	4	2	2		

West Fork School District																		
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		Completed; ongoing education
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years	No risk of this hazard		1			1	1	1				No change
Water Usage Conservation	Control Water use during drought conditions by limiting kitchen water use and watering sporting fields		$1,000	Maintenance Department or City Manager	General Budget	1 year	No risk of this hazard	1										No change
Irrigation	Install irrigation systems for campus farms or athletic fields		$20,000	Facilities Management	Grants	1-3 years	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No change
Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year	No risk of this hazard		1									No change

Secure Movable Furniture	Secure moveable furniture in classrooms and offices to prevent injuries in the event of an earthquake		$5,000	School Districts	Local Funds	1-3 years	No risk of this hazard		1											No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years	No risk of this hazard			1										No change
Flood Control	Install or improve storm drainage system		$500,000	Grants	School Board	3-5 years	No risk of this hazard				1									No change
Equipment Protection	Install surge protection on all critical equipment		$2,000-$5,000	IT, Technology Department	General Budget, Technology Budget	6 months - 1 Year	No risk of this hazard						1							No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard								1					No change
Plan	Develop and adopt a city wide plan to deal with a pandemic outbreak (possibly develop flu clinic)		$3,000	City	General Budget	1 year	No risk of this hazard												1	No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard												1	No change
Pandemic Plan	Develop a pandemic plan and include how to prevent the spread of disease		$2,000	School Board	Operating Fund	6 months - 1 Year	No risk of this hazard												1	No change
							0	4	6	4	4	5	6	5	4	2	3			

University of Arkansas																	
Mitigation Action/Project	**Implementation**	**Priority**	**Estimated Cost/ Resources**	**Administrator/ Responsible Dept.**	**Funding Sources**	**Timeframe**	**Dam Failure**	**Drought**	**Earthquake**	**Extreme Temperatures**	**Floods**	**High Winds**	**Severe Storms/Thunderstorms**	**Tornadoes**	**Wildfires**	**Winter Storms**	**Pandemic**	**Status 2020 Update**
Community Outreach Program	Educating the public on being prepared for emergencies & mitigation hazards	High	New	Brochures, PSA's, workshops, handouts,	Beginning in 2016 & continuing as needed	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	No risk of this hazard	1	1	1	1	1	1	1	1			In progress, ongoing program
Code Red Implementation	Incorporate Code Red warning system into jurisdiction	High	$250,000 plus	CERT, OEM, Jurisdictions, Agencies, Private Sector Agencies	Grants, general funds, special sales tax,	Ongoing project w/updates	No risk of this hazard		1	1	1	1	1	1	1	1		Completed; ongoing education
Generators	Install/Add generators in critical facilities that lack them	High	$100,000+ per unit	County, Cities, Community Stakeholders	Grants, general funds, special sales tax,	Until completed	No risk of this hazard		1	1	1	1	1	1	1	1		No change
Safe Rooms	Build safe rooms w/in critical facilities, communities, schools	High	$2.5 million plus	County QC, City Councils, OEM's, School Districts	Grants, general funds, special sales tax,	As funding is available	No risk of this hazard					1	1	1				No change
Safe Room Evaluation	Determine best location for safe room	Medium	$1,000 plus	School Districts	general funds	W/In 5 years	No risk of this hazard					1	1	1				No change
Engineering Study	Conduct engineering study on all campus or critical buildings to identify what they can withstand and retrofit solutions	Medium	$50,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	W/In 5 years	No risk of this hazard		1			1		1				No change
Retrofit Buildings	Retrofit buildings by improving or reinforcing structural frames/bracing, doors, roof coverings & old roofs, & windows to make them hazard resistant	Medium	$500,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	3-5 years	No risk of this hazard		1			1	1	1				No change
Insulation Retrofit	Retrofit buildings by improving insulation to walls, attics & improving roofs to withstand snow loads to protect employees & equipment	Medium	$75,000 plus	City Council, School Districts	Grants, general funds, special sales tax,	2-5 years	No risk of this hazard			1						1		No change
Water Usage Conservation	Control Water use during drought conditions by limiting kitchen water use and watering sporting fields		$1,000	Maintenance Department or City Manager	General Budget	1 year	No risk of this hazard	1										No change

Irrigation	Install irrigation systems for campus farms or athletic fields		$20,000	Facilities Management	Grants	1-3 years	No risk of this hazard	1										No change
Low-Flow Fixtures	Retrofit water supply systems by installing low-flow fixtures		Unknown	Facilities Management	General Budget / Grants	2-3 years	No risk of this hazard	1										No change
Earthquake Education	Educated the public and students, staff or faculty about earthquake safety, such as secure furnishings and loose items and anchor tall bookcases		$1,000	Mayor's Office, Superintendent	General Budget / Grants	6 months - 1 Year	No risk of this hazard		1									No change
Heating & Cooling	Establish heating and cooling centers for public use or school functions		$10,000-$500,000	Emergency Management, Mayor or Superintendent	General Budget / Grants	1-3 years	No risk of this hazard			1								No change
Signs	Install permanent road signs of flood potential in areas prone to flooding		$10,000	City Council, Emergency Management	General Budget / Grants	1-2 years	No risk of this hazard				1							No change
Elevate Equipment	Elevate critical equipment such as computers and servers to prevent water damage		$5,000-$50,000	School District Maintenance	School District Funds	1-2 years	No risk of this hazard				1							No change
Radio Tower	Install a 2nd radio tower for digital passport system to maintain communication		$100,000	Campus Police Department	Grants	1 year	No risk of this hazard					1						No change
Fire Breaks	Create fire breaks and buffers around structures or school by eliminating flammable vegetation		$30,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard							1				No change
Sprinkler System/Hydrant Access	Install fire mitigation systems (interior and exterior sprinkler system) and properly functioning fire hydrants		$30,000-$500,000	Fire Services, School District	General Budget, Local Funds	2 Years	No risk of this hazard							1				No change
Education	Education the school district and community of the importance of remaining sanitary and how to prevent the spread of a pandemic virus throughout the community		$1,000	City/School Nurse	General Budget	Long Term	No risk of this hazard									1		No change
Train Staff	Conduct a pandemic traning for staff and treatment staff		$2,000	Emergency Manager, School District	Grants	6 months-1 year	No risk of this hazard									1		No change
							0	4	6	5	5	8	6	7	5	3	2	

Incorporation into Existing Planning Mechanisms

The Hazard Mitigation Plan Evaluation Committee will provide a mechanism for ensuring that the actions identified in the plans are incorporated into ongoing county planning activities.

Washington County currently guides and controls development in the County. It will be responsible for ensuring that mitigation goals, objectives, and strategies are incorporated in all future county planning activities.

There are several planning processes and mechanisms in Washington County that will either use the risk assessment information presented in this document to inform decisions or will integrate the mitigation strategy directly into capital improvement, infrastructure enhancement, training projects, prevention campaigns, and land use and development plans.

The following is a list of mechanisms potentially available to each jurisdiction for incorporating the mitigation requirements:

Washington County Mechanisms
- Comprehensive Plan
- Emergency Operations Plan
- Continuity of Operations Plan
- Building Codes and Ordinances
- Departmental Budgets

Jurisdictional Mechanisms
- Transportation Plans
- City Budgets
- Zoning Maps
- Building Codes and Ordinances
- Site Master Plans
- School Districts' Crisis Plans

Hospital District Mechanisms
- Emergency Operations Plan
- Annual Budget
- Operational Protocols
- ADH Medical Countermeasure Plan

Agencies and other Organization Mechanisms
- State of Arkansas Hazard Mitigation Plan
- Annual Budget
- Prevention Programs
- Training Programs
- Long Term Land Use Plans

There has been no incorporation of the hazard mitigation into the above listed plans during this 5-year cycle of mitigation planning but as the above listed plans are updated, jurisdictions will be incorporating mitigation planning into these documents where they will be to the advantage of reducing or eliminating the severity of hazards in Washington County.

Participants incorporating the Washington County Hazard Mitigation Plan into their existing plans will set up meetings to discuss which areas in the Washington County Hazard Mitigation Plan pertain to them. After these discussions, each incorporating mechanism will be presented before city councils or the quorum court, both of which are open to the public. There, elected officials will vote on whether to adopt the proposed topic to be incorporated.

Each incorporating party will monitor the progress of any incorporated mitigation strategies and report the success or failure to the Emergency Operations Council for inclusion in its annual report. After each update of the Washington County Hazard Mitigation Plan, each incorporating participant will be informed of the changes so they can reflect these changes in their plans also.

More specifically, the Washington County Hazard Mitigation Plan will be incorporated into the State of Arkansas Hazard Mitigation Plan. The risk assessment and mitigation strategies will be incorporated into the State Hazard Mitigation Plan during their updating process every three years. Washington County will be incorporating the Washington County Hazard Mitigation Plan into the Washington County Emergency Operations Plan and county land use ordinances and/or plans. This process takes place monthly during regular quorum court meetings where quorum court officials vote on county issues.

Washington County will encourage local municipalities to address hazards in their comprehensive plans and land use regulations. The Washington County Planning Department will conduct periodic reviews of the jurisdiction's comprehensive plans and land use policies, analyze any plan amendments, and provide technical assistance to other local municipalities in implementing these requirements.

Section 5
PLAN REVIEW, EVALUATION, & IMPLEMENTATION

In this section:

Plan Revisions

Reflected Changes

Plan Revisions

2020 Update

Since the plan was last in place, there has been new development or conditions that have changed or affected the participating jurisdictions' risk and vulnerability. Growth in populationhas increased in all participating jurisdictions except Greenland and Winslow. New development has not expanded into special flood hazard areas as those areas are currently restricted from expansion. Greenland and Winslow's population decrease has lessened their risk and vulnerability to hazards.The closing of the Winslow school has caused their residents to relocate and find employment.

The status of completed mitigation actions has been noted in the updated document for each jurisdiction. Any incomplete mitigation actionswere incorporated into the mitigation strategies of this updated plan.

The mitigation actions were ranked using a four-category system of very high, high, medium, and low priority. Jurisdictions continued to rank safe rooms among their top priorities. Among all jurisdictions the same hazards that ranked in the very high category of the previous plan continued to rank in the top priorities of this updated plan.

Appendices

In this section:

Appendix A: Planning Documentation

Appendix B: Critical Infrastructure Maps

Appendix C: Flood Depth Maps

Appendix D: Fire Intensity/Flame Length Maps

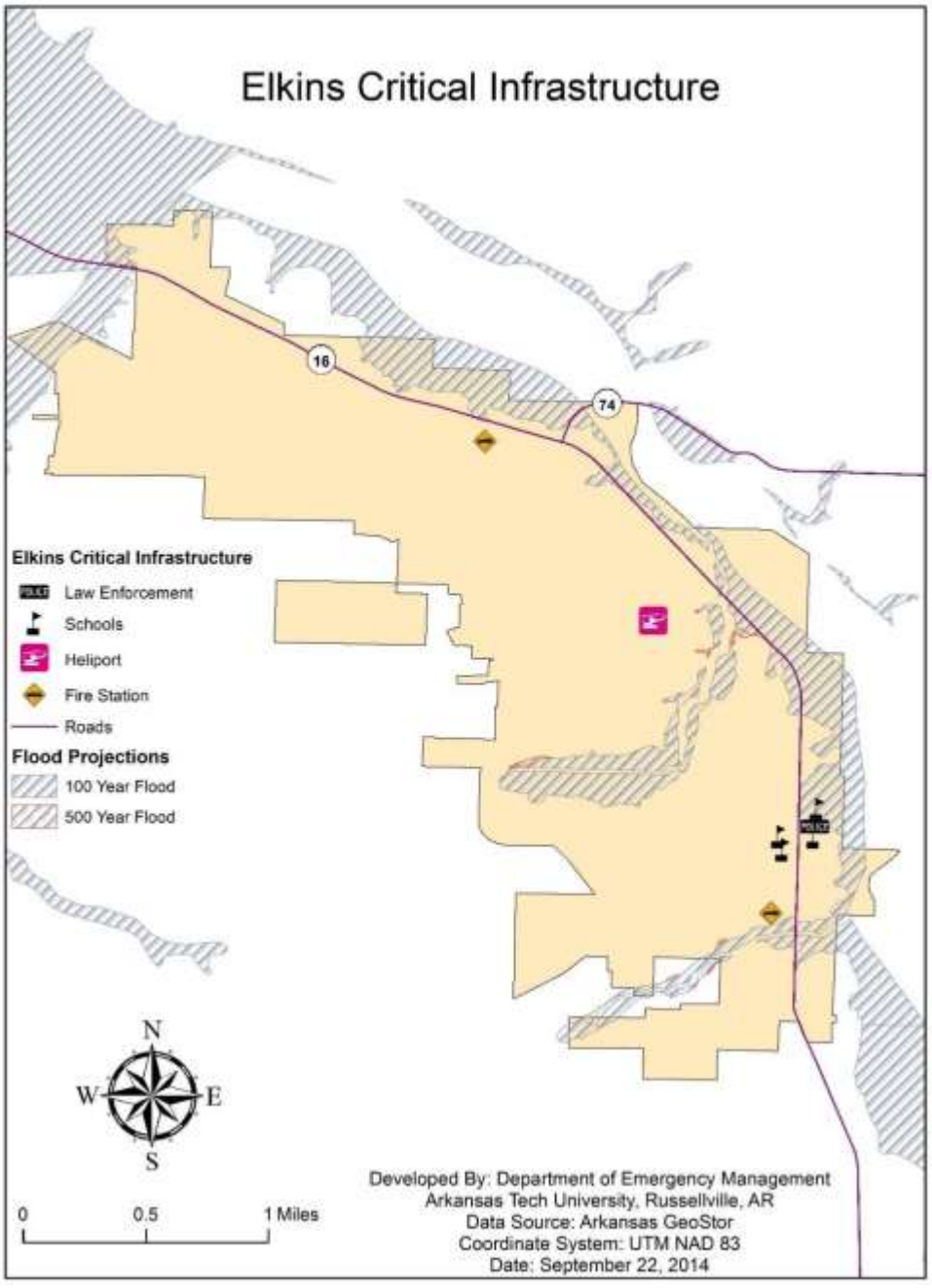
Appendix E: References

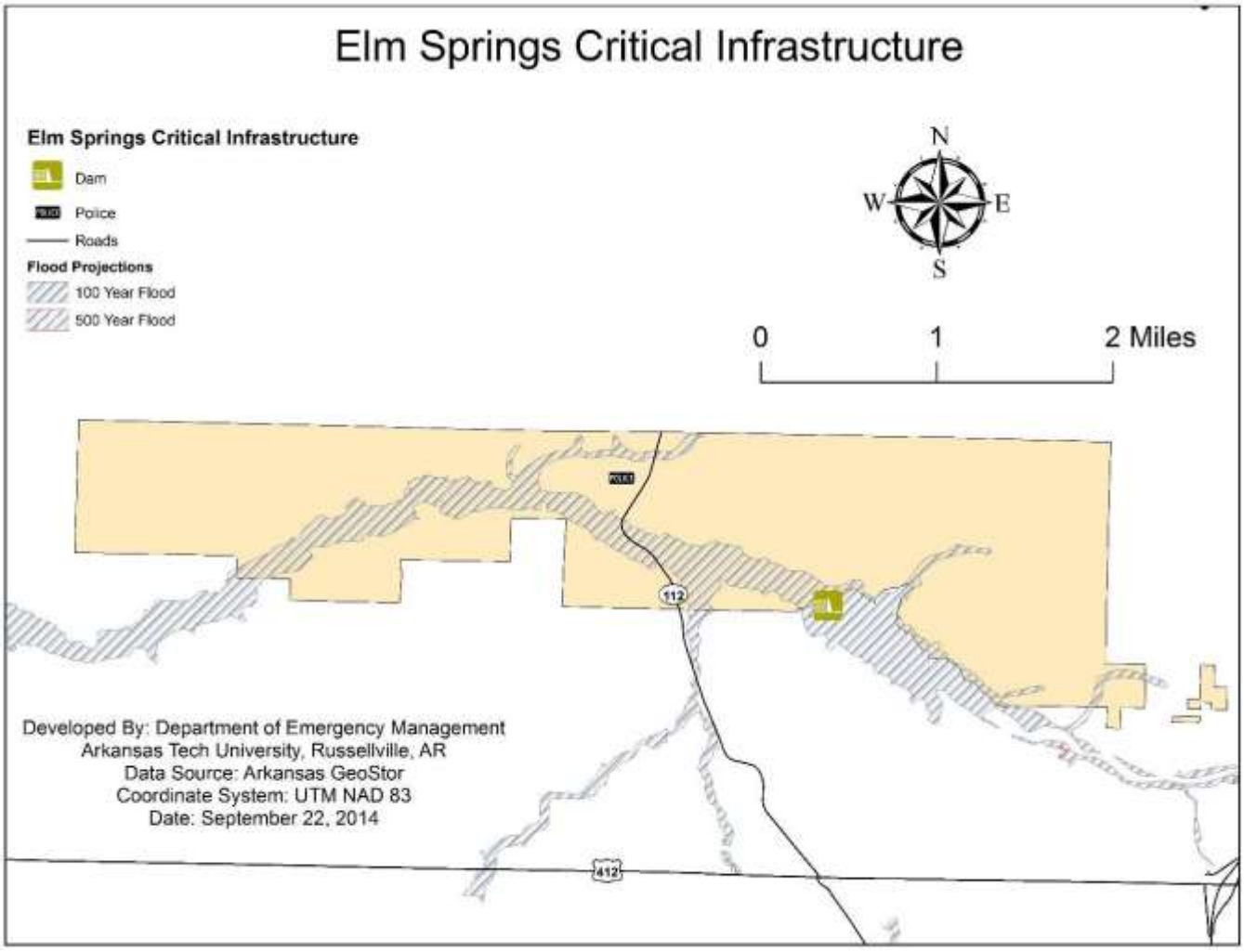
APPENDIX A:

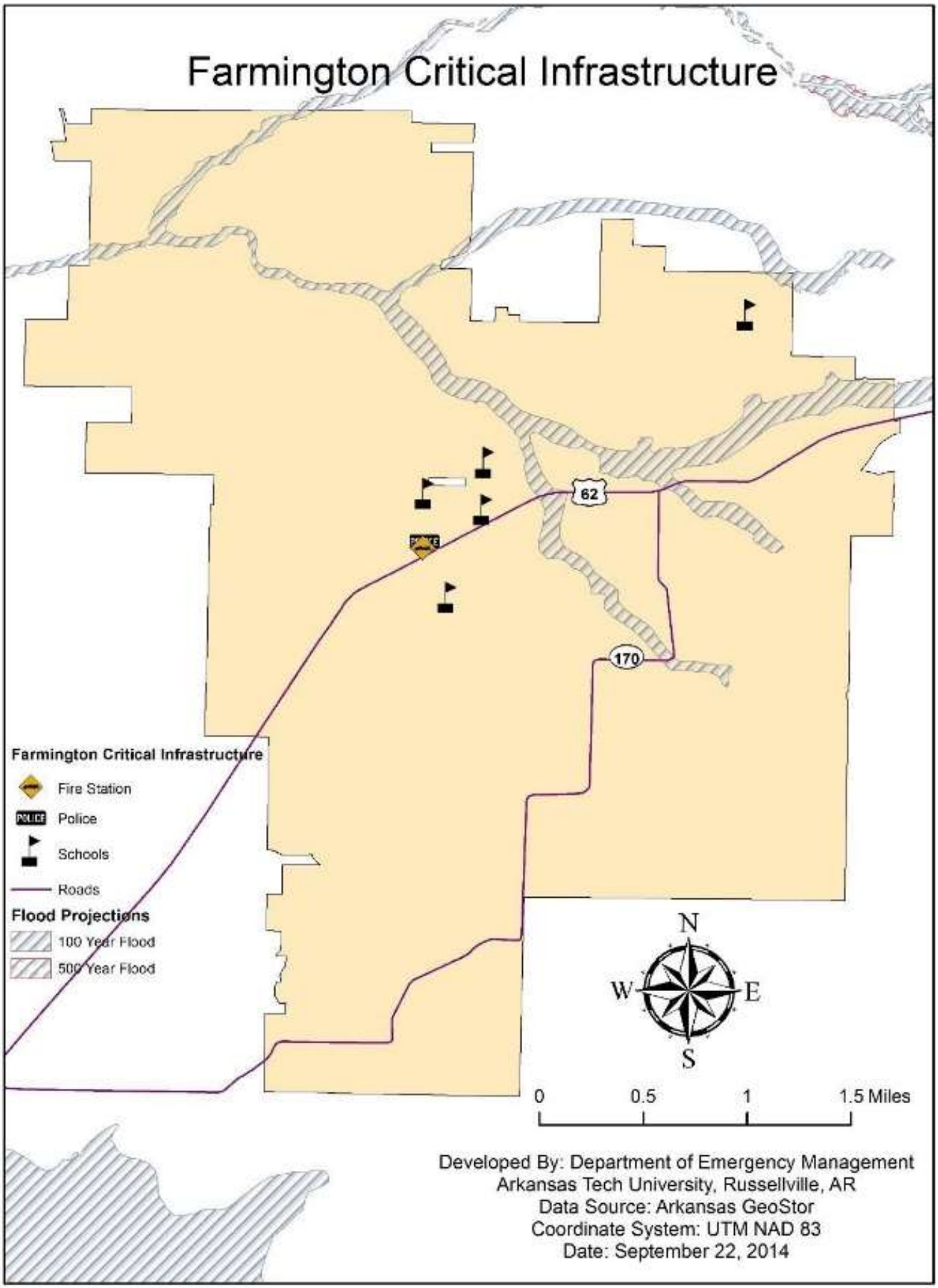
Jurisdiction	Nature of Participation/Involvement
Unincorporated Washington County Director of Emergency Management John Luther 105 N. Mill Avenue Fayetteville, AR 72701	Washington County staff assisted in planning meetings, coordinating retention of jurisdictional involvement, and represented the unincorporated areas of the county. Received invitation to updating meeting held April 18th, 2023. Completed Capability and Vulnerability Assessment in coordination with Washington County and NWAEDD
City of Elkins Mayor Bruce Ledford 1874 Stockenbury Rd Elkins, AR 72727	Received invitation to updating meeting held April 18th, 2023. Completed Capability and Vulnerability Assessment in coordination with Washington County and NWAEDD
City of Elm Springs Mayor Ben Wall P.O. Box 74 Elm Springs, AR 72728	Received invitation to updating meeting held April 18th, 2023. Completed Capability and Vulnerability Assessment in coordination with Washington County and NWAEDD
City of Farmington Mayor Ernie L. Penn, Jr. 113 W. Mountain Fayetteville, AR 72701	Received invitation to updating meeting held April 18th, 2023. Completed Capability in coordination with Washington County and NWAEDD.
City of Fayetteville Mayor Lioneld Jordan 113 W. Mountain Fayetteville, AR 72701	Received invitation to updating meeting held April 18th, 2023. Attended updating meeting and completed Capability and Vulnerability Assessment in coordination with Washington County and NWAEDD.
City of Goshen Mayor Joe Benson P.O. Box 7 Goshen, AR 72735	Received invitation to updating meeting held April 18th, 2023. Completed Capability and Vulnerability Assessment in coordination with Washington County and NWAEDD
City of Greenland Mayor Bill Groom P.O. Box 67 Greenland, AR 72737	Received invitation to updating meeting held April 18th, 2023. Completed Capability in coordination with Washington County and NWAEDD.
City of Johnson Mayor Buddy Curry P.O. Box 563 Johnson, AR 72741	Received invitation to updating meeting held April 18th, 2023. Completed Capability and Vulnerability Assessment in coordination with Washington County and NWAEDD
City of Lincoln Mayor Rob Hulse P.O. Box 967 Lincoln, AR 72744	Received invitation to updating meeting held April 18th, 2023. Completed Capability in coordination with Washington County and NWAEDD.
City of Prairie Grove Mayor Sonny Hudson P.O. Box 944 Prairie Grove, AR 72753	Received invitation to updating meeting held April 18th, 2023. Completed Capability in coordination with Washington County and NWAEDD

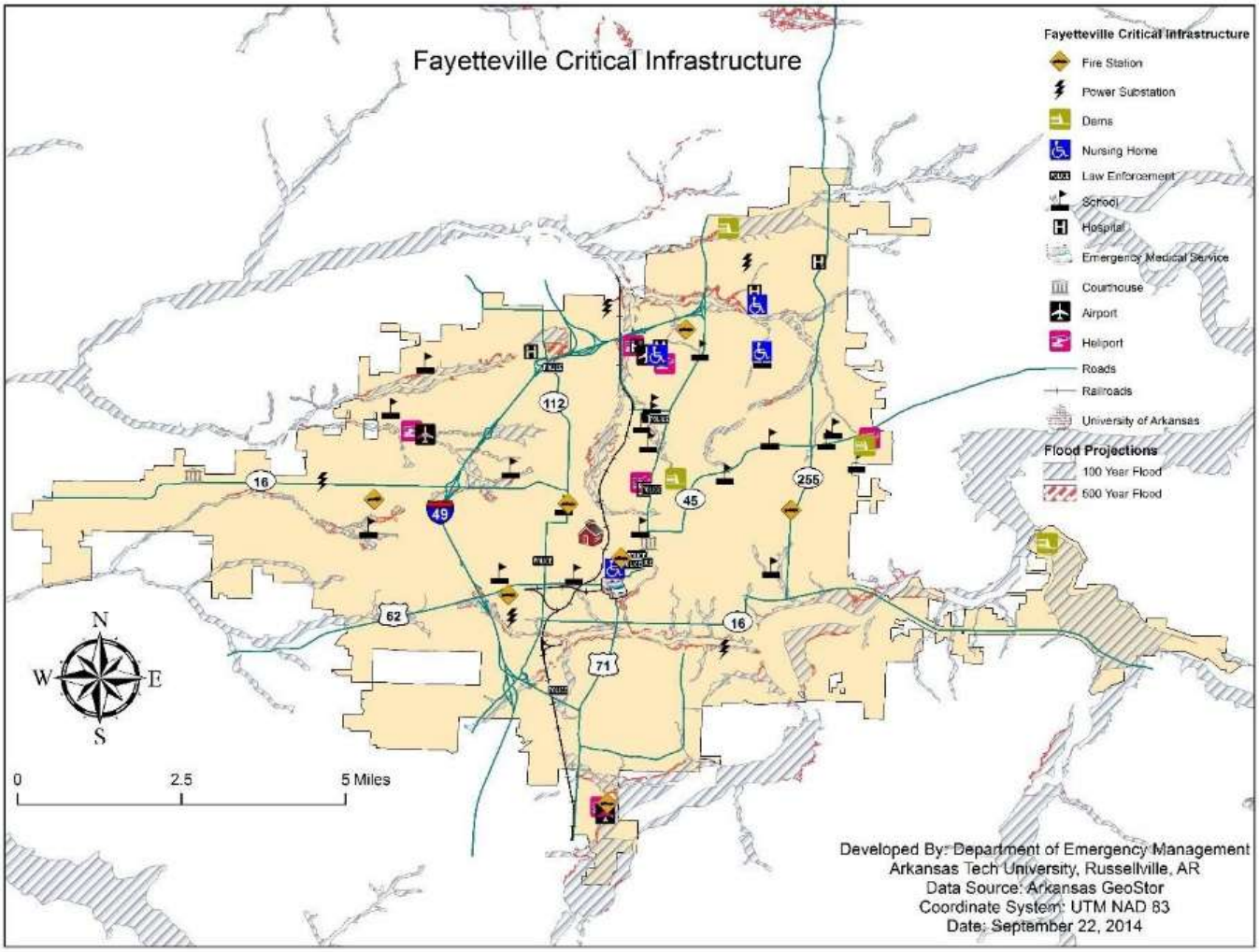
City of Springdale Mayor Doug Sprouse 201 N. Spring St. Springdale, AR 72764	Received invitation to updating meeting held April 18th, 2023. Attended updating meeting and completed Capability in coordination with Washington County and NWAEDD
City of Tontitown Mayor Jack Bedford P.O. Box 305 Tontitown, AR 72770	Received invitation to updating meeting held April 18th, 2023. Completed Capability in coordination with Washington County and NWAEDD.
City of West Fork Mayor Frances Hime P.O. Box 339 West Fork, AR 72774	Received invitation to updating meeting held April 18th, 2023. Completed Capability and Vulnerability Assessment in coordination with Washington County and NWAEDD
City of Winslow Mayor Randy Jarnagan 108 N. Winslow Blvd Winslow, AR 72959	Received invitation to updating meeting held April 18th, 2023. Completed Capability in coordination with Washington County and NWAEDD.
Elkins School District Superintendent Witonski P.O. Box 322 Elkins, AR 72727	Received invitation to updating meeting held April 18th, 2023. Completed Vulnerability Assessment in coordination with Washington County and NWAEDD.
Farmington School District Superintendent Law 42 S. Double Spring Rd. Farmington, AR 72730	Received invitation to updating meeting held April 18th, 2023. Completed Vulnerability Assessment in coordination with Washington County and NWAEDD.
Fayetteville School District Superintendent Thomas P.O. Box 849 Fayetteville, AR 72702	Received invitation to updating meeting held April 18th, 2023. Attended updating meeting in coordination with Washington County and NWAEDD.
Greenland School District Superintendent Cudney P.O. Box 57 Greenland, AR 72737	Received invitation to updating meeting held April 18th, 2023. Completed Vulnerability Assessment in coordination with Washington County and NWAEDD.
Lincoln School District Superintendent Hendrix P.O. Box 1127 Lincoln, AR 72744	Received invitation to updating meeting held April 18th, 2023. Attended updating meeting in coordination with Washington County and NWAEDD.
Prairie Grove School District Superintendent Williams 110 School Street Prairie Grove, AR 72753	Received invitation to updating meeting held April 18th, 2023. Attended updating meeting and completed Vulnerability Assessment in coordination with Washington County and NWAEDD.
Springdale School District Superintendent Rollins 804 W. Johnson Ave Springdale, AR 72764	Received invitation to updating meeting held April 18th, 2023. Completed Vulnerability Assessment in coordination with Washington County and NWAEDD
West Fork School District Superintendent Karnes 359 School Ave West Fork, AR 72774	Received invitation to updating meeting held April 18th, 2023. Completed Vulnerability Assessment in coordination with Washington County and NWAEDD.

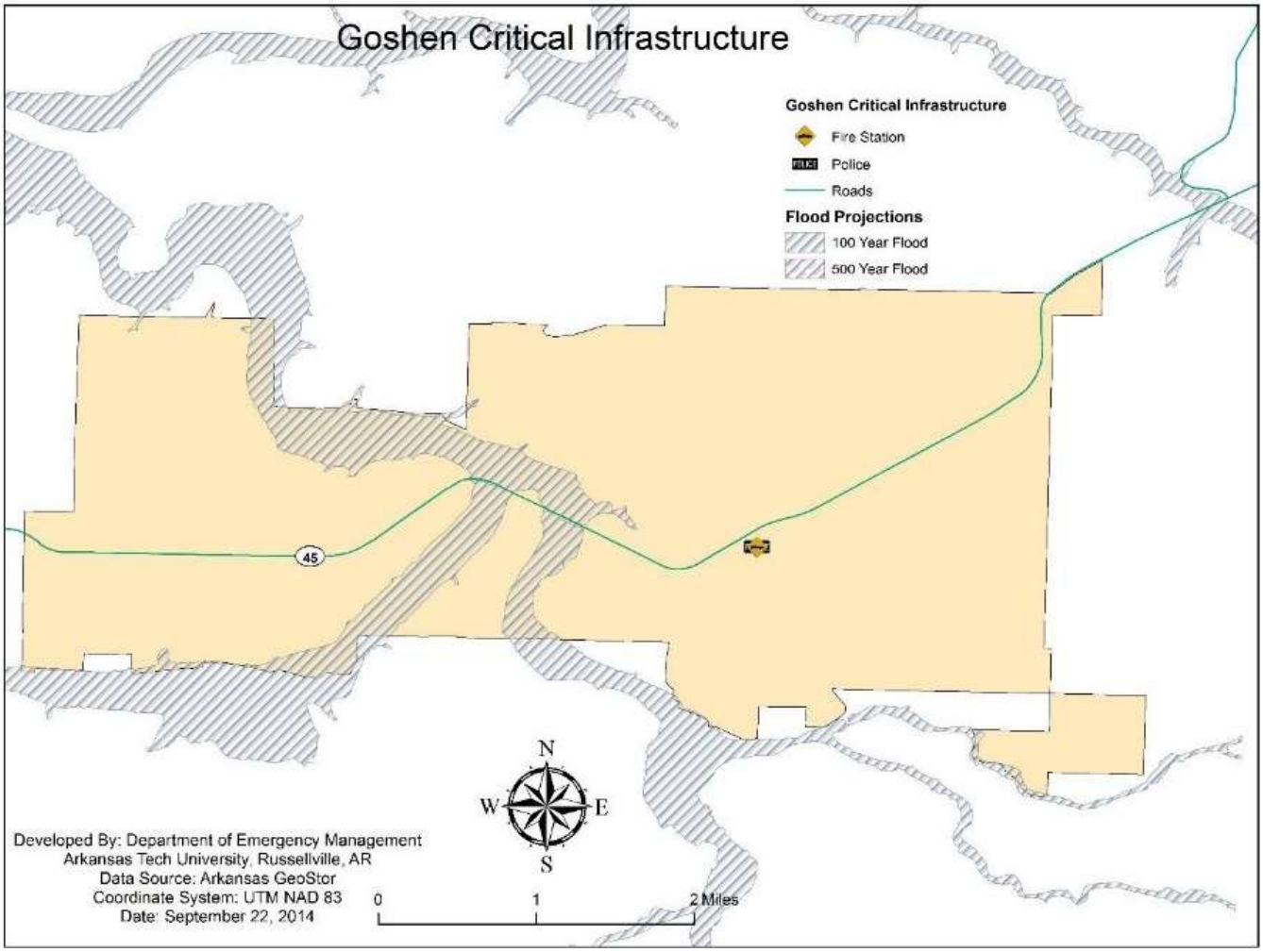
APPENDIX B: Critical Infrastructure Maps

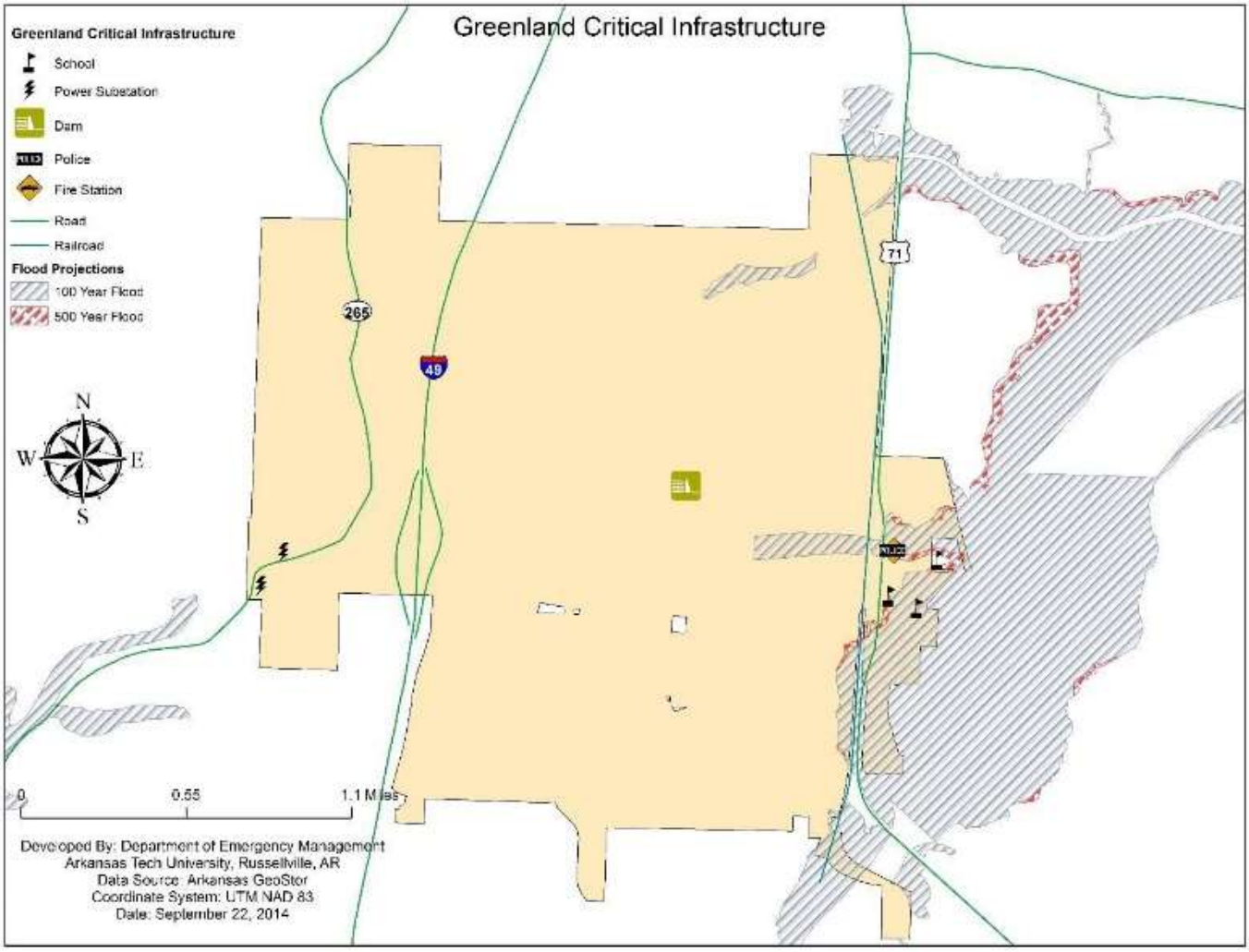


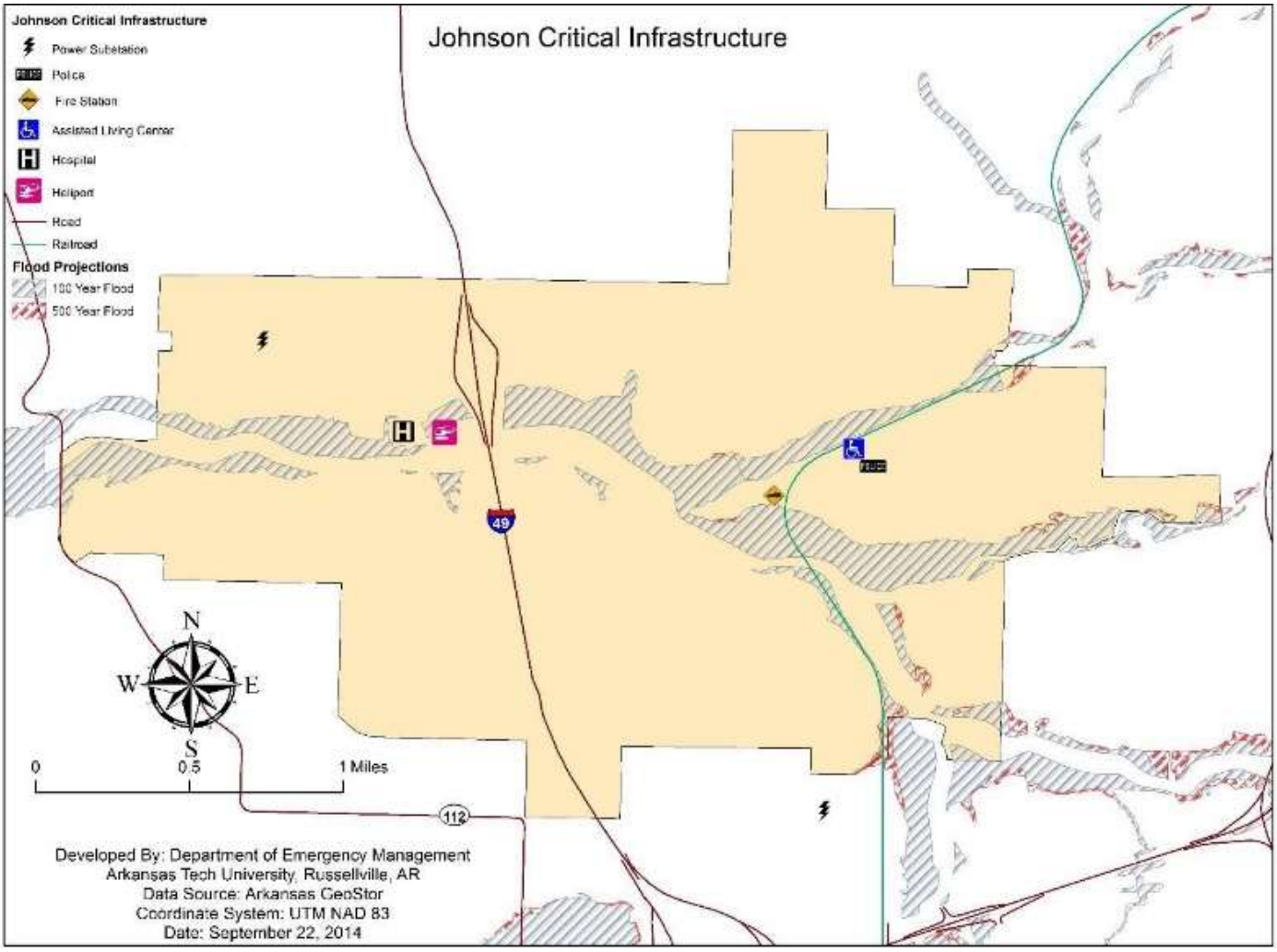

Elm Springs Critical Infrastructure
Elm Springs Critical Infrastructure
Dam
Police
Roads
Flood Projections
100 Year Flood
500 Year Flood
N
W
E
S
0
1
2 Miles
112
412
Developed By: Department of Emergency Management
Arkansas Tech University, Russellville, AR
Data Source: Arkansas GeoStor
Coordinate System: UTM NAD 83
Date: September 22, 2014

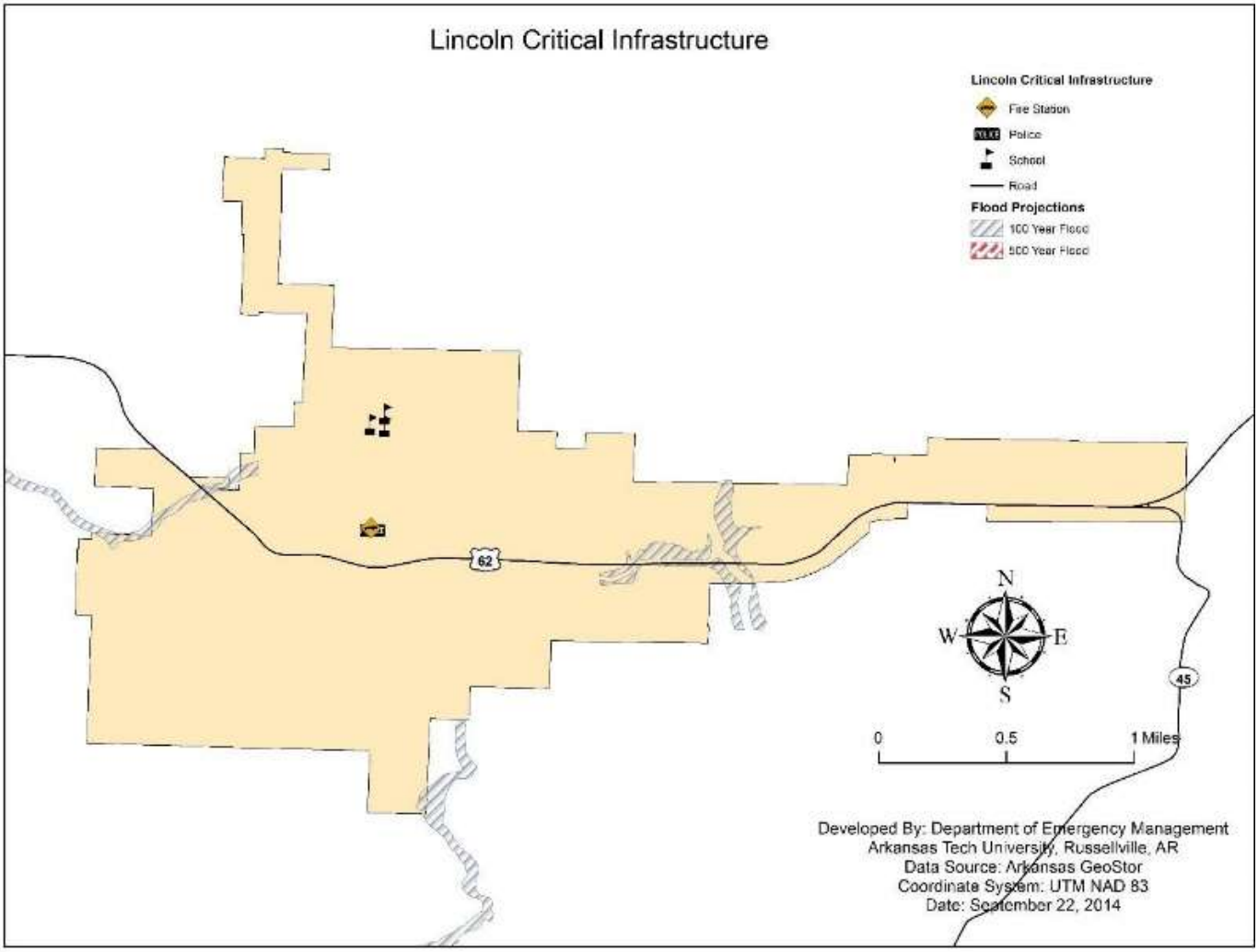

Farmington Critical Infrastructure
62
170
Farmington Critical Infrastructure
Fire Station
Police
Schools
Roads
Flood Projections
100 Year Flood
500 Year Flood
N
W
E
S
0
0.5
1
1.5 Miles
Developed By: Department of Emergency Management
Arkansas Tech University, Russellville, AR
Data Source: Arkansas GeoStor
Coordinate System: UTM NAD 83
Date: September 22, 2014

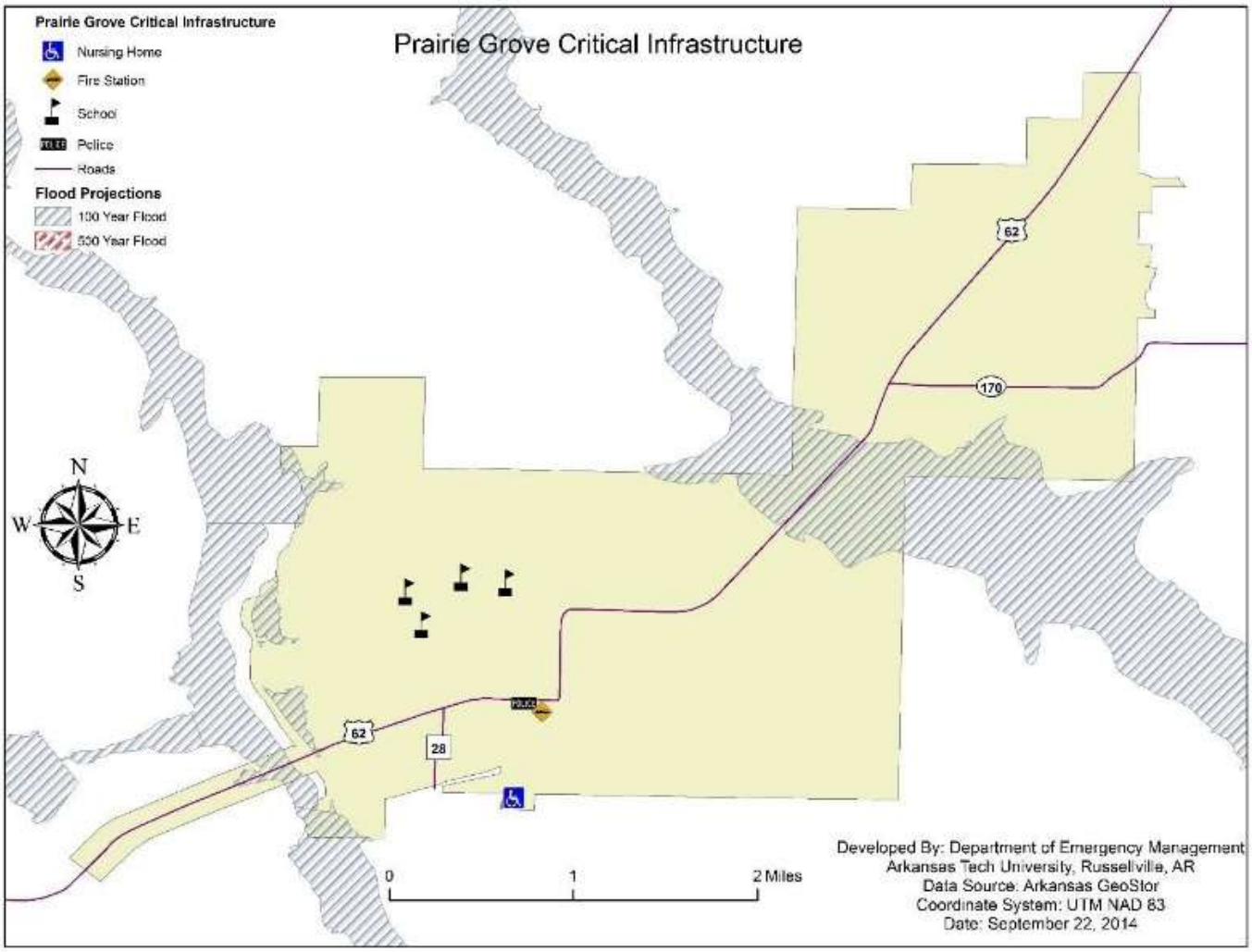

Fayetteville Critical Infrastructure
Fayetteville Critical Infrastructure
Fire Station
Power Substation
Dams
Nursing Home
Law Enforcement
School
Hospital
Emergency Medical Service
Courthouse
Airport
Heliport
Roads
Railroads
University of Arkansas
Flood Projections
100 Year Flood
500 Year Flood
112
16
49
45
255
62
16
71
N
W
E
S
0
2.5
5 Miles
Developed By: Department of Emergency Management
Arkansas Tech University, Russellville, AR
Data Source: Arkansas GeoStor
Coordinate System: UTM NAD 83
Date: September 22, 2014

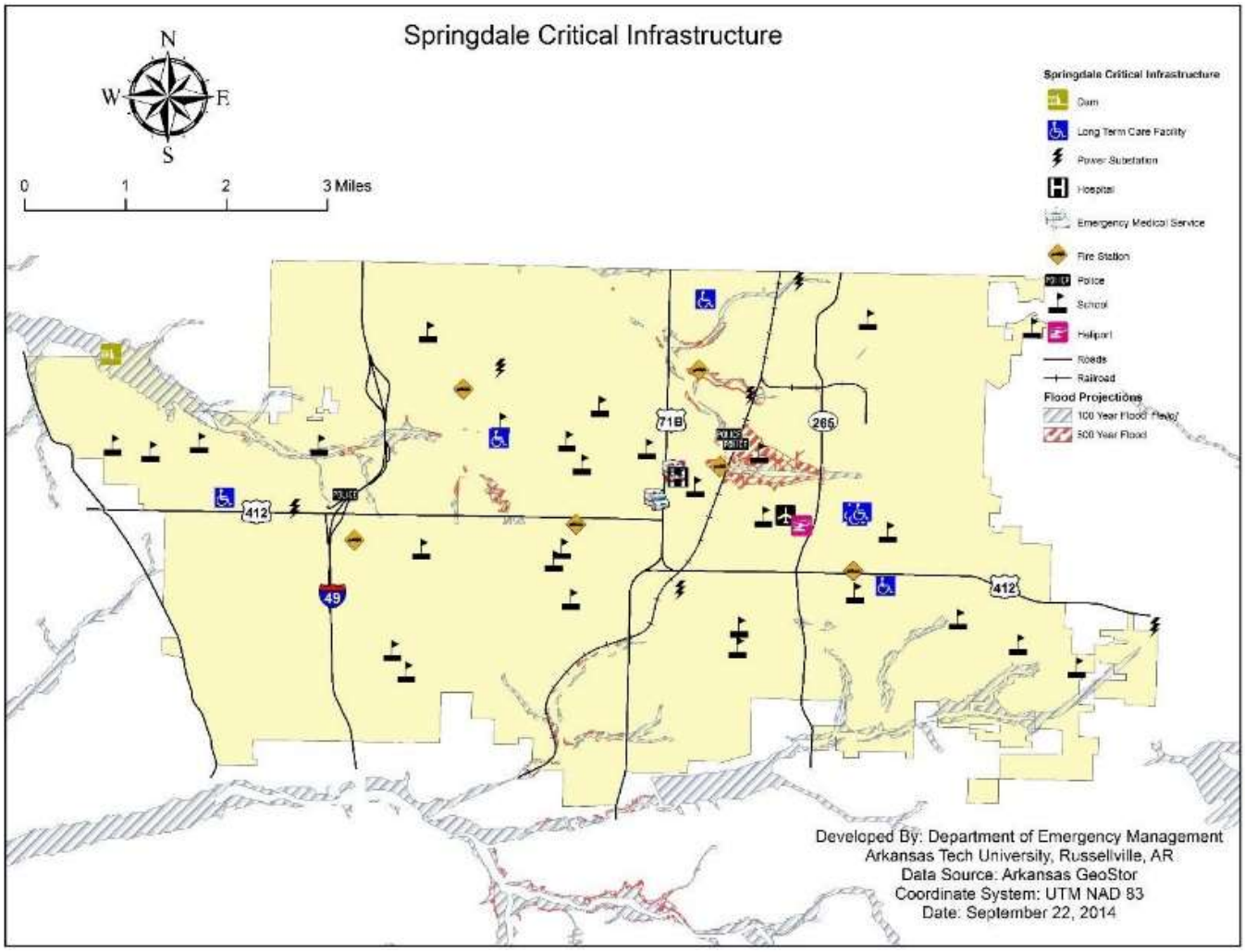

Goshen Critical Infrastructure
Goshen Critical Infrastructure
Fire Station
Police
Roads
Flood Projections
100 Year Flood
500 Year Flood
45
N
W
E
S
Developed By: Department of Emergency Management
Arkansas Tech University, Russellville, AR
Data Source: Arkansas GeoStor
Coordinate System: UTM NAD 83
Date: September 22, 2014
0
1
2 Miles

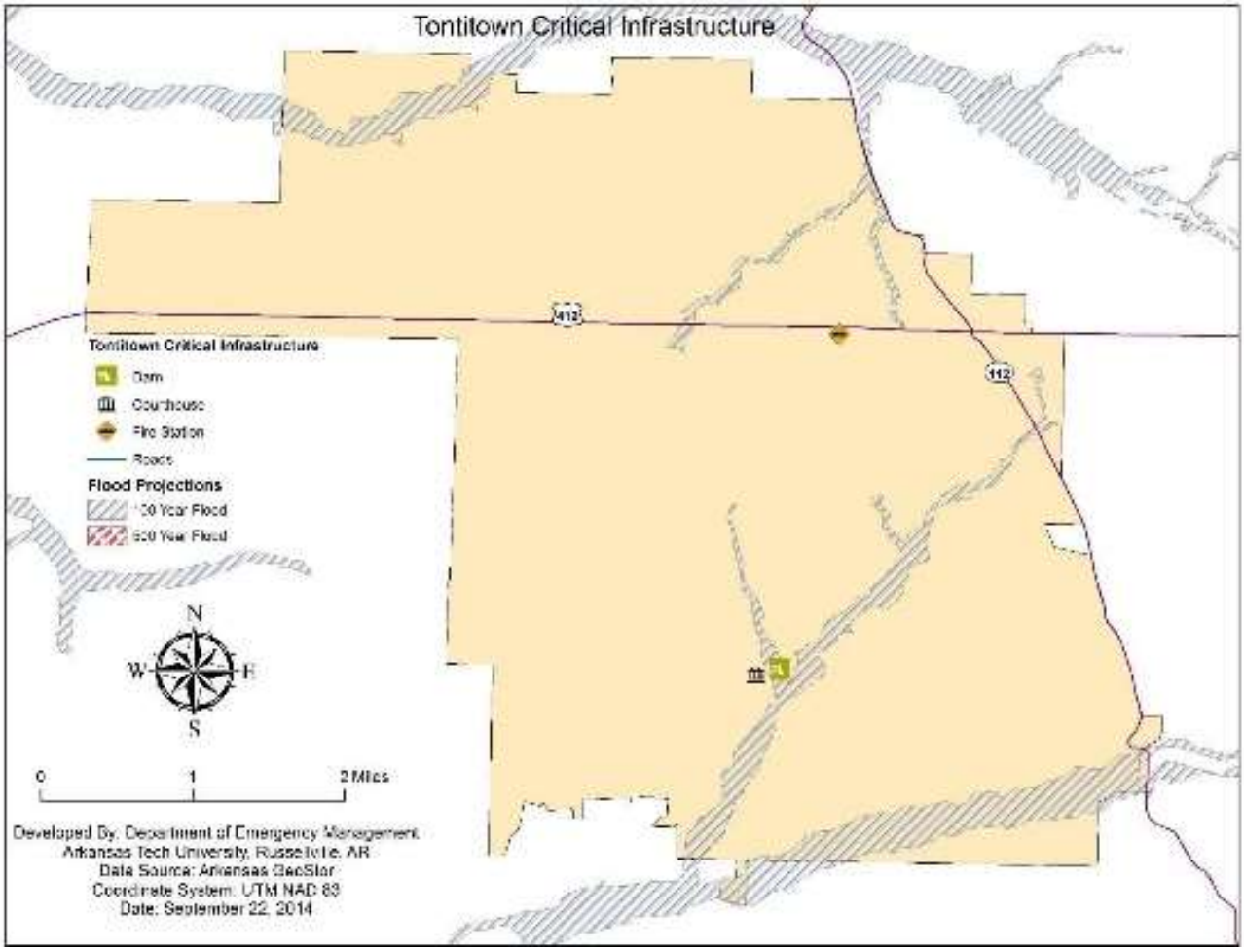

Greenland Critical Infrastructure
Greenland Critical Infrastructure
School
Power Substation
Dam
Police
Fire Station
Road
Railroad
Flood Projections
100 Year Flood
500 Year Flood
265
49
71
N
W
E
S
0
0.55
1.1 Miles
Developed By: Department of Emergency Management
Arkansas Tech University, Russellville, AR
Data Source: Arkansas GeoStor
Coordinate System: UTM NAD 83
Date: September 22, 2014

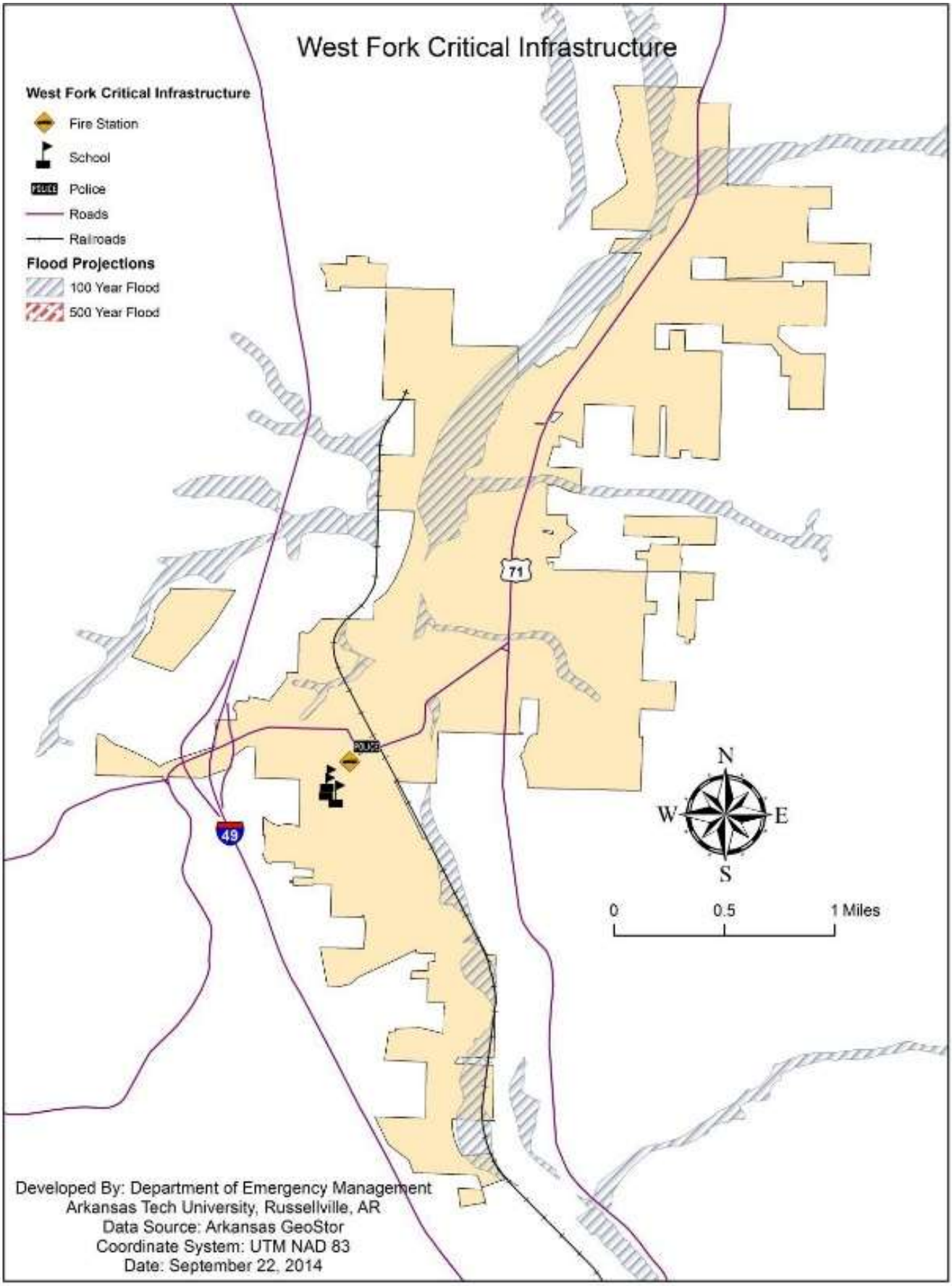

Johnson Critical Infrastructure
Johnson Critical Infrastructure
Power Substation
Police
Fire Station
Assisted Living Center
Hospital
Heliport
Road
Railroad
Flood Projections
100 Year Flood
500 Year Flood
49
112
N
W
E
S
0
0.5
1 Miles
Developed By: Department of Emergency Management
Arkansas Tech University, Russellville, AR
Data Source: Arkansas GeoStor
Coordinate System: UTM NAD 83
Date: September 22, 2014

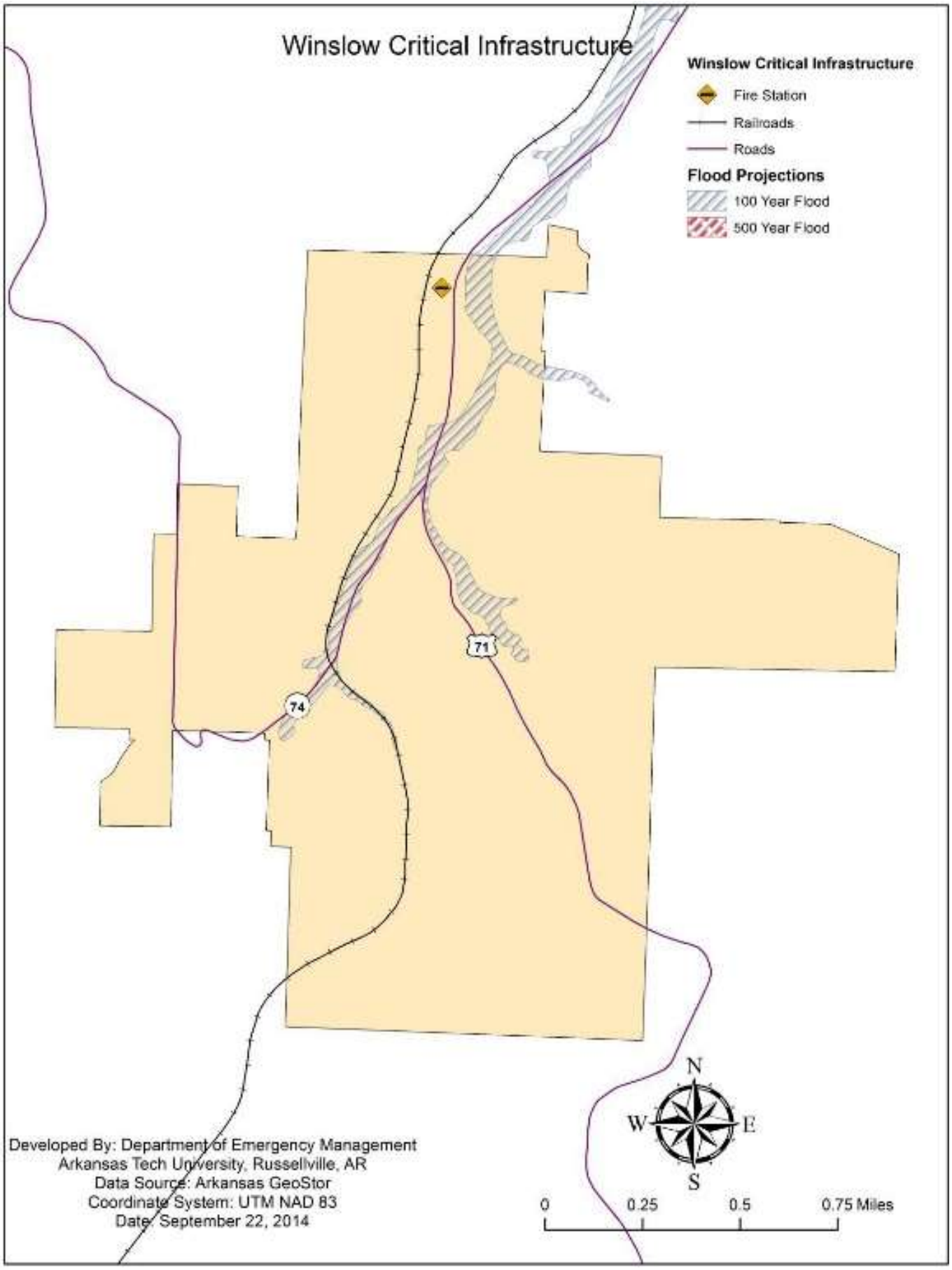

Lincoln Critical Infrastructure
Lincoln Critical Infrastructure
Fire Station
Police
School
Road
Flood Projections
100 Year Flood
500 Year Flood
62
45
N
W
E
S
0
0.5
1 Miles
Developed By: Department of Emergency Management
Arkansas Tech University, Russellville, AR
Data Source: Arkansas GeoStor
Coordinate System: UTM NAD 83
Date: September 22, 2014


Prairie Grove Critical Infrastructure
Nursing Home
Fire Station
School
Police
Roads
Flood Projections
100 Year Flood
500 Year Flood
Prairie Grove Critical Infrastructure
62
170
62
28
N
W
E
S
0
1
2 Miles
Developed By: Department of Emergency Management
Arkansas Tech University, Russellville, AR
Data Source: Arkansas GeoStor
Coordinate System: UTM NAD 83
Date: September 22, 2014


Springdale Critical Infrastructure
N
W
E
S
0
1
2
3 Miles
Springdale Critical Infrastructure
Dam
Long Term Care Facility
Power Substation
Hospital
Emergency Medical Service
Fire Station
Police
School
Heliport
Roads
Railroad
Flood Projections
100 Year Flood Plain
500 Year Flood
412
49
71B
265
Developed By: Department of Emergency Management
Arkansas Tech University, Russellville, AR
Data Source: Arkansas GeoStor
Coordinate System: UTM NAD 83
Date: September 22, 2014

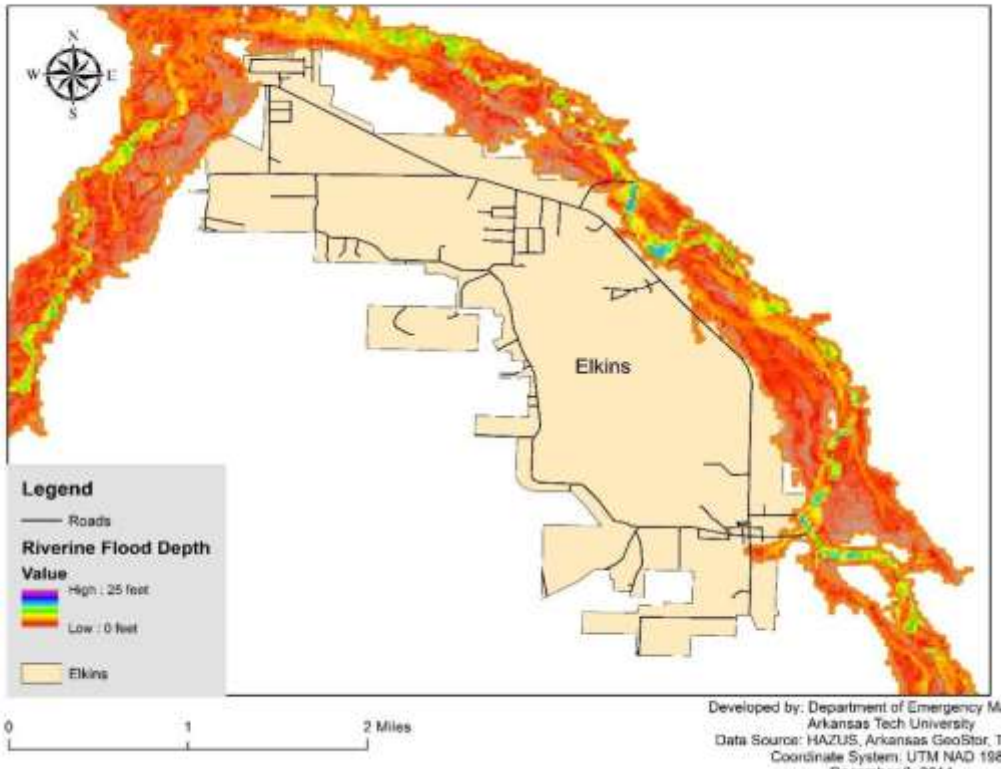

Tontitown Critical Infrastructure
Tontitown Critical Infrastructure
Dam
Courthouse
Fire Station
Roads
Flood Projections
100 Year Flood
500 Year Flood
N
W
E
S
0
1
2 Miles
Developed By: Department of Emergency Management
Arkansas Tech University, Russellville, AR
Data Source: Arkansas GeoStor
Coordinate System: UTM NAD 83
Date: September 22, 2014
412
112


West Fork Critical Infrastructure
West Fork Critical Infrastructure
Fire Station
School
Police
Roads
Railroads
Flood Projections
100 Year Flood
500 Year Flood
71
49
POLICE
N
W
E
S
0
0.5
1 Miles
Developed By: Department of Emergency Management
Arkansas Tech University, Russellville, AR
Data Source: Arkansas GeoStor
Coordinate System: UTM NAD 83
Date: September 22, 2014


Winslow Critical Infrastructure
Winslow Critical Infrastructure
Fire Station
Railroads
Roads
Flood Projections
100 Year Flood
500 Year Flood
71
74
N
W
E
S
0
0.25
0.5
0.75 Miles
Developed By: Department of Emergency Management
Arkansas Tech University, Russellville, AR
Data Source: Arkansas GeoStor
Coordinate System: UTM NAD 83
Date: September 22, 2014

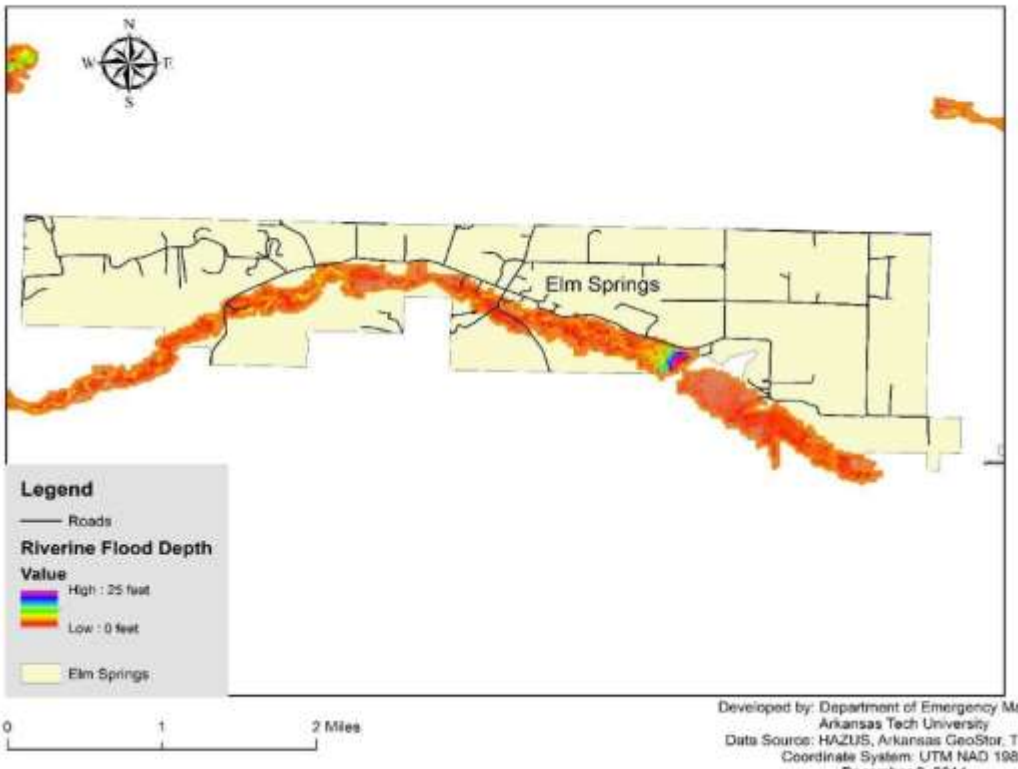
APPENDIX C: Flood Depth Analysis

Elkins HAZUS Riverine Flood Depth Analysis



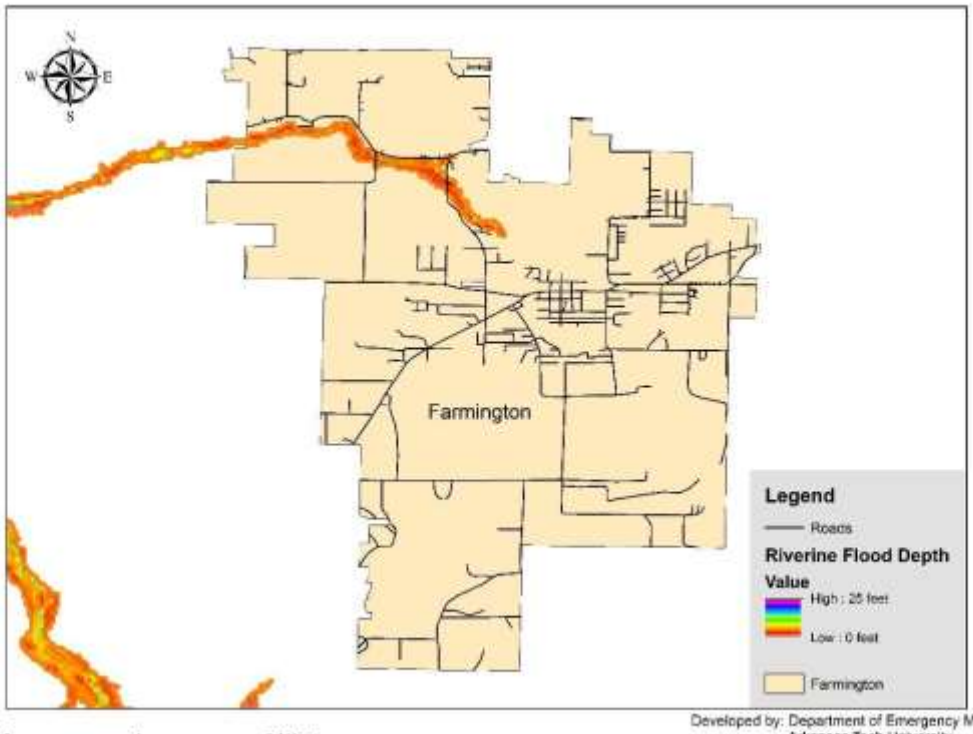
Developed by: Department of Emergency Management
Arkansas Tech University
Data Source: HAZUS, Arkansas GeoStor, TIGERfiles
Coordinate System: UTM NAD 1983
December 2, 2014

Elm Springs HAZUS Riverine Flood Depth Analysis



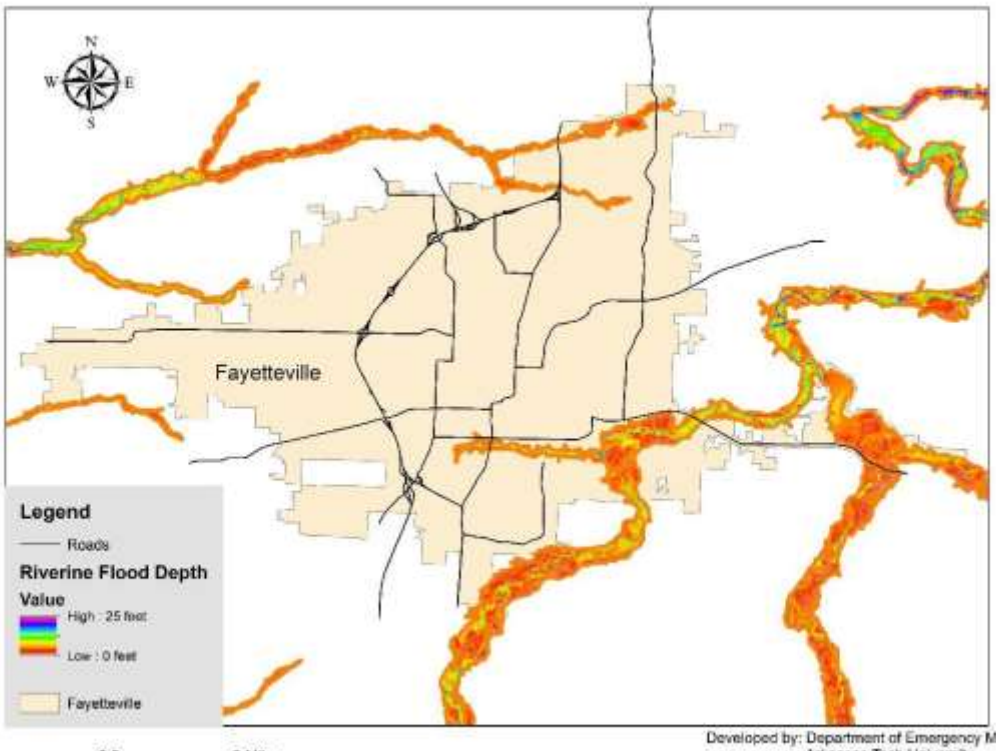
Developed by: Department of Emergency Management
Arkansas Tech University
Data Source: HAZUS, Arkansas GeoStor, TIGERfiles
Coordinate System: UTM NAD 1983
December 2, 2014

Farmington HAZUS Riverine Flood Depth Analysis



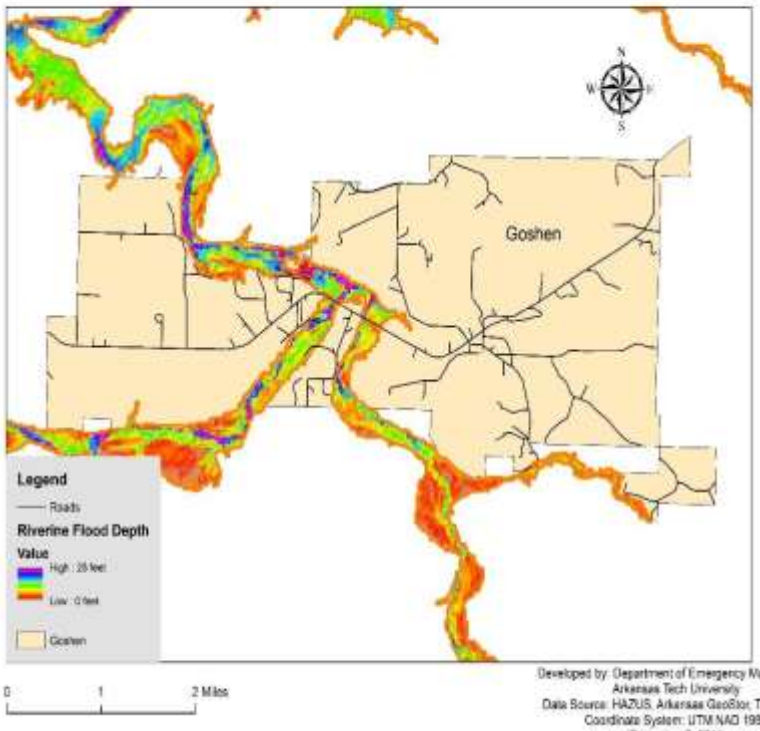
Developed by: Department of Emergency Management
Arkansas Tech University
Data Source: HAZUS, Arkansas GeoStor, TIGERfiles
Coordinate System: UTM NAD 1983
December 2, 2014

Fayetteville HAZUS Riverine Flood Depth Analysis

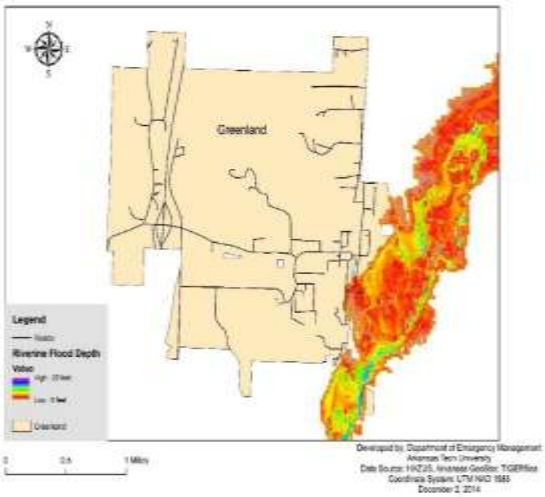


Developed by: Department of Emergency Management
Arkansas Tech University
Data Source: HAZUS, Arkansas GeoStor
Coordinate System: UTM NAD 1983
December 2, 2014

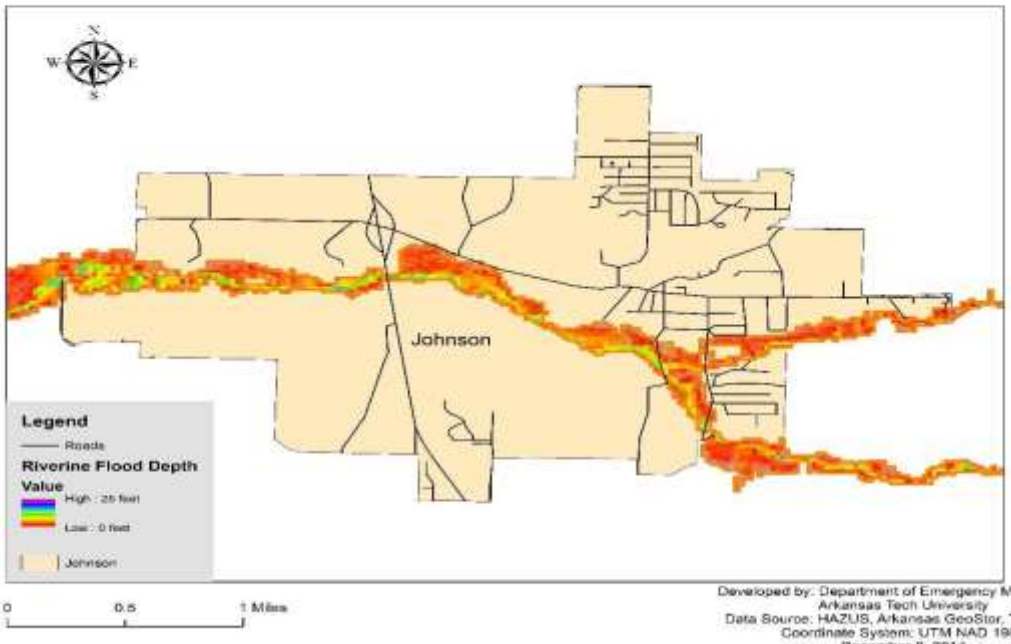
Goshen HAZUS Riverine Flood Depth Analysis



Greenland HAZUS Riverine Flood Depth Analysis

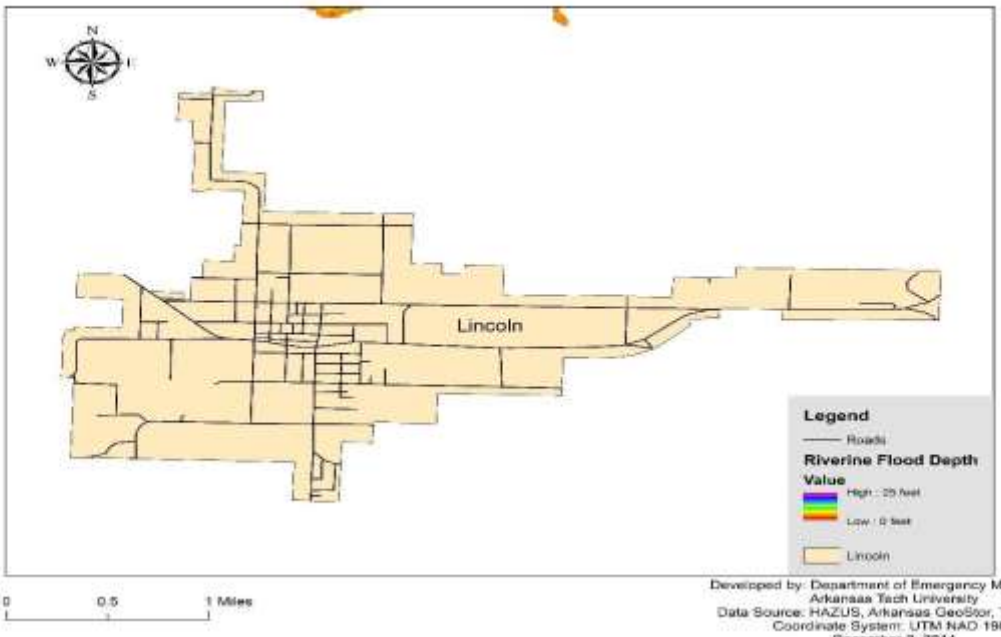


Johnson HAZUS Riverine Flood Depth Analysis



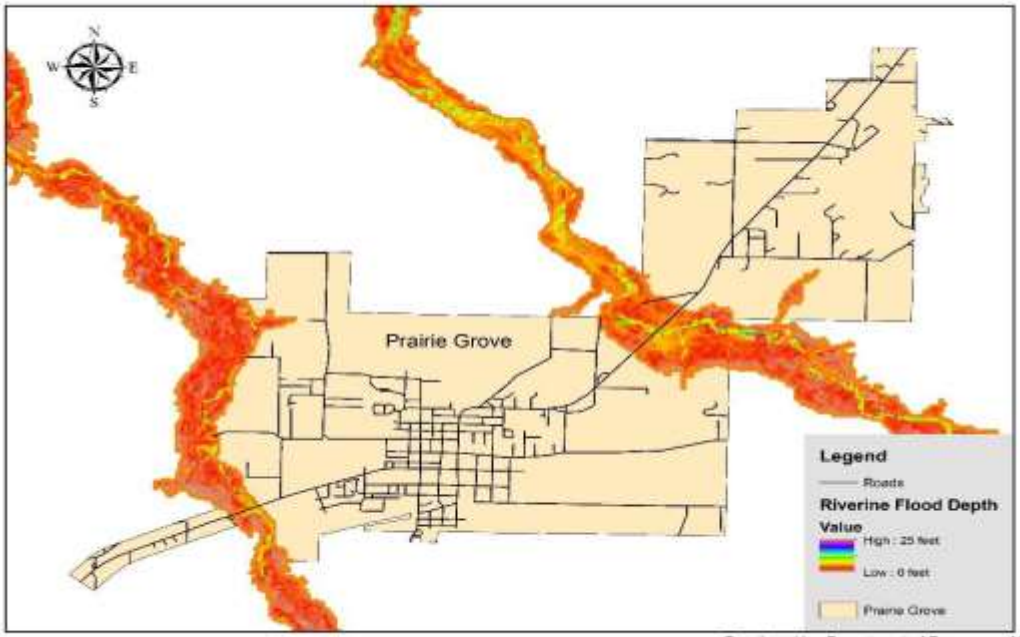
Developed by: Department of Emergency Management
Arkansas Tech University
Data Source: HAZUS, Arkansas GeoStor, TIGERfiles
Coordinate System: UTM NAD 1983
December 2, 2014

Lincoln HAZUS Riverine Flood Depth Analysis

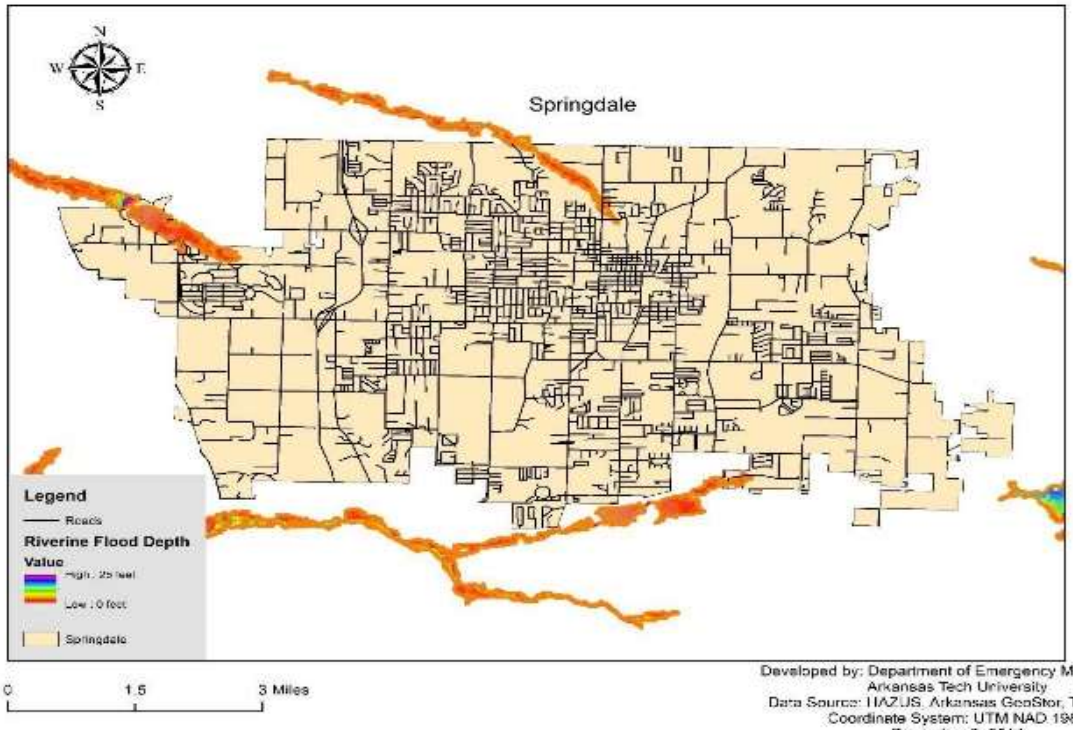


Developed by: Department of Emergency Management
Arkansas Tech University
Data Source: HAZUS, Arkansas GeoStor, TIGERfiles
Coordinate System: UTM NAD 1983
December 2, 2014

Prairie Grove HAZUS Riverine Flood Depth Analysis

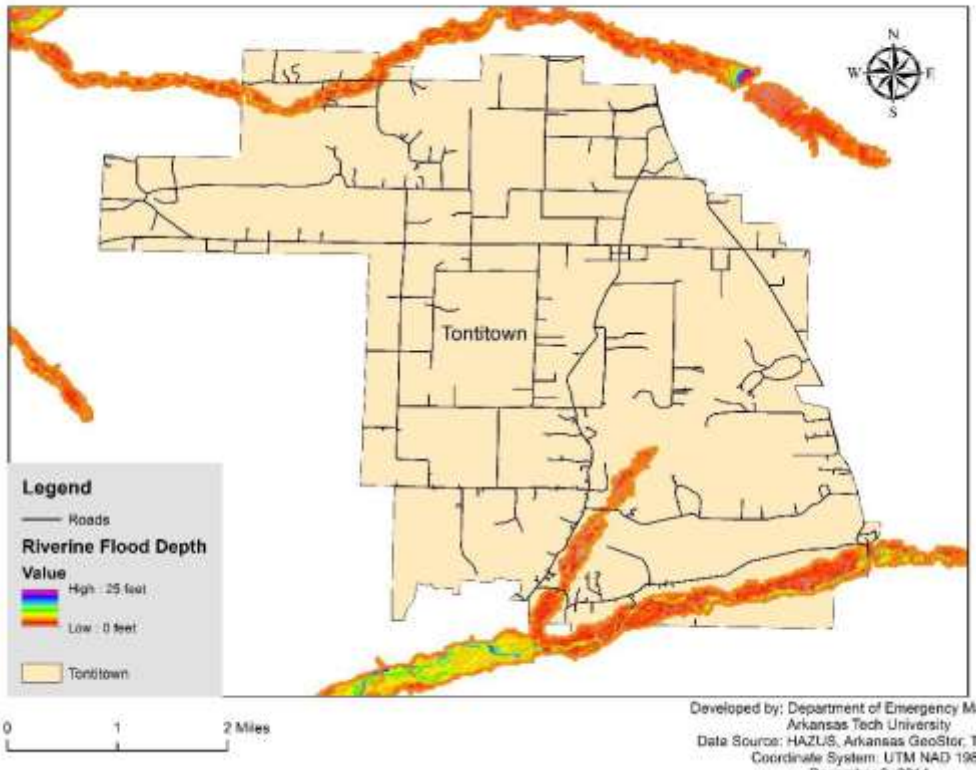


Developed by: Department of Emergency Management
Arkansas Tech University
Data Source: HAZUS, Arkansas GeoStor, TIGERfiles
Coordinate System: UTM NAD 1983
December 2, 2014



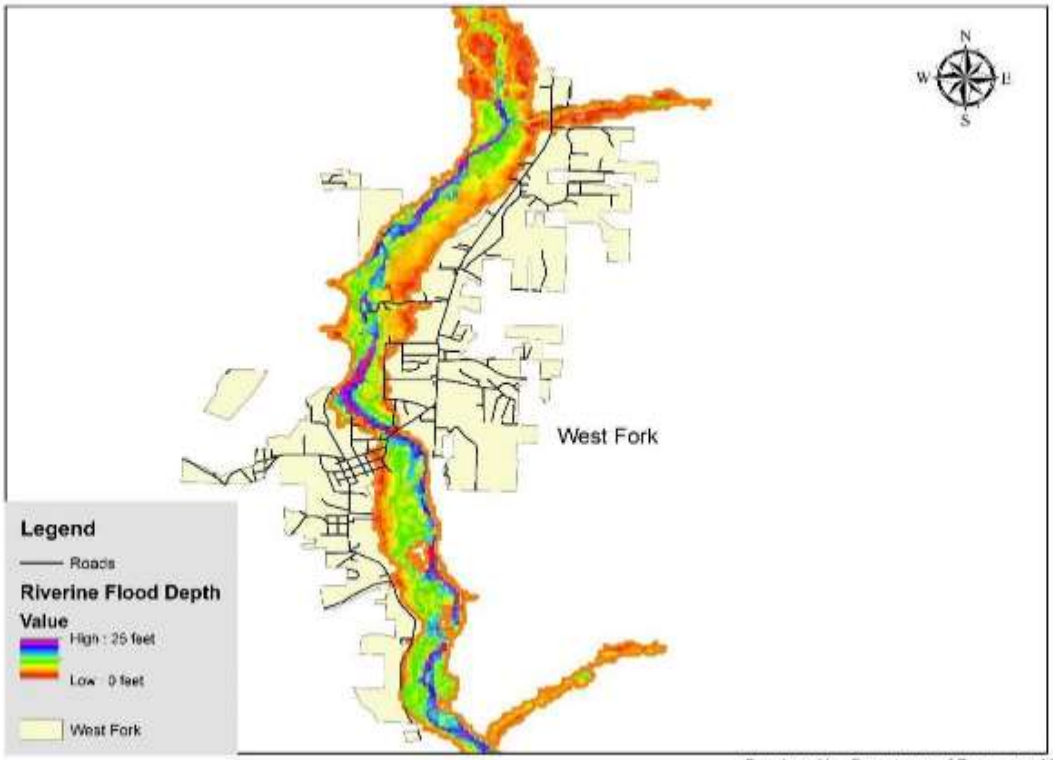
Developed by: Department of Emergency Management
Arkansas Tech University
Data Source: HAZUS, Arkansas GeoStor, TIGERfiles
Coordinate System: UTM NAD 1983
December 2, 2014

Tontitown HAZUS Riverine Flood Depth Analysis



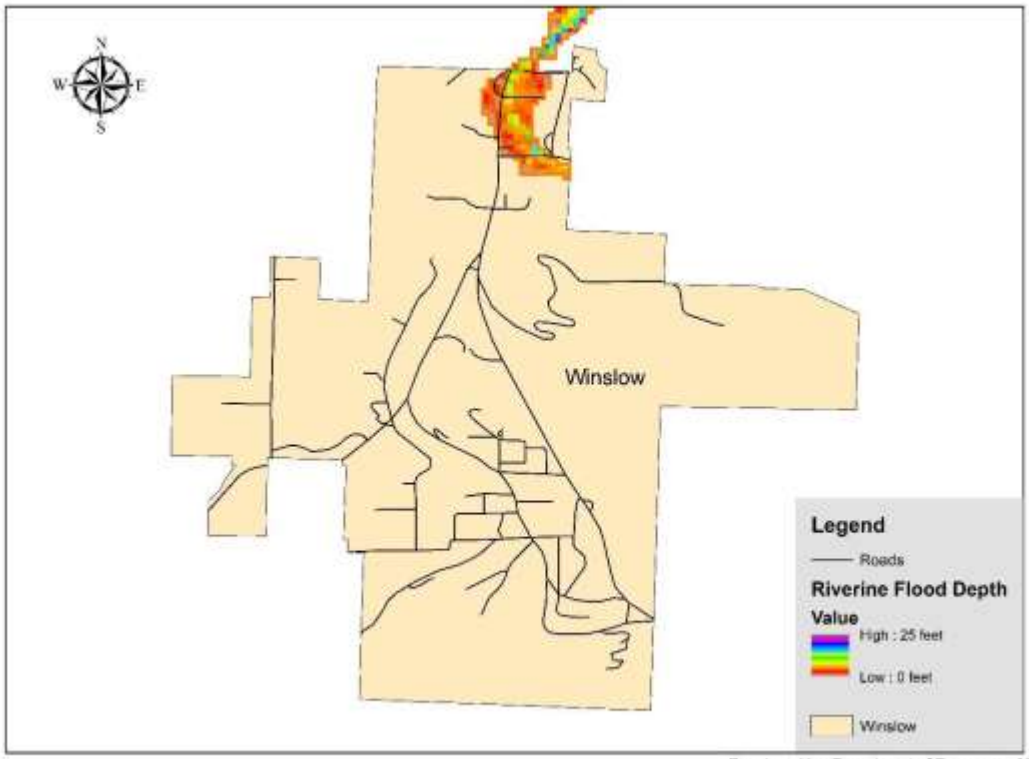
Developed by: Department of Emergency Management
Arkansas Tech University
Data Source: HAZUS, Arkansas GeoStor, TIGERfiles
Coordinate System: UTM NAD 1983
December 2, 2014

West Fork HAZUS Riverine Flood Depth Analysis



Developed by: Department of Emergency Management
Arkansas Tech University
Data Source: HAZUS, Arkansas GeoStor, TIGERfiles
Coordinate System: UTM NAD 1983
December 2, 2014

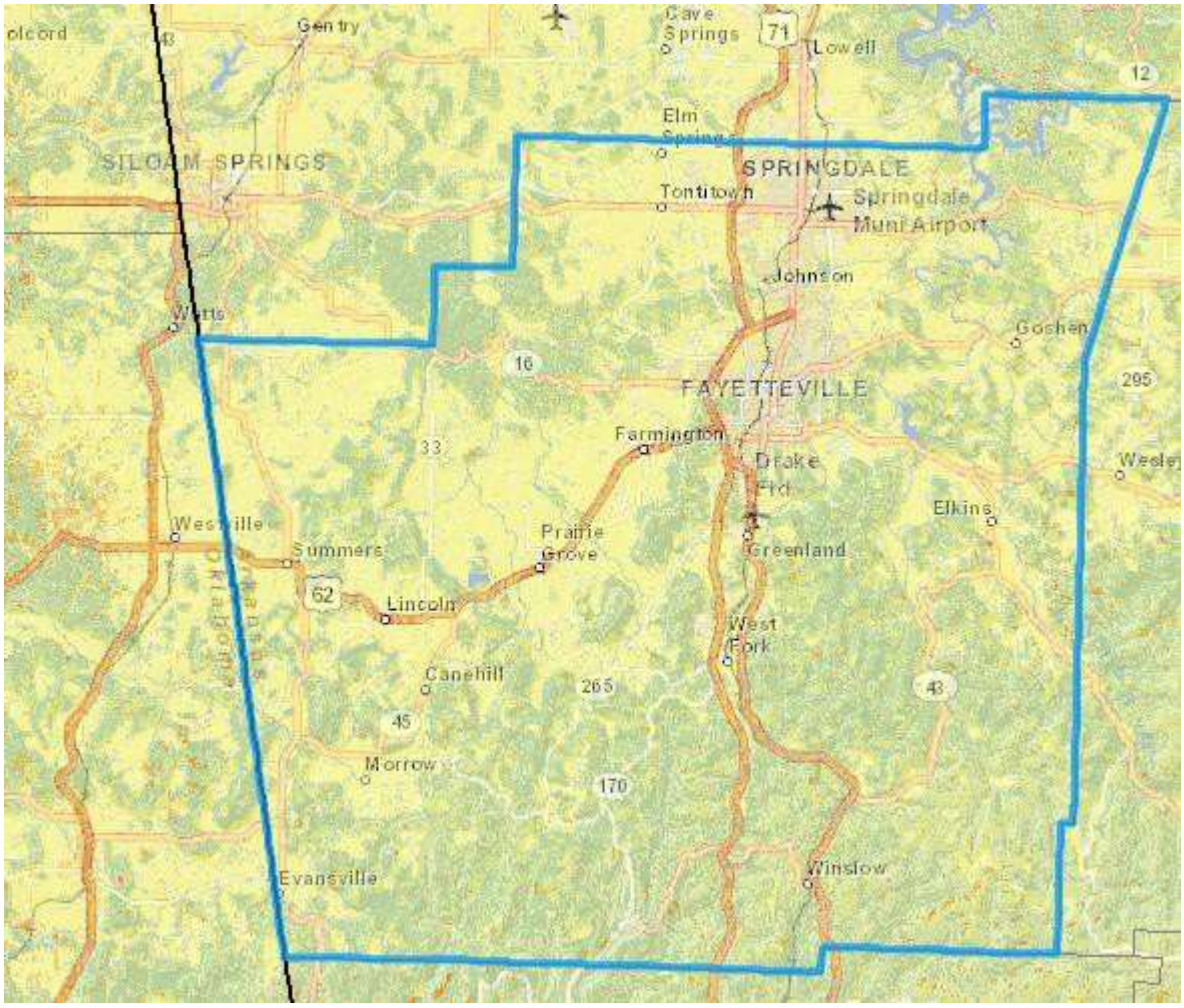
Winslow HAZUS Riverine Flood Depth Analysis



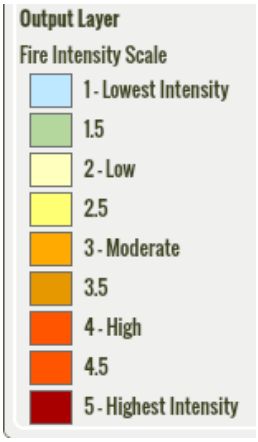
0 0.5 1 Miles

Developed by: Department of Emergency Management
Arkansas Tech University
Data Source: HAZUS, Arkansas GeoStor, TIGERfiles
Coordinate System: UTM NAD 1983
December 2, 2014

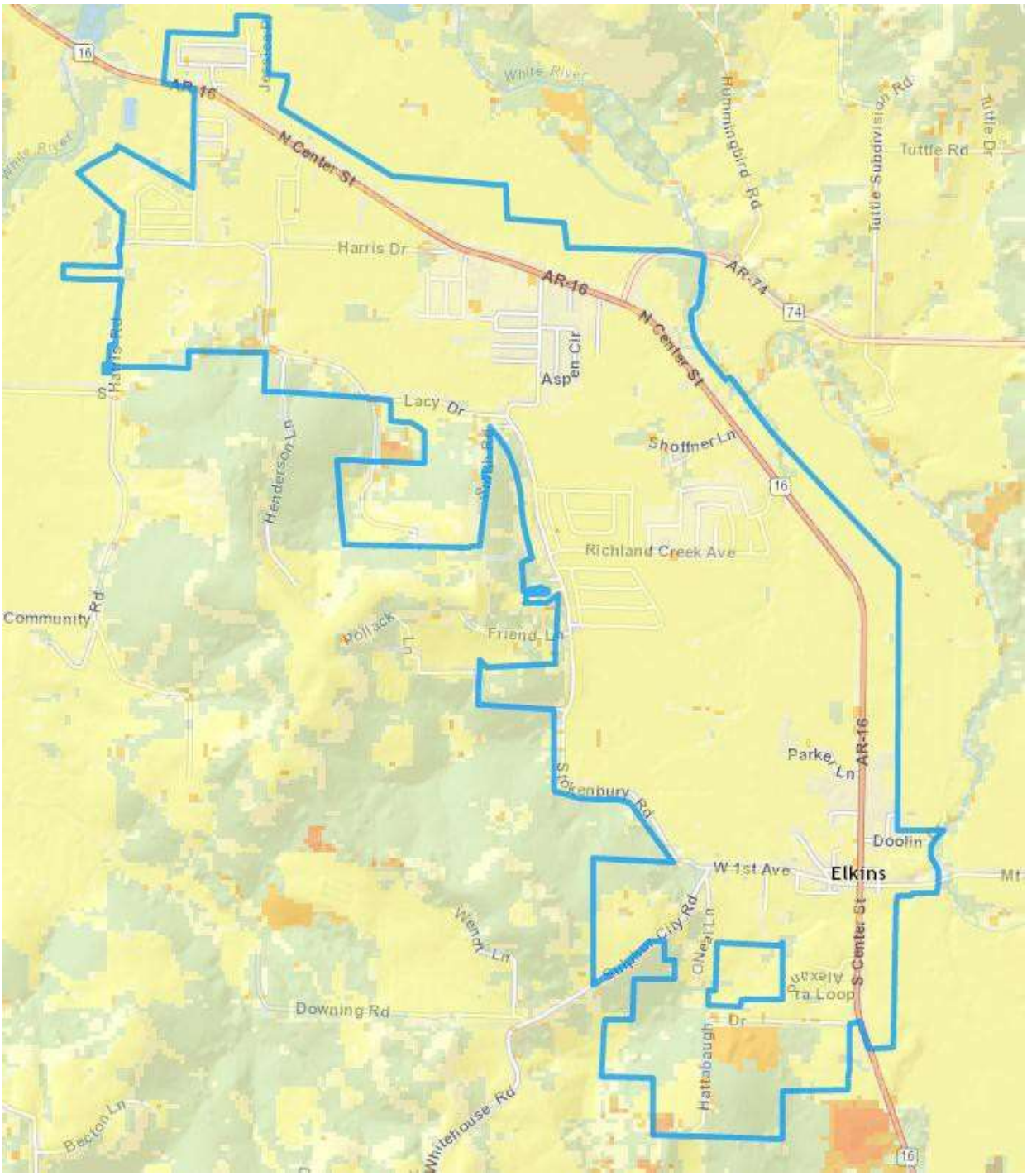
Appendix C: Washington County Fire Intensity Map



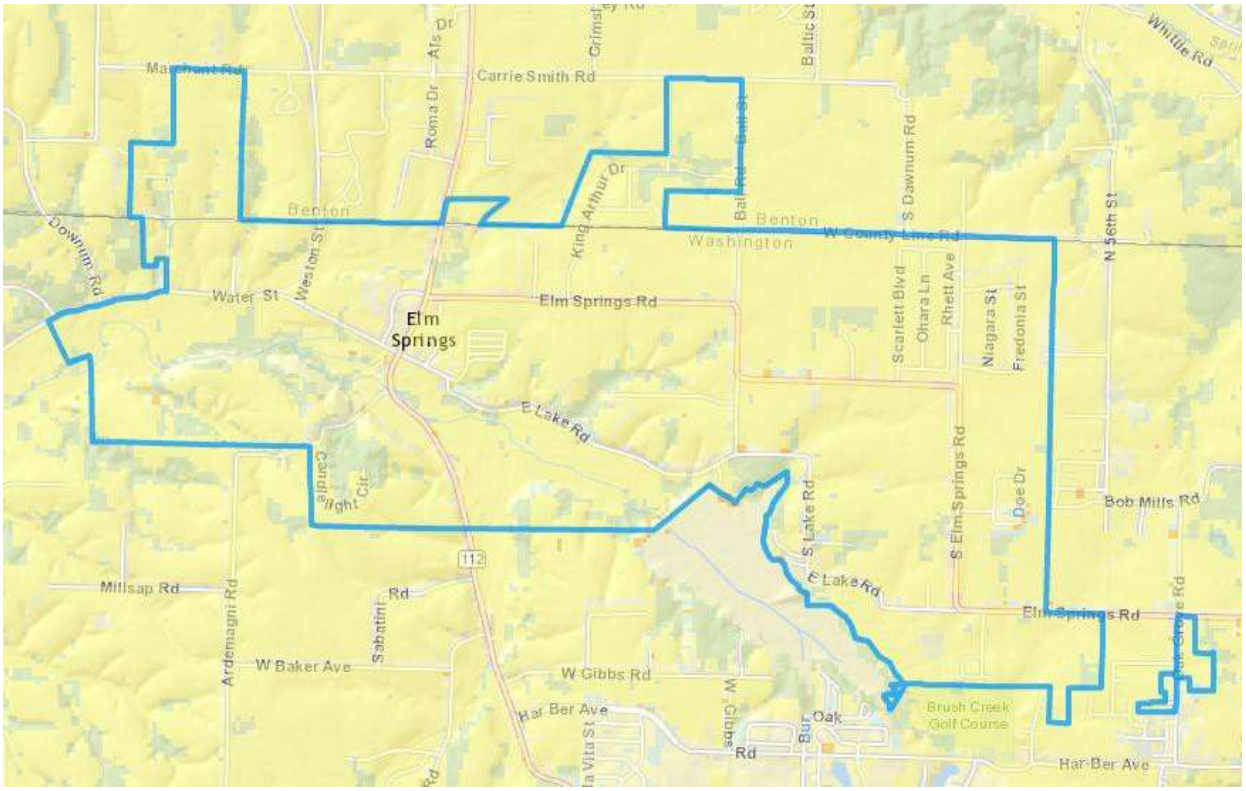
The following legend applies to all fire intensity maps for participating jurisdictions.



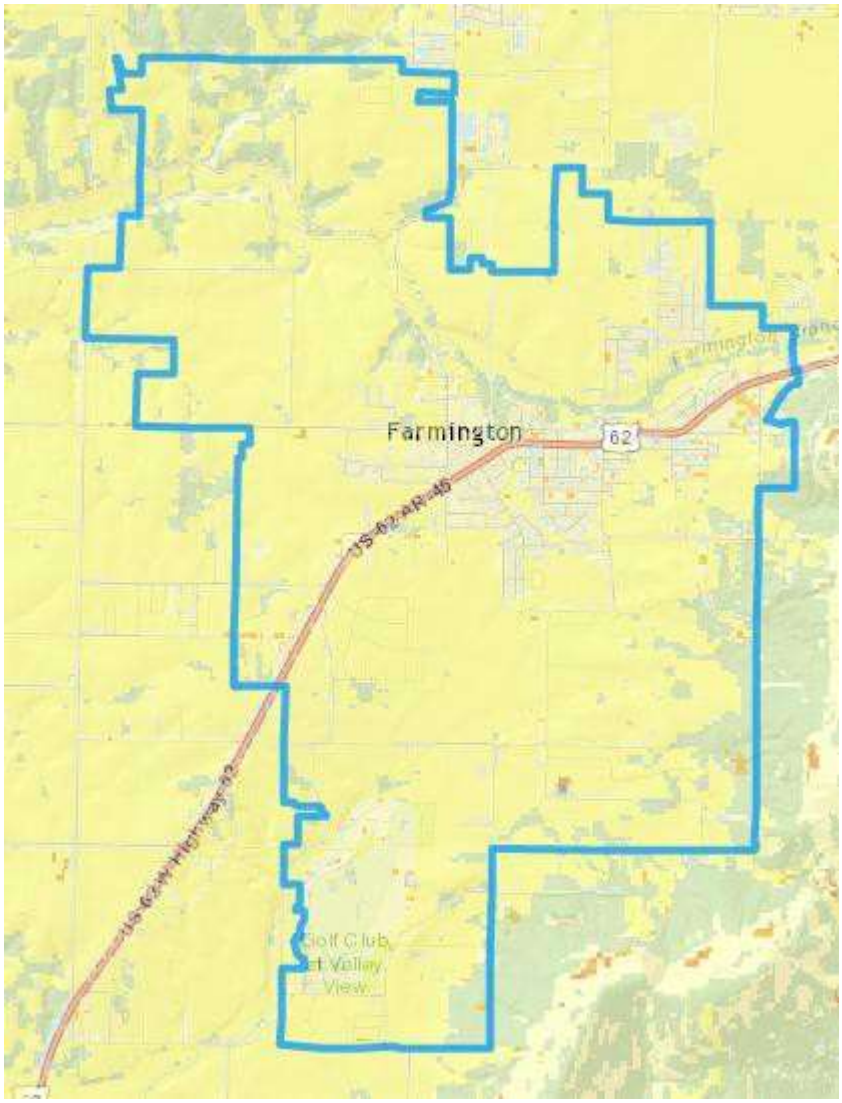
Elkins Fire Intensity Map



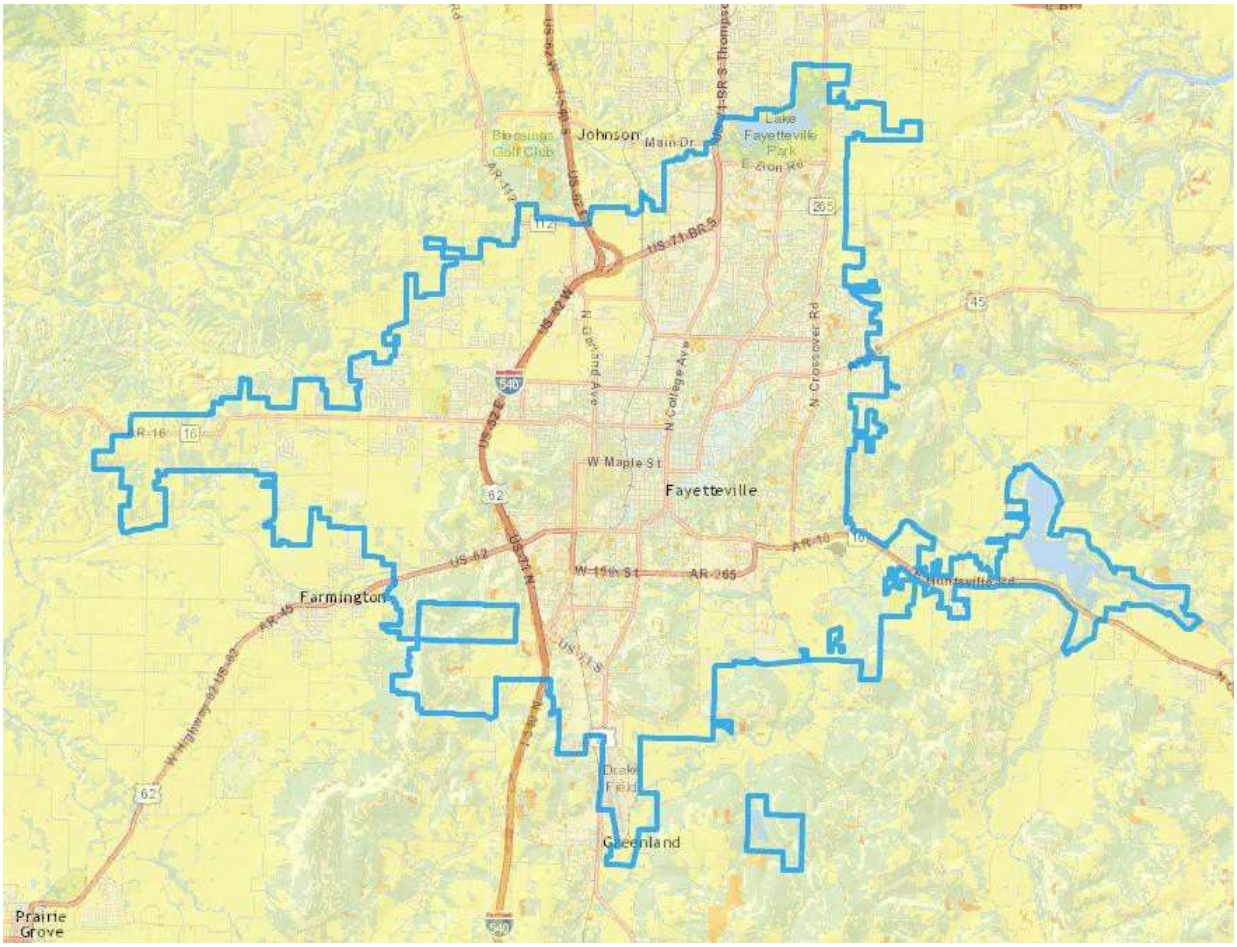
Elm Springs Fire Intensity Map



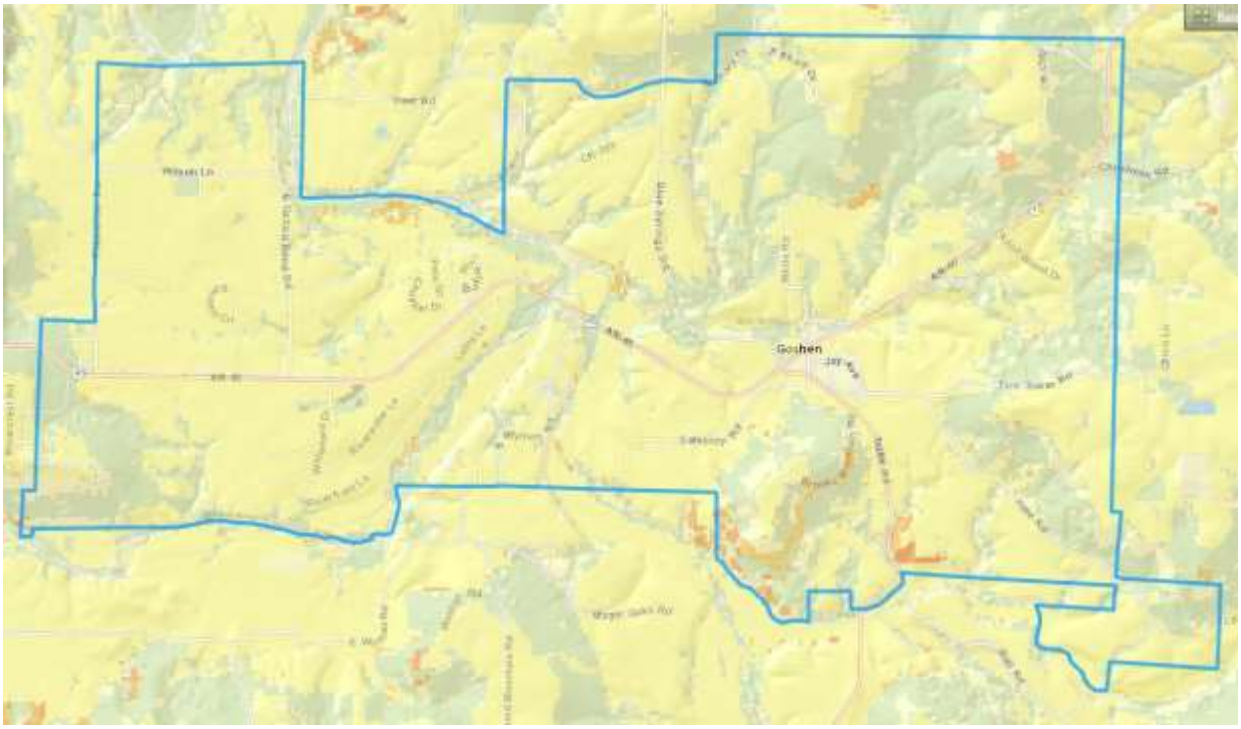
Farmington Fire Intensity Map



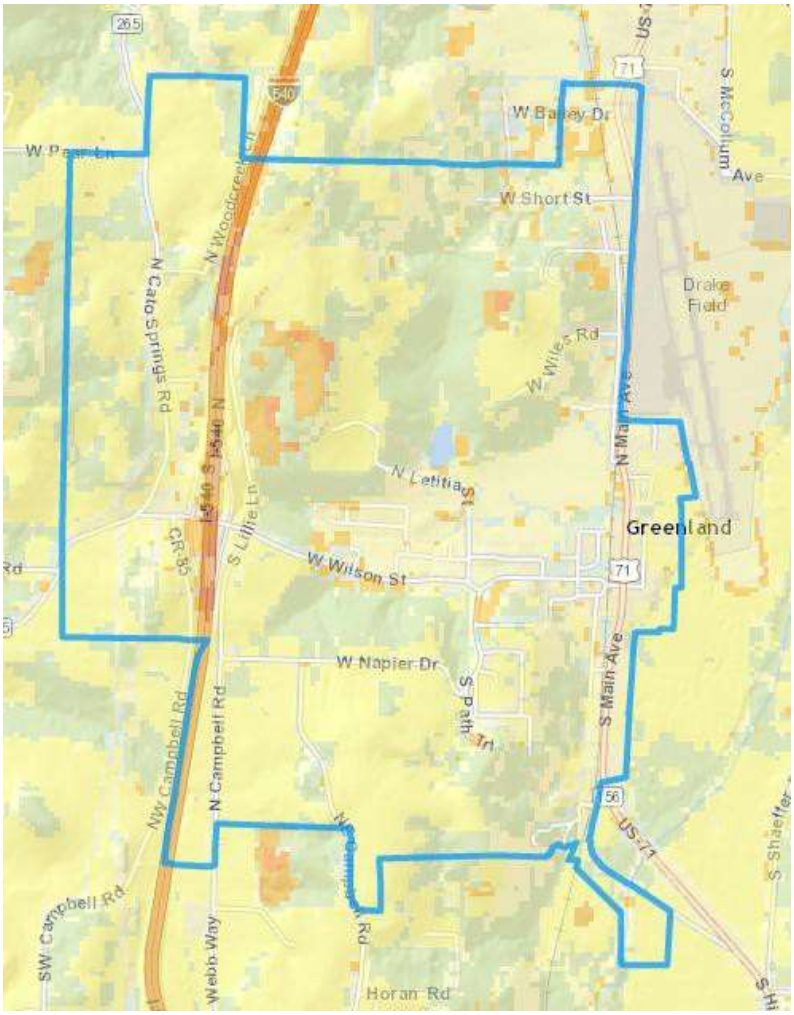
Fayetteville Fire Intensity Map



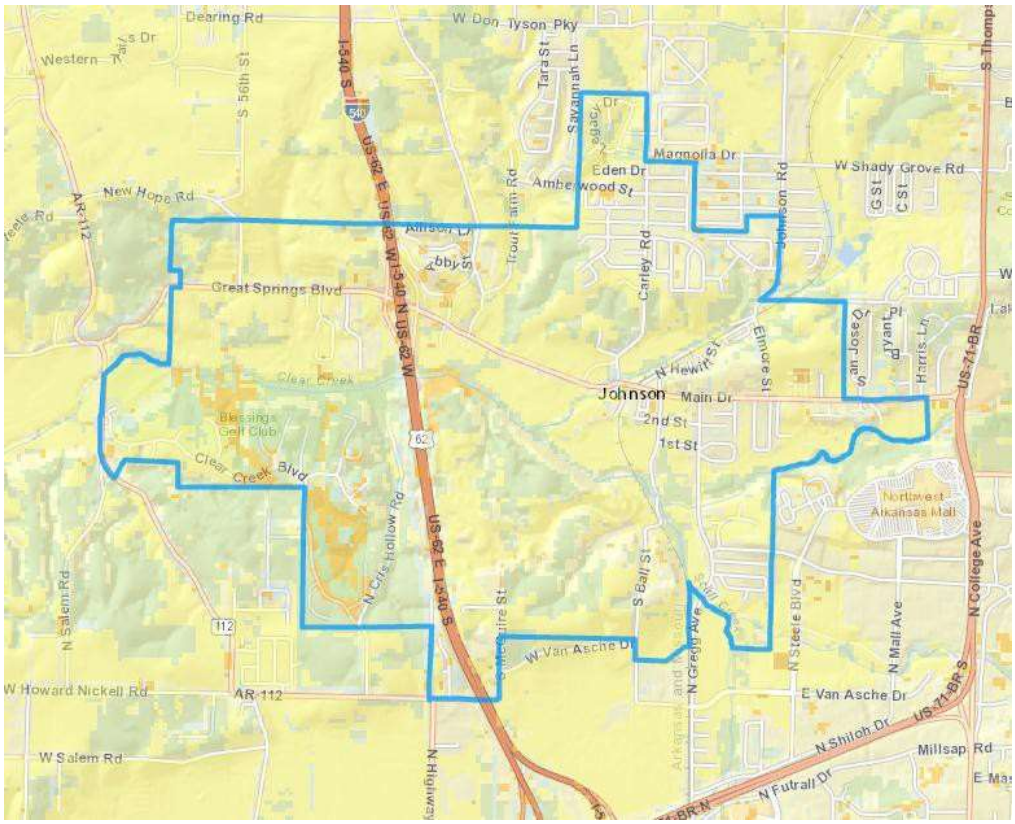
Goshen Fire Intensity Map



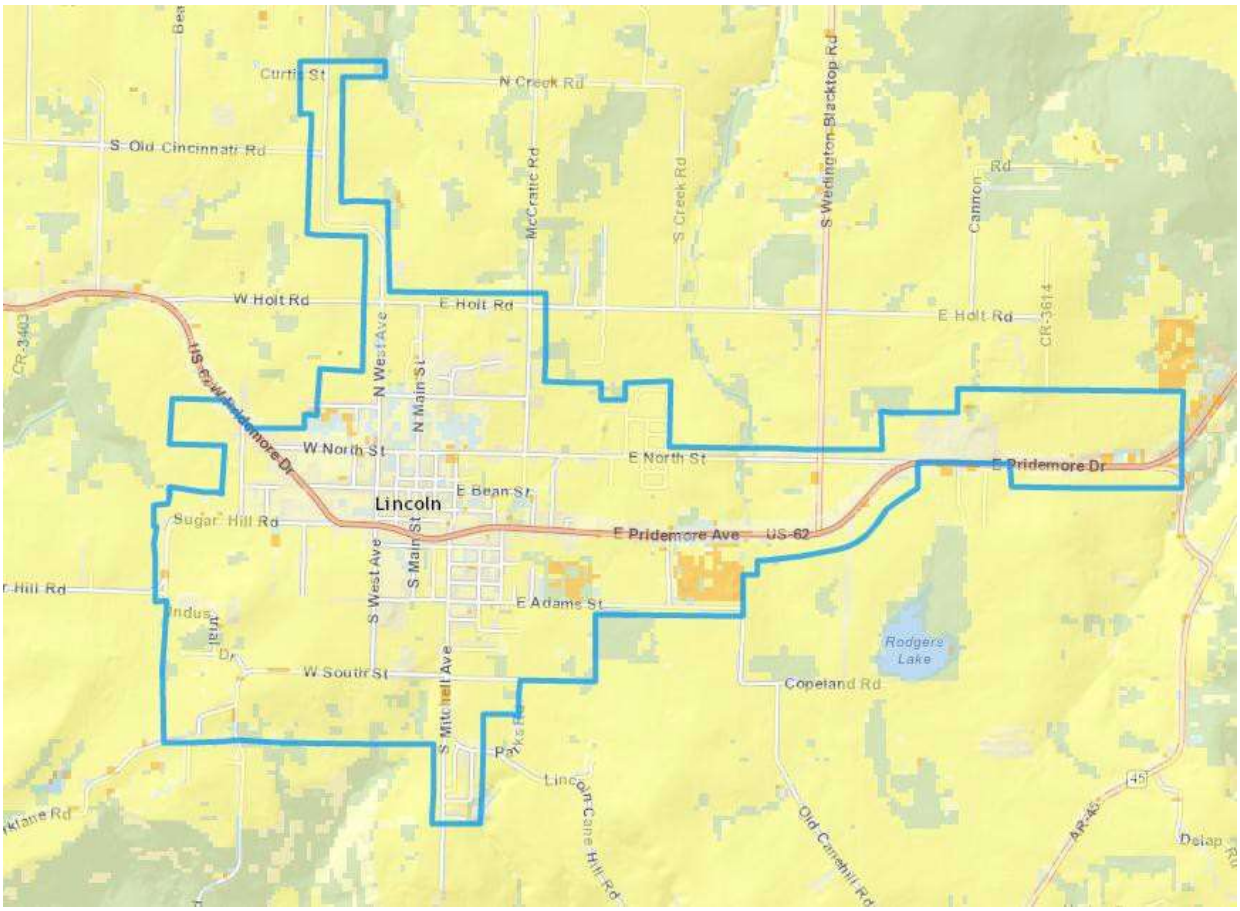
Greenland Fire Intensity Map



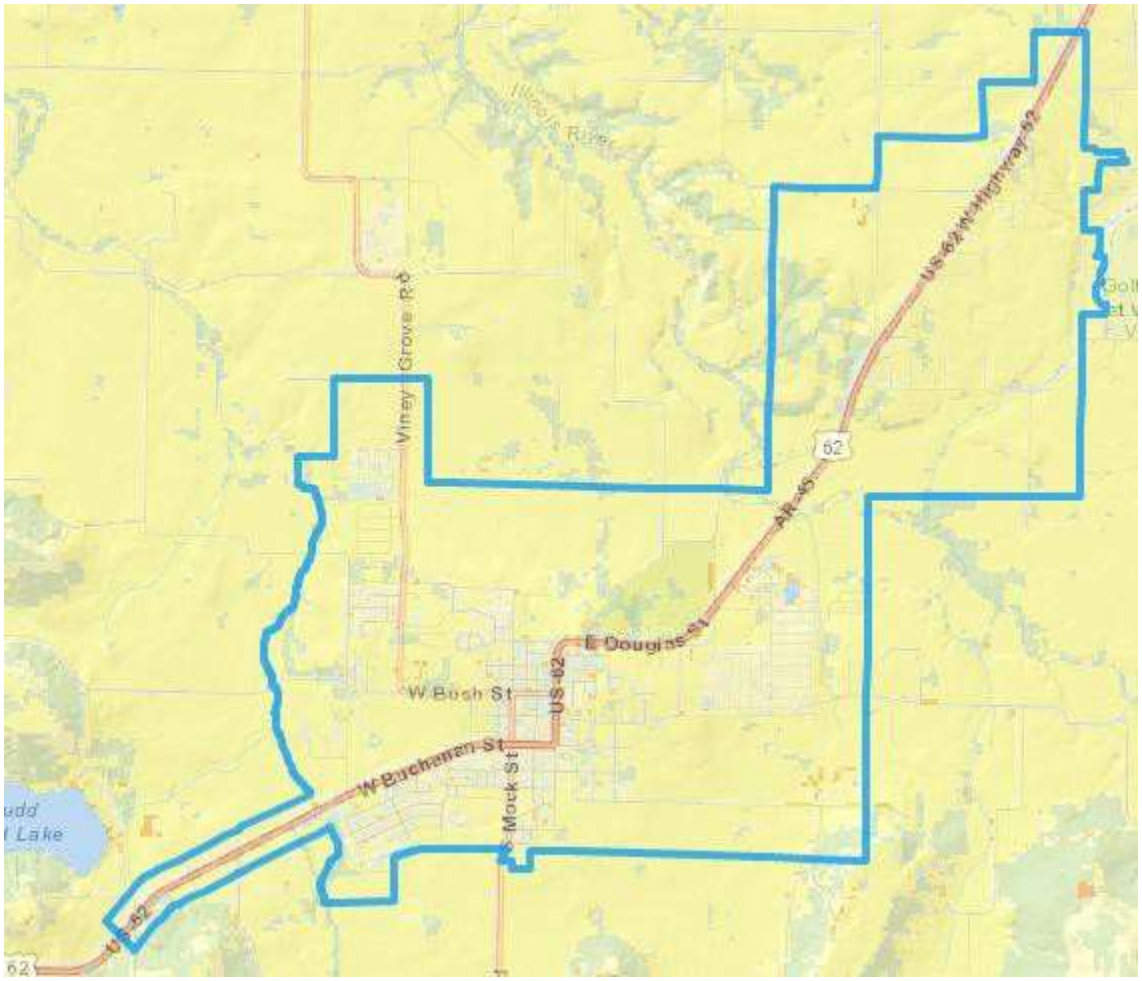
Johnson Fire Intensity Map



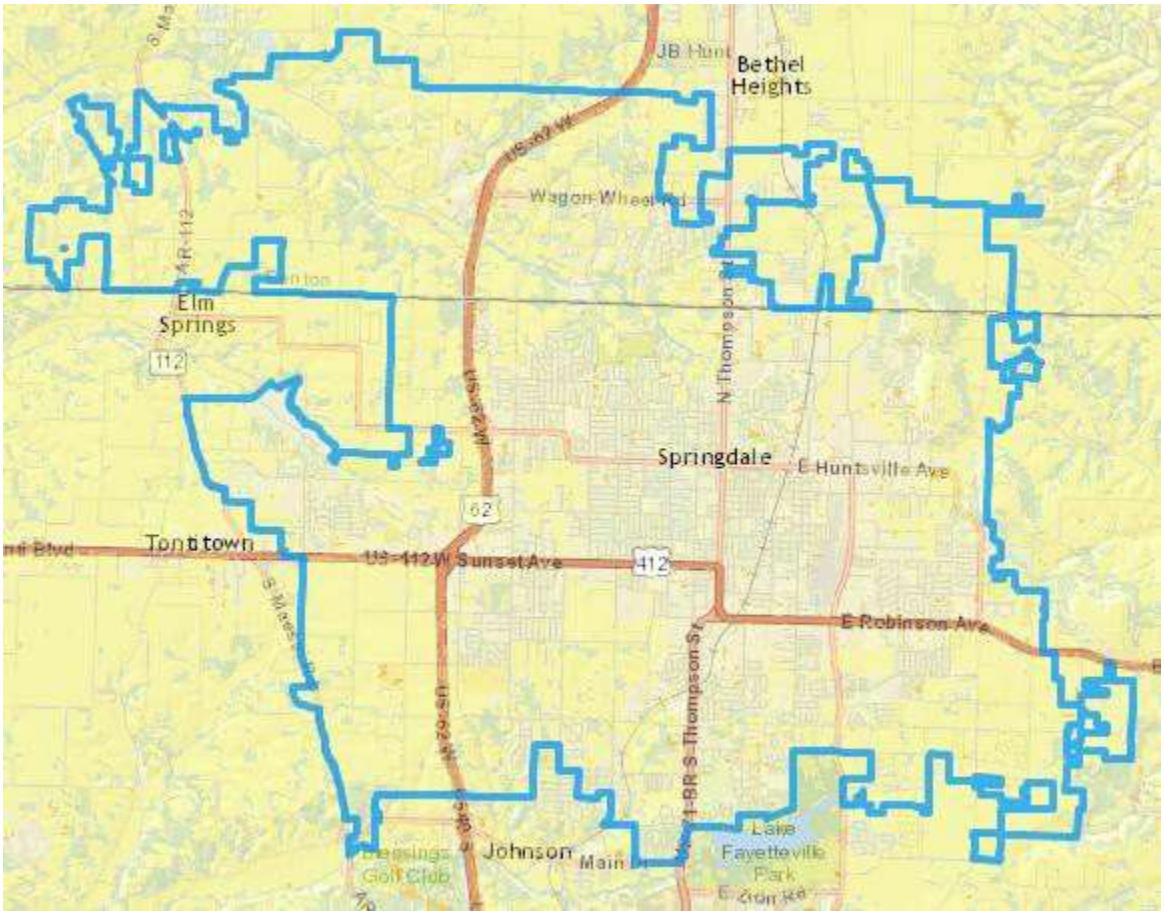
Lincoln Fire Intensity Map



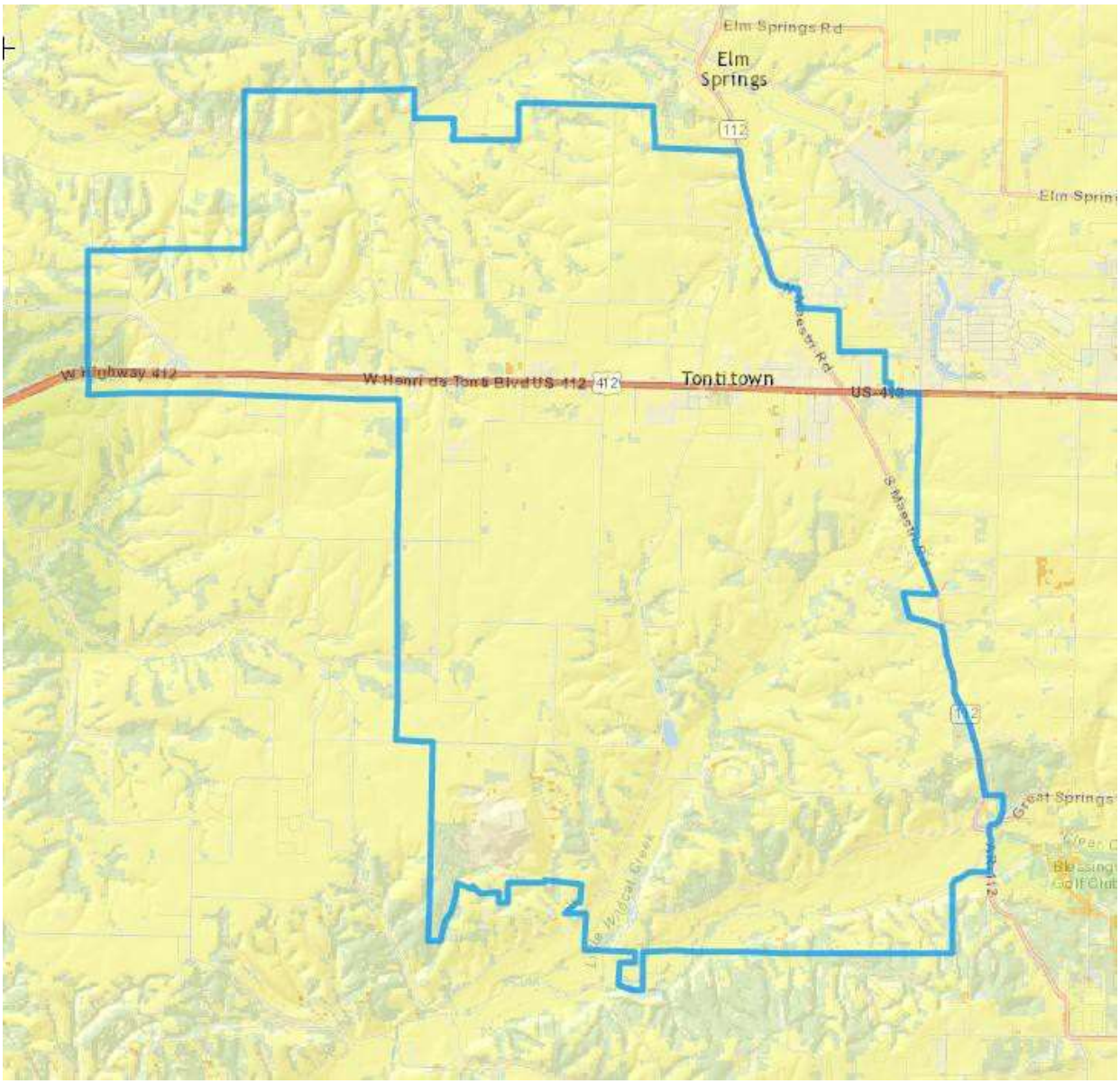
Prairie Grove Fire Intensity Map



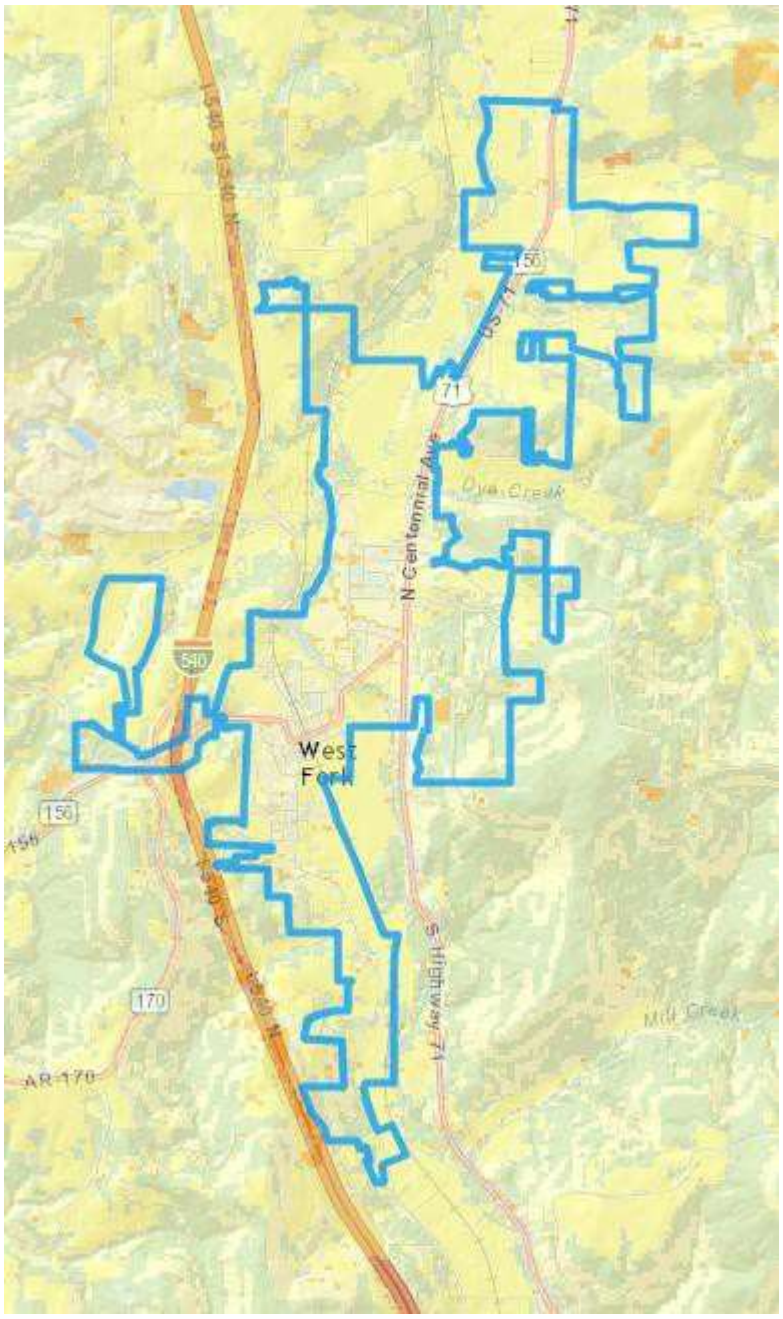
Springdale Fire Intensity Map



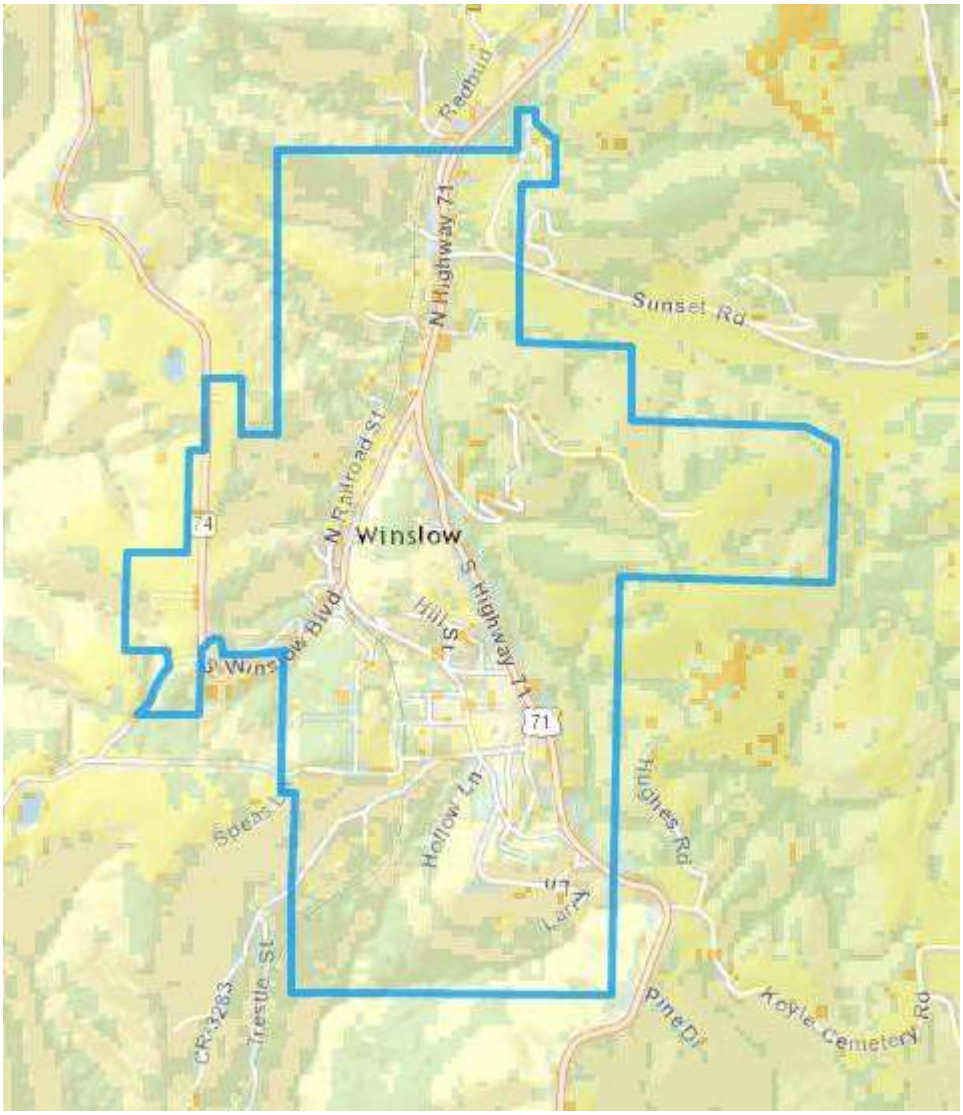
Tontitown Fire Intensity Map

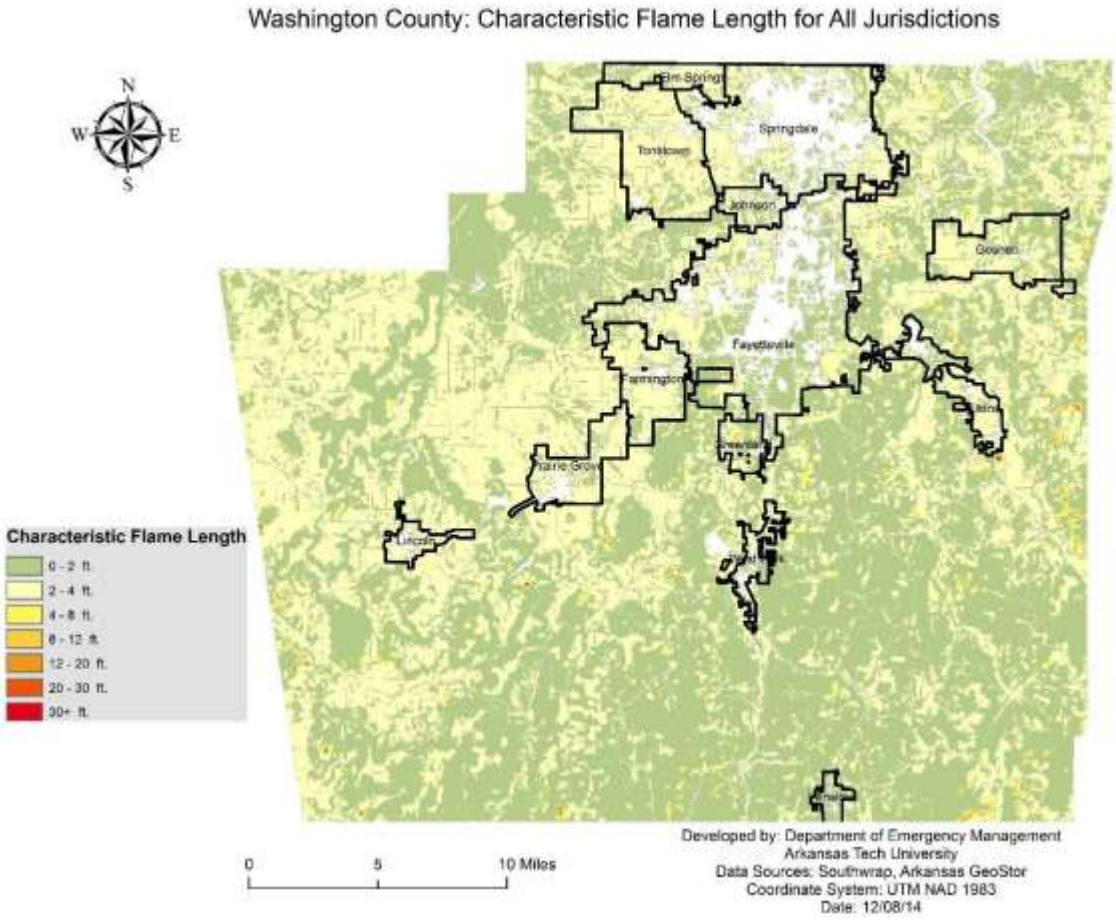


West Fork Fire Intensity Map



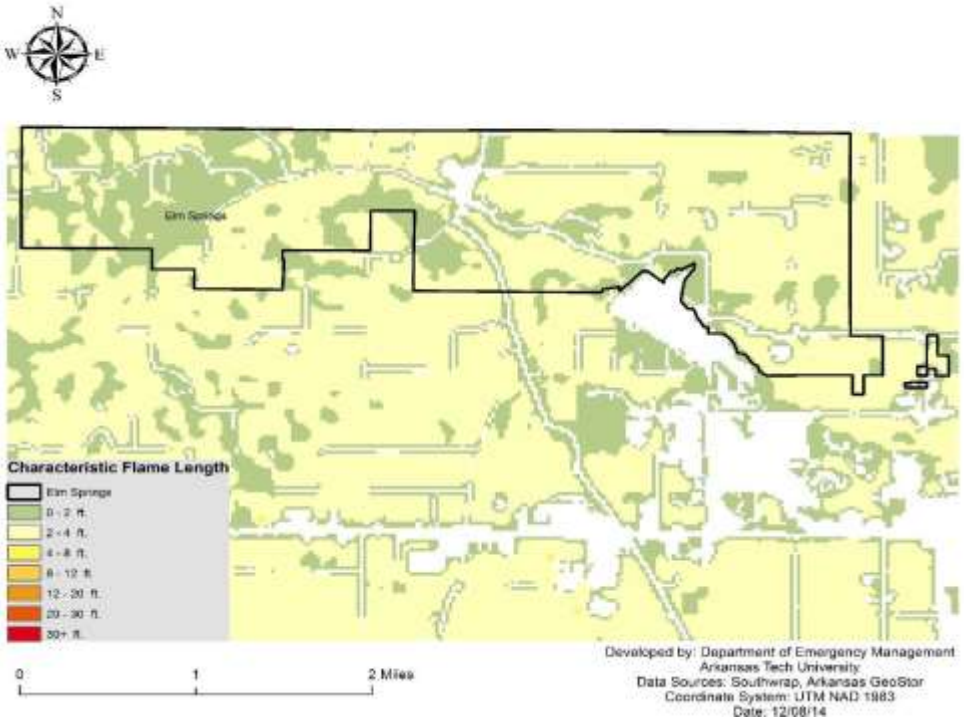
Winslow Fire Intensity Map



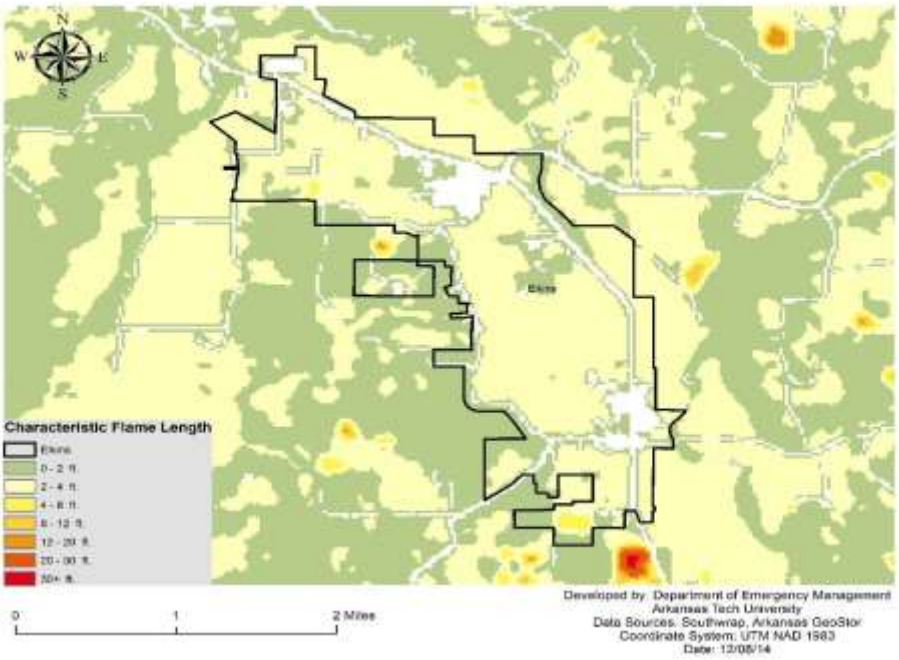


Fire Intensity/Flame Length

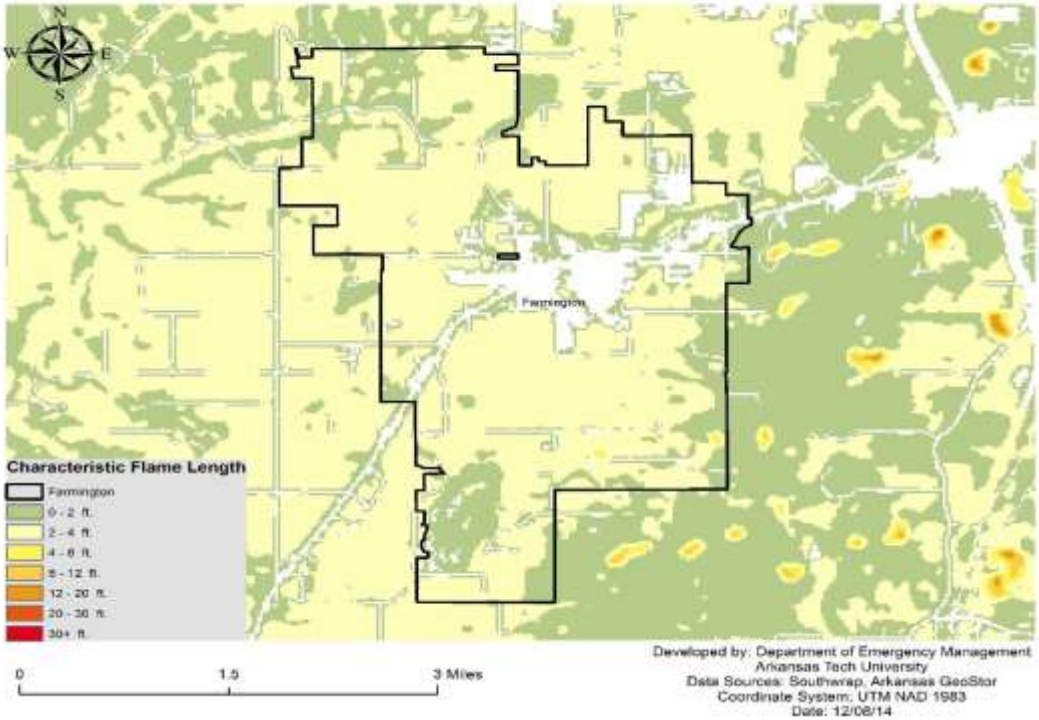
Elm Springs Characteristic Flame Length



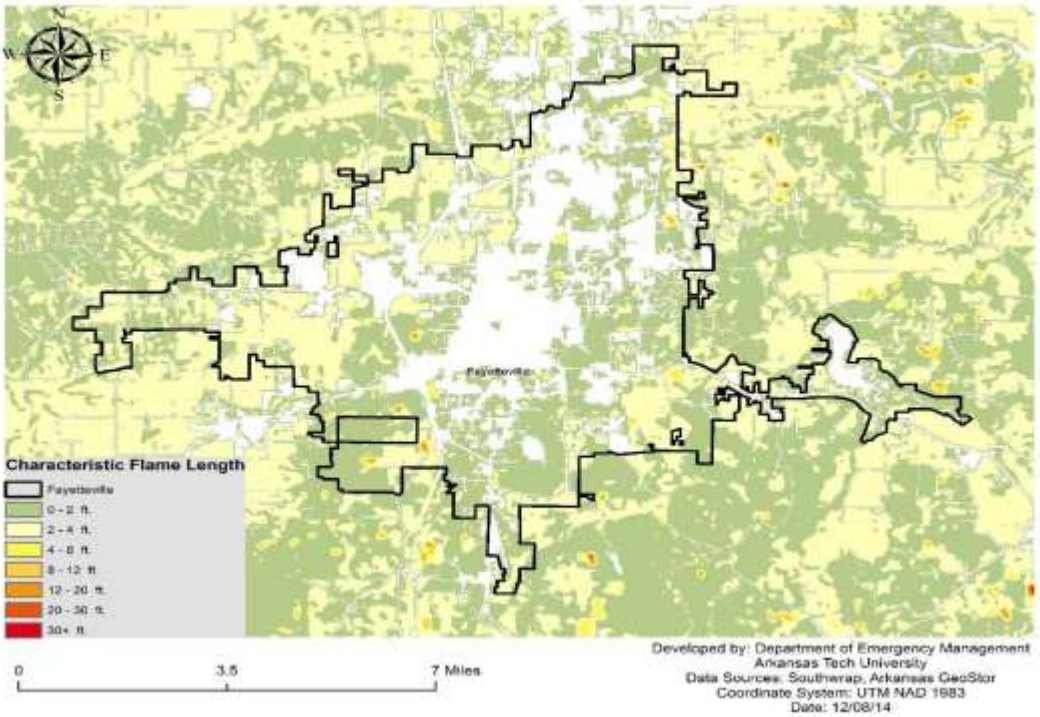
Elkins Characteristic Flame Length



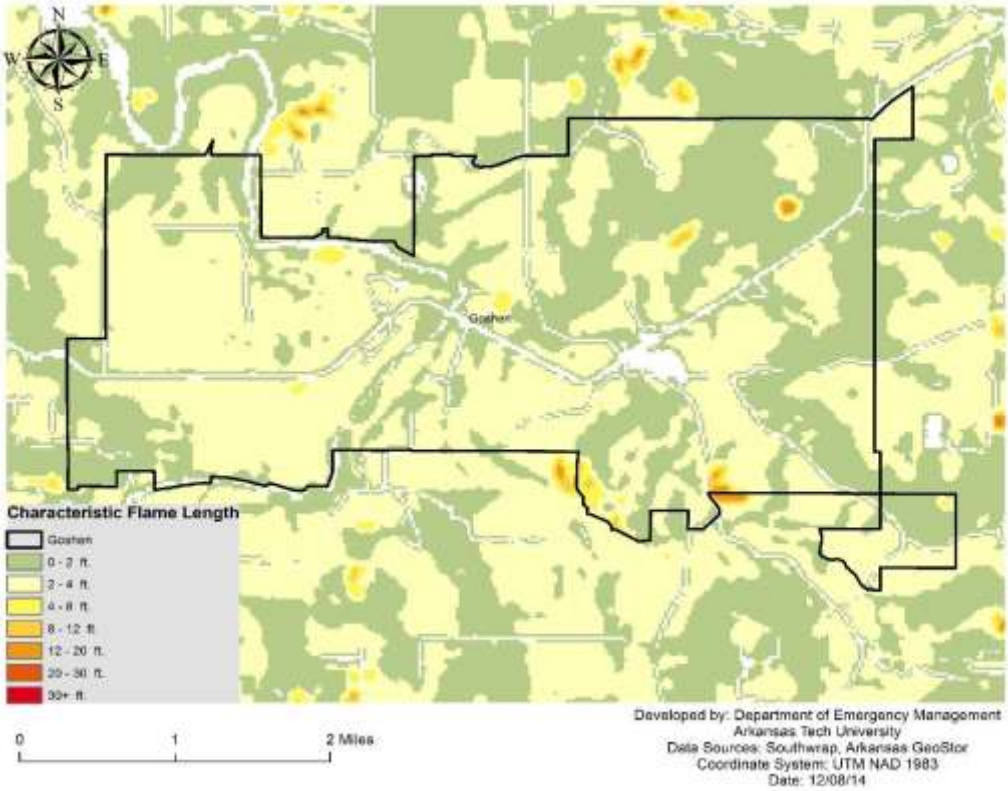
Farmington Characteristic Flame Length



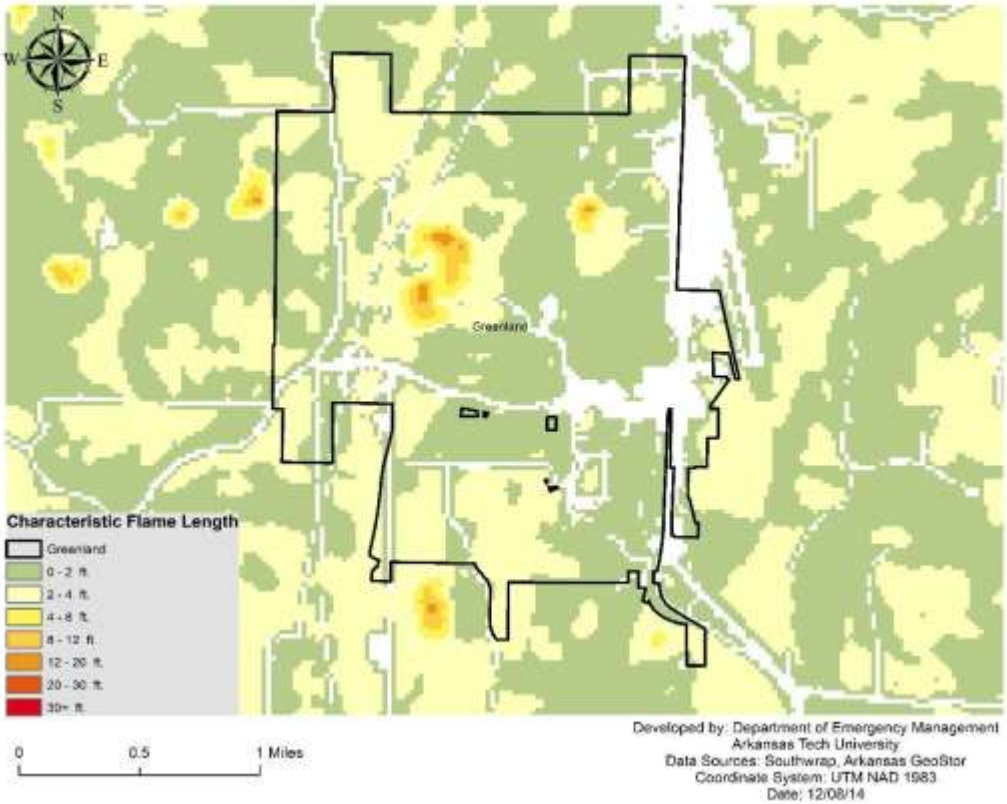
Fayetteville Characteristic Flame Length



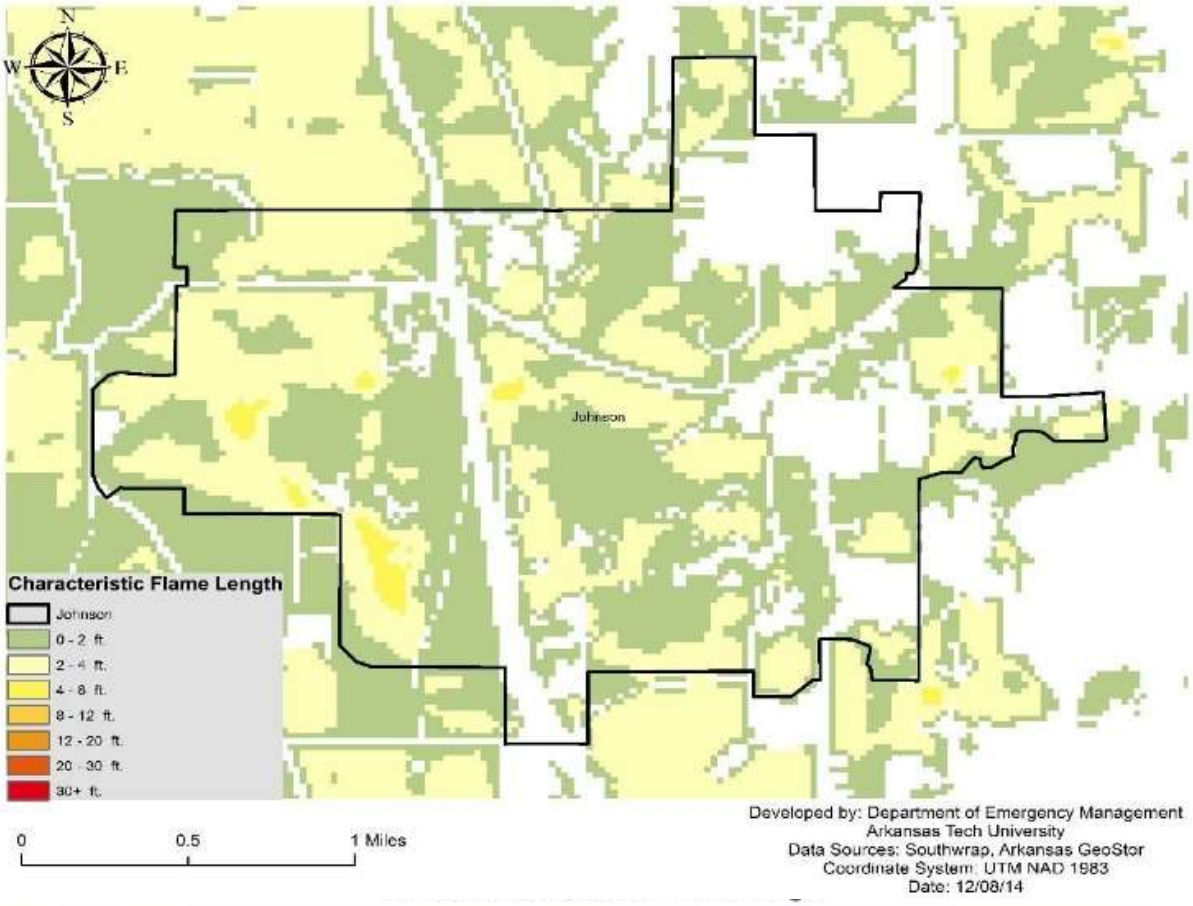
Goshen Characteristic Flame Length

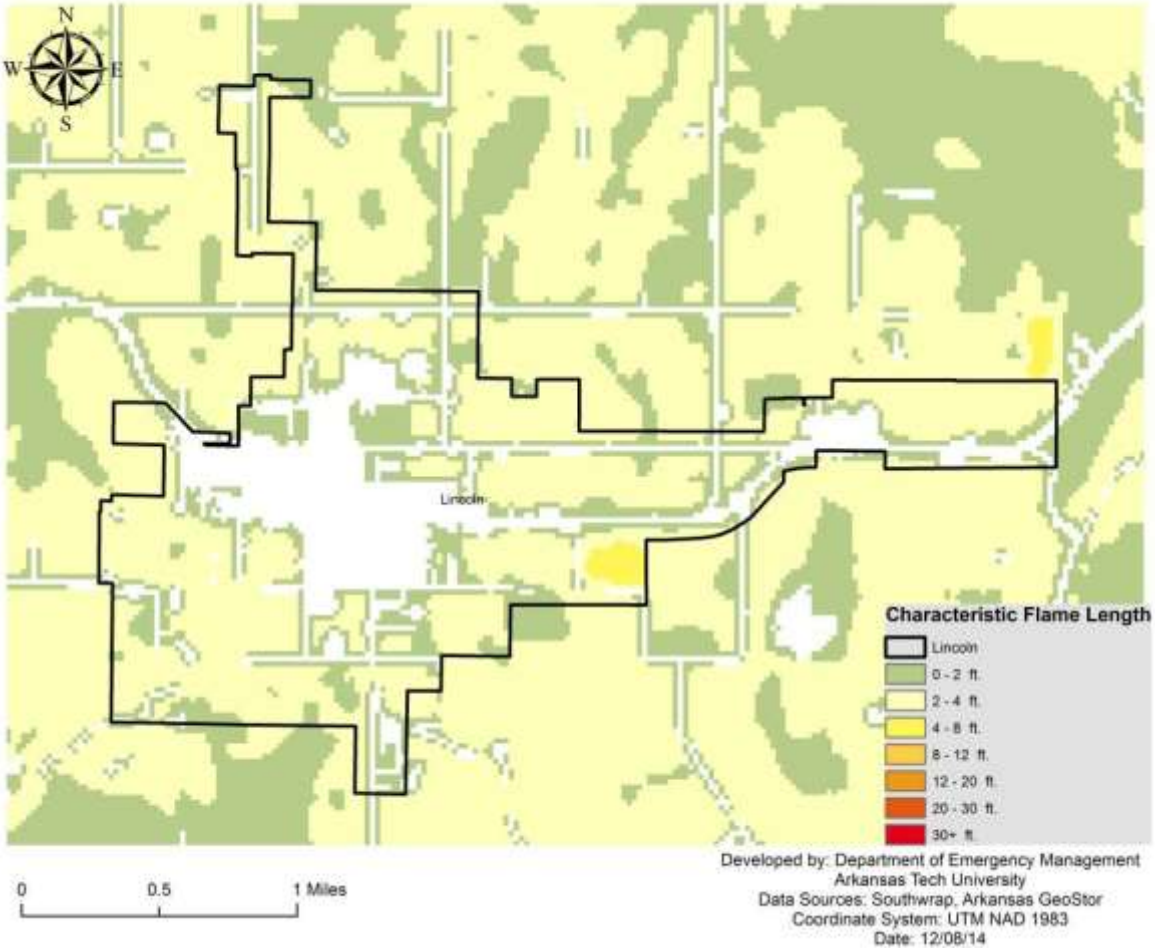


Greenland Characteristic Flame Length

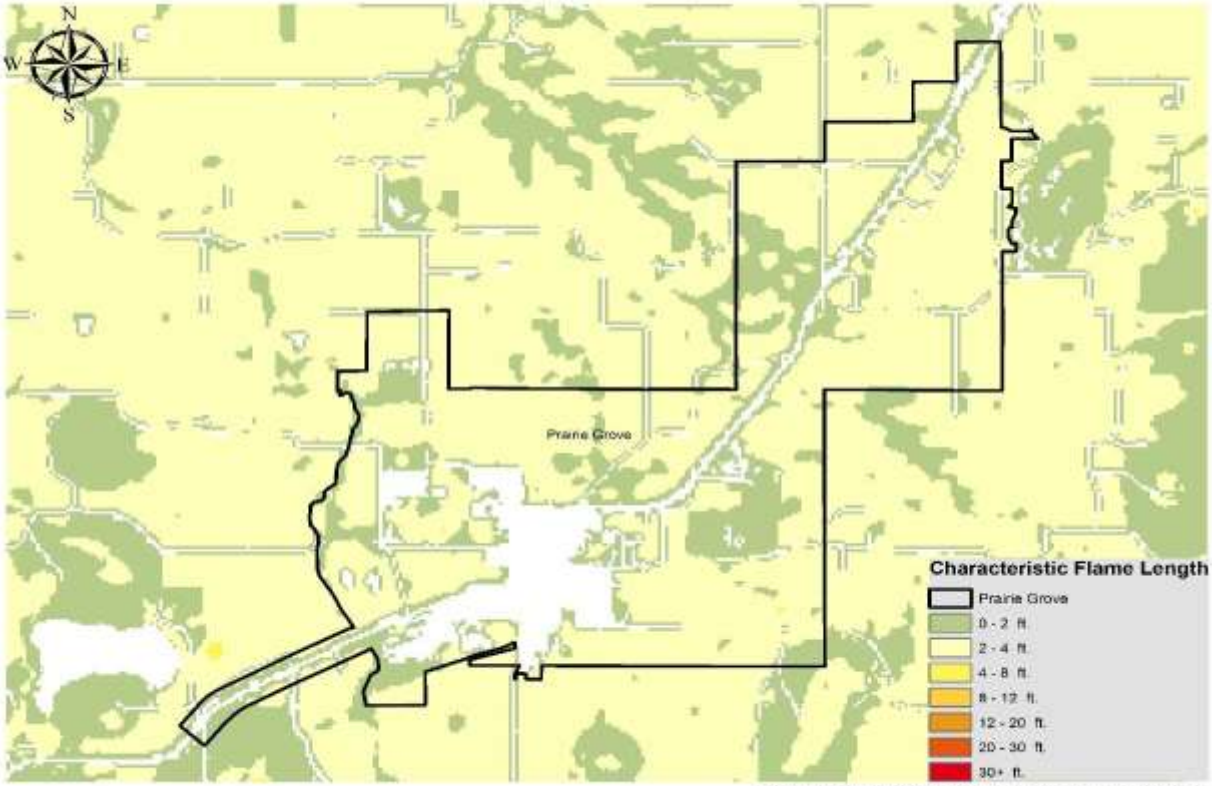


Johnson Characteristic Flame Length





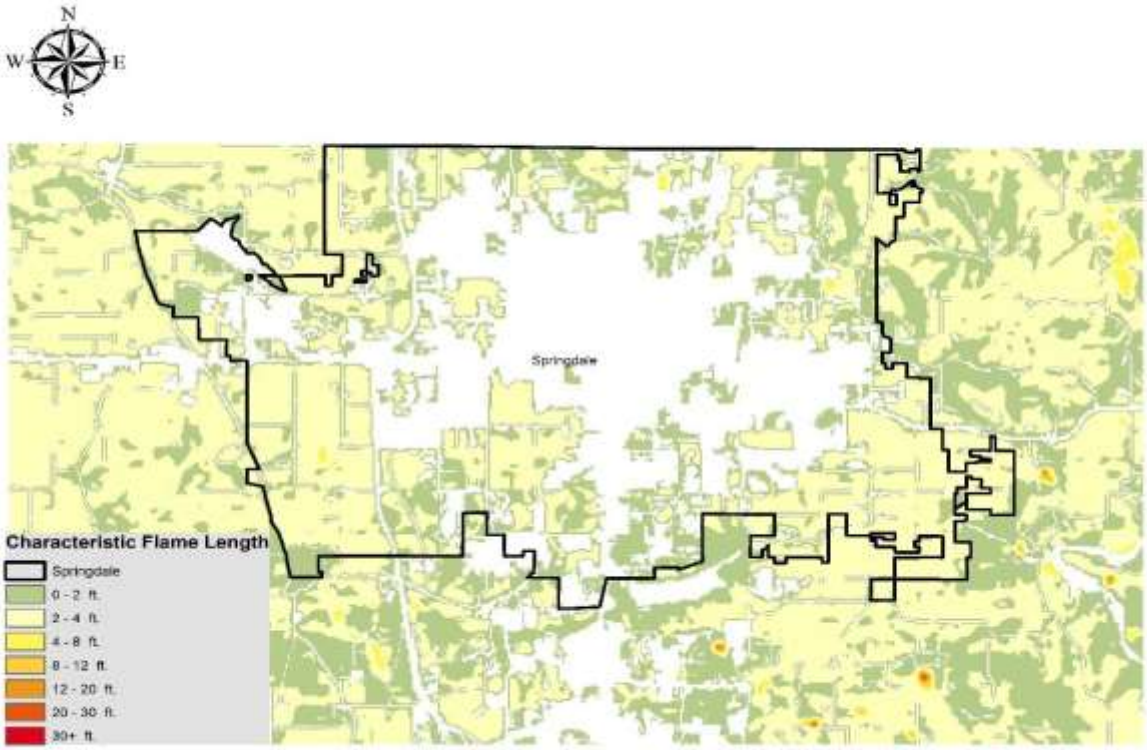
Prairie Grove Characteristic Flame Length



0 1 2 Miles

Developed by: Department of Emergency Management
Arkansas Tech University
Data Sources: Southwrap, Arkansas GeoStor
Coordinate System: UTM NAD 1983

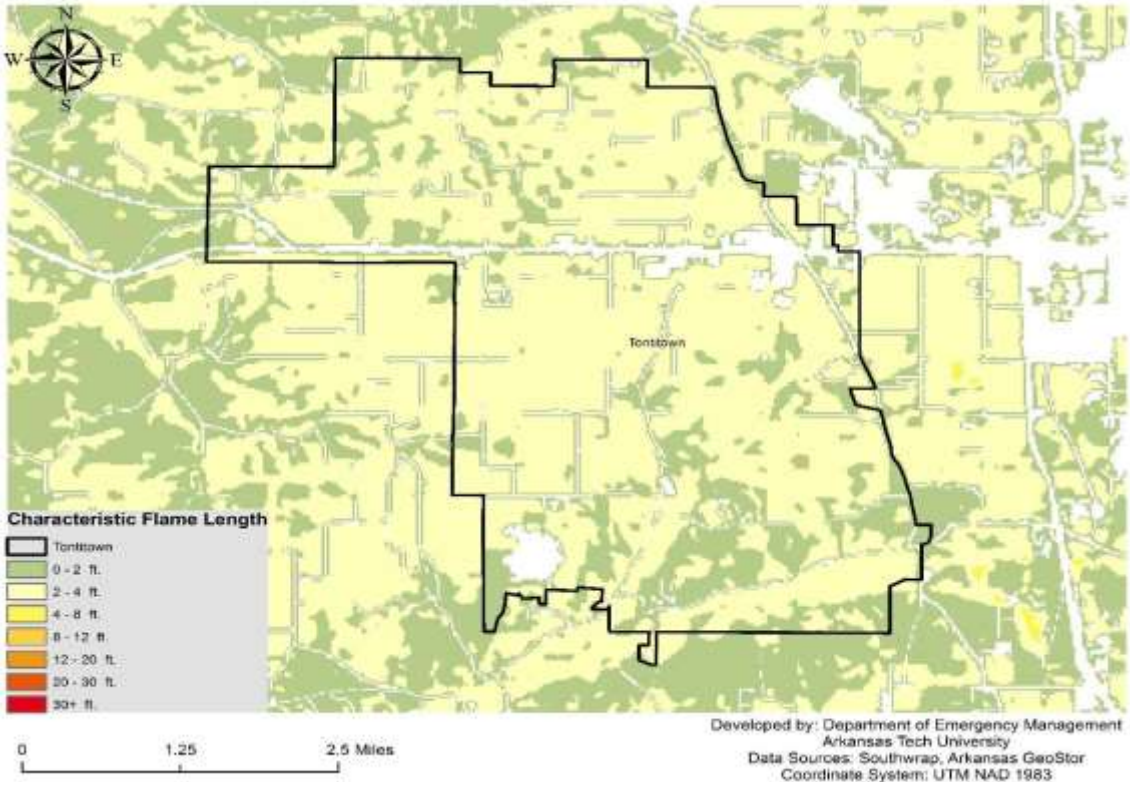
Springdale Characteristic Flame Length



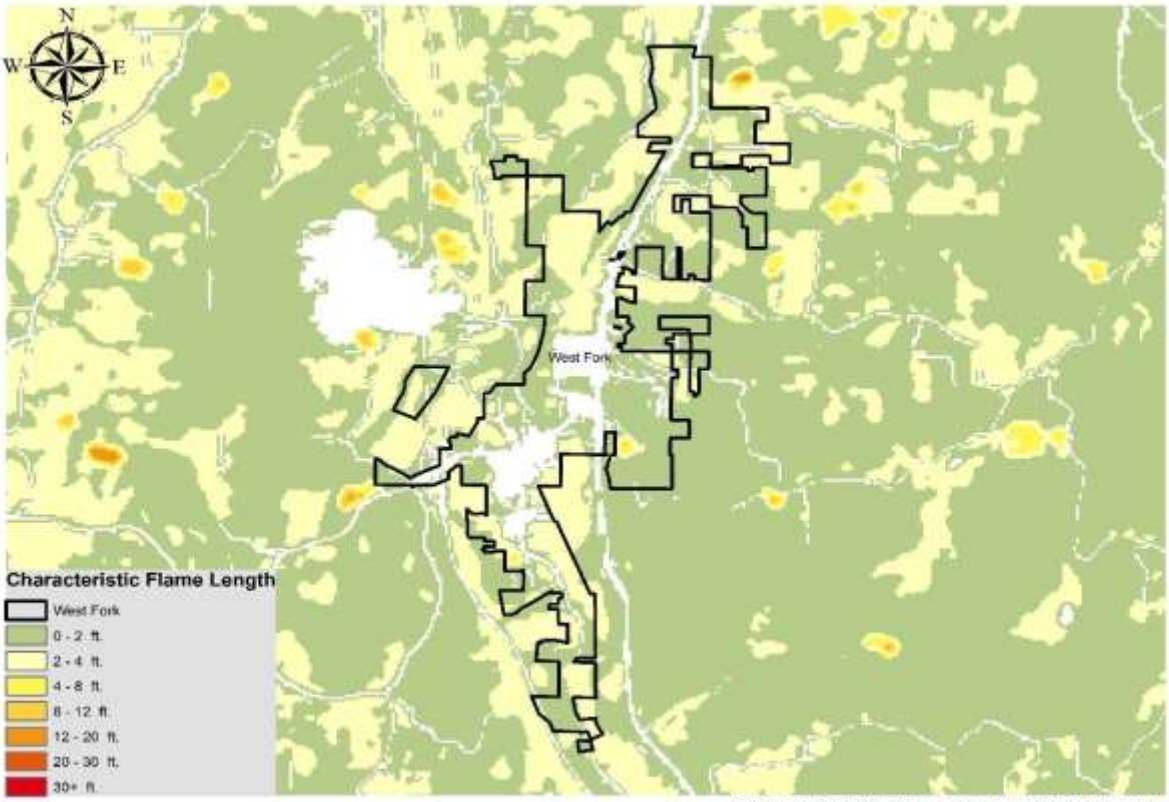
0 1.75 3.5 Miles

Developed by: Department of Emergency Management
Arkansas Tech University
Data Sources: Southwrap, Arkansas GeoStor
Coordinate System: UTM NAD 1983
Date: 12/08/14

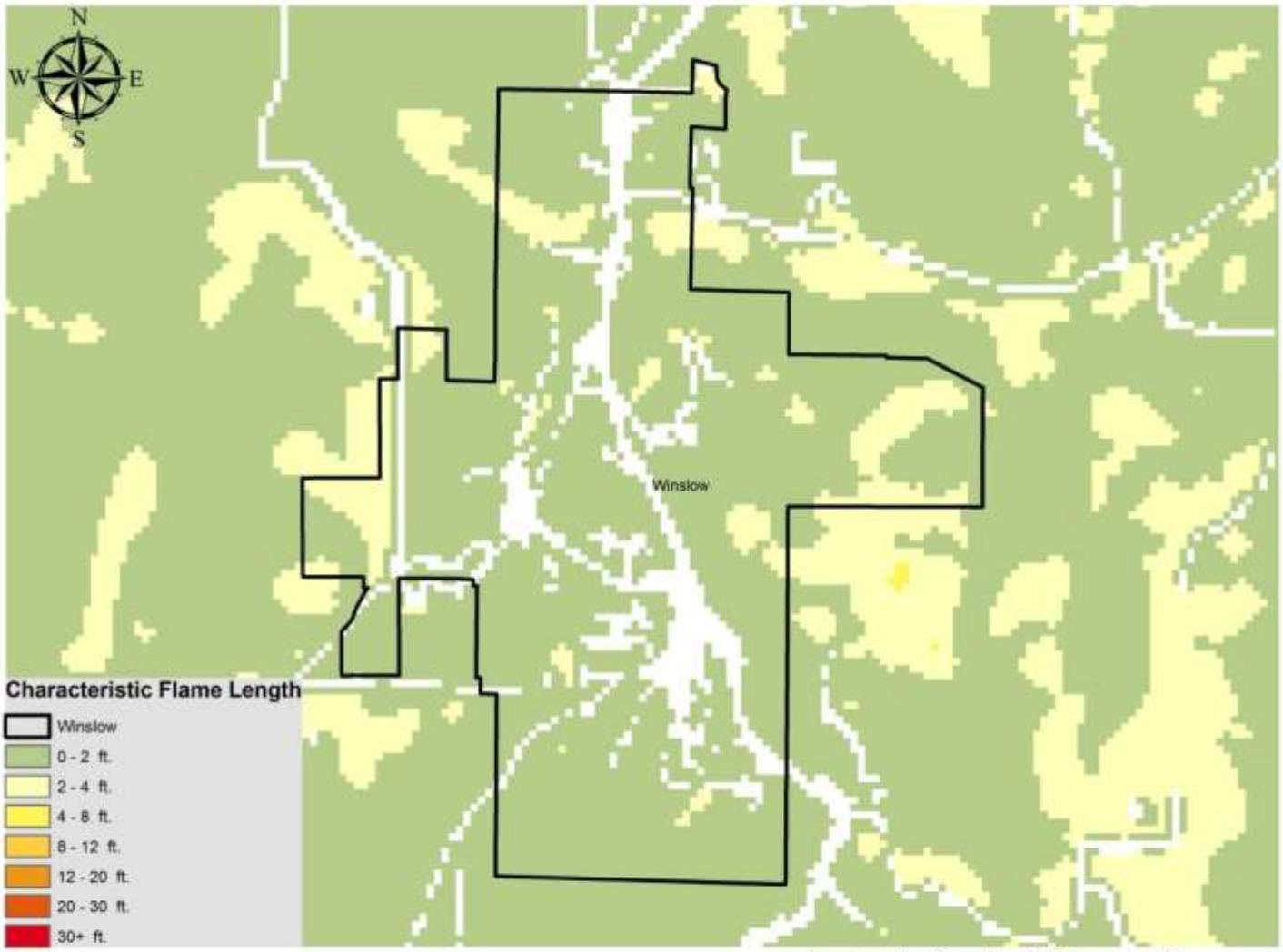
Tontitown Characteristic Flame Length



West Fork Characteristic Flame Length



Winslow Characteristic Flame Length



Developed by: Department of Emergency Management
Arkansas Tech University
Data Sources: Southwrap, Arkansas GeoStor
Coordinate System: UTM NAD 1983
Date: 12/08/14

APPENDIX D: References

Arkansas GeoStor
Arkansas Historic Preservation Program
City of Elkins website
City of Elm Springs, AR website
City of Farmington, AR website
City of Fayetteville, AR website
City of Goshen, AR website
City of Greenland, AR website
City of Johnson, AR website
City of Lincoln, AR website
City of Prairie Grove, AR website
City of Springdale, AR website
City of Tontitown, AR website
City of West Fork, AR website
City of Winslow, AR website
ESRI ArcMap 10.0
Elkins, AR School District website
Farmington, AR School District website
Fayetteville, AR Emergency Operations Plan (EOP)
Fayetteville, AR School District website
Federal Emergency Management Agency (FEMA)
FEMA Community Status Book Report
FEMA GeoDamBreach
FEMA Local Mitigation Planning Handbook- April 2023
FEMA Mitigation Ideas- January 2013
Greenland, AR School District website
Lincoln, AR School District website
National Climatic Data Center (NCDC)
National Climatic Data Center: Storm Events Database
National Oceanic and Atmospheric Administration (NOAA)
National Severe Storms Laboratory
National Weather Service
National Weather Service Regional Office: Central Region Headquarters
Prairie Grove, AR School District
Southern Wildfire Risk Assessment Portal (SouthWRAP)
Springdale, AR EOP
Springdale, AR School District website
Street Maps USA Dataset
United States Drought Monitor
U.S. Drought Portal
United States Geological Survey (USGS)
University of Arkansas website
University of North Carolina at Chapel Hill: Beaufort Scale
Washington County, AR Continuity of Operations Plan (COOP)
Washington County, AR website
West Fork, AR School District website

APPENDIX E: Washington County NFIP-RL SRL properties

State Name	Community Name	Community Number	County Fips	County Name	RI Number	Mitigated	NFIP Insured	Address City	Occupancy 1	Currently Mapped Flood Zone	Rated Flood Zone 1	Post Firm 1	Cumulative Building Payment	Cumulative Contents Payment	Total Losses	Total Paid	Average Paid	As Of Date	Property Value Indicator	Is NFIP Repetitive Loss Flag	Is NFIP Severe Repetitive Loss Flag	Is FMA Repetitive Loss Flag	Is FMA Severe Repetitive Loss Flag	Not Repetitive Loss Flag
ARKANSAS	ELKINS, CITY OF	50214	5143	WASHINGTON COUNTY	174693	NO	NO	ELKINS	SINGLE FMLY		AE	N	49211.02	0	3	49211.02	16403.67	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	ELKINS, CITY OF	50214	5143	WASHINGTON COUNTY	174995	NO	NO	ELKINS	SINGLE FMLY		AE	N	19410.82	0	2	19410.82	9705.41	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	ELKINS, CITY OF	50214	5143	WASHINGTON COUNTY	197783	NO	NO	ELKINS	SINGLE FMLY		AE	N	6663.72	0	2	6663.72	3331.86	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	ELM SPRINGS, CITY OF	50213	5143	WASHINGTON COUNTY	256856	NO	YES	SPRINGDALE	SINGLE FMLY	A	A	N	107377.42	20147.42	2	127524.84	63762.42	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FARMINGTON, CITY OF	50215	5143	WASHINGTON COUNTY	195714	NO	NO	FARMINGTON	2-4 FAMILY	A	A	Y	65708.15	0	4	65703.15	16425.79	5/12/2021	ACV	Y	Y	N	Y	N
ARKANSAS	FARMINGTON, CITY OF	50215	5143	WASHINGTON COUNTY	198829	NO	YES	FARMINGTON	OTHER RESID	X	X	Y	222470.14	0	3	222470.14	74156.71	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FARMINGTON, CITY OF	50215	5143	WASHINGTON COUNTY	198830	NO	YES	FARMINGTON	OTHER RESID	X	X	Y	183359.18	233.4	3	183592.58	61197.53	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FARMINGTON, CITY OF	50215	5143	WASHINGTON COUNTY	198831	NO	YES	FARMINGTON	OTHER RESID	X	X	Y	65956.53	0	3	65956.53	21985.51	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FARMINGTON, CITY OF	50215	5143	WASHINGTON COUNTY	198832	NO	YES	FARMINGTON	OTHER RESID	X	X	Y	304459.97	233.4	3	304693.37	101564.46	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	256621	NO	NO	FAYETTEVILLE	2-4 FAMILY	AE	AE	N	93125.73	0	2	93125.73	46562.87	5/12/2021	ACV	Y	N	Y	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	51989	NO	NO	FAYETTEVILLE	OTHR-NONRES		A	N	0	3092.69	2	3092.69	1546.35	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	127921	NO	NO	FAYETTEVILLE	SINGLE FMLY		AE	N	183009.97	13810.93	7	196820.9	28117.27	5/12/2021	ACV	Y	Y	Y	Y	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	128554	NO	YES	FAYETTEVILLE	OTHER RESID		AE	N	51220.64	0	2	51220.64	25610.32	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	128555	NO	YES	FAYETTEVILLE	OTHER RESID		AE	N	42284.18	0	2	42284.18	21142.09	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	187944	NO	NO	FAYETTEVILLE	SINGLE FMLY		AE	N	43586.99	0	4	43586.99	10896.75	5/12/2021	ACV	Y	Y	N	Y	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	197972	NO	NO	FAYETTEVILLE	SINGLE FMLY	AE	AE	N	80178.77	0	3	80178.77	26726.26	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	199295	NO	NO	FAYETTEVILLE	SINGLE FMLY		AE	N	11967.35	0	2	11967.35	5983.68	5/12/2021	RCV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	246620	NO	NO	FAYETTEVILLE	SINGLE FMLY		X	Y	16403.98	0	2	16403.98	8201.99	5/12/2021	RCV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	256367	NO	YES	FAYETTEVILLE	SINGLE FMLY	AE	X	Y	54643.63	0	2	54643.63	27321.82	5/12/2021	RCV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	256374	NO	NO	FAYETTEVILLE	2-4 FAMILY	X	X	Y	12114.38	0	2	12114.38	6057.19	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	256434	NO	YES	FAYETTEVILLE	SINGLE FMLY	AE	X	Y	87799.61	0	2	87799.61	43899.81	5/12/2021	RCV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	256454	NO	YES	FAYETTEVILLE	SINGLE FMLY	X	X	N	36502.61	5283.88	2	41786.49	20893.25	5/12/2021	RCV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	256619	NO	NO	FAYETTEVILLE	2-4 FAMILY	AE	AE	N	97178.19	0	2	97178.19	48589.1	5/12/2021	ACV	Y	N	Y	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	256620	NO	NO	FAYETTEVILLE	2-4 FAMILY	AE	AE	N	98739.81	0	2	98739.81	49369.91	5/12/2021	ACV	Y	N	Y	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	256622	NO	NO	FAYETTEVILLE	2-4 FAMILY	AE	AE	N	91914.4	0	2	91914.4	44957.2	5/12/2021	ACV	Y	N	Y	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	256623	NO	NO	FAYETTEVILLE	2-4 FAMILY	AE	AE	N	89690.77	0	2	89690.77	44845.39	5/12/2021	ACV	Y	N	Y	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	256762	NO	NO	FAYETTEVILLE	SINGLE FMLY	AE	AE	Y	44548.2	0	2	44548.2	22274.1	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	256896	NO	YES	FAYETTEVILLE	SINGLE FMLY	AE	AE	Y	45791.59	0	2	45791.59	22895.8	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	256922	NO	YES	FAYETTEVILLE	SINGLE FMLY	AE	X	Y	48374.53	0	2	48374.53	24187.27	5/12/2021	ACV	Y	N	N	N	N
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ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	257286	NO	YES	FAYETTEVILLE	BUSI-NONRES	AE	AE	N	457569.07	4634.7	2	462203.77	231101.89	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	FAYETTEVILLE, CITY OF	50216	5143	WASHINGTON COUNTY	289586	NO	NO	FAYETTEVILLE	SINGLE FMLY	X	X	N	5623.69	0	2	5623.69	2811.85	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	GOSHEN, CITY OF	50594	5143	WASHINGTON COUNTY	176847	NO	NO	FAYETTEVILLE	SINGLE FMLY		X	Y	81770.37	10161.1	3	91931.47	30643.82	5/12/2021	RCV	Y	N	N	N	N
ARKANSAS	GOSHEN, CITY OF	50594	5143	WASHINGTON COUNTY	245699	NO	YES	FAYETTEVILLE	SINGLE FMLY	X	X	Y	42724.19	1823.22	2	44547.41	22273.71	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	GREENLAND, CITY OF	50217	5143	WASHINGTON COUNTY	197773	NO	NO	GREENLAND	SINGLE FMLY	AE	AE	N	101356.61	0	2	101356.61	50678.31	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	JOHNSON, CITY OF	50218	5143	WASHINGTON COUNTY	236522	NO	NO	SPRINGDALE	2-4 FAMILY		X	Y	175684.52	874.78	2	176559.3	88279.65	5/12/2021	ACV	Y	N	Y	N	N
ARKANSAS	JOHNSON, CITY OF	50218	5143	WASHINGTON COUNTY	237179	NO	NO	SPRINGDALE	2-4 FAMILY		X	Y	196603.94	66913.54	2	263517.48	131758.74	5/12/2021	ACV	Y	N	Y	N	N
ARKANSAS	JOHNSON, CITY OF	50218	5143	WASHINGTON COUNTY	237210	NO	YES	SPRINGDALE	2-4 FAMILY	X	X	Y	203815.27	894.14	2	204709.41	102354.71	5/12/2021	ACV	Y	N	Y	N	N
ARKANSAS	JOHNSON, CITY OF	50218	5143	WASHINGTON COUNTY	256626	NO	NO	SPRINGDALE	2-4 FAMILY	X	X	Y	171594.16	7226.63	2	178820.79	89410.4	5/12/2021	ACV	Y	N	Y	N	N
ARKANSAS	JOHNSON, CITY OF	50218	5143	WASHINGTON COUNTY	256944	NO	NO	SPRINGDALE	2-4 FAMILY	X	X	Y	101704.07	20000	2	121704.07	60852.04	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	SPRINGDALE, CITY OF	50219	5143	WASHINGTON COUNTY	12230	NO	YES	SPRINGDALE	BUSI-NONRES	X	X	Y	169816.39	0	2	169816.39	84908.2	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	SPRINGDALE, CITY OF	50219	5143	WASHINGTON COUNTY	53920	NO	NO	SPRINGDALE	OTHR-NONRES		C	N	0	6220.89	2	6220.89	3110.45	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	SPRINGDALE, CITY OF	50219	5143	WASHINGTON COUNTY	195327	NO	NO	SPRINGDALE	OTHR-NONRES		A05	N	115172.4	0	3	115172.4	38390.8	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	SPRINGDALE, CITY OF	50219	5143	WASHINGTON COUNTY	256943	NO	NO	SPRINGDALE	SINGLE FMLY	AE	AE	N	58751.1	25000	2	83751.1	41875.55	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	TONTITOWN, CITY OF	50293	5143	WASHINGTON COUNTY	256857	NO	NO	SPRINGDALE	SINGLE FMLY	A	A	N	86668.41	0	2	86668.41	43334.21	5/12/2021	RCV	Y	N	N	N	N
ARKANSAS	WASHINGTON COUNTY*	50212	5143	WASHINGTON COUNTY	175037	NO	SDF	WEST FORK	SINGLE FMLY	A	A	Y	84488.97	0	5	84488.97	16897.79	5/12/2021	RCV	Y	Y	Y	Y	N
ARKANSAS	WASHINGTON COUNTY*	50212	5143	WASHINGTON COUNTY	188013	NO	NO	FARMINGTON	SINGLE FMLY		X	Y	58657.15	7414.75	2	66071.9	33035.95	5/12/2021	RCV	Y	N	N	N	N
ARKANSAS	WASHINGTON COUNTY*	50212	5143	WASHINGTON COUNTY	199396	NO	NO	WEST FORK	SINGLE FMLY		X	Y	21524.41	1243.06	2	22767.47	11383.74	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	WASHINGTON COUNTY*	50212	5143	WASHINGTON COUNTY	245516	NO	YES	WEST FORK	SINGLE FMLY	X	X	Y	25490.72	5000	3	30490.72	10163.57	5/12/2021	ACV	Y	N	N	N	N
ARKANSAS	WASHINGTON COUNTY*	50212	5143	WASHINGTON COUNTY	256859	NO	NO	SILOAM SPGS	SINGLE FMLY	A	A	Y	197703.73	45092.1	2	242795.83	121397.92	5/12/2021	RCV	Y	N	Y	N	N
ARKANSAS	WASHINGTON COUNTY*	50212	5143	WASHINGTON COUNTY	257261	NO	YES	FAYETTEVILLE	SINGLE FMLY	X	X	Y	385664.11	169746.11	2	555410.22	277705.11	5/12/2021	RCV	Y	N	Y	N	N
ARKANSAS	WEST FORK, CITY OF	50220	5143	WASHINGTON COUNTY	299207	NO	YES	WEST FORK	SINGLE FMLY		X	N	3318.48	17026.94	2	20345.42	10172.71	5/12/2021	ACV	Y	N	N	N	N

Multi-Jurisdictional Plan
Adoption

Resolutions by participating communities

City of Elkins

Resolution

RESOLUTION NO. 2023-22

A RESOLUTION OF City of Elkins ADOPTING THE 2023 Washington County Hazard Mitigation Plan update

WHEREAS the City Council of the City of Elkins recognizes the threat that natural hazards pose to people and property within its jurisdiction; and

WHEREAS the City of Elkins has prepared a multi-hazard mitigation plan, hereby known as 2023 Washington County Hazard Mitigation Plan update in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS 2023 Washington County Hazard Mitigation Plan update identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in its jurisdiction from the impacts of future hazards and disasters; and

WHEREAS adoption by the City of Elkins demonstrates its commitment to hazard mitigation and achieving the goals outlined in the 2023 Washington County Hazard Mitigation Plan update

NOW THEREFORE, BE IT RESOLVED BY THE City of Elkins), Arkansas, THAT:

The City of Elkins adopts the 2023 Washington County Hazard Mitigation Plan update. While content related to the City of Elkins may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the City of Elkins to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

ADOPTED by a vote of Elkins City Council this 19th day of October 2023.

Mayor: _____

Clerk: Teresa Graves

City of Lincoln

RESOLUTION NO. 2023-22

A RESOLUTION AUTHORIZING ADOPTING THE 2023 WASHINGTON COUNTY HAZARD MITIGATION PLAN UPDATE

WHEREAS, the City Council of the City of Lincoln recognizes the threat that natural hazards pose to people and property within its jurisdiction; and

WHEREAS, the City of Lincoln has prepared a multi-hazard mitigation plan, hereby known as the 2023 Washington County Hazard Mitigation Plan update in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the 2023 Washington County Hazard Mitigation Plan update identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in its jurisdiction from the impacts of future hazards and disasters; and

WHEREAS, adoption by the City of Lincoln demonstrates its commitment to hazard mitigation and achieving the goals outlined in the 2023 Washington County Hazard Mitigation Plan update;

NOW THEREFORE, BE IT RESOLVED BY THE City of Lincoln, Arkansas. THAT:

The City Council of the City of Lincoln hereby adopts the 2023 Washington County Hazard Mitigation Plan update. While content related to the City of Lincoln may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the City of Lincoln to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

PASSED AND APPROVED this 19th day of December, 2023.

APPROVED:

Doug Hutchens, Mayor

ATTEST:

Becky Carter, Clerk-Treasurer

Doc ID: 021359030002 Type: REL
Kind: RESOLUTION
Recorded: 11/22/2023 at 10:09:02 AM
Fee Amt: $20.00 Page 1 of 2
Washington County, AR
Kyle Sylvester Circuit Clerk
File 2023-00030456

RESOLUTION NO. 2023-11-1088R

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

A RESOLUTION TO ADOPT THE 2023 WASHINGTON COUNTY HAZARD MITIGATION PLAN UPDATE FOR THE CITY OF TONTITOWN, ARKANSAS.

WHEREAS, the City Council of the City of Tontitown recognizes the threat that natural hazards pose to people and property within its jurisdiction; and

WHEREAS, the City of Tontitown has prepared a multi-hazard mitigation plan, hereby known as the 2023 Washington County Hazard Mitigation Plan update in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the 2023 Washington County Hazard Mitigation Plan update identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in its jurisdiction from the impacts of future hazards and disasters; and

WHEREAS, adoption by the City of Tontitown demonstrates its commitment to hazard mitigation and achieving the goals outlined in the 2023 Washington County Hazard Mitigation Plan update; and

WHEREAS, the City Council has determined that it is in the best interest and benefit of the community to adopt the 2023 Washington County Hazard Mitigation Plan update for the City of Tontitown.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Tontitown, Arkansas:

Section 1. The City of Tontitown hereby adopts the 2023 Washington County Hazard Mitigation Plan update. While content related to the City of Tontitown may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the City of Tontitown to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-370

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Brad Hardin, Fire Chief

FROM: Granville Wynn, Financial Analyst - Fire

SUBJECT: **Fire Department Administrative Policies Approval**

RECOMMENDATION:
Staff is requesting Council Approval adopting Fayetteville Fire Department Administrative Policies.

BACKGROUND:
The Fayetteville Fire Department is currently in the process of reviewing policies and updating as necessary to make changes as recommended and to meet best practices while working through the CFAI accreditation process. Formatting changes are due to a prior change in policy management software.

DISCUSSION:
These are the Policies presented for Council Approval:

Operations Reporting and Documentation

Personnel

Wellness Program

BUDGET/STAFF IMPACT:
No Budget Impact with these policies.

ATTACHMENTS: SRF (#3), Wellness Policy - Version 4 (#4)

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

File #: 2024-370

Fire Department Administrative Policies Approval

A RESOLUTION TO APPROVE UPDATES TO FAYETTEVILLE FIRE DEPARTMENT ADMINISTRATIVE POLICIES

WHEREAS, the Fayetteville Fire Department is currently in the process of reviewing policies and updating as necessary to make changes as recommended and to meet best practices while working through the Commission on Fire Accreditation International accreditation process; and

WHEREAS, formatting changes are due to a prior change in policy management software.

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 the following updated Fayetteville Fire Department Administrative policies, copies of which are attached to this Resolution:

- Section 130 Operations Reporting and Documentation;
- Section 134 Personnel; and
- Section 203 Wellness Program.

City of Fayetteville Staff Review Form

2024-370

Item ID

8/6/2024

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

Brad Hardin	7/16/2024	FIRE (300)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff is requesting Council Approval adopting Fayetteville Fire Department Administrative Policies.

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:

Fayetteville Fire Department		
Administrative Policies		
Operations Reporting and Documentation		
Version **2**	Created: **March 22, 2023**	Revised: **July 10, 2023**
SOG Reference:	103, 104, 107, 108, 111, 123, 130	
CFAI Reference:	9C.4, 9D.2	

Commented [WD1]: The new SOG-130 Protected Health Information Privacy Compliance has been added to the *SOG Reference* section. No other changes.

Purpose

The purpose of this policy is to establish guidelines for thorough record keeping, report writing, and documentation in the Fayetteville Fire Department (FFD). The accurate and detailed record keeping of all incidents, responses, inspections, accidents, calls for service, public contact, training activities, and community outreach is essential for the efficient and effective operation of the department. Proper documentation ensures that information is available for analysis, future planning, and decision-making.

Policy

All uniformed and civilian members of the Fayetteville Fire Department are required to maintain thorough record keeping, report writing, and documentation to ensure accurate and complete records of all incidents, inspections, training, and any other activities related to the department's mission. This includes, but is not limited to, fire incidents, medical emergencies, hazardous materials incidents, rescues, citizen complaints, general calls for service, educational demonstrations, equipment maintenance, inspections, and repairs. The documentation will be completed in a timely and efficient manner to ensure that it is available for use in various areas of the department.

DRAFT

All records and reports will be written and kept in the current software/program the Fayetteville Fire Department is utilizing. This will ensure consistency and ease of access to information. Members must ensure that all required data fields are filled out accurately and completely, including incident date and time, location, type of incident, and a detailed narrative of the incident or activity.

All department members are responsible for providing detailed report narratives.

Narratives are an essential component of the report, they provide a record of the incident, and are a legal document that can and will be used in legal proceedings. The narratives should be objective and detailed, providing information on the circumstances surrounding the incident or activity, the actions taken by the company or individual, and the outcome of those actions. When documenting an incident, members should include observations, actions taken, and results. Members should also include any relevant environmental factors, such as weather or other conditions, which may have impacted the incident.

It is the responsibility of the individual making the report or creating documentation to ensure that records are legible, complete, and accurate. Any corrections or additions to records must be made in a timely manner and clearly marked as such. Any member who becomes aware of inaccuracies in reports or documentation must report the error to a supervisor for correction.

All records and reports are considered confidential and are only accessible to authorized personnel. Any unauthorized access to records or reports will result in disciplinary action.

Fayetteville Fire Department		
Administrative Policies		
Personnel		
Version **3**	Created: **March 13, 2023**	Revised: **April 16, 2024**
SOG Reference:	110, 114, 115, 116, 117, 121, 124, 134	
CFAI Reference:	7B, 7C, 7E	

Purpose

The purpose of this policy is to establish Standard Operating Guidelines (SOGs) for the fair and consistent treatment of all uniformed and civilian Fayetteville Fire Department (FFD) employees. Those guidelines will outline the responsibilities of administration and employees, while ensuring compliance with local, state, and federal laws & regulations. This policy is designed to create a positive work environment that promotes teamwork, professionalism, and accountability.

Commented [WD1]: The new **SOG-134 Time & Attendance** has been added to the *SOG Reference Section*. No other changes.

Policy

This policy shall apply to all uniformed and civilian employees of the FFD, regardless of position or classification. This policy should not be interpreted as superseding any City of Fayetteville Human Resources (HR) policies.

All FFD SOGs referenced in or created under this policy shall align with city HR policies. If a city HR policy changes and a department SOG conflicts with the change the SOG will be scheduled for review and amendment in accordance with the Labor & Management Relations policy. If necessary, the Fire Chief will issue an Administrative Directive to make an immediate change to the SOG, and the SOG will then be amended within 60 days of the Administrative Directive's effective date.

DRAFT

All employees are expected to comply with this policy, as well as any other applicable departmental standard operating guidelines (SOGs), Administrative Policies, and Administrative Directives.

This policy is subject to change, and all fire department employees will be notified of any updates or revisions.

Fayetteville Fire Department		
Administrative Policies		
Wellness Program		
Version 45	Created: **May 18, 2022**	Revised: ~~October 25,~~ 2023June 28, 2024
SOG Reference:	201, 202, 203, 204, 205, 206, 207, 213, 214	
CFAI Reference:	11 Health and Safety	

Purpose

The objective of the Fayetteville Fire Department (FFD) Wellness Program is to ensure that all FFD uniformed members are physically and mentally able to perform basic and essential job tasks. SOGs shall be established to outline the details of the different components of this program.

Scope

To establish a comprehensive Wellness Program to improve the overall health, mental wellbeing, and physical performance of FFD members. To reduce the risk of illness and/or on-duty injury by improving physical fitness and providing routine wellness screenings.

The FFD Health and Wellness program includes the following:

1. Medical examination.
2. Physical Fitness Evaluation (MET Test).
3. Physical fitness program.
4. Behavioral health and confidential Employee Assistance Program (EAP).
5. Preventive immunizations and screenings.
6. Establishing a Peer Support Team and necessary SOG(s).
7. Establishing a Peer Fitness Team and necessary SOG(s).

DRAFT

Fayetteville Fire Department		
Administrative Policies		
Wellness Program		
Version 45	Created: **May 18, 2022**	Revised: ~~October 25, 2023~~June 28, 2024
SOG Reference:	201, 202, 203, 204, 205, 206, 207, 213, 214	
CFAI Reference:	11 Health and Safety	

Definitions

Peer Support Team	The Peer Support Team (PST) is a group comprised of trained firefighters who provide emotional, mental, and social support to their peers in the fire department. They have training and knowledge of outside resources and the necessary steps to activate the EAP for members who are in need. The group aims to promote the well-being of fellow firefighters by providing a safe space to discuss and process difficult situations encountered while on duty or in their personal lives. Reference SOG-204 Peer Support Team for further information.
Peer Fitness Team	The Peer Fitness Team (PFT) is comprised of trained firefighters who provide knowledge, motivation, and achievable benchmarks to their peers in the fire department. They have specialized training in physical fitness and knowledge of outside resources to assist other department members in reaching healthy lifestyle goals. Reference SOG-205 Peer Fitness Team for further information.
NFPA 1582	NFPA 1582 Standard on Comprehensive Occupational Medical Programs for Fire. Reference NFPA 1582 for further information.
NFPA 1583	NFPA 1583 Standard on Health-Related Fitness Programs for Fire Department Members. Reference NFPA 1583 for further information.
Wellness-Fitness Initiative	The Fire Service Joint Labor Management, Wellness-Fitness Initiative (WFI) is a collaborative effort between the International Association of Fire Fighters (IAFF) and International Association of Fire Chiefs (IAFC) to improve the quality of life for all fire fighters. This system proves the value of investing wellness resources over time to maintain a fit, healthy, and capable fire fighter throughout his/her/their 25-30+ year career and beyond. Reference the Wellness-Fitness Initiative for further information.

Fayetteville Fire Department		
Administrative Policies		
Wellness Program		
Version 45	Created: **May 18, 2022**	Revised: ~~October 25,~~ 2023June 28, 2024
SOG Reference:	201, 202, 203, 204, 205, 206, 207, 213, 214	
CFAI Reference:	11 Health and Safety	

Policy

1. Medical Examination

The ability to catch potentially serious illness at onset through routine wellness screenings is paramount to the overall health and longevity of our members.

All FFD uniformed members are required to participate in the annual (±3 months) medical examination with the FFD contracted physician. The medical examination shall be at the cost of the FFD.

Members not receiving the required medical examination(s) within the appropriate time parameter, ± 3 months, are subject to being temporarily reassigned or use their leave bank(s) until the medical examination has been completed.

If a member is not cleared for full duty in his/her regular position, the member may be placed on light duty, if available, and undergo a thirty (30) day review/improvement period.

a. Within this review period, the member must be treated and/or cleared for full duty by the member's physician at the cost of the member.

b. Upon being cleared for full duty by the member's physician, a follow up examination will be scheduled at the FFD's expense with the department's physician. The member must pass the same medical examination that was previously failed before returning to active duty.

- Any member exceeding the thirty (30) day review/improvement period may be subject to using their own leave until returning to full duty.

Fayetteville Fire Department		
Administrative Policies		
Wellness Program		
Version 45	Created: **May 18, 2022**	Revised: ~~October 25,~~ 2023June 28, 2024
SOG Reference:	201, 202, 203, 204, 205, 206, 207, 213, 214	
CFAI Reference:	11 Health and Safety	

2. Physical Fitness Evaluation (MET Test)

a. At least annually, a fitness evaluation will be administered as a tool and feedback mechanism for FFD uniformed members to track their individual fitness throughout their career, reference SOG-202 Fitness Evaluation for further information about the evaluation.

b. The fitness evaluation is based on the principles and guidance provided by the Fire Service Joint Labor Management, Wellness-Fitness Initiative (WFI). The fitness evaluation is an individual, private assessment.

- When necessary personal results will be shared with the department physician or their representative.
- Personal information shall only be shared with other members of the PFT if the department member the information belongs to provides expressed consent in writing.
- The fitness evaluation is non-punitive; however, an aerobic fitness program may be required based on NFPA 1582.

c. The fitness evaluation is used to assess specific fitness components such as: body composition, aerobic capacity, power, muscular strength and endurance, and mobility and flexibility. The evaluation can be used to show improvement or decline over time. PFTs can use the information learned through the fitness evaluation to develop an individualized physical fitness program.

d. The WFI Physical Fitness Evaluation administered by the FFD PFTs provides an estimated level of metabolic (MET) output. This is just an estimation and is not utilized to determine if a firefighter meets the minimum 8 METs of energy required to perform the essential task required of a firefighter.

e. Should a firefighter fall below 8 METs on the annual fitness evaluation, they will be referred to the fire department physician for evaluation. The physician will determine the actual METs the firefighter is capable of and provide the department with the information. The department will then decide based on the established benchmarks listed in NFPA 1582.

f. When it is determined that a prescribed workout is required, a PFT will be assigned to the firefighter. When the PFT feels the firefighter has reached the next

Fayetteville Fire Department		
Administrative Policies		
Wellness Program		
Version 45	Created: **May 18, 2022**	Revised: ~~October 25,~~ 2023June 28, 2024
SOG Reference:	201, 202, 203, 204, 205, 206, 207, 213, 214	
CFAI Reference:	11 Health and Safety	

level of MET output (8 or 10). The WFI fitness evaluation will be completed again.

DRAFT

Fayetteville Fire Department		
Administrative Policies		
Wellness Program		
Version 45	Created: **May 18, 2022**	Revised: ~~October 25,~~ 2023June 28, 2024
SOG Reference:	201, 202, 203, 204, 205, 206, 207, 213, 214	
CFAI Reference:	11 Health and Safety	

2.3 Physical Fitness

a. All uniformed members should participate in some form of an approved physical fitness program. Peer Fitness Trainers (PFT) are available to help design workout plans specific to individual needs. Members can participate in their own physical fitness programs as a substitute for a Department fitness plan.

The department furnishes fitness equipment located at the Fayetteville Fire Training Center and each fire station. The department encourages members to utilize the facilities on and off duty.

Off-duty use of the fire stations shall be during reasonable hours and at member's own risk. A workout partner is encouraged both for safety and support.

Reasonable exercise programs should be established when alone to minimize the chances of injury while alone.

FFD personnel on a 48/96 schedule are allowed 90 minutes per 24-hour shift to participate in a physical fitness program. Company Officers are responsible for ensuring that subordinates are given opportunity to work out.

FFD personnel assigned to a 40-hour shift are allowed 60 minutes per day to participate in a physical fitness program. Each 40-hour member is responsible for ensuring that their own schedule allows time for physical fitness.

b. At least annually, a fitness evaluation will be administered as a tool and feedback mechanism for FFD uniformed members to track their individual fitness throughout

their career, reference SOG-202 Fitness Evaluation for further information about the evaluation.

The fitness evaluation is based on the principles and guidance provided by the Fire Service Joint Labor Management, Wellness-Fitness Initiative (WFI). The fitness evaluation is an individual, private assessment. No personal information will be shared. The fitness evaluation is non-punitive; however, an aerobic fitness program may be required based on NFPA 1582.

The fitness evaluation is used to assess specific fitness components such as: body composition, aerobic capacity, power, muscular strength and endurance, and mobility and flexibility. The evaluation can be used to show improvement or decline over time. PFTs can use the information learned through the fitness evaluation to develop an individualized physical fitness program.

The member will have an opportunity to discuss any injuries, concerns, or goals they may have with a PFT.

The more effort a member gives to the fitness evaluation, the more of a benefit it is to that member. The goal of PFTs and the FFD Wellness Program, is to ensure every member remains healthy through their Career, Life, and Retirement.

3.4. Behavioral Health and Confidential Employee Assistance Program (EAP)

The behavioral health of members is considered as important as physical health. Physical fitness is a balance between good health, strength, fitness, and durability, while behavioral wellness involves a person's thoughts, feelings, and behavior. Members who balance their physical, behavioral, and emotional fitness tend to fare better in life.

Challenges such as substance abuse, death of a loved one, financial distress, marital and family problems affect personnel both on and off the job. If their ability to cope with these challenges is compromised, fire fighters are less able to deal with these stresses and their mental and emotional health suffer. A comprehensive wellness program teaches individuals how to engage in daily practices that help them cope with the stressors within the fire service and while also maximizing their body and mind wellness.

a. The FFD has several options available to its members:

- City of Fayetteville Intranet (COFI) Health and Wellness Resources
- City of Fayetteville Engagement and Wellness Committee
- City of Fayetteville Employee Assistance Program (EAP)

- FFD Employee Assistance Program (EAP)
- FFD Peer Support Team (See SOG-204 Peer Support Team)

b. For contact information:

- Shift Safety Officer
- Union Steward
-

Preventive Immunizations and Screening~~Shift safety officer~~
~~Union executive board~~

5.

4. ~~Preventive immunizations and screening~~

To prevent serious communicable diseases, the FFD provides immunizations and/or screens for multiple different infectious diseases, in accordance with NFPA 1582. Immunizations and screenings will be provided to the employee in conjunction with annual medical examination.

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Fayetteville Fire Department		
Administrative Policies		
Wellness Program		
Version **4**	Created: **May 18, 2022**	Revised: **June 28, 2024**
SOG Reference:	201, 202, 203, 204, 205, 206, 207, 213, 214	
CFAI Reference:	11 Health and Safety	

Purpose

The objective of the Fayetteville Fire Department (FFD) Wellness Program is to ensure that all FFD uniformed members are physically and mentally able to perform basic and essential job tasks. SOGs shall be established to outline the details of the different components of this program.

Scope

To establish a comprehensive Wellness Program to improve the overall health, mental wellbeing, and physical performance of FFD members. To reduce the risk of illness and/or on-duty injury by improving physical fitness and providing routine wellness screenings.

The FFD Health and Wellness program includes the following:

1. Medical examination.
2. Physical Fitness Evaluation (MET Test).
3. Physical fitness program.
4. Behavioral health and confidential Employee Assistance Program (EAP).
5. Preventive immunizations and screenings.
6. Establishing a Peer Support Team and necessary SOG(s).
7. Establishing a Peer Fitness Team and necessary SOG(s).

Definitions

Peer Support Team	The Peer Support Team (PST) is a group comprised of trained firefighters who provide emotional, mental, and social support to their peers in the fire department. They have training and knowledge of outside resources and the necessary steps to activate the EAP for members who are in need. The group aims to promote the well-being of fellow firefighters by providing a safe space to discuss and process difficult situations encountered while on duty or in their personal lives. Reference SOG-204 Peer Support Team for further information.
Peer Fitness Team	The Peer Fitness Team (PFT) is comprised of trained firefighters who provide knowledge, motivation, and achievable benchmarks to their peers in the fire department. They have specialized training in physical fitness and knowledge of outside resources to assist other department members in reaching healthy lifestyle goals. Reference SOG-205 Peer Fitness Team for further information.
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Wellness-Fitness Initiative	The Fire Service Joint Labor Management, Wellness-Fitness Initiative (WFI) is a collaborative effort between the International Association of Fire Fighters (IAFF) and International Association of Fire Chiefs (IAFC) to improve the quality of life for all fire fighters. This system proves the value of investing wellness resources over time to maintain a fit, healthy, and capable fire fighter throughout his/her/their 25-30+ year career and beyond. Reference the Wellness-Fitness Initiative for further information.

Fayetteville Fire Department		
Administrative Policies		
Wellness Program		
Version **4**	Created: **May 18, 2022**	Revised: **June 28, 2024**
SOG Reference:	201, 202, 203, 204, 205, 206, 207, 213, 214	
CFAI Reference:	11 Health and Safety	

Policy

1. Medical Examination

The ability to catch potentially serious illness at onset through routine wellness screenings is paramount to the overall health and longevity of our members.

All FFD uniformed members are required to participate in the annual (±3 months) medical examination with the FFD contracted physician. The medical examination shall be at the cost of the FFD.

Members not receiving the required medical examination(s) within the appropriate time parameter, ± 3 months, are subject to being temporarily reassigned or use their leave bank(s) until the medical examination has been completed.

If a member is not cleared for full duty in his/her regular position, the member may be placed on light duty, if available, and undergo a thirty (30) day review/improvement period.

a. Within this review period, the member must be treated and/or cleared for full duty by the member's physician at the cost of the member.

b. Upon being cleared for full duty by the member's physician, a follow up examination will be scheduled at the FFD's expense with the department's physician. The member must pass the same medical examination that was previously failed before returning to active duty.

- Any member exceeding the thirty (30) day review/improvement period may be subject to using their own leave until returning to full duty.

2. Physical Fitness Evaluation (MET Test).
   a. At least annually, a fitness evaluation will be administered as a tool and feedback mechanism for FFD uniformed members to track their individual fitness throughout their career, reference SOG-202 Fitness Evaluation for further information about the evaluation.
   b. The fitness evaluation is based on the principles and guidance provided by the Fire Service Joint Labor Management, Wellness-Fitness Initiative (WFI). The fitness evaluation is an individual, private assessment. No personal information will be shared. The fitness evaluation is non-punitive; however, an aerobic fitness program may be required based on NFPA 1582.
      - When necessary personal results will be shared with the department physician or their representative.
      - Personal information shall only be shared with other members of the PFT if the department member the information belongs to provides expressed consent in writing.
      - The fitness evaluation is non-punitive; however, an aerobic fitness program may be required based on NFPA 1582.
   c. The fitness evaluation is used to assess specific fitness components such as: body composition, aerobic capacity, power, muscular strength and endurance, and mobility and flexibility. The evaluation can be used to show improvement or decline over time. PFTs can use the information learned through the fitness evaluation to develop an individualized physical fitness program.
   d. The WFI Physical Fitness Evaluation administered by the FFD PFTs provides an estimated level of metabolic (MET) output. This is just an estimation and is not utilized to determine if a firefighter meets the minimum 8 METs of energy required to perform the essential task required of a firefighter.
   e. Should a firefighter fall below 8 METs on the annual fitness evaluation, they will be referred to the fire department physician for evaluation. The physician will determine the actual METs the firefighter is capable of and provide the department with the information. The department will then decide based on the established benchmarks listed in NFPA 1582.
   f. When it is determined that a prescribed workout is required, a PFT will be assigned to the firefighter. When the PFT feels the firefighter has reached the next level of MET output (8 or 10). The WFI fitness evaluation will be completed again.
3. Physical Fitness
   a. All uniformed members should participate in some form of an approved physical fitness program. Peer Fitness Trainers (PFT) are available to help design workout

b. plans specific to individual needs. Members can participate in their own physical fitness programs as a substitute for a department fitness plan.

Reasonable exercise programs should be established when alone to minimize the chances of injury while alone.

FFD Uniform personnel are allowed a maximum of 90 minutes per day to participate in the physical fitness program. Company Officers are responsible for ensuring that subordinates are given opportunity to work out. Each 40-hour member is responsible for ensuring that their own schedule allows time for physical fitness.

The member will have an opportunity to discuss any injuries, concerns, or goals they may have with a PFT.

The more effort a member gives to the fitness evaluation, the more of a benefit it is to that member. The goal of PFTs and the FFD Wellness Program, is to ensure every member remains healthy through their Career, Life, and Retirement.

The department furnishes fitness equipment located at the Fayetteville Fire Training Center and each fire station. The department encourages members to utilize the facilities on and off duty.

The following are permitted to use the training center gym after completing Fire Department Gym agreement (SOG-203):

- Employee spouses/domestic partners
- Employee family members
- Approved Fire department retirees

All off-duty is at member's own risk. A workout partner is encouraged both for safety and support.

Gym use guidelines are detailed in SOG-203

4. Behavioral Health and Confidential Employee Assistance Program (EAP)

The behavioral health of members is considered as important as physical health.

Fayetteville Fire Department
Administrative Policies
Wellness Program

Physical fitness is a balance between good health, strength, fitness, and durability, while behavioral wellness involves a person's thoughts, feelings, and behavior. Members who balance their physical, behavioral, and emotional fitness tend to fare better in life.

Challenges such as substance abuse, death of a loved one, financial distress, marital and family problems affect personnel both on and off the job. If their ability to cope with these challenges is compromised, fire fighters are less able to deal with these stresses and their mental and emotional health suffer. A comprehensive wellness program teaches individuals how to engage in daily practices that help them cope with the stressors within the fire service and while also maximizing their body and mind wellness.

a. The FFD has several options available to its members:

- City of Fayetteville Intranet (COFI) Health and Wellness Resources
- City of Fayetteville Engagement and Wellness Committee
- City of Fayetteville Employee Assistance Program (EAP)
- FFD Employee Assistance Program (EAP)
- FFD Peer Support Team (See SOG-204 Peer Support Team)

b. For contact information:

- Shift safety officer
- Union executive board

5. Preventive immunizations and screening

To prevent serious communicable diseases, the FFD provides immunizations and/or screens for multiple different infectious diseases, in accordance with NFPA 1582. Immunizations and screenings will be provided to the employee in conjunction with annual medical examination.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-378

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Brad Hardin, Fire Chief

FROM: Granville Wynn, Financial Analyst - Fire

SUBJECT: **Approval of the Fayetteville Fire Department Community Risk Assessment Standards of Cover (CRASOC) 2024**

RECOMMENDATION:
Staff recommends City Council approval adopting the Fayetteville Fire Department Community Risk Assessment Standards of Cover (CRASOC) 2024.

BACKGROUND:
In order to gain accreditation through the Center for Public Safety Excellence (CPSE), the department must address 261 performance indicators. Each of these performance indicators require a written response along with policies and supporting documentation. Part of this documentation is the development of a Department Community Risk Assessment Standards of Cover (CRASOC).

DISCUSSION:
The Fayetteville Fire Department's (FFD) Community Risk Assessment & Standards of Cover is a comprehensive document reviewing the characteristics of the community, programs offered by the department, risk assessment of the community, community feedback, program goals and objectives, deployment and performance, current deployment performance, and plan maintenance.

BUDGET/STAFF IMPACT:
There are no direct costs associated with this item.

ATTACHMENTS: SRF (#3), Fayetteville Fire Department Community Risk Assessment Standards Of Cover - Final (#4)

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

File #: 2024-378

Approval of the Fayetteville Fire Department Community Risk Assessment Standards of Cover (CRASOC) 2024

A RESOLUTION TO APPROVE AND ADOPT THE FAYETTEVILLE FIRE DEPARTMENT COMMUNITY RISK ASSESSMENT STANDARDS OF COVER FOR 2024

WHEREAS, in order to gain accreditation through the Center for Public Safety Excellence, the Fayetteville Fire Department must address 261 performance indicators, each of which require a written response, along with policies and supporting documentation; and

WHEREAS, included in this documentation is the development of a Department Community Risk Assessment Standards of Cover (CRASOC), a comprehensive document reviewing the characteristics of the community, programs offered by the department, risk assessment of the community, community feedback, program goals and objectives, deployment and performance, evaluation of current deployment performance, and plan maintenance.

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 Fire Department Community Risk Assessment Standards of Cover for 2024, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2024-378

Item ID

8/6/2024

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

Brad Hardin	7/18/2024	FIRE (300)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends City Council approval adopting the Fayetteville Fire Department Community Risk Assessment Standards of Cover (CRASOC) 2024.

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:

FAYETTEVILLE, ARKANSAS FIRE DEPARTMENT

COMMUNITY RISK ASSESSMENT/ STANDARDS OF COVER

2024

CITY OF FAYETTEVILLE ARKANSAS

Fayetteville Fire Department

Community Risk Assessment / Standards of Cover

Fire Chief Brad Hardin

Authored by Driver/Operator David Welch, Assistant Accreditation Manager

Contributors

Battalion Chief Russell Hulse, Accreditation Manager

Assistant Chiefs William Watts & Thomas Good

Battalion Chiefs Jeremy Ashley, Brian Sloat, Braden Flood, Josh Hooten, Brian Fenton, Lance Selph, Wes Mabry, Travis Boudrey

Captains Carl Keller, Ryan Powers, Michael Schrader

Driver/Operator Kyle Trowbridge

Firefighter Martin Striefler

Emergency Manager Shane Wood

Financial Manager Granville Wynn

Senior Administrative Assistant Lisa Branson

Administrative Assistant Mandi McGuire

City of Fayetteville Geographic Information Systems

City of Fayetteville Communications and Marketing Division

IAFF Local 2866

2024

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V - Executive Summary

The Fayetteville Fire Department's (FFD) Community Risk Assessment & Standards of Cover is a comprehensive document reviewing the characteristics of the community, programs offered by the department, risk assessment of the community, community feedback, program goals and objectives, deployment and performance, current deployment performance, and plan maintenance.

Characteristics of the community consist of a history of the community and the fire department, fire planning zones, critical infrastructure, geography, geology topography, climate, and population. The City of Fayetteville was established in 1836, fire department in 1869, and the university in 1871. The city is 55 square miles and has a population of almost 100,000. The university has almost 30,000 students but hosts over 70,000 people during sporting events. The city is divided into nine fire planning zones for fire response and incident analysis. The city has 212 smaller planning zones that are utilized for population and incident analysis. The city's critical infrastructure consists of: Interstate 49; Arkansas & Missouri Railroad; miles of street, trails, and sidewalks; water and sewer line; sewer treatment plants; communication networks; and energy network.

The FFD is composed of nine fully staffed stations, ten fire companies and two battalions. Fire Administration Division has 7 personnel, Operations Division has 121 personnel, Prevention Division has 8 personnel, and Training Division has 4 personnel. The programs and services offered by each division are as follows: Administration Division provides support for the other divisions, planning, and emergency management. Fire Prevention Division provides fire safety and prevention program, inspection program, and fire investigation, origin, and cause program. Operations division provides fire suppression, emergency medical services, hazmat, technical rescue, and aircraft rescue firefighting. Training Division provides the safety and wellness program as well as training for the fire personnel.

The Community Risk Assessment divided the city into nine fire response planning zones. Then the incident types were grouped into fire, emergency medical services, technical rescue, hazmat, and aircraft rescue firefighting. The incidents were further divided into low, moderate, high, and maximum risk based on probability of occurrence, the consequences of the event, and lastly the impact of the event.

The FFD solicits community feedback from its internal and external stakeholders and the AHJ on a regular basis using social media, internal and external question-and-answer platforms, public education sessions, surveys, and local government meetings.

The FFD adopted formal program appraisals for all programs. From the appraisal process, goals and objectives for each program were created. The appraised programs include: Fire Prevention, Public Education, Fire Investigation, Domestic Preparedness, Fire Suppression, Emergency Medical Service, Technical Rescue, Hazmat, Aircraft Rescue Firefighting, Training, Communications, and Health & Safety.

The FFD strives to deliver consistent service levels throughout the city. The FFD analyzed the deployment and performance for each program. Benchmarks were established for each program and then the benchmark times were compared to the baseline response times for each program.

After evaluating total response times, the FFD further analyzed the current deployment performance. A deeper analysis was completed of the components of the total response time. In addition to response time another component is considered, resilience. This process exposes service gaps in those programs.

Lastly a plan was established to maintain continuous improvement into the future.

VI - Documentation of Area Characteristics

Introduction

The Fayetteville Fire Department (FFD) initiated the self-assessment process for achieving international accreditation through the Center for Public Safety and Excellence (CPSE) in 2016 The department is committed to achieving accredited status to demonstrate its ability to provide superior service to the community served, enhancing the growth of the organization, staff, and fire service capabilities. The department views the accreditation process as essential to continue ensuring the highest level of public safety services for the City of Fayetteville and maintaining its relevance within the fire service community.

The accreditation project has been a collaborative process within the department, members with varying knowledge, expertise, and tenure contributed substantially to its written content. In addition to department members, employees from other City of Fayetteville divisions contributed information, data, and prospective from their fields of work.

Prior to 2024, the department did not have a standards of cover document or official statement to guide operations. Instead, it operated under various Administrative Operating Policies (AOPs), Standard Operating Procedures (SOPs), and Emergency Operating Guidelines (EOGs).

The following introduction will provide an overview of the city and department's legal basis, history of the community & department, geographical location, topographical characteristics, and underlying geographic features.

City & Agency Legal Basis

The City of Fayetteville was legally established as the seat of Washington County on October 17, 1828, originally as the Town of Washington Courthouse. On November 3, 1836, the first State Legislature of Arkansas passed an "*Act to Incorporate the Town of Fayetteville*" legally dissolving the unincorporated Town of Washington Courthouse and establishing the incorporated Town of Fayetteville. On August 23, 1870, the town was dissolved, and the City of Fayetteville was incorporated as a second-class city. On June 19th, 1905, the City of Fayetteville became a city of the first class.

The Code of Arkansas A.C.A. § 14-53-101 requires "***the governing body of a city shall establish fire departments and provide them with proper engines and such other equipment as shall be necessary to extinguish fires and preserve the property of the city and of the inhabitants from conflagration***." The formal establishment of the Fayetteville Fire Department by the City of Fayetteville is not well documented, however, according to the few documents that have been located, including the book One Hundred Years of Fayetteville 1828-1928 by William Campbell, the generally accepted year of establishment is 1869 and the first recorded fire chief of the department was George Albright.

No legal paperwork can be found in the city archives nor state records to definitively corroborate the historical claim of the department's establishment date. Due to the lack of historical legal documents the Fayetteville City Council adopted ordinance number 6683 officially establishing The Fayetteville Fire Department post hoc on September 19, 2023.

History of the Community

The City of Fayetteville is the second-most populous city in Arkansas and the most populous city in Northwest Arkansas. Known as Washington Courthouse until 1829, the city was renamed by popular vote after Fayetteville, Tennessee, from which many of the settlers had migrated from. Fayetteville is included in the three-county Northwest Arkansas Metropolitan Statistical Area, which is ranked 100th in terms of population in the United States with 576,403 residents in 2022 according to the United States Census Bureau. The city had a population of 99,285 in 2022. (US Census Bureau, 2023)

In 1871 the state's flagship university, the primary campus of the University of Arkansas, was established in Fayetteville. When classes are in session, thousands of students on campus change up the pace of the city and increase the city's population exponentially. Thousands of Arkansas Razorbacks alumni and fans travel to Fayetteville to attend football, basketball, track and field events, and baseball games. The home of Razorback Football, Donald W Reynolds Stadium, has a seating capacity of 76,000, Razorback Basketball Stadium Bud Walton Arena seats 19,200, and Baum-Walker Stadium the home field of the Diamond Hogs has a maximum capacity of 10,737. The City of Fayetteville is colloquially known as the "Track Capital of the World" due to the success and prestige of the University of Arkansas cross country and track & field programs. The University's men's cross country and track and field programs have won a combined 41 national championships to date with the women's teams adding 5 national championships since 2015.

The city is the first in America to be awarded the designation of "Bike City" by The Union Cycliste Internationale (UCI), the world governing body of cycling. It was given the title in 2021 due to it not only hosting major UCI cycling events, but also its work in developing cycling through programs and infrastructure.

The city hosts the Walmart Shareholders Meetings each year at Bud Walton Arena.

Financial Basis

Fayetteville is home to a diverse manufacturing base consisting of electronics, machining, plastics, home goods, and industrial food production. The Fayetteville Fire Department is primarily funded through a combination of sales and property taxes. A budget breakdown is provided in Appendix A.

Table 1: Adopted Budgets

Adopted Budgets

2019	2020	2021	2022	2023
$12,775,193.00	$13,434,192.00	$13,244,674.00	$14,336,248.00	$16,140,047.00

Amended Budgets

2019	2020	2021	2022	2023
$13,572,245.00	$13,790,427.00	$14,901,513.00	$15,024,258.00	$ 18,559,965.00

Total Expenditures

2019	2020	2021	2022	2023
$13,583,403.30	$13,511,842.53	$14,620,925.94	$14,799,231.65	$18,324,148.29

History of the Agency

Today, the Fayetteville Fire Department is a progressive, all-hazards emergency services response agency that includes fire suppression, emergency medical services, technical rescue, hazmat response, aircraft rescue & firefighting, code enforcement, arson investigation and public education. These services are provided by 134 uniformed members from 9 fire stations with state-of-the-art apparatus, rescue, and medical equipment. Our firefighters are committed to delivering the finest customer service possible.

For the last 24 years the department has aggressively pursued a modernization initiative in training, tactics, facilities, and equipment. The leadership and members recognize this is a never-ending endeavor and are committed to continuous improvement.

The department would not be where we are today without the hard work of the members who came before us. The following are bullet points from the department's history leading to where we are now.

- 1869 – The Fayetteville Fire Department is established; George Albright is recorded as the first Fire Chief.
- 1874 - The FFD is disbanded due to "lack of encouragement of the city."
- 1896 – The FFD is re-established.
- 1897 - Frank Mayes is recorded as the fire chief.
- 1897 – The first department horse drawn fire wagon is purchased.
- 1906 - Clay Duggans is recorded as fire chief.
- 1911 – The original Station 1 was completed on Block Avenue across from City Hall.
- 1917 - C.W. Hansard is recorded as fire chief.
- 1917 – Fayetteville purchases its first purpose-built fire truck.
- 1918 – Fayetteville purchases a "350-gallon pumper."
- 1922 - C.W. Winkleman is recorded as fire chief.
- 1925 – The first paid firefighter is hired.
- 1925 – Fayetteville purchases a "750-gallon pumper."
- 1929 - Clyde Walters is recorded as fire chief.
- 1934 - The Fayetteville Civil Service Commission is established as a non-biased body to aid the city in removing corruption from the police and fire departments. The commission today is still an integral non-biased body that provides rules, aid in hiring, promotions, and investigations.
- 1939 - Mayor A.D. McAllister is recorded as being the mayor, fire chief, and police chief.
- 1941 - The all-volunteer department petitions the mayor to allow them to elect their own fire chief. Henry George is elected to the position.
- 1946 – Chief George steps down for unknown reasons. Carl Tune is recorded as fire chief from November 1946 to March 1947

- 1947 – Chief George returns to duty as fire chief March 1947.
- 1948 – Chief George retires, Burl Skelton is promoted and becomes the first full time paid fire chief.
- 1962 – The citizens of Fayetteville pass a bond issue to build 4 new fire stations due to rapidly growing citizen and University of Arkansas student populations.
- 1964 – Construction of current Station 1, Station 2, old Station 3, and old Station 4 are completed.
- 1971 – Chief Skelton retires, Charles McWhorter is promoted as the new fire chief.
- 1972 – Volunteer recruitment reaches a low point. Chief McWhorter and the city recognize that to provide the city with an adequate fire response full-time paid firefighters must be hired. The transition to a fully paid professional department begins.
- 1977 – Chief McWhorter retires, Paul Logue is promoted as the new fire chief.
- 1978 – Construction of a "temporary" Station 5 is started and completed by the firefighters on the east side of Fayetteville. The building is a 3-bedroom 2-bath residential home with an RV size garage. The station is expected to be replaced in 5 years with two new proper stations north and south of its location.
- 1981 – 35 of the 36 paid firefighters vote to form a union. International Association of Firefighters Local 2866 is chartered on January 25, 1982.
- 1985 – Chief Logue retires, recently retired Springdale Fire Department Fire Chief Mickey Jackson is hired as the new Fayetteville Fire Department Fire Chief.
- 1986 – Jim Moore, the last volunteer Fayetteville Fire Fighter, retires. The department transition to full-time paid professional firefighters is complete.
- 1999 – Replacement Stations 3 & 4, along with a new station 6 are built. Drake Field ARFF Station 3 is downgraded to an unstaffed station due to all commercial airlines leaving the airport for the recently opened Northwest Arkansas National Airport. All personnel move from Station 3 to staff the new Station 6.
- 2000 – At 07:24 on December 28th a structure fire call was dispatched to the Fayetteville First Church of the Nazarene located at 2857 Old Missouri Road. At 07:40 the roof collapsed, trapping 1 captain and 3 firefighters under roof debris and fire while making an interior attack. All four self-extricated and escaped the structure. The captain suffered second and third degree burns to his hands, face, neck, ears, and mental trauma. The captain's injuries ended his career, the three firefighters suffered minor burns, injuries from falling debris, and mental trauma. At the request of Local 2866 a NIOSH investigation was conducted.

  This event was the watershed moment that forced the department to examine everything. Department policy, minimum staffing, training, deployment, fireground tactics & practices, fireground accountability, fireground command structure, lack of an incident safety officer, Self-Contained Breathing Apparatus (SCBAs) maintenance, turnout gear, and the radio system were found by NIOSH to be insufficient or deficient. (NIOSH, 2001)
- 2001 – Chief Jackson retires, Fire Marshal Battalion Chief Dennis Leadbetter serves as interim fire chief.

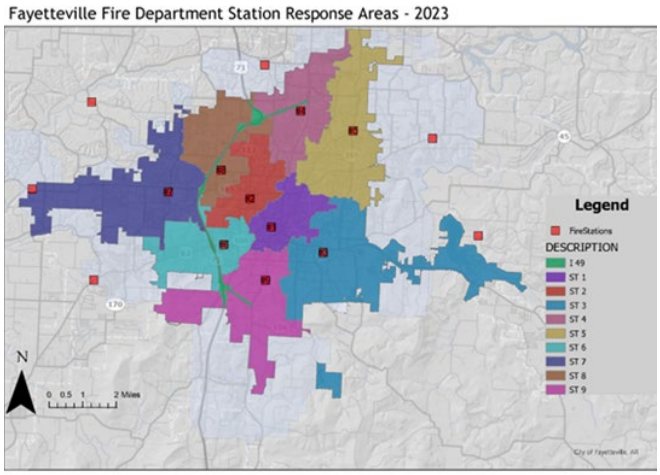
- 2001 - Recently retired Kansas City, Missouri Fire Department Fire Marshal Chris Bosch is hired as fire chief. Under Chief Bosch the department begins a modernization push. An apparatus replacement plan is approved to replace an ageing fleet, standardizing turnout gear, modern SCBAs, and hiring much needed personnel to have a minimum staffing of 3 firefighters per company are the top priorities.
- 2004 – Station 7 is built in the rapidly growing area west of Interstate 540 (now I-49). This is the first expansion station since Station 5.
- 2005 – Chief Bosch departs the department. Assistant Chief Marion "Homer" Doss, Assistant Chief Chris Lynch, and Assistant Chief Bud Thompson serve as interim management team until a new fire chief is hired.
- 2005 - Retired Elkhart, Indiana Fire Chief Tony Johnson is hired to be the new department fire chief.
- 2006 – Ground is broken for a replacement Station 5 two miles north of the old location.
- 2007 – Ground is broken for a new Station 3 two miles south of the old Station 5.
- 2007 – New Station 5 opens 29 years after the original Station 5 went into service. The old Station 5 temporarily houses Ladder Company 3 while construction continues on Station 3.
- 2008 – Station 3 opens. Unstaffed Station 3 located at Drake Field is renamed the ARFF Station.
- 2009 – Old Station 5 is remodeled into offices for the Fire Marshal's Office.
- 2009 – Chief Johnson departs the department.
- 2009 – B - Shift Battalion Chief Kyle Curry serves as interim fire chief.
- 2010 - Recently retired Tulsa, Oklahoma Fire Department Deputy Chief David Dayringer is hired January 2010 as the new FFD Fire Chief. Chief Dayringer begins more modernization programs to build on what Chief Bosch started. Chief Dayringer institutes the department's first Labor/Management Team. The team consists of the Local 2866 executive board and the department's chief officers. The team is charged with creating or updating existing Administrate Operating Procedures (AOPs), Standard Operating Procedures (SOPs), and Emergency Operating Guidelines (EOGs) as its priority. AOPs created by the team are approved by the Fayetteville City Council effectively codifying department policies as city ordinances.
- 2013 – The Fire Marshal's Office moves to 4140 South School Avenue.
- 2013 – The former Fire Marshal's Office located at 833 North Crossover Road is sold to Central EMS. The new CEMS Station 8 houses an ambulance and crew to provide EMS services to the east side of Fayetteville and Washington County.
- 2014 – The department is moved from a Class 4 to a Class 2 ISO rating.
- 2015 – FEMA grant funding is secured to purchase a "portable" burn tower. Classroom facilities, and related infrastructure for future expansion were built using capital improvement funds.
- 2016 – Ground is broken, and construction is completed the same year on Fayetteville's first training center. The six-story tower has 7,000 square feet of available training space and the separate classroom building contains offices for staff along with room to store two apparatus.

- 2017 – All FFD units assigned to the Operations Division are upgraded with proximity dispatch capabilities enhancing the department's response times.
- 2018 – The department is moved from a Class 2 to a Class 1 ISO rating.
- 2019 – Chief Dayringer retires. Assistant Chief Brad Hardin is appointed by Mayor Jordan to the position of Fire Chief on the recommendation of Chief Dayringer. Chief Hardin is the first chief to come from within the department since Chief Logue (42 years prior). Chief Hardin makes accreditation of the department a priority. Work begins on research and data gathering.
- 2019 – The citizens of Fayetteville vote to pass a $226 million dollar bond issue for infrastructure improvements. $15.8 million is dedicated to building 3 new fire stations and replacing 3 apparatus. The new stations will be staffed with current personnel and companies.
- 2021 – Fayetteville takes delivery of its first tiller truck. Designated Ladder 6, it replaced a 16-year-old Bronto Skylift.
- 2021 - Further updating department AOPs, SOPs, and EOGs is recognized as a necessity for the accreditation process. Work begins with reviewing every document, updating, and revising them. The document filing structure is simplified to Administrative Directives, Administrative Policies, and Standard Operating Guidelines. Administrative Policies are still approved by the Fayetteville City Council and codified as city ordinances. The project is ongoing.
- 2022 – Expansion Station 9 is completed and opened August 5. Engine 6 and its crew are moved to Station 9 and renamed Engine 9.
- 2022 – Fayetteville takes delivery of a 2250-gallon pumper/tanker. Designated Engine 8, the new apparatus's purpose is to bridge the gap with water supply issues in the far west and northwest fire planning zones that lack hydrants or adequate water supplies until the water and sewer division can install or upgrade municipal water lines.
- 2022 – Expansion Station 8 is completed and opened November 17. Engine Company 4 is retired, and the crew members of Engine 4 move to Station 8 to staff the new Engine 8.
- 2023 – October 9, groundbreaking takes place for a new Station 2. The new station will be located 1 mile east of the current Station 2. The 11,000 square foot 3 ½ bay station will replace the 1964 built 2,000 square foot 1 ½ bay station. Technical Rescue and Hazmat teams are slated to move from Station 1 into Station 2 upon completion. Relocating the two teams will improve response times throughout the city for technical rescue and Hazmat calls as well as fire suppression and EMS calls.

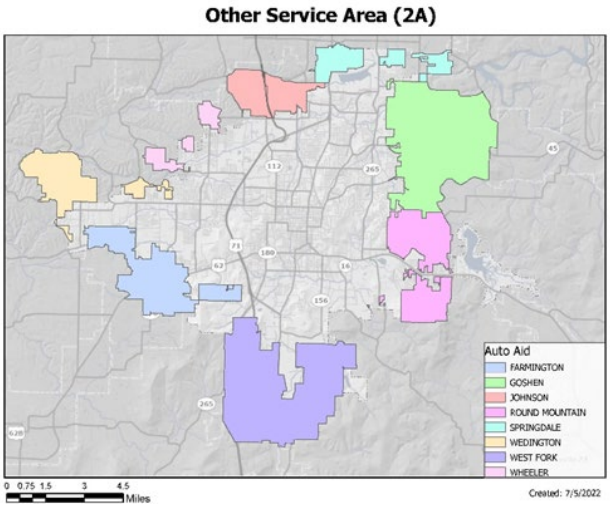
Community Boundaries

Fayetteville's city limits have grown exponentially since the original settlement of 1828. While the city saw mild growth from its inception, the first wave of rapid growth came immediately after World War II and lasted until the early 1970's. With the oil embargo of 1973 – 1974, city annexation slowed, and more effort was directed toward infill of land already in the city limits and improving city services. During this time, several well-known global corporations were established in the Northwest Arkansas region such as Wal-Mart, Tyson Foods, and JB Hunt Trucking. When these three corporations matured in the mid 1990's along with a healthy national economy, a new economic boon was spurred in the region. With the influx of new funds and a growing population, a new annexation expansion of Fayetteville began. From 1993 to 2008, the city began incorporating county areas west of Interstate 49 meeting the city limits of Farmington and Wheeler, and to the east meeting the city limits of Elkins, Round Mountain, and Goshen. In the northern part of the city the limits of Springdale and Johnson had long ago been met as well as to the south meeting the city of Greenland.

Map 1: Station Response Areas



Map 2: Other Service Areas (Automatic Aid Boundaries)



Service Area Boundaries

Service area boundaries are the municipal boundary of the city limits of Fayetteville. The Fayetteville Fire Department (FFD) has automatic aid agreements with the surrounding communities, so the FFD responds beyond the municipal boundaries. Automatic aid boundaries with all fire departments bordering the city are documented between the individual outside agencies and the department. The Fayetteville Geographic Information System (GIS) Department maintains all boundaries. The Assistant Chief of Operations meets with representatives of neighboring fire departments to discuss response needs and deployment models. The auto-aid department's respective Fire Chief approves changes to these areas, and updates are provided to GIS, the Washington County Department of Emergency Management, and the respective dispatch centers. The department has outlying areas that fall outside our goal response time of four minutes, and our auto-aid partners help fill those gaps. The smaller city and county fire departments are limited in staffing, especially during working hours, so FFD has been able to help ensure their citizens have the protection they need.

The GIS department regularly works with the department to ensure up-to-date information and maps are available. In addition, GIS updates the CAD daily to ensure that mobile data terminals in the responding apparatus have the most up-to-date information possible.

Fayetteville is bordered on the north by the City of Springdale and the City of Johnson. To the east, Fayetteville is bordered by the unincorporated community of Round Mountain and the City of Goshen. To the south, Fayetteville is bordered by the City of Greenland, which is provided fire protection by the City of West Fork. To the west, Fayetteville is bordered by the City of Farmington and the unincorporated communities of Wedington and Wheeler.

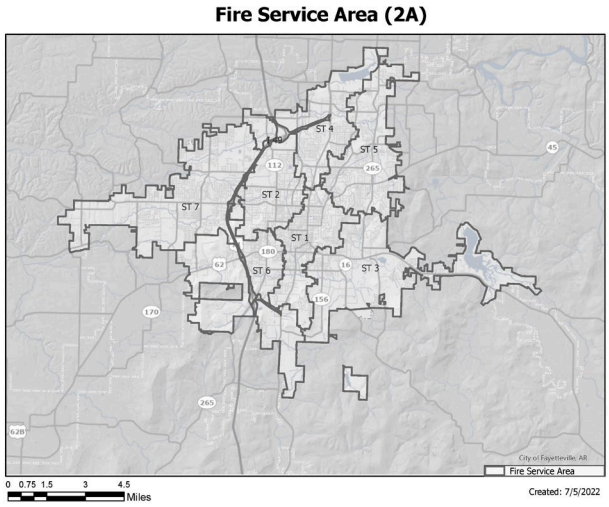
Full page maps are provided in Appendix E: Maps for all maps in this document. All example maps link to the full-page version as well.

Fire Planning Zones

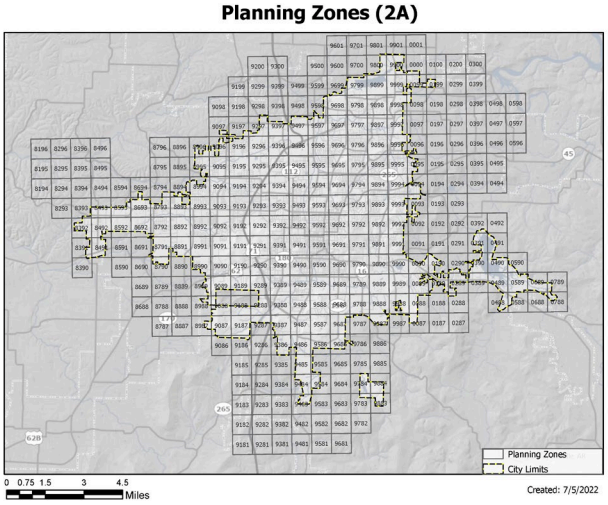
The Fayetteville Fire Department (FFD) currently utilizes two levels of geographical planning zones. The first level of geographical planning zones utilized are first due station response areas. These response areas are established by a GIS modeling program based on drive time between individual addresses and fire station locations. The second level, 212 “Fire Planning Zones” have been created utilizing the US National Grid System 1,000-meter squares for a more granular analysis of the city. The City of Fayetteville is divided into nine primary station response areas corresponding to the nine staffed stations of the Fayetteville Fire Department. Additionally, a response area for Interstate 49 is utilized. This is the primary level used statistical analysis. The fire district boundaries are established and maintained based on travel distance and time from each station by the city’s Geographic Information System (GIS) with extensive input from the department.

The “Fire Planning Zones” provide a more granular analysis of the city. Data from these squares are used to determine the need for additional resources and facilities, identify service gaps, and predict the service impact of growth and development. The department’s primary fire suppression and service response area encompasses the entirety of the city limits of Fayetteville. The department has written automatic aid agreements with the neighboring departments that border the city.

Map 3: Service Area Boundaries

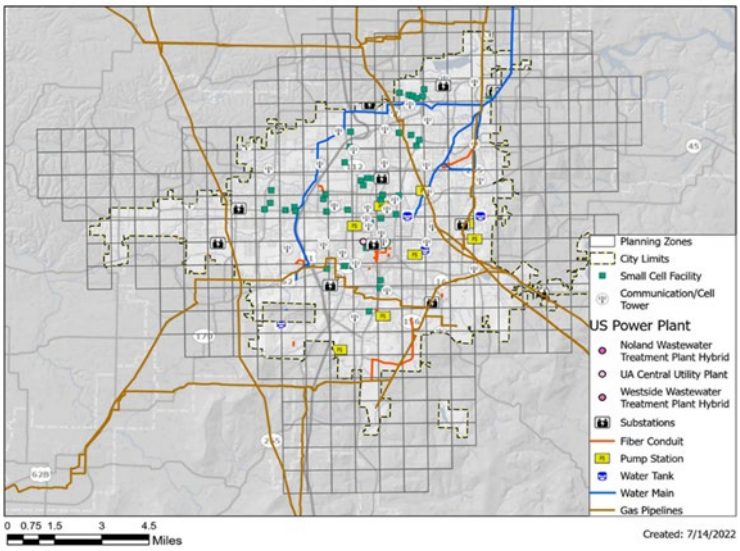


Map 4: Planning Zones



Critical Infrastructure

Map 5: Critical Infrastructure



The department utilized the ESRI Accreditation Solution to perform a critical infrastructure assessment in 2022. This information identifies all critical infrastructure within the city and assigns a risk level by planning zone. The information is available through a GIS map as well as a spreadsheet. Critical infrastructure has been made available to responding units using GIS mapping available in apparatus mobile data terminals (MDTs), however the use of this data has not been fully utilized in emergency deployment to date. The department is evaluating new records management and response software packages that would allow for better utilization of critical infrastructure information for all personnel. Critical infrastructure identified in the city falls into four categories: Transportation, Communication, Energy, and Water.

Transportation Systems & Networks

Transportation throughout the city is primarily on paved road surfaces. Interstate 49 traverses Fayetteville from North to South and was originally designed to be a west side two lane highway bypass of the city when it was constructed in the 1970's as part of the realignment of old US-71 and was designated "US-71A." The old section that runs North to South through the middle of the city was designated "US-71B." In the 1980s, US-71A was expanded to four lanes to accommodate the growing population along with the addition of overpasses for US-62/6th Street (now Martin Luther King Blvd), AR-16 (Wedington Drive), Porter Road (now Stephen Carr Memorial Blvd), and AR-112 (Garland Ave). 1991 began the construction of Interstate 540 from Fort Smith to the Missouri border and US-71A was absorbed into I-540. Construction began on a six-lane widening project on I-540 from the south Fayetteville city limits to the Missouri border in early 2012 with Phase 1 beginning in Fayetteville. Construction was completed within the Fayetteville city limits by winter 2016, followed by the entire project being completed winter 2017. During construction in 2014, I-540 from Fort Smith to Missouri was redesignated Interstate 49 (I-49). (ARDOT, 2022)

The most recent traffic data study available from the Arkansas Department of Transportation (ARDOT, 2022) shows a low count of 30,000 to a high count of 90,000 motor vehicles utilizing I-49 within the Fayetteville city limits daily.

Other major thoroughfares in Fayetteville include US-71B, AR-16, AR-45, AR-62, AR-112, and AR-265.

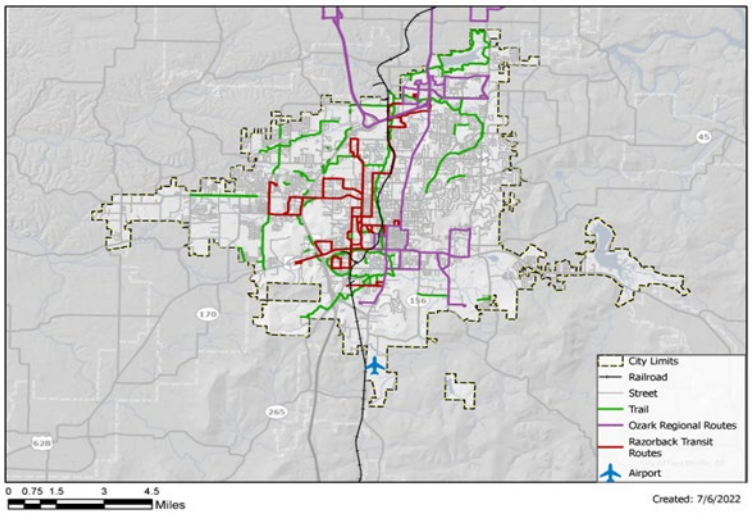
Transportation – Mass Transit

Mass transit in the city is provided by buses operated by Ozark Regional Transit (ORT) and Razorback Transit. ORT operates several routes internally in Fayetteville and external routes serving the rest of Northwest Arkansas. Their headquarters are in Springdale, Arkansas. Razorback Transit, owned and operated by the University of Arkansas, operates routes inside the city and has their main hub station located on the University of Arkansas campus in Fayetteville.

Transportation – Trail Network

Fayetteville owns and maintains an extensive paved trail network. Currently the city has 51.5 miles of paved walking and biking trails and 56 miles of soft surface trails. Long range plans include trail access within ½ mile of every resident.

Map 6: Transportation Networks



Transportation - Rail

The Arkansas & Missouri Railroad (A&M) owns and operates a well-maintained north/south rail line through the geographical center of Fayetteville serving mainly freight transportation; however, A&M does offer passenger excursion tours several times a year between Northwest Arkansas and Fort Smith. The department has conducted training with A&M personnel in the past for rail emergencies but does not currently have training scheduled with the corporation.

Transportation - Air

The City of Fayetteville Municipal Airport, Drake Field, is located near the southern boundary of the city near US-71 and serves several private charter airline companies that transport people and goods daily. Drake Field is classified as a an “Index B” airport. The department staffs a Federal Aviation Administration (FAA) certified Aircraft Rescue Firefighting (ARFF) emergency response force (ERF) 365 days a year.

Transportation – Water

The city is landlocked. While there are several rivers and lakes within the response area, water-based freight transportation is not a concern. The department is equipped and trained to conduct swift water rescues should an incident occur. The department does conduct several swift water rescues a year due to flooding after heavy rains.

Communication

The Fayetteville Fire Department's portable, mobile, and fixed communication system is part of a county wide 700/800 MHz P25 simulcast system that operates within the Arkansas Wireless Information Network (AWIN). The system provides the department with 95% coverage, interoperable public safety system for fire, police, and other city agencies to communicate. The department can communicate with aid partners local, regional, and statewide on the AWIN system. The communication system is maintained by a 24/7 Central Dispatch Center (CDC) located inside Fayetteville Police Headquarters.

CDC is overseen by the Fayetteville Police Department with the Dispatch Manager being the primary point of contact for the FFD through the Assistant Chief of Operations. The center is the Public Safety Answering Point (PSAP) and receives 911 cellular and landline calls inside the City of Fayetteville. In the event of the call center becoming overwhelmed or experiencing an interruption in service, calls roll over to an alternate PSAP/Dispatch Center located at Central EMS headquarters. As with all department stations, CDC is equipped with a standalone backup generator. Tower sites and associated equipment are equipped with backup generators to sustain operation during power failures.

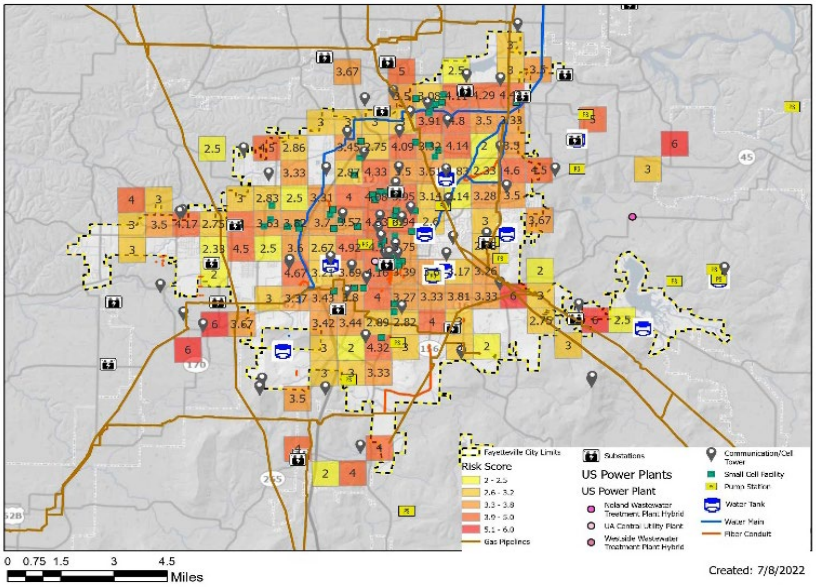
Community emergency alerts are primarily handled through Informacast, FEMA Integrated Public Alert & Warning System (IPAWS), local media, NOAA alerts, Notify Me, and Smart911.

Notify Me and Smart911 are free to citizens to opt into for usage. Notify Me is primarily used by the City of Fayetteville for non-emergency alerts. A statewide license for Smart911 was purchased by the State of Arkansas in 2012 with the goal of providing every resident access to the system free of charge. (Bryan, Wayne - Arkansas Democrat-Gazette, 2012)

CDC has fully intergraded Smart911 into the CAD system and receives information from callers if they have set up an account. Informacast is integrated with IPAWS and will send an alert to every mobile device within the city such as an AMBER Alert or broadcast from the national Emergency Alert System (EAS).

Energy

Map 7: Critical Infrastructure Assessment - Utilities



Electricity is provided to the city from two utilities. Ozarks Electric Cooperative is a non-profit member-owned cooperative with their primary focus on providing electric service to the rural areas of Northwest Arkansas. Ozarks Electric is the primary service provider for power to many of the homes and businesses that have been annexed into Fayetteville that were once part of Washington County. The resources Ozarks Electric utilizes to generate power are hydro, methane gas, and solar. (Ozarks Electric, 2023) Transmission lines are both above and below ground.

The main provider of electricity to the city is Southwestern Electric Power Company (SWEPCO). SWEPCO's primary focus is providing power to the urban and more densely populated part of Fayetteville. Their transmission lines are above and below ground. The resources SWEPCO utilizes to generate power are natural gas, coal, and wind.

The sole provider of natural gas to Fayetteville is Black Hills Energy.

All FFD stations have been built or retrofitted with whole building backup generators that draw their fuel from underground natural gas lines in the event of a loss of electricty. Regular checks, maintenance, and repairs are handled by a qualified private contractor.

Water

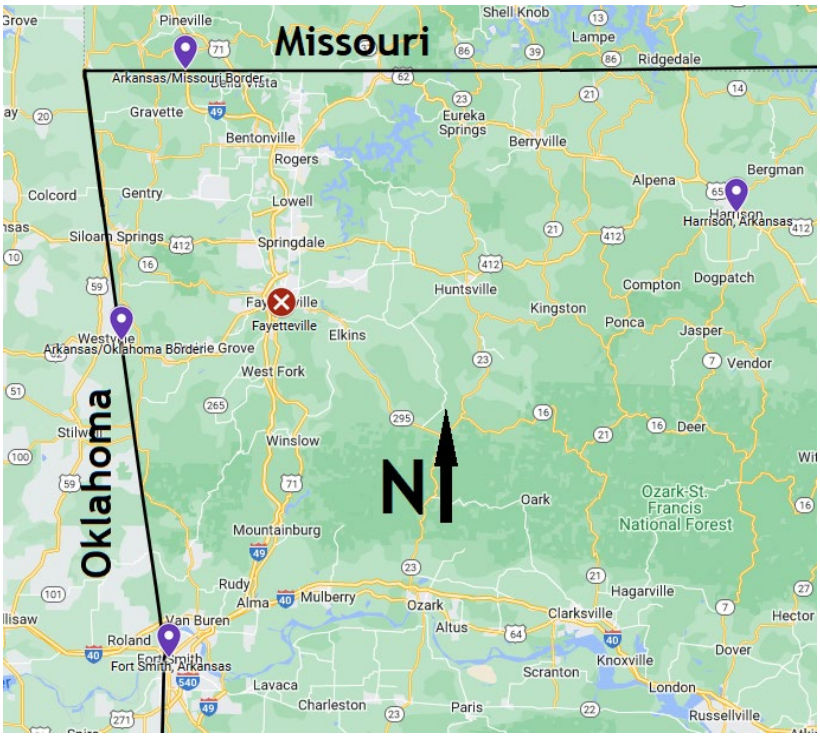
The water supply for the City of Fayetteville originates from Beaver Water District and is overseen by Fayetteville Water and Sewer. This utility serves residential, commercial, and industrial clients across the city, neighboring smaller municipalities, and Washington County citizens. Fayetteville Water and Sewer approximates an average daily supply of 18,500,000 gallons with the capacity to reach 40,000,000 gallons per day if needed. The city's utility infrastructure is well-equipped to meet this daily demand.

A comprehensive water maintenance initiative is in place to manage the water distribution systems and accommodate growth in Fayetteville, Farmington, Goshen, Greenland, portions of Johnson, and Wheeler. This program collaborates with other divisions, consulting engineers and contractors to address all aspects of the water system.

Geography

Fayetteville is in Washington County, Arkansas. Geographically the city is on the outskirts of the Boston Mountains, deep within the Ozarks, located in the northwest corner of the state. The city lies 60 miles north of Fort Smith, Arkansas, 30 miles east of the Arkansas/Oklahoma border, 40 miles south of the Arkansas/Missouri border, and 82 miles west of Harrison, Arkansas.

Map 8: Geographic Location of Fayetteville, Arkansas



Topography

Elevations within Fayetteville range between 1,100 to 1,500 feet above sea level, and the response area of the FFD has many steep hills. Considering the inclines, the department has historically purchased apparatus with low gearing, high torque engines, and modified angles of approach and departure to surmount the hills. Flooding can occur in low lying areas but does not remain flooded for extended periods due to the excellent natural drainage from the many creeks and streams. Winter weather can pose a challenge for emergency responses. Operations crews are trained to be proactive if snow and ice are forecasted and stations have appropriate snow chains and ice cables for their apparatus ready to be installed.

The Fayetteville Transportation Division is proactive when harsh weather is predicted, often blocking known roads that flood before a storm moves into the area and applying sand and/or ice melt to bridges and hills before freezing precipitation. The FFD and Transportation Division have a good working relationship and regularly communicate during adverse weather conditions.

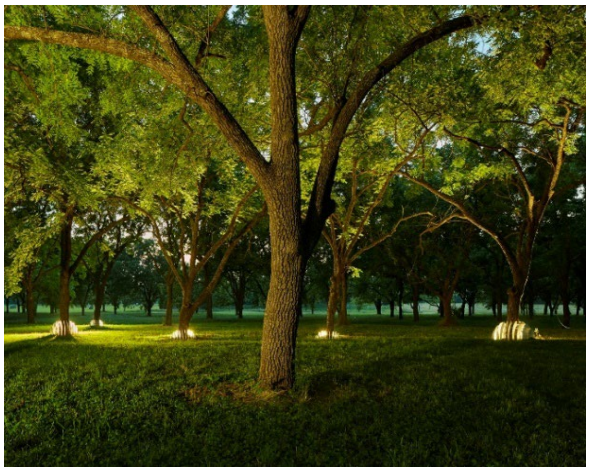
Geology & Physiography

The eastern and southern portions of the FFD response area are hilly uplands. The portions to the west and north are more level and consist of deep soil. Most of Fayetteville is underlain by the Fayetteville Shale and Boone Limestone formations. The rock is dense and somewhat resistant to weathering. The United States Department of Agriculture describes the local surface soils as “consisting of deep, well drained, moderately permeable soils that formed in residuum or colluvium from slightly calcareous sandstone.” (United States Department of Agriculture, 2003)

Prehistoric geologic activity in the region has caused faults wherein sub-surface areas have separated, creating a fault line or crack along where one area can move independent of another. Two such faults have been found within the general Fayetteville area. The Fayetteville fault dissects the middle of the city from southwest to northeast. The White River fault runs west-east along the area between northern Fayetteville and southern Springdale. No seismic activity has been experienced in either of these faults in recorded history.

The physiography of Fayetteville can be described as woodland forest and savanna. The native deciduous trees are a mix of oak species, hickory, black walnut, maples, pecan, and other hardwoods. The only pine trees native to Northwest Arkansas are the Shortleaf Pine and Loblolly Pine.

Example 1: Black Walnut Trees in The Drake Grove, U of A Farm.



Example 2: Poast Oak outside of the Fayetteville Public Library

Example 3: Boone Limestone Formation

Example 4: Fayetteville Shale Formation

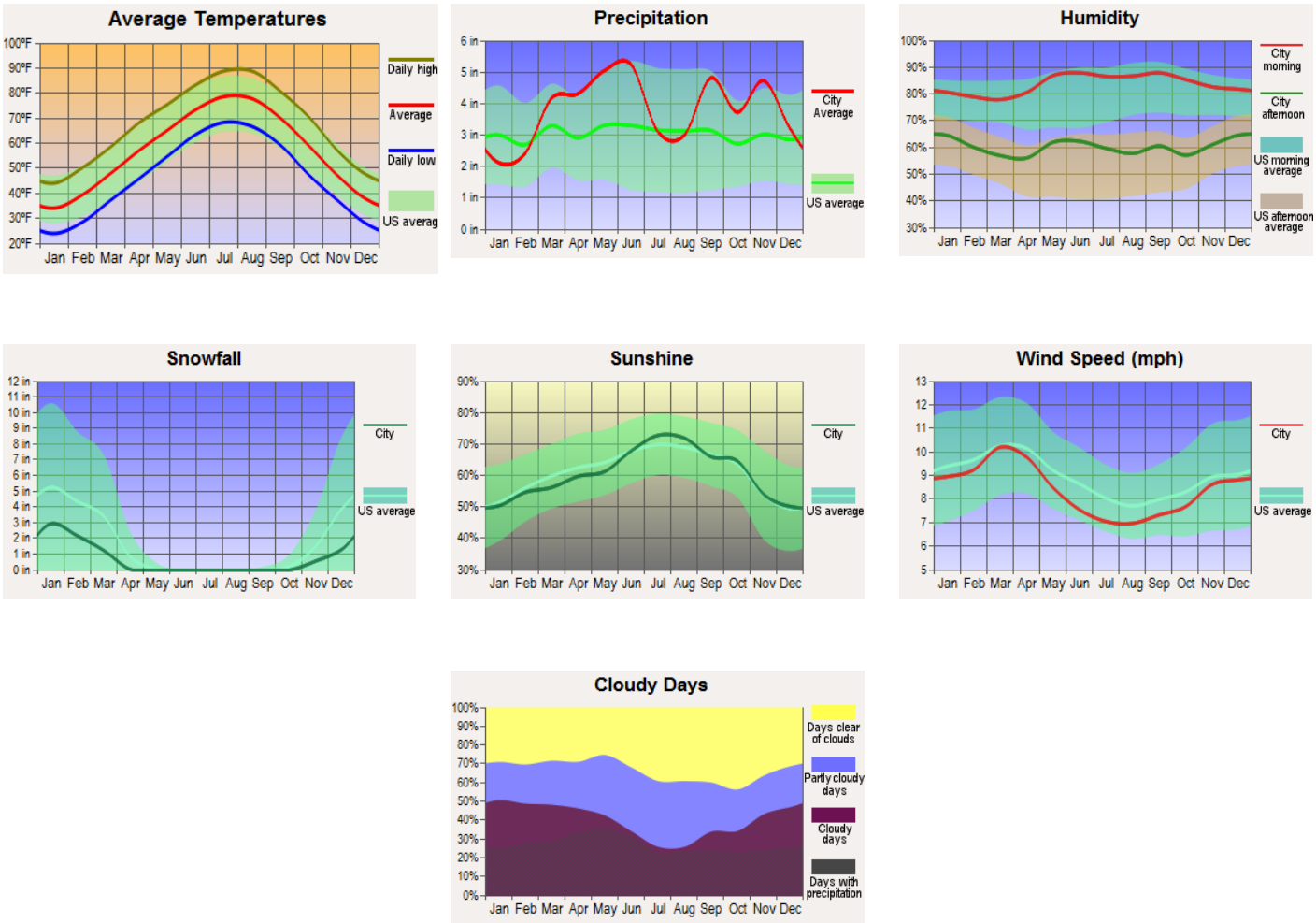
Climate

Fayetteville has a humid subtropical climate. The region experiences all four seasons and does receive cold air masses from the north; however, some of the Arctic masses are blocked by the higher elevations of the Ozarks. July is the hottest month of the year, with an average high of 88.7°F and an average low of 69.4°F. Temperatures above 100°F occur, on average, 3 times a year. January is the coldest month with an average high of 46.5°F and an average low of 26.9°F. Temperatures below 32°F occur on average 10.4 times a year, with 0.6 nights per year dropping below 0°F. The city's highest temperature was 110°F, recorded on August 3, 2011. The lowest temperature recorded was −24°F, on February 12, 1899. (NOAA, March 15, 2021)

Precipitation is weakly seasonal, with a bimodal pattern: wet seasons in the spring and fall, and relatively drier summers and winters, but some rain in all months. The spring wet season is more pronounced than fall, with the highest rainfall in May. This differs slightly from the climate in central Arkansas, where the fall wet season is more comparable to spring.

The Fayetteville-area historical tornado activity is near Arkansas state average. It is 86% greater than the overall U.S. average. Tornadoes can happen any time of year in Arkansas, but the two main tornado seasons are March to May and November to January.

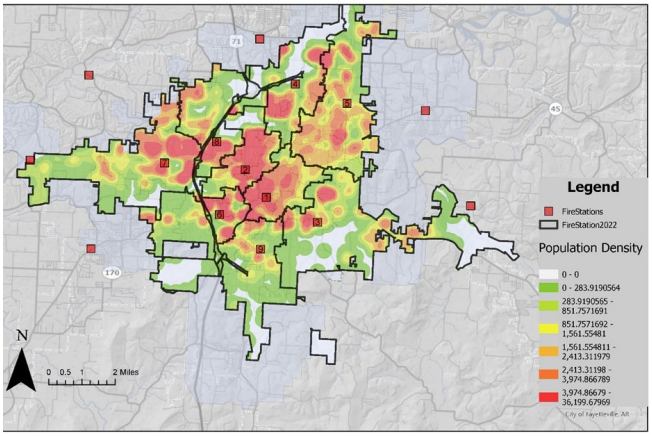
Figure 1: Climate Averages (City-Data.com, 2021)



Community Information

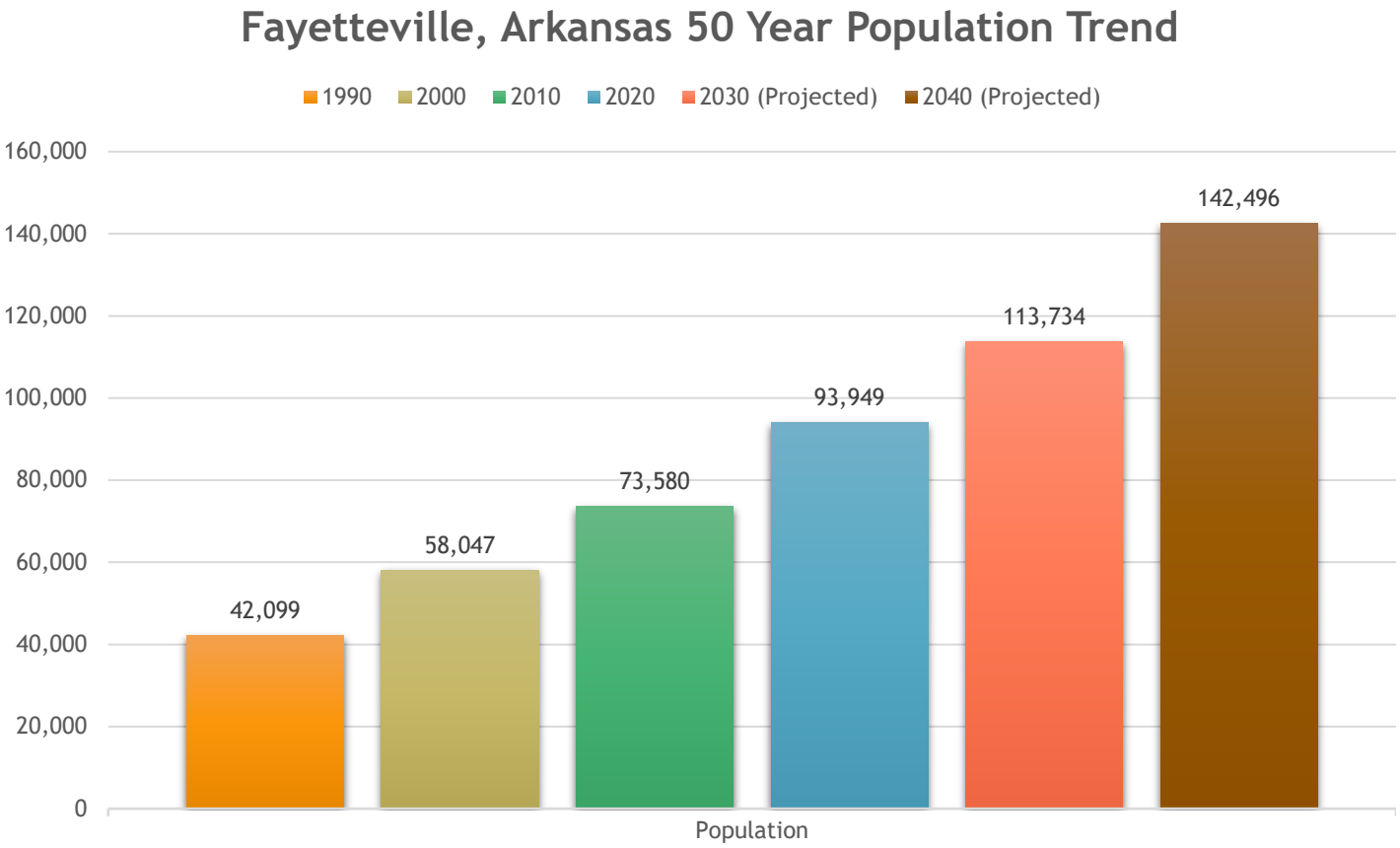
Population & Density

Map 9: Population Density Heat Map 2022



The FFD analyses population density in all planning zones throughout the city. While some zones have lower population density, the department utilizes the higher urban response standard for the entire city and incorporates response time standards into the location of fire companies and fire stations throughout the city. Planning zones where the department falls short of set standards become focal points for additional fire companies or stations. Beginning in 2017, the department utilized data analysis to locate areas in the city where response time standards were lacking. Using GIS modeling, potential locations for three new fire stations were pinpointed. This process was utilized to determine the location for the addition of Stations 8 and 9 and the creation of corresponding response areas. Land was secured in those locations, with help from a bond approval, and the property was secured. Fire Stations 8 and 9 were opened and placed in service at the end of 2022. This process also led to the relocation of Station 2, which is under construction as of this writing. The next areas of focus will be northeast, and west, depending on the data once the new Station 2 is in operation.

Graph 1 Sources (US Census Bureau, 2023) & (City of Fayetteville, Arkansas, 2020)



Community Consequences

The department utilizes records management software (RMS) to report monthly to the National Fire Incident Reporting System (NFIRS). The statistical data gathered contains information on property loss and civilian and firefighter injury and death. The data stored in RMS has satisfied all NFIRS requirements and has provided valuable statistical data for the department to analyze and report on. Data on property loss is provided in quarterly and annual reports, which are provided to all personnel, along with the governing body, and are available to the public. The department plans to continue to collect property, life, and environmental loss data for required reporting and future analysis.

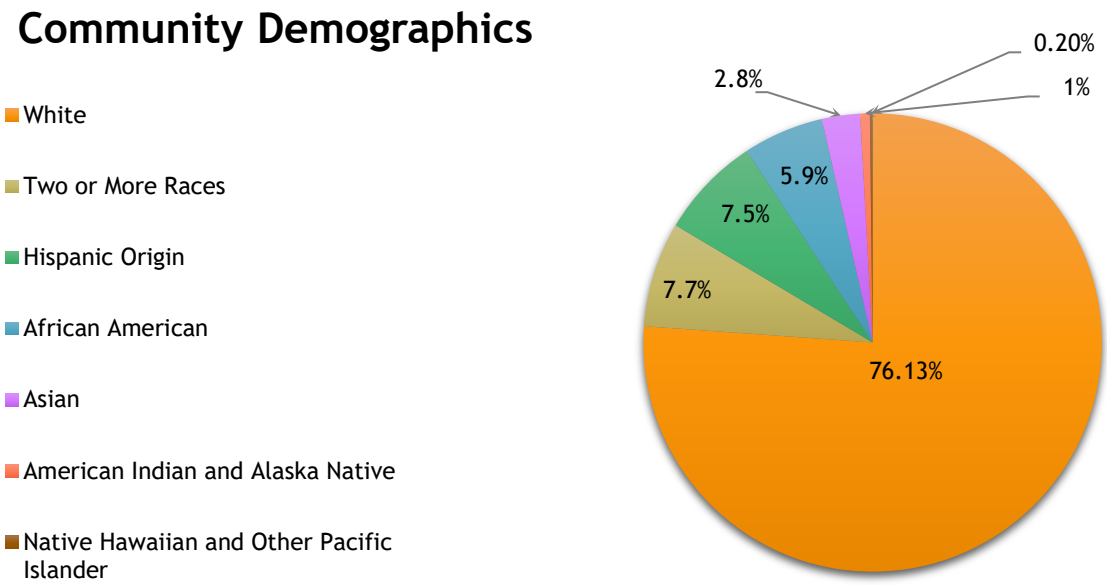
Community Characteristics

The department utilized the ESRI Accreditation Solution to identify response characteristics such as population density, transportation systems, land use, and physical characteristics. The City of Fayetteville's GIS department assigned this task to a dedicated analyst. These characteristics have been applied to the Fire Planning Zones, mapped, and are available in data form for further analysis. Different aspects of the data have been used when creating and modifying response areas and fire quadrants. The data and maps were utilized in determining the new station locations. GIS used transportation system components and topography when projecting apparatus response times and routes to be uploaded into the CAD for proximity dispatching and this integration has improved our response. The department hired a dedicated Emergency Manager in 2023 who will utilize the response area characteristics going forward to improve the services provided to the community and inform continued development of the city's emergency response guide.

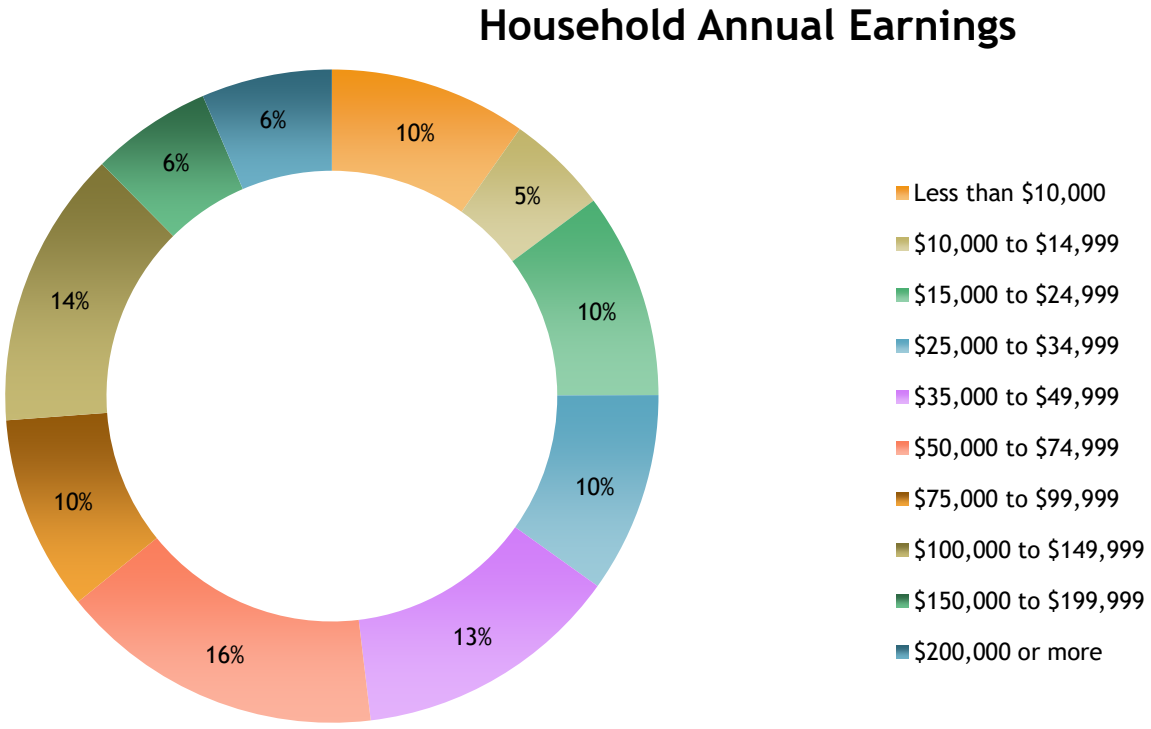
Demographics – Year 2020

Census data over the last two decades shows that Fayetteville is slowly, but gradually becoming more racially diverse. In the year 2000, 86.5 percent of residents identified themselves as white, by the year 2020 this number has decreased to 76.13 percent. Almost every other ethnic group has increased in population numbers as a percent of the overall population with Hispanics seeing the largest increase, from 4.9 percent in 2000 to 7.5 percent by 2020. The 2020 census race demographics are shown in the graph below.

Graph 2: Sources (US Census Bureau, 2023) & (City of Fayetteville, Arkansas, 2020)

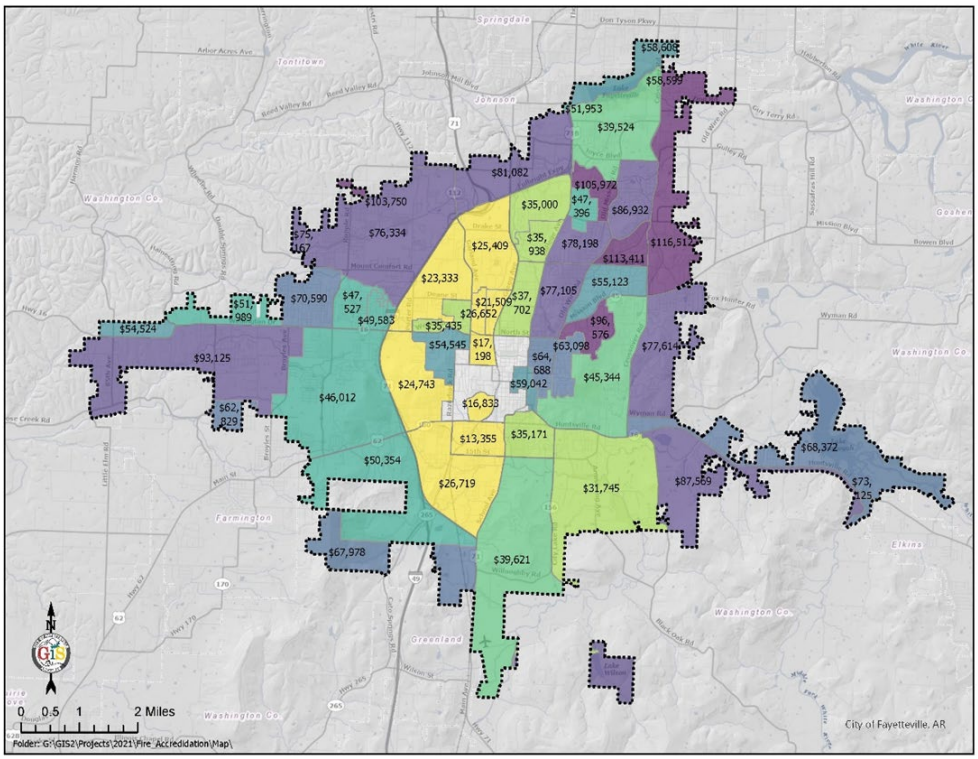


Graph 3: Source (US Census Bureau, 2020)



Median Income

Map 10: Fayetteville, Arkansas Median Household Income Map (City of Fayetteville GIS Division, 2022)



The median household income in Fayetteville for 2020 was $61,428, which was 14.5% greater than the median annual income of $52,528 across the entire state of Arkansas. Compared to the median income of $31,345 in 2000 this represents an increase of 49.0%. The per capita income in 2020 was $33,179, which means an increase of 44.8% compared to 2000 when it was $18,311. This information is based on data from 2000 / 2020 when the population of Fayetteville, Arkansas was 58,047 / 93,949. (US Census Bureau, 2023) (City of Fayetteville, Arkansas, 2020)

VII - Description of Agency Programs & Services

Fayetteville Fire Department Organizational Structure

As of 2024, the Fayetteville Fire Department employs:

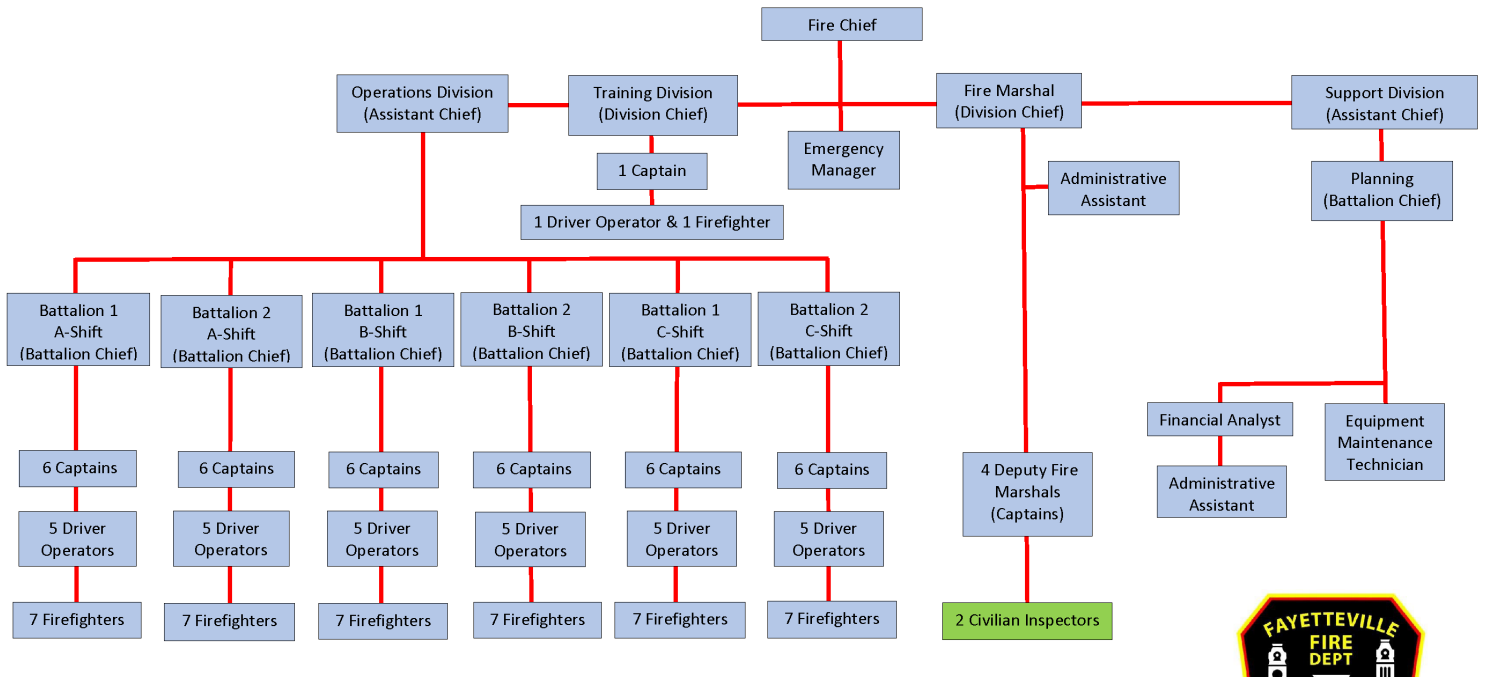
Uniformed Employees:

- 1 Fire Chief
- 2 Assistant Chiefs
- 2 Division Chiefs
- 7 Battalion Chiefs
- 41 Captains
- 31 Driver/Operators
- 43 Fire Fighters

Civilian Employees:

- 1 Emergency Manager
- 1 Financial Analyst
- 2 Administrative Assistants
- 1 Fire Equipment Maintenance Technician
- 2 Civilian Inspectors

Fayetteville Fire Department Organizational Chart - 2024



Fayetteville Fire Department Organizational Chart 2024

Fayetteville Fire Department Divisions

The FFD has a total of four divisions: Administration, Operations, Prevention, and Training.

Administration Division is staffed by the Fire Chief, Assistant Chief of Support, Planning Battalion Chief, Emergency Manager, Administrative Assistant, Financial Analyst, and Equipment Technician. The responsibilities of each position are indicated by their titles. Administration's focus is leading the department and addressing the needs of the community.

Operations Division is staffed by the Assistant Chief of Operations, 6 Battalion Chiefs (2 per shift), and 108 suppression captains, drivers, and firefighters. Operations personnel are tasked with protecting the community from natural and man-made emergencies such as fires, medical emergencies, flooding, motor vehicle incidents, natural disasters, Hazmat incidents, as well as general calls for service. The Operations Division's focus is protecting the community at large. Operations operates on a 48/96 3 shift rotation. Each shift has 2 battalion chiefs, 12 captains, 10 driver/operators, and 14 firefighters.

Prevention Division is staffed with a Fire Marshal Division Chief, four Deputy Marshals (Captain rank), one Administrative Assistant, and two civilian inspectors. The Prevention division's primary focus is new and existing building/business inspections, fire investigations, construction plan reviews, plat reviews, and community fire safety education. Community fire safety and education programs, scheduling station tours for citizens, scheduling firefighter visits to schools, and Fire Safety Month education are all managed by the Prevention Division.

The Fire Marshal Battalion Chief handles department PIO duties concerning fire investigations.

Fire Safety & Training Division is staffed by the Safety & Training Division Chief, one captain, one driver, and one firefighter. The division is tasked with developing the yearly department training schedule, auditing training records, coordinating with other training divisions in neighboring cities, communicating with the Arkansas Fire Academy, and basic maintenance of the FFD Training Tower.

The Safety & Training Battalion Chief carries out the duty of department safety investigations if a member is injured on the job or a safety concern is reported. They are also charged with managing the department Wellness and Fitness Initiative.

Fayetteville Fire Department Facilities, Staffing & Apparatus

The department is composed of 9 fully staffed stations, one unstaffed ARFF station, one Training Division Campus, and one Fire Marshal's Office (FMO). Station and front-line apparatus identification are sequentially numerical from 1 to 9. Reserve apparatus are identified by City of Fayetteville fleet number. Station 1 houses two companies while Stations 2 through 9 have single companies.

Daily shift operations consist of three 48/96 rotating shifts (A-Shift, B-Shift, & C-Shift), each shift is assigned 2 shift commanders, 12 captains, 10 drivers, and 10 firefighters. All suppression companies are staffed with a minimum of 3 qualified personnel while the two battalion units are staffed with a minimum of 2 qualified personnel. Minimum staffing per shift is 34 personnel. Apparatus housed in each station are listed in the descriptions below. A table is provided containing details for all apparatus operated by the FFD at the end of this section.

Station 1 303 W Center Street

Station 1 is in downtown Fayetteville and serves as the headquarters of the Fayetteville Fire Department. Station 1 houses eight operations personnel, including one shift commander, three captains, two drivers, and two firefighters. The administrative personnel working out of Station 1 are the Fire Chief, two Assistant Chiefs, Planning Division Battalion Chief, Emergency Manager, Financial Manager, and one Administrative Assistant. Front line apparatus operating out of Station 1 are Battalion 1, Engine 1, and Rescue 1. Unstaffed apparatus at Station 1 is WMD 1, Hazmat 1, and Boat 1.

Station 2 708 North Garland Avenue

Built in 1964 and located near the University of Arkansas, Station 2 is the smallest of the department's stations. As mentioned, in the department milestones, Station 2 is slated to be replaced and moved by Q4 2024 or Q1 2025. Station 2 houses three operations personnel and Engine 2.

Station 3 1050 South Happy Hollow Road

Station 3 is in the south-eastern part of the city and provides first due coverage of Fayetteville's industrial park. Station 3 houses three operations personnel, Ladder 3 and USAR 3. USAR 3 belongs to Washington County, Arkansas and is assigned to Northwest Arkansas Task Force 1 (NWA-TF1). USAR 3 is not staffed until activated.

Station 4 3385 North Plainview Avenue

Station 4 is in the north-central part of the city near the north Interstate 49/US-71 business interchange and geographically near the northern part of Interstate 49 in the city limits. Station 4 houses three operations personnel, Ladder 4, TRV 4, reserve Engine 38, and Boat 4. TRV 4 is equipped for emergency medical and brush fire responses on Fayetteville's trail network, the unit is not staffed until activated.

Station 5 2979 North Crossover Road

Station 5 is in the north-east part of the city. Station 5 houses three operations personnel, Engine 5, Brush 5, and reserve Engine 37. Brush 5 is equipped with a 200-gallon tank and gasoline powered pump skid unit for brush fire responses, the Brush 5 is not staffed until activated.

Station 6 900 South Hollywood Avenue

Station 6 is in the south-central part of the city near the Interstate 49/US-62 interchange, and geographically near the southern part of Interstate 49 in the city limits. Station 6 houses three operations personnel, Ladder 6, TRV 6, and reserve Ladder 39. TRV 6 is equipped for rapid emergency medical responses on Fayetteville's trail network and off-trail SAR. TRV 6 is not staffed until activated.

Station 7 835 North Rupple Road

Station 7 is in the western part of the city near the west geographic center if Interstate 49 and provides first due coverage to a large portion of Fayetteville's residential neighborhoods west of I49. Station 7 houses three operations personnel, Ladder 7, and reserve Ladder 32.

Station 8 2266 West Deane Street

Station 8 is located east of the geographically central part of Interstate 49 within the city limits and provides tanker capabilities to northwest annexed areas that lack adequate municipal water supplies. Station 8 houses five operations personnel, Battalion 2, and Engine 8.

Station 9 2250 South School Avenue

Station 9 is in the southern part of the city near the south Interstate 49/US-71 business interchange. Station 9 houses three operations personnel, Engine 9, TRV 9, and a portable air cascade trailer. Crew members must hold ARFF certification as Station 9 is the closest station to the Fayetteville Municipal Airport and is the first due for any ARFF emergency or standby. TRV 4 is equipped for emergency medical and brush fire responses on Fayetteville's trail network, the unit is not staffed until activated.

ARFF Station 385 West Ernest Lancaster Drive

The unstaffed ARFF Station located on the grounds of the Fayetteville Municipal Airport houses the ARFF Engine and the associated equipment for aircraft rescue and firefighting. Weekly checks of the apparatus, equipment, and grounds are conducted by the Station 9 companies. Currently the living quarters are being utilized by the Fire Equipment Maintenance Technician as an office.

Fire Marshal's Office 4140 South School Avenue

The Fire Prevention Bureau is in the southern part of the city adjacent to The Fayetteville Municipal Airport on US-71 business (South School Ave). The bureau provides staff vehicles for the Chief Fire Marshal, and deputy marshals. Two civilian inspector positions have been approved by the city council and will be hired in 2024. The two new positions will be provided vehicles and equipment when hired. All Equipment for fire investigations, evidence collection, and inspections are stored in a secure area the property.

Fire Training Division 2505 Borick Drive

The Training Division is in the south-eastern part of the city in the Industrial Park area. Built in 2016 with funding from a FEMA 90/10 grant, the campus has a six story 7,000 square foot tower, classroom facilities, two apparatus bays, a rubble pile for USAR training, and river access for swift water training. The classroom facilities have a “clean” classroom with separate outside entrances/exits to the restroom and shower areas so firefighters can enter the building in dirty turn out gear but not contaminate the classroom and office areas.

Table 2: Apparatus Information Index

Apparatus Designation	Location	Apparatus Type	Staffing Requirement
Engine 1	Station 1	2017 Pierce Arrow XT Pumper	1 Officer, 1 Driver/Operator, 1 Firefighter
Rescue 1	Station 1	2016 Pierce Arrow XT Rescue Pumper	1 Officer, 1 Driver/Operator, 1 Firefighter
Battalion 1	Station 1	2023 Chevrolet Tahoe	1 Shift Commander, 1 Officer
WMD 1	Station 1	2021 Mercedes Sprinter 4x4	Unstaffed until activated
Hazmat 1	Station 1	2001 International Navistar 4900	Unstaffed until activated
Boat 1	Station 1	Inflatable Rescue Boat	Unstaffed until activated
Engine 2	Station 2	2015 Pierce Arrow XT Pumper	1 Officer, 1 Driver/Operator, 1 Firefighter
Ladder 3	Station 3	2015 Pierce Arrow XT Quint with 75’ Aerial	1 Officer, 1 Driver/Operator, 1 Firefighter
USAR 3	Station 3	2018 Freightliner	Unstaffed until activated
Ladder 4	Station 4	2019 Pierce Ascendant 100’ Platform	1 Officer, 1 Driver/Operator, 1 Firefighter
TRV 4	Station 4	2012 Polaris Ranger 6x6	Unstaffed until activated
Reserve Engine 38	Station 4	2006 E-One Cyclone II Pumper	Reserve Engine
Boat 4	Station 4	Inflatable Rescue Boat	Unstaffed until activated
Engine 5	Station 5	2017 Pierce Arrow XT Pumper	1 Officer, 1 Driver/Operator, 1 Firefighter
Brush 5	Station 5	2002 Ford F350 w/200-gallon skid pump	Unstaffed until activated
Reserve Engine 37	Station 5	2005 E-One Cyclone II Pumper	Reserve Engine
Ladder 6	Station 6	2020 Pierce Arrow XT Ascendant 107’ Tiller	1 Officer, 1 Driver/Operator, 1 Firefighter
TRV 6	Station 6	2016 Honda Pioneer 4x4	Unstaffed until activated
Reserve Ladder 39	Station6	2005 E-One Bronto Skylift	Reserve Ladder
Ladder 7	Station 7	2018 Pierce Arrow XT Quint with 75’ Aerial	1 Officer, 1 Driver/Operator, 1 Firefighter
Ladder 32	Station 7	2001 E-One Cyclone II 75’ Aerial	Reserve Ladder
Engine 8	Station 8	2021 Pierce Enforcer High Capacity Pumper	1 Officer, 1 Driver/Operator, 1 Firefighter
Battalion 2	Station 8	2023 Chevrolet Tahoe	1 Shift Commander, 1 Officer
Engine 9	Station 9	2019 Pierce Impel Pumper	1 Officer, 1 Driver/Operator, 1 Firefighter
TRV 9	Station 9	2012 Polaris Ranger 6x6	Unstaffed until activated
Portable Air Cascade Trailer	Station 9	2018 Eagle Air Quest	Unstaffed until activated
ARFF Engine	Station 13	1998 E-One Titan	Unstaffed until activated

Fire Administration Programs & Services

Support Services

Support is staffed by assistant chief of support, a financial analyst, an administrative assistant, and a fire equipment maintenance technician. Support is responsible for: Finance and budget; fire station design, construction, maintenance, and repair; and equipment acquisition, testing, maintenance, and repair.

Finance & Budget

The Fayetteville Fire Department (FFD) is funded from the sales tax operations fund and capital improvement fund. Annually the FFD must submit a budget. The budget supports current operations, and all new requests are based on the needs of the strategic plan. The budget is then prepared by the city's budget department and is then approved by Council. Through the budget approval process, the funds are appropriated for the following year. Finance handles payroll, benefits, and procurement of supplies.

Station Design and Construction

After the need for a new fire station is established and the location determined, the support division works with the architect and contractor to design and build the station.

Station Maintenance and Repair

The support division is the clearing house for all station repairs and maintenance. Minor repairs and maintenance are completed by support. Support coordinates normal repairs and maintenance with the City's facilities management department.

Equipment Maintenance and Repair

The fire equipment maintenance technician oversees the maintenance and repairs of all equipment, including fleet vehicles and apparatus. They maintain, repair, and test our self-contained breathing apparatus (SCBA), SCBA fill stations, and bunker gear. They coordinate the annual testing of fire hose, fire pumps, ladders, and the aircraft rescue firefighting (ARFF) truck.

Planning

Planning is staffed with a battalion chief. It is tasked with department long range goals. Data analysis of call trends, identification of population growth areas, and identifying locations for future station locations are some of the chief concerns of planning. Planning is also tasked with department policy and guideline creation/maintenance and managing the accreditation program.

Emergency Management

The department has a full-time emergency manager who is responsible for maintaining the city Emergency Operations Plan (EOP), coordination with all city departments, critical community partners, local and mutual aid emergency services, Washington County Office of Emergency Management, and the Arkansas Department of Emergency Management.

The EOP is an extension of the Washington County EOP, as all requests for assistance at the state and federal level must be requested through Washington County Emergency Management. The EOP has city contacts, resources, and target hazard information that are specific to emergencies that fall within the boundaries of Fayetteville.

The EOP follows the FEMA National Response Framework. Included in the document are guidelines for all job duties and responsibilities for each Emergency Support Function. The EOP adheres to the use of NIMS and ICS. Threat and hazard assessments are completed regularly.

Fire Marshal Division Programs & Services

Fire Safety & Prevention Program and Services

The Fayetteville Fire Department (FFD) is committed to providing the community with fire and life safety education. The ultimate goal is to reduce the loss of life and property with a range of programs and services. These programs are designed to promote fire safety behavior for children, adults, and seniors. The following are some of the programs that are administered free of charge to the citizens of Fayetteville by the Fayetteville Fire Department and the Fayetteville Fire Marshal's Office (FMO).

Fire Station Tours

Tours include age-appropriate fire safety education, viewing the fire engines and firefighting equipment, and talking to the firefighters. Firefighters dress in their turnout gear with SCBA and demonstrate how they enter a home for a rescue or to fight a fire. Tours are geared to the audience age group. All stations except the airport rescue station are open to the public to schedule a tour between the hours of 08:00 and 17:00. Educational and promotional materials are provided.

Preschool Program: On-Site Visit and Fire Safety Lessons

Firefighters visit preschool facilities by appointment to start fire safety lessons early in their development. Children tour a fire apparatus, are encouraged to ask questions, and view a firefighter dressed in their turnout gear with SCBA to familiarize them with what a firefighter looks like and sounds like fully dressed out. Age-appropriate fire safety lessons are given, such as what to do when a smoke detector goes off. Fire safety messages like "stop, drop & roll," "crawl low and go," and "call 911" are discussed. Educational and promotional materials are provided to each student.

Fire Education Dogs

The Fire Marshal's Office (FMO) manages the Fire Education Dog (FED) program. The FED program is made up of department members that own Dalmatian or Dalmatian resembling dogs that have been trained to teach children fire safety by demonstrating "stop, drop, & roll," "feel the door for heat," "crawl low and go," among other talents. FED owners are wholly responsible for their dog and receive no compensation from the department for food or other necessities. FEDs must pass an obedience course, be up to date on vaccinations, and be approved by the Fire Chief. Fire Education Dogs are considered working members of the department. They are issued badge numbers and uniforms.

(Photo by J.T. Wampler-courtesy Northwest Arkansas Democrat/Gazette, 2023)

Fayetteville Schools: Fire Safety Education

The Fire Marshal's Office (FMO) operates the Fayetteville Public School District's Fire Marshal Program and partners to provide fire safety education throughout the school year to children, teachers, and staff. During the month of October, when Fire Prevention Week is celebrated, the Fayetteville Fire Safety House makes a visit to every school that houses grades kindergarten through third grade. Additionally, Fire Marshals conduct two required Fire Safety Inspections per school year at each school.

Fayetteville Schools: Fire Marshal Program

At the beginning of the school year, Principals of each school in the City of Fayetteville choose 5-10 students to become School Fire Marshals. The chosen students attend School Fire Marshal Training at Fire Station 1. The program includes meeting the Fire Chief and Chief Fire Marshal, an interactive presentation on the importance and responsibilities of a School Fire Marshal, and simple fire safety tips to apply at home.

Fire Safety House

The Fire Safety House is a mock version of a private home equipped with stove, microwave oven, fireplace, heated door, smoke detectors, and theatrical smoke. Fire safety prevention is discussed outside. Inside simulates real-life fire conditions and theatrical smoke. When smoke detectors sound, participants can practice the correct way to evacuate a building: get low and go, feel the door, and move to another exit if hot. Once outside, participants meet at a designated meeting place. The Fire Safety House is for all participants, of all ages, and is especially suited for children and families. Participants experience the importance of having a fire escape plan and learn to practice it often. The Fire Safety House is used at schools and large community events.

Adult Fire Safety Education for Businesses, Civic Groups, Organizations

Fire safety education presentations can be given to Fayetteville businesses, of any kind, with adult audiences. This program, offered by the Fire Marshal's Office (FMO), is designed to provide information for on-the-job fire safety practices. Topics include evacuation procedures, electrical safety, maintaining exits and stairway clearances, home fire safety, and fire extinguisher training. The presentation is free to any interested business or civic group.

Fire Extinguisher Training

The Fire Marshal's Office (FMO) offers a hands-on training program using the "FiAR Fire Extinguisher Augmented Reality Training System." This unique system allows participants to learn the proper use of a fire extinguisher using a 10-pound portable fire extinguisher with iPad attachment. The environmentally clean training can take place indoors during any time of the year at no cost to business owners or organizations. (JHB Group, 2022)

Smoke Detector Program

The department provides smoke detectors to ensure that every residence in the City of Fayetteville has an operating smoke detector. Citizens fill out an application online and make an appointment for an on-duty fire company to install the detector(s) at no cost.

Home Safety Evaluation Program

The Fire Marshal's Office (FMO) provides Home Safety Evaluations for Fayetteville residents. The visit is free to any citizen of the city. The Home Safety Evaluation visit helps provide the information to create a fire-safe environment. Benefits include checking/replacing smoke detector(s), making and reviewing a fire escape plan, identifying kitchen hazards, learning proper use of electrical wiring, and proper storage of flammable liquids.

Youth Fire Intervention Taskforce (YFIT)

The Fire Marshal's Office (FMO) is part of the county-wide Youth Fire Intervention Taskforce. The mission of the Youth Fire Intervention Taskforce is to provide youth fire prevention through family fire safety education. Monthly meetings include representatives from city and county fire departments, law enforcement agencies, child advocacy centers, mental health agencies, school representatives, the Washington County Juvenile Court & Detention Center, and Washington County Children and Family Services.

Fire Inspection Program

The Fire Marshal's Office (FMO) does not have a formally adopted fire inspection program. The FMO complies with the minimum required by Arkansas State statute for inspections. The fire inspection program has been an area of concern for several years. The level of inspections required for new construction has overwhelmed the FMO's resources. Two new inspectors were approved in the 2024 budget. New inspections software was purchased to improve the inspection program.

Fire Investigation, Origin, and Cause Program

The Fire Marshal's Office (FMO) conducts fire origin and cause investigations in the city and will assist outside departments or agencies if requested for aid. The division is staffed with one Chief Fire Marshal and four Assistant Fire Marshals. Each Marshal has received specialized training in fire investigation and law enforcement. A representative from the FMO is always on call to respond in a timely manner to begin a fire investigation when dispatched.

In addition to the duties of fire investigation and managing the community education programs, the FMO is responsible for the following duties:

- Business License Approval/Renewal
- Apartment Inspections
- New construction/remodel inspections
- Environmental Access Surveys
- Fireworks Vendor Permitting/Tent Inspections
- Knox Box Approvals
- Licensed Facility Fire Inspection
- Mobile Vendor Inspections

Fayetteville Fire Department Operations Programs & Services

Fire Suppression

The department defines fire suppression as any activity involved in controlling and extinguishing fires.

The department responds to structure fires involving single-family dwellings, multi-family dwellings, high-rise commercial and industrial occupancies, high hazard/high-risk structures such as churches, hospitals, nursing homes, assisted living facilities, schools, sororities/fraternities, and dormitories within the city limits of Fayetteville and provides automatic aid to neighboring jurisdictions as needed.

Other fire-related responses involve mobile property such as road freight, rail freight, heavy equipment, passenger vehicles, aircraft, urban wildland, and dumpster fires. The department delivers fire suppression services via 10 staffed front-line fire apparatus out of 9 stations 24 hours a day, 7 days a week. Additional specialty unstaffed apparatus is available when needed.

Emergency Medical Services

Uniformed employees within the department serve a crucial function by acting in a first response role in the capacity of National Registry of Emergency Medical Technicians (NREMT) to support the Advanced Transport EMS Care Provider, Central EMS, within the city of Fayetteville. This initiative undertaken by the department strictly aligns with the Northwest Arkansas Regional EMS Protocols, serving as its fundamental operational framework. These protocols are meticulously devised and established by EMS educators and Medical Directors from EMS agencies across the Northwest Arkansas region.

Hazmat & Technical Rescue

The department is staffed and equipped to respond to city, county, and statewide Hazardous Materials (Hazmat) and Technical Rescue Incidents. All department members have received Hazmat and Technical Rescue training to the Awareness level. The 40 members of the department's Special Operations Section (SOS) team are cross trained in Hazmat and Technical Rescue to the Specialist level. All team members must obtain 48 hours of yearly continuing education for both disciplines, 24 hours for Hazmat and 24 hours for Technical Rescue. All continuing education must be department approved and consistent with NFPA 1006 and NFPA 472. All company members of Engine 1 and Rescue 1 must obtain and maintain Specialist level training within 365 days of being assigned to the respective companies. Within the SOS Team are 12 members further certified through the State of Arkansas as Chemical, Biological, Radiological, and Nuclear (CBRN) Specialists to respond to domestic terroristic incidents. These 12 members make up the CBRN Team.

Engine 1 and Rescue 1 are housed at Station 1 and are the two frontline apparatus tasked with Hazmat and Technical Rescue responses, staffed with at least one Technician on each unit of each discipline every shift. The remaining two crew members on each unit must be qualified to the level of Apprentice or higher. Additionally, Station 1 houses Weapons of Mass Destruction 1 (WMD 1) and Hazmat 1. WMD 1 and Hazmat 1 are supporting apparatus and are deployed when an incident demands specialized equipment. Additional Hazmat and Technical Rescue personnel are dispersed throughout the city on each shift and can be requested when needed.

WMD 1 serves as a mobile command vehicle that is outfitted with equipment able to detect, classify, and identify CBRN threats. Members of the CBRN Team will be deployed in the event of a possible domestic terrorism incident in the State of Arkansas, or regionally via Emergency Management Assistance Compact (EMAC) agreements. This includes, but is not limited to, hazards presented by chemical and biological warfare, radiation, nuclear, and potential explosive material detection. The team is deployed at the request of the Arkansas Department of Emergency Management (ADEM). The CBRN Team will assist local agencies with detection, identification, and sampling of potential WMD material. If the scope of the incident is beyond the capabilities of the CBRN Team, the 61st Civil Support Team (61stCST) located in Little Rock, AR will be requested for assistance. Any incident that lasts longer than 12 hours requires the request of the 61st CST.

The FFD is the leading agency of the Northwest Arkansas Urban Search and Rescue (NWA-USAR) Team and is part of Arkansas Task Force-1 (ARTF-1). NWA-USAR is the regional component of ARTF-1 with ARTF-1 being the state level organization.

The department houses a large portion of the specialized equipment belonging to ARTF-1 delegated to the northern half of the state, including the USAR 3 tractor-trailer apparatus. All housed ARTF-1 specialized equipment is available for department use and training without request.

Aircraft Rescue and Firefighting Services (ARFF)

The FFD provides a Federal Aviation Administration (FAA) Part 139 aircraft firefighting force. This service is provided on an as needed standby basis determined by the aircraft size. The department provides (1) National Fire Protection Agency (NFPA) Aircraft Rescue Firefighting (ARFF) unit capable of providing multiple extinguishing agents and (2) FAA Part 139 certified ARFF firefighters on duty at all times.

Although the ARFF station is not permanently staffed, the ARFF program operates efficiently and is able to provide dual roles within the city. Policies and practices are in place to ensure coverage levels are met in a timely manner for specific aircraft emergencies and standbys.

The department has determined that the current standard of cover based on incident style has proven to be sufficient and needs no modification. This has been and will continue to be measured against best national practices, standards, and recommendations by the FAA.

Firefighter Safety & Training Division Programs & Services

The Fayetteville Fire Department (FFD) has in place annual NFPA 1582 health physicals, access to physical fitness equipment at each station and training center, a peer support team for mental health, and an employee wellness program. Policies and personal protective equipment are in place to limit job related exposures from blood and airborne pathogens, carcinogens, and physical injuries.

The FFD training program meets the growing needs of the department. The FFD Training Division seeks input from members of the department for training ideas to support their changing needs. The FFD is training our personnel to meet the growing demands of our community following the department's vision statement "ensure our firefighters are trained in the latest firefighting techniques." The FFD Training Division provides quarterly company training that encompasses training and familiarization with new equipment or scenarios that may be faced by the department. A good example of this is the FFD recently issued personal escape device kits to all line personnel that wanted one. Prior to issuing the device to an individual, the individual had to review video instruction on the basics of the kit, receive in-person instruction on the kit, and then progress in live training with the kit through practical application in a controlled environment.

Firefighter Safety Programs

Wellness Program

The Department provides annual medical and physical fitness evaluations along with a Peer Fitness Team. Every staffed-station as well as the training center is equipped with physical fitness equipment, which is available to personnel on- or off-duty. According to policy personnel that are on duty they are allowed 90 minutes to work out each 24-hour shift for shift personnel and 60 minutes for each 8-hour workday for staff personnel. In addition to the physical component of the department wellness program, the department provides multiple options for confidential employee assistance programs and a Peer Support Team. The FFD provides physical fitness equipment at all staffed stations as well as the training center. Personnel have access to all equipment while on, or off, duty. Each of these equipped facilities is equipped with cardio and

strength training equipment. In 2024, the training center's fitness facility was expanded and remodeled to facilitate group workouts that occur during the regional fire academy.

Occupational Health and Safety Training Program

The FFD provides instruction on new equipment and procedures when they are introduced. The FFD also provides initial workplace safety practices for new hires. The FFD made a complete change of self-contained breathing apparatuses (SCBAs) at the beginning of 2023. To prepare for the transition to the new SCBA, the FFD training division sent out online training videos for personnel to become familiar with the features of the new SCBA. The new SCBAs, RIT bag, and Pack tracker were also used in hands on training prior to being used on all apparatus. Likewise, bailout kits were provided to all shift personnel. FFD personnel familiarized themselves via online videos prior to receiving hands-on instruction at the Training Center.
The FFD has implemented two policies with specific actions on a fire scene to limit exposure to cancer causing substances and direction on exchanging soiled bunker gear for clean bunker gear.

Training & Education Programs

The FFD is training our personnel to meet the growing demands of our community following the department's vision statement "ensure our firefighters are trained in the latest firefighting techniques." The FFD Training Division provides quarterly company training that encompasses training and familiarization with new equipment or scenarios that may be faced by the department. The training program also coordinates the annual renewal/refresher training required for special certifications/licensing. These certifications/licensing include but are not limited to hazardous materials, Technical Rescue, ARFF, and EMS. The bulk of the training program is administered in a quarterly fashion. Live-fire training, company drills, and hands-on EMS training occur quarterly. Live-fire training incorporates multiple companies, working together in real world scenarios. Additional classroom EMS training occurs every month of the year.

Firefighter Training

The FFD conducts quarterly company training and burns to maintain proficiencies for fire personnel. The FFD provides training that supports its essential functions. The FFD Training Division coordinates and facilitates multiple classes throughout the year to assist personnel to reach their promotional timeline goals. All of the yearly scheduled training is viewable by all personnel of the FFD and accessible to those personnel interested in the class. Vector Solutions software is essential to tracking all training completed by personnel. The Training Division is responsible for ensuring that personnel meet the required hours to meet certification levels and NFPA guidelines.

Emergency Medical Technician Training

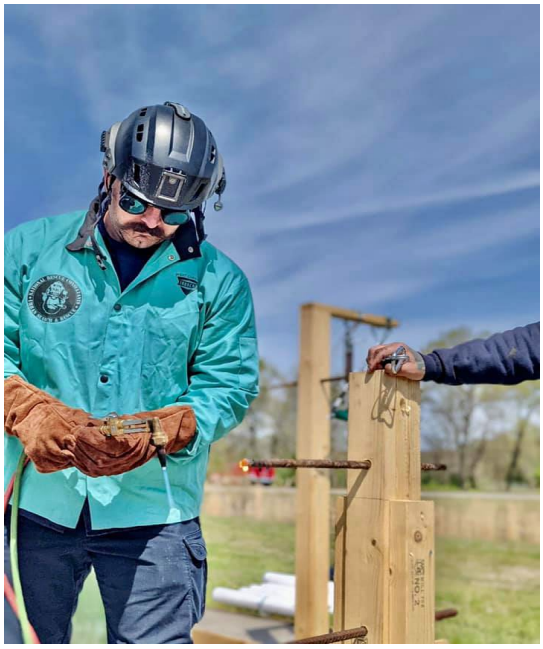
All FFD personnel are licensed by the National Registry of Emergency Medical Technicians, to either the Basic, Advanced or Paramedic level. The FFD Training Division works closely with Central EMS to ensure all personnel receive 40 hours of continuing education biannually. This training is a mix of classroom and hands-on.

Airport Rescue and Firefighting (ARFF) Training

Annually the FFD Training Division provides a CFR139 approved class to ensure the ARFF certified personnel. They also coordinate live-fire training with XNA Regional Airport to provide ARFF live fire training. Both are required, at least annually, for all ARFF certified personnel.

Special Operations Section (SOS) Training

The SOS team is responsible for special rescue incidents as well as all hazardous materials/weapons of mass destruction incidents. The FFD Training Division provides and hosts all levels of specialized training to support this team. Outside agencies are brought in throughout the year to provide top notch training.



VIII - All-Hazard Risk Assessment of the Community

Community Risk Assessment and Risk Levels

Risk Assessment Methodology, Classification, and Categories

While developing the Community Risk Assessment Standards of Cover (CRASOC), the FFD divided all calls for the previous three years into five categories: Fire Suppression, EMS, Technical Rescue, Hazmat, and ARFF. The calls under these categories were then broken into low, moderate, high, and maximum risk categories. The department's Critical Tasking Tables are displayed in Appendix B. The tables define scene assignments and the minimum number of firefighters required to achieve the department's Effective Response Force for every call for service.

NFIRS call types were assigned to these levels through a process involving the critical task analysis conducted by the department's Chief Officer group along with the three-axis risk model. The three-axis model assigns a risk score to incident types based on incident probability, consequences to the community, and impact on department resources. Once these risk scores were established, CAD dispatch assignments were adjusted accordingly to align deployments with the assigned level of risk.

The three-axis methodology is applied by assigning a score for the three risk dimensions. When the risk dimension scores are inserted into Heron's Formula Modified for Tetrahedrons, a risk calculation is quantified and represented visually in the surface area of the triangle. This standardized approach allows the department to identify the severity of risk, by risk category, in each risk class through the stratification of risk scores.

Geographical Planning Area & Zones

General statistical data such as call volume, response times, Emergency Response Force (ERF) total response times are broken down by fire station response areas numbered 1-9 corresponding to each station, and a special response area for Interstate 49.

To further break down data, the department has created 212 "Fire Planning Zones" utilizing the US National Grid System 1,000-meter squares for a more granular analysis of the city. Data from these squares is used to determine the need for additional resources and facilities, identify service gaps, and predict the service impact of growth and development. All data from fire station response areas and the fire planning zones is analyzed by the planning division and displayed in a quarterly report. This report is presented to Fire Administration during a weekly staff meeting, then distributed to all department personnel via shift commander's station visits, sent to all personnel via email, and stored on a shared network drive that all department uniformed, and civilian personnel have access to.

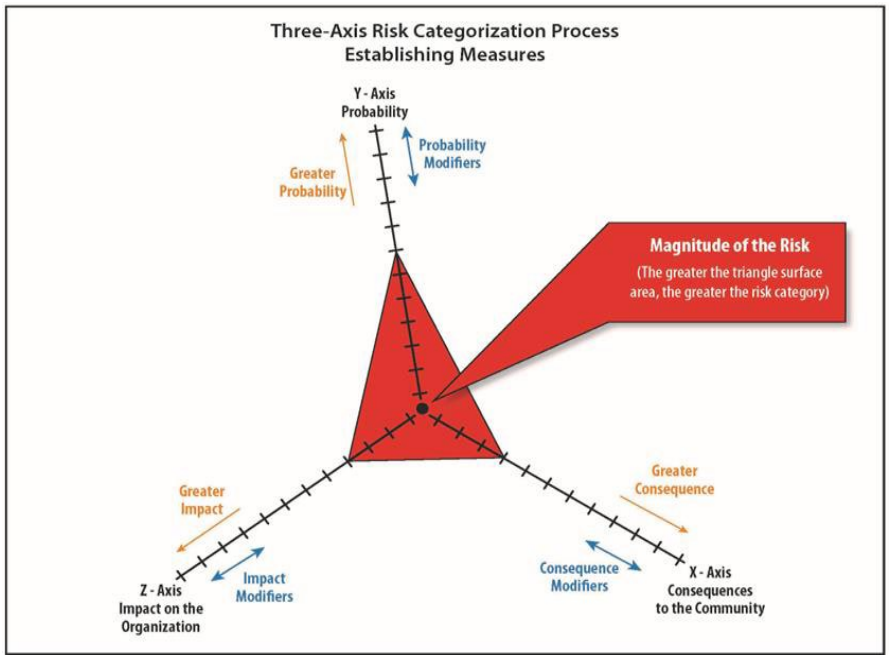
The department analyses population density in all planning zones throughout the city. While some areas have lower population density, the department does not differentiate between rural and urban when developing response time standards. Instead, the department incorporates response time standards into the location of fire companies and fire stations throughout the city. Fire Planning Zones where the department falls short of set standards become focal points for additional fire companies or stations.

Methodology (Probability/Consequence/Impact of Event Risk)

The Three-Axis Model

The three-axis methodology functions by assigning a score to each response in three risk areas: probability, community consequence, and agency impact. Within the model, a score in each risk area is represented as a point on the axis. These axes are rated on a scale of 2 to 10 using even numbers (2, 4, 6, 8, 10), where 2 signifies low risk and 10 denotes a maximum-risk score.

Example 5: Three-Axis Categorizaion Model



Scores for the risk areas are plugged into Heron's Formula Modified for Tetrahedrons to calculate a risk score. Heron's formula computes the area of a tetrahedron, which is then represented as a risk score. The level of risk scores in each classification determines a risk category based on the degree (low, moderate, high, or maximum). This risk category helps delineate the relationship between community requirements and the commitment or resources. The risk-based response offers a logical and rational strategy for company deployment. The magnitude of the risk is determined by the greater the total area of mass, the greater the risk category level. For example, a tetrahedron with a greater mass will translate to a higher category of risk level than a tetrahedron with a smaller mass.

Example 6: Heron's Formula

Heron's Formula modified for tetrahedrons:

$$Risk\ Score = \sqrt{\frac{(PC)^2}{2} + \frac{(CI)^2}{2} + \frac{(IP)^2}{2}}$$

P = Probability (Y axis)
C = Consequence to the community (X axis)
I = Impact on the agency in drawdown vulnerability (Z axis)

Y Axis – Probability

The department calculated probability by determining the average annual incidents for each response over a three-year period from 2021 through 2023. Based on historical call data, the more likely an incident type will occur, the higher the risk score assigned to the incident type (2- low probability, 10-very high probability).

X Axis – Community Consequences

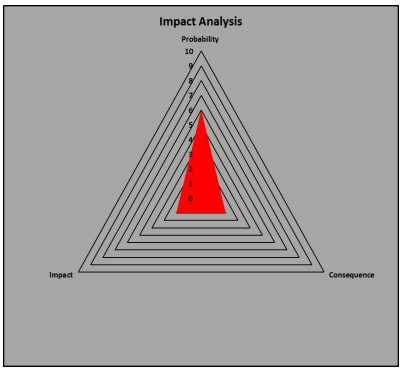
Community consequence is the significance of the actual loss to the community. Factors to consider are potential economic loss, property loss, historical importance, and life loss/injury. Community consequence is scored on a scale of 2 to 10 (even numbers), with 2 indicating low community consequence and 10 indicating high community consequence.

Z Axis – Agency Impact

Agency impact of an incident type is calculated by evaluating the number of agency resources utilized for the emergency event based on the established critical tasks. Residual coverage effect refers to the reserve capacity for area protection, deployment and/or coverage. Agency impact is scored on a scale of 2 to 10 (even numbers), with 2 indicating low agency impact and 10 indicating high agency impact.

The department strives to deliver consistent service levels throughout the city. After completing the risk analysis, the Chiefs group, along with the Union President and Emergency Manager, completed the critical task analysis for all emergency risk levels. The risk levels include low, moderate, high, and maximum for Fire, EMS, Technical Rescue, Hazmat, and ARFF. Once the critical task analysis was completed, the needed changes in deployment were identified, and plans were made for dispatch to update the deployments.

Example 7: Impact Analysis Example for NFIRS Code 151



The department monitors all aspects of service delivery every quarter. These aspects include call handling time, turnout time, first unit travel times, ERF travel time, and total response time. The times are analyzed to the ninetieth percentile and are compared to goal times. These results are published in the department quarterly reports, FFD annual reports, and the annual program appraisals. Unit utilization is also monitored for all companies quarterly. A unit reliability goal of 90 percent has been established as a baseline.

Example 8: Risk Score & Risk Category

Risk Score	Risk Category
3.46 – 12.33	Low
13.86 – 26.53	Moderate
28.14 – 48.00	High
59.40+	Maximum

Risk Assessment

Data is gathered from the department's records management every quarter at the minimum. This data is sorted by NFIRS code and placed into the identified risk classification for further analysis. Appendix C contains the full-page tables NFIRS Code Risk Scoring. The risk classifications are Fire, EMS, Technical Rescue, Hazmat, and ARFF. The department maintains gap charts for each classification to the 90th percentile following the methods outlined in ***SOG-502 Dataset Outlier***. This performance data is published quarterly, annually and in the program appraisals. Station Gap Charts are provided starting on page 68.

While preparing each quarterly report, the planning division uses ArcGIS Pro to geocode incident data, including response times. This data is joined to Fire Planning Zones, Station Response Areas, and Political Wards. The data is made available through the use of GIS maps and spreadsheets.

The department monitors response times by both Station Response Areas and Fire Planning Zones. Data is available for call handling, turnout, first unit, ERF, and total response times for all responses.

A critical task analysis was conducted and finalized in January 2024. Historical data divided each risk category into low, moderate, high, and maximum levels. A deployment strategy was then completed for each based on the needed personnel and apparatus that were identified.

The results of monitoring and publishing this data have resulted in a greater awareness of performance and gaps throughout the department. Company officers have begun to take more ownership in this and have worked with their crew members to get better. While the analysis has shown a downward trend in turnout times, there is still much room for improvement in all areas.

Fire Suppression Services

The area included in the city limits of Fayetteville was assessed to evaluate the community's fire risks. Three primary components were utilized as part of the evaluation, as described below.

Y Axis – Probability

Probability involves assessing the likelihood of an emergency occurring within a specified timeframe. The calculation of probability is based on determining the average annual incidents over the three-year period from 2021 to 2023. According to historical data, incidents with a higher likelihood of occurrence result in a correspondingly higher risk score.

Probability

Score	Frequency	
2	Rare	(0 – 3.9 events per year)
4	Quarterly	(4 – 11.9 events per year)
6	Monthly	(12 – 51.9 events per year)
8	Weekly	(52 – 364.5 events per year)
10	Daily	(365 – 1000 events per year)

X Axis - Community Consequence

The impact of fire incidents on a community is determined by the potential economic and life losses or injuries.

The risk of life loss or injury is higher in places of employment or sleeping areas/homes. Although there is a risk of fire incidents at places of employment, people are generally alert and can avoid serious injuries. Businesses, being subject to annual inspections and equipped with fire protection systems, are better prepared. Residential areas, on the other hand, present a greater risk of life loss or injury due to the presence of sleeping areas that may be challenging to escape. According to the United States Fire Administration (USFA), residential buildings accounted for 96 percent of all civilian fire fatalities from 2016 to 2020. Additionally, during the same period, 82 percent of firefighter injuries related to fires reported to NFIRS were associated with structure fires. Firefighter injuries occurred three times more frequently in residential structures compared to nonresidential structures.

Community Consequence

Score	Potential Financial Loss	Potential Life Loss	Potential Historical, Emotional, Environmental, Social Impact
2	No Loss	No Loss	No Impact
4	Minor Loss	Single Life	Low Impact
6	Moderate Loss	Single with possibility of Multiple	Moderate Impact
8	Significant Loss	Potential Multiple Lives	Significant Impact
10	Extreme Loss	High Probability of Multiple Lives	Extreme Impact

Z Axis – Agency Impact

The allocation of agency resources is determined by the critical tasks associated with the incident type. The calculation of the risk score for an Emergency Response Function (ERF) is based on the required number of personnel. As the response necessitates more resources, the available residual resources within the system to address other emergencies diminish.

Agency Impact

Score	Apparatus Count	Impact Scoring
2	1	1
4	2 to 4	2
6	5 to 6	5
8	7 to 10	7
10	11+	11

Emergency Medical Services

The area included in the city limits of Fayetteville was assessed to evaluate the community's emergency medical service risks. Three primary components were utilized as part of the evaluation, as described below.

Y Axis – Probability

Probability involves assessing the likelihood of an emergency occurring within a specified timeframe. The calculation of probability is based on determining the average annual incidents over the three-year period from 2021 to 2023. According to historical data, incidents with a higher likelihood of occurrence result in a correspondingly higher risk score.

Probability

Score	Frequency	
2	Rare	(0 – 3.9 events per year)
4	Quarterly	(4 – 11.9 events per year)
6	Monthly	(12 – 51.9 events per year)
8	Weekly	(52 – 364.5 events per year)
10	Daily	(365 – 1000 events per year)

X Axis - Community Consequence

The community consequence involves examining the magnitude of impact or anticipated loss that the residents will face, community, and response area will face. It focuses on the importance of the actual loss to the community. The assessment of community consequences in EMS incidents is established by considering potential the loss of life, injury, and economic loss to the area served.

Considerations taken when determining EMS consequence scoring:

- Level of patient care needed.
- Number of patients.
- Dangers present to firefighters or other public safety personnel.
- Threat to public.
- Specialized training needed.

Community Consequence

Score	Potential Financial Loss	Potential Life Loss	Potential Historical, Emotional, Environmental, Social Impact
2	No Loss	No Loss	No Impact
4	Minor Loss	Single Life	Low Impact
6	Moderate Loss	Single with possibility of Multiple	Moderate Impact
8	Significant Loss	Potential Multiple Lives	Significant Impact
10	Extreme Loss	High Probability of Multiple Lives	Extreme Impact

Z Axis – Agency Impact

The allocation of agency resources is determined by the critical tasks associated with the incident type.

The calculation of the risk score for an Emergency Response Function (ERF) is based on the required number of personnel per incident. The Fayetteville Fire Department operates on a minimum staffing count of no less than 3 individuals per suppression apparatus and two per battalion vehicle, therefore it is easier to create a matrix based on apparatus count. Daily minimum staffing per shift (A, B, & C) is 34.

As a response necessitates more resources, the available residual resources within the system to address other emergencies diminish.

Agency Impact

Score	Apparatus Count	Impact Scoring
2	1	1
4	2 to 4	2
6	5 to 6	5
8	7 to 10	7
10	11+	11

Technical Rescue Services

The area included in the city limits of Fayetteville was assessed to evaluate the community's technical rescue service risks. Three primary components were utilized as part of the evaluation, as described below.

Y Axis – Probability

Probability involves assessing the likelihood of an emergency occurring within a specified timeframe. The calculation of probability is based on determining the average annual incidents over the three-year period from 2020 to 2023. According to historical data, incidents with a higher likelihood of occurrence result in a correspondingly higher risk score.

Probability

Score	Frequency	
2	Rare	(0 – 3.9 events per year)
4	Quarterly	(4 – 11.9 events per year)
6	Monthly	(12 – 51.9 events per year)
8	Weekly	(52 – 364.5 events per year)
10	Daily	(365 – 1000 events per year)

X Axis - Community Consequence

The community consequence involves examining the magnitude of impact or anticipated loss that the residents will face, community, and response area will face. It focuses on the importance of the actual loss to the community. The assessment of community consequences for Technical Rescue incidents is established by considering potential the loss of life or injury to the area served.

Considerations taken when determining Technical Rescue consequence scoring:

- Specialized training needed.
- Specialized tools or equipment required.
- Level of patient care needed.
- Number of patients.
- Threat to public.
- Dangers present to firefighters or other public safety personnel.

Community Consequence

Score	Potential Financial Loss	Potential Life Loss	Potential Historical, Emotional, Environmental, Social Impact
2	No Loss	No Loss	No Impact
4	Minor Loss	Single Life	Low Impact
6	Moderate Loss	Single with possibility of Multiple	Moderate Impact
8	Significant Loss	Potential Multiple Lives	Significant Impact
10	Extreme Loss	High Probability of Multiple Lives	Extreme Impact

Z Axis – Agency Impact

The allocation of agency resources is determined by the critical tasks associated with the incident type.

The calculation of the risk score for an Emergency Response Function (ERF) is based on the required number of personnel per incident. The Fayetteville Fire Department operates on a minimum staffing count of no less than 3 individuals per suppression apparatus and two per battalion vehicle, therefore it is easier to create a matrix based on apparatus count.

As a response necessitates more resources, the available residual resources within the system to address other emergencies diminish.

Agency Impact

Score	Apparatus Count	Impact Scoring
2	1	1
4	2 to 4	2
6	5 to 6	5
8	7 to 10	7
10	11+	11

Hazmat Services

The area included in the city limits of Fayetteville was assessed to evaluate the community's Hazmat service risks. Three primary components were utilized as part of the evaluation, as described below.

Y Axis – Probability

Probability involves assessing the likelihood of an emergency occurring within a specified timeframe. The calculation of probability is based on determining the average annual incidents over the three-year period from 2020 to 2023. According to historical data, incidents with a higher likelihood of occurrence result in a correspondingly higher risk score.

Probability

Score	Frequency	
2	Rare	(0 – 3.9 events per year)
4	Quarterly	(4 – 11.9 events per year)
6	Monthly	(12 – 51.9 events per year)
8	Weekly	(52 – 364.5 events per year)
10	Daily	(365 – 1000 events per year)

X Axis - Community Consequence

The community consequence involves examining the magnitude of impact or anticipated loss that the residents will face, community, and response area will face. It focuses on the importance of the actual loss to the community. The assessment of community consequences for Hazmat incidents is established by considering potential the loss of life or injury to the area served.

Considerations taken when determining Technical Rescue consequence scoring:

- Specialized training needed.
- Specialized tools or equipment required.
- Level of patient care needed.
- Number of patients.
- Threat to public.
- Dangers present to firefighters or other public safety personnel.

Community Consequence

Score	Potential Financial Loss	Potential Life Loss	Potential Historical, Emotional, Environmental, Social Impact
2	No Loss	No Loss	No Impact
4	Minor Loss	Single Life	Low Impact
6	Moderate Loss	Single with possibility of Multiple	Moderate Impact
8	Significant Loss	Potential Multiple Lives	Significant Impact
10	Extreme Loss	High Probability of Multiple Lives	Extreme Impact

Z Axis – Agency Impact

The allocation of agency resources is determined by the critical tasks associated with the incident type.

The calculation of the risk score for an Emergency Response Function (ERF) is based on the required number of personnel per incident. The Fayetteville Fire Department operates on a minimum staffing count of no less than 3 individuals per suppression apparatus and two per battalion vehicle, therefore it is easier to create a matrix based on apparatus count.

As a response necessitates more resources, the available residual resources within the system to address other emergencies diminish.

Agency Impact

Score	Apparatus Count	Impact Scoring
2	1	1
4	2 to 4	2
6	5 to 6	5
8	7 to 10	7
10	11+	11

ARFF Services

The area included in the city limits of Fayetteville was assessed to evaluate the community's ARFF service risks. Three primary components were utilized as part of the evaluation, as described below.

Y Axis – Probability

Probability involves assessing the likelihood of an emergency occurring within a specified timeframe. The calculation of probability is based on determining the average annual incidents over the three-year period from 2021 to 2023. According to historical data, incidents with a higher likelihood of occurrence result in a correspondingly higher risk score.

Probability

Score	Frequency	
2	Rare	(0 – 3.9 events per year)
4	Quarterly	(4 – 11.9 events per year)
6	Monthly	(12 – 51.9 events per year)
8	Weekly	(52 – 364.5 events per year)
10	Daily	(365 – 1000 events per year)

X Axis - Community Consequence

The community consequence involves examining the magnitude of impact or anticipated loss that the residents will face, community, and response area will face. It focuses on the importance of the actual loss to the community. The assessment of community consequences for ARFF incidents is established by considering potential the loss of life or injury to the area served.

Considerations taken when determining Technical Rescue consequence scoring:

- Specialized training needed.
- Specialized tools or equipment required.
- Level of patient care needed.
- Number of patients.

- Threat to public.
- Dangers present to firefighters or other public safety personnel.

Community Consequence

Score	Potential Financial Loss	Potential Life Loss	Potential Historical, Emotional, Environmental, Social Impact
2	No Loss	No Loss	No Impact
4	Minor Loss	Single Life	Low Impact
6	Moderate Loss	Single with possibility of Multiple	Moderate Impact
8	Significant Loss	Potential Multiple Lives	Significant Impact
10	Extreme Loss	High Probability of Multiple Lives	Extreme Impact

Z Axis – Agency Impact

The allocation of agency resources is determined by the critical tasks associated with the incident type.

The calculation of the risk score for an Emergency Response Function (ERF) is based on the required number of personnel per incident. The Fayetteville Fire Department operates on a minimum staffing count of no less than 3 individuals per suppression apparatus and two per battalion vehicle, therefore it is easier to create a matrix based on apparatus count.

As a response necessitates more resources, the available residual resources within the system to address other emergencies diminish.

Agency Impact

Score	Apparatus Count	Impact Scoring
2	1	1
4	2 to 4	2
6	5 to 6	5
8	7 to 10	7
10	11+	11

Critical Task Analysis

The department strives to deliver consistent service levels throughout the city. After completing the risk analysis, the Chiefs group, along with the Union President and Emergency Manager, completed the critical task analysis for all emergency risk levels. The risk levels include low, moderate, high, and maximum for Fire, EMS, Technical Rescue, Hazmat, and ARFF. Once the critical task analysis was completed, the needed changes in deployment were identified, and plans were made for dispatch to update the deployments.

The department monitors all aspects of service delivery every quarter. These aspects include call handling time, turnout time, first unit travel time, ERF travel time, and total response time. The times are analyzed to the ninetieth percentile and are compared to goal times. These results are published in the FFD Quarterly reports, FFD Annual Reports, and the Annual Program Appraisals. These reports are reviewed during weekly staff meetings. Unit utilization is also monitored for all companies quarterly. A unit reliability goal of 90 percent has been established as a baseline.

The quarterly and annual reports break down the statistics mainly at the level of Station Response Areas, but a more granular analysis is conducted by the Fire Planning Zone.

Fire Suppression Critical Tasking

Table 3: Low Risk - Fire Suppression

Low Risk- Fire Suppression	
Small Outside Fire, Fire Alarm, Dumpster (contained), Outside Smoke Investigation	
Critical Task	**Min. Personnel**
Incident Command / Incident Safety	1
Water Supply / Pump Ops	1
Investigation / Fire Suppression	1
Minimum Total	**3**
ERF Composed of:	
Engine Company	1
Total Personnel	**3**

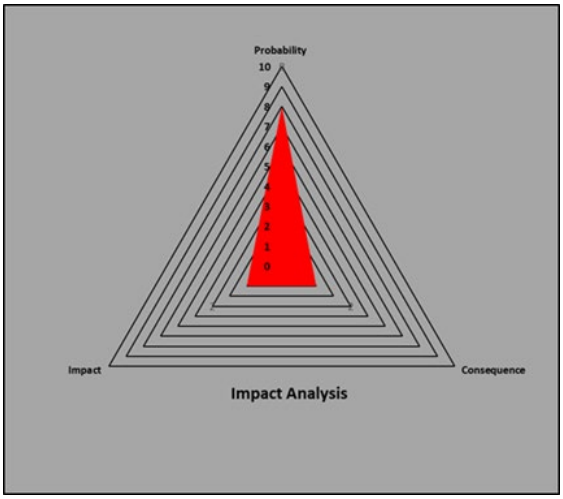


Table 4: Moderate Risk Fire Suppression

Moderate Risk - Fire Suppression	
Large Outside Fire, Vehicle Fire, Mutual Aid.	
Critical Task	**Min. Personnel**
Incident Command / Incident Safety	1
Incident Safety	1
Water Supply / Pump Ops	2
Investigation / Fire Suppression	4
Minimum Total	**8**
ERF Composed of:	
Engine / Ladder / Rescue Company	2
Battalion	1
Total Personnel	**8**

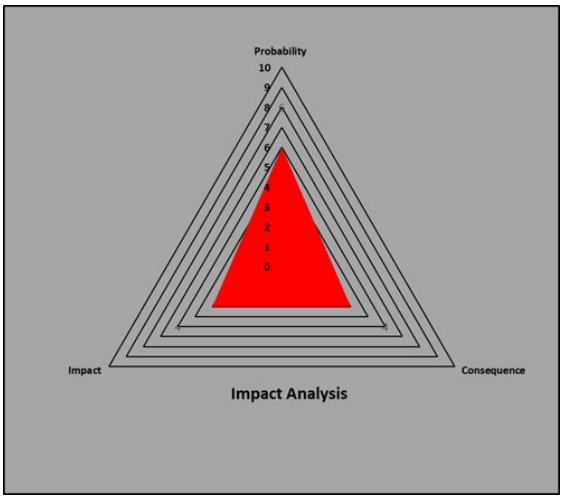


Table 5: High Risk 1 Fire Suppression

High Risk 1 - Fire Suppression	
Structure Fire	
Critical Task	**Min. Personnel**
Incident Command	1
Incident Safety	1
Water Supply/ Pump Operations	1
Fire Attack	4
Search / Rescue	2
Forcible Entry / Utilities / Support	3
Ventilation	2
RIT	2
Aerial Operator	1
Minimum Total	**17**
ERF Composed of:	
Battalion	1
Engine	3
Rescue	1
Ladder	1
Total Personnel	**17**

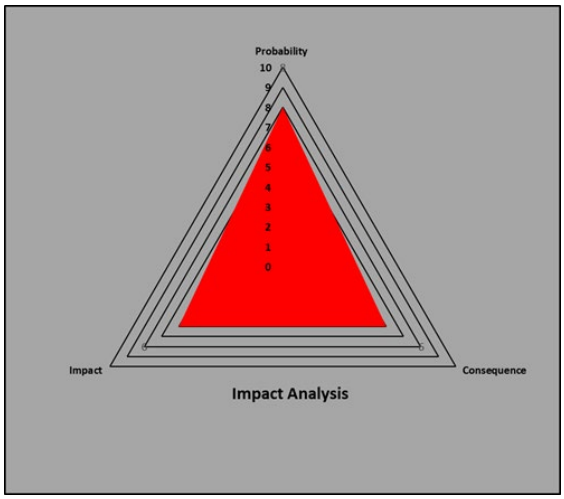


Table 6: High Risk 2 Fire Suppression

High Risk 2 - Fire Suppression	
Target Hazard (>3500 GPM, 4-7 floors)	
Critical Task	**Min. Personnel**
Incident Command	1
Incident Safety	3
Water Supply / Pump Operations	2
Fire Attack	6
Search / Rescue	4
Forcible Entry / Utilities/ Support	3
Ventilation	3
RIT	2
Aerial Operator	1
Minimum Total	**25**
ERF Composed of:	
Battalion	2
Engine	4
Rescue	1
Ladder	2
Total Personnel	**25**

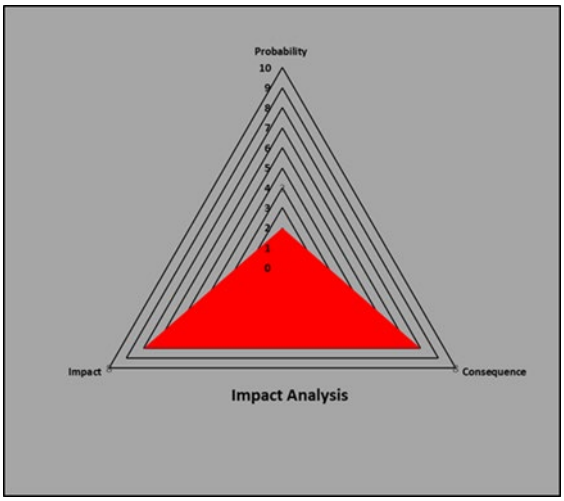


Table 7: Maximum Risk Fire Suppression

Maximum Risk - Fire Suppression	
High-Rise (>75 feet high.)	
Critical Task	**Min. Personnel**
Incident Command	1
Safety	1
FDC Fire Pump	1
Fire Attack Fire Floor	4
Fire Attack Floor Above	4
RIT	4
Search /Rescue	6
Division Officers	2
Evacuation	2
Ventilation	3
Lobby Ops	1
Aerial Operator	2
Minimum Total	**31**
ERF Composed of:	
Battalion	2
Engine	5
Rescue	1
Ladder	3
Total Personnel	**31**

** Insufficient data to create a radar chart for the "*Maximum Risk- Fire Suppression*" category. **

Emergency Medical Services Critical Tasking

Table 8: Low Risk 1 EMS

Low Risk - Emergency Medical Services	
Single patient EMS assist	
Critical Task	**Min. Personnel**
Incident Command / Safety	1
Patient Care	2
Minimum Total	**3**
ERF Composed of:	
Engine/Rescue/Ladder	1
Total Personnel	**3**

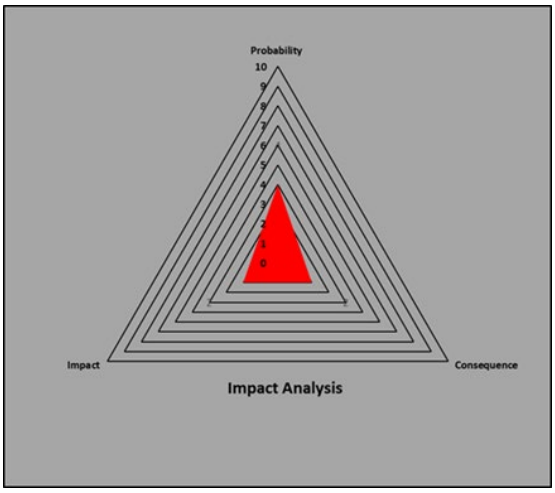


Table 9: Moderate Risk EMS

Moderate Risk EMS - Emergency Medical Services	
CPR in progress, Shootings, Stabbings	
Critical Task	**Min. Personnel**
Incident Command / Safety	2
Patient Care	6
Minimum Total	**8**
ERF Composed of:	
Battalion	1
Engine/Rescue/Ladder	2
Total Personnel	**8**

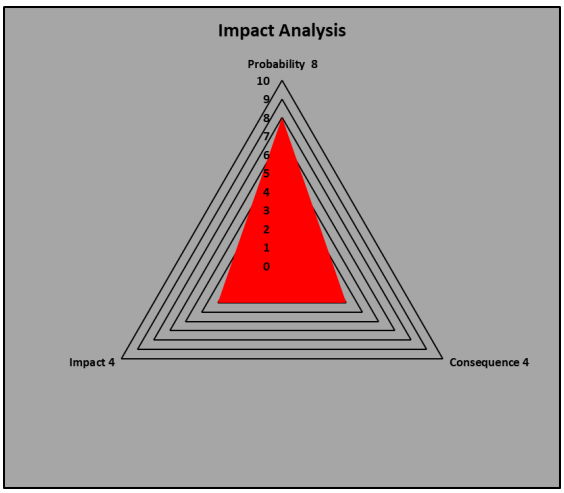


Table 10: High Risk EMS

High Risk - Emergency Medical Services	
MVA with injuries, Multiple Patients	
Critical Task	**Min. Personnel**
Incident Command	1
Incident Safety	1
Patient Care/Assessment/ Triage	6
Minimum Total	**8**
ERF Composed of:	
Battalion	1
Engine Company	1
Ladder / Rescue Company	1
Total Personnel	**8**

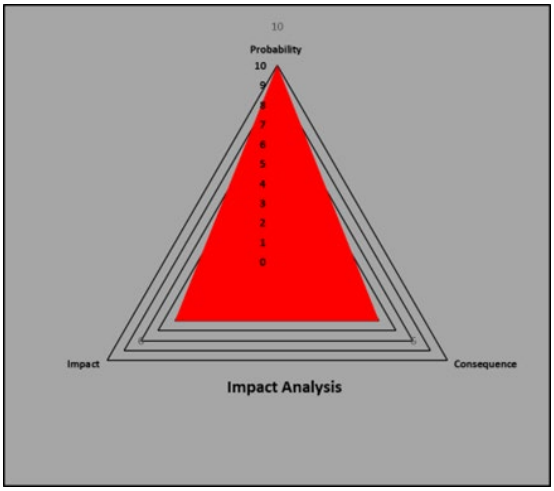


Table 11: Maximum Risk EMS

Maximum Risk - Emergency Medical Services	
Mass Casualty, MVA on Interstate, Active Shooter	
Critical Task	**Min. Personnel**
Incident Command	1
Incident Safety	1
Patient Care/Assessment/Triage	12
Minimum Total	**14**
ERF Composed of:	
Battalion	1
Engine Company	2
Ladder / Rescue Company	2
Total Personnel	**14**

** Insufficient data to create a radar chart for the "*Maximum Risk- Emergency Medical Services*" category. **

Technical Rescue Critical Tasking

Table 12: Low Risk - Technical Rescue

Low Risk - Technical Rescue	
Emergency Unlock, Elevator Entrapment	
Critical Task	**Min. Personnel**
Incident Command / Safety	1
Extrication / Patient Care	2
Minimum Total	**3**
ERF Composed of:	
Engine, Ladder, Rescue	1
Total Personnel	**3**

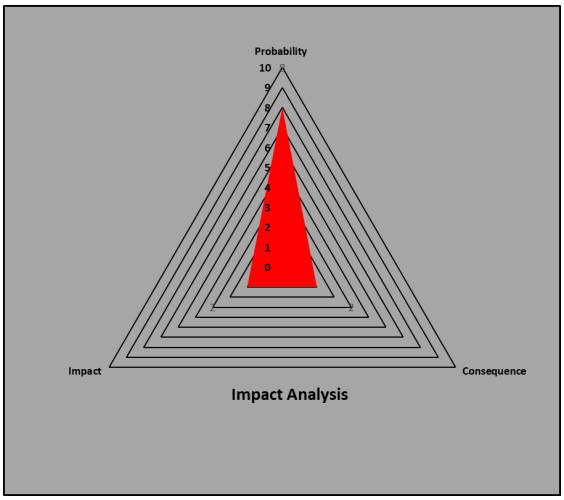


Table 13: Moderate Risk - Technical Rescue

Moderate Risk - Technical Rescue	
Entrapment, Low Angle, Water Rescue	
Critical Task	**Min. Personnel**
Incident Command	1
Scene Safety	1
Extrication/Rigging	6
Patient Care	2
Pump Operator/Fire Safety Line	1
Minimum Total	**11**
ERF Composed of:	
Battalion	1
Engine	1
Rescue	1
Ladder	1
Total Personnel	**11**

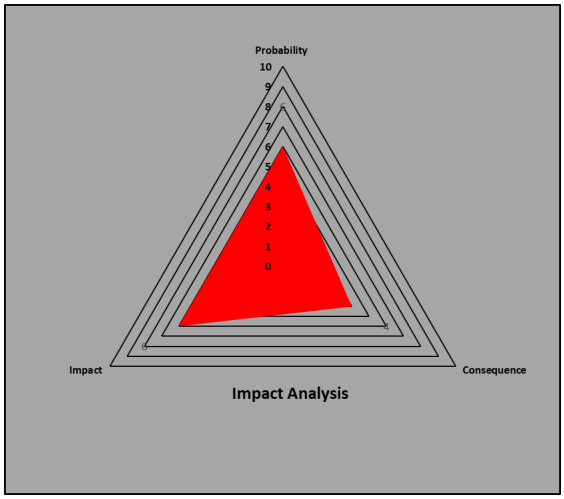


Table 14: High Risk - Technical Rescue

High Risk - Technical Rescue	
Trench Rescue, High-Angle Rescue, Confined Space Rescue, Structural Collapse	
Critical Task	**Min. Personnel**
Incident Command	1
Scene Safety	1
Extrication	5
Rigging	3
Patient Care	3
Rescue Group Leader	1
Minimum Total	**14**
ERF Composed of:	
Battalion	1
Engine	2
Rescue	1
Ladder	1
Total Personnel	**14**

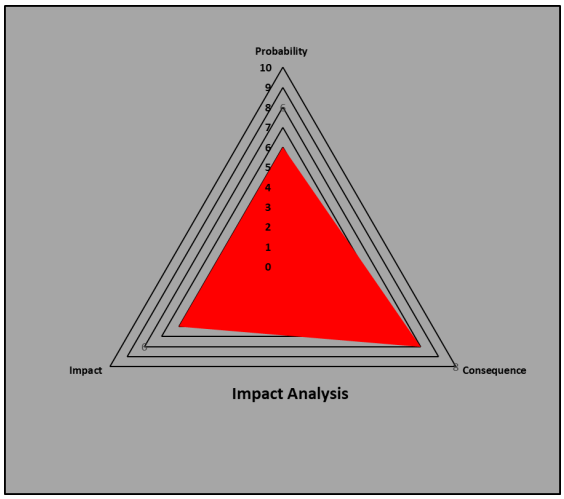


Table 15: Maximum Risk - Technical Rescue

Maximum Risk - Technical Rescue	
Large-scale Swift Water Rescue, Trench Rescue, High-Angle Rescue, Confined Space Rescue, Structural Collapse, Large Area Search	
Critical Task	**Min. Personnel**
IC	1
Scene Safety	3
Rigging	5
Search	5
Triage / Patient Care	2
Base	1
Staging	1
Rescue Group Leader	1
Minimum Total	**19**
ERF Composed of:	
Battalion	2
Engine	2
Rescue	1
Ladder	2
Total Personnel	**19**

** Insufficient data to create a radar chart for the “Maximum Risk - Technical Rescue” category. **

Hazardous Materials Critical Tasking

Table 16: Low Risk Hazmat

Low Risk - Hazardous Materials	
Odor Investigation, Small Spill, (<25 Gal.) CO alarm, Utilities	
Critical Task	**Min. Personnel**
Incident Command / Safety	1
Investigation/Mitigation	2
Minimum Total	**3**
ERF Composed of:	
Engine/Rescue/Ladder	1
Total Personnel	**3**

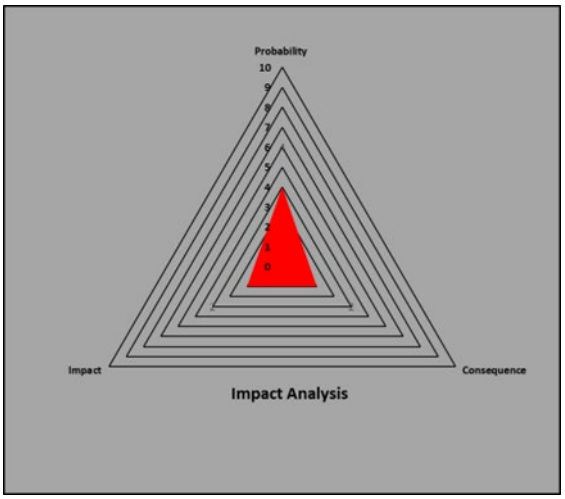


Table 17: Moderate Risk - Hazardous Materials

Moderate Risk - Hazardous Materials	
Medium Spill (>25 Gal.) CO Alarm with Patients	
Critical Task	**Min. Personnel**
Incident Command / Safety	1
Investigation / Mitigation	5
Minimum Total	**6**
ERF Composed of:	
Engine/Rescue/Ladder	1
Haz-Mat	1
Total Personnel	**6**

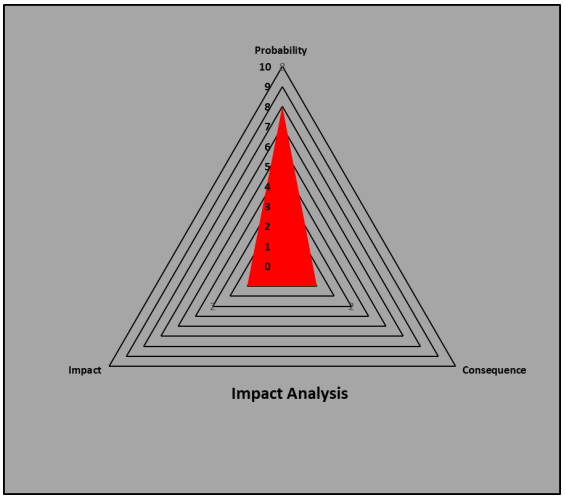


Table 18: High Risk - Hazardous Materials

High Risk - Hazardous Materials	
Large Spill (>50 Gal.), Known Chemical	
Critical Task	**Min. Personnel**
Incident Command	1
Scene Safety	1
Haz-Mat Operations	1
Investigation / Entry / Mitigation	2
Backup	3
Perimeter/EVAC	3
Monitoring	3
Minimum Total	**14**
ERF Composed of:	
Battalion	1
Haz-mat	1
Rescue	1
Engine	1
Ladder / Rescue Company	1
Total Personnel	**14**

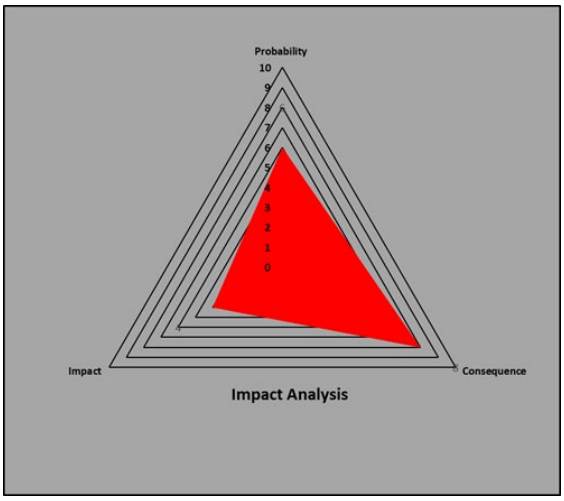


Table 19: Maximum Risk - Hazardous Materials

Maximum Risk - Hazardous Materials	
Unknown Chemical, Biological, Radiological, Explosive	
Critical Task	**Min. Personnel**
Incident Command	1
Scene Safety	2
Haz-Mat Operations	1
Research/ID	1
Investigation / Entry / Mitigation	4
Backup	4
Perimeter/EVAC	2
Decon	2
Monitoring	2
Minimum Total	**19**
ERF Composed of:	
Battalion	2
Haz-mat	1
Rescue	1
Engine	3
Total Personnel	**19**

** Insufficient data to create a radar chart for the “Maximum Risk-Hazardous Materials” category. **

Airport Rescue Firefighting Critical Tasking

Table 20: Low Risk ARFF

Low Risk - Aircraft Rescue Firefighting	
Standby	
Critical Task	**Min. Personnel**
Incident Command/Safety	1
Stand-up ARFF Truck	2
Minimum Total	**3**
ERF Composed of:	
Engine Company	1
Total Personnel	**1**

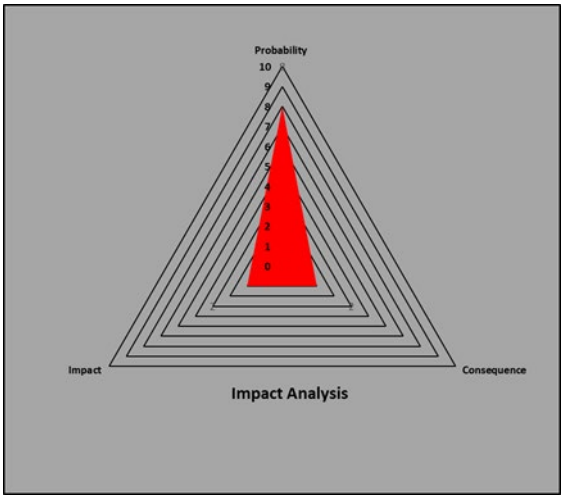


Table 21: High Risk ARFF

High Risk - Aircraft Rescue Firefighting	
Alert 1-4, in-flight emergency, aircraft crash or impending crash, structure fire on airport grounds, bomb threat onboard.	
Critical Task	**Min. Personnel**
Incident Command	1
Safety Officer	1
ARFF- Suppression	4
Water Supply / Pump Ops	2
Rescue	3
Triage	3
Patient Care	3
Minimum Total	**17**
ERF Composed of:	
Battalion	1
Engine	3
Ladder/ Rescue	2
Total Personnel	**17**

** Insufficient data to create a radar chart for the “Maximum Risk-Airport Rescue Firefighting” category. **

IX - Community Feedback

Community Priorities, Expectations, and Performance Goals

The department solicits feedback from its internal and external stakeholders and the AHJ on a regular basis using social media, internal and external question-and-answer platforms, public education sessions, surveys, and local government meetings. During the strategic process, surveys were selected as the most effective way to gather the most beneficial information from the broadest group of stakeholders. In late 2023, an internal SWOT survey was solicited from all employees of the department, resulting in valuable information used to guide the creation of goals and objectives.

In early 2024, the department partnered with the City of Fayetteville Communications and Marketing Department to assist with soliciting feedback from our external stakeholders. A survey was designed to gather information better to understand the needs and expectations of the community as related to the fire department. This survey was advertised throughout many social media platforms and websites. The results from the citizen survey provided valuable information that was utilized during the strategic planning process. Of the survey respondents 91% were city residents 87% of whom indicated their preferred method of information delivery by the FFD was via social media channels. 82% of respondents were Satisfied or Very Satisfied with FFD services. The 3 most important services provided by the department for respondents were, in order:

- Fire Suppression
- Emergency Medical Services
- Rescue

Community input from both internal and external stakeholders was analyzed by the strategic planning group in February 2024 and synthesized to produce an outline of 7 strategic initiatives for focused future development as outlined in the Strategic Plan which will be reviewed annually. Community input will continue being sought through expanding channels and formats of interaction. This will provide targeted preference and needs data from our stakeholders which the FFD will use in ongoing refinement of the Strategic Plan and relevant service goals.

X - Program Goals and Objectives

Program Appraisals

The Fayetteville Fire Department (FFD) adopted a formal program appraisal for all programs. From the appraisal process goals and objective for each program were developed. The appraised programs include: Fire Prevention, Public Education, Fire Investigation, Domestic Preparedness, Fire Suppression, Emergency Medical Service, Technical Rescue, Hazmat, Aircraft Rescue Firefighting, Training, Communications, and Health & Safety (see Appendix F for each program appraisal). The appraisals include descriptions of the program, financial, physical, human, and essential resources utilized in the previous calendar year. The appraisals also list previous years' training and outcomes along with goals for the next calendar year.

The addition of the annual appraisal has provided an enhancement to the department's ability to share the accomplishments of individual programs, as well as areas of needed improvement. Copies of the program appraisals are provided to the Fayetteville City Council and Mayor. The City Council adopts a formal resolution recognizing receipt of the annual program appraisals.

XI - Current Deployment and Performance

Service Level – Risk Categories, Benchmarks, & Gap Charts

The Fayetteville Fire Department (FFD) strives to deliver consistent service levels throughout the city. After completing a risk analysis, the Chiefs group, along with the Union President and Emergency Manager, completed the critical task analysis and adopted it for all emergency risk levels. The following are the risk categories set by the FFD. Corresponding Gap Charts for each level begin on page 68. These risk categories involve deploying both human and physical resources, integrating time to achieve a high-quality result linked to a specific risk level and type. A benchmark is established as a measure of excellence or a goal against which evaluations can be made. Benchmarks are measured to the 90th percentile. Striving for these benchmarks will define exceptional service delivered by the department. The department aims to achieve these goals to deliver improved services to the community.

Fire Suppression

Low Risk

For a **Low Risk** Fire Suppression response, the ERF shall consist of 1 engine, ladder, or rescue company staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter; total of at least three (3) personnel. The ERF unit on scene time shall be: **5 minutes and 20 seconds**. The company shall be equipped to perform critical tasks related to fire suppression. The total ERF shall be capable of establishing command, completing an initial size up, pump operations/establishing water supply, investigation, initiating fire attack and/or rescue, and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

The total response time for ERF Concentration shall be: **5 minutes and 20 seconds**.

Moderate Risk

For a **Moderate Risk** Fire Suppression response, the ERF shall consist of 1 engine (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 ladder or rescue company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), and 1 battalion unit (staffed with a minimum of 1 incident commander and 1 safety officer) for a total of at least eight (8) personnel. The ERF first unit on scene time shall be: **5 minutes and 20 seconds**. The first company shall be equipped to perform critical tasks related to fire suppression.

The total ERF shall be capable of establishing command, establishing safety, completing an initial size up, pump operations/establishing water supply, investigation, advancing an attack line for fire control, searching/rescuing at-risk victims, and calling for a greater alarm if necessary.

The total response time for ERF Concentration shall be: **9 minutes and 20 seconds**.

High Risk 1

For a **High Risk** Fire Suppression response the ERF shall consist of 3 engines (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter each), 1 ladder (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 rescue company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), and 1 battalion unit (staffed with 1 incident commander and 1 safety officer) for a total of at least seventeen (17) personnel. The ERF first unit on scene time shall be: **5 minutes and 20 seconds**. The first company shall be equipped to perform critical tasks related to fire suppression.

The total ERF shall be capable of completing an initial size up, pump operations/establishing water supply, investigation, advancing multiple attack lines and backup lines, searching/rescuing at-risk victims, forcible entry, controlling utilities, ventilating, establishing a rapid intervention team, aerial operations, and calling for a greater alarm if necessary.

The total response time for ERF Concentration shall be: **11 minutes and 20 seconds**.

High Risk 2

For a **High Risk 2** Fire Suppression response the ERF shall consist of 4 engine companies (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter each), 2 ladder companies (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 rescue company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), and 2 battalion units (staffed with 1 incident commander and 1 safety officer) for a total of at twenty-five (25) personnel. The ERF first unit on scene time shall be: **5 minutes and 20 seconds**. The first company shall be equipped to perform critical tasks related to fire suppression.

Currently, High Risk 2 tasking is not automatically dispatched. The department relies on the first arriving company or incident commander to call for a greater alarm. The department is working toward High Risk 2 Fire Suppression becoming automatically dispatched based on address location. Our current Computer Aided Dispatch (CAD) software, Tyler Public Safety, does not have a sustainable process for address specific assignments.

The total ERF shall be capable of establishing command, establishing safety, completing an initial size up, pump operations/establishing water supply, investigation, establishing fire attack lines, establishing fire attack back up lines, evacuation, searching/rescuing at-risk victims, forcible entry, controlling utilities, ventilating, establishing a rapid intervention team, aerial operations, and calling for a greater alarm if necessary.

Maximum Risk

For a **Maximum Risk** Fire Suppression response the ERF shall consist of 5 engine companies (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter each), 3 ladder companies (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 rescue company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), and 2 battalion units (staffed with 1 incident commander and 1 safety officer) for a total of at thirty-one (31) personnel. The ERF first unit on scene time shall be: **5 minutes and 20 seconds**. The first company shall be equipped to perform critical tasks related to fire suppression.

The total ERF shall be capable of establishing command, establishing safety, establishing divisions officers, completing an initial size up, pump operations/establishing water supply, investigation, supplementing a building fire pump at an FDC, establishing fire attack lines on the fire floor, establishing fire attack lines one

floor above the fire floor, evacuation, searching/rescuing at-risk victims, forcible entry, controlling utilities, ventilating, establishing a rapid intervention team, lobby operations, aerial operations, and calling for a greater alarm if necessary.

Currently, Maximum Risk Fire Suppression tasking is not automatically dispatched. The department relies on the first arriving company or incident commander to call for a greater alarm, or if initial 911 call information warrants the response the call taker in dispatch has the authorization to dispatch a Maximum Risk Fire ERF. The department is working toward Maximum Risk tasking becoming automatically dispatched based on address location. Our current Computer Aided Dispatch (CAD) software, Tyler Public Safety, does not have a sustainable process for address specific assignments.

Emergency Medical Services Program

Low Risk

For a **Low Risk** EMS response the ERF shall consist of 1 engine, ladder, or rescue company staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter for total of at least three (3) personnel, all three shall hold a basic EMT license or higher. The ERF unit on scene time shall be: **5 minutes**. The company shall be equipped to perform critical tasks related to basic emergency medical services.

The total ERF shall be capable of establishing command, basic patient assessment, and assisting a Central EMS (CEMS) advanced life support (ALS) crew and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

The total response time for ERF Concentration shall be: **5 minutes**.

Moderate Risk

For a **Moderate Risk** EMS response the ERF shall consist of 2 suppression apparatus (a combination of engines, ladders, or rescue companies) staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter per company and battalion unit staffed with 1 incident commander and 1 safety officer for a total of at least eight (8) personnel; all eight shall hold a basic EMT license or higher. The first ERF unit on scene time shall be: **5 minutes**. The first company on scene shall be equipped to perform critical tasks related to basic emergency medical services.

Currently, Moderate Risk EMS tasking is not automatically dispatched in the incident of CPR in progress, shootings, and stabbings. The department relies on the first arriving company or incident commander to call for a greater alarm. The department is working toward Moderate Risk EMS tasking becoming automatically dispatched.

The total ERF shall be capable of establishing command, establishing safety, performing “pit crew” cardiopulmonary resuscitation, utilizing an automated external defibrillator, assessing a traumatic injury, assisting multiple Central EMS (CEMS) ALS crews, and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

High Risk

For a **High Risk** EMS response, the ERF shall consist of 1 engine company and 1 ladder or rescue company staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter per company and battalion unit staffed with 1 incident commander and 1 safety officer for a total of at least eight (8) personnel, all eight

shall hold a basic EMT license or higher. The first ERF unit on scene time shall be: **5 minutes**. The first ERF unit on scene shall be equipped to perform critical tasks related to basic emergency medical services.

The total ERF shall be capable of establishing command, establishing safety, performing "pit crew" cardiopulmonary resuscitation, utilizing an automated external defibrillator, assessing a traumatic injury, assisting multiple Central EMS (CEMS) ALS crews, performing patient care/triage, and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

The total response time for ERF Concentration shall be: **7 minutes**.

Maximum Risk

For a **Maximum Risk EMS** response the ERF shall consist of 2 engine companies (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter each), and 2 ladders or 1 ladder and 1 rescue company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter per company) and 1 battalion unit (staffed with 1 incident commander and 1 safety officer) for a total of at least fourteen (14) personnel, all fourteen shall hold a basic EMT license or higher. The first ERF unit on scene time shall be: **5 minutes**. The first ERF unit on scene shall be equipped to perform critical tasks related to basic emergency medical services.

The total ERF shall be capable of establishing command, establishing safety, performing "pit crew" cardiopulmonary resuscitation, utilizing an automated external defibrillator, assessing a traumatic injury, assisting multiple Central EMS (CEMS) ALS crews, performing patient care/triage for a mass casualty incident (MCI), and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

Currently, Maximum Risk EMS tasking is not automatically dispatched. The department relies on the first arriving company or incident commander to call for a greater alarm. The department is working toward Maximum Risk EMS becoming automatically dispatched.

Technical Rescue Services Program

Low Risk

For a **Low Risk** Technical Rescue response, the ERF shall consist of 1 engine, ladder, or rescue company staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter, for total of at least three (3) personnel. The ERF unit on scene time shall be: **5 minutes and 20 seconds**. The first ERF unit shall be equipped to perform critical tasks related to an emergency unlock.

The total ERF shall be capable of establishing command establishing scene safety; completing an initial size up; extraction from a locked vehicle; patient care; and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

The total response time for ERF Concentration shall be: **5 minutes and 20 seconds**.

Moderate Risk

For a **Moderate Risk** Technical Rescue response the ERF shall consist of 1 engine company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 ladder company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 rescue company (staffed with a minimum of 1 officer, 1

driver/operator, and 1 firefighter), and 1 battalion unit (staffed with 1 incident commander and 1 safety officer) for total of at eleven (11) personnel. The first ERF unit on scene time shall be: **5 minutes and 20** seconds. The first ERF unit shall be equipped to perform critical tasks related to a scene size-up.

The total ERF shall be capable of establishing command, establishing safety, completing an initial size up, performing an extrication, rigging, patient care, pump operations, establishing a fire safety line, and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

The total response time for ERF Concentration shall be: **9 minutes and 20 seconds**.

High Risk

For a **High Risk** Technical Rescue response the ERF shall consist of 2 engine company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 ladder company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 rescue company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), and 1 battalion unit (staffed with 1 incident commander and 1 safety officer) for total of at fourteen (14) personnel. The first ERF unit on scene time shall be: **5 minutes and 20** seconds. The first ERF unit shall be equipped to perform critical tasks related to scene size-up.

The total ERF shall be capable of establishing command, establishing safety, completing an initial size up, performing an extrication, patient care, establishing a Rescue Group Leader, and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

The total response time for ERF Concentration shall be: **11 minutes and 20 seconds**.

Maximum Risk

For a **Maximum Risk** Technical Rescue response the ERF shall consist of 2 engine companies (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 2 ladder companies (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 rescue company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), and 2 battalion units (staffed with 1 incident commander and 1 safety officer) for total of at nineteen (19) personnel. The first ERF unit on scene time shall be: **5 minutes and 20** seconds. The first ERF unit shall be equipped to perform critical tasks related to scene size-up.

Currently, Maximum Risk Technical Rescue tasking is not automatically dispatched. The department relies on the first arriving company or incident commander to call for a greater alarm. The department is working toward Moderate Risk 2 Technical Rescue becoming automatically dispatched.

The total ERF shall be capable of establishing command, establishing safety, completing an initial size up, performing an extrication, triage/patient care, setting up a base of operations, setting a staging area for later arriving units, establishing a Rescue Group Leader, and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

Hazardous Materials Services Program

Low Risk

For a **Low Risk** Hazmat response, the ERF shall consist of 1 engine, ladder, or rescue company staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter, for a total of at least three (3) personnel. The

ERF unit on scene time shall be: **5 minutes and 20 seconds**. The first ERF unit shall be equipped to perform critical tasks related to Carbon Monoxide detection, utilities control, or a fuel spill cleanup of less than 25 gallons.

The total Low Risk ERF is capable of establishing command, establishing scene safety, completing an initial size up, investigation, spill mitigation of less than 25 gallons, patient care, and calling for a greater alarm if necessary. These operations are performed in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

The total response time for ERF Concentration shall be: **5 minutes and 20 seconds**.

Moderate Risk

For a **Moderate Risk** Hazmat response, the ERF shall consist of 1 engine, ladder, or rescue company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), Hazmat 1 (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter) for a total of at least six (6) personnel. The first ERF unit on scene time shall be: **5 minutes and 20 seconds**. The first ERF unit shall be equipped to perform critical tasks related to Carbon Monoxide detection, utilities control, or a fuel spill cleanup of less than 25 gallons.

The total Moderate Risk ERF shall be capable of establishing command, establishing scene safety, completing an initial size up, investigation, spill mitigation greater than 25 gallons but less than 50 gallons, triage/patient care, and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

The total response time for Moderate Risk ERF Concentration shall be: **9 minutes and 20 seconds**.

High Risk

For a **High Risk Hazmat** response, the ERF shall consist of 1 engine company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 ladder company and 1 rescue company or 2 ladder companies (each staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), Hazmat 1 (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter) and 1 battalion unit (staffed with 1 incident commander and 1 safety officer), for total of at fourteen (14) personnel. The first ERF unit on scene time shall be: **5 minutes and 20 seconds**. The first ERF unit shall be equipped to perform critical tasks related to Carbon Monoxide detection, utilities control, or a fuel spill cleanup of less than 25 gallons.

The total ERF shall be capable of establishing command; establishing scene safety; completing an initial size up; investigation; spill mitigation greater than 50 gallons; patient care; setting a perimeter, evacuation; initiation scene operations, setting up a backup team, making entry into a scene, air monitoring, and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

The total response time for ERF Concentration shall be: **11 minutes and 20 seconds**.

Maximum Risk

For a **Maximum Risk** Hazmat response, the ERF shall consist of 3 engine companies (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 rescue company (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), Hazmat 1 (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter) and 2 battalion units (each staffed with 1 incident commander and 1 safety officer), for total of at nineteen (19) personnel. The first ERF unit on scene time shall be: **5 minutes and 20 seconds**. The first ERF unit shall be equipped to perform critical tasks related to Carbon Monoxide detection, utilities control, or a fuel spill cleanup of less than 25 gallons.

The total ERF shall be capable of establishing command, establishing scene safety, completing an initial size up, investigation, spill mitigation greater than 50 gallons, patient care, setting a perimeter, evacuation, initiation scene operations, setting up a backup team, research & identification of unknown substance(s), making entry into a scene, air monitoring, decontamination operations, and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

Currently, Maximum Risk Hazmat tasking is not automatically dispatched. The department relies on the first arriving company or incident commander to call for a greater alarm. The department is working toward Maximum Risk Hazmat becoming automatically dispatched.

Aircraft Rescue Firefighting (ARFF) Services Program

Low Risk

For a **Low Risk** ARFF response the ERF shall consist of 1 engine, ladder, or rescue company staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter, for a total of at least three (3) personnel. At least two (2) personnel shall be FAA Part 139 certified. The ERF unit on scene time shall be: **5 minutes and 20 seconds**. The first ERF unit shall be equipped to perform critical tasks related to standby for an aircraft arriving or departing.

The total ERF shall be capable of standing up the ARFF response engine. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

The total response time for ERF Concentration shall be: **5 minutes and 20 seconds**.

High Risk

For a **High Risk** ARFF response the ERF shall consist of 3 engine companies (staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 ladder company and 1 rescue company or 2 ladder companies (each staffed with a minimum of 1 officer, 1 driver/operator, and 1 firefighter), 1 battalion unit (staffed with 1 incident commander and 1 safety officer), and one advanced life support ambulance (staffed with 1 paramedic and 1 EMT) for total of at nineteen (19) personnel. The first ERF unit on scene time shall be: **5 minutes and 20 seconds**. The first ERF unit shall be equipped to perform critical tasks related to standby for an aircraft arriving or departing.

The total ERF shall be capable of establishing command, establishing scene safety, completing an initial size up, ARFF suppression, rescue, triage/patient care, and calling for a greater alarm if necessary. These operations shall be done in accordance with departmental standard operating procedures while providing for the safety of responders and the general public.

The total response time for ERF Concentration shall be: **11 minutes and 20 seconds**.

Target Hazards and Risk Categories

Structure type, required fire flow, building height, and critical infrastructure are utilized to determine target hazards (Appendix E Map 5). Other factors are fire protection & detection systems (Appendix E Map 21), transportation systems (Appendix E Map 6), and socioeconomic makeup (Appendix E Map 10) are all known risks variables in the City of Fayetteville and each of these are mapped. The FFD recognizes the value of incorporating fire protection systems into the system to be used during emergency response. Unfortunately, limitations with the current FFD CAD software prevent address specific dispatches.

When calls are dispatched to known target hazards, it is the responsibility of the shift commander to upgrade the alarm for the risk category. The FFD is actively exploring other software options to increase resilience in the response plans and enhance resource deployment to emergency responses. The FFD expects to purchase a new CAD platform before the end of Q4 2024 with an in-service deployment by Q2 2025.

Performance – Gap Charts

The Fayetteville Fire Department, using historical data and GIS modeling, reviews total response time components for all emergency responses each quarter at a minimum. Benchmark times based on NFPA 1710 have been established for all response services.

While preparing each quarterly report, the planning division uses ArcGIS Pro to geocode incident data, including response times. This data is joined to Fire Planning Zones, Station Response Areas, and Political Wards. This data is made available through the use of GIS maps and spreadsheets.

In this subsection, gap charts and corresponding response statements are provided for each risk category for the entire service area.

Fire Suppression

Low Risk Fire Suppression Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute and 20 seconds. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 4 minutes. Total response time for 1st unit on scene shall be 5 minutes 20 seconds. Total response time for ERF on scene shall be 5 minutes 20 seconds.

Table 21: Low Risk Fire Gap Chart

Fayetteville Fire Department Low Risk Fire - 90th Percentile Times - Baseline Performance Gap Chart									
NFIRS Codes: 100, 130, 134, 138, 140, 141, 142, 143, 150, 151, 152, 153 ,154, 155 ,160, 161, 162, 163, 164, 170, 171, 172, 173, 210, 211, 212 ,213, 220, 221, 222, 223, 231, 240, 241 ,242 ,243 ,244, 251 ,480, 481 ,482									
Low Risk Fire - 90th Percentile Times - Baseline Performance					**Benchmark (Target)**	**2021 -2023**	**2023**	**2022**	**2021**
Alarm Handling	Call Handling				1:00	1:06	1:00	1:22	0:56
Turnout Time	Turnout Time	1st Unit			1:20	2:08	2:07	2:10	2:09
Travel Time	Travel Time	1st Unit	**Distribution**		4:00	5:24	4:54	5:55	5:24
	Travel Time	ERF	**Concentration**		4:00	5:24	4:54	5:55	5:24
Total Response Time	Total Response Time	1st Unit on Scene	**Distribution**		5:20	6:59	6:38	7:00	7:20
						n=346	n=109	n=119	n=118
	Total Response Time	ERF	**Concentration**		5:20	6:59	6:38	7:00	7:20
						n=346	n=109	n=119	n=118

Moderate Risk Fire Suppression Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute and 20 seconds. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 8 minutes. Total response time for 1st unit on scene shall be 5 minutes 20 seconds. Total response time for ERF on scene shall be 9 minutes 20 seconds.

Table 22: Moderate Risk Fire Gap Chart

Fayetteville Fire Department Moderate Risk Fire - 90th Percentile Times - Baseline Performance Gap Chart								
NFIRS Codes: 114, 115, 116, 117, 131 ,132 ,133 ,136 ,137								
Moderate Risk Fire - 90th Percentile Times - Baseline Performance				Benchmark (Target)	2021 -2023	2023	2022	2021
Alarm Handling	Call Handling			1:00	1:01	1:00	1:14	0:50
Turnout Time	Turnout Time	1st Unit		1:20	1:25	1:32	1:18	1:27
Travel Time	Travel Time	1st Unit	Distribution	4:00	5:05	5:29	4:51	4:56
	Travel Time	ERF	Concentration	8:00	6:44	6:28	5:15	8:31
Total Response Time	Total Response Time	1st Unit on Scene	Distribution	5:20	6:23	6:57	6:03	6:10
					n=105	n=39	n=36	n=30
	Total Response Time	ERF	Concentration	9:20	8:32	8:12	6:59	10:25
					n=105	n=39	n=36	n=30

High Risk Fire Suppression Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute and 20 seconds. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 10 minutes. Total response time for 1st unit on scene shall be 5 minutes 20 seconds. Total response time for ERF on scene shall be 11 minutes 20 seconds.

Table 23: High Risk Fire Gap Chart

Fayetteville Fire Department High Risk Fire - 90th Percentile Times - Baseline Performance Gap Chart								
NFIRS Codes: 111, 112, 113, 118, 120, 121, 122, 123								
High Risk Fire - 90th Percentile Times - Baseline Performance				Benchmark (Target)	2021 -2023	2023	2022	2021
Alarm	Call Handling			1:00	0:59	0:55	1:01	1:01
Turnout Time	Turnout Time	1st Unit		1:20	2:06	2:32	1:46	2:01
Travel Time	Travel Time	1st Unit	Distribution	4:00	4:14	4:10	3:38	4:55
	Travel Time	ERF	Concentration	10:00	10:27	9:55	10:49	10:38
Total Response Time	Total Response Time	1st Unit on Scene	Distribution	5:20	6:05	6:11	5:18	6:48
					n=272	n=89	n=94	n=89
	Total Response Time	ERF	Concentration	11:20	13:03	13:03	12:33	13:33
					n=272	n=89	n=94	n=89

Emergency Medical Services

Low Risk EMS Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 4 minutes. Total response time for 1st unit on scene shall be 5 minutes. Total response time for ERF on scene shall be 5 minutes.

Table 24: Low Risk EMS Gap Chart

Fayetteville Fire Department Low Risk EMS - 90th Percentile Times - Baseline Performance Gap Chart								
NFIRS Codes: 300, 311, 320, 321								
Low Risk EMS - 90th Percentile Times - Baseline Performance				Benchmark (Target)	2021 -2023	2023	2022	2021
Alarm Handling	Call Handling			1:00	1:04	1:04	1:17	0:51
Turnout Time	Turnout Time	1st Unit		1:00	2:11	2:05	2:10	2:20
Travel Time	Travel Time	1st Unit	Distribution	4:00	6:14	6:16	6:12	6:14
	Travel Time	ERF	Concentration	4:00	6:14	6:16	6:12	6:14
Total Response Time	Total Response Time	1st Unit Scene	Distribution	5:00	7:52	7:48	7:45	8:03
					n=12048	n=3688	n=4010	n=4350
	Total Response Time	ERF	Concentration	5:00	7:52	7:48	7:45	8:03
					n=12048	n=3688	n=4010	n=4350

Moderate Risk EMS Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 6 minutes. Total response time for 1st unit on scene shall be 5 minutes. Total response time for ERF on scene shall be 7 minutes.

Table 25: Moderate Risk EMS Gap Chart

Fayetteville Fire Department Moderate Risk EMS - 90th Percentile Times - Baseline Performance Gap Chart								
NFIRS Codes: 300, 311, 320, 321								
Moderate Risk EMS - 90th Percentile Times - Baseline Performance				Benchmark (Target)	2021 -2023	2023	2022	2021
Alarm Handling	Call Handling			1:00	0:57	1:03	0:57	0:50
Turnout Time	Turnout Time	1st Unit		1:00	2:16	2:18	2:11	2:19
Travel Time	Travel Time	1st Unit	Distribution	4:00	5:54	6:00	5:48	5:53
	Travel Time	ERF	Concentration	8:00	10:36	12:12	9:41	9:56
Total Response Time	Total Response Time	1st Unit Scene	Distribution	5:00	7:20	7:29	7:06	7:25
					n=705	n=198	n=221	n=286
	Total Response Time	ERF	Concentration	9:00	11:49	12:42	11:09	11:35
					n=705	n=198	n=221	n=286

High Risk EMS Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 6 minutes. Total response time for 1st unit on scene shall be 5 minutes. Total response time for ERF on scene shall be 7 minutes.

Table 26: High Risk EMS Gap Chart

Fayetteville Fire Department High Risk EMS - 90th Percentile Times - Baseline Performance Gap Chart								
NFIRS Codes: 322,323,324								
High EMS - 90th Percentile Times - Baseline Performance				Benchmark (Target)	2021 -2023	2023	2022	2021
Alarm Handling	Call Handling			1:00	2:28	3:33	2:26	1:26
Turnout Time	Turnout Time	1st Unit		1:00	1:49	1:58	1:35	1:56
Travel Time	Travel Time	1st Unit	Distribution	4:00	5:04	4:52	5:17	5:05
	Travel Time	ERF	Concentration	6:00	6:16	6:15	6:15	6:18
Total Response Time	Total Response Time	1st Unit Scene	Distribution	5:00	6:26	6:07	6:32	6:41
					n=1741	n=571	n=580	n=590
	Total Response Time	ERF	Concentration	7:00	7:52	7:36	7:55	8:05
					n=1741	n=571	n=580	n=590

Technical Rescue

Low Risk Technical Rescue Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute and 20 seconds. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 4 minutes. Total response time for 1st unit on scene shall be 5 minutes 20 seconds. Total response time for ERF on scene shall be 5 minutes 20 seconds.

Table 27: Low Risk Technical Rescue Gap Chart

Fayetteville Fire Department Low Risk Technical Rescue - 90th Percentile Times - Baseline Performance Gap Chart								
NFIRS Codes: 331, 340, 342, 343, 353, 360, 370, 371, 372, 381								
Low Risk Rescue - 90th Percentile Times - Baseline Performance				Benchmark (Target)	2021 -2023	2023	2022	2021
Alarm Handling	Call Handling			1:00	1:14	1:12	1:33	0:59
Turnout Time	Turnout Time	1st Unit		1:20	2:01	1:20	2:35	2:09
Travel Time	Travel Time	1st Unit	Distribution	4:00	7:08	10:37	6:15	4:34
	Travel Time	ERF	Concentration	4:00	7:08	10:37	6:15	4:34
Total Response Time	Total Response Time	1st Unit Scene	Distribution	5:20	8:31	11:28	7:36	6:29
					n=49	n=6	n=26	n=17
	Total Response Time	ERF	Concentration	5:20	8:31	11:28	7:36	6:29
					n=49	n=6	n=26	n=17

Moderate Risk Technical Rescue Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute and 20 seconds. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 8 minutes. Total response time for 1st unit on scene shall be 5 minutes 20 seconds. Total response time for ERF on scene shall be 9 minutes 20 seconds.

Table 28: Moderate Risk Technical Rescue Gap Chart

Fayetteville Fire Department Moderate Risk Technical Rescue - 90th Percentile Times - Baseline Performance Gap Chart								
NFIRS Codes: 341, 350, 354, 356, 357, 361, 362, 365								
Moderate Risk Rescue - 90th Percentile Times - Baseline Performance				Benchmark (Target)	2021 -2023	2023	2022	2021
Alarm Handling	Call Handling			1:00	1:41	2:31	1:19	1:13
Turnout Time	Turnout Time	1st Unit		1:20	1:42	1:23	1:48	1:57
Travel Time	Travel Time	1st Unit	Distribution	4:00	6:02	5:36	7:25	5:07
	Travel Time	ERF	Concentration	8:00	13:31	13:33	6:54	20:08
Total Response Time	Total Response Time	1st Unit Scene	Distribution	5:20	7:57	8:04	8:20	7:27
					n=24	n=8	n=8	n=8
	Total Response Time	ERF	Concentration	9:20	15:59	16:37	9:01	22:18
					n=24	n=8	n=8	n=8

High Risk Technical Rescue Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute and 20 seconds. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 10 minutes. Total response time for 1st unit on scene shall be 5 minutes 20 seconds. Total response time for ERF on scene shall be 11 minutes 20 seconds.

Table 29: High Risk Technical Rescue Gap Chart

Fayetteville Fire Department High Risk Technical Rescue - 90th Percentile Times - Baseline Performance Gap Chart								
NFIRS Codes: 351, 352, 355, 363								
High Risk Rescue - 90th Percentile Times - Baseline Performance					**Benchmark (Target)**	**2021 -2023**	**2023**	**2022**	**2021**
Alarm Handling	Call Handling				1:00	1:00	1:07	1:05	0:50
Turnout Time	Turnout Time	1st Unit			1:20	1:31	1:30	1:28	1:37
Travel Time	Travel Time	1st Unit	**Distribution**		4:00	4:32	4:22	4:41	4:35
	Travel Time	ERF	**Concentration**		10:00	8:10	7:16	7:55	9:21
Total Response Time	Total Response Time	1st Unit Scene	**Distribution**		5:20	6:02	7:16	5:25	5:26
						n=68	n=18	n=25	n=25
	Total Response Time	ERF	**Concentration**		11:20	9:38	8:57	8:49	11:08
						n=68	n=18	n=25	n=25

Hazmat

Low Risk Hazmat Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute and 20 seconds. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 4 minutes. Total response time for 1st unit on scene shall be 5 minutes 20 seconds. Total response time for ERF on scene shall be 5 minutes 20 seconds.

Table 30: Low Risk Hazmat Gap Chart

Fayetteville Fire Department Low Risk Hazmat - 90th Percentile Times - Baseline Performance Gap Chart								
NFIRS Codes: 400, 410, 413, 443, 460								
Low Risk Hazmat - 90th Percentile Times - Baseline Performance				**Benchmark (Target)**	**2021 -2023**	**2023**	**2022**	**2021**
Alarm Handling	Call Handling			1:00	2:35	3:41	3:33	0:32
Turnout Time	Turnout Time	1st Unit		1:20	3:07	1:43	4:25	3:13
Travel Time	Travel Time	1st Unit	**Distribution**	4:00	6:32	10:51	2:25	6:20
	Travel Time	ERF	**Concentration**	4:00	6:32	10:51	2:25	6:20
Total Response Time	Total Response Time	1st Unit Scene	**Distribution**	5:20	9:02	12:32	4:48	9:47
					n=12	n=5	n=3	n=4
	Total Response Time	ERF	**Concentration**	5:20	9:02	12:32	4:48	9:47
					n=12	n=5	n=3	n=4

Moderate Risk Hazmat Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute and 20 seconds. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 8 minutes. Total response time for 1st unit on scene shall be 5 minutes 20 seconds. Total response time for ERF on scene shall be 9 minutes 20 seconds.

Table 31: Moderate Risk Hazmat Gap Chart

Fayetteville Fire Department Moderate Risk Hazmat - 90th Percentile Times - Baseline Performance Gap Chart								
NFIRS Codes: 411, 412, 440, 441, 442, 444, 445								
Moderate Risk Hazmat - 90th Percentile Times - Baseline Performance				**Benchmark (Target)**	**2021 -2023**	**2023**	**2022**	**2021**
Alarm Handling	Call Handling			1:00	0:55	1:08	0:55	0:43
Turnout Time	Turnout Time	1st Unit		1:20	1:52	1:59	1:41	1:58
Travel Time	Travel Time	1st Unit	**Distribution**	4:00	4:06	4:09	3:56	4:15
	Travel Time	ERF	**Concentration**	8:00	6:58	7:08	5:06	8:41
Total Response Time	Total Response Time	1st Unit Scene	**Distribution**	5:20	5:52	6:10	5:29	5:59
					n=209	n=70	n=62	n=77
	Total Response Time	ERF	**Concentration**	9:20	8:45	9:00	7:30	9:46
					n=209	n=70	n=62	n=77

High Risk Hazmat Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute and 20 seconds. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 10 minutes. Total response time for 1st unit on scene shall be 5 minutes 20 seconds. Total response time for ERF on scene shall be 11 minutes 20 seconds.

Table 32: High Risk Hazmat Gap Chart

Fayetteville Fire Department High Risk Hazmat - 90th Percentile Times - Baseline Performance Gap Chart								
NFIRS Codes: 420, 421, 422, 423, 424, 430, 431, 451								
High Risk Hazmat - 90th Percentile Times - Baseline Performance				**Benchmark (Target)**	**2021 -2023**	**2023**	**2022**	**2021**
Alarm Handling	Call Handling			1:00	0:43	1:07	0:32	0:32
Turnout Time	Turnout Time	1st Unit		1:20	1:26	1:35	0:02	2:42
Travel Time	Travel Time	1st Unit	**Distribution**	4:00	5:12	4:32	4:20	6:46
	Travel Time	ERF	**Concentration**	10:00	14:26	13:47	15:36	13:55
Total Response Time	Total Response Time	1st Unit Scene	**Distribution**	5:20	7:12	6:07	7:19	8:12
					n=9	n=4	n=1	n=4
	Total Response Time	ERF	**Concentration**	11:20	33:03	27:58	27:40	43:31
					n=9	n=4	n=1	n=4

Aircraft Rescue Firefighting (ARFF)

Low Risk ARFF Response: Call handling time shall be 1 minute. Turn out time shall be 1 minute and 20 seconds. 1st unit travel time shall be 4 minutes. Total ERF travel time shall be 4 minutes. Total response time for 1st unit on scene shall be 5 minutes 20 seconds. Total response time for ERF on scene shall be 5 minutes 20 seconds.

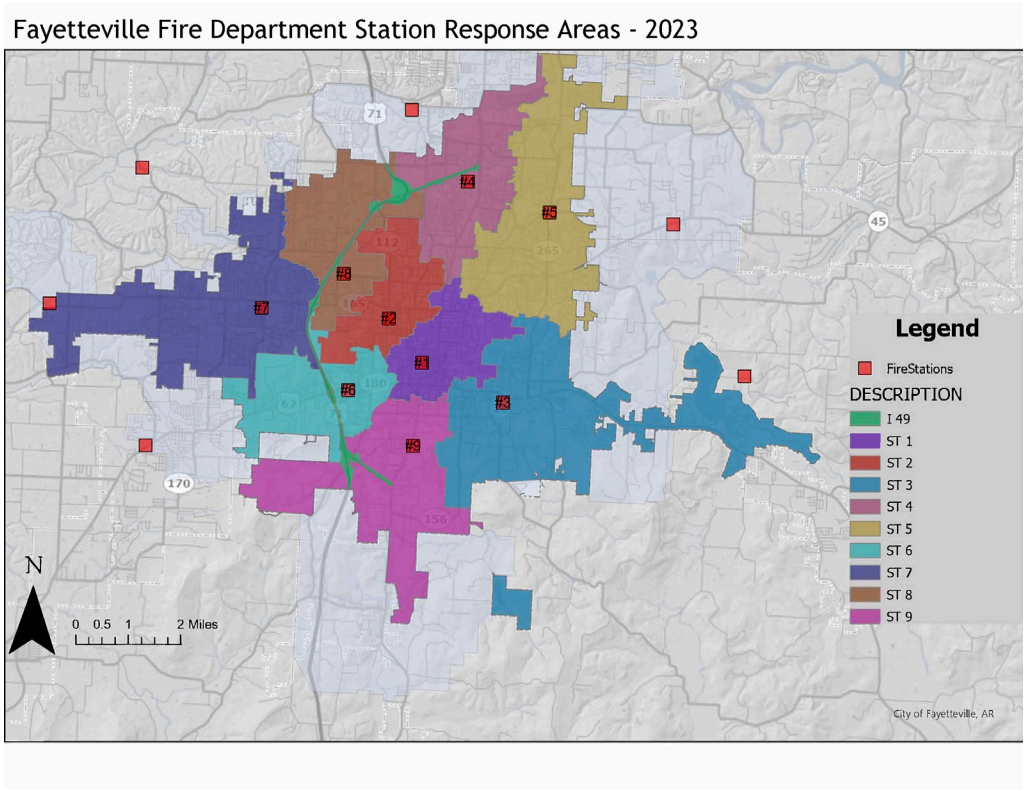
Table 33: Low Risk ARFF Gap Chart

Fayetteville Fire Department Low Risk ARFF - 90th Percentile Times - Baseline Performance Gap Chart								
NFIRS Code: 462								
Low Risk ARFF - 90th Percentile Times - Baseline Performance				**Benchmark (Target)**	**2021 -2023**	**2023**	**2022**	**2021**
Alarm Handling	Call Handling			1:00	0:08	0:01	0:01	0:22
Turnout Time	Turnout Time	1st Unit		1:20	2:15	1:51	2:12	2:41
Travel Time	Travel Time	1st Unit	**Distribution**	4:00	10:53	6:49	12:41	13:10
	Travel Time	ERF	**Concentration**	4:00	10:53	6:49	12:41	13:10
Total Response Time	Total Response Time	1st Unit Scene	**Distribution**	5:20	12:40	11:36	15:23	11:01
					n=198	n=64	n=56	n=78
	Total Response Time	ERF	**Concentration**	5:20	12:40	11:36	15:23	11:01
					n=198	n=64	n=56	n=78

Fire Station Response Area Planning Zones

The City of Fayetteville is divided into nine primary station response areas corresponding to the nine staffed stations of the Fayetteville Fire Department, additionally a response area for Interstate 49 is utilized. This is the primary level used statistical analysis. The fire district boundaries are established and maintained based on travel distance and time from each station by the city's Geographic Information System (GIS) with extensive input from the department.

Map 11: Fire Station Response Areas



The department's primary fire suppression and service response area encompasses the entirety of the city limits of Fayetteville. The department has written automatic aid agreements with all fire service agencies bordering the city that mutually benefit Fayetteville and the corresponding partner. Response plans are crafted to provide the fastest and most effective response to emergencies that happen within the city limits and automatic aid areas bordering the city.

The department provides a primary response within the City of Fayetteville for fire investigation, domestic preparedness, hazardous materials, technical rescue, and airport rescue/firefighting incidents covering approximately 55.2 square miles.

Of those 55.2 square miles, 53.8 square miles is land, and 1.4 square miles is water. Transportation networks in the city consist of approximately 470 lane miles fire apparatus accessible streets, 50 miles of paved-shared use trails accessible by specialized Trail Response Vehicles (TRVs), and 156 miles of unpaved trail networks accessible by TRV.

The following subsections the FFD analyzes the risk categories by fire station response areas.

Station 1

Station 1 planning zone include downtown Fayetteville, the entertainment district a portion of the University of Arkansas

Map 12: Station 1 Response Area 2023

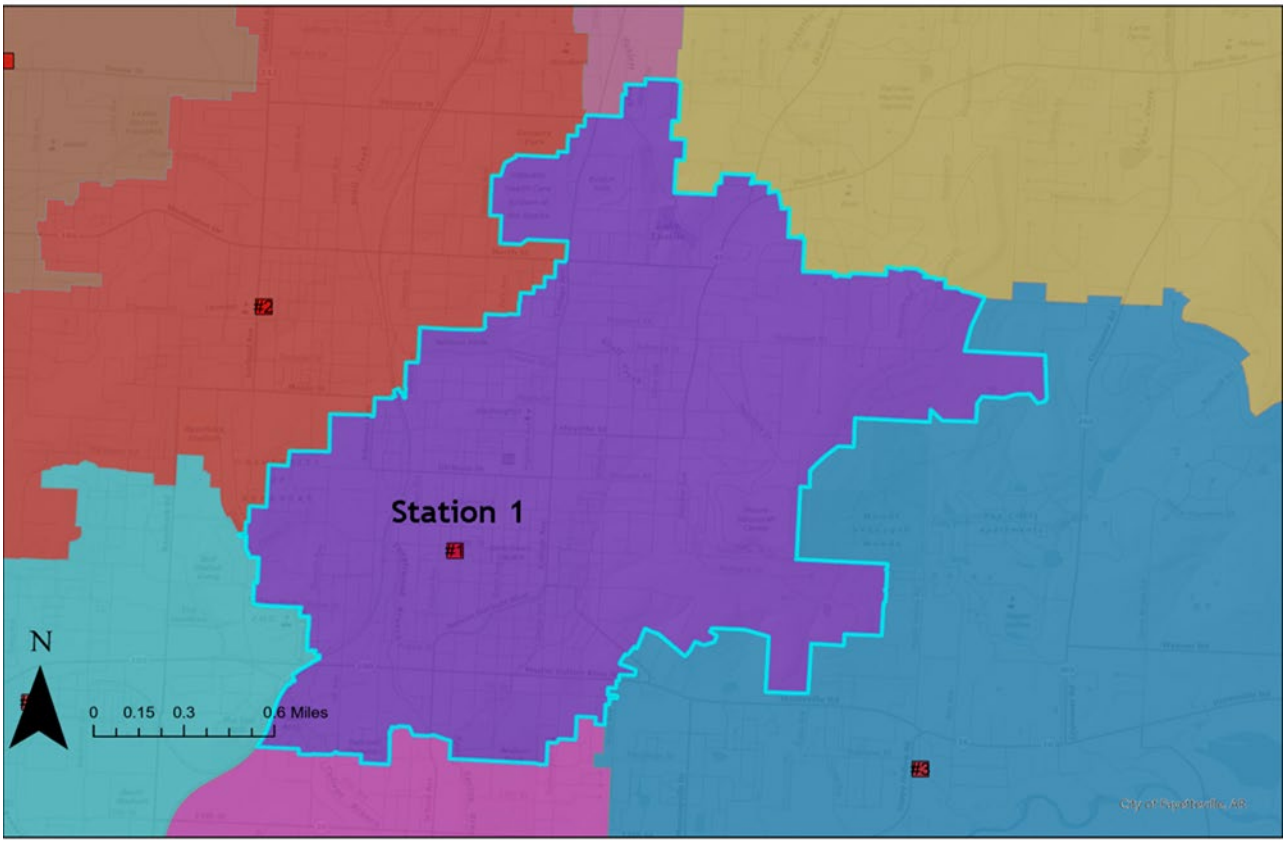


Table 34: Station 1 Three Year Response Totals

Station 1	Year			
Call Type	**2021**	**2022**	**2023**	**Three Year Totals**
Fire	72	65	37	174
Explosions/Ruptures	2	2	3	7
EMS/Rescue	1,794	1,422	1,293	4,509
Hazmat/Hazardous Conditions	63	54	75	192
Service Calls	143	111	94	348
Good Intent/Canceled Enroute	628	672	394	1,694
Fire Alarms	229	238	186	653
Severe Weather	1	1	0	2
Special Incident	7	6	1	14
All Calls Total	**2,939**	**2,571**	**2,083**	**7,593**

Table 345: Station 1 Response Area Risk Score & Performance Gaps

Station 1	Risk Score		90th Percentile Response Performance Times (Minutes:Seconds)					
Risk Type	Risk Score	Risk Level	1st Due Performance	1str Due Benchmark	1st Due Gap	ERF Performance	ERF Benchmark	ERF Gap
Low Risk Fire	12.33	Low	06:39	05:20	01:19	06:39	05:20	01:19
Moderate Risk Fire	13.86	Low	05:00	05:20		06:49	09:20	
High Risk Fire	44.18	High	04:31	05:20		08:37	11:20	
Low Risk EMS	32.12	Elevated	07:52	05:00	02:52	07:52	05:00	02:52
Moderate Risk EMS	26.53	Elevated	06:11	05:00	01:11	07:19	07:00	00:19
High Risk EMS	44.18	High	04:09	05:00		05:14	07:00	
Low Risk Rescue	12.33	Low	07:39	05:20	02:19	07:39	05:20	02:19
Moderate Risk Rescue	13.86	Low	05:20	05:20		05:20	09:20	
High Risk Rescue	28.14	Elevated	03:17	05:20		03:56	11:20	
Low Risk Hazmat	4.90	Low	09:17	05:20	03:57	09:17	05:20	03:57
Moderate Risk Hazmat	26.53	Elevated	04:57	05:20		23:05	09:20	13:45
High Risk Hazmat	28.14	Elevated	07:36	05:20	02:16	23:27	11:20	12:07
Low Risk ARFF	4.90	Low	00:00	05:20			05:20	
High Risk ARFF	36.77	Elevated	00:00	05:20			11:20	

Station 2

Built in 1964 and located near the University of Arkansas, Station 2 is the smallest of the department's stations. As mentioned, in the department milestones, Station 2 is slated to be replaced and moved by Q4 2024 or Q1 2025. Station 2 is the primary response station for most of the University of Arkansas.

Map 13: Station 2 Response Area 2023

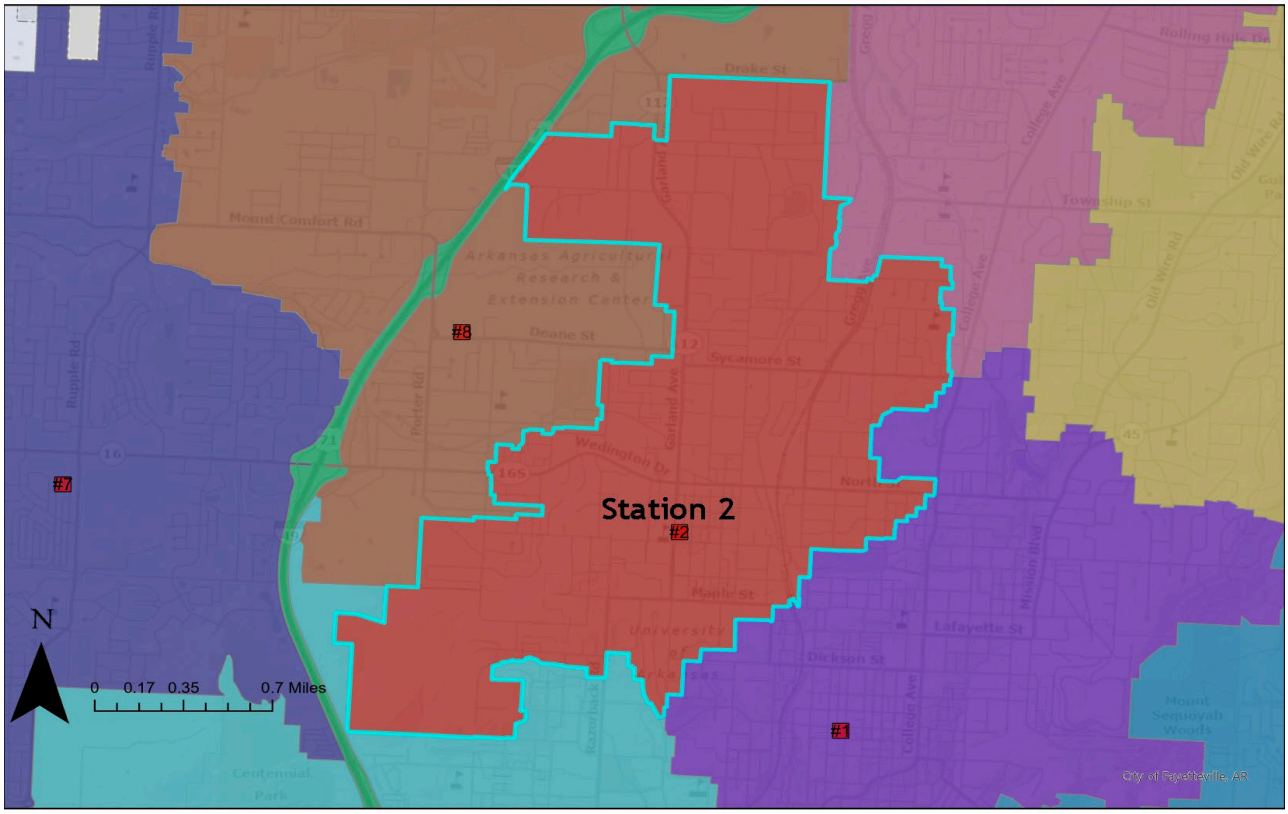


Table 356: Station 2 Three Year Response Totals

Station 2	Year			
Call Type	2021	2022	2023	Three Year Totals
Fire	40	38	31	109
Explosions/Ruptures	0	1	4	5
EMS/Rescue	1,301	1,241	856	3,398
Hazmat/Hazardous Conditions	32	34	31	97
Service Calls	98	103	36	237
Good Intent/Canceled Enroute	400	382	244	1,026
Fire Alarms	133	157	123	413
Severe Weather	1	0	0	1
Special Incident	2	3	1	6
All Calls Total	2,007	1,959	1,326	5,292

Table 367: Station 2 Response Area Risk Score & Performance Gaps

Station 2	Risk Score		90th Percentile Response Performance Times (Minutes:Seconds)					
Risk Type	Risk Score	Risk Level	1st Due Performance	1str Due Benchmark	1st Due Gap	ERF Performance	ERF Benchmark	ERF Gap
Low Risk Fire	8.49	Low	04:56	05:20		04:56	05:20	
Moderate Risk Fire	13.86	Low	05:02	05:20		05:02	09:20	
High Risk Fire	54.33	High	05:12	05:20		09:50	11:20	
Low Risk EMS	32.12	Elevated	07:52	05:00	02:52	07:52	05:00	02:52
Moderate Risk EMS	26.53	Elevated	07:06	05:00	02:06	08:22	07:00	01:22
High Risk EMS	44.18	High	06:14	05:00	01:14	08:33	07:00	01:33
Low Risk Rescue	4.90	Low	08:02	05:20	02:42	08:02	05:20	02:42
Moderate Risk Rescue	13.86	Low	07:02	05:20	01:42	07:02	09:20	
High Risk Rescue	28.14	Elevated	04:02	05:20		05:21	11:20	
Low Risk Hazmat	4.90	Low	03:39	05:20		03:39	05:20	
Moderate Risk Hazmat	26.53	Elevated	06:12	05:20	00:52	07:54	09:20	
High Risk Hazmat	28.14	Elevated	05:13	05:20		16:23	11:20	05:03
Low Risk ARFF	4.90	Low	00:00	05:20			05:20	
High Risk ARFF	36.77	Elevated	00:00	05:20			11:20	

Station 3

Station 3 is in the south-eastern part of the city and provides first due coverage of Fayetteville's industrial park. In addition to Ladder 3, Station 3 houses USAR 3. USAR 3 belongs to Washington County, Arkansas and is assigned to Northwest Arkansas Task Force 1 (NWA-TF1).

Map 14: Station 3 Response Area 2023

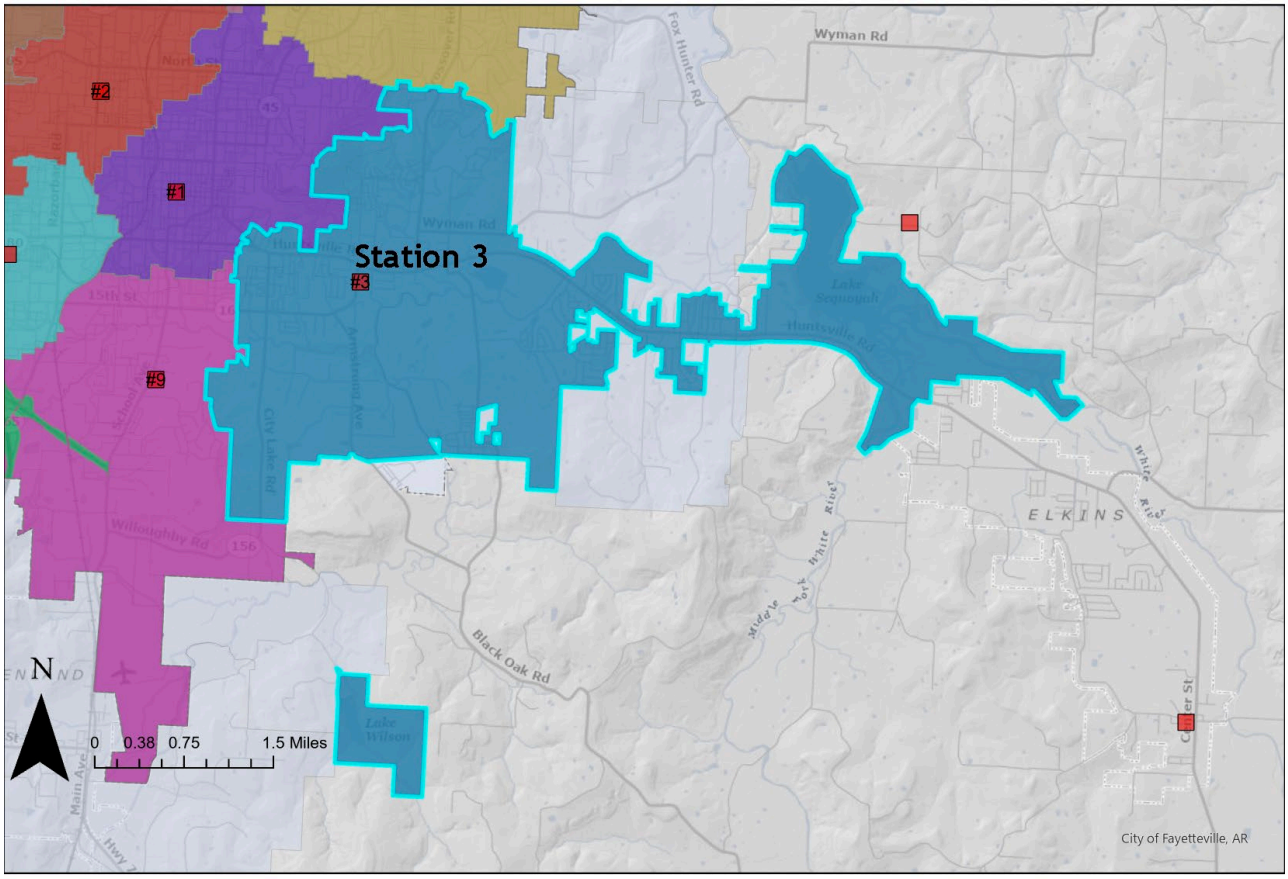


Table 378: Station 3 Three Year Response Totals

Station 3	Year			
Call Type	2021	2022	2023	Three Year Totals
Fire	10	9	16	35
Explosions/Ruptures	0	1	0	1
EMS/Rescue	733	722	775	2,230
Hazmat/Hazardous Conditions	14	15	19	48
Service Calls	67	78	80	225
Good Intent/Canceled Enroute	300	327	213	840
Fire Alarms	44	51	55	150
Severe Weather	1	0	0	1
Special Incident	0	0	2	2
All Calls Total	1,169	1,203	1,160	3,532

Table 389: Station 3 Response Area Risk Score & Performance Gaps

Station 3	Risk Score		90th Percentile Response Performance Times (Minutes:Seconds)					
Risk Type	Risk Score	Risk Level	1st Due Performance	1str Due Benchmark	1st Due Gap	ERF Performance	ERF Benchmark	ERF Gap
Low Risk Fire	8.49	Low	06:52	05:20	01:32	06:52	05:20	01:32
Moderate Risk Fire	13.86	Low	05:05	05:20		06:25	09:20	
High Risk Fire	44.18	High	06:38	05:20	01:18	14:46	11:20	03:26
Low Risk EMS	32.12	Elevated	07:52	05:00	02:52	07:52	05:00	02:52
Moderate Risk EMS	26.53	Elevated	07:08	05:00	02:08	10:44	07:00	03:44
High Risk EMS	36.33	Elevated	05:24	05:00	00:24	07:41	07:00	00:41
Low Risk Rescue	4.90	Low	06:30	05:20	01:10	06:30	05:20	01:10
Moderate Risk Rescue	13.86	Low	05:27	05:20	00:07	05:27	09:20	
High Risk Rescue	28.14	Elevated	04:52	05:20		06:26	11:20	
Low Risk Hazmat	4.90	Low	12:46	05:20	07:26	12:46	05:20	07:26
Moderate Risk Hazmat	26.53	Elevated	07:17	05:20	01:57	27:52	09:20	18:32
High Risk Hazmat	28.14	Elevated	00:00	05:20		00:00	11:20	
Low Risk ARFF	4.90	Low	00:00	05:20			05:20	
High Risk ARFF	36.77	Elevated	00:00	05:20			11:20	

Station 4

Station 4 is in the north-central part of the city near the north Interstate 49/US-71 business interchange and geographically near the northern part of Interstate 49 in the city limits. Station 4 provides coverage to part of the I49 response area and automatic aid to parts of the cities of Springdale and Johnson.

Map 15: Station 4 Response Area 2023

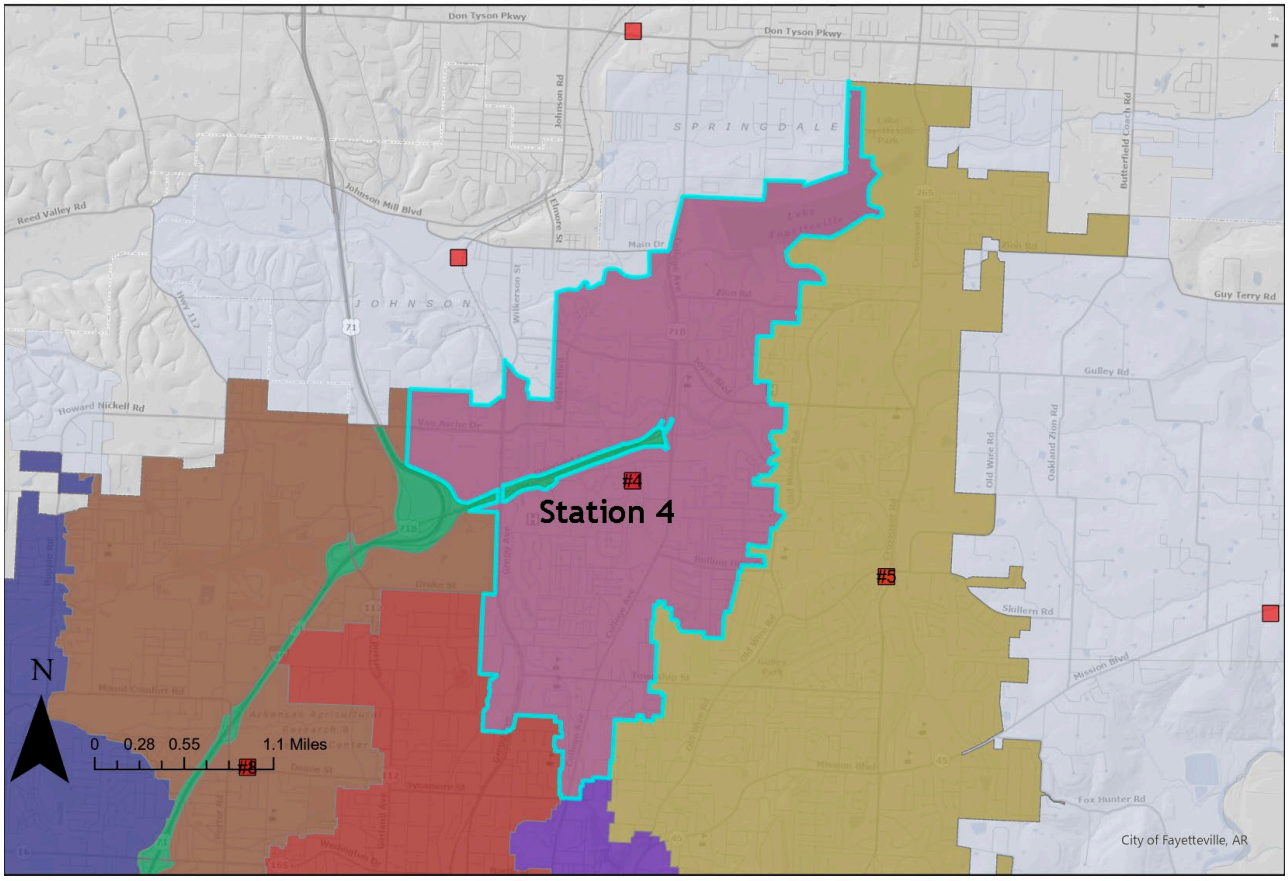


Table 40: Station 4 Three Year Response Totals

Station 4	Year			
Call Type	2021	2022	2023	Three Year Totals
Fire	32	41	20	93
Explosions/Ruptures	1	1	0	2
EMS/Rescue	1,599	1,460	1,278	4,337
Hazmat/Hazardous Conditions	20	34	28	82
Service Calls	74	83	59	216
Good Intent/Canceled Enroute	617	543	490	1,650
Fire Alarms	125	155	129	409
Severe Weather	1	0	0	1
Special Incident	0	2	2	4
All Calls Total	2,469	2,319	2,006	6,794

Table 41: Station 4 Response Area Risk Score & Performance Gaps

Station 4	Risk Score		90th Percentile Response Performance Times (Minutes:Seconds)					
Risk Type	Risk Score	Risk Level	1st Due Performance	1str Due Benchmark	1st Due Gap	ERF Performance	ERF Benchmark	ERF Gap
Low Risk Fire	12.33	Low	07:04	05:20	01:44	07:04	05:20	01:44
Moderate Risk Fire	19.60	Low	05:44	05:20	00:24	05:44	09:20	
High Risk Fire	44.18	High	05:40	05:20	00:20	11:13	11:20	
Low Risk EMS	32.12	Elevated	07:52	05:00	02:52	07:52	05:00	02:52
Moderate Risk EMS	26.53	Elevated	07:30	05:00	02:30	10:06	07:00	03:06
High Risk EMS	44.18	High	06:11	05:00	01:11	07:55	07:00	00:55
Low Risk Rescue	8.49	Low	07:34	05:20	02:14	07:34	05:20	02:14
Moderate Risk Rescue	13.86	Low	05:41	05:20	00:21	05:41	09:20	
High Risk Rescue	34.99	Elevated	00:00	05:20		00:00	11:20	
Low Risk Hazmat	4.90	Low	04:12	05:20		04:12	05:20	
Moderate Risk Hazmat	26.53	Elevated	09:49	05:20	04:29	20:46	09:20	11:27
High Risk Hazmat	28.14	Elevated	09:14	05:20	03:54	37:07	11:20	25:47
Low Risk ARFF	4.90	Low	00:00	05:20			05:20	
High Risk ARFF	36.77	Elevated	00:00	05:20			11:20	

Station 5

Station 5 is in the north-east part of the city on state highway 265. Station 5 provides automatic aid to southeastern Springdale, Round Mountain, and Goshen.

Map 16: Station 5 Response Area 2023

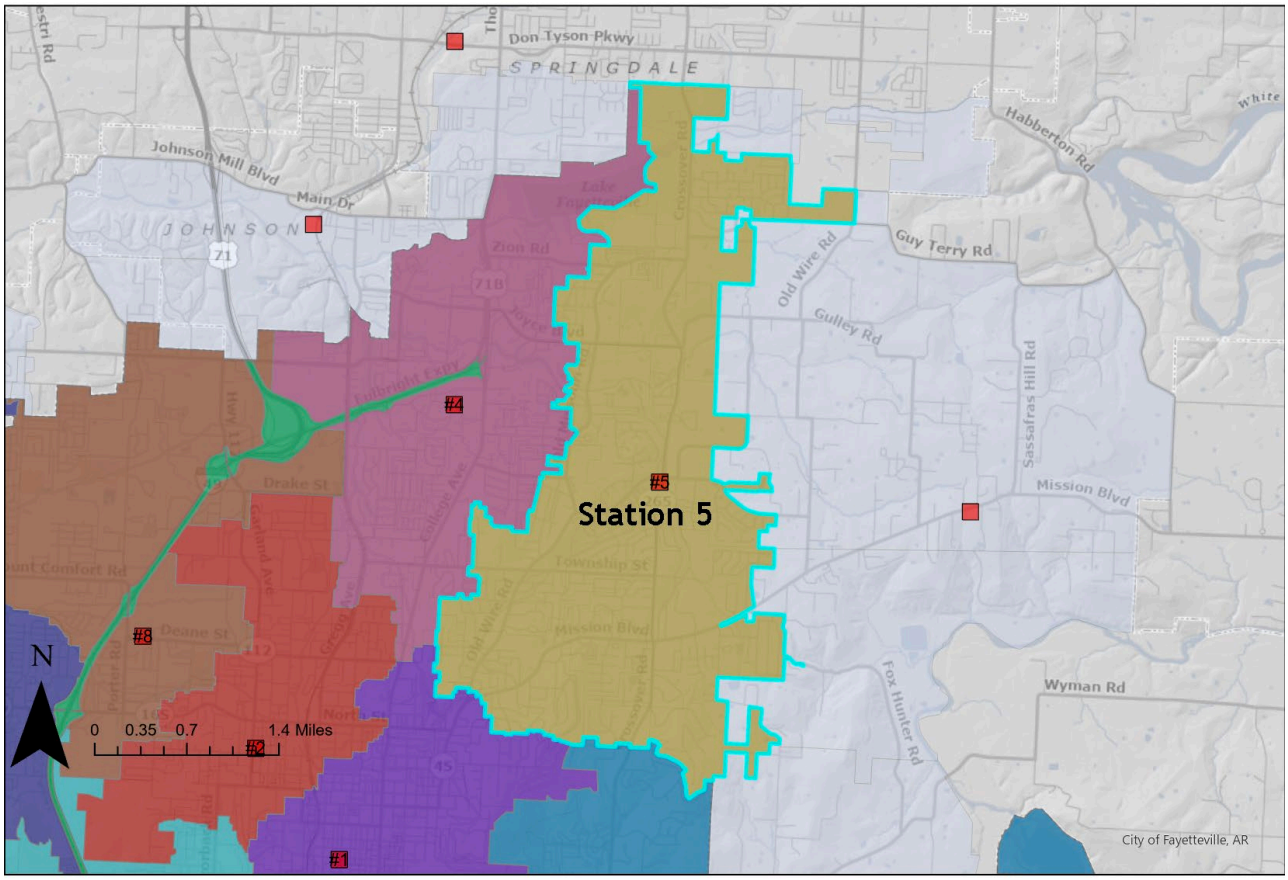


Table 392: Station 5 Three Year Response Totals

Station 5	Year			
Call Type	2021	2022	2023	Three Year Totals
Fire	27	24	29	80
Explosions/Ruptures	1	0	0	1
EMS/Rescue	869	890	1,114	2,873
Hazmat/Hazardous Conditions	28	27	38	93
Service Calls	68	64	47	179
Good Intent/Canceled Enroute	286	290	282	858
Fire Alarms	64	98	73	235
Severe Weather	1	0	3	4
Special Incident	0	2	0	2
All Calls Total	1,344	1,395	1,586	4,325

Table 403: Station 5 Response Area Risk Score & Performance Gaps

Station 5	Risk Score		90th Percentile Response Performance Times (Minutes : Seconds)					
Risk Type	Risk Score	Risk Level	1st Due Performance	1str Due Benchmark	1st Due Gap	ERF Performance	ERF Benchmark	ERF Gap
Low Risk Fire	8.49	Low	06:38	05:20	01:18	06:38	05:20	01:18
Moderate Risk Fire	13.86	Low	06:35	05:20	01:15	06:35	09:20	
High Risk Fire	44.18	High	04:59	05:20		13:25	11:20	02:05
Low Risk EMS	32.12	Elevated	07:52	05:00	02:52	07:52	05:00	02:52
Moderate Risk EMS	26.53	Elevated	07:38	05:00	02:38	09:00	07:00	02:00
High Risk EMS	34.99	Elevated	06:55	05:00	01:55	09:56	07:00	02:56
Low Risk Rescue	4.90	Low	07:35	05:20	02:15	07:35	05:20	02:15
Moderate Risk Rescue	13.86	Low	07:53	05:20	02:33	21:24	09:20	12:04
High Risk Rescue	28.14	Elevated	05:58	05:20	00:38	10:11	11:20	
Low Risk Hazmat	4.90	Low	07:26	05:20	02:06	07:26	05:20	02:06
Moderate Risk Hazmat	26.53	Elevated	07:03	05:20	01:43	12:30	09:20	03:10
High Risk Hazmat	28.14	Elevated	07:05	05:20	01:45	20:41	11:20	09:21
Low Risk ARFF	4.90	Low	00:00	05:20			05:20	
High Risk ARFF	36.77	Elevated	00:00	05:20			11:20	

Station 6

Station 6 is in the south-central part of the city near the Interstate 49/US-62 interchange, and geographically near the southern part of Interstate 49 in the city limits. Station 6 provides coverage for a portion of the University of Arkansas, coverage part of the Interstate 49 response area, and automatic aid to parts of Farmington.

Map 17: Station 6 Response Area 2023

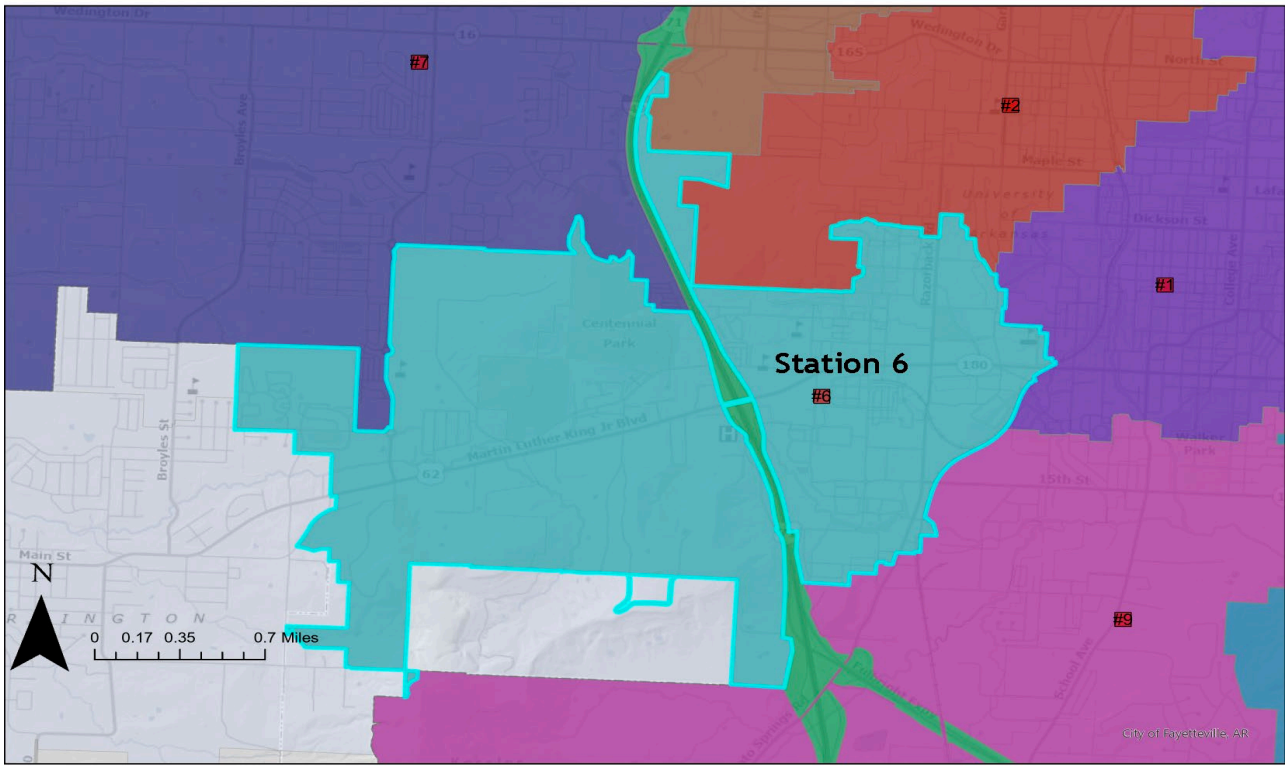


Table 414: Station 6 Three Year Response Totals

Station 6	Year			
Call Type	2021	2022	2023	Three Year Totals
Fire	49	42	17	108
Explosions/Ruptures	1	3	0	4
EMS/Rescue	914	822	560	2,296
Hazmat/Hazardous Conditions	24	68	13	105
ARFF	77	0	0	77
Service Calls	37	27	26	90
Good Intent/Canceled Enroute	404	372	262	1,038
Fire Alarms	88	132	76	296
Severe Weather	1	0	0	1
Special Incident	1,595	1,466	954	4,015
All Calls Total	1,344	1,395	1,586	4,325

Table 425: Station 6 Response Area Risk Score & Performance Gaps

Station 6	Risk Score		90th Percentile Response Performance Times (Minutes : Seconds)					
Risk Type	Risk Score	Risk Level	1st Due Performance	1str Due Benchmark	1st Due Gap	ERF Performance	ERF Benchmark	ERF Gap
Low Risk Fire	12.33	Low	06:49	05:20	01:29	06:49	05:20	01:29
Moderate Risk Fire	19.60	Low	04:49	05:20		04:49	09:20	
High Risk Fire	44.18	High	06:09	05:20	00:49	09:00	11:20	
Low Risk EMS	32.12	Elevated	07:52	05:00	02:52	07:52	05:00	02:52
Moderate Risk EMS	26.53	Elevated	06:49	05:00	01:49	09:04	07:00	02:04
High Risk EMS	44.18	High	05:32	05:00	00:32	06:59	07:00	
Low Risk Rescue	8.49	Low	06:29	05:20	01:09	06:29	05:20	01:09
Moderate Risk Rescue	13.86	Low	06:14	05:20	00:54	06:14	09:20	
High Risk Rescue	28.14	Elevated	06:49	05:20	01:29	07:13	11:20	
Low Risk Hazmat	4.90	Low	00:00	05:20		00:00	05:20	
Moderate Risk Hazmat	26.53	Elevated	10:13	05:20	04:53	19:42	09:20	10:22
High Risk Hazmat	28.14	Elevated	00:00	05:20		00:00	11:20	
Low Risk ARFF	4.90	Low	13:46	05:20	08:26	13:46	05:20	08:26
High Risk ARFF	36.77	Elevated	00:00	05:20			11:20	

Station 7

Station 7 is in the western part of the city near the west geographic center of Interstate 49 and provides first due coverage to a large portion of Fayetteville's residential neighborhoods west of I49. Station 7 provides automatic aid to Wheeler, Farmington, and Wedington fire departments as well as providing coverage to part of the I49 response area.

Map 18: Station 7 Response Area 2023

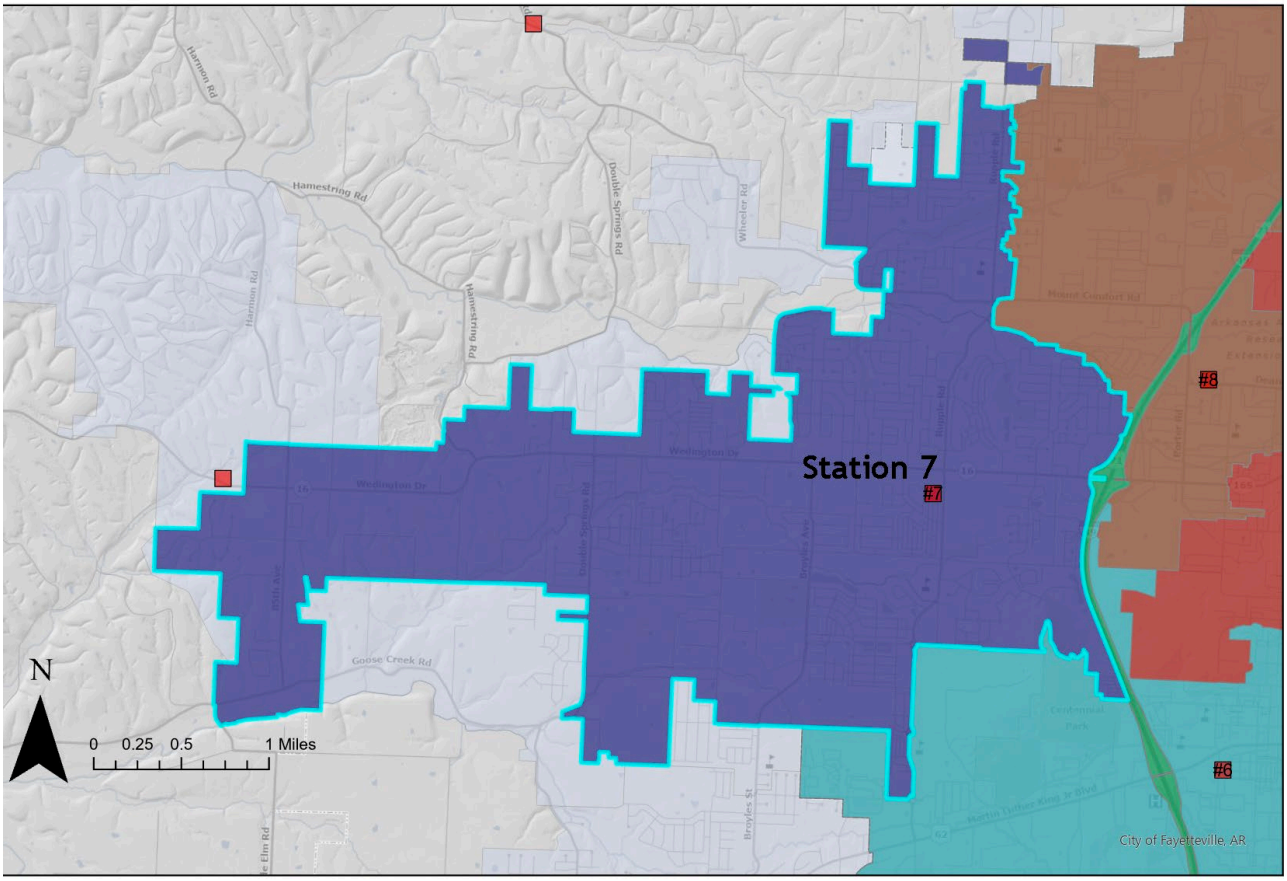


Table 436: Station 7 Three Year Response Totals

Station 7	Year			
Call Type	2021	2022	2023	Three Year Totals
Fire	37	34	38	109
Explosions/Ruptures	1	1	1	3
EMS/Rescue	1,216	1,168	1,014	3,398
Hazmat/Hazardous Conditions	23	41	32	96
Service Calls	130	100	105	335
Good Intent/Canceled Enroute	421	332	302	1,055
Fire Alarms	102	97	102	301
Severe Weather	2	1	2	5
Special Incident	0	0	4	4
All Calls Total	1,932	1,774	1,600	5,306

Table 447: Station 7 Response Area Risk Score & Performance Gaps

Station 7	Risk Score		90th Percentile Response Performance Times (Minutes : Seconds)					
Risk Type	Risk Score	Risk Level	1st Due Performance	1str Due Benchmark	1st Due Gap	ERF Performance	ERF Benchmark	ERF Gap
Low Risk Fire	12.33	Low	06:45	05:20	01:25	06:45	05:20	01:25
Moderate Risk Fire	13.86	Low	05:43	05:20	00:23	05:43	09:20	
High Risk Fire	54.33	High	06:12	05:20	00:52	13:19	11:20	01:59
Low Risk EMS	32.12	Elevated	07:52	05:00	02:52	07:52	05:00	02:52
Moderate Risk EMS	26.53	Elevated	06:55	05:00	01:55	09:36	07:00	02:36
High Risk EMS	44.18	High	05:17	05:00	00:17	31:44	07:00	24:44
Low Risk Rescue	8.49	Low	08:19	05:20	02:59	08:19	05:20	02:59
Moderate Risk Rescue	13.86	Low	08:12	05:20	02:52	08:12	09:20	
High Risk Rescue	28.14	Elevated	03:20	05:20		06:16	11:20	
Low Risk Hazmat	4.90	Low	04:40	05:20		04:40	05:20	
Moderate Risk Hazmat	26.53	Elevated	05:54	05:20	00:34	16:56	09:20	07:36
High Risk Hazmat	34.99	Elevated	10:15	05:20	04:56	29:08	11:20	17:48
Low Risk ARFF	4.90	Low	00:00	05:20			05:20	
High Risk ARFF	36.77	Elevated	00:00	05:20			11:20	

Station 8

Station 8 is located east of the geographically central part of Interstate 49 within the city limits and provides tanker capabilities to northwest annexed areas that lack adequate municipal water supplies. Station 8 provides coverage to part of the I49 response area, the University of Arkansas farm properties, and automatic aid to parts of Johnson and Wheeler.

Map 19: Station 8 Response Area 2023

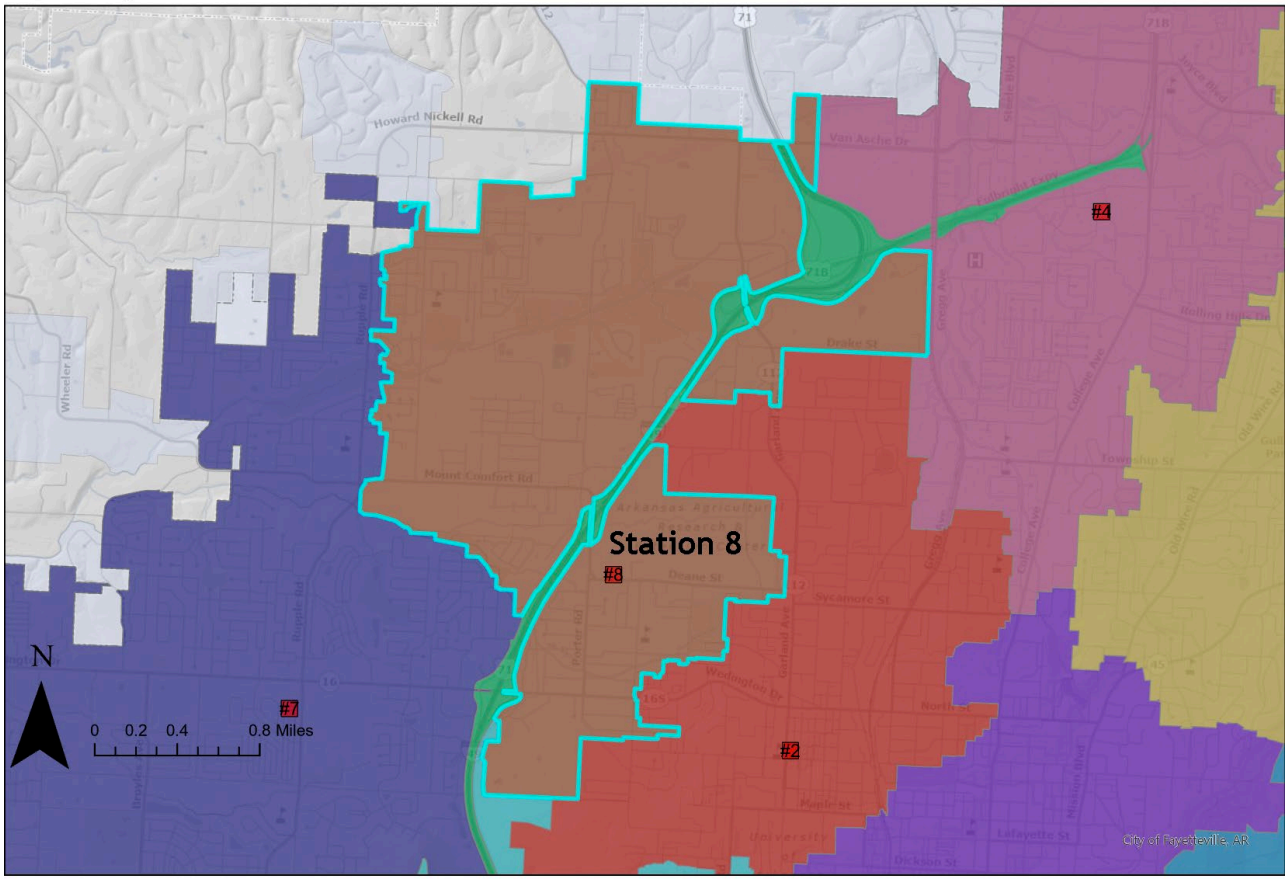


Table 458: Station 8 Three Year Response Totals

Station 8	Year			
Call Type	2021*	2022	2023	Three Year Totals
Fire	0	3	41	44
Explosions/Ruptures	0	0	2	2
EMS/Rescue	0	108	814	922
Hazmat/Hazardous Conditions	0	1	28	29
Service Calls	0	6	58	64
Good Intent/Canceled Enroute	0	38	206	244
Fire Alarms	0	18	47	65
Severe Weather	0	0	1	1
Special Incident	0	0	2	2
All Calls Total	0	174	1,199	1,373

*Station 8 was placed in service November 17, 2022. All calls for service in 2021 were covered by Stations 2, 4, & 7 before the creation of the Station 8 response area.

Table 469: Station 8 Response Area Risk Score & Performance Gaps

Station 8	Risk Score		90th Percentile Response Performance Times (Minutes : Seconds)					
Risk Type	Risk Score	Risk Level	1st Due Performance	1str Due Benchmark	1st Due Gap	ERF Performance	ERF Benchmark	ERF Gap
Low Risk Fire	8.49	Low	08:57	05:20	03:37	08:57	05:20	03:37
Moderate Risk Fire	13.86	Low	04:42	05:20		04:42	09:20	
High Risk Fire	44.18	High	06:51	05:20	01:31	18:13	11:20	06:53
Low Risk EMS	32.12	Elevated	07:52	05:00	02:52	07:52	05:00	02:52
Moderate Risk EMS	26.53	Elevated	07:27	05:00	02:27	08:37	07:00	01:37
High Risk EMS	34.99	Elevated	06:21	05:00	01:21	07:47	07:00	00:47
Low Risk Rescue	4.90	Low	07:50	05:20	02:30	07:50	05:20	02:30
Moderate Risk Rescue	13.86	Low	09:57	05:20	04:37	09:57	09:20	00:37
High Risk Rescue	28.14	Elevated	05:16	05:20		05:58	11:20	
Low Risk Hazmat	4.90	Low	04:06	05:20		04:06	05:20	
Moderate Risk Hazmat	26.53	Elevated	04:36	05:20		10:04	09:20	00:44
High Risk Hazmat	28.14	Elevated	06:47	05:20	01:27	13:47	11:20	02:27
Low Risk ARFF	4.90	Low	00:00	05:20			05:20	
High Risk ARFF	36.77	Elevated	00:00	05:20			11:20	

Station 9

Station 9 is in the southern part of the city near the south Interstate 49/US-71 business interchange. Engine 9 company members must hold ARFF certification as Station 9 is the closest station to the Fayetteville Municipal Airport and is the first due for any ARFF emergency or standby. Station 9 provides automatic aid to the city of Greenland and coverage to the I49 response area.

Map 20: Station 9 Response Area 2023

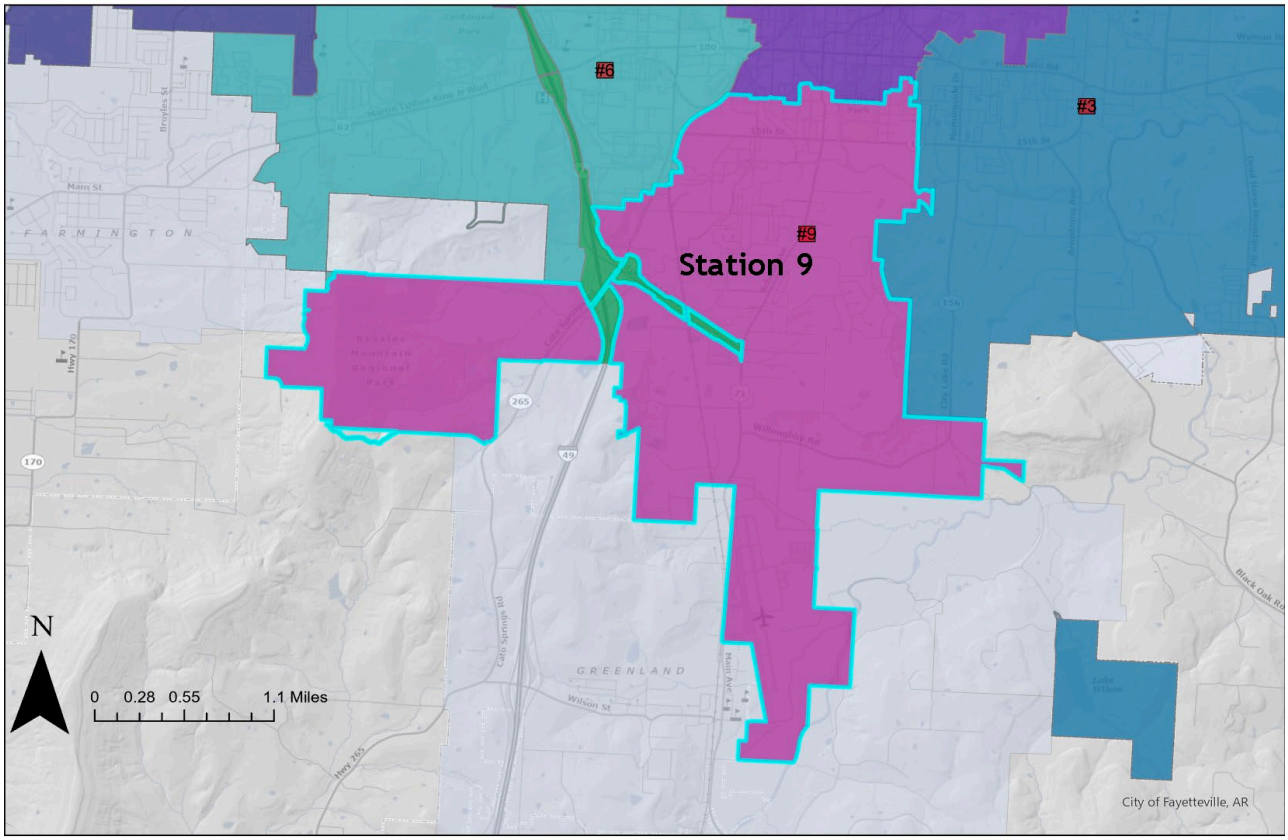


Table 50: Station 9 Three Year Response Totals

Station 9	Year			
Call Type	2021*	2022	2023	Three Year Totals
Fire	0	3	41	44
Explosions/Ruptures	0	0	2	2
EMS/Rescue	0	108	814	922
Hazmat/Hazardous Conditions	0	1	28	30
ARFF	0	55	64	196
Service Calls	0	6	58	66
Good Intent/Canceled Enroute	0	38	206	245
Fire Alarms	0	18	47	65
Severe Weather	0	0	0	0
Special Incident	0	0	0	0
All Calls Total	0	229	1,260	1,489

*Station 9 was placed in service August 5, 2022. All calls for service in 2021 were covered by Stations 1, 3, & 6 before the creation of the Station 9 response area.

Table 51: Station 9 Response Area Risk Score & Performance Gaps

Station 9	Risk Score		90th Percentile Response Performance Times (Minutes : Seconds)					
Risk Type	Risk Score	Risk Level	1st Due Performance	1str Due Benchmark	1st Due Gap	ERF Performance	ERF Benchmark	ERF Gap
Low Risk Fire	12.33	Low	07:54	05:20	02:34	07:54	05:20	02:34
Moderate Risk Fire	13.86	Low	05:20	05:20		05:20	09:20	
High Risk Fire	44.18	High	05:15	05:20		17:31	11:20	06:11
Low Risk EMS	32.12	Elevated	07:52	05:00	02:52	07:52	05:00	02:52
Moderate Risk EMS	26.53	Elevated	07:13	05:00	02:13	08:29	07:00	01:29
High Risk EMS	34.99	Elevated	03:59	05:00		05:28	07:00	
Low Risk Rescue	4.90	Low	04:55	05:20		04:55	05:20	
Moderate Risk Rescue	13.86	Low	00:00	05:20		00:00	09:20	
High Risk Rescue	28.14	Elevated	00:00	05:20		00:00	11:20	
Low Risk Hazmat	4.90	Low	05:32	05:20	00:12	05:32	05:20	00:12
Moderate Risk Hazmat	19.60	Low	03:53	05:20		05:25	09:20	
High Risk Hazmat	28.14	Elevated	05:58	05:20	00:38	30:13	11:20	18:53
Low Risk ARFF	16.25	Low	07:00	05:20	01:40	07:00	05:20	01:40
High Risk ARFF	36.77	Elevated	00:00	05:20			11:20	

Interstate 49 Response Area

I49 passes through Fayetteville from north to south on the western side of the city. It is a six-lane concrete barrier divided thoroughfare lacking any access to move from the northbound lanes to the southbound lanes. There are six major on/off access points within the city limits. Due to the limited access points and the dangers of emergency operations on interstate highways, the department has assigned a specific response area to I49. Depending on location of the incident in relation to access points and direction of travel, I49 is serviced by different stations. Apparatus

from Stations 2, 4, 6, 7, 8, or 9 may be assigned to the deployment. Two additional apparatus are added automatically to the initial deployment for any call type inside the I49 response area.

Table 47: I-49 Response Area Risk Score & Performance Gaps

I-49	Risk Score		90th Percentile Response Performance Times (Minutes : Seconds)					
Risk Type	Risk Score	Risk Level	1st Due Performance	1str Due Benchmark	1st Due Gap	ERF Performance	ERF Benchmark	ERF Gap
Low Risk Fire	13.86	Low	08:22	05:20	03:02	08:22	05:20	03:02
Moderate Risk Fire	26.53	Elevated	06:07	05:20	00:47	08:46	09:20	
High Risk Fire	16.25	Low	00:00	05:20		00:00	11:20	
Low Risk EMS	19.60	Low	07:52	05:00	02:52	07:52	05:00	02:52
Moderate Risk EMS	13.86	Low	05:53	05:00	00:53	06:13	07:00	
High Risk EMS	54.33	High	08:25	05:00	03:25	12:25	07:00	05:25
Low Risk Rescue	8.49	Low	00:00	05:20		00:00	05:20	
Moderate Risk Rescue	19.80	Elevated	00:00	05:20		00:00	09:20	
High Risk Rescue	36.77	Elevated	04:57	05:20		05:30	11:20	
Low Risk Hazmat	8.49	Low	00:00	05:20		00:00	05:20	
Moderate Risk Hazmat	19.80	Elevated	00:00	05:20		00:00	09:20	
High Risk Hazmat	36.77	Elevated	00:00	05:20		00:00	11:20	
Low Risk ARFF	4.90	Low	00:00	05:20			05:20	
High Risk ARFF	48.00	High	00:00	05:20			11:20	

Continuing Risk & Service Analysis – Continuous Improvement

The Fayetteville Fire Department (FFD) maintains historical response data back to 1998. Performance data for the previous five years are incorporated into analysis. In 2017 call and performance data was utilized to determine the need for additional stations. In addition to this, beginning in 2021, a report showing response time performance of all companies and shifts was published and sent out to all personnel each quarter. This was done to create a greater awareness of performance gaps at the company level. Stations 8 and 9 were completed and in operation in 2023. These stations have turnout timer displays in the apparatus bays to help all personnel be aware of their turnout time performance while preparing to respond. All existing stations will be retrofitted to include these screens in the near future. Additionally, each station has a display monitor in the living area where pertinent information can be displayed to include performance data.

Over the next five years the FFD plans to improve its risk assessment model by adding the factors above into the CAD software so the appropriate units will be dispatched from the start. The FFD will continue to analyze the performance data and respond to the changes.

XII - Evaluation of Current Deployment Performance

Historical Perspective, Summary of System Performance, & Evaluation of Service Delivery

In the previous sections total response times were evaluated. In this section a deeper analysis is completed of the components of the total response time. In addition to response time another component is considered, resilience.

In the following sections, the department's logic for distribution, concentration, and resilience are explained. These key metrics help gauge how well the Fayetteville Fire Department can mitigate and reduce risks and dangers, guiding improvements in the process.

Distribution examines the placement of the department's stations and equipment. Concentration looks at the department's ability to gather the necessary tools and personnel to mitigate risks and hazards effectively in a timely manner. Resilience is the department's ability to handle normal and abnormal demand on the system and recover from the demand. The FFD conducts a Service Gap Analysis that provides evidence of improvement or demonstration of deficiencies that need to be addressed. Through in-depth analysis of its performance, the department has set strategic goals and plans aimed at providing faster, more comprehensive, and reliable services to the community.

Service Gap Analysis

The Fayetteville Fire Department (FFD) updates the service gap analysis quarterly and annually to identify performance gaps. The FFD Planning Division updates gap charts for all risk categories and levels in the quarterly report. The charts are shared with all personnel and evaluated by the Fire Administration. Beginning in 2024, an annual program appraisal, highlighting performance gaps for the previous year was published and provided to the authority having jurisdiction (AHJ). In subsequent the annual appraisal will be published in January.

The service gap analysis divides the total response times further to better analysis where the gaps occur. The total response time consists of: Alarm handling, turnout time, first arriving unit travel time and effective response force (ERF) travel time. Service Gap Analysis charts can be located starting on page 68.

Alarm Handeling Time

Alarm handling is the amount of time it takes the dispatch center to dispatch the call. This provides a performance indicator for our dispatch center. This information is utilized to determine adequate staffing levels for our dispatch center.

Turnout Time

Turnout time is the amount of time it takes the fire company to leave the station. This information is utilized to analyze the fire company and station design. The newly adopted station design considered the living area location in consideration to turnout time. This is the one area that the fire company has control of. An analysis provides clear gaps between fire companies assigned to the same station.

First Arriving Unit Turnout Time

First arriving unit travel time is the time elapsed during travel from the unit's initial location to the incident location. This information is utilized to analyze the distribution of the fire stations.

Effective Response Force (ERF) Travel Time

ERF travel time is of each risk type and level are analyzed for the station response area and city-wide. The city-wide gap charts are provided starting on page 68. This information is utilized to analyze the concentration of fire stations and unit types assigned to the stations.

Distribution

The Fayetteville Fire Department is comprised of nine fully staffed stations serving nine “Station Response Areas” that are further divided into “Fire Planning Zones.’’ Using historical data and GIS modeling, the department reviews total response time components for all responses each quarter. While preparing each quarterly report, the Planning Division utilizes ArcGIS Pro to geocode incident data, including response times. This data is joined to Fire Planning Zones, Station Response Areas, and Political Wards. The data is made available through the use of GIS maps and spreadsheets.

Beginning in 2017, the department adopted proximity dispatch technology to improve how it identifies and dispatches resources. Proximity dispatch is based on the closest unit that can provide the capabilities required for the call type. The introduction of proximity dispatch has significantly helped in ensuring that the nearest available resources are sent to incidents, optimizing outcomes for the community. This technology has played a crucial role in keeping travel times consistent despite a growing demand for services, demonstrating the department's commitment to leveraging innovative solutions to enhance its response efficiency and effectiveness.

Concentration

The deployment of resources is designed to ensure that an "Effective Response Force" (ERF) can reach an incident within the target time frames, as per the expected on-scene performance standards. The idea behind concentration is to position these resources closely enough to each other so that the ERF can be quickly put together on-scene, aiming to meet the overall response time goals. The ERF is determined for each incident type based on critical tasking to mitigate the incident and stop loss.

An effective ERF can often prevent an emergency from intensifying, even in areas facing the highest risks. However, it's important to note that the ERF might not represent the full scale of personnel or units needed should the situation reach its highest potential threat. In such cases, additional support can be mobilized through automatic and mutual aid agreements to help in managing the incident or to provide extra coverage.

The primary goal of an ERF is to quickly halt the progression of an incident, whether it's a fire, Hazmat response, Technical Rescue, or any other emergency. The effectiveness of service delivery, particularly in terms of resource concentration, is evaluated based on the level of risk associated with different categories or types of incidents. In areas identified as high-risk, the strategy involves having second and third-due units arrive on the scene more rapidly than what would be expected in areas with normal or low risk. This approach ensures that the department's response is agile and robust, capable of addressing a wide array of hazards with a consistent methodology.

The ERF four-minute response time to arrive on scene at Drake Field and other calls for service in the southern portion of Fayetteville factored heavily into the location of Station 9 and redesignation of Engine 6 to Engine 9 as well. While units from Station 1 and Station 3 had average reliability scores above 90%, predicted call volume increases in both response areas as well as increased airport responses dictated that a new station and relocation of an engine company could preemptively correct growing reliability issues.

Resilience

The Fayetteville Fire Department (FFD) considers four factors when determining resilience: Unit reliability, resistance, absorption, and restoration. Through redundancy in internal staffing, and a strong partnership with mutual aid partners, the FFD is a very resilient organization.

Resistance

The City of Fayetteville is divided into 95 fire quadrants. The fire quadrants are combined to create the station response areas. There are 10 response plans for each quadrant. The response plans ensure the closest unit with the correct capabilities is dispatched to the incident. This process provides a sound methodology to match the given need with resources to mitigate the need. The exact number of units required are dispatched. There are areas where assess is an issue, i.e., Interstate 49, and more units than required are dispatched. The FFD has a training guideline, ***SOG-303 On-Duty Training***, limiting the number of units on delayed response for training to three units. In special circumstances, more than three units are allowed if the training can be centrally located. In cases where more than three units are required, staffing is backfilled to cover the training.

Absorption

There is a level of redundancy built into the Fayetteville Fire Department (FFD) deployment model. Two battalions are staffed providing the ability to provide incident command and scene safety for two structure fires at one time. Four ladder trucks and a rescue truck are staffed. This affords the FFD the ability to provide rescue for multiple incidents at once. Additionally, through auto-aid agreements FFD has a capacity we beyond normal daily staffing. During times when FFD units are depleted. Dispatch will notify the chiefs via text and request a unit from a mutual aid partner to stand by. The FFD also participates in a regional mutual aid program with departments across the region. The program is sponsored by the Northwest Arkansas Metro Fire Chiefs. The chief alternate monitoring the regional radio system. When a department has a large event, outside normal daily operations. The on-call chief will notify the other chiefs and dispatch the appropriate units required to assist.

Restoration

The Fayetteville Fire Department (FFD) does not have an official restoration policy. However, company officers are expected to cancel their unit's response on calls where they are not needed. Incident commanders return units to service as quickly as possible as the need decreases on emergency scene. First arriving company officers are quick to cancel other incoming units when they assess the needs to mitigate the incident.

Unit Reliability

Unit Reliability is the factor of the Fayetteville Fire Department (FFD) staffing model that is the most important as it is the factor that considers the human providing the service. Reliability is two pronged. The first prong is simple in theory, there are a certain number of hours in a day and our personnel are expected to complete a certain number of tasks each shift. The second prong is more complex as it requires consideration of the number of tasks that can be completed by a fire company and still provide the same level of service at the end of their tour as at the beginning, or company reliability. That is how unit reliability considers the "human." It is not sustainable to continually dump tasks on fire companies without considering how it impacts the human delivering the service. When firefighters become fatigued, their level of service declines. If this level of work continues, the fatigue will negatively impact the firefighters, both on and off duty. The greatest fiscal responsibility of FFD leaders is to protect their human capital.

The simplest definition of unit reliability is: The time a fire company has to devote to emergency calls after they have completed all other assigned tasks and met their personal basic human needs. It is important to remember this is a theoretical number. FFD fire companies will prioritize emergency calls and compromise the assigned tasks and their human needs to ensure the emergency calls are handled. FFD current unit reliability goal is ninety percent (90%) meaning they are dedicated to calls for service a maximum of ten percent (10%) of the time. FFD Labor Management Team (LMT) Staffing Committee is working to refine the exact percent for unit reliability. As noted in the strategic plan, there are additional tasks that will be added to our companies. It is fully expected that the LMT Staffing Committee will be providing a recommendation to change the unit reliability goal. Units are often engaged in a variety of activities throughout the day, not just responding to emergency calls.

- Public Education / Fire Prevention
- Physical Fitness
- Training administered by the training department
- Company level training
- Officer training
- Driver training
- Firefighter training
- Returning the equipment to service after calls
- Incident reporting
- Meal purchase, preparation, and consumption
- Sleep and rest.
- Apparatus maintenance
- Administrative duties

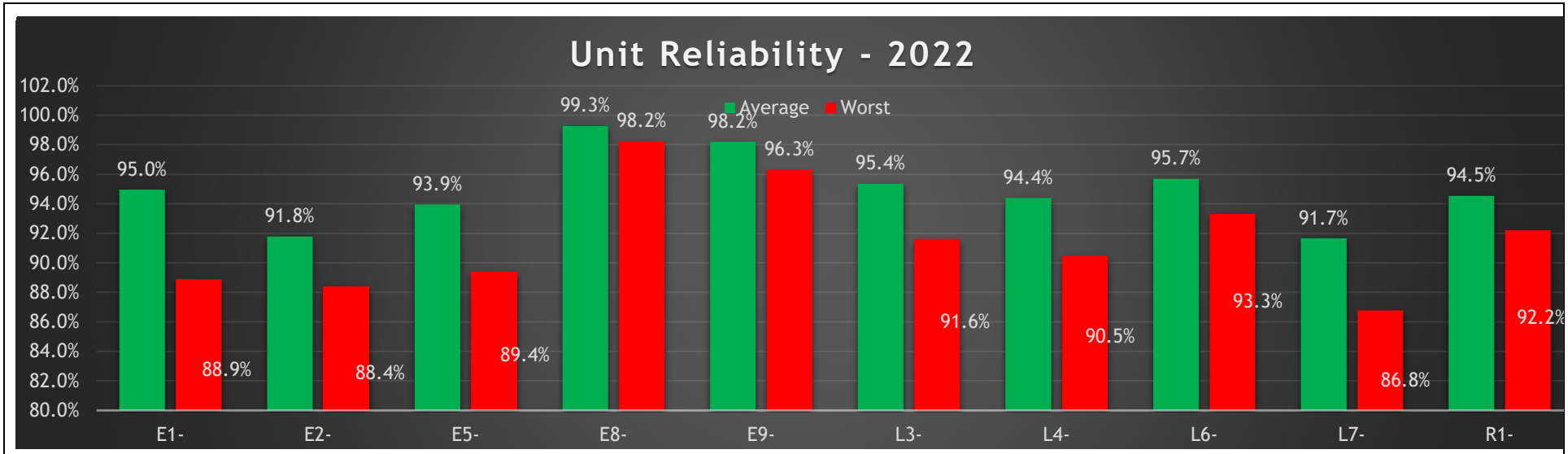
The planning division tracks reliability and reports every quarter, an annual report is submitted to the fire chief and city administration in January of each year for the previous year. Below are graphs for the years 2022 and 2023. The department unit with the worst reliability rating in 2022 was Engine 2 with best average rate of 91.8% and worst of 88.4%, or an average of 7 hours of unreliability per day. When evaluating locations for new stations and companies this factor was a chief reason for the location of Station 8 as well as reducing the four-minute drive times for Engine 2 and Ladder 7.

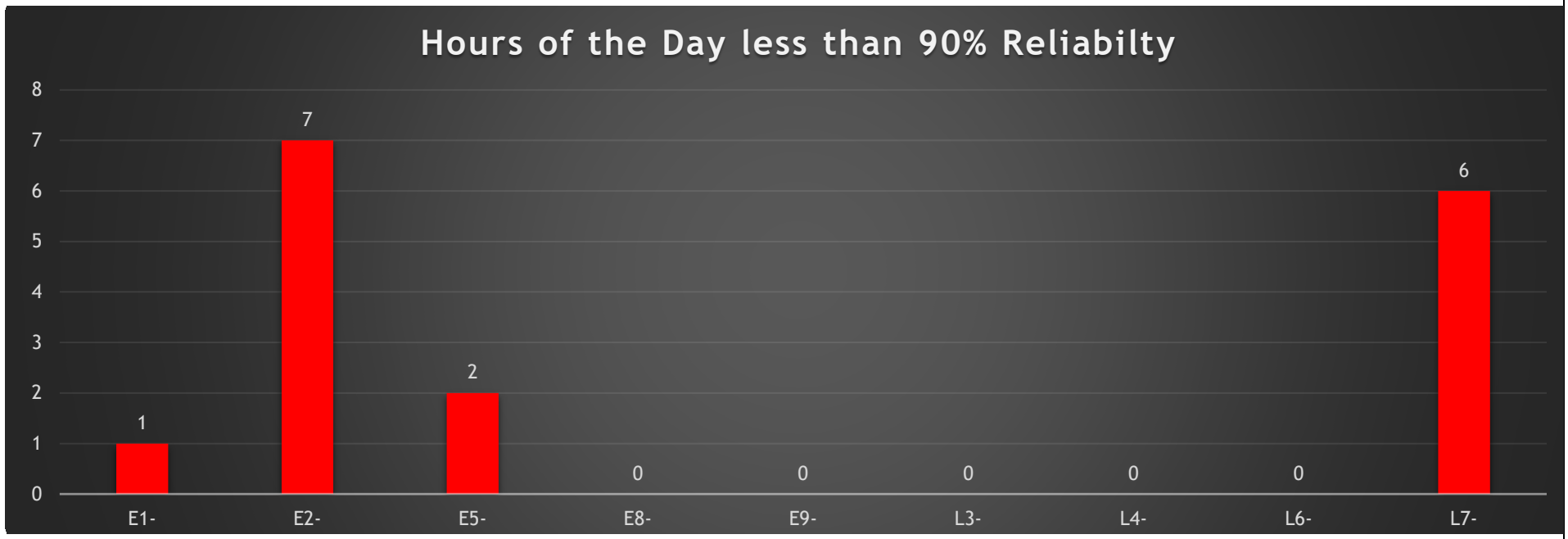
The first full calendar year to pull data from after Engine 8 being placed in service is 2023. Looking at the reliability numbers for Engine 2 it can be easily seen that the placement of the new station and company solved the issue as Engine 2 had a best rate of 94.2% and worst of 91.9%, or an average of zero hours of unreliability per day for 2023.

Reading further into the data from 2022 and 2023 a trend is beginning to show for Ladder 4. The department is evaluating the placement of new stations or an additional company at Station 4 to correct the upward trend in unreliability, along with additional companies at other stations to further increase reliability department wide.

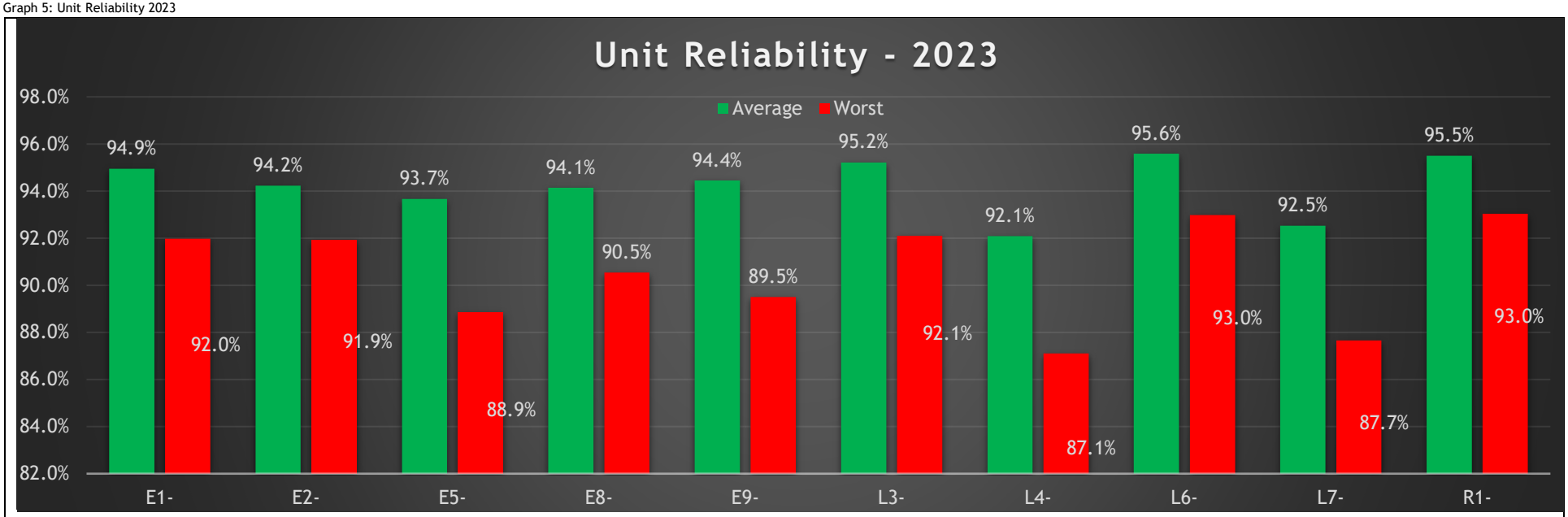
Unit Reliability Graphs for 2022 & 2023

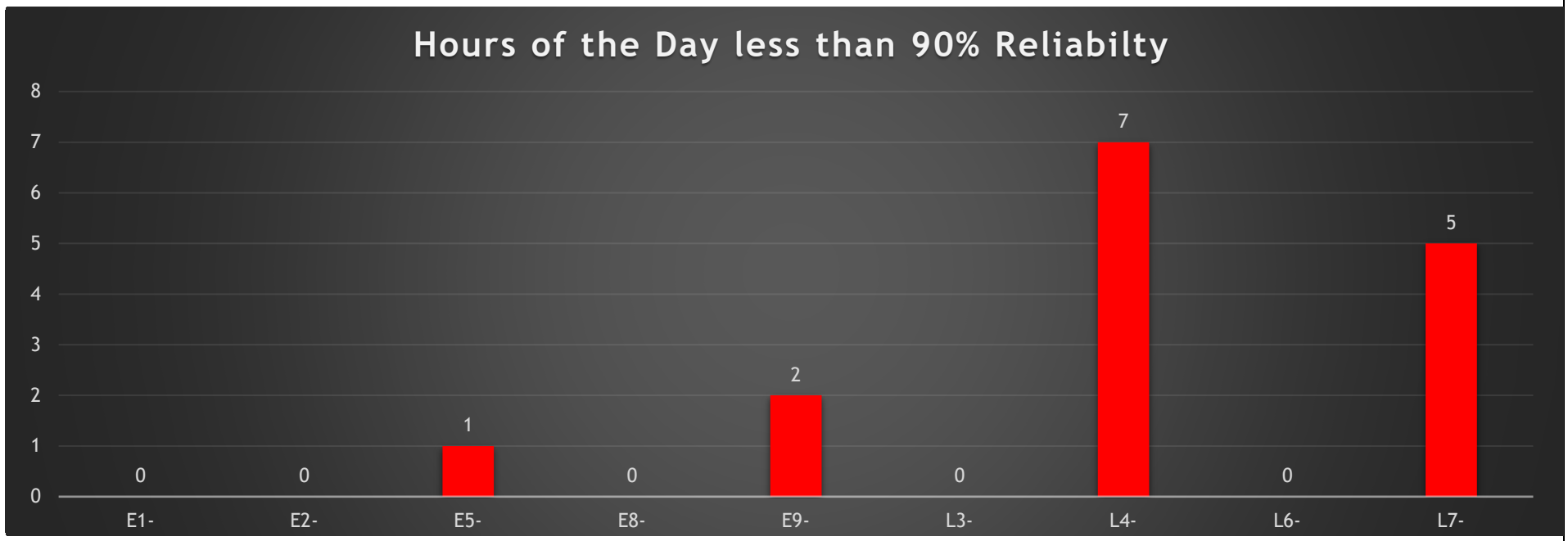
Graph 4: Unit Reliability 2022





Graph 5: Unit Reliability 2023





XIII - Plan for Maintaining and Improving Response Capabilities

Performance Maintenance and Improvement Plan

The Fayetteville Fire Department's (FFD) Strategic Planning Process for the 2024-2029 period is a comprehensive effort that integrates the department's core mission, vision, and values into actionable and measurable goals. The strategic plan, which was meticulously developed and published, outlines seven primary goals supported by twenty-two SMART objectives, ensuring a clear direction for the department's future endeavors. This strategic blueprint aligns with the department's foundational principles. It seeks to harmonize with the broader community's master plans, ensuring that departmental initiatives align with the City of Fayetteville's overarching development goals. The FFD's published strategic plan is approved by the LMT and then submitted to the Fayetteville City Council for approval under the same process as an Administrative Policy. This policy is outlined in the Administrative Policy titled ***General Information and Introduction***.

This alignment has historically facilitated successful coordination with city plans, such as establishing new fire stations and demonstrating a proactive and collaborative approach to community service and improvement. Through this strategic planning process, the department reaffirms its commitment to serving the community effectively, guided by a well-defined path toward continuous improvement and operational excellence.

Improvement Through Collaboration

The FFD utilizes internal input on all aspects of its operations. This is accomplished using the Labor Management Team (LMT). The LMT is co-chaired by the Fire Chief and IAFF president. The LMT meets monthly to work through decision-making and guidance of the department, including all policy and procedure changes, including the Strategic Plan. These meetings are open for all personnel to attend, and the minutes are kept on an internal shared computer drive. There are several standing committees that work through goals and objectives. The assigned committee chairs report progress during these monthly meetings. In addition to this, there will be an annual review of the strategic plan to determine if any adjustments need to be made.

Compliance Verification Reporting

The FFD's planning division releases reports quarterly and annually that provide detailed statistics including performance, outcomes, and service gaps. The service gaps have been utilized to determine locations for new fire stations and the redistribution of companies. A goal for improvement of service gaps was outlined in goal 2 of the 2024-2029 Strategic plan. The goal calls for the completion of the following tasks over a 12-24-month period:

- Completion of a turnout time analysis for each fire station to ensure our benchmarks are achievable
- Analysis of all other response time variables to determine if benchmarks are achievable
- Suggested modifications to benchmarks.
- Short term plan to improve response times.
- Continual monitoring for both positive and negative trends.

The planning division reports are sent to all members via email and are available to view on a shared computer drive accessible to the entire department. In addition to these reports, beginning in 2024, formal program appraisals were initiated annually for the prior year.

Annual Program Appraisal

The Fire Chief provides incident analysis report to the mayor on a weekly basis. Beginning in January 2024, formal annual appraisals, which include service gaps, were created. The Fire Chief has presented the annual appraisals to the mayor and several of the council members. A resolution acknowledging the annual appraisal is on the agenda for the April 16th, 2024, City Council meeting. Mitigation efforts for these gaps are identified in the strategic plan. Updates related to the progress of the strategic plan will be provided to the AHJ annually.

External Stakeholder Input

The Fayetteville Fire Department (FFD) seeks input from external stakeholders. In January 2024, the city marketing department sent out an external stakeholder survey on behalf of the department. This survey allowed external stakeholders to rate current services and rank the services in order of importance. While this survey provided valuable information, it was a convenience sampling of the city's population. The feedback would be more meaningful if the FFD ensures there is good sampling of the city. During the 2026 strategic planning cycle the FFD plans to utilize stakeholders from various groups in the city to include: Chamber of Commerce leadership, City and County elected officials, University of Arkansas leadership, Salvation Army and Seven Hills leadership, Washington Regional Medical Center Leadership, and other citizen groups.

XIV - Correlation Matrix

Appendix G - CRA/SOC - 10th Edition Model Correlation Matrix		
PI/ CC	**Category 1 - Governance and Administration**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
CC 1A.1	**The agency is legally established.**	Section VI City & Agency Legal Basis Page 2
1A.3	The governing body of the agency periodically reviews and approves services and programs.	Section X Program Appraisals Page 56
1A.5	The governing body or designated authority approves the organizational structure that carries out the agency's mission.	Section X Program Appraisals Page 56
1A.7	A communication process is in place between the governing body and the administrative structure of the agency.	Section X Program Appraisals Page 56
CC 1B.2	The administrative structure and allocation of financial, equipment and personnel resources reflect the agency's mission, goals, objectives, size, and complexity.	Section VII Fayetteville Fire Department Organizational Structure Page 19
PI/ CC	**Category 2 - Assessment and Planning**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
2A.1	Service area boundaries for the agency are identified, documented, and legally adopted by the authority having jurisdiction	Section VI Service Area Boundaries Page 8
2A.2	Boundaries for other service responsibility areas, such as automatic aid, mutual aid, and contract areas, are identified, documented, and appropriately approved by the authority having jurisdiction.	Section VI Service Area Boundaries Page 8
CC 2A.3	**The agency has a documented and adopted methodology for organizing the response area(s) into geographical planning zones.**	Section VI Fire Planning Zones Page 9
CC 2A.4	**The agency assesses the community by planning zone and considers the population density within planning zones and population areas, as applicable, for the purpose of developing total response time standards.**	Section VI Community Information Population & Density Page 16
2A.5	Data that Include property, life. injury. environmental and other associated losses. as well as the human and physical assets preserved and/or saved, are recorded for a minimum of three (initial accreditation agencies) to five (currently accredited agencies) immediately previous years.	Section VI Community Consequences Page 17

2A.6	The agency utilizes its adopted planning zone methodology to identify response area characteristics such as population, transportation systems, area land use, topography, geography, geology, physiography, climate, hazards, risks, and service provision capability demands.	Section VI Community Characteristics Page 17
2A.7	Significant socioeconomic and demographic characteristics for the response area are identified, such as key employment types and centers, assessed values, blighted areas, and population earning characteristics.	Section VI Demographics – Year 2020 Page 17
2A.8	The agency identifies and documents all safety and remediation programs, such as fire prevention, public education, injury prevention, public health, and other similar programs, currently active within the response area.	Section VII Fire Marshal Division Programs & Services Page 26
2A.9	The agency defines and identifies infrastructure that is considered critical within each planning zone.	Section VI Critical Infrastructure Page 10
CC 2B.1	**The agency has a documented and adopted methodology for identifying, assessing, categorizing, and classifying all risks (fire and non-fire) throughout the community or area of responsibility.**	Section VIII Community Risk Assessment and Risk Levels Page 35
2B.2	The historical emergency and nonemergency service demand frequency for a minimum of three immediately previous years and the future probability of emergency and nonemergency service demands, by service type, have been identified and documented by planning zone.	Section XII Historical Perspective, Summary of System Performance, & Evaluation of Service Delivery Page 91
2B.3	Event outputs and outcomes are assessed for three (initial accrediting agencies) to five (currently accredited agencies) immediately previous years.	Section XII Service Gap Analysis Page 91
CC 2B.4	**The agency's risk identification, analysis, categorization, and classification methodology has been utilized to determine and document the different categories and classes of risks within each planning zone.**	Section VIII Risk Assessment Methodology, Classification, and Categories Page 35
2B.5	Fire protection and detection systems are incorporated into the risk analysis.	Section XI Target Hazards and Risk Categories Page 64
2B.6	The agency assesses critical infrastructure within the planning zones for capabilities and capacities to meet the demands posed by the risks.	Section XI Target Hazards and Risk Categories Page 64

2B.7	The agency engages other disciplines or groups within its community to compare and contrast risk assessments in order to identify gaps or future threats and risks.	Section XII Absorption Page 91
CC 2C.1	**Given the levels of risks, area of responsibility, demographics, and socioeconomic factors, the agency has determined, documented, and adopted a methodology for the consistent provision of service levels in all service program areas through response coverage strategies.**	Section XI Service Level – Risk Categories & Benchmarks Page 57
CC 2C.2	**The agency has a documented and adopted methodology for monitoring its quality of emergency response performance for each service type within each planning zone and the total response area.**	Section XI Performance – Baseline to Benchmark Page 64
2C.3	Fire protection systems and detection systems are identified and considered in the development of appropriate response strategies.	Section XI Target Hazards and Risk Categories Page 64
CC 2C.4	**A critical task analysis of each risk category and risk class has been conducted to determine the first due and effective response force capabilities and a process is in place to validate and document the results.**	Section XI Performance – Baseline to Benchmark Page 64
CC 2C.5	**The agency has identified the total response time components for delivery of services in each service program area and found those services consistent and reliable within the entire response area.**	Section XI Performance – Baseline to Benchmark Page 64
2C.6	The agency identifies outcomes for its programs and ties them to the community risk assessment during updates and adjustments of its programs, as needed.	Section XI Distribution Page 92
2C.7	The agency has identified the total response time components for delivery of services in each service program area and assessed those services in each planning zone.	Section XI Service Level – Risk Categories & Benchmarks Page 57
CC 2C.8	**The agency has identified efforts to maintain and improve its performance in the delivery of its emergency services for the past three (initial accreditation agencies) to five (currently accredited agencies) immediately previous years.**	Section XI Continuing Risk & Service Analysis – Continuous Improvement Page 90
2C.9	The agency's resiliency has been assessed through its deployment policies, procedures, and practices.	Section XI Performance – Baseline to Benchmark Page 64

CC 2D.1	**The agency has a documented and adopted methodology for assessing performance adequacy, consistency, reliability, resiliency, and opportunities for improvement for the tot.al response area.**	Section XII Service Gap Analysis Page 91
2D.2	The agency continuously monitors. assesses and internally reports. at least quarterly, on the ability of the existing delivery system to meet expected outcomes and identifies and prioritizes remedial actions.	Section XII Service Gap Analysis Page 91
CC 2D.3	The performance monitoring methodology identifies,annually, future external influences, altering conditions, growth, and development trends, and new or evolving risks, for purposes of analyzing the balance of service capabilities with new conditions or demands.	Section XII Service Gap Analysis Page 91
2D.4	The performance monitoring methodology supports the assessment of the efficiency and effectiveness of each service program at least annually in relation to industry research.	Section VIII Community Risk Assessment and Risk Levels Page 35
2D.5	Impacts of incident mitigation program efforts, such as community risk reduction, public education, and community service programs, are considered and assessed in the monitoring process.	Section VIII Community Risk Assessment and Risk Levels Page 35
2D.6	Performance gaps for the total response area, such as inadequacies, Inconsistencies, and negative trends, are determined at least annually.	Section XII Service Gap Analysis Page 91
CC 2D.7	**The agency has systematically developed a continuous improvement plan that details actions to be taken within an identified timeframe to address existing gaps and variations.**	Section XIII Performance Maintenance and Improvement Plan Page 97
2D.8	The agency seeks approval of its standards of cover by the authority having jurisdiction (AHJ).	Section XII Unit Reliability Page 93
CC 2D.9	**On at least an annual basis, the agency formally notifies the AHJ of any gaps In current capabilities, capacity and the level of service provided within its delivery system to mitigate the identified risks within its service area, as identified in its community risk assessment /standards of cover.**	Section XIII Annual Program Appraisal Page 98
2D.10	The agency interacts with external stakeholders and the AHJ at least once every three years to determine the stakeholders' and AHJ's expectations for types and levels of services provided by the agency.	Section XIII External Stakeholder Input Page 98

PI/ CC	Category 3 - Goals and Objectives	CRA-SOC LOCATION PAGE/SECTION/AREA
CC 3A.1	**The agency has a current and published strategic plan that has been submitted to the authority having jurisdiction.**	Section XIII Performance Maintenance and Improvement Plan Page 97
3A.2	The agency coordinates with the jurisdiction's planning component to ensure the strategic plan is consistent with the community master plan.	Section XIII Annual Program Appraisal Page 98
CC 3B.1	**The agency publishes current, general organizational goals and S.M.A.R.T. objectives, which use measurable elements of time, quantity, and quality. These goals and objectives directly correlate to the agency's mission, vision and values and are stated in the strategic plan.**	Section XIII Improvement Through Collaboration Page 97
3B.2	The agency conducts an environmental scan when establishing its goals and objectives.	Section XIII External Stakeholder Input Page 98
CC 3B.3	**The agency solicits feedback and direct participation from Internal and external stakeholders in the development, implementation and evaluation of the agency's goals and objectives.**	Section XIII Performance Maintenance and Improvement Plan Page 97
3B.4	The agency uses internal input to implement and evaluate its goals and objectives and to measure progress in achieving the strategic plan.	Section XIII Performance Maintenance and Improvement Plan Page 97
3B.5	The governing body reviews the agency's goals and objectives and considers all budgetary and operational proposals in order to ensure success.	Section XIII Performance Maintenance and Improvement Plan Page 97
3B.6	When developing organizational values, the agency seeks input from its members and is in alignment with its community.	Section XIII Performance Maintenance and Improvement Plan Page 97
CC 3C.1	**The agency identifies personnel to manage its goals and objectives and uses a defined organizational management process to track progress and results.**	Section XIII Compliance Verification Reporting Page 97
CC 3C.2	**The agency's personnel receive information explaining its goals and objectives.**	Section XIII Compliance Verification Reporting Page 97
3C.3	The agency, when necessary, identifies and engages appropriate external resources to help accomplish Its goals and objectives.	Section XIII Performance Maintenance and Improvement Plan Page 97

CC 3D.1	**The agency reviews its goals and objectives at least annually and modifies as needed to ensure they are relevant and contemporary.**	Section XIII Performance Maintenance and Improvement Plan Page 97
CC 3D.2	**The agency reviews, at least annually, its overall system performance and identifies areas in need of improvement, which should be considered for inclusion in the organizational goals and objectives.**	Section XIII Performance Maintenance and Improvement Plan Page 97
3D.3	The agency provides progress updates, at least annually, on its goals and objectives to the AHJ, its members and the community it serves.	Section XIII Performance Maintenance and Improvement Plan Page 97
PI/ CC	**Category 4 - Financial Resources**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
CC 4A.7	**The agency's budget, short and long-range financial planning, and capital project plans are consistent with the agency's strategic plan and support achievement of identified goals and objectives.**	Section VII Finance & Budget Page 26
CC 4C.1	**Given current and forecasted revenues, the agency sustains the level of service adopted by the AHJ.**	Section VII Fire Administration Programs & Services Page 26
4C.3	The agency budgets future asset maintenance and repair costs with related funding plans	Section VII Finance & Budget Page 26
PI/ CC	**Category 5 - Community Risk Reduction Program**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
CC 5A.2	**The code enforcement program ensures compliance with applicable fire protection laws, local jurisdiction, hazard abatement and agency objectives as defined in the community risk assessment/ standards of cover.**	Section VII Fire Inspection Program Page 29
5A.6	**The agency sets specific, targeted, and achievable annual loss reduction benchmarks for fire incidents and fire casualties based upon the community risk assessment and baseline performance.**	Section VI Community Consequences Page 17
CC 5A.7	**The agency conducts a formal and documented program appraisal, at least annually, to determine the program's impacts and outcomes, and to measure performance and progress in reducing risk based on the community risk assessment/standards of cover.**	Appendix F 5A Prevention Program Appraisal Page 142
CC 5B.1	**The public education program targets specific risks, behaviors and audiences identified through incident, demographic and program**	Section VII Fire Safety & Prevention Program and Services Page 27

	data analysis and the community risk assessment/standards of cover.	
5B.3	Programs are in place to identify large loss potential or high-risk audiences (such as low socioeconomic status, age, and cultural/ ethnic differences, where appropriate), forge partnerships with those who serve those constituencies, and enable specified programs to mitigate fires and other emergency incidents (such as home safety visits, smoke alarm installations, free bicycle helmet programs, fall prevention programs, etc.).	Section VII Fire Safety & Prevention Program and Services Page 27
CC 5B.4	**The agency conducts a formal and documented program appraisal, at least annually, to determine the program's impacts and outcomes, and to measure performance and progress in reducing risk.**	Appendix F 5B Public Education Program Appraisal Page 144
CC 5C.4	**The agency conducts a formal and documented program appraisal, at least annually, to determine the program's impacts and outcomes, and to measure performance and progress in reducing risk.**	Appendix F 5C Investigation Program Appraisal Page 146
CC 5D.1	**The agency maintains a local emergency operations/all-hazards plan that defines roles and responsibilities of all participating departments and/or external agencies. The agency participates in maintaining and revising the plan with the AHJ.**	Appendix F 5D Domestic Preparedness Program Appraisal Page 148
5D.5	The agency conducts and documents a vulnerability assessment and has operational plans to protect the agency's specific critical infrastructure, including but not limited to materials, supplies, apparatus, facilities security, fuel, and information systems.	
5D.6	The agency has a documented continuity of operations plan that is reviewed annually and updated at least every five years to ensure essential operations are maintained.	
CC 5D.9	**The agency conducts a formal and documented program appraisal, at least annually, to determine the program's impacts and outcomes, and to measure performance and progress in reducing risk.**	Appendix F 5D Domestic Preparedness Program Appraisal Page 148

CC 5E.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets its staffing, response time, station(s), pumping capacity, apparatus and equipment deployment objectives for each type and magnitude of fire suppression incident(s).**	Appendix F 5E Fire Suppression Program Appraisal Page 150
CC 5E.3	**The agency conducts a formal and documented program appraisal, at least annually. to determine the impacts, outcomes, and effectiveness of the program, and to measure its performance toward meeting the agency's goals and objectives.**	Appendix F 5E Fire Suppression Program Appraisal Page 150
CC 5F.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets its staffing, response time, station(s), apparatus and equipment deployment objectives for each type and magnitude of emergency medical incident(s).**	Section XI Emergency Medical Services Program Page 66
CC 5F.2	**The agency has standing orders/protocols in place to direct EMS response activities to meet the stated level of EMS response including determination criteria for specialty transport and receiving facility destination.**	Appendix F 5F EMS Program Appraisal Page 152
CC 5F.5	**The agency creates and maintains a patient care record. hard copy or electronic. for each patient encountered. This report records a provider impression, patient history, data regarding treatment rendered and the patient disposition. The agency must make reasonable efforts to protect reports from public access and maintain them as per local, state/provincial, and federal records retention requirements.**	Appendix F 5F EMS Program Appraisal Page 152
5F.7	The agency has a quality Improvement/quality assurance (QI/QA) program in place to improve system performance and patient outcomes including provisions for the exchange of patient outcome data between the agency and receiving facilities.	
5F.8	The agency has implemented or developed a plan to implement a cardiopulmonary resuscitation (CPR) and public access defibrillation program for the community.	

CC 5F.9	**The agency conducts a formal and documented program appraisal, at least annually, to determine the impact, outcomes, and effectiveness of the program and to measure its performance toward meeting the agency's goals and objectives.**	Appendix F 5F EMS Program Appraisal Page 152
CC 5G.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets its staffing, response time, station(s), apparatus, and equipment deployment objectives for each type and level of risk of a technical rescue incident(s).**	Section XI Technical Rescue Services Program Page 67
CC 5G.2	**The agency conducts a formal and documented program appraisal, at least annually, to determine the impacts, outcomes, and effectiveness of the program, and to measure its performance toward meeting the agency's goals and objectives.**	Appendix F 5G Technical Rescue Program Appraisal Page 154
CC 5H.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets its staffing, response time, station(s), apparatus and equipment deployment objectives for each type and magnitude of hazardous materials incident(s).**	Section XI Hazardous Materials Services Program Page 68
5H.2	The agency complies with all aspects of applicable hazardous material regulations such as annual refresher training, medical monitoring of response personnel, annual physical examinations as applicable per standards, and exposure record retention.	Section VII Firefighter Safety & Training Division Programs & Services Page 32
CC 5H.3	**The agency conducts a formal and documented program appraisal, at least annually, to determine the impacts, outcomes, and effectiveness of the program, and to measure its performance toward meeting the agency's goals and objectives.**	Appendix F 5H Hazmat Program Appraisal Page 156
CC 5I.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets Its staffing, response time, station(s), extinguishing agent requirements, apparatus and equipment deployment objectives for each type and magnitude of aviation incident.**	Section XI Aircraft Rescue Firefighting (ARFF) Services Program Page 69

CC 5I.2	**The agency conducts a formal and documented program appraisal, at least annually, to determine the impacts, outcomes, and effectiveness of the program, and to measure its performance toward meeting the agency's goals and objectives**	Appendix F 5I ARFF Program Appraisal Page 158
CC 5J.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets its staffing, response time, station(s). extinguishing agency requirements, apparatus and equipment deployment objectives for each type and magnitude of marine and shipboard incident.**	Does not apply to the Fayetteville Fire Department
CC 5J.2	**The agency conducts a formal and documented program appraisal, at least annually, to determine the impacts, outcomes, and effectiveness of the program, and to measure its performance toward meeting the agency's goals and objectives.**	Does not apply to the Fayetteville Fire Department
CC 5K.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets its staffing, response time, station(s), apparatus and equipment deployment objectives for each type and magnitude of wildland fire services incident.**	Does not apply to the Fayetteville Fire Department
CC 5K.2	**The agency has developed a wildland risk assessment including: a fuel management plan, a fire adapted communities plan, and an inspection and code enforcement program.**	Does not apply to the Fayetteville Fire Department
CC 5K.3	**The agency conducts a formal and documented program appraisal, at least annually, to determine the impact, outcomes, and effectiveness of the program, and to measure its performance toward meeting the agency's goals and objectives.**	Does not apply to the Fayetteville Fire Department
5L	Your agency must insert appropriate performance indicators and/or core competencies in the area below when other programs are considered.	
PI/ CC	**Category 6 - Physical Resources**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
6A.1	The development, construction or purchase of physical resources is consistent with the agency's goals and strategic plan.	

CC 6A.2	**The governing body, administration and staff are involved in the planning for physical facilities.**	Section VII Planning Page 26
6B.1	Each function or program has adequate facilities and storage space (e.g., operations, prevention, training, support services and administration).	Section VII Fayetteville Fire Department Facilities, Staffing & Apparatus Page 21
CC 6B.3	**Facilities comply with federal, state/provincial, and local codes and regulations at the time of construction; required upgrades for safety are identified and, where resources allow, addressed. For those Items that warrant further attention, a plan for implementation is identified in the agency's long-term capital improvement plan (i.e., fire alarm systems, sprinkler system. seismic, vehicle exhaust system, asbestos abatement, etc.)**	Section VII Fayetteville Fire Department Facilities, Staffing & Apparatus Page 21
CC 6C.1	**Apparatus and vehicle types are appropriate for the functions served (e.g., operations, staff support services, specialized services, and administration).**	Section VII Fayetteville Fire Department Facilities, Staffing & Apparatus Page 21
6C.2	A current replacement schedule exists for all apparatus and support vehicles based on current federal and state/provincial standards. vehicle condition. department needs and requirements.	
CC 6D.5	**The inspection, testing, preventive maintenance, replacement schedule and emergency repair of all apparatus are well established and meet the needs of the agency.**	Section VII Equipment Maintenance and Repair Page 26
6E.1	Tools and equipment are distributed appropriately. are in adequate quantities and meet the operational needs of the specific functional area or program (e.g., fire suppression, prevention, investigations, hazmat, etc.).	
6E.2	Tool and equipment replacement are scheduled, budgeted, and implemented, and is adequate to meet the agency's needs.	
CC 6E.3	**Equipment maintenance, testing and inspections are conducted by qualified personnel, following manufacturer's recommended schedules.**	Section VII Equipment Maintenance and Repair Page 26
6E.5	Supplies and materials allocation is based on established objectives and appropriate to meet the operational needs of the specific functional area or program (e.g., fire suppression, prevention, investigations, hazmat, etc.), and is compliant with local, state/provincial, and national standards.	

6F.1	Safety equipment is identified and distributed to appropriate personnel.	
PI/ CC	**Category 7 - Human Resources**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
7B.1	A mechanism is in place to identify and announce potential entry-level, lateral, and promotional positions.	
7B.10	The agency conducts workforce assessments and has a plan to address projected personnel resource needs, including retention and attrition of tenured and experienced employees.	
PI/ CC	**Category 8 - Training and Competencies**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
CC 8A.1	**The organization has a process in place to identify training needs, including tasks, activities, knowledge, skills, and abilities.**	Section VII Firefighter Safety & Training Division Programs & Services Page 32
8A.2	The agency's training program is consistent with the mission statement, goals, and objectives, and helps the agency meets those goals and objectives.	Section VII Firefighter Safety & Training Division Programs & Services Page 32
8A.4	The agency identifies minimum levels of training and education required for all positions in the organization.	Section VII Training & Education Programs Page 33
8B.1	A process is in place to ensure that personnel are appropriately trained.	Section VII Training & Education Programs Page 33
8B.3	The agency evaluates individual and crew performance through validated and documented performances-based measurements.	Section VII Training & Education Programs Page 33
8B.4	The agency analyzes student evaluations to determine reliability of training conducted.	
CC 8B.6	**The agency conducts a formal and documented program appraisal, at least annually, to determine the program's effectiveness and compliance with meeting the needs of the organization.**	Appendix F 8B Training Program Appraisal Page 160
CC BC.2	**The agency has access to instructional personnel, within the organization or from identified external resources, with teaching qualifications and expertise to meet its needs.**	Section VII Training & Education Programs Page 33
CC 8C.8	**Training materials are evaluated, at least annually, to reflect current practices and meet the needs of the agency.**	Section VII Training & Education Programs Page 33

PI/ CC	Category 9 - Essential Resources	CRA-SOC LOCATION PAGE/SECTION/AREA
CC 9A.1	**The agency establishes minimum fire flow requirements for new development in accordance with nationally and/or internationally recognized standards and includes this information in the fire risk evaluation and pre-incident planning process.**	Section VI Water Page 13
CC 9A.2	**An adequate and reliable water supply is available for firefighting purposes for identified risks. The identified water supply sources are adequate in volume and pressure, based on nationally and/or internationally recognized standards, to control and extinguish fires.**	Section VI Water Page 13
9A.4	The agency maintains copies of current water supply sources and annually reviews fire hydrant maps for its service area to ensure they are accurate.	
9A.5	Fire hydrant adequacy and placement are based on nationally and/or internationally recognized standards and reflect the hazards of the response area.	
9A.6	Public fire hydrants are inspected, tested, maintained, visible, and accessible in accordance with nationally and/or internationally recognized standards. The agency's fire protection-related processes are evaluated, at least annually, to ensure adequate and readily available public or private water.	
9A.7	The agency identifies, plans and trains for the possibility of a water supply system failure, including fire hydrants with insufficient capacity and areas where fire hydrants are unavailable or inaccessible.	
9A.8	The agency has operational procedures in place outlining the available water supply and reviews those procedures as part of their documented review policy.	
CC 9B.1	**A system is in place to ensure communication with portable, mobile, and fixed communications systems in the field. When an area is identified as not allowing for adequate emergency scene communication, such as inside buildings or below grade level, an operational plan is documented and tested.**	Section VI Communication Page 12

9B.3	The agency's communications center(s) is/are adequately equipped and designed (e.g., security, telephones, radios, equipment status, alarm devices, computers, address files, dispatching circuits, playback devices, recording systems, printers, consoles, desks, chairs, lighting, and map displays).	Section VI Communication Page 12
9B.5	Adequate numbers of fire or emergency telecommunicators, supervisors, and management personnel are on duty to handle the anticipated call volume.	Section VI Communication Page 12
9B.7	The agency has established time-based performance objectives for alarm handling. These objectives are formally communicated to communications center managers through direct report, contracts, service level agreements and/or memorandums of agreement and are reviewed at least annually to ensure time-based performance objectives are met.	Section VI Communication Page 12
9B.9	The interoperability of the commendations system is documented, tested, and evaluated. The agency has processes in place to provide for interoperability with other public safety agencies in the field including portable, mobile, and fixed communications systems, tools, and equipment.	Section VI Communication Page 12
9B.10	The dispatch process utilizes a formal and recognized emergency medical dispatch (EMD) system that allows for pre-arrival instructions and adequate triaging of medical calls for service.	
9B.11	The agency has a documented and tested system in place for the notification and recall of off-duty agency personnel and telecommunicators for unplanned, large-scale incidents.	Section VI Communication Page 12
9B.12	The agency has a documented plan, which is reviewed and tested annually, to ensure continuity in communicating during any partial or total disruption or failure of a communications system or facility.	Section VI Communication Page 12
9B.13	A formal and documented appraisal is conducted, at least annually, to determine the effectiveness of the emergency communications systems and their impact on meeting the agency's goals and objectives.	Appendix F 9B Communications Program Appraisal Page 162
CC 9C.1	**The administrative support services are appropriate for the agency's size, function, complexity, and mission, and are adequately managed.**	Section VII Fire Administration Programs & Services Page 26

CC 9C.3	**Organizational documents, forms, standard operating procedures or general guidelines, and manuals are reviewed at least every three years and updated as needed for all agency programs.**	Section VII Planning Page 26
CC 9D.1	**Hardware, software, and IT personnel are appropriate for the agency's size, function, complexity, and mission.**	Section VII Fire Administration Programs & Services Page 26
9D.2	Software systems are integrated, and policies are in place addressing data governance, data accuracy and data analysis.	
9D.3	A comprehensive technology plan is in place to update, evaluate and procure hardware and software.	
9D.4	A cybersecurity policy is in place to protect the integrity of the infrastructure, including networks, programs, and devices, from unauthorized access that could disrupt essential services.	
PI/ CC	**Category 10 - External Systems Relationships**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
CC 10A.1	**The agency develops and maintains external relationships that support its mission, operations and/or cost-effectiveness.**	Section VI Service Area Boundaries Page 8
10A.2	The agency's strategic plan identifies relationships with external agencies/systems and outlines a process to identify any impact or benefit to the agency's mission, operations, or cost-effectiveness.	Section VI Service Area Boundaries Page 8
10A.3	The agency researches, evaluates and considers all types of functional relationships that may aid in the achievement of its goals and objectives.	Section VI Service Area Boundaries Page 8
CC 10B.1	**External agency agreements are reviewed every three years and revised as necessary to meet objectives.**	Section VI Service Area Boundaries Page 8
10B.2	The agency has a process to manage. review and, if needed, revise agreements.	Section VI Service Area Boundaries Page 8
10B.3	The agency evaluates external agency performance annually to ensure that external agencies are capable and effective in supporting the agency's goals and objectives.	
PI/ CC	**Category 11 - Health and Safety**	**CRA-SOC LOCATION PAGE/SECTION/AREA**

11A.4	The agency has established and communicated procedures and guidelines for preventing the transmission of blood-borne pathogens and other infectious diseases and reducing exposure to harmful chemicals. Guidelines should include an improvement of practices process.	Section VII Occupational Health and Safety Training Program Page 33
CC 11A.5	**The agency's occupational health and safety training program instructs the workforce in general safe work practices, from point of initial employment through each job assignment and/ or whenever new substances, processes, procedures, or equipment are introduced. It provides instructions on operations and hazards specific to the agency.**	Section VII Firefighter Safety Programs Page 32
11A.6	The agency uses near miss reporting to elevate the level of situational awareness to teach and share lessons learned from events that could have resulted in a fatality, injury, or property damage.	
11A.8	The agency incorporates risk management practices to increase the level of decision-making and the ability to identify unsafe conditions and practices during emergency operations.	
11A.9	The agency has adopted a comprehensive program to address direct- and cross-contamination of clothing, personal protective equipment, other equipment, apparatus, and fixed facilities.	Section VII Occupational Health and Safety Training Program Page 33
11A.11	The agency has established procedures to ensure effective and qualified deployment of an Incident Safety Officer to all risk events.	Section VII Fayetteville Fire Department Organizational Structure Page 19
11A.12	The agency establishes and consistently follows procedures for maintaining accountability of all personnel operating at all risk events.	
CC 11B.6	**A formal and documented appraisal is conducted, at least annually, to determine the effectiveness of the wellness/ fitness programs and its impact on meeting the agency's goals and objectives.**	Appendix F 11B Wellness and Fitness Program Appraisal Page 164

XV - Appendices

Appendix A: 2019 – 2023 Adopted Budgets

CITY OF FAYETTEVILLE ARKANSAS

Budget Worksheet Report
Budget Year 2024

Account	Account Description	2023 Adopted Budget	2022 Adopted Budget	2021 Adopted Budget	2020 Adopted Budget	2019 Adopted Budget
Fund **1010 - General**						
REVENUE						
Division **300 - Fire**						
Program **3010 - Fire Prevention**						
License and Permits						
4206.00	Fireworks permit Fire	4,000.00	4,000.00	5,000.00	5,000.00	5,000.00
	License and Permits Totals	$4,000.00	$4,000.00	$5,000.00	$5,000.00	$5,000.00
	Program **3010 - Fire Prevention** Totals	$4,000.00	$4,000.00	$5,000.00	$5,000.00	$5,000.00
Program **3020 - Fire Operations**						
Intergovernmental						
4308.00	Public Safety Acts Fire Act 833	95,000.00	95,000.00	80,000.00	95,000.00	95,000.00
	Intergovernmental Totals	$95,000.00	$95,000.00	$80,000.00	$95,000.00	$95,000.00
Miscellaneous						
4900.00	Miscellaneous Revenue base	25,000.00	25,000.00	25,000.00	25,000.00	28,420.00
	Miscellaneous Totals	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$28,420.00
	Program **3020 - Fire Operations** Totals	$120,000.00	$120,000.00	$105,000.00	$120,000.00	$123,420.00
Program **3040 - Fire Hazardous Materials**						
Charges for Services						
4401.08	Reimbursements HAZMAT Interlocal Revenue	11,000.00	.00	.00	.00	.00
	Charges for Services Totals	$11,000.00	$0.00	$0.00	$0.00	$0.00
	Program **3040 - Fire Hazardous Materials** Totals	$11,000.00	$0.00	$0.00	$0.00	$0.00
	Division **300 - Fire** Totals	$135,000.00	$124,000.00	$110,000.00	$125,000.00	$128,420.00
	REVENUE TOTALS	$135,000.00	$124,000.00	$110,000.00	$125,000.00	$128,420.00
EXPENSE						
Division **300 - Fire**						
Program **3010 - Fire Prevention**						
Personnel Services						
Salaries & Wages						
5100.00	Salaries/Wages FT, Regular	90,231.00	81,077.00	42,887.00	74,857.00	71,968.00
5101.00	Overtime General	822.00	696.00	644.00	644.00	614.00
5102.10	Uniformed Salaries Uniformed	430,817.00	413,573.00	377,951.00	403,929.00	368,976.00
5102.15	Uniformed Salaries Premium (Holiday)	21,103.00	18,358.00	15,953.00	17,758.00	16,182.00
5102.26	Uniformed Salaries Longevity Pay	.00	.00	.00	.00	.00
5102.27	Uniformed Salaries Education Pay	.00	.00	.00	.00	.00
5102.28	Uniformed Salaries Specialized Pay	.00	.00	.00	.00	.00
5103.10	Uniformed Overtime Uniformed	15,279.00	15,201.00	16,436.00	16,453.00	15,744.00
	Salaries & Wages Totals	$558,252.00	$528,905.00	$453,871.00	$513,641.00	$473,484.00
Benefits						
5105.00	Payroll Taxes FICA	5,647.00	5,072.00	2,700.00	4,682.00	4,501.00
5105.01	Payroll Taxes Medicare	8,097.00	7,674.00	6,583.00	7,451.00	6,869.00

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Account	Account Description	2023 Adopted Budget	2022 Adopted Budget	2021 Adopted Budget	2020 Adopted Budget	2019 Adopted Budget
Fund **1010 - General**						
EXPENSE						
Division **300 - Fire**						
Program **3010 - Fire Prevention**						
Personnel Services						
Benefits						
5108.00	Emp Insurance Health	66,957.00	61,985.00	72,165.00	66,928.00	67,647.00
5108.01	Emp Insurance LTD	1,663.00	1,505.00	1,321.00	908.00	836.00
5108.02	Emp Insurance ADD	42.00	42.00	36.00	36.00	36.00
5108.03	Emp Insurance Life	1,950.00	1,801.00	1,570.00	1,781.00	1,641.00
5109.05	Pension LOPFI Fire	121,474.00	116,256.00	106,688.00	113,917.00	100,144.00
5109.06	Pension Retirement Savings	10,830.00	9,731.00	5,147.00	8,984.00	8,637.00
	Benefits Totals	$216,660.00	$204,066.00	$196,210.00	$204,687.00	$190,311.00
	Personnel Services Totals	$774,912.00	$732,971.00	$650,081.00	$718,328.00	$663,795.00
Materials & Supplies						
5200.00	Supplies Office/Printing	700.00	700.00	700.00	700.00	700.00
5200.01	Supplies Copies/Lease	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
5201.00	Crime Prevent/Investigate :	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00
5207.00	Supplies Fire Prevention	9,350.00	7,350.00	7,350.00	7,350.00	7,350.00
5210.00	Minor Equipment :	22,000.00	11,500.00	7,000.00	10,000.00	10,000.00
5213.04	Fuel Unleaded/Diesel	22,925.00	22,000.00	15,000.00	16,459.00	16,459.00
	Materials & Supplies Totals	$57,075.00	$43,650.00	$32,150.00	$36,609.00	$36,609.00
Services and Charges						
5302.00	Uniforms/Personal Equipment	600.00	600.00	.00	.00	.00
5303.00	Publications & Dues :	4,900.00	4,900.00	4,900.00	4,900.00	4,900.00
5304.00	Travel & Training :	10,125.00	8,625.00	8,625.00	8,625.00	8,625.00
5305.00	Postage Postage	500.00	500.00	500.00	500.00	500.00
5306.00	Business Meals	150.00	150.00	150.00	150.00	150.00
	Services and Charges Totals	$16,275.00	$14,775.00	$14,175.00	$14,175.00	$14,175.00
Motorpool						
5331.00	Motorpool Charges Maintenance	12,119.00	5,733.00	6,191.00	8,917.00	9,426.00
5331.01	Motorpool Charges Replacement	35,692.00	42,756.00	21,939.00	45,114.00	45,114.00
5331.02	Motorpool Charges Shop Overhead	4,541.00	4,755.00	6,860.00	6,077.00	5,895.00
5331.03	Motorpool Charges Shop OH Insurance	1,917.00	1,305.00	991.00	2,024.00	2,231.00
	Motorpool Totals	$54,269.00	$54,549.00	$35,981.00	$62,132.00	$62,666.00
	Program **3010 - Fire Prevention** Totals	$902,531.00	$845,945.00	$732,387.00	$831,244.00	$777,245.00
Program **3020 - Fire Operations**						
Personnel Services						
Salaries & Wages						
5100.00	Salaries/Wages FT, Regular	176,052.00	107,557.00	99,445.00	99,445.00	95,265.00

Account	Account Description	2023 Adopted Budget	2022 Adopted Budget	2021 Adopted Budget	2020 Adopted Budget	2019 Adopted Budget
Fund **1010 - General**						
EXPENSE						
Division **300 - Fire**						
Program **3020 - Fire Operations**						
Personnel Services						
Salaries & Wages						
5102.10	Uniformed Salaries Uniformed	8,167,492.00	7,399,490.00	6,959,547.00	7,055,280.00	6,707,611.00
5102.15	Uniformed Salaries Premium (Holiday)	300,692.00	270,633.00	242,759.00	236,879.00	216,586.00
5102.25	Uniformed Salaries Certifications	.00	.00	193.00	193.00	201.00
5102.26	Uniformed Salaries Longevity Pay	.00	.00	.00	.00	.00
5102.27	Uniformed Salaries Education Pay	.00	.00	.00	.00	.00
5102.28	Uniformed Salaries Specialized Pay	.00	.00	.00	.00	.00
5103.10	Uniformed Overtime Uniformed	445,794.00	408,238.00	441,414.00	441,851.00	422,821.00
	Salaries & Wages Totals	$9,090,030.00	$8,185,918.00	$7,743,358.00	$7,833,648.00	$7,442,484.00
Benefits						
5105.00	Payroll Taxes FICA	10,917.00	6,670.00	6,167.00	6,167.00	5,907.00
5105.01	Payroll Taxes Medicare	131,871.00	118,821.00	112,395.00	113,707.00	106,257.00
5108.00	Emp Insurance Health	1,284,993.00	1,089,066.00	1,029,543.00	938,569.00	937,112.00
5108.01	Emp Insurance LTD	24,083.00	22,867.00	20,286.00	12,796.00	12,228.00
5108.02	Emp Insurance ADD	842.00	782.00	716.00	666.00	666.00
5108.03	Emp Insurance Life	29,424.00	27,610.00	24,576.00	25,596.00	24,540.00
5109.05	Pension LOPFI Fire	2,317,643.00	2,100,408.00	1,987,449.00	2,010,875.00	1,800,361.00
5109.06	Pension Retirement Savings	21,128.00	7,563.00	6,992.00	6,992.00	6,722.00
	Benefits Totals	$3,820,901.00	$3,373,787.00	$3,188,124.00	$3,115,368.00	$2,893,793.00
	Personnel Services Totals	$12,910,931.00	$11,559,705.00	$10,931,482.00	$10,949,016.00	$10,336,277.00
Materials & Supplies						
5200.00	Supplies Office/Printing	7,350.00	6,350.00	6,350.00	6,350.00	6,350.00
5200.01	Supplies Copies/Lease	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
5203.00	Cleaning Supplies :	24,100.00	20,600.00	15,600.00	15,600.00	15,600.00
5207.01	Supplies Fire Prevention Emergency	25,000.00	10,000.00	10,000.00	10,000.00	10,000.00
5210.00	Minor Equipment :	23,000.00	20,000.00	20,000.00	20,000.00	20,000.00
5213.04	Fuel Unleaded/Diesel	124,256.00	100,000.00	87,379.00	87,379.00	105,379.00
5218.00	Supplies Fire Fighting	18,990.00	18,990.00	18,990.00	18,990.00	18,990.00
5911.00	Contingency Savings Other	95,000.00	95,000.00	80,000.00	95,000.00	95,000.00
	Materials & Supplies Totals	$318,696.00	$271,940.00	$239,319.00	$254,319.00	$272,319.00
Services and Charges						
5301.00	Public Notification :	200.00	200.00	200.00	200.00	200.00
5302.00	Uniforms/Personal Equipment	97,006.00	92,400.00	88,500.00	88,500.00	88,500.00
5302.01	Uniforms/Personal Bunker Gear	118,903.00	90,150.00	78,900.00	78,900.00	78,900.00
5303.00	Publications & Dues :	20,625.00	20,625.00	8,625.00	8,625.00	8,625.00

Account	Account Description	2023 Adopted Budget	2022 Adopted Budget	2021 Adopted Budget	2020 Adopted Budget	2019 Adopted Budget
Fund **1010 - General**						
EXPENSE						
Division **300 - Fire**						
Program **3020 - Fire Operations**						
Services and Charges						
5304.00	Travel & Training :	105,203.00	55,203.00	50,000.00	55,203.00	55,203.00
5305.00	Postage Postage	600.00	600.00	600.00	600.00	600.00
5306.00	Business Meals	1,000.00	200.00	200.00	200.00	200.00
5309.00	Lease Expense	180.00	180.00	180.00	180.00	180.00
5309.02	Lease Software	23,712.00	23,428.00	23,428.00	23,428.00	28,428.00
5310.01	Utilities Telephone	114,600.00	114,600.00	79,600.00	79,600.00	79,600.00
5310.10	Utilities AEP Electric	67,534.00	61,394.00	43,394.00	43,394.00	43,394.00
5310.30	Utilities Fayetteville Water/Sewer	36,813.00	33,466.00	26,866.00	26,866.00	20,866.00
5310.50	Utilities Black Hills Energy	44,113.00	40,102.00	19,202.00	19,202.00	19,202.00
5310.60	Utilities Ozarks Electric	28,875.00	26,250.00	26,250.00	26,250.00	26,250.00
5311.00	Insurance Vehicles/Buildings	21,900.00	21,900.00	11,300.00	11,300.00	8,000.00
5311.01	Insurance Self (City Vehicles)	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
5314.00	Professional Services :	100,700.00	100,700.00	80,000.00	88,200.00	88,200.00
5315.00	Contract Services :	675.00	675.00	675.00	675.00	675.00
5329.00	Recognition Employee	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
	Services and Charges Totals	$785,139.00	$684,573.00	$540,420.00	$553,823.00	$549,523.00
Motorpool						
5331.00	Motorpool Charges Maintenance	135,642.00	142,356.00	142,147.00	190,797.00	187,734.00
5331.01	Motorpool Charges Replacement	70,869.00	54,006.00	86,060.00	61,138.00	62,741.00
5331.02	Motorpool Charges Shop Overhead	191,515.00	172,272.00	11,506.00	10,015.00	9,716.00
5331.03	Motorpool Charges Shop OH Insurance	66,259.00	42,985.00	31,072.00	44,901.00	64,885.00
	Motorpool Totals	$464,285.00	$411,619.00	$270,785.00	$306,851.00	$325,076.00
Maintenance						
5400.00	Building & Grounds Maintenance	43,250.00	33,250.00	33,250.00	33,250.00	33,250.00
5401.00	Equipment Maint Office Machine	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00
5402.00	Maintenance Radio	24,055.00	22,055.00	22,055.00	22,055.00	22,055.00
5403.00	Maintenance Vehicle & Machine	25,200.00	22,000.00	22,000.00	22,000.00	22,000.00
5407.00	Equipment Maintenance Small	21,450.00	16,450.00	11,450.00	11,450.00	11,450.00
5416.00	Software Maintenance	74,635.00	55,135.00	44,135.00	44,135.00	39,135.00
	Maintenance Totals	$190,540.00	$150,840.00	$134,840.00	$134,840.00	$129,840.00
	Program **3020 - Fire Operations** Totals	$14,669,591.00	$13,078,677.00	$12,116,846.00	$12,198,849.00	$11,613,035.00
Program **3030 - Fire Training**						
Personnel Services						
Salaries & Wages						
5102.10	Uniformed Salaries Uniformed	273,936.00	194,231.00	185,831.00	185,845.00	171,669.00

Account	Account Description	2023 Adopted Budget	2022 Adopted Budget	2021 Adopted Budget	2020 Adopted Budget	2019 Adopted Budget
Fund **1010 - General**						
EXPENSE						
Division **300 - Fire**						
Program **3030 - Fire Training**						
Personnel Services						
Salaries & Wages						
5102.15	Uniformed Salaries Premium (Holiday)	13,351.00	8,433.00	7,936.00	7,936.00	7,309.00
5102.26	Uniformed Salaries Longevity Pay	.00	.00	.00	.00	.00
5102.27	Uniformed Salaries Education Pay	.00	.00	.00	.00	.00
5102.28	Uniformed Salaries Specialized Pay	.00	.00	.00	.00	.00
5103.10	Uniformed Overtime Uniformed	10,913.00	10,858.00	11,740.00	11,752.00	11,246.00
	Salaries & Wages Totals	$298,200.00	$213,522.00	$205,507.00	$205,533.00	$190,224.00
Benefits						
5105.01	Payroll Taxes Medicare	4,326.00	3,098.00	2,985.00	2,984.00	2,760.00
5108.00	Emp Insurance Health	50,000.00	26,910.00	25,365.00	24,758.00	24,758.00
5108.01	Emp Insurance LTD	687.00	603.00	567.00	340.00	314.00
5108.02	Emp Insurance ADD	24.00	12.00	12.00	12.00	12.00
5108.03	Emp Insurance Life	870.00	726.00	682.00	682.00	630.00
5109.05	Pension LOPFI Fire	77,534.00	55,516.00	53,433.00	53,440.00	46,535.00
	Benefits Totals	$133,441.00	$86,865.00	$83,044.00	$82,216.00	$75,009.00
	Personnel Services Totals	$431,641.00	$300,387.00	$288,551.00	$287,749.00	$265,233.00
Materials & Supplies						
5200.00	Supplies Office/Printing	700.00	700.00	700.00	700.00	700.00
5200.01	Supplies Copies/Lease	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00
5210.00	Minor Equipment :	19,000.00	4,000.00	4,000.00	4,000.00	4,000.00
5213.04	Fuel Unleaded/Diesel	9,352.00	7,500.00	6,690.00	6,690.00	6,690.00
5218.00	Supplies Fire Fighting	16,520.00	11,800.00	11,800.00	11,800.00	11,800.00
	Materials & Supplies Totals	$46,622.00	$25,050.00	$24,240.00	$24,240.00	$24,240.00
Services and Charges						
5303.00	Publications & Dues :	6,600.00	6,600.00	6,600.00	6,600.00	6,600.00
5304.00	Travel & Training :	20,400.00	19,375.00	18,000.00	19,375.00	19,375.00
5310.00	Utilities Other/Rebates/Legacy	.00	.00	.00	.00	6,000.00
	Services and Charges Totals	$27,000.00	$25,975.00	$24,600.00	$25,975.00	$31,975.00
Motorpool						
5331.00	Motorpool Charges Maintenance	4,661.00	2,730.00	2,851.00	2,318.00	2,821.00
5331.01	Motorpool Charges Replacement	14,193.00	13,908.00	9,387.00	16,398.00	16,398.00
5331.02	Motorpool Charges Shop Overhead	2,001.00	1,923.00	2,840.00	2,601.00	2,523.00
5331.03	Motorpool Charges Shop OH Insurance	597.00	525.00	514.00	868.00	993.00
	Motorpool Totals	$21,452.00	$19,086.00	$15,592.00	$22,185.00	$22,735.00
	Program **3030 - Fire Training** Totals	$526,715.00	$370,498.00	$352,983.00	$360,149.00	$344,183.00

Account	Account Description	2023 Adopted Budget	2022 Adopted Budget	2021 Adopted Budget	2020 Adopted Budget	2019 Adopted Budget
Fund **1010 - General**						
EXPENSE						
Division **300 - Fire**						
Program **3040 - Fire Hazardous Materials**						
Materials & Supplies						
5209.00	Software :	866.00	866.00	866.00	866.00	866.00
5213.04	Fuel Unleaded/Diesel	837.00	601.00	601.00	601.00	601.00
5218.01	Supplies HAZMAT Equipment	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00
	Materials & Supplies Totals	$12,203.00	$11,967.00	$11,967.00	$11,967.00	$11,967.00
Services and Charges						
5303.00	Publications & Dues :	1,039.00	1,039.00	1,039.00	1,039.00	1,039.00
5304.00	Travel & Training :	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00
5314.00	Professional Services :	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
	Services and Charges Totals	$8,039.00	$8,039.00	$8,039.00	$8,039.00	$8,039.00
Motorpool						
5331.00	Motorpool Charges Maintenance	3,596.00	4,767.00	3,924.00	6,498.00	3,248.00
5331.01	Motorpool Charges Replacement	12,369.00	11,453.00	12,517.00	11,299.00	11,323.00
5331.02	Motorpool Charges Shop Overhead	1,748.00	1,680.00	2,482.00	2,270.00	2,352.00
5331.03	Motorpool Charges Shop OH Insurance	255.00	222.00	529.00	877.00	801.00
	Motorpool Totals	$17,968.00	$18,122.00	$19,452.00	$20,944.00	$17,724.00
Maintenance						
5403.00	Maintenance Vehicle & Machine	750.00	750.00	750.00	750.00	750.00
5407.00	Equipment Maintenance Small	750.00	750.00	750.00	750.00	750.00
5416.00	Software Maintenance	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
	Maintenance Totals	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00
	Program **3040 - Fire Hazardous Materials** Totals	$41,210.00	$41,128.00	$42,458.00	$43,950.00	$40,730.00
	Division **300 - Fire** Totals	$16,140,047.00	$14,336,248.00	$13,244,674.00	$13,434,192.00	$12,775,193.00
	EXPENSE TOTALS	$16,140,047.00	$14,336,248.00	$13,244,674.00	$13,434,192.00	$12,775,193.00
	Fund **1010 - General** Totals					
	REVENUE TOTALS	$135,000.00	$124,000.00	$110,000.00	$125,000.00	$128,420.00
	EXPENSE TOTALS	$16,140,047.00	$14,336,248.00	$13,244,674.00	$13,434,192.00	$12,775,193.00
	Fund **1010 - General** Totals	($16,005,047.00)	($14,212,248.00)	($13,134,674.00)	($13,309,192.00)	($12,646,773.00)
	Net Grand Totals					
	REVENUE GRAND TOTALS	$135,000.00	$124,000.00	$110,000.00	$125,000.00	$128,420.00
	EXPENSE GRAND TOTALS	$16,140,047.00	$14,336,248.00	$13,244,674.00	$13,434,192.00	$12,775,193.00
	Net Grand Totals	($16,005,047.00)	($14,212,248.00)	($13,134,674.00)	($13,309,192.00)	($12,646,773.00)

Appendix B: Critical Task Analysis Tables

Fire Suppression

Critical Tasking - Fire Suppression

Low Risk- Fire Suppression	
Small Outside Fire, Fire Alarm , Dumpster (contained), Outside Smoke Investigation	
Critical Task	**Min. Personnel**
Incident Command / Incident Safety	1
Water Supply / Pump Ops	1
Investigation / Fire Suppression	1
Minimum Total	**3**
ERF Composed of:	
Engine Company	1
Total Personnel	**3**

Moderate Risk - Fire Suppression	
Large Outside Fire, Vehicle Fire, Mutual Aid.	
Critical Task	**Min. Personnel**
Incident Command / Incident Safety	1
Incident Safety	1
Water Supply / Pump Ops	2
Investigation / Fire Suppression	4
Minimum Total	**8**
ERF Composed of:	
Engine / Ladder / Rescue Company	2
Battalion	1
Total Personnel	**8**

High Risk 1 - Fire Suppression	
Structure Fire	
Critical Task	**Min. Personnel**
Incident Command	1
Incident Safety	1
Water Supply / Pump Operations	1
Fire Attack	4
Search / Rescue	2
Forcible Entry / Utilities / Support	3
Ventilation	2
RIT	2
Aerial Operator	1
Minimum Total	**17**
ERF Composed of:	
Battalion	1
Engine	3
Rescue	1
Ladder	1
Total Personnel	**17**

High Risk 2 - Fire Suppression	
Target Hazard (>3500 gpm, 4-7 floors)	
Critical Task	**Min. Personnel**
Incident Command	1
Incident Safety	3
Water Supply / Pump Operations	2
Fire Attack	6
Search / Rescue	4
Forcible Entry / Utilities/ Support	3
Ventilation	3
RIT	2
Aerial Operator	1
Minimum Total	**25**
ERF Composed of:	
Battalion	2
Engine	4
Rescue	1
Ladder	2
Total Personnel	**25**

Maximum Risk - Fire Suppression	
High-Rise (>75 feet high.)	
Critical Task	**Min. Personnel**
Incident Command	1
Safety	1
FDC Fire Pump	1
Fire Attack Fire Floor	4
Fire Attack Floor Above	4
RIT	4
Search /Rescue	6
Division Officers	2
Evacuation	2
Ventilation	3
Lobby Ops	1
Aerial Operator	2
Minimum Total	**31**
ERF Composed of:	
Battalion	2
Engine	5
Rescue	1
Ladder	3
Total Personnel	**31**

Greater Alarm For Any Risk Level Adds 2 Companies
****Incidents on I-49 Add 2 Companies****

Return to Risk Assessment Methodology

Critical Tasking - Emergency Medical Services

Low Risk - Emergency Medical Services	
Single patient EMS assist	
Critical Task	**Min. Personnel**
Incident Command / Safety	1
Patient Care	2
Minimum Total	**3**
ERF Composed of:	
Engine/Rescue/Ladder	1
Total Personnel	**3**

Low Risk 2 - Emergency Medical Services	
CPR in progress, Shootings, Stabbings	
Critical Task	**Min. Personnel**
Incident Command / Safety	2
Patient Care	6
Minimum Total	**8**
ERF Composed of:	
Battalion	1
Engine/Rescue/Ladder	2
Total Personnel	**8**

High Risk - Emergency Medical Services	
MVA with injuries, Multiple Patients	
Critical Task	**Min. Personnel**
Incident Command	1
Incident Safety	1
Patient Care/Assessment/ Triage	6
Minimum Total	**8**
ERF Composed of:	
Battalion	1
Engine Company	1
Ladder / Rescue Company	1
Total Personnel	**8**

Maximum Risk - Emergency Medical Services	
Mass Casualty, MVA on Interstate, Active Shooter	
Critical Task	**Min. Personnel**
Incident Command	1
Incident Safety	1
Patient Care/Assessment/Triage	12
Minimum Total	**14**
ERF Composed of:	
Battalion	1
Engine Company	2
Ladder / Rescue Company	2
Total Personnel	**14**

Greater Alarm For Any Risk Level Adds 2 Companies.
****Incidents on I-49 Add 2 Companies****

Return to Risk Assessment Methodology

Critical Tasking - Technical Rescue

Low Risk - Technical Rescue	
Emergency Unlock, Elevator Entrapment	
Critical Task	**Min. Personnel**
Incident Command / Safety	1
Extrication / Patient Care	2
Minimum Total	**3**
ERF Composed of:	
Engine, Ladder, Rescue	1
Total Personnel	**3**

Moderate Risk - Technical Rescue	
Entrapment, Low Angle, Water Rescue	
Critical Task	**Min. Personnel**
Incident Command	1
Scene Safety	1
Extrication/Rigging	6
Patient Care	2
Pump Operator/Fire Safety Line	1
Minimum Total	**11**
ERF Composed of:	
Battalion	1
Engine	1
Rescue	1
Ladder	1
Total Personnel	**11**

High Risk - Technical Rescue	
Trench Rescue, High-Angle Rescue, Confined Space Rescue, Structural Collapse	
Critical Task	**Min. Personnel**
Incident Command	1
Scene Safety	1
Extrication	5
Rigging	3
Patient Care	3
Rescue Group Leader	1
Minimum Total	**14**
ERF Composed of:	
Battalion	1
Engine	2
Rescue	1
Ladder	1
Total Personnel	**14**

Maximum Risk - Technical Rescue	
Large-scale Swift Water Rescue, Trench Rescue, High-Angle Rescue, Confined Space Rescue, Structural Collapse, Large Area Search	
Critical Task	**Min. Personnel**
IC	1
Scene Safety	3
Rigging	5
Search	5
Triage / Patient Care	2
Base	1
Staging	1
Rescue Group Leader	1
Minimum Total	**19**
ERF Composed of:	
Battalion	2
Engine	2
Rescue	1
Ladder	2
Total Personnel	**19**

Greater Alarm For Any Risk Level Adds 2 Companies.
****Incidents on I-49 Add 2 Companies****

Return to Risk Assessment Methodology

Critical Tasking - Hazmat

Low Risk - Hazardous Materials	
Odor Investigation, Small Spill, (<25 Gal.) CO alarm, Utilities	
Critical Task	**Min. Personnel**
Incident Command / Safety	1
Investigation/Mitigation	2
Minimum Total	**3**
ERF Composed of:	
Engine/Rescue/Ladder	1
Total Personnel	**3**

Moderate Risk - Hazardous Materials	
Medium Spill (>25 Gal.) CO Alarm With Patients	
Critical Task	**Min. Personnel**
Incident Command / Safety	1
Investigation / Mitigation	5
Minimum Total	**6**
ERF Composed of:	
Engine/Rescue/Ladder	1
Haz-Mat	1
Total Personnel	**6**

High Risk - Hazardous Materials	
Large Spill(>50 Gal.), Known Chemical	
Critical Task	**Min. Personnel**
Incident Command	1
Scene Safety	1
Haz-Mat Operations	1
Investigation / Entry / Mitigation	2
Backup	3
Perimeter/EVAC	3
Monitoring	3
Minimum Total	**14**
ERF Composed of:	
Battalion	1
Haz-mat	1
Rescue	1
Engine	1
Ladder / Rescue Company	1
Total Personnel	**14**

Maximum Risk - Hazardous Materials	
Unknown Chemical, Biological, Radiological, Explosive	
Critical Task	**Min. Personnel**
Incident Command	1
Scene Safety	2
Haz-Mat Operations	1
Research/ID	1
Investigation / Entry / Mitigation	4
Backup	4
Perimeter/EVAC	2
Decon	2
Monitoring	2
Minimum Total	**19**
ERF Composed of:	
Battalion	2
Haz-mat	1
Rescue	1
Engine	3
Total Personnel	**19**

Greater Alarm For Any Risk Level Adds 2 Companies.
****Incidents on I-49 Add 2 Companies****

Return to Risk Assessment Methodology

Critical Tasking - Aircraft Rescue Firefighting

Low Risk - Aircraft Rescue Firefighting	
Standby	
Critical Task	**Min. Personnel**
Incident Command/Safety	1
Stand-up ARFF Truck	2
Minimum Total	**3**
ERF Composed of:	
Engine Company	1
Total Personnel	**1**

High Risk - Aircraft Rescue Firefighting	
Alert 1-4, in-flight emergency, aircraft crash or impending crash, structure fire on airport grounds, bomb threat onboard.	
Critical Task	**Min. Personnel**
Incident Command	1
Safety Officer	1
ARFF- Suppression	4
Water Supply / Pump Ops	2
Rescue	3
Triage	3
Patient Care	3
Minimum Total	**17**
ERF Composed of:	
Battalion	1
Engine	3
Ladder/ Rescue	2
Total Personnel	**17**

Greater Alarm For Any Risk Level Adds 2 Companies.
****Incidents on I-49 Add 2 Companies****

Return to Risk Assessment Methodology

Appendix C: NFIRS Code Risk Scoring

NFIRS Code Risk Classes - FIRE

	NFIRS Code	Count	5 Year Average	Probability Score	Apparatus Count	Impact Score	Consequence Score	Risk Score	
FIRE	130	15	5	4	1	2	1	3.46	
FIRE	100	12	4.0	4	1	2	2	4.90	
FIRE	141	12	4.0	4	1	2	2	4.90	
FIRE	152	2	0.7	2	1	2	2	4.90	
FIRE	153	1	0.3	2	1	2	2	4.90	
FIRE	155	1	0.3	2	1	2	2	4.90	
FIRE	160	4	1.3	2	1	2	2	4.90	
FIRE	161	6	2.0	2	1	2	2	4.90	
FIRE	162	17	5.7	4	1	2	2	4.90	
FIRE	163	2	0.7	2	1	2	2	4.90	
FIRE	164	0	0	2	1	2	2	4.90	
FIRE	170	0	0	2	1	2	2	4.90	
FIRE	171	0	0	2	1	2	2	4.90	
FIRE	172	0	0	2	1	2	2	4.90	
FIRE	173	0	0	2	1	2	2	4.90	
FIRE	210	0	0	2	1	2	2	4.90	
FIRE	211	2	0.7	2	1	2	2	4.90	
FIRE	212	0	0	2	1	2	2	4.90	
FIRE	213	0	0	2	1	2	2	4.90	
FIRE	220	0	0	2	1	2	2	4.90	
FIRE	221	3	1.0	2	1	2	2	4.90	Low Risk
FIRE	222	0	0	2	1	2	2	4.90	
FIRE	223	1	0.3	2	1	2	2	4.90	
FIRE	231	0	0	2	1	2	2	4.90	
FIRE	240	0	0	2	1	2	2	4.90	
FIRE	241	0	0	2	1	2	2	4.90	
FIRE	242	0	0	2	1	2	2	4.90	
FIRE	243	1	0.3	2	1	2	2	4.90	
FIRE	244	0	0	2	1	2	2	4.90	
FIRE	480	6	2.0	2	1	2	2	4.90	
FIRE	481	14	4.7	4	1	2	2	4.90	
FIRE	482	0	0	2	1	2	2	4.90	
FIRE	134	0	0	2	1	2	4	8.49	
FIRE	138	4	1.3	2	1	2	4	8.49	
FIRE	140	40	13	6	1	2	2	8.49	
FIRE	251	53	17.7	6	1	2	2	8.49	
FIRE	142	77	25.7	6	1	2	2	12.33	
FIRE	143	136	45.3	6	1	2	2	12.33	
FIRE	150	85	28	6	1	2	2	12.33	
FIRE	151	135	45	6	1	2	2	12.33	
FIRE	154	105	35	6	1	2	2	12.33	
FIRE	132	17	5.7	4	3	4	4	13.86	
FIRE	133	0	0	2	3	4	4	13.86	
FIRE	136	0	0	2	3	4	4	13.86	
FIRE	137	0	0	2	3	4	4	13.86	
FIRE	115	0	0	2	5	6	4	19.80	Moderate Risk
FIRE	116	3	1.0	2	5	6	4	19.80	
FIRE	117	2	0.7	2	5	6	4	19.80	
FIRE	131	200	67	8	1	2	4	19.80	

FIRE	114	36	12.0	6	5	6	4	26.53	
FIRE	120	1	0.3	2	5	6	6	28.14	
FIRE	121	7	2.3	2	5	6	6	28.14	
FIRE	122	3	1.0	2	5	6	6	28.14	
FIRE	123	0	0	2	5	6	6	28.14	
FIRE	112	30	10	4	5	6	6	34.99	High Risk
FIRE	113	123	41.0	6	5	6	4	34.99	
FIRE	118	61	20.3	6	5	6	4	34.99	
FIRE	111	352	117.3	8	5	6	6	54.33	
FIRE	111-2	0	0	2	7	8	8	48.00	
FIRE	111-3	0	0	2	9	8	10	59.40	Maximum

NFIRS Code Risk Classes - EMS

	NFIRS Code	Count	5 Year Average	Probability Score	Apparatus Count	Impact Score	Consequence Score	Risk Score	
EMS	300	10	3.3	2	1	2	2	4.90	
EMS	320	47	15.7	6	1	2	2	8.49	Low Risk
EMS	311	36524	12174.7	10	1	2	4	32.12	
EMS	321	6441	2147.0	10	1	2	4	32.12	
EMS	300 *	0	0.0	2	2	2	2	4.90	
EMS	320 *	2	0.7	2	2	2	2	8.49	Moderate Risk
EMS	311 *	656	218.7	8	2	2	4	32.12	
EMS	321 *	47	15.7	6	2	2	4	32.12	
EMS	323	183	61.0	8	3	4	6	34.99	
EMS	322	1480	493.3	10	3	4	6	44.18	High Risk
EMS	324	1929	643.0	10	3	4	6	53.74	

NFIRS codes marked with an asterisk (*) are not automatically dispatched as a moderate risk EMS response due to limitations of the current CAD system. The responding unit, shift commander, or call handler may upgrade the assignment if the information received from the 911 caller indicates a greater assignment is necessary.

NFIRS Code Risk Classes - Technical Rescue

	NFIRS Code	Count	5 Year Average	Probability Score	Apparatus Count	Impact Score	Consequence Score	Risk Score	
RESCUE	381	14	4.7	4	1	2	2	4.90	Low Risk
RESCUE	340	3	1.0	2	3	4	2	8.49	
RESCUE	342	7	2.3	2	3	4	2	8.49	
RESCUE	343	0	0	2	3	4	2	8.49	
RESCUE	360	6	2.0	2	3	4	2	8.49	
RESCUE	370	1	0.3	2	3	4	2	8.49	
RESCUE	371	2	0.7	2	3	4	2	8.49	
RESCUE	372	3	1.0	2	3	4	2	8.49	
RESCUE	331	108	36.0	6	1	2	2	12.33	
RESCUE	353	119	39.7	6	1	2	2	12.33	
RESCUE	341	29	9.7	4	5	6	2	19.80	Moderate Risk
RESCUE	350	27	9.0	4	5	6	2	19.80	
RESCUE	354	1	0.3	2	5	6	4	19.80	
RESCUE	356	4	1.3	2	5	6	4	19.80	
RESCUE	357	8	2.7	2	5	6	4	19.80	
RESCUE	361	4	1.3	2	5	6	4	19.80	
RESCUE	362	0	0	2	5	6	4	19.80	
RESCUE	365	3	1.0	2	5	6	4	19.80	
RESCUE	352	155	52	6	3	4	6	34.99	High Risk
RESCUE	351	11	3.7	2	5	6	8	36.77	
RESCUE	355	0	0	2	5	6	8	36.77	
RESCUE	363	22	7.3	4	5	6	8	44.18	

NFIRS Code Risk Classes - Hazmat

	NFIRS Code	Count	5 Year Average	Probability Score	Apparatus Count	Impact Score	Consequence Score	Risk Score	
HAZMAT	400	9	3.0	2	1	2	2	4.90	Low Risk
HAZMAT	413	19	6.3	4	1	2	2	4.90	
HAZMAT	443	7	2.3	2	1	2	2	4.90	
HAZMAT	460	2	0.7	2	1	2	2	4.90	
HAZMAT	410	8	2.7	2	1	2	2	4.90	
HAZMAT	440	57	19.0	6	1	2	2	8.49	Moderate Risk
HAZMAT	441	27	9.0	4	1	2	2	8.49	
HAZMAT	411	65	22	6	1	2	2	12.33	
HAZMAT	442	85	28	6	1	2	2	12.33	
HAZMAT	444	163	54.3	8	1	2	2	12.33	
HAZMAT	445	123	41.0	6	1	2	2	12.33	
HAZMAT	412	521	173.7	8	1	2	2	16.25	
HAZMAT	420	5	2	2	4	4	8	25.92	High Risk
HAZMAT	421	10	3	2	4	4	8	25.92	
HAZMAT	422	14	4.7	4	4	4	8	25.92	
HAZMAT	423	6	2.0	2	4	4	8	25.92	
HAZMAT	430	2	0.7	2	4	4	8	25.92	
HAZMAT	431	0	0	2	4	4	8	25.92	
HAZMAT	451	2	0.7	2	4	4	8	25.92	
HAZMAT	424	65	22	6	4	4	8	44.18	

NFIRS Code Risk Classes - ARFF

	NFIRS Code	Count	5 Year Average	Probability Score	Apparatus Count	Impact Score	Consequence Score	Risk Score	
ARFF	462	433	144.3	8	1	2	2	16.25	Low Risk
ARFF	135	1	0.3	2	5	6	8	36.77	High Risk

Return to Risk Assessment

Appendix D: Baseline to Benchmark Tables

Fire Suppression Services Program

The Fayetteville Fire Department (FFD) provides a broad range of responses to structure fires, emergency medical service, technical rescue, hazmat, and ARFF calls. Following are the baseline tables for Fire Suppression calls that reflect the actual performance for the three-year period from January 1, 2021, to December 31, 2023. The benchmark time is a goal that the department is striving to reach.

The FFD has not responded to incidents that would be classified in the Maximum Risk category for Fire Suppression between the years of 2021 – 2023. There is not data to compile for a table.

Table 48: Baseline to Benchmark Time Gap - Fire Suppression Low Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	6:59	5:20	1:39
	n=346		
ERF Response Time	6:59	5:20	1:39
	n=346		

Table 49: Baseline to Benchmark Time Gap - Fire Suppression Moderate Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	6:23	5:20	1:03
	n=105		
ERF Response Time	8:32	9:20	0:48
	n=105		

Table 50: Baseline to Benchmark Time Gap - Fire Suppression High Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	6:06	5:20	0:46
	n=272		
ERF Response Time	13:03	11:20	1:43
	n=272		

Emergency Medical Services Program

The FFD provides a broad range of responses to structure fires, emergency medical service, technical rescue, hazmat, and ARFF calls. Following are the baseline tables for Emergency Medical Services calls that reflect the actual performance for the three-year period from January 1, 2021, to December 31, 2023. The benchmark time is a goal that the department is striving to reach.

Table 51: Baseline to Benchmark Time Gap - EMS Low Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	7:52	5:00	2:52
	n=12048		
ERF Response Time	7:52	5:00	2:52
	n=12048		

Table 52: Baseline to Benchmark Time Gap - EMS Moderate Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	7:20	5:00	2:50
	n=705		
ERF Response Time	11:49	7:00	4:49
	n=705		

Table 53: Baseline to Benchmark Time Gap - EMS High Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	6:27	5:00	1:27
	n=1741		
ERF Response Time	7:52	7:00	0:52
	n=1741		

The FFD has not responded to incidents that would be classified in the Maximum Risk category for Emergency Medical Services between the years of 2021 – 2023. There is not data to compile for a table

Technical Rescue Services Program

The FFD provides a broad range of responses to structure fires, emergency medical service, technical rescue, hazmat, and ARFF calls. Following are the baseline tables for Technical Rescue calls that reflect the actual performance for the three-year period from January 1, 2021, to December 31, 2023. The benchmark time is a goal that the department is striving to reach.

Table 54: Baseline to Benchmark Time Gap – Technical Rescue Low Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	8:31	5:20	3:11
	n=49		
ERF Response Time	8:31	5:20	3:11
	n=49		

Table 55: Baseline to Benchmark Time Gap - Technical Rescue Moderate Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	7:57	5:20	2:37
	n=24		
ERF Response Time	15:59	9:20	6:39
	n=24		

Table 56: Baseline to Benchmark Time Gap - Technical Rescue High Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	6:02	5:20	0:42
	n=68		
ERF Response Time	9:38	11:20	2:02
	n=68		

The FFD has not responded to incidents that would be classified in the Maximum Risk category for Technical Rescue between the years of 2021 – 2023. There is not data to compile for a table.

Hazardous Materials Services Program

The FFD provides a broad range of responses to structure fires, emergency medical service, technical rescue, hazmat, and ARFF calls. Following are the baseline tables for Hazardous Materials calls that reflect the actual performance for the three-year period from January 1, 2021, to December 31, 2023. The benchmark time is a goal that the department is striving to reach.

Table 57: Baseline to Benchmark Time Gap - Hazmat Low Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	9:02	5:20	3:42
	n=12		
ERF Response Time	9:02	5:20	3:42
	n=12		

Table 58: Baseline to Benchmark Time Gap - Hazmat Moderate Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	5:52	5:20	0:32
	n=209		
ERF Response Time	8:45	9:20	0:35
	n=209		

Table 59: Baseline to Benchmark Time Gap - Hazmat High Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	7:12	5:20	1:52
	n=9		
ERF Response Time	33:03	11:20	21:43
	n=9		

The FFD has not responded to incidents that would be classified in the Low or Maximum Risk category for Hazmat between the years of 2021 – 2023. There is not data to compile for a table.

Aircraft Rescue Firefighting (ARFF) Services Program

The FFD provides a broad range of responses to structure fires, emergency medical service, technical rescue, hazmat, and ARFF calls. Following are the baseline tables for ARFF calls that reflect the actual performance for the three-year period from January 1, 2021, to December 31, 2023. The benchmark time is a goal that the department is striving to reach.

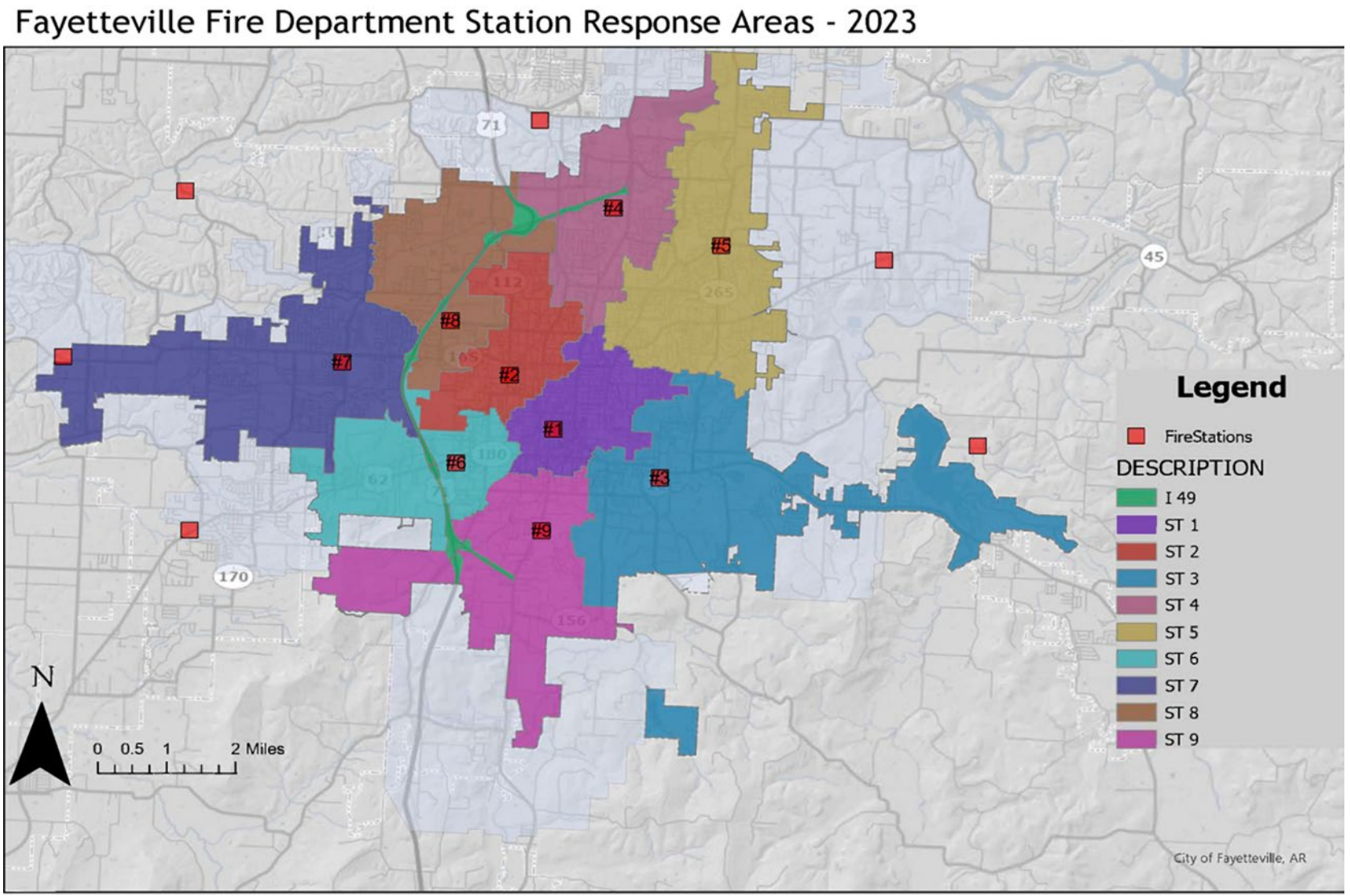
Table 60: Baseline to Benchmark Time Gap – ARFF Low Risk

1st/ERF	Baseline	Benchmark	Gap
1st Due Response Time	12:40	5:20	7:20
	n=198		
ERF Response Time	10:37	5:20	5:17
	n=198		

The FFD has not responded to incidents that would be classified in the High-Risk category for Aviation Rescue Firefighting between the years of 2021 – 2023. There is not data to compile for a table.

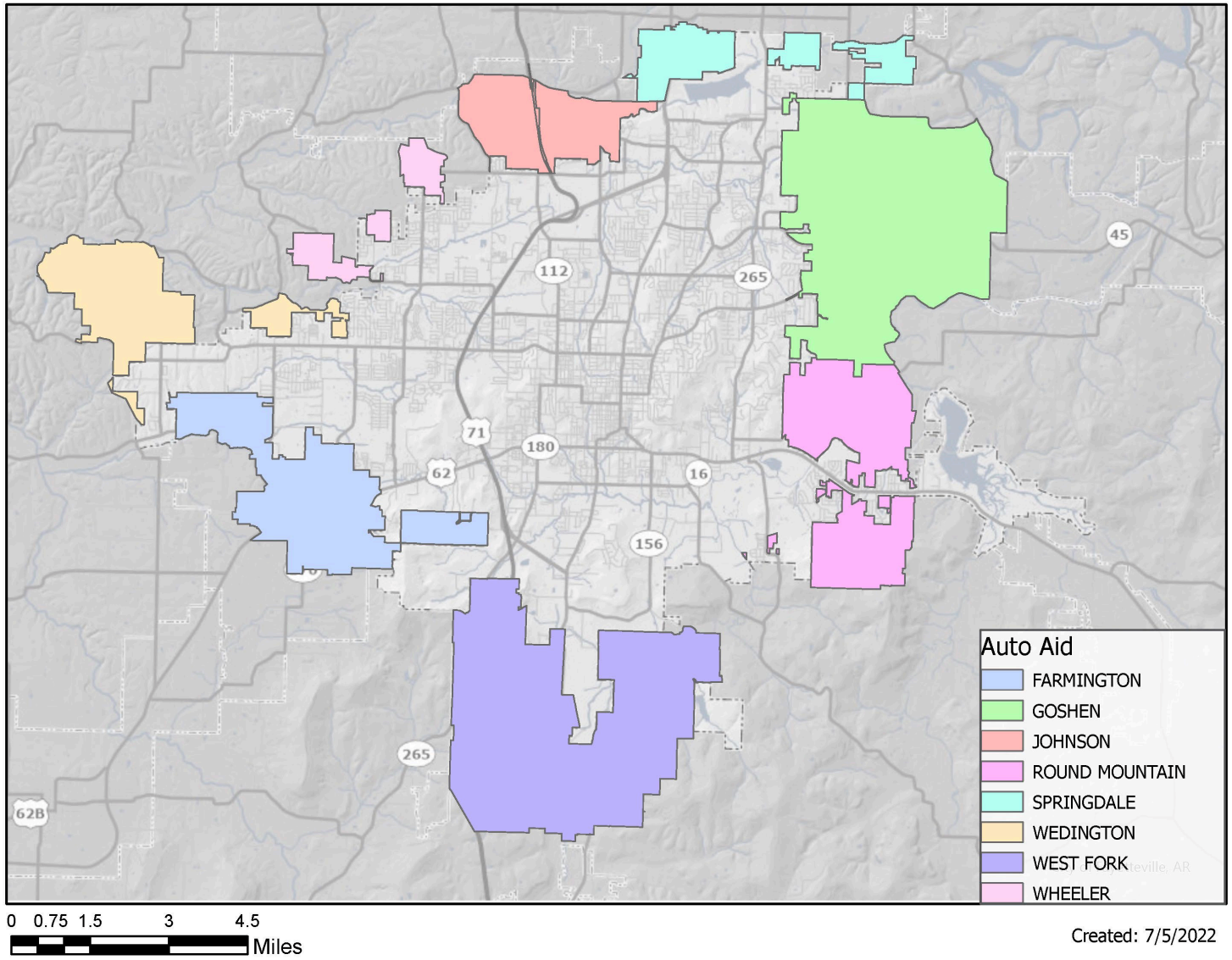
Appendix E: Maps

Map 1: Station Response Areas

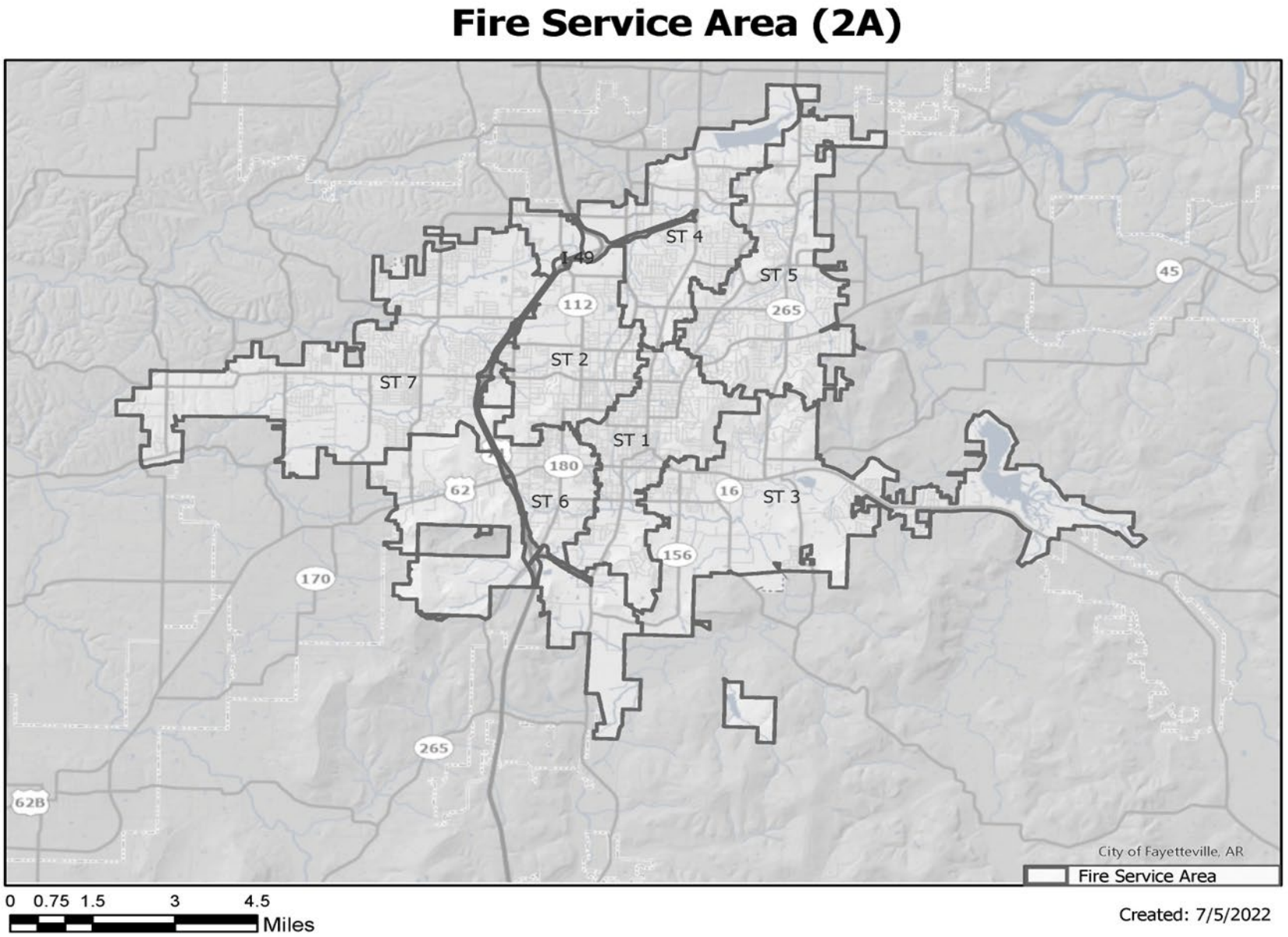


Map 2: Other Service Areas (Automatic Aid Boundaries)

Other Service Area (2A)

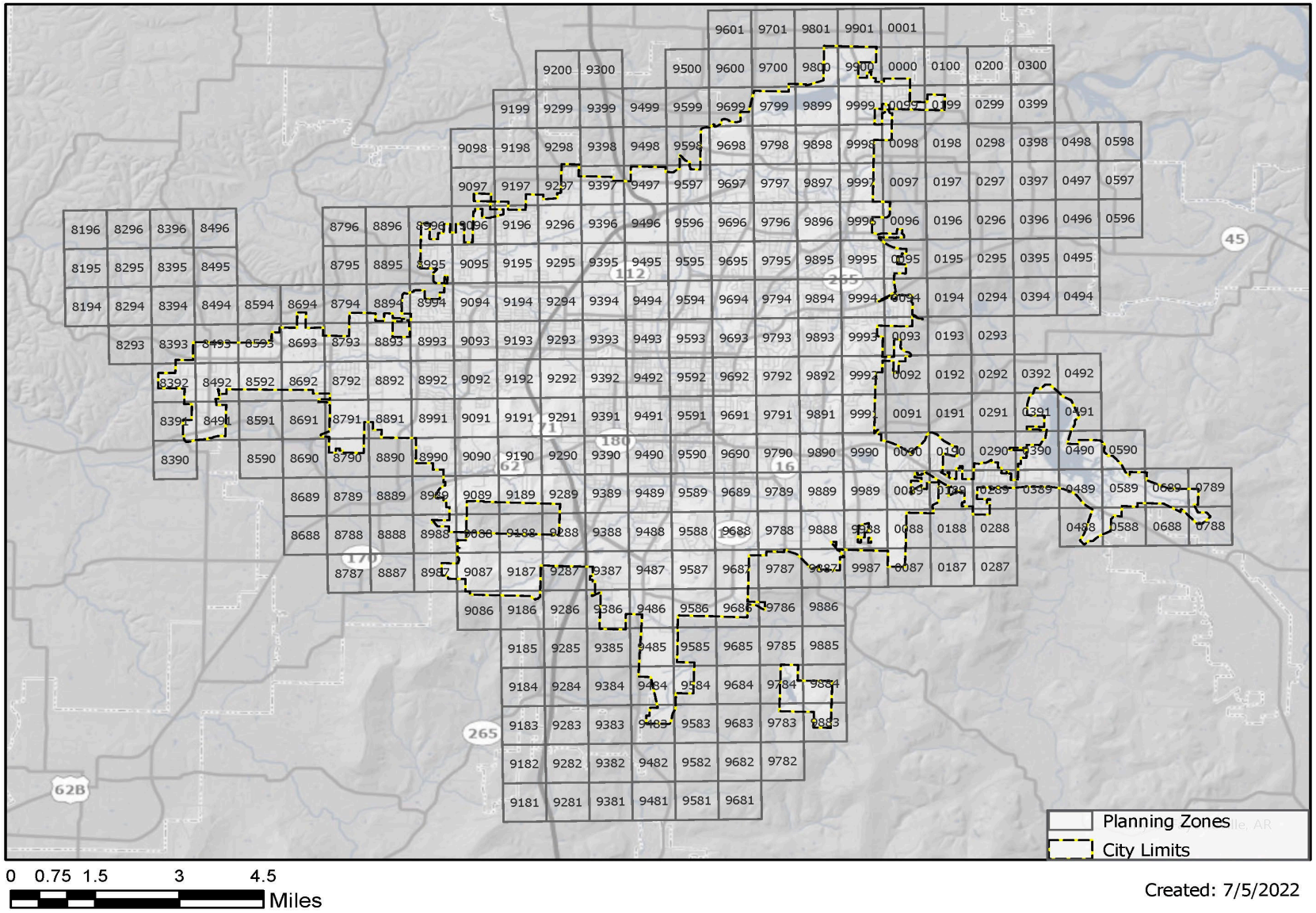


Map 3: Service Area Boundaries



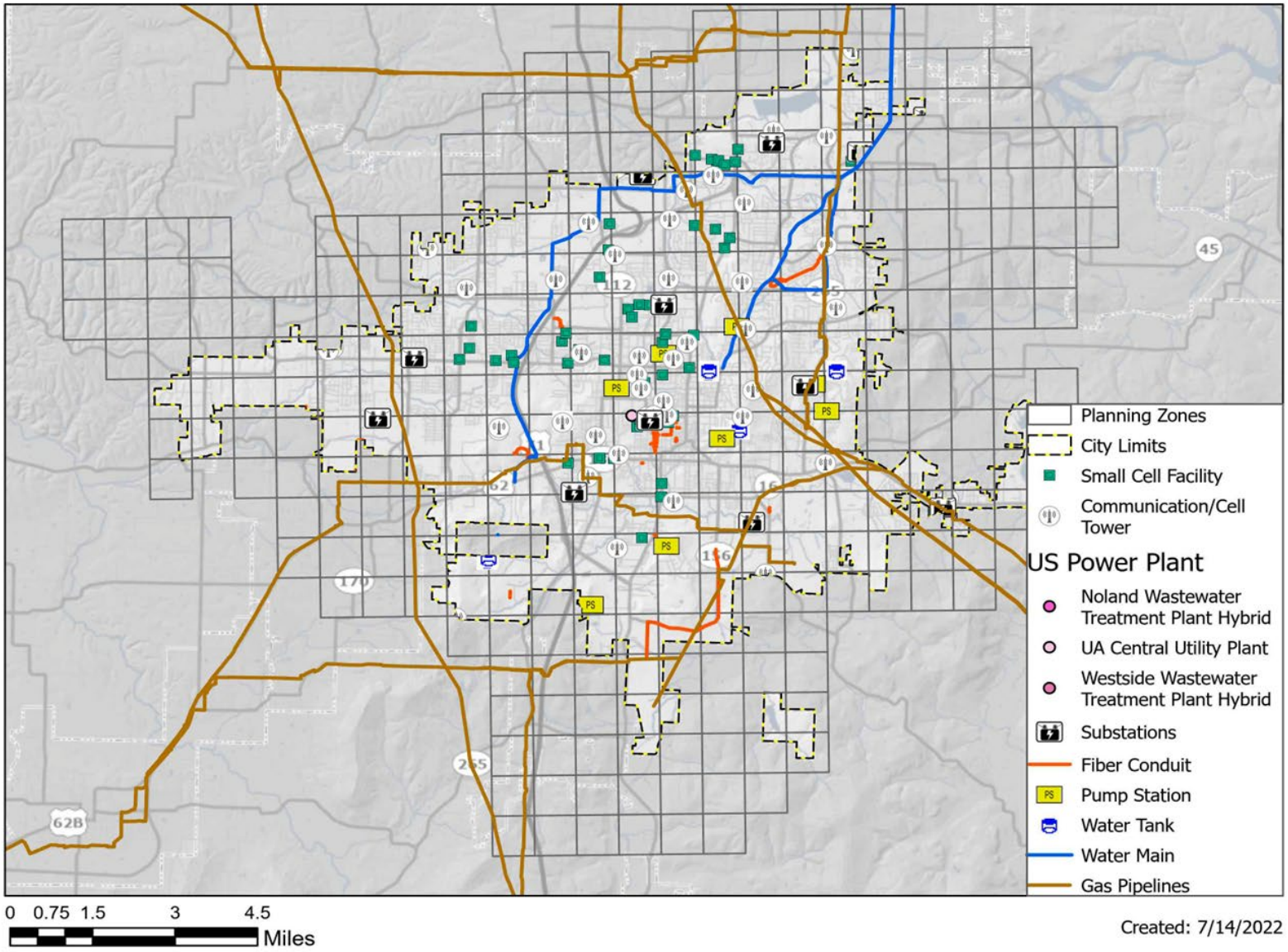
Map 4: Fire Planning Zone

Planning Zones (2A)

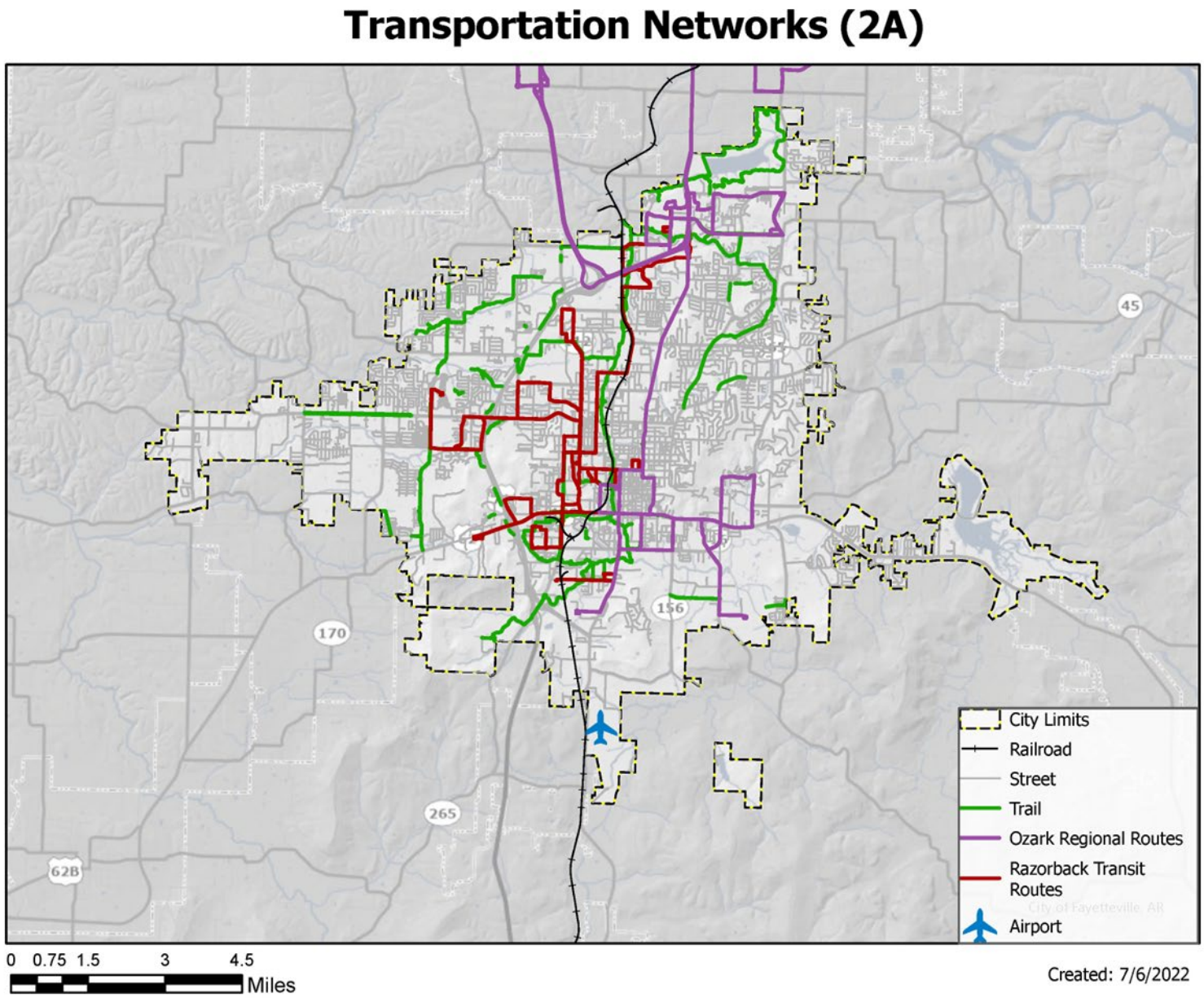


Map 5: Critical Infrastructure

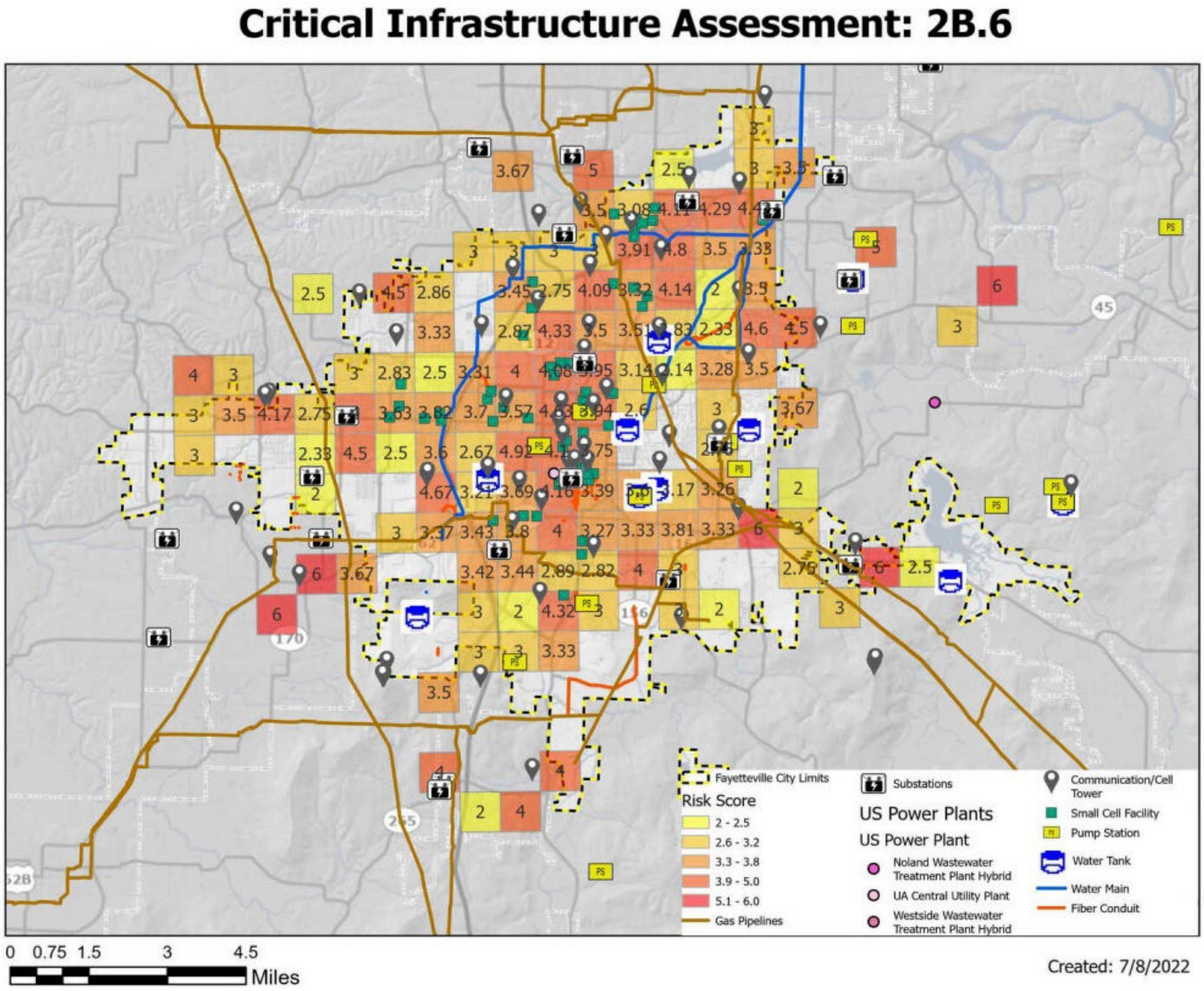
Critical Infrastructure (2A)



Map 6: Transportation Networks

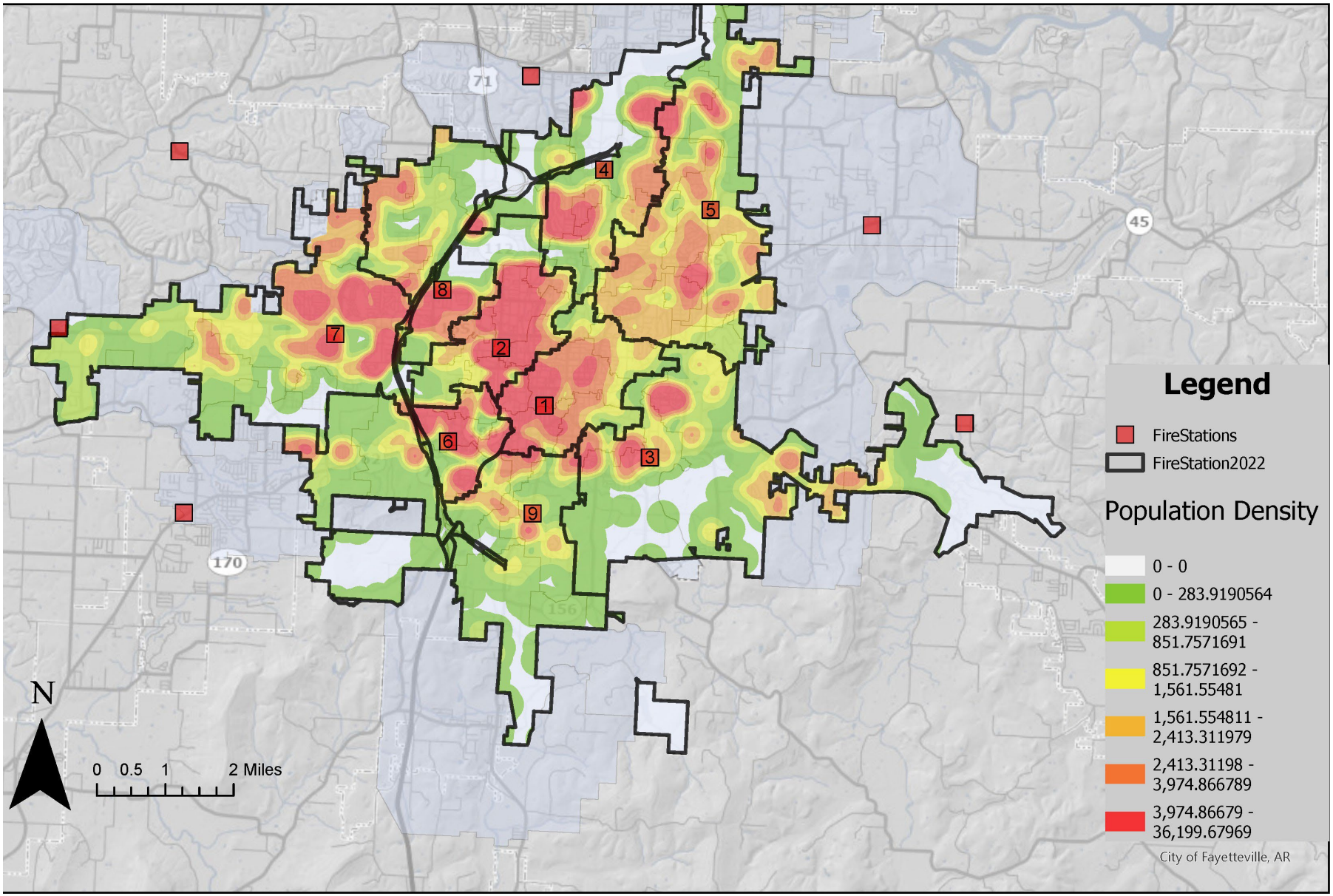


Map 7: Critical Infrastructure Assessment – Utilities

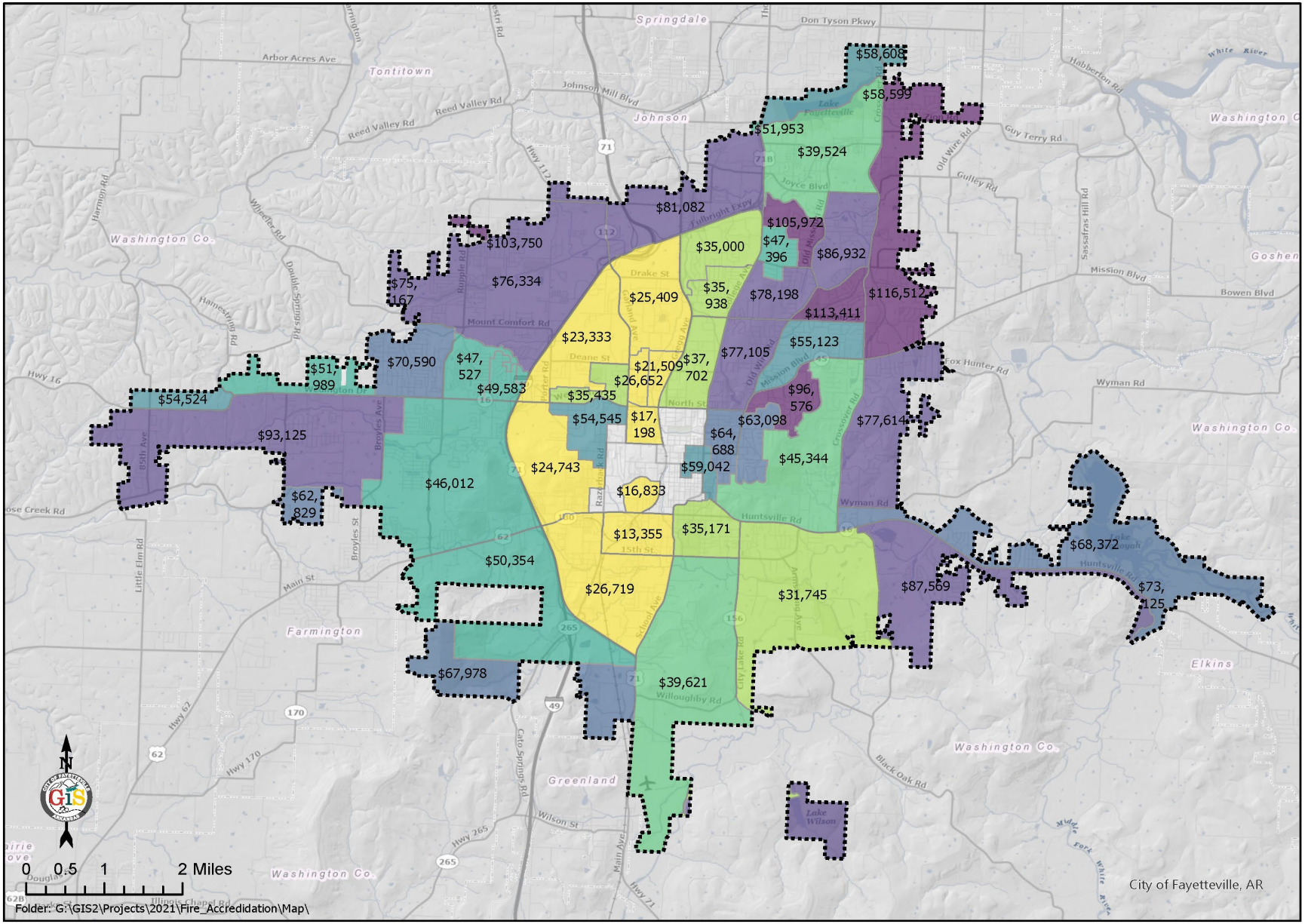


Map 8: Geographic Location of Fayetteville, Arkansas

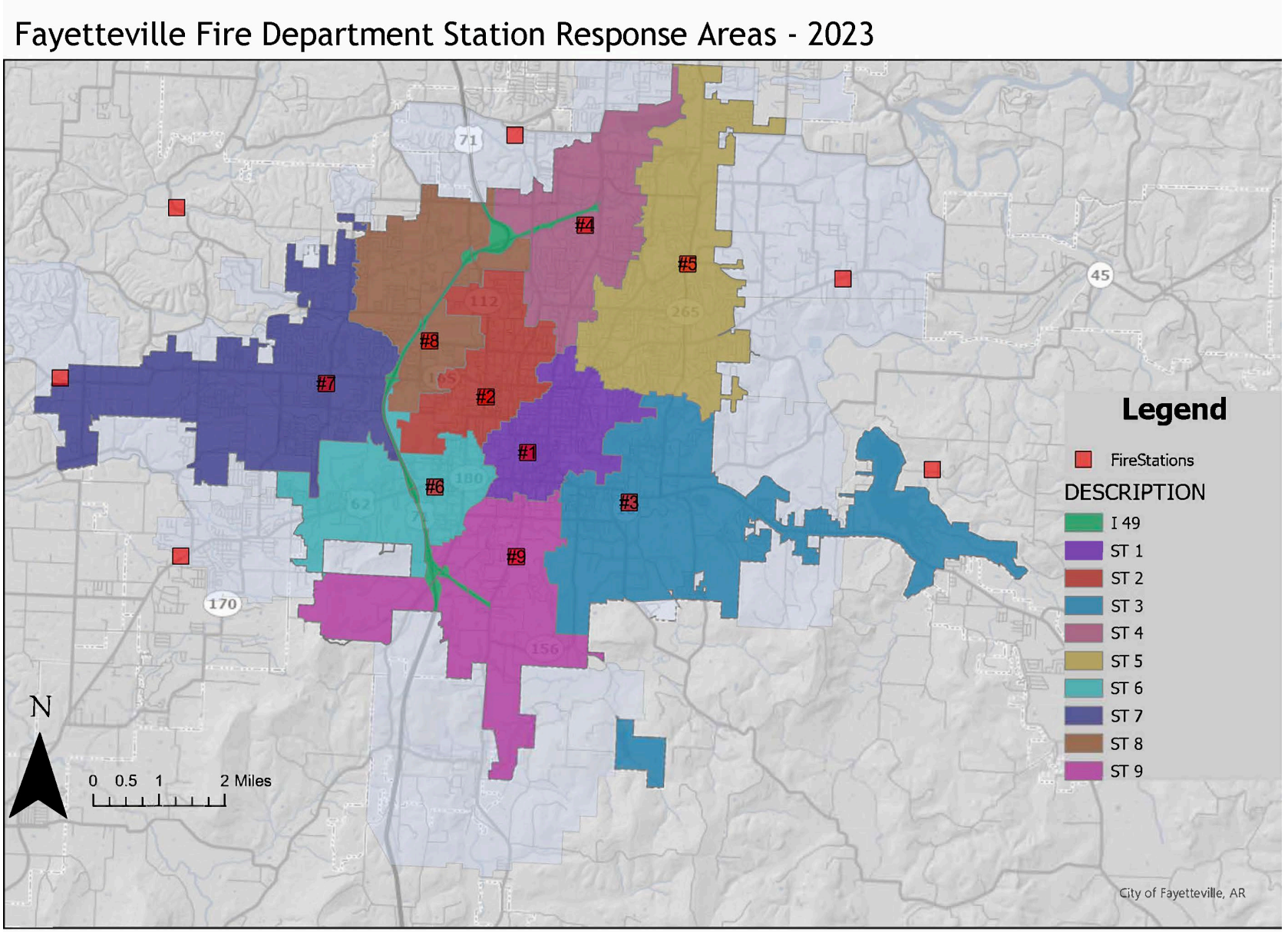
Map 9: Fayetteville, Arkansas Population Density Map



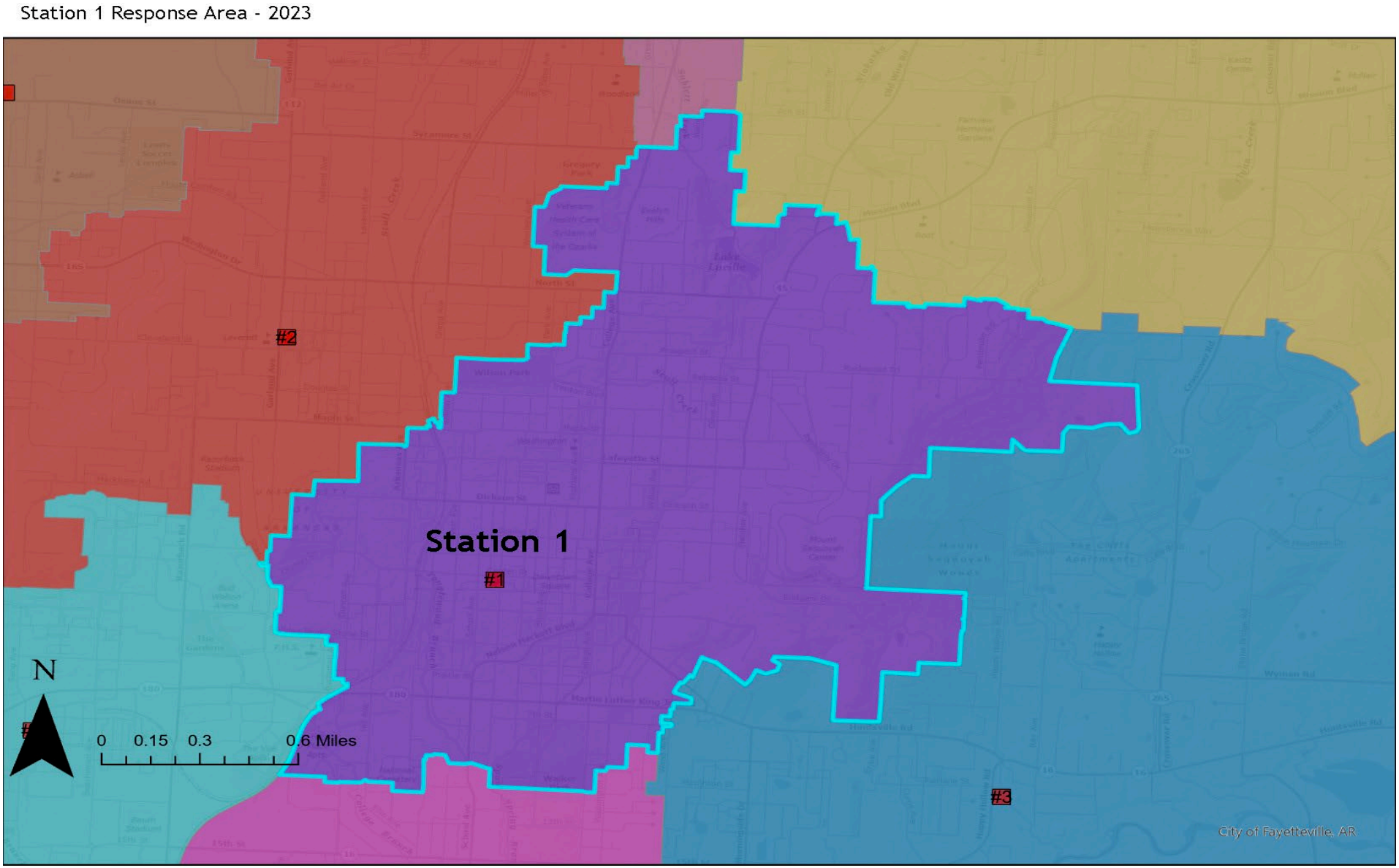
Map 10: Fayetteville, Arkansas Median Household Income Map



Map 11: Station Response Areas

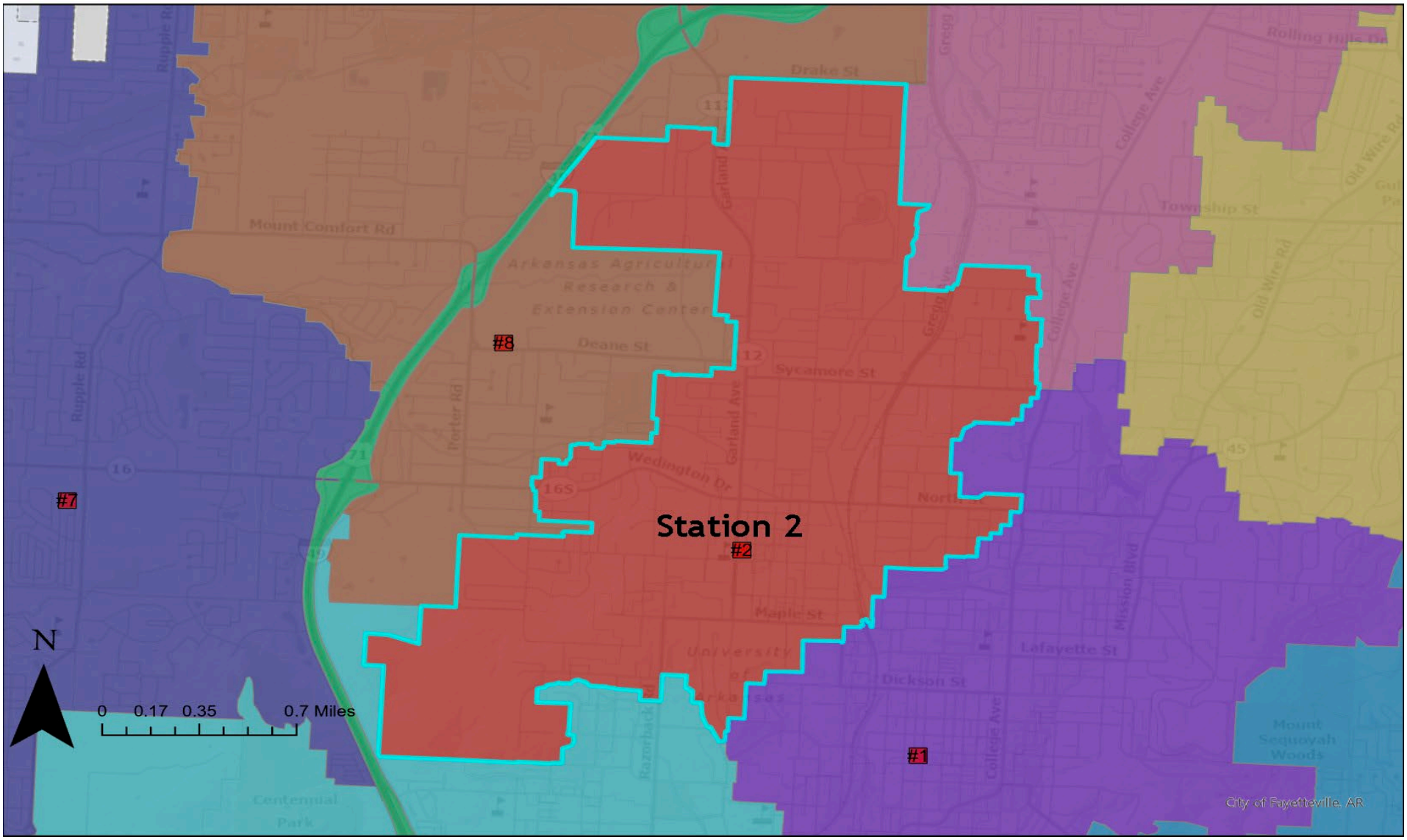


Map 12: Station 1 Response Area



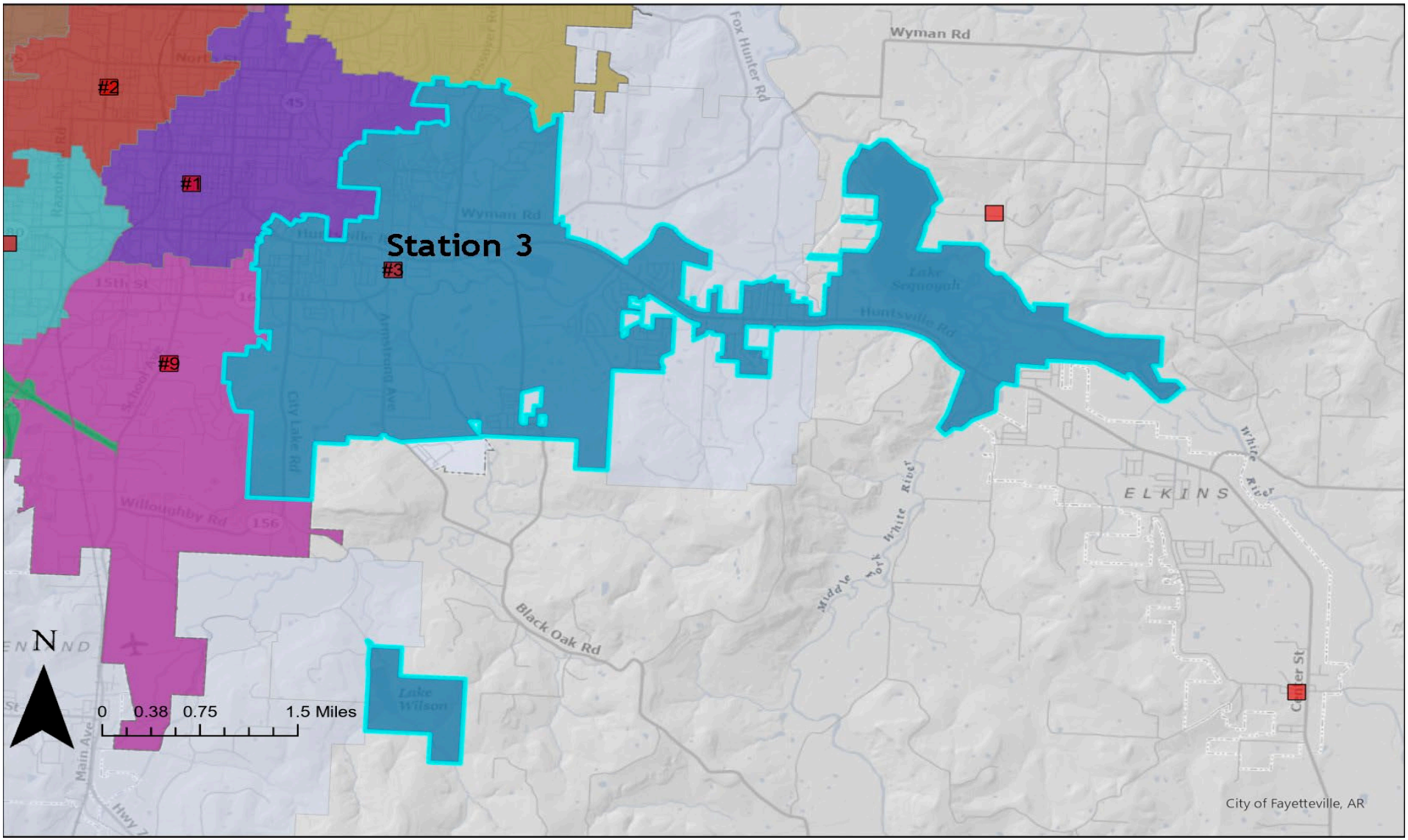
Map 13: Station 2 Response Area

Station 2 Response Area - 2023



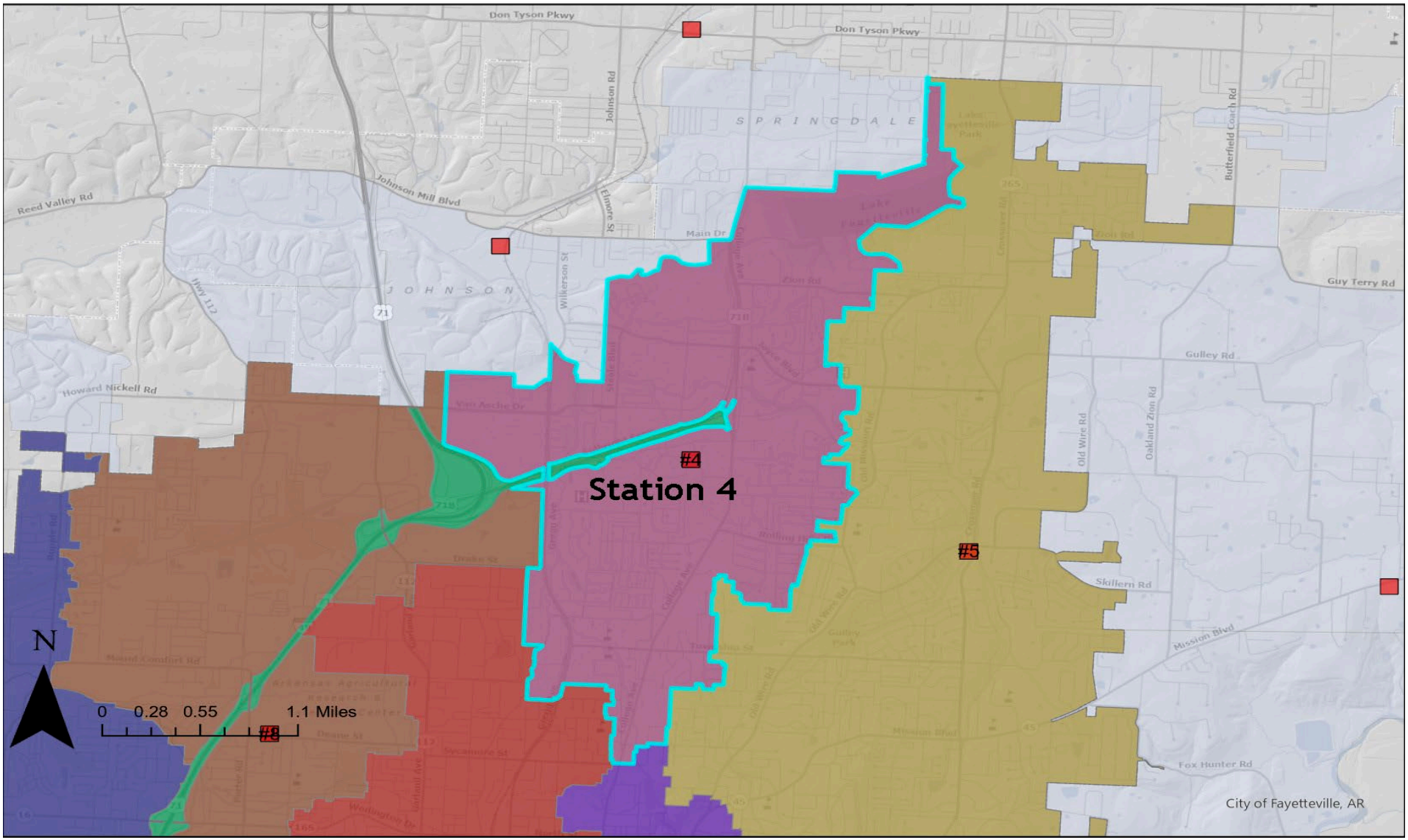
Map 14: Station 3 Response Area

Station 3 Response Area - 2023



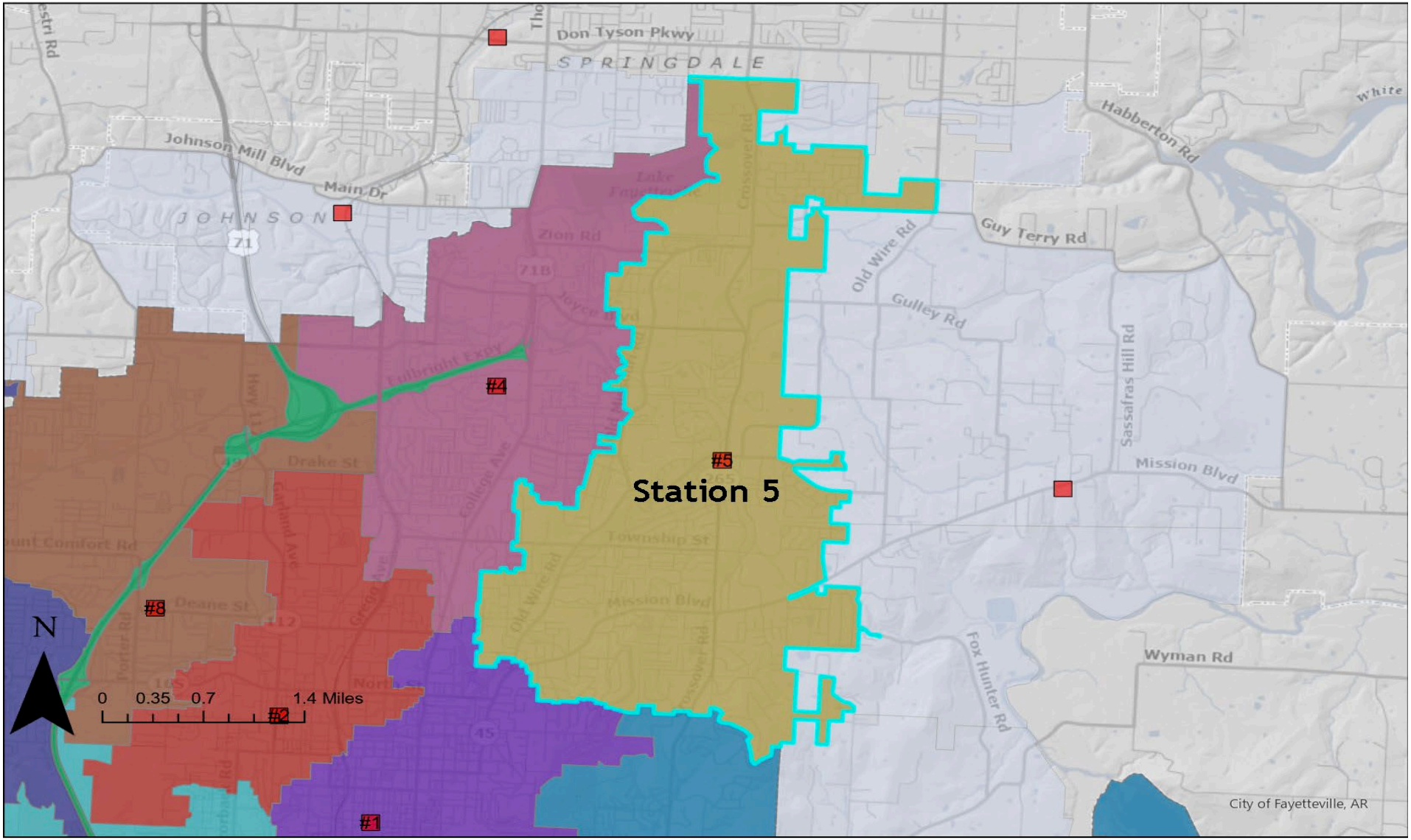
Map 15: Station 4 Response Area

Station 4 Response Area - 2023

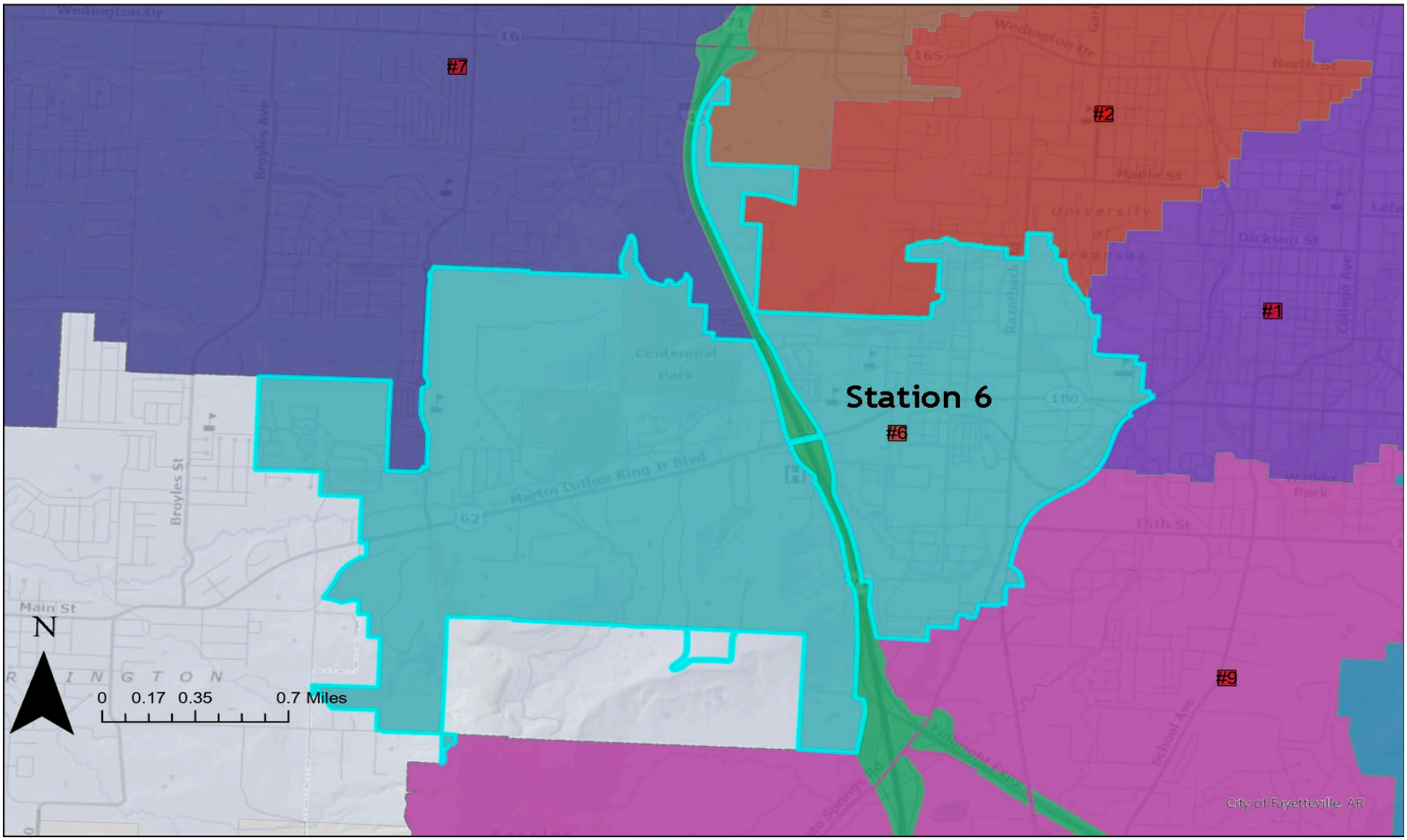


Map 16: Station 5 Response Area

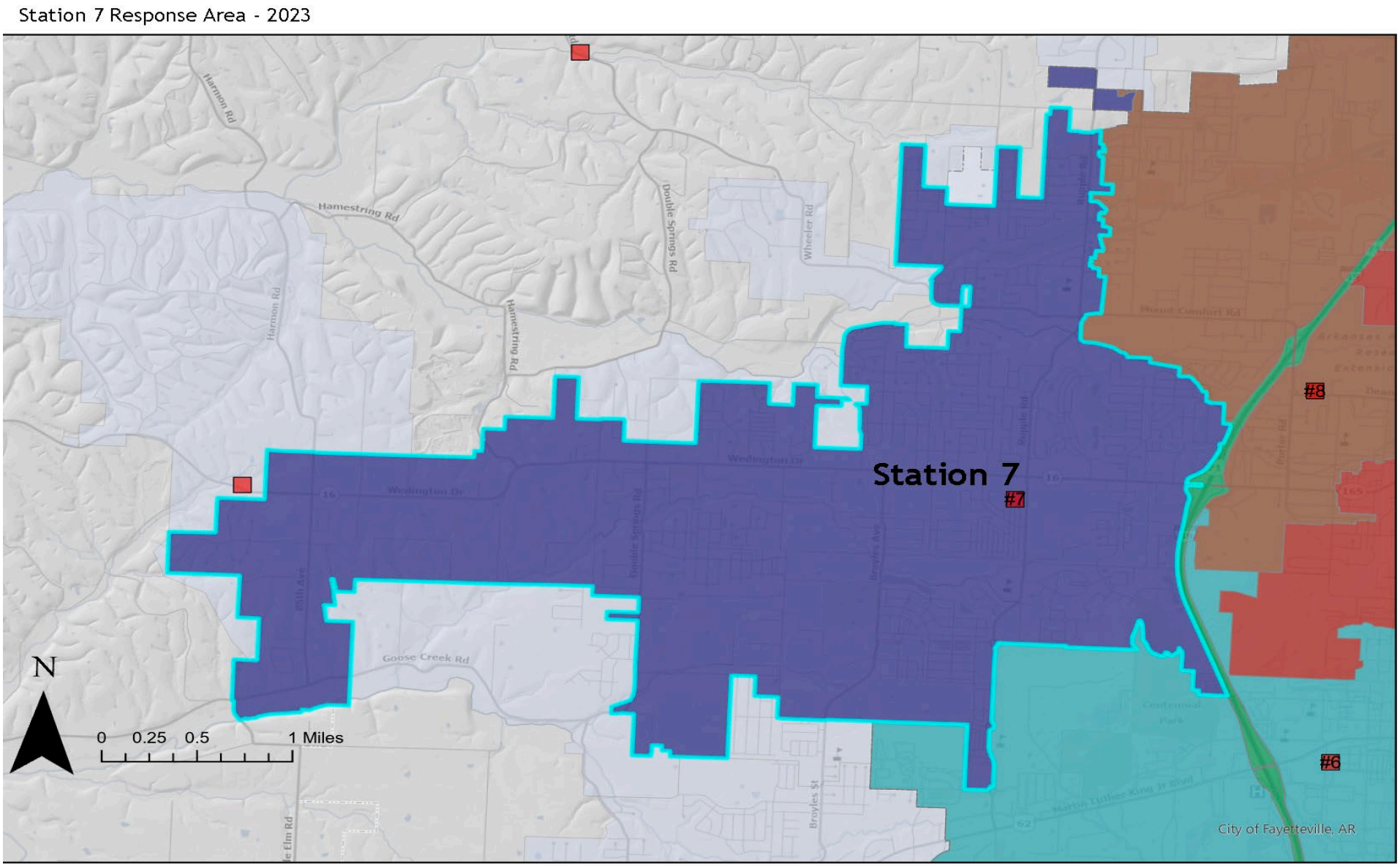
Station 5 Response Area - 2023



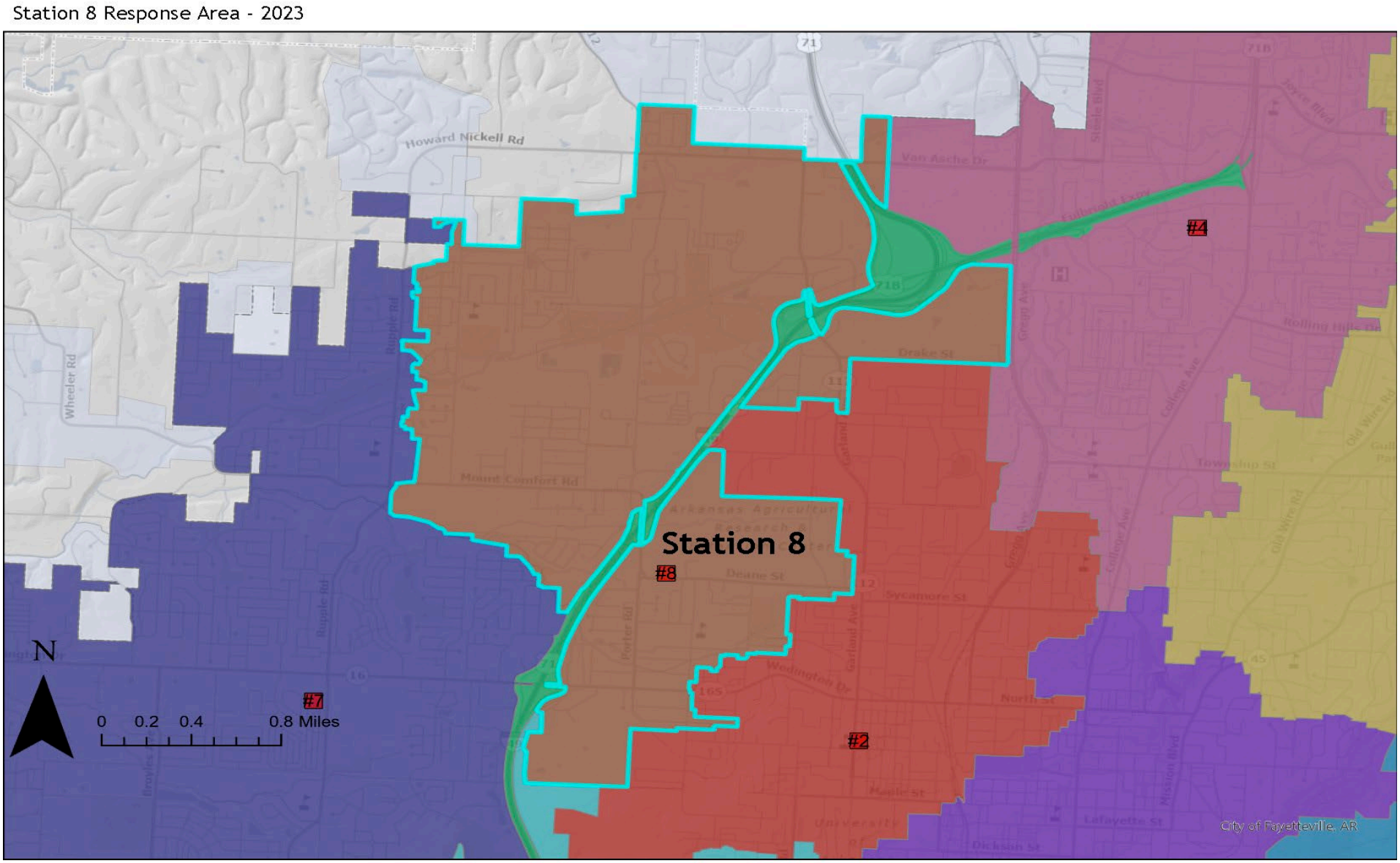
Map 17: Station 6 Response Area



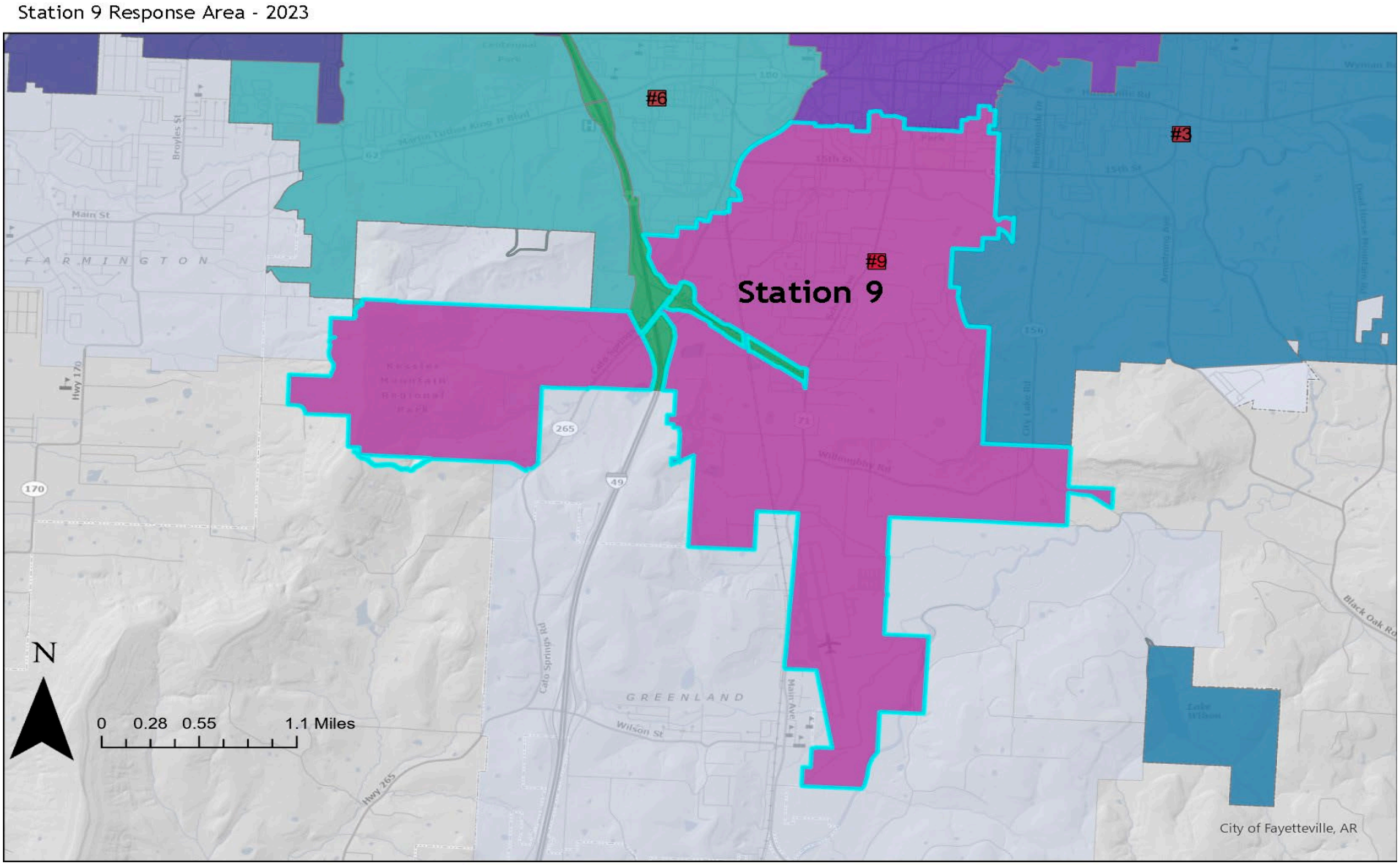
Map 18: Station 7 Response Area



Map 19: Station 8 Response Area

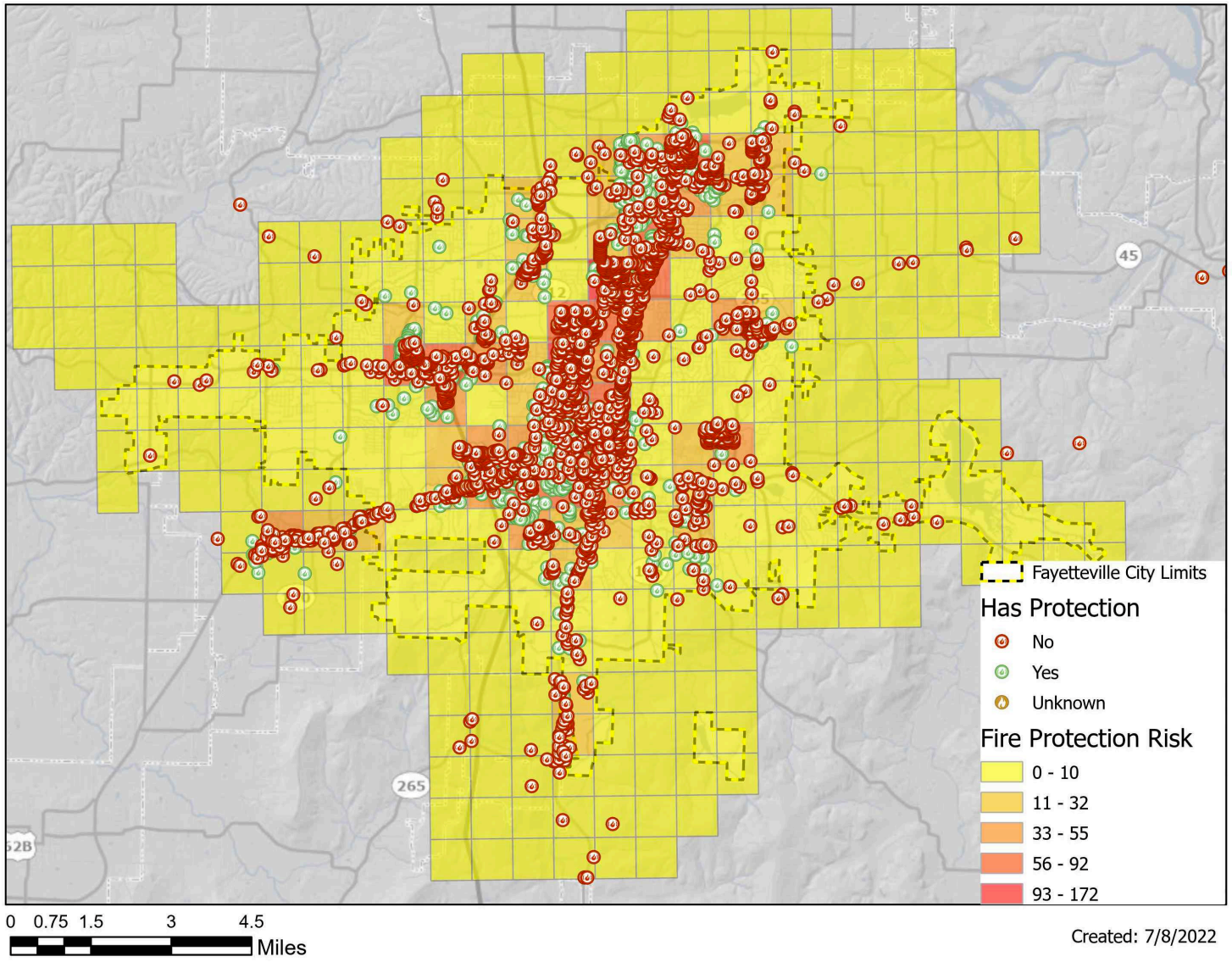


Map 20: Station 9 Response Area



Map 21: Fire Protection Systems

Fire Protection Systems: 2B.5



Appendix F: 2023 Annual Program Appraisals

5A Prevention Program Appraisal

Annual Program Appraisal

Fire Prevention
Date: January 9, 2024
Appraisal period: 2023
Program Manager: Battalion Chief Jeremy Ashley

Program Description
The Fayetteville Fire Departments fire prevention program exists to protect lives and property and enhance the safety of our residents through fire safety education, building inspections and code compliance assurance based on the adopted Arkansas Fire Prevention Code.

Inputs/Resources

Financial Resources
In 2023, the fire prevention program operated on funds set aside in the Fire Marshals section of the FFD 2023 budget. The Fire Marshal's budget amount was $1,148,133.00.

Physical Resources
1 Building located at 4140 S. School.
5 Staff vehicles
2 Equipment trailers.

Human Resources
1 - Fire Marshal (Battalion Chef)
4 - Deputy Fire Marshals (Captains)
1 – Administrative Assistant (Civilian)

Essential Resources
Computers and office equipment
iPads
City of Fayetteville GIS Service
Computer Software
Mobile and portable radios

Training
All prevention personnel logged 1,431.25 hours of training in 2023.

Outcomes/Impacts

In 2023 the Fire Marshals Office conducted 939 inspections.
The Fire Marshals Office performed 2273 building plan, alarm plan, sprinkler plan and permit reviews.

Upcoming Goals and Objectives

In 2024 the department will add additional staffing to increase the number of inspections conducted in existing buildings. The additional staffing includes two civilian fire code inspectors. We anticipate adding an inspection and tracking software platform to aid in the scheduling and documentation of fire code inspections.

CITY OF FAYETTEVILLE ARKANSAS

Annual Program Appraisal

Public Education
Date: January 9, 2024
Appraisal period: 2023
Program Manager: Battalion Chief Jeremy Ashley

Program Description
The Fayetteville Fire Departments fire prevention program exists to protect lives and property and enhance the safety of our residents through fire safety education, building inspections and code compliance assurance based on the adopted Arkansas Fire Prevention Code.

Inputs/Resources

Financial Resources
In 2023, the fire prevention program operated on funds set aside in the Fire Marshals section of the FFD 2023 budget. The Fire Marshal's budget amount was $1,148,133.00.

Physical Resources
1 Building located at 4140 S. School.
5 Staff vehicles
2 Equipment trailers.
1 Walk through inflatable fire safety house

Human Resources
1 - Fire Marshal (Battalion Chief)
4 - Deputy Fire Marshals (Captains)
1 – Administrative Assistant (Civilian)

Essential Resources
Computers and office equipment
iPads
City of Fayetteville GIS Service
Computer Software
Mobile and portable radios

Training
All prevention personnel logged 1,431.25 hours of training in 2023.

Outcomes/Impacts

In 2023 the department's public education program made contact with 16,317 kids and 3,672 adults through our school fire safety program, community outreach programs and public education efforts.

Upcoming Goals and Objectives

In 2024 the department will continue with our public education and community education endeavors. Our goal is to improve the tracking efforts of our public educations so that we can identify and target specific areas of our community and identify population groups that we need to focus on.

CITY OF FAYETTEVILLE ARKANSAS

FAYETTEVILLE FIRE DEPT F F D ARK

Annual Program Appraisal

Fire Investigations
Date: January 9, 2024
Appraisal period: 2023
Program Manager: Battalion Chief Jeremy Ashley

Program Description
The Fayetteville Fire Departments fire prevention program exists to protect lives and property and enhance the safety of our residents through fire safety education, building inspections and code compliance assurance based on the adopted Arkansas Fire Prevention Code.

Inputs/Resources

Financial Resources
In 2023, the fire prevention program operated on funds set aside in the Fire Marshals section of the FFD 2023 budget. The Fire Marshal's budget amount was $1,148,133.00.

Physical Resources
1 Building located at 4140 S. School.
5 Staff vehicles
2 Equipment trailers.

Human Resources
1 - Fire Marshal (Battalion Chief)
4 - Deputy Fire Marshals (Captains)
1 – Administrative Assistant (Civilian)

Essential Resources
Computers and office equipment
iPads
City of Fayetteville GIS Service
Computer Software
Mobile and portable radios

Training
All prevention personnel logged 1,431.25 hours of training in 2023.

Outcomes/Impacts

In 2023 the Fire Marshals Office investigated 39 fires to include structure, automotive and vegetation fires for the purpose of identifying the cause and origin of the fires. In addition we investigated 22 fire related incidents that required follow-up to ensure fire code compliance with required fire codes.

Upcoming Goals and Objectives

In February of 2024 the Fire Marshals Office purchased a fire investigation software called Blazestack. Our goal is to use this software to help us identify geographic areas of town that have higher incidences of fires in order to better target our fire prevention efforts in that area.

CITY OF FAYETTEVILLE ARKANSAS

FAYETTEVILLE FIRE DEPT F F D ARK

Annual Program Appraisal

Domestic Preparedness
Date: January 12, 2024
Appraisal period: 2023
Program Manager: Emergency Manager Shane Wood

Program Description
The Fayetteville Fire Department operates under the Washington County Emergency Management plan in the event of a large-scale emergency or natural disaster. The Fayetteville Fire Department works closely with the Emergency Operations Center (EOC) to ensure emergency operations are consistent between the agencies and that the roles and responsibilities are clearly defined and aligned with the ICS (incident command system). and the emergency support functions. The Fayetteville Fire Department has designated representatives assigned to the EOC for activations, training exercises, and planning meetings where these personnel participate in training, evaluation and revising the City of Fayetteville Emergency Operations Plan as needed.

Inputs/Resources

Financial Resources
In 2023 there was no budget line for Domestic Preparedness.

Physical Resources
1 Fire Station 1 located at 303 W. Center
1 Staff vehicle

Human
1 – Emergency Manager (Civilian)

Essential Resources
Computer and office equipment
Computer Software
Mobile and portable radios

Training
All essential personnel will participate in the county emergency management run full-scale exercises.
ICS refresher training annually.

Outcomes/Impacts

In 2023 the process was started to revamp and improve the City of Fayetteville Emergency Operations Plan (EOP) and to create a Continuity of Operations Plan (COOP). Resource tracking using FEMA provided software is a work in progress. 2023 is the first year for the Fayetteville Fire Department and the City of Fayetteville to have a dedicated Emergency Manager. The Emergency Management Division has worked to build relationships and create working goals and alliances with local stakeholders for disaster management, mitigation, and recovery.

Upcoming Goals and Objectives

For 2024 the Fayetteville Fire Department Emergency Management Division plans to complete the COOP and institute the document, citywide. Once the COOP is in place, it will be exercised yearly and reviewed every five years. The City of Fayetteville EOP revision should be completed in 2024. The Emergency Management Division will continue to build and foster relationships with regional stakeholders for Domestic Preparedness and seek out needs for the community to better prepare for disasters.

CITY OF FAYETTEVILLE ARKANSAS

Annual Program Appraisal

Fire Suppression
Date: January 9, 2024
Appraisal period: 2023
Program Manager: Battalion Chief Josh Hooten

Program Description
Citizens and visitors of the city of Fayetteville are provided fire suppression services by the Fayetteville Fire Department (FFD). Civil service employees of the FFD must be certified to the equivalent of Firefighter II, within the first year of employment.

The FFD acts as the primary suppression agency within the city limits. All fire suppression calls within the city will be answered with the appropriate number of apparatus and personnel to mitigate the incident efficiently. All responding apparatus will have a minimum of three personnel.

Inputs/Resources

Financial Resources
In 2023, the Fire Suppression program operated on funds set aside in the Operations section of the FFD 2023 budget. The Operations budget amount was $16,438,455.00.

Physical Resources
9 Fire Stations
5 Engines
4 Ladders
1 Rescue
2 Command Vehicles
4 Reserve Apparatus
5 Support Apparatus

Human Resources
6 Shift Commanders (Battalion Chief)
6 Safety Officers (Captain)
30 Company Officers (Captain)
30 Driver / Operators
51 Firefighter

Essential Resources
Computers, software, and office equipment
Mobile and portable radios
Central Dispatch Center
Fire Suppression Equipment
City of Fayetteville GIS

Training
FFD personnel logged 10,200 hours of Fire training in 2023.

Outcomes/Impacts

In 2023, FFD responded to 289 Fire calls, 840 Fire Alarms, and 544 public service calls.

Performance Gaps
High-Risk Fire: 3 minutes 18 seconds
Moderate Risk Fire: 0
Low-Risk Fire: 19 seconds

Upcoming Goals and Objectives

The department will continue to complete 100 percent of the required fire suppression training. All new personnel will be certified as Firefighter I & II within the first year of employment. A response time analysis will be conducted to identify variables contributing to performance gaps.

Annual Program Appraisal

Emergency Medical Services
Date: January 9, 2024
Appraisal period: 2023
Program Manager: Battalion Chief Wes Mabry

Program Description
Citizens and visitors of the city of Fayetteville are provided non-transport first-response emergency medical services by the Fayetteville Fire Department (FFD). Civil service employees of the FFD must hold a current Emergency Medical Technician (EMT) license within one year of employment.

The FFD acts as a first responder to emergency medical calls involving all types of medical and trauma emergencies. This is accomplished by sending an FFD apparatus with at least three personnel, two of whom must be EMTs, to each emergency call.

Central Emergency Medical Service provides the transport/ALS service to our customers. This is accomplished through a contract with the city of Fayetteville.

Inputs/Resources

Financial Resources
In 2023, the EMS program operated on funds set aside in the Operations section of the FFD 2023 budget. The Operations budget amount was $16,438,455.00.

Physical Resources
9 Fire Stations
5 Engines
4 Ladders
1 Rescue
2 Command Vehicles
4 Reserve Apparatus
5 Support Apparatus

Human Resources
6 Shift Commanders (Battalion Chief)
6 Safety Officers (Captain)
30 Company Officers (Captain)
30 Driver / Operators
51 Firefighter

Essential Resources
Computers, software, and office equipment
Mobile and portable radios
Central Dispatch Center
Medical Equipment
City of Fayetteville GIS

Training
FFD personnel logged 6,479.25 hours of EMS training in 2023.

Outcomes/Impacts

In 2023, FFD responded to 7,846 EMS calls, and 623 Motor vehicle accidents.

Performance Gaps
High-Risk EMS: 19 seconds.
Moderate Risk EMS: 1 minute 55 seconds.

Upcoming Goals and Objectives

The department will continue to complete 100 percent of the required EMS training. All new personnel will be certified as National Registry EMTs within the first year of employment. A response time analysis will be conducted to identify variables contributing to performance gaps.

Annual Program Appraisal

Technical Rescue.
Date: January 9, 2024
Appraisal period: 2023
Program Manager: Battalion Chief Braden Flood

Program Description

The Fayetteville Fire Department Technical Rescue Team operates as part of a regional team available to respond statewide or regionally when requested. It consists of 20 personnel distributed across all three shifts. Specializing in water rescue, rope rescue, trench rescue, confined space rescue, tower rescue, and structural collapse rescue. The SOS Team undergoes rigorous training up to the technician level in each discipline.

Inputs/Resources

Financial Resources

In 2023, the Technical Rescue program operated on funds set aside in the Operations section of the FFD 2023 budget. The Operations budget amount was $16,438,455.00.

Physical Resources

1 Fire Stations

1 Rescue

Ladder 3, Ladder 4, Ladder 6, and Ladder 7

Boat 1

TRV 4 and TRV 6

Human Resources

20 Personnel trained to a minimum of Operations level

Essential Resources

Computers, software, and office equipment

Mobile and portable radios

Central Dispatch Center

City of Fayetteville GIS

Training

FFD personnel logged 5092 hours of Technical Rescue training in 2023.

Outcomes/Impacts

In 2023, FFD responded to 87 Technical Rescue Calls.

Upcoming Goals and Objectives

The department will continue to complete 100 percent of the required technical rescue training. All members of the team will be certified to the level of Operations. A response time analysis will be conducted to identify variables contributing to performance gaps.

CITY OF FAYETTEVILLE ARKANSAS

Annual Program Appraisal

Hazardous Materials
Date: January 9, 2024
Appraisal period: 2023
Program Manager: Battalion Chief Braden Flood

Program Description

The Fayetteville Fire Department HazMat Response Team (HMRT) is available to respond locally, statewide or deploy regionally when requested. It consists of 40 personnel distributed across all three shifts. The HMRT is capable of responding to single or multi-company calls for service involving releases of solid, liquid, gas or radioactive hazards. The FFD was selected by the Arkansas Department of Emergency Management (ADEM) as one of a handful of agencies within the state to respond to WMD/CBRN events.

Inputs/Resources

Financial Resources

In 2023, the HazMat Program operated on funds set aside in the Operations section of the FFD 2023 budget in the amount of $49,225.00. The current HazMat Program Operations budget for 2024 is $47,118.00

Physical Resources

1 Fire Stations
1 Engine
1 WMD Sprinter Van
1 Hazmat Box Truck

Human Resources

50 personnel trained to the level of Hazmat Technician.
55 personnel trained to the level of Hazmat Operations.

Essential Resources

Computers, software, and office equipment

Mobile and portable radios

Central Dispatch Center

Hazmat Monitoring Equipment

Hazmat Scene Mitigation Equipment

City of Fayetteville GIS

Training

FFD personnel logged 5,292 hours of Hazmat training in 2023.

Outcomes/Impacts

In 2023, FFD responded to 274 Hazmat / Hazardous Conditions calls.

Upcoming Goals and Objectives

The department will continue to complete 100 percent of the required HazMat training. All new personnel will be certified to the level of Hazmat Operations within the first year of employment. Specific goals for 2024 will include the acquisition and implementation of a software-based system to track potential personnel exposures to hazardous materials over time. HazMat leadership will also review emerging threats, technologies, response tactics and identify operational capability gaps that need to be addressed in the future. A response time analysis will be conducted to identify variables contributing to performance gaps.

Annual Program Appraisal

Aircraft Rescue Firefighting (ARFF)
Date: January 9, 2024
Appraisal period: 2023
Program Manager: Assistant Chief Willie Watts

Program Description
Citizens and visitors of the city of Fayetteville are provided by The Fayetteville Fire Department (FFD) a Federal Aviation Administration (FAA) Part 139 aircraft firefighting force. This service is provided on an as needed basis determined by the aircraft size. The FFD has in place (1) National Fire Protection Agency (NFPA) Aircraft Rescue Firefighting (ARFF) unit capable of providing multiple extinguishing agents, and (2) FAA Part 139 certified ARFF firefighters on duty.

Inputs/Resources

Financial Resources
In 2023, the ARFF program was operated on funds in the Operations section of the FFD 2023 budget. The Operations budget amount was $16,438,455.00.

Physical Resources
1 Fire Station
1 ARFF Apparatus

Human Resources
The program is operated with a total of 27 CFR Part 139 certified firefighters.
7 ARFF Captains
7 ARFF Drivers
13 ARFF Firefighters

Essential Resources
Computers, software, and office equipment
Mobile and portable radios

Training
In 2023 FFD ARFF personnel attended over 40 hours per person of classroom and hands on instruction covering all aspects of Aircraft Rescue and Firefighting. This class was followed up by a simulated aircraft fire and fuel burn. All ARFF certified personnel also attended an 8-hour fuel farm and fuel transport inspection class. Weekly throughout the year ARFF certified personnel conducted an apparatus check and airport familiarization.

Outcomes/Impacts

In 2023, FFD responded to 63 ARFF standbys/incidents and successfully completed the annual Federal Aviation Administration Certification.

Upcoming Goals and Objectives

The department will continue to complete 100 percent of the required ARFF training. The FFD will keep at a minimum 2 ARFF certified personnel on duty. The FFD and Federal Aviation Administration will review the ARFF program each year to accomplish the yearly certification and make modifications as recommended.

CITY OF FAYETTEVILLE ARKANSAS

FAYETTEVILLE FIRE DEPT F F D ARK

Annual Program Appraisal

Training
Date: January 9, 2024
Appraisal period: 2023
Program Manager: Brian Sloat

Program Description

The Fayetteville Fire Department's training program provides training to 10 companies on three shifts. The training program also provides training to the Airport Rescue and Firefighting (ARFF) team and the Special Operations Section (SOS) team. The SOS team is responsible for special rescue incidents as well as all hazardous materials/weapons of mass destruction incidents.

The training program also coordinates the annual renewal/refresher training required for special certifications/licensing. These certifications/licensing include but are not limited to hazardous materials, ARFF, and EMS.

The bulk of the training program is administered in a quarterly fashion. Each quarter live-fire training, company drills, and hands-on EMS training occur on one week each month. Additional classroom EMS training occurs every month of the year.

Inputs/Resources

Financial Resources

In 2023, the training program operated on funds set aside in the Fire Training section of the Department's 2023 budget. Fire Training budget amount was $506,719.

Physical Resources

1- Five story burn building with flashover chamber
1- LP gas prop
2- Classroom building with exercise facility
2- Storage containers with roof
3- Enclosed box trailers
1- Flat trailer
1- Semitrailer for storage and heavy rescue training
3- Support vehicle, Truck
1- Support vehicle, 15-passenger van

Human

1 Training Chief (Battalion Chief)
1 Training Officer (Captain)
2 Personnel (Driver/Operator and/or Firefighter)

Essential Resources

Computers, software, and office equipment
Mobile and portable radios
Textbooks with curriculum
Consumables: Straw and lumber

Training

Department personnel participated in 39,812 hours of training in 2023. EMS training accounted for 6479 hours of this training. The Department sent various personnel to 41 different courses for certifiable training throughout the region.

Outcomes/Impacts

The training program has ensured that all Department firefighters maintain and advance in basic firefighting skills. The Department's training program is being appraised for its first time in an annual appraisal process.

In 2023 personnel of the department received in-service training on CMC LEVR bailout kits. Personnel became familiar with the kit by video assignments and hands-on training deploying the bailout kit from their bunker gear pocket and rappelling out of a window while on a belay.

All personnel that had recertifications due in 2023 successfully recertified.

Upcoming Goals and Objectives

The department's upcoming objective is to work with the Labor Management Team's Training Committee to develop an evaluation form to be completed following quarterly training activities. This evaluation form would then be used to provide a department-wide lesson-learned training summary. Also, the Training Committee will develop a method of getting documented feedback regarding the quality of training provided.

Annual Program Appraisal

Communications
Date: January 9, 2024
Appraisal period: 2023
Program Manager: Willie Watts

Program Description

The Fayetteville Fire Department Central Dispatch Center (CDC) under the direction of the Fayetteville Police Department provides communication and dispatch services to the Fayetteville Fire Department. This division is a 24-hour operation, which provides emergency and non-emergency call taking and dispatching for police, fire, and City services, as needed. The center is also the primary answering point for the City of Fayetteville's 911 calls, which includes transferring emergency calls to the appropriate agencies. CDC is also responsible for maintaining the City of Fayetteville (COF) Arkansas Wireless Information System (AWIN) radio communication system. The FFD Chief of Operations coordinates with and oversees Fire Dispatch

Inputs/Resources

Financial Resources

In 2023, CDC operated on $2,434,763.00 dollars set aside in the General Fund under the Central Dispatch Program 1010.260.2600 section of the COF 2023 COF budget.

Physical Resources

Tyler New World Computer Aided Dispatch Software
Motorola P-25 APX mobile and handheld radios
Motorola communication simulcast tower trucking communication system.

Human

CDC has 27 full-time employees.
1-Dispatch Manager
1-Assistant Dispatch Manager
3-Dispatch Shift Supervisors
1-Dispatch Trainer
21-Dispatcher I, II and III's

Essential Resources

Computers, software, office equipment, mobile and portable radios and associated tower sites and communication infrastructure.

Training

In 2023 CDC was able to gain training program curriculum approved and certified through the Association of Public Safety Communication Officials International (APCO) Training Program Certification.

Outcomes/Impacts

During the calendar year 2023, CDC answered 61,270 total calls for service. 47,386 came in via 911 and 13,156 were dispatched as calls for service for the FFD. CDC was able to upgrade their 9-1-1 equipment to a more technologically advanced system with better mapping features and the ability to initiate a two-way SMS Text session. It also gives us the ability to receive other NextGen 9-1-1 services as the wireless carriers begin implementing those services.

Upcoming Goals and Objectives

CDC and the FFD have outlined four objectives for the 2024 year.

1. Meet National Emergency Number Association (NENA) call-answering standard by answering ninety percent (90%) of all 911 calls within fifteen (15) seconds and ninety-five percent (95%) within twenty (20) seconds.

2. Meet National Fire Protection Association (NFPA) standard of processing ninety percent (90%) of fire calls within sixty-four (64) seconds and ninety-five percent (95%) within one hundred six (106) seconds.

3. Complete Quality Assurance each month to ensure proper call coding and handling.

4. Implement Live 911 software which allows responders real time access to 911 calls.

CITY OF FAYETTEVILLE ARKANSAS

FAYETTEVILLE FIRE DEPT F F D ARK

Annual Program Appraisal

Wellness and Fitness
Date: January 9, 2024
Appraisal period: 2023
Program Manager: Battalion Chief Brian Sloat

Program Description
The Fayetteville Fire Department provides a comprehensive wellness program. The Department provides annual medical and physical fitness evaluations along with a Peer Fitness Team. Every staffed-station as well as the training center is equipped with physical fitness equipment, which is available to personnel on- or off-duty. According to policy personnel that are on duty they are allowed 90 minutes to work out each 24-hour shift for shift personnel and 60 minutes for each 8-hour workday for staff personnel.

In addition to the physical component of the department wellness program, the department provides multiple options for confidential employee assistance programs and a Peer Support Team.

Inputs/Resources

Financial Resources

In 2023, the Wellness and Fitness program operated on funds in the Operations section of the FFD 2023 budget. The Operations budget amount is $16,438,455.00.

Physical Resources
One Classroom building with exercise facility.
Exercise facilities in 9 fire stations and the fire marshal's office.
2- Storage containers with roof

Human
1 Training Chief (Battalion Chief)
1 Training Officer (Captain)
2 Personnel (Driver/Operator and/or Firefighter)
12 Peer Fitness Members
8 Peer Support Members

Essential Resources
Physical Fitness Equipment
- Strength Equipment
- Cardo Equipment

Physical Fitness Evaluation tools

Training

Wellness fitness training for 2023 consisted of various e-mails publicizing voluntary on-line behavioral health training offered by the Department EAP provider. Also, a new social media account was established to encourage physical fitness. This social media account posts workouts that can be completed with equipment at the station or with minimal equipment while away from the station.

Outcomes/Impacts

In 2023 the Wellness and Fitness program has begun reformatting with direction from the Wellness Fitness (WFI) committee of the Labor Management Team (LMT). The reformatting is going to more closely follow the IAFF-IAFC WFI. This reformatting of the Wellness and Fitness program began just as the fitness evaluations were beginning in July 2023. The Wellness Fitness Committee came to a consensus and submitted a recommendation to the LMT. The LMT approval of the fitness evaluation occurred in December.

Upcoming Goals and Objectives

The Wellness and Fitness program will complete fitness evaluations on all uniformed personnel. The program will evaluate the medical physicals and confirm that the provided physicals are being provided in accordance with NFPA 1582 and the WFI.

Appendix G - Correlation Matrix

Appendix G - CRA/SOC - 10th Edition Model Correlation Matrix		
PI/ CC	**Category 1 - Governance and Administration**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
CC 1A.1	**The agency is legally established.**	Section VI City & Agency Legal Basis Page 2
1A.3	The governing body of the agency periodically reviews and approves services and programs.	Section X Program Appraisals Page 56
1A.5	The governing body or designated authority approves the organizational structure that carries out the agency's mission.	Section X Program Appraisals Page 56
1A.7	A communication process is in place between the governing body and the administrative structure of the agency.	Section X Program Appraisals Page 56
CC 1B.2	The administrative structure and allocation of financial, equipment and personnel resources reflect the agency's mission, goals, objectives, size, and complexity.	Section VII Fayetteville Fire Department Organizational Structure Page 19
PI/ CC	**Category 2 - Assessment and Planning**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
2A.1	Service area boundaries for the agency are identified, documented, and legally adopted by the authority having jurisdiction	Section VI Service Area Boundaries Page 8
2A.2	Boundaries for other service responsibility areas, such as automatic aid, mutual aid, and contract areas, are identified, documented, and appropriately approved by the authority having jurisdiction.	Section VI Service Area Boundaries Page 8
CC 2A.3	**The agency has a documented and adopted methodology for organizing the response area(s) into geographical planning zones.**	Section VI Fire Planning Zones Page 9
CC 2A.4	**The agency assesses the community by planning zone and considers the population density within planning zones and population areas, as applicable, for the purpose of developing total response time standards.**	Section VI Community Information Population & Density Page 16
2A.5	Data that Include property, life. injury. environmental and other associated losses. as well as the human and physical assets preserved and/or saved, are recorded for a minimum of three (initial accreditation agencies) to five (currently accredited agencies) immediately previous years.	Section VI Community Consequences Page 17

2A.6	The agency utilizes its adopted planning zone methodology to identify response area characteristics such as population, transportation systems, area land use, topography, geography, geology, physiography, climate, hazards, risks, and service provision capability demands.	Section VI Community Characteristics Page 17
2A.7	Significant socioeconomic and demographic characteristics for the response area are identified, such as key employment types and centers, assessed values, blighted areas, and population earning characteristics.	Section VI Demographics – Year 2020 Page 17
2A.8	The agency identifies and documents all safety and remediation programs, such as fire prevention, public education, injury prevention, public health, and other similar programs, currently active within the response area.	Section VII Fire Marshal Division Programs & Services Page 26
2A.9	The agency defines and identifies infrastructure that is considered critical within each planning zone.	Section VI Critical Infrastructure Page 10
CC 2B.1	**The agency has a documented and adopted methodology for identifying, assessing, categorizing, and classifying all risks (fire and non-fire) throughout the community or area of responsibility.**	Section VIII Community Risk Assessment and Risk Levels Page 35
2B.2	The historical emergency and nonemergency service demand frequency for a minimum of three immediately previous years and the future probability of emergency and nonemergency service demands, by service type, have been identified and documented by planning zone.	Section XII Historical Perspective, Summary of System Performance, & Evaluation of Service Delivery Page 91
2B.3	Event outputs and outcomes are assessed for three (initial accrediting agencies) to five (currently accredited agencies) immediately previous years.	Section XII Service Gap Analysis Page 91
CC 2B.4	**The agency's risk identification, analysis, categorization, and classification methodology has been utilized to determine and document the different categories and classes of risks within each planning zone.**	Section VIII Risk Assessment Methodology, Classification, and Categories Page 35
2B.5	Fire protection and detection systems are incorporated into the risk analysis.	Section XI Target Hazards and Risk Categories Page 64
2B.6	The agency assesses critical infrastructure within the planning zones for capabilities and capacities to meet the demands posed by the risks.	Section XI Target Hazards and Risk Categories Page 64

2B.7	The agency engages other disciplines or groups within its community to compare and contrast risk assessments in order to identify gaps or future threats and risks.	Section XII Absorption Page 91
CC 2C.1	**Given the levels of risks, area of responsibility, demographics, and socioeconomic factors, the agency has determined, documented, and adopted a methodology for the consistent provision of service levels in all service program areas through response coverage strategies.**	Section XI Service Level – Risk Categories & Benchmarks Page 57
CC 2C.2	**The agency has a documented and adopted methodology for monitoring its quality of emergency response performance for each service type within each planning zone and the total response area.**	Section XI Performance – Baseline to Benchmark Page 64
2C.3	Fire protection systems and detection systems are identified and considered in the development of appropriate response strategies.	Section XI Target Hazards and Risk Categories Page 64
CC 2C.4	**A critical task analysis of each risk category and risk class has been conducted to determine the first due and effective response force capabilities and a process is in place to validate and document the results.**	Section XI Performance – Baseline to Benchmark Page 64
CC 2C.5	**The agency has identified the total response time components for delivery of services in each service program area and found those services consistent and reliable within the entire response area.**	Section XI Performance – Baseline to Benchmark Page 64
2C.6	The agency identifies outcomes for its programs and ties them to the community risk assessment during updates and adjustments of its programs, as needed.	Section XI Distribution Page 92
2C.7	The agency has identified the total response time components for delivery of services in each service program area and assessed those services in each planning zone.	Section XI Service Level – Risk Categories & Benchmarks Page 57
CC 2C.8	**The agency has identified efforts to maintain and improve Its performance in the delivery of its emergency services for the past three (initial accreditation agencies) to five (currently accredited agencies) immediately previous years.**	Section XI Continuing Risk & Service Analysis – Continuous Improvement Page 90
2C.9	The agency's resiliency has been assessed through its deployment policies, procedures, and practices.	Section XI Performance – Baseline to Benchmark Page 64

CC 2D.1	**The agency has a documented and adopted methodology for assessing performance adequacy, consistency, reliability, resiliency, and opportunities for improvement for the tot.al response area.**	Section XII Service Gap Analysis Page 91
2D.2	The agency continuously monitors. assesses and internally reports. at least quarterly, on the ability of the existing delivery system to meet expected outcomes and identifies and prioritizes remedial actions.	Section XII Service Gap Analysis Page 91
CC 2D.3	The performance monitoring methodology identifies,annually, future external influences, altering conditions, growth, and development trends, and new or evolving risks, for purposes of analyzing the balance of service capabilities with new conditions or demands.	Section XII Service Gap Analysis Page 91
2D.4	The performance monitoring methodology supports the assessment of the efficiency and effectiveness of each service program at least annually in relation to industry research.	Section VIII Community Risk Assessment and Risk Levels Page 35
2D.5	Impacts of incident mitigation program efforts, such as community risk reduction, public education, and community service programs, are considered and assessed in the monitoring process.	Section VIII Community Risk Assessment and Risk Levels Page 35
2D.6	Performance gaps for the total response area, such as inadequacies, Inconsistencies, and negative trends, are determined at least annually.	Section XII Service Gap Analysis Page 91
CC 2D.7	**The agency has systematically developed a continuous improvement plan that details actions to be taken within an identified timeframe to address existing gaps and variations.**	Section XIII Performance Maintenance and Improvement Plan Page 97
2D.8	The agency seeks approval of its standards of cover by the authority having jurisdiction (AHJ).	Section XII Unit Reliability Page 93
CC 2D.9	**On at least an annual basis, the agency formally notifies the AHJ of any gaps In current capabilities, capacity and the level of service provided within its delivery system to mitigate the identified risks within its service area, as identified in its community risk assessment /standards of cover.**	Section XIII Annual Program Appraisal Page 98
2D.10	The agency interacts with external stakeholders and the AHJ at least once every three years to determine the stakeholders' and AHJ's expectations for types and levels of services provided by the agency.	Section XIII External Stakeholder Input Page 98

PI/ CC	Category 3 - Goals and Objectives	CRA-SOC LOCATION PAGE/SECTION/AREA
CC 3A.1	**The agency has a current and published strategic plan that has been submitted to the authority having jurisdiction.**	Section XIII Performance Maintenance and Improvement Plan Page 97
3A.2	The agency coordinates with the jurisdiction's planning component to ensure the strategic plan is consistent with the community master plan.	Section XIII Annual Program Appraisal Page 98
CC 3B.1	**The agency publishes current, general organizational goals and S.M.A.R.T. objectives, which use measurable elements of time, quantity, and quality. These goals and objectives directly correlate to the agency's mission, vision and values and are stated in the strategic plan.**	Section XIII Improvement Through Collaboration Page 97
3B.2	The agency conducts an environmental scan when establishing its goals and objectives.	Section XIII External Stakeholder Input Page 98
CC 3B.3	**The agency solicits feedback and direct participation from Internal and external stakeholders in the development, implementation and evaluation of the agency's goals and objectives.**	Section XIII Performance Maintenance and Improvement Plan Page 97
3B.4	The agency uses internal input to implement and evaluate its goals and objectives and to measure progress in achieving the strategic plan.	Section XIII Performance Maintenance and Improvement Plan Page 97
3B.5	The governing body reviews the agency's goals and objectives and considers all budgetary and operational proposals in order to ensure success.	Section XIII Performance Maintenance and Improvement Plan Page 97
3B.6	When developing organizational values, the agency seeks input from its members and is in alignment with its community.	Section XIII Performance Maintenance and Improvement Plan Page 97
CC 3C.1	**The agency identifies personnel to manage its goals and objectives and uses a defined organizational management process to track progress and results.**	Section XIII Compliance Verification Reporting Page 97
CC 3C.2	**The agency's personnel receive information explaining its goals and objectives.**	Section XIII Compliance Verification Reporting Page 97
3C.3	The agency, when necessary, identifies and engages appropriate external resources to help accomplish Its goals and objectives.	Section XIII Performance Maintenance and Improvement Plan Page 97

CC 3D.1	**The agency reviews its goals and objectives at least annually and modifies as needed to ensure they are relevant and contemporary.**	Section XIII Performance Maintenance and Improvement Plan Page 97
CC 3D.2	**The agency reviews, at least annually, its overall system performance and identifies areas in need of improvement, which should be considered for inclusion in the organizational goals and objectives.**	Section XIII Performance Maintenance and Improvement Plan Page 97
3D.3	The agency provides progress updates, at least annually, on its goals and objectives to the AHJ, its members and the community it serves.	Section XIII Performance Maintenance and Improvement Plan Page 97
PI/ CC	**Category 4 - Financial Resources**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
CC 4A.7	**The agency's budget, short and long-range financial planning, and capital project plans are consistent with the agency's strategic plan and support achievement of identified goals and objectives.**	Section VII Finance & Budget Page 26
CC 4C.1	**Given current and forecasted revenues, the agency sustains the level of service adopted by the AHJ.**	Section VII Fire Administration Programs & Services Page 26
4C.3	The agency budgets future asset maintenance and repair costs with related funding plans	Section VII Finance & Budget Page 26
PI/ CC	**Category 5 - Community Risk Reduction Program**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
CC 5A.2	**The code enforcement program ensures compliance with applicable fire protection laws, local jurisdiction, hazard abatement and agency objectives as defined in the community risk assessment/ standards of cover.**	Section VII Fire Inspection Program Page 29
5A.6	**The agency sets specific, targeted, and achievable annual loss reduction benchmarks for fire incidents and fire casualties based upon the community risk assessment and baseline performance.**	Section VI Community Consequences Page 17
CC 5A.7	**The agency conducts a formal and documented program appraisal, at least annually, to determine the program's impacts and outcomes, and to measure performance and progress in reducing risk based on the community risk assessment/standards of cover.**	Appendix F 5A Prevention Program Appraisal Page 142
CC 5B.1	**The public education program targets specific risks, behaviors and audiences identified through incident, demographic and program**	Section VII Fire Safety & Prevention Program and Services Page 27

	data analysis and the community risk assessment/standards of cover.	
5B.3	Programs are in place to identify large loss potential or high-risk audiences (such as low socioeconomic status, age, and cultural/ ethnic differences, where appropriate), forge partnerships with those who serve those constituencies, and enable specified programs to mitigate fires and other emergency incidents (such as home safety visits, smoke alarm installations, free bicycle helmet programs, fall prevention programs, etc.).	Section VII Fire Safety & Prevention Program and Services Page 27
CC 5B.4	**The agency conducts a formal and documented program appraisal, at least annually, to determine the program's impacts and outcomes, and to measure performance and progress in reducing risk.**	Appendix F 5B Public Education Program Appraisal Page 144
CC 5C.4	**The agency conducts a formal and documented program appraisal, at least annually, to determine the program's impacts and outcomes, and to measure performance and progress in reducing risk.**	Appendix F 5C Investigation Program Appraisal Page 146
CC 5D.1	**The agency maintains a local emergency operations/all-hazards plan that defines roles and responsibilities of all participating departments and/or external agencies. The agency participates in maintaining and revising the plan with the AHJ.**	Appendix F 5D Domestic Preparedness Program Appraisal Page 148
5D.5	The agency conducts and documents a vulnerability assessment and has operational plans to protect the agency's specific critical infrastructure, including but not limited to materials, supplies, apparatus, facilities security, fuel, and information systems.	
5D.6	The agency has a documented continuity of operations plan that is reviewed annually and updated at least every five years to ensure essential operations are maintained.	
CC 5D.9	**The agency conducts a formal and documented program appraisal, at least annually, to determine the program's impacts and outcomes, and to measure performance and progress in reducing risk.**	Appendix F 5D Domestic Preparedness Program Appraisal Page 148

CC 5E.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets its staffing, response time, station(s), pumping capacity, apparatus and equipment deployment objectives for each type and magnitude of fire suppression incident(s).**	Appendix F 5E Fire Suppression Program Appraisal Page 150
CC 5E.3	**The agency conducts a formal and documented program appraisal, at least annually. to determine the impacts, outcomes, and effectiveness of the program, and to measure its performance toward meeting the agency's goals and objectives.**	Appendix F 5E Fire Suppression Program Appraisal Page 150
CC 5F.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets its staffing, response time, station(s), apparatus and equipment deployment objectives for each type and magnitude of emergency medical incident(s).**	Section XI Emergency Medical Services Program Page 66
CC 5F.2	**The agency has standing orders/protocols in place to direct EMS response activities to meet the stated level of EMS response including determination criteria for specialty transport and receiving facility destination.**	Appendix F 5F EMS Program Appraisal Page 152
CC 5F.5	**The agency creates and maintains a patient care record. hard copy or electronic. for each patient encountered. This report records a provider impression, patient history, data regarding treatment rendered and the patient disposition. The agency must make reasonable efforts to protect reports from public access and maintain them as per local, state/provincial, and federal records retention requirements.**	Appendix F 5F EMS Program Appraisal Page 152
5F.7	The agency has a quality Improvement/quality assurance (QI/QA) program in place to improve system performance and patient outcomes including provisions for the exchange of patient outcome data between the agency and receiving facilities.	
5F.8	The agency has implemented or developed a plan to implement a cardiopulmonary resuscitation (CPR) and public access defibrillation program for the community.	

CC 5F.9	**The agency conducts a formal and documented program appraisal, at least annually, to determine the impact, outcomes, and effectiveness of the program and to measure its performance toward meeting the agency's goals and objectives.**	Appendix F 5F EMS Program Appraisal Page 152
CC 5G.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets its staffing, response time, station(s), apparatus, and equipment deployment objectives for each type and level of risk of a technical rescue incident(s).**	Section XI Technical Rescue Services Program Page 67
CC 5G.2	**The agency conducts a formal and documented program appraisal, at least annually, to determine the impacts, outcomes, and effectiveness of the program, and to measure its performance toward meeting the agency's goals and objectives.**	Appendix F 5G Technical Rescue Program Appraisal Page 154
CC 5H.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets its staffing, response time, station(s), apparatus and equipment deployment objectives for each type and magnitude of hazardous materials incident(s).**	Section XI Hazardous Materials Services Program Page 68
5H.2	The agency complies with all aspects of applicable hazardous material regulations such as annual refresher training, medical monitoring of response personnel, annual physical examinations as applicable per standards, and exposure record retention.	Section VII Firefighter Safety & Training Division Programs & Services Page 32
CC 5H.3	**The agency conducts a formal and documented program appraisal, at least annually, to determine the impacts, outcomes, and effectiveness of the program, and to measure its performance toward meeting the agency's goals and objectives.**	Appendix F 5H Hazmat Program Appraisal Page 156
CC 5I.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets Its staffing, response time, station(s), extinguishing agent requirements, apparatus and equipment deployment objectives for each type and magnitude of aviation incident.**	Section XI Aircraft Rescue Firefighting (ARFF) Services Program Page 69

CC 5I.2	**The agency conducts a formal and documented program appraisal, at least annually, to determine the impacts, outcomes, and effectiveness of the program, and to measure its performance toward meeting the agency's goals and objectives**	Appendix F 5I ARFF Program Appraisal Page 158
CC 5J.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets its staffing, response time, station(s). extinguishing agency requirements, apparatus and equipment deployment objectives for each type and magnitude of marine and shipboard incident.**	Does not apply to the Fayetteville Fire Department
CC 5J.2	**The agency conducts a formal and documented program appraisal, at least annually, to determine the impacts, outcomes, and effectiveness of the program, and to measure its performance toward meeting the agency's goals and objectives.**	Does not apply to the Fayetteville Fire Department
CC 5K.1	**Given the agency's community risk assessment/standards of cover and emergency performance statements, the agency meets its staffing, response time, station(s), apparatus and equipment deployment objectives for each type and magnitude of wildland fire services incident.**	Does not apply to the Fayetteville Fire Department
CC 5K.2	**The agency has developed a wildland risk assessment including: a fuel management plan, a fire adapted communities plan, and an inspection and code enforcement program.**	Does not apply to the Fayetteville Fire Department
CC 5K.3	**The agency conducts a formal and documented program appraisal, at least annually, to determine the impact, outcomes, and effectiveness of the program, and to measure its performance toward meeting the agency's goals and objectives.**	Does not apply to the Fayetteville Fire Department
5L	Your agency must insert appropriate performance indicators and/or core competencies in the area below when other programs are considered.	
PI/ CC	**Category 6 - Physical Resources**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
6A.1	The development, construction or purchase of physical resources is consistent with the agency's goals and strategic plan.	

CC 6A.2	**The governing body, administration and staff are involved in the planning for physical facilities.**	Section VII Planning Page 26
6B.1	Each function or program has adequate facilities and storage space (e.g., operations, prevention, training, support services and administration).	Section VII Fayetteville Fire Department Facilities, Staffing & Apparatus Page 21
CC 6B.3	**Facilities comply with federal, state/provincial, and local codes and regulations at the time of construction; required upgrades for safety are identified and, where resources allow, addressed. For those Items that warrant further attention, a plan for implementation is identified in the agency's long-term capital improvement plan (i.e., fire alarm systems, sprinkler system. seismic, vehicle exhaust system, asbestos abatement, etc.)**	Section VII Fayetteville Fire Department Facilities, Staffing & Apparatus Page 21
CC 6C.1	**Apparatus and vehicle types are appropriate for the functions served (e.g., operations, staff support services, specialized services, and administration).**	Section VII Fayetteville Fire Department Facilities, Staffing & Apparatus Page 21
6C.2	A current replacement schedule exists for all apparatus and support vehicles based on current federal and state/provincial standards. vehicle condition. department needs and requirements.	
CC 6D.5	**The inspection, testing, preventive maintenance, replacement schedule and emergency repair of all apparatus are well established and meet the needs of the agency.**	Section VII Equipment Maintenance and Repair Page 26
6E.1	Tools and equipment are distributed appropriately. are in adequate quantities and meet the operational needs of the specific functional area or program (e.g., fire suppression, prevention, investigations, hazmat, etc.).	
6E.2	Tool and equipment replacement are scheduled, budgeted, and implemented, and is adequate to meet the agency's needs.	
CC 6E.3	**Equipment maintenance, testing and inspections are conducted by qualified personnel, following manufacturer's recommended schedules.**	Section VII Equipment Maintenance and Repair Page 26
6E.5	Supplies and materials allocation is based on established objectives and appropriate to meet the operational needs of the specific functional area or program (e.g., fire suppression, prevention, investigations, hazmat, etc.), and is compliant with local, state/provincial, and national standards.	

6F.1	Safety equipment is identified and distributed to appropriate personnel.	
PI/ CC	**Category 7 - Human Resources**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
7B.1	A mechanism is in place to identify and announce potential entry-level, lateral, and promotional positions.	
7B.10	The agency conducts workforce assessments and has a plan to address projected personnel resource needs, including retention and attrition of tenured and experienced employees.	
PI/ CC	**Category 8 - Training and Competencies**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
CC 8A.1	**The organization has a process in place to identify training needs, including tasks, activities, knowledge, skills, and abilities.**	Section VII Firefighter Safety & Training Division Programs & Services Page 32
8A.2	The agency's training program is consistent with the mission statement, goals, and objectives, and helps the agency meets those goals and objectives.	Section VII Firefighter Safety & Training Division Programs & Services Page 32
8A.4	The agency identifies minimum levels of training and education required for all positions in the organization.	Section VII Training & Education Programs Page 33
8B.1	A process is in place to ensure that personnel are appropriately trained.	Section VII Training & Education Programs Page 33
8B.3	The agency evaluates individual and crew performance through validated and documented performances-based measurements.	Section VII Training & Education Programs Page 33
8B.4	The agency analyzes student evaluations to determine reliability of training conducted.	
CC 8B.6	**The agency conducts a formal and documented program appraisal, at least annually, to determine the program's effectiveness and compliance with meeting the needs of the organization.**	Appendix F 8B Training Program Appraisal Page 160
CC BC.2	**The agency has access to instructional personnel, within the organization or from identified external resources, with teaching qualifications and expertise to meet its needs.**	Section VII Training & Education Programs Page 33
CC 8C.8	**Training materials are evaluated, at least annually, to reflect current practices and meet the needs of the agency.**	Section VII Training & Education Programs Page 33

PI/ CC	Category 9 - Essential Resources	CRA-SOC LOCATION PAGE/SECTION/AREA
CC 9A.1	**The agency establishes minimum fire flow requirements for new development in accordance with nationally and/or internationally recognized standards and includes this information in the fire risk evaluation and pre-incident planning process.**	Section VI Water Page 13
CC 9A.2	**An adequate and reliable water supply is available for firefighting purposes for identified risks. The identified water supply sources are adequate in volume and pressure, based on nationally and/or internationally recognized standards, to control and extinguish fires.**	Section VI Water Page 13
9A.4	The agency maintains copies of current water supply sources and annually reviews fire hydrant maps for its service area to ensure they are accurate.	
9A.5	Fire hydrant adequacy and placement are based on nationally and/or internationally recognized standards and reflect the hazards of the response area.	
9A.6	Public fire hydrants are inspected, tested, maintained, visible, and accessible in accordance with nationally and/or internationally recognized standards. The agency's fire protection-related processes are evaluated, at least annually, to ensure adequate and readily available public or private water.	
9A.7	The agency identifies, plans and trains for the possibility of a water supply system failure, including fire hydrants with insufficient capacity and areas where fire hydrants are unavailable or inaccessible.	
9A.8	The agency has operational procedures in place outlining the available water supply and reviews those procedures as part of their documented review policy.	
CC 9B.1	**A system is in place to ensure communication with portable, mobile, and fixed communications systems in the field. When an area is identified as not allowing for adequate emergency scene communication, such as inside buildings or below grade level, an operational plan is documented and tested.**	Section VI Communication Page 12

9B.3	The agency's communications center(s) is/are adequately equipped and designed (e.g., security, telephones, radios, equipment status, alarm devices, computers, address files, dispatching circuits, playback devices, recording systems, printers, consoles, desks, chairs, lighting, and map displays).	Section VI Communication Page 12
9B.5	Adequate numbers of fire or emergency telecommunicators, supervisors, and management personnel are on duty to handle the anticipated call volume.	Section VI Communication Page 12
9B.7	The agency has established time-based performance objectives for alarm handling. These objectives are formally communicated to communications center managers through direct report, contracts, service level agreements and/or memorandums of agreement and are reviewed at least annually to ensure time-based performance objectives are met.	Section VI Communication Page 12
9B.9	The interoperability of the commendations system is documented, tested, and evaluated. The agency has processes in place to provide for interoperability with other public safety agencies in the field including portable, mobile, and fixed communications systems, tools, and equipment.	Section VI Communication Page 12
9B.10	The dispatch process utilizes a formal and recognized emergency medical dispatch (EMD) system that allows for pre-arrival instructions and adequate triaging of medical calls for service.	
9B.11	The agency has a documented and tested system in place for the notification and recall of off-duty agency personnel and telecommunicators for unplanned, large-scale incidents.	Section VI Communication Page 12
9B.12	The agency has a documented plan, which is reviewed and tested annually, to ensure continuity in communicating during any partial or total disruption or failure of a communications system or facility.	Section VI Communication Page 12
9B.13	A formal and documented appraisal is conducted, at least annually, to determine the effectiveness of the emergency communications systems and their impact on meeting the agency's goals and objectives.	Appendix F 9B Communications Program Appraisal Page 162
CC 9C.1	**The administrative support services are appropriate for the agency's size, function, complexity, and mission, and are adequately managed.**	Section VII Fire Administration Programs & Services Page 26

CC 9C.3	**Organizational documents, forms, standard operating procedures or general guidelines, and manuals are reviewed at least every three years and updated as needed for all agency programs.**	Section VII Planning Page 26
CC 9D.1	**Hardware, software, and IT personnel are appropriate for the agency's size, function, complexity, and mission.**	Section VII Fire Administration Programs & Services Page 26
9D.2	Software systems are integrated, and policies are in place addressing data governance, data accuracy and data analysis.	
9D.3	A comprehensive technology plan is in place to update, evaluate and procure hardware and software.	
9D.4	A cybersecurity policy is in place to protect the integrity of the infrastructure, including networks, programs, and devices, from unauthorized access that could disrupt essential services.	
PI/ CC	**Category 10 - External Systems Relationships**	**CRA-SOC LOCATION PAGE/SECTION/AREA**
CC 10A.1	**The agency develops and maintains external relationships that support its mission, operations and/or cost-effectiveness.**	Section VI Service Area Boundaries Page 8
10A.2	The agency's strategic plan identifies relationships with external agencies/systems and outlines a process to identify any impact or benefit to the agency's mission, operations, or cost-effectiveness.	Section VI Service Area Boundaries Page 8
10A.3	The agency researches, evaluates and considers all types of functional relationships that may aid in the achievement of its goals and objectives.	Section VI Service Area Boundaries Page 8
CC 10B.1	**External agency agreements are reviewed every three years and revised as necessary to meet objectives.**	Section VI Service Area Boundaries Page 8
10B.2	The agency has a process to manage. review and, if needed, revise agreements.	Section VI Service Area Boundaries Page 8
10B.3	The agency evaluates external agency performance annually to ensure that external agencies are capable and effective in supporting the agency's goals and objectives.	
PI/ CC	**Category 11 - Health and Safety**	**CRA-SOC LOCATION PAGE/SECTION/AREA**

11A.4	The agency has established and communicated procedures and guidelines for preventing the transmission of blood-borne pathogens and other infectious diseases and reducing exposure to harmful chemicals. Guidelines should include an improvement of practices process.	Section VII Occupational Health and Safety Training Program Page 33
CC 11A.5	**The agency's occupational health and safety training program instructs the workforce in general safe work practices, from point of initial employment through each job assignment and/ or whenever new substances, processes, procedures, or equipment are introduced. It provides instructions on operations and hazards specific to the agency.**	Section VII Firefighter Safety Programs Page 32
11A.6	The agency uses near miss reporting to elevate the level of situational awareness to teach and share lessons learned from events that could have resulted in a fatality, injury, or property damage.	
11A.8	The agency incorporates risk management practices to increase the level of decision-making and the ability to identify unsafe conditions and practices during emergency operations.	
11A.9	The agency has adopted a comprehensive program to address direct- and cross-contamination of clothing, personal protective equipment, other equipment, apparatus, and fixed facilities.	Section VII Occupational Health and Safety Training Program Page 33
11A.11	The agency has established procedures to ensure effective and qualified deployment of an Incident Safety Officer to all risk events.	Section VII Fayetteville Fire Department Organizational Structure Page 19
11A.12	The agency establishes and consistently follows procedures for maintaining accountability of all personnel operating at all risk events.	
CC 11B.6	**A formal and documented appraisal is conducted, at least annually, to determine the effectiveness of the wellness/ fitness programs and its impact on meeting the agency's goals and objectives.**	Appendix F 11B Wellness and Fitness Program Appraisal Page 164

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CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-1677

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Ted Jack, Park Planning Superintendent
Alison Jumper, Director of Parks, Natural Resources and Cultural Affairs
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager
Susan Norton, Chief of Staff

FROM: John Scott, Urban Forester

SUBJECT: **Urban Forestry Management Plan**

RECOMMENDATION:
Urban Forestry staff recommends that the City Council adopt the Urban Forestry Management Plan.

BACKGROUND:
The last comprehensive Urban Forestry plan was completed in 2012. Much has changed in urban forestry since then; our city has seen tremendous growth, there have been changes in species recommendations due to climate and new tree diseases, and we learn new things about trees regularly. The Unified Development Code Chapter 167.03 requires Urban Forestry to complete a tree canopy analysis or equivalent study every ten years.

Accordingly, the City Council approved the contract with PlanIT Geo on June 21, 2022, to draft a 10-year Urban Forestry Management Plan. This plan was completed in 2023 by consultants PlanIT Geo with a sample tree inventory, public survey, internal survey, benchmarking, audits, and recommendations. The Urban Forestry Advisory Board was a main stakeholder throughout the entire process. Survey data was collected from the public for one month. During the process, we received input from Parks, Natural Resources, and Cultural Affairs, Public Works, Development Services, and Sustainability Departments. With as much growth as our city has seen and changes to urban forestry, it is time to have an updated Urban Forestry Management Plan.

DISCUSSION:
The Urban Forestry Management Plan (UFMP) is a visionary document guiding improvements and setting goals and standards. The UFMP is a flexible framework that evaluates current tree inventory, Urban Forestry programs, development code, and maintenance practices while considering stakeholders' values. The plan includes recommendations and tree-planting goals for the next ten years.

Key Information:

- 39.4% of Fayetteville was shaded by urban tree canopy cover in 2019.
- Tree Goal- 44.4% across the city over a 10-year planning period.

- Planting 1,850 trees annually (planting and giving away).
- Fayetteville's urban forest provides an annual estimated benefit of $76.5 million by improving air quality and reducing stormwater volumes.
- A 2022 analysis shows Fayetteville's overall Tree Equity Score is 87 out of 100. The national average score is 85 (as of 2023).

The vision for the future and recommendations are based on the principles of:

- Equitable and Resilient Canopy Cover,
- Maintenance and Management,
- Tree Preservation and Protection,
- Funding and Levels of Service,
- Community Education, Engagement, and Stewardship.

Within each principle are strategies and priority actions. These principles and the plan contain further guidance and recommendations to continue providing high service levels now and over the next ten years.

BUDGET/STAFF IMPACT:
None

ATTACHMENTS: SRF (#3), Urban Forestry Management Plan (#4), Supplemental Information (#5)

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

File #: 2024-1677

Urban Forestry Management Plan

A RESOLUTION TO APPROVE AND ADOPT THE URBAN FORESTRY MANAGEMENT PLAN

WHEREAS, the Unified Development Code Chapter 167.03 requires Urban Forestry to complete a tree canopy analysis or equivalent study every ten years; and

WHEREAS, the last comprehensive Urban Forestry plan was completed in 2012 and, since that time, Fayetteville has seen tremendous growth, changes in species recommendations due to climate change and new tree diseases, and an ever-expanding knowledge of trees; and

WHEREAS, on June 21, 2022, City Council approved a contract with PlanIT Geo to prepare a 10-year Urban Forestry Management Plan; and

WHEREAS, the Plan was completed in 2023 with the assistance of the City's Urban Foresters and input from the Urban Forestry Advisory Board; the general public, and internal stakeholders including the Parks, Natural Resources, and Cultural Affairs Department; Public Works Department, Development Services Department, and the Sustainability Division; and

WHEREAS, the proposed Urban Forestry Management Plan is a visionary document guiding improvements, setting goals, and establishing standards based on the principles of Equitable and Resilient Canopy Cover; Maintenance and Management; Tree Preservations and Protection; Funding and Levels of Service; and Community Education, Engagement, and Stewardship.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves and adopts the Urban Forestry Management Plan, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2024-1677

Item ID

2/6/2024

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

John Scott	1/18/2024	PARKS & RECREATION (520)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Urban Forestry staff recommends that the City Council adopt the Urban Forestry Master Plan.

Budget Impact:

Account Number	Fund
Project Number	Project Title

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

V20221130

Purchase Order Number:

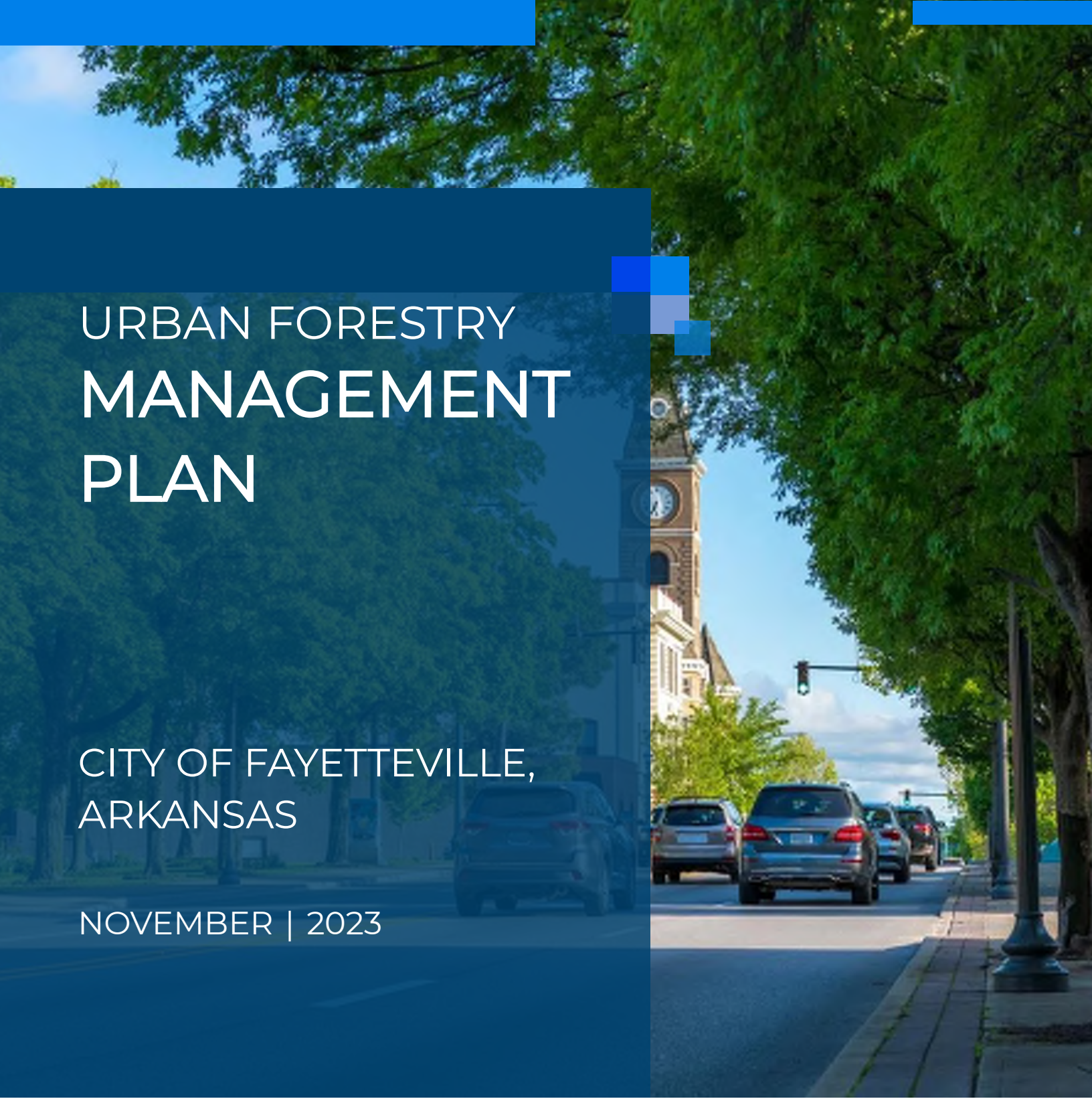
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



URBAN FORESTRY MANAGEMENT PLAN

CITY OF FAYETTEVILLE, ARKANSAS

NOVEMBER | 2023

CITY OF FAYETTEVILLE ARKANSAS

PlanITGeo™ developers of TreePlotter

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URBAN FORESTRY

MANAGEMENT PLAN

CITY OF FAYETTEVILLE, ARKANSAS

NOVEMBER 2023

ACKNOWLEDGMENTS

Funding for this effort supported by the City of Fayetteville

- The City of Fayetteville, AR Contributors –

Parks, Natural Resources and Cultural Affairs – Urban Forestry
Development Services – Urban Forestry
Public Works – Engineering and Park Maintenance
Other Supporting City Departments and Programs
Fayetteville Urban Forestry Advisory Board
Fayetteville Environmental Action Committee
Fayetteville Parks and Recreation Advisory Board
Fayetteville Planning Commission
City Council
Community members of Fayetteville

Plan Prepared By: Chris Peiffer, PlanIT Geo

All other photos unless noted are from the City of Fayetteville, Arkansas

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LETTER FROM THE CITY OF FAYETTEVILLE

In Fayetteville, trees are a source of pride and hold a special place in our city's identity. Our urban tree canopy is part of what makes Fayetteville unique and attractive to residents and visitors. The City of Fayetteville's Urban Forestry Management Plan will serve as a blueprint to guide Fayetteville during rapid growth, helping to make sure our growing community remains healthy, vibrant and green. A coalition of residents, staff, stakeholders and board members created this plan for Fayetteville by reviewing our past and current conditions and considering what the future holds for Fayetteville.

I want to express gratitude to all contributors to the Urban Forestry Management Plan. The direction outlined in this plan will help us maintain and grow our urban forests, which continue to provide direct benefits to our community.

Mayor Lioneld Jordan

A LETTER FROM FAYETTEVILLE'S URBAN FORESTERS

Trees and forests are the silent workhorses in our City that provide us with many benefits. Trees give us one of the most basic elements of life: oxygen. Trees shelter us from the sun during the blazing summer months. Trees filter pollutants from the air and give us cleaner air to breathe. Trees absorb rainwater and help with stormwater control when located correctly. Trees help make our lives livable.

Scientists are making discoveries about trees every year. Within the last ten years, we have learned that trees communicate with each other. We are learning about the complex web of relationships trees have with each other and other organisms. In the past thirty years, we have learned that trees produce chemicals we absorb in our skin that naturally lower our blood pressure and reduce our anxiety levels. We are just scratching the surface of what we know about trees.

The City of Fayetteville has a unique relationship with trees and tree preservation. The collaboration with our community shows how important trees are to our residents. Trees and our urban forests continue to be a high priority for our residents as illustrated in the survey results from this Plan, the Parks and Recreation System Master Plan, Energy Action Plan, and City Plan 2040. We are thrilled to have a plan that embraces our residents' priorities and will help guide us through future growth.

Our City is changing quickly, and these changes impact trees. This plan is a guide to help us continue to grow and change while remembering the importance of trees. Over the past ten years, Urban Forestry staff has strengthened our tree preservation and landscape codes, added flexible elements for development in code, and clarified our Unified Development Code. The Urban Forestry Management Plan has a vision to continue strengthening, clarifying, and adding flexibility to our Tree Preservation and Landscape codes.

The Urban Forestry Management Plan will also help focus our efforts to maintain, grow, and enhance our urban forest programs for the next ten years. Fayetteville's award-winning Urban Forestry programs lead the state in innovation, public outreach, technology, and progress. This plan will help continue this progress, strengthen those attributes, and guide us on what we can do for our urban forests. We are excited to continue to serve Fayetteville with award-winning programs by implementing the recommendations of this plan.

Melissa Evans- Urban Forester, Development Services
John Scott- Urban Forester, Parks Recreation, Natural Resources and Cultural Affairs

CITY OF
FAYETTEVILLE
ARKANSAS

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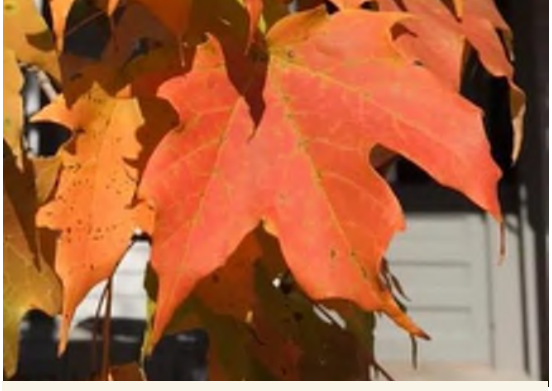
Executive Summary

Executive Summary

INTRODUCTION

The quality of life for Fayetteville's community members is strongly influenced by the urban forest, as trees make a vital and affordable contribution to the sense of community, enhance and create pedestrian-friendly neighborhoods, provide energy savings, reduce stormwater runoff, and improve air quality. Future climate predictions indicate that heat waves will become more frequent, and the average yearly temperatures are expected to continue to rise. In addition, it is anticipated that the region will experience more frequent extreme weather events and temperature changes, prolonged periods of drought, and shortened or disrupted natural seasons. Fayetteville's trees (collectively known as the urban forest) provide much-needed shade and are one the most effective mechanisms to cool urban areas, reduce stormwater runoff, and make the City more livable. Protecting, maintaining, and expanding Fayetteville's urban forest is essential to preserving and improving quality of life for all residents while increasing property values. To plan and manage Fayetteville's urban forest, a baseline assessment of tree canopy cover was conducted in 2019. Now it is time to make another assessment and update our plan.



THE PLANNING PROCESS

The development of the Fayetteville Urban Forestry Management Plan was based on answering four key questions:

- What Do We Have?
- What Do We Want?
- How Do We Get There?
- How Are We Doing?

This structure, termed "adaptive management," is commonly used for resource planning and management and provides a useful conceptual framework for managing Fayetteville's urban forest resource (Miller, 1988).

Figure 1. The process to develop Fayetteville's Urban Forestry Management Plan.

Purpose

The City's Urban Forestry Management Plan ("Plan") aims to provide goals and a roadmap for the City to preserve and expand tree canopy cover and maximize the benefits of Fayetteville's urban forest.

KEY FINDINGS

Fayetteville's programs for urban forest management, community engagement, public tree maintenance, tree ordinances, and the supporting Urban Forestry Advisory Board are critical to meeting the City's commitment to climate change mitigation and adaptation, carbon sequestration, stormwater reduction, water conservation, wildlife habitat enhancement, and service to the community. The process to develop Fayetteville's Plan uncovered key findings about the City's tree canopy, its programs, and the community it serves.

Urban Forest Key Findings

- 39.4% of the City is shaded by urban tree canopy cover in 2019 and has a Tree Equity Score of 87 out of 100. The regional average is 77 and the national average is 85 (see page 32 in the Current Conditions section for more details).
- The citywide urban forest provides an annual estimated benefit of $76.5 million by improving air quality and reducing stormwater volumes (based on the 2016 assessment and extrapolated for the 2019 assessment. This estimate excludes property values, carbon services, energy savings, health savings, among others).
- A sample inventory of 2,712 public trees and 848 private trees was completed in 2022. The public trees are diverse— the top ten species only comprise 44% of all trees.
- Fayetteville has an estimated 42,000 public trees of which 25,000 are in maintained areas.
- The 25,000 publicly-maintained trees provide an estimated $1.2 million in ecosystem benefits equating to an annual average of $49 per tree and $13 per capita (2021 population).

Management Key Findings

- The urban forest is managed by three different City departments— Parks, Natural Resources and Cultural Affairs; Public Works; and Development Services.
- 1.00 full-time equivalent (FTE) staff is in Parks, Natural Resources and Cultural Affairs (Park Planning & Urban Forestry Division) and oversees tree plantings, Arbor Day Celebration, the Tree City USA program, specifies new tree plantings in public spaces, is the Staff Leader for the City's Urban Forestry Advisory Board (UFAB), works on Code changes, outreach, budgets, and advises maintenance best management practices.
- 6.00 FTEs in Park Maintenance in Public Works perform public street tree maintenance.
- 1.00 FTE in Development Services manages trees as part of private development in accordance with Chapter 167 "Tree Preservation and Protection" within Fayetteville's Unified Development Code and Chapter 177 "Landscape Requirements Code."
- An estimated 74% of public trees are 12 inches in diameter or less, 75% of trees are in good condition, and the most common maintenance need for public trees is clearance pruning (8%), removals (6%), and watering for tree establishment.
- Fayetteville's Urban Forest Audit Score (page 65) based on U.S. Forest Service criteria is 73% (completed in 2023). The Audit evaluates and scores 11 categories of sustainable urban forest management according to industry standards and best practices.
- Challenges and shared priorities among City staff and commission members include staffing, ordinance and standards, and infrastructure conflicts with 50% or more of participating staff indicating these as challenges or concerns.

ALIGNING CITY PRIORITIES

The Urban Forestry Management Plan complements existing city and regional planning efforts such as the City Plan 2040 comprehensive plan for Fayetteville, the Park and Recreation System Master Plan, Energy Action Plan, and the Climate Action Plan (in development as of June 2023).

Involvement from stakeholders and residents has been key to development of the Urban Forestry Management Plan and establishing the Plan's priorities. A diverse group of city staff, residents, and community stakeholders provided perspectives on the most important issues faced by the urban forest. **Collectively, this group prioritized preserving existing trees and incorporating healthy, climate-tolerant or native trees into the City's built environment, particularly in underserved areas**. The Plan's goals reflect these values and priorities.

URBAN FORESTRY MANAGEMENT PLAN VISION AND GUIDING PRINCIPLES

Urban Forest Vision	Guiding Principles
Healthy Trees, Healthy City: Our vision for Fayetteville's urban forest is to cultivate a thriving, diverse, and well-maintained tree canopy that enhances the livability, health, and sustainability of our community for current and future generations.	**Equitable and Resilient Canopy Cover:** We value and appreciate the benefits and services provided by the trees in our community. These benefits and services should be maximized and equitably distributed across the City by growing an urban forest that is sustainable and resilient to current and future challenges. **Maintenance and Management:** We care for our trees and the citywide urban forest to ensure the benefits are available for current and future generations. Our operations and investments prioritize sustainability, fiscal responsibility, and equity. **Tree Preservation and Protection:** Our existing tree canopy cover and the investments made in planting and caring for the urban forest are preserved through sound but fair policies and regulations that align with shared priorities in the City and best practices. **Funding and Levels of Service:** The programs and staffing involved with the trees in our community have the resources necessary to meet current and future demands and challenges. **Community Education, Engagement, and Stewardship:** A sustainable urban forest requires a shared commitment from the City and the community. We will foster tree stewardship in our community through equitable and impactful community education and engagement.

Table 1. Summary of the vision and guiding principles for Fayetteville's Urban Forestry Management Plan.

Fayetteville's Urban Forest Management Plan **aims to achieve 44.4% canopy coverage across the City over a 10-year planning period**. The Plan recommends **planting an average of 1,850 trees per year**, with a focus on 60% being large-canopy trees at maturity. In the short term, 20% of annual plantings can be two-inch caliper trees, with the remaining 80% as smaller plantings or seedlings. Over time, the majority of plantings should shift to two-inch caliper trees. **The City, developers, and private landowners will collectively contribute to reaching the canopy cover goal**. **Tree canopy surveys will be conducted every 10 years to benchmark against our goals** and determine what within the management plan needs to be modified to achieve a 44.4% canopy, as required by City Code section 167.03.C.

Section 1: Introduction

In 2022, the City of Fayetteville committed to developing the City's Urban Forestry Management Plan ("Plan") and conducting a sample inventory of public trees to support the Plan. The Plan was developed with a shared commitment from the City, its partners, and the community to manage and grow a sustainable and equitable urban forest.

Introduction

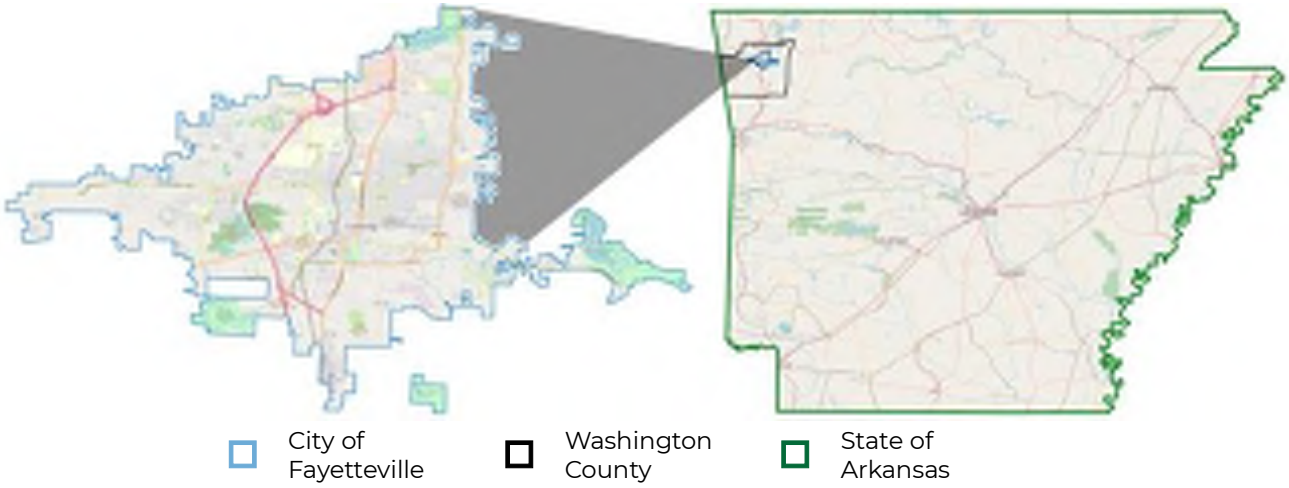


Figure 2. Maps displaying the location of Fayetteville, Arkansas within Washington County.

ABOUT FAYETTEVILLE

Nestled within the picturesque Ozark Mountains in the northwestern part of the state, Fayetteville, Arkansas, stands as a vibrant and growing community that harmoniously blends urban development with natural beauty. As the heart of Washington County and home to the University of Arkansas, Fayetteville exudes a unique character that attracts residents, students, and visitors alike.

Fayetteville is the second most populous city in Arkansas with 93,949 people as of the 2020 U.S. Census. It spans 55.8 square miles and of that area, 39.4% (22 square miles) is covered by the canopy of trees that comprise Fayetteville's urban forest. Fayetteville's location between the Springfield Plateau and the Boston Mountains within the Ozarks gives rise to a wide variety of land forms and environmental features including native prairie wetlands, steeply sloped and forested uplands, and a variety of streams and water bodies.

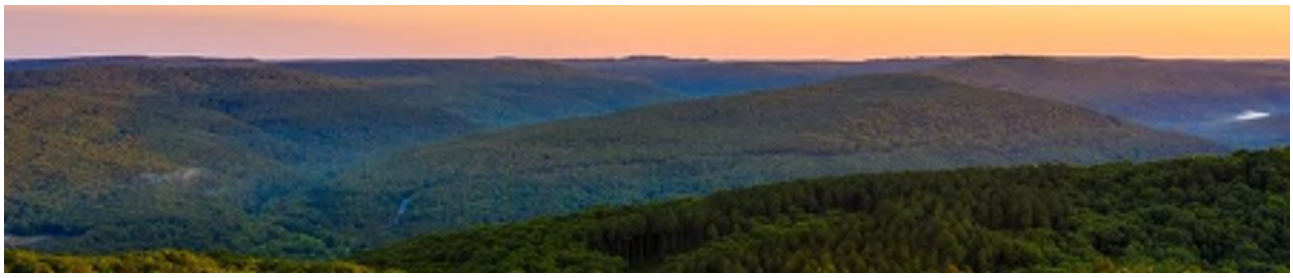


Figure 3. A view of the Ozark Mountains from Fayetteville. Source: Experience Fayetteville

BACKGROUND AND HISTORY

Situated in the Ozark Mountains, Fayetteville is known for its natural beauty and diverse wildlife. However, over time, the natural environment in and around Fayetteville has been significantly altered due to human settlement and unchecked development. As urban development happened, the natural environment transitioned to what is referred to as an urban forest, meaning trees in an urban area. However, there still remains heavily forested areas and woodlots along with forested public parks and open space within the City. The following provides an overview of the history of the natural environment which led to the City's urban forest and the focus of this management plan.

The earliest settlers in the Fayetteville area were Native American tribes who lived off the land and hunted and gathered food from the natural environment. However, with the arrival of European settlers in the early 19th century, the landscape began to change. The first settlers cleared large areas of land for farming, which led to deforestation and loss of habitat for many species of plants and animals.

In the late 19th and early 20th centuries, industrialization began to take hold in Fayetteville. Sawmills and other factories sprang up, leading to further deforestation and pollution of the local waterways. The construction of railroads and highways also had a significant impact on the natural environment, as large areas of land were cleared to make way for these transportation routes.

As Fayetteville continued to grow and develop, urbanization became a significant factor in altering the natural environment. The population increased, and more land was needed for housing, development, and infrastructure. This led to further deforestation and loss of habitat, as well as increased pollution and degradation of waterways.

Despite these significant changes, Fayetteville has also taken steps to preserve and protect its natural environment. A pivotal moment in Fayetteville's Urban Forestry history came in 2000 when Mary Lightheart protested the removal of trees at a proposed development and climbed into a massive oak tree, living there for three weeks. She and 50 other activists were protesting a new shopping center that would cause the removal of a large stand of oak trees. At the time, the Mayor and City Council approved the project. Two organizations, the League of Women Voters and Sierra Club, sued the City. The activists helped bring light to tree preservation and triggered political change. The following year, a stronger tree preservation ordinance was enacted with a new Mayor. The residents of Fayetteville made it clear that trees are vital to this City.

This commitment to the natural environment is demonstrated by Fayetteville's Urban Forestry Management Plan and the City's programs for trees that are detailed in the Current Conditions section.

BENEFITS AND SERVICES PROVIDED BY FAYETTEVILLE'S TREES

A diverse and healthy urban forest works to the benefit of the community, the environment, and the economy. Following is a summary of some of the key benefits and services of trees, nature, and greenspaces in urban areas that was compiled from research to develop Fayetteville's Urban Forestry Management Plan.

Improve the Quality of Life

Trees make cities more livable by decreasing summer temperatures and improving well-being. Greater contact with natural environments correlates with lower levels of stress, improved performance, and less sick days. Residents in areas with more greenery are three times more likely to be physically active and less likely to be overweight than residents living in areas with little greenery. **View the following section for additional details about Fayetteville's urban forest improving the quality of life for residents.**

Cooler Pavement Diminishes Urban Heat Islands

Tree canopy lowers temperatures by shading buildings, asphalt, and concrete. Trees deflect radiation from the sun and release moisture into the air, reducing surface temperatures by as much as 36 degrees. Lower temperatures diminish fumes from heated asphalt and mitigate the urban heat island effect.

Improve Air Quality

Trees produce oxygen and clean the air by removing pollutants that would otherwise contribute to human health problems such as asthma and other respiratory diseases.

Protect Wildlife and Ecosystems

Preserving and planting trees provides valuable habitat for wildlife, supports pollinator species, and provides favorable conditions for beneficial soil microorganisms.

Save Energy and Lower Energy Costs for Buildings

As natural screens, trees insulate homes and businesses from extreme weather, keeping buildings cooler and reducing air conditioning bills. Shade trees planted on a sunny exposure can provide savings of up to 50% in the summer. In winter, evergreen trees provide a barrier to cold winter winds.

Conserve Water and Soil

A tree's root system draws water into the soil and their canopy slows rainfall, reducing runoff and erosion while removing contaminants. In contrast, impervious surfaces like roads and parking lots allow water to run off unfiltered and at high volumes, increasing the likelihood of flooding and impaired water quality.

Other benefits include increased property values, reduced pavement wear, traffic calming, public safety, among others. View a compilation of research on urban forest benefits and services prepared by the Alliance for Community Trees (www.actrees.org). **Tree benefits are quantified in the following section.**

A Closer Look at Trees Improving the Quality of Life in Fayetteville

Trees come in various forms— shade trees, flowering trees, trees with edible fruit and nuts, and trees with vibrant fall color. All types contribute benefits and services to the urban ecosystem— an ecosystem that brings nature into cities through tree canopy, parks, and interconnected greenspace. Many environmental benefits of trees in urban areas are identifiable and measurable, while other benefits are tangential and experiential, such as the feeling of walking a quiet tree-covered trail. The following provides a summary of the social and human health benefits of trees and greenspaces.

The urban forest brings a myriad of social and health benefits to Fayetteville's communities. Park and street trees create a sense of community, offering opportunities for people to come together and engage in various activities. These shared spaces foster a sense of belonging and connection among residents. Additionally, Fayetteville's urban forest provides a respite from the hustle and bustle of city life, offering peaceful retreats where individuals can relax, unwind, and enjoy nature.

> "In light of the ongoing effects of climate change, trees and their associated canopy have innumerable benefits and an urban forest plays a role in carbon sequestration, mitigating stormwater issues, filtering pollutants, increasing property values, improving public health, and reducing the heat island impacts associated with urban areas."
>
> FAYETTEVILLE'S CITY PLAN 2040

Research summarized in the following paragraphs shows the presence of trees and greenery in urban areas reduces stress, improves mental well-being, and encourages physical activity, all of which contribute to healthier and happier communities. Moreover, Fayetteville's urban forest creates opportunities for environmental education and volunteering, inspiring residents to learn about nature, participate in tree planting initiatives, and engage in environmental stewardship.

Figure 4. Human health and social benefits of trees.

Overall, Fayetteville's urban forest plays a crucial role in enhancing social interactions, well-being, human health, and community engagement, making Fayetteville a more livable and enjoyable city.

Studies have found that the amount of trees and vegetation in common spaces such as parks are related to a sense of neighborhood safety and more social activity. In turn, greenery in cities enhances the strength of social ties among neighbors (Kim, et al., 2020).

Encounters with nature in cities also lead to enhanced positive attitudes, decreased stress levels, improved attention spans, and better performance on cognitive memory assessments (Wolf, et al., 2020).

Tree canopy cover and greenspaces in cities motivate and provide opportunities for people to be physically active. The percentage of greenspace within a two mile radius of a person's home has been associated with the percentage of residents reporting good health, particularly among the elderly and those with lower socioeconomic status—groups that are typically less likely to get sufficient physical activity. Research shows that community residents are three times as likely to be physically active when living in areas with more greenspace (Ulmer, et al., 2016).

Opportunities to experience urban nature—whether it's a view of a street tree out a window or actually being outside in nature— are key to the mental well-being of city residents. People are happier, experience a greater sense of well-being, and have reduced stress levels when they live in areas with more greenspace nearby or on a tree canopied neighborhood street (White, et al., 2013).

More tree cover near schools also has a positive effect on student performance. Children with challenges concentrating are more focused following a 20-minute walk in an urban park or tree canopy covered sidewalk than they do after walks in other urban settings without trees and greenery (Taylor, et al., 2009). Trees in neighborhoods and parks connect children to nature.

The link between time spent in natural settings and health outcomes has been the center of focus for healthcare and insurance industries in recent years. Trees and greenspaces have shown to increase longevity, reduce the risk of cancer and heart disease, reduce anxiety and depression, improve immune function, and reduce stress hormones. A study in 2016 of 108,000 people found a 12% lower rate of non-accidental mortality among those with the most greenery in a 820-foot (250 meters) radius around their homes (James, et al., 2016). In addition, hospital patients placed in rooms with views of nature experienced shorter stays in the hospital compared to patients in rooms that faced other buildings (Mihandoust, et al., 2021).

Environmental Benefits of Trees

Research over the past several decades provides valuable quantified data on environmental benefits for urban forest researchers, managers, and practitioners. This data can be used to communicate tree benefits to residents and stakeholders and to incorporate trees into infrastructure design such as stormwater management. It can also be used to develop strategies that redress inequities.

Figure 5. Eastern towhee habitats are supported by healthy urban forests.
Source: Audubon Arkansas

A tree canopy assessment conducted by the City in 2020 (with 2019 imagery) determined that 39.4% of the City (14,000 acres) was shaded by tree canopy. In 2022, a sample inventory of 2,712 public trees and 848 private trees was conducted to make estimates about the composition and structure of public and private tree populations. These datasets were used to calculate the following benefits of the citywide urban forest and public tree population as noted.

Citywide Tree Canopy Benefits

The citywide tree canopy across public and private land provides an annual estimated benefit of $76.5 million by improving air quality and reducing stormwater volumes (based on the 2016 assessment and extrapolated for the 2019 assessment. Excludes property values, carbon services, energy savings, health savings, among others). Updates to the 2019 tree canopy assessment should include ecosystem benefit calculations and analyses of change in canopy cover and associated benefits.

Public Tree Benefits

The 2022 sample inventory of public trees determined the 2,712 trees provide $7,800 benefits and services annually equating to $71,600 for the estimated 25,000 maintained public trees.

It is estimated that the 25,000 maintained public trees sequester (capture) 1.4 millions pounds of carbon dioxide annually equating to a value of $34,000 of the $71,600 total value. Over the life of the public trees, nearly 50 million pounds of carbon dioxide are stored in the public trees resulting in a savings of $1.1 million. Therefore, the annual value of ecosystem services for the 25,000 maintained public trees equates to nearly $72,000 while the cumulative benefit of carbon storage values the public trees at $1,218,268.

Using the cumulative benefits of $1,218,268 for the 25,000 maintained public trees result in an average of $49 in benefits per tree, and $13 per capita (2021 population).

The estimated asset value of the public tree population amounts to $6.8 million (average of $274 per tree).

A comprehensive public tree inventory would more accurately estimate the value and benefits of trees. View a summary of the ecosystem benefits provided by the public trees (estimated) on the following page.

Figure 6. Estimated annual benefits of Fayetteville's public trees (based on a sample of 2,712 trees in 2022 extrapolated to represent an estimated 25,000 public trees in maintained areas. Values listed summarize the annual benefits and services. Carbon storage is valued at $1.1 million but it is not an annual value. Therefore, the overall value is $72,000 in annual benefits and $1.1 million in cumulative benefits or $1.2 million in total. Source: USDA Forest Service i-Tree research

PLAN PURPOSE

Caring for and prioritizing the urban forest is an important part of maintaining a sustainable and vibrant city. However, urban forest management must also support the City's goals including economic development, transportation, urban design, and the goals of property owners. In recognition of this, Fayetteville's Code of Ordinances requires the creation of an urban forestry management plan that is updated every 10 years.

The 2023 Urban Forestry Management Plan serves as a guide to proactively manage, care for, protect, and expand the City's tree canopy while navigating these competing pressures. The Plan provides a strategic and systematic framework for the sustainable stewardship, enhancement, and utilization of trees within the urban areas of Fayetteville. This Plan serves as a roadmap to guide decision-making and actions related to the urban forest. The key purposes include:

Sustainability and Environmental Health: The Plan ensures that the ecological benefits are maintained and enhanced, contributing to the overall environmental health and resilience of the City.

Quality of Life and Community Well-being: The Plan provides the strategies to create and maintain accessible and inviting greenspaces that enhance the quality of life and foster community pride.

Urban Planning and Design: The Plan aligns with urban planning and design principles, ensuring that tree preservation, planting, maintenance, and removal are integrated into the built environment while reducing or clarifying competing priorities.

Climate Change Mitigation and Adaptation: The Plan's overarching goal to increase canopy cover to 44.4% enables the City to maximize the urban forest's contribution to climate change mitigation and adaptation efforts.

Public Safety and Infrastructure: The Plan provides recommendations for public tree maintenance and risk management.

Education and Outreach: The Plan includes recommendations for community engagement, outreach, and education to raise awareness about the value of trees, promote responsible stewardship, and support the community in tree planting and maintenance activities.

Long-Term Vision: A vision for the urban forest ensures decisions made today have a positive impact on future generations. It provides a framework for adaptive management, allowing for adjustments based on changing conditions and priorities.

Coordination and Collaboration: The Plan fosters collaboration among various internal and external stakeholders to ensure a coordinated and holistic approach to urban forest management.

Legal and Regulatory Compliance: Creation of the Plan is required by City Code. Recommendations in the Plan improve regulations for tree preservation, protection, maintenance, planting, and compliance.

CHALLENGES FACING FAYETTEVILLE'S URBAN FOREST

External Challenges

Urban forests across the country face common stressors including urban heat, poor air quality, weather extremes, pressure from development, and invasive plants, pests, and diseases. These challenges are often intensified by conflicting priorities and a shortage of resources.

Fayetteville's urban forest has been growing and changing as development and redevelopment occurs in the City. In many ways Fayetteville and the northwest region of the state is fortunate to be such a highly desirable place to live, work, recreate, and study. Rapid growth in northwest Arkansas is predicted and the effects are already being felt. From 2010 to 2020, Washington County's population rose by 21.1% and almost half of that growth was in Fayetteville alone. Specifically, Fayetteville is experiencing a 28% growth rate and is now the second largest city in the state, replacing Fort Smith (NWARPC). According to Woods & Poole Economics, Inc., the Fayetteville-Springdale-Rogers metropolitan area has a 76% population growth projected from 2022 to 2060.

Like many cities, the tree canopy cover in Fayetteville is not equitably distributed across the City. As a result, some neighborhoods experience higher surface and ambient temperatures, poorer air quality, and more frequent flooding than neighborhoods with greater canopy cover. Additionally, the lack of access to trees and greenspace impacts residents' physical and mental health, sense of community, and overall well-being.

Climate change is an overarching challenge that is compounding the issues facing Fayetteville's trees. In addition to the known pests, diseases, and weather that the native trees have evolved to withstand, the new changes in temperature and weather extremes bring a new onslaught of pests, diseases, and wet/drought cycles.

Healthy trees can play a significant role in making Fayetteville more resilient to weather and climate extremes by sustaining the natural ecosystem health. Yet the ability of community trees and forests to achieve their full potential is often significantly limited due to poor tree health stemming from reactive fixes instead of holistic solutions, limited training of tree care professionals, and insufficient municipal budgets.

Internal Challenges

- Proper and timely management of the trees in accordance with current best management practices.
- The need for updated tree-related regulations that preserve, protect, and grow the urban forest aligned with best practices and City priorities.
- Limited financial and operational resources to address the gradual and immediate impacts of climate change.
- Concerns regarding the organizational structure and communications with having three groups working in three different departments.
- Preparing for emerald ash borer and other emerging tree pests and diseases.
- Strategic tree planting programs and initiatives needed to sustain and expand tree canopy and the associated benefits.
- Educating and revitalizing community tree stewardship.

THE TIME IS NOW

Figure 7. Fayetteville's urban forest is a primary component of the city's urban ecosystem.

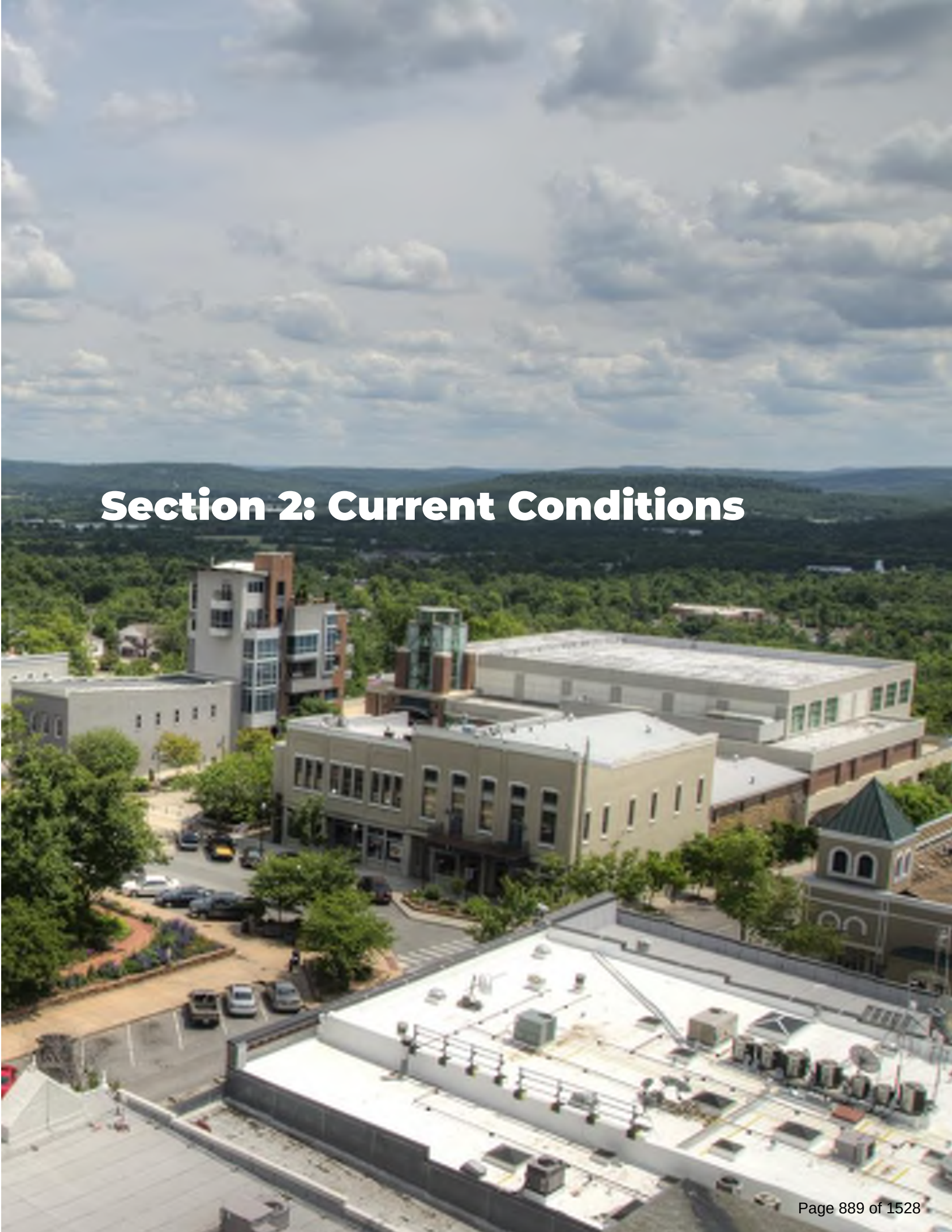
It is critical for Fayetteville's environment, economy, and community well-being that the City act now to sustainably manage the urban forest. The City has a Comprehensive Plan for how Fayetteville will grow and change with development. Among other plans in place or in development is the City's Climate Action Plan in progress as of June 2023. Fayetteville's Urban Forestry Management Plan supports and builds on the goals and policies of these plans and supplements those with vital analyses, studies, metrics, and strategies relating to the City's natural environment and specifically, the urban forest.

Undeveloped areas contain native trees and vegetation, fertile soils, vital water resources, natural prairie, and wetlands. Protection and conservation of these critical areas is up to the citizens and the choices made by the City.

Fayetteville's Urban Forestry Management Plan provides the roadmap with goals and supporting recommendations to manage, grow, preserve, and strengthen the urban forest through invigorated partnerships that align with city and community priorities. Section 2 of this Plan is an overview of the current state of Fayetteville's urban forest and will serve as a baseline to measure future progress. Section 3 is an overview of Fayetteville's priorities for the urban forest which were identified through community and stakeholder input which informed the Plan's vision, guiding principles, goals, strategies, and priority actions. Section 4 of the Plan details the implementation and monitoring guidelines and the Appendices section provides additional information and studies to support the Plan and its implementation.

Let's begin by exploring Fayetteville's urban forest.

Section 2: Current Conditions



Current Conditions

TREES THAT MAKE UP FAYETTEVILLE'S URBAN FOREST

When the term infrastructure is used, oftentimes roads, bridges, power lines, and storm drains are most recognized. In addition to these staples of city infrastructure, trees lining streets and shading parks and backyards are to be included. These trees, collectively known as the urban forest, provide essential benefits that help Fayetteville function. Services generated by trees in Fayetteville provide immense value to the City. Like other city infrastructure, urban trees require management and maintenance to succeed.

The urban forest is comprised of trees across all city landscapes including streetscapes, parks and open space, trail and waterway corridors, commercial and residential properties, among others. While the Plan primarily addresses public trees, all trees across ownership types and the care of these trees contribute to overall urban forest health, sustainability, and associated benefits.

To present an analysis of the current conditions of Fayetteville's urban forest, tree populations in these landscapes are characterized by the type of setting and land ownership type (public or private) and the responsibility for maintenance (City, property owner, or other). In the following section, analyses are first summarized for the public street tree population, and private trees are then incorporated into the summary by describing the citywide urban tree canopy cover.

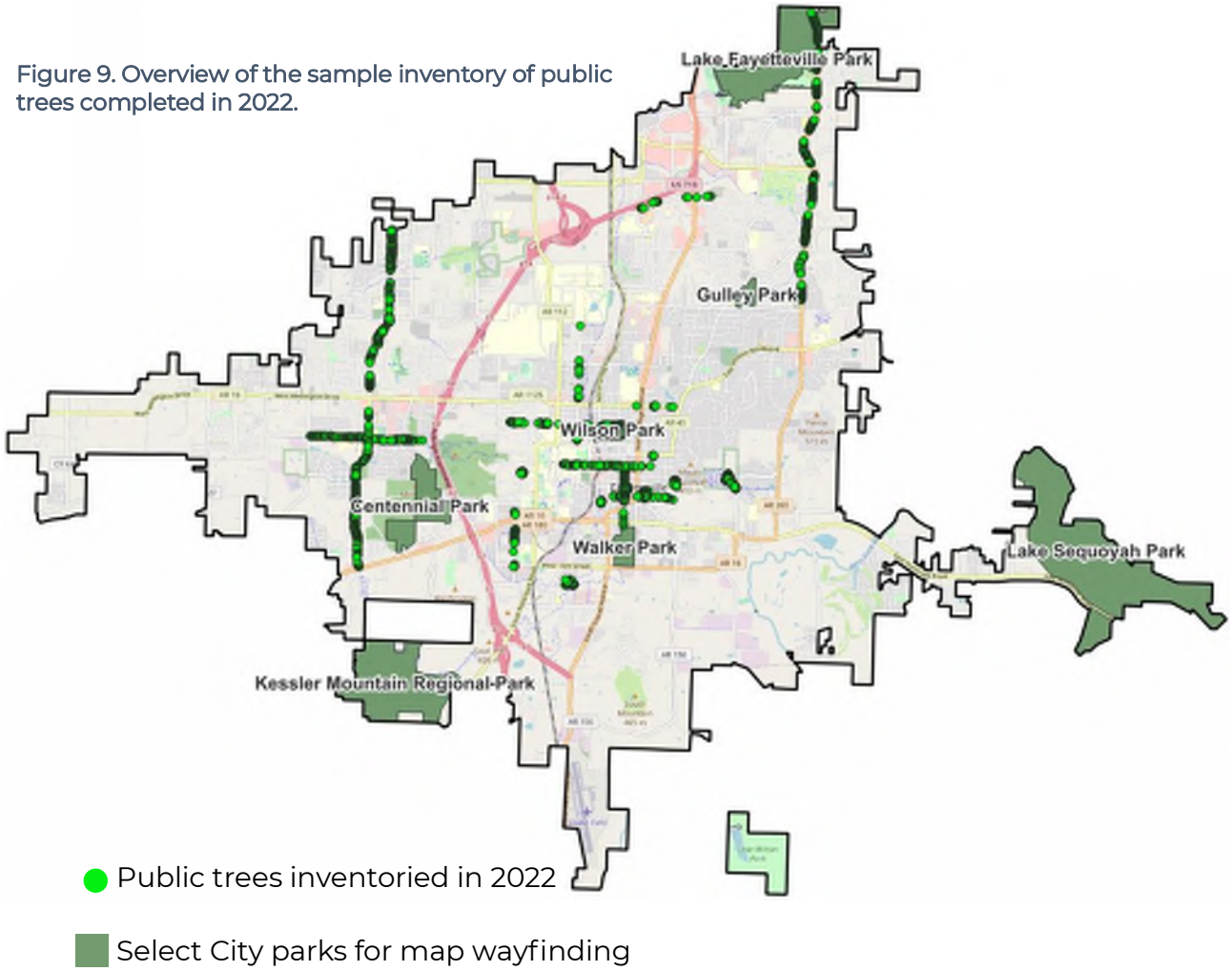
Public trees are comprised of trees along streetscapes, in medians, backup lots, alleys, parks, open space, and natural areas on City-owned land. The City is primarily responsible for the maintenance of these trees and the Urban Forestry Management Plan focuses on the public street trees. View the illustration below for a summary of the tree types in Fayetteville.

Figure 8. Illustration of the types of trees in Fayetteville.

RESULTS OF THE 2022 PUBLIC TREE SAMPLE INVENTORY

Fayetteville's urban forest is a diverse ecosystem consisting of young and mature trees of varying species, function, and associated benefits. As part of the planning process, a sample inventory was conducted for public trees and private trees (utilizing public rights-of-way for visual assessments). A total of 2,712 public trees were inventoried and research and analysis were applied to estimate the total public tree population. Based on the sample and assumptions, it is estimated that Fayetteville has over 40,000 public trees of which an estimated 25,000 are in maintained areas of public parks and street rights-of-way.

Figure 9. Overview of the sample inventory of public trees completed in 2022.



Tree Inventory Overview

Figure 10. A Certified Arborist examines the tree buds to accurately identify the species.

In October 2022, a sample inventory of public and private trees in Fayetteville was conducted by Certified Arborists accredited by the International Society of Arboriculture.

The scope of the public and private tree sample inventory was prepared as part of the City's Urban Forestry Management Plan. The tree inventory was intended to gather data that informs the current extent, structure, characteristics, and maintenance needs of the urban forest that can be addressed in the Plan.

Note, the sample public and private tree inventory analysis was conducted in October 2022. Due to ongoing tree maintenance and the dynamic characteristics of trees, changes such as condition, tree size, and maintenance needs may have changed since the analysis.

Additional summaries and analyses of the sample public and private tree inventories from 2022 are provided in a separate report.

Summary of the Public Street Tree Population

7%
Princeton elms
(*Ulmus americana* 'Princeton')

6%
Post oaks
(*Quercus stellata*)

6%
Willow oaks
(*Quercus phellos*)

111 unique public tree species

75% of public trees in good condition

55% of public trees are 0 to 6 inches in diameter

Figure 11. Overview of the results of the 2022 sample inventory of public trees.

Interpretation of Public Tree Inventory Analyses and Citywide Estimates

To grow a healthy and diverse urban forest, the public tree population must be well understood and managed. The data from the 2022 sample tree inventory were examined and assessed to determine the species, size, health, structural integrity, quality of the growing space, and maintenance needs, among other key characteristics for management that is representative of the citywide public tree population.

Species Diversity

Species composition data are essential since the types of trees present throughout the City dictate the amount and type of benefits produced, tree maintenance activities required, budget considerations, and influences species selection for future plantings.

It is estimated the current public tree population consists of 111 different species and 54 unique tree genera— relatively average in terms of species diversity in the region based on benchmarking research. Princeton elms comprise the highest percentage of trees with 7% of the total tree population, followed by post oaks at 6% and willow oaks with 6%. The top ten most common species make up 44% of the total public tree population— slightly lower than average compared to benchmarking research— which is a potential indicator of a healthy level of tree species diversity. If the most common tree species comprise less than half of the population, it may be a sign that the tree population is relatively diverse due to the number of unique tree species and their frequency of occurrence. The remaining 56% of public trees are made up of other species that are primarily pin oaks, blackgums, red maple, northern red oak, baldcypress, and hackberry.

Size and Relative Age Distribution

The distribution of public tree ages and size classes influences the structure of the citywide urban forest and impacts present and future management costs. An unevenly aged urban forest offers continued flow of ecological benefits and a more uniform workflow allowing managers to more accurately allocate annual maintenance schedules and budgets.

To optimize the value and benefits of Fayetteville's trees, the public tree population should have a high percentage of large canopy trees which provide greater ecosystem benefits. On the other hand, there must be a suitable number of younger, smaller trees in the urban forest to account for and eventually replace large and mature trees in decline. Having a healthy percentage of young trees in the urban forest will ensure a sustainable tree population.

To compare Fayetteville's urban forest structure to industry-recommended standards, the "ideal distribution" is used (Richards, 1983 and 1993). The diameter at breast height ("DBH" measured at 4.5-feet above grade) is used to measure relative age.

Overall, based on the sample inventory and estimated public tree population, the size distribution of Fayetteville's public tree population is similar to the ideal age distribution. Generally, an ideal distribution has a larger proportion of small diameter trees compared to larger diameter trees. Specifically, an ideal distribution for public trees consists of:

Ideal Distribution of Public Tree Size Classes	versus	Fayetteville's Distribution

- 40% in the 0-6-inch class (young trees) _____ 55%
- 25% in the 6-12-inch class (established trees) _____ 19%
- 15% for 12-18-inch trees (established trees) _____ 14%
- 10% of 18-24-inch trees (maturing trees) _____ 6%
- 6% of 24-30-inch trees (maturing trees) _____ 4%
- 4% of trees in the over 30-inch class (mature trees) _____ 2%

It is estimated that 55% of Fayetteville's public trees are in the 0-6-inch class compared to the recommended 40%. In contrast, the City also has less 6-12-inch trees (19%) compared to the ideal distribution of 25%. The remaining size classes are within 4% of the ideal percentage.

The size and relative age distribution of Fayetteville's public trees indicates the population is relatively young given the City has more small-diameter trees and fewer trees than the ideal percentage for each of the larger size classes. This distribution may be an indication of an increase recently in planting efforts. The City should expect a growing demand for maintenance as the large number of young / small trees mature.

Condition

Tree characteristics and environmental factors affect the management needs for urban trees. An analysis of the condition can provide an indicator of how well the trees are managed and how they are performing given site-specific conditions. Understanding current and changing conditions plays an important role in planning, budgeting, and resource allocation. Tree maintenance needs are assigned for public safety reasons and by tracking these needs, managers are able to better plan and manage Fayetteville's public trees and the citywide urban forest.

The sample inventory of public trees was analyzed and extrapolated to identify potential trends in tree condition and the management recommendations to improve condition or minimize the deterioration of tree condition. Each inventoried tree's health was evaluated by ISA Certified Arborists based on the condition of the wood and the foliage as well as the structure.

Based on the analysis, it is estimated that three out of four public trees (75%) are in good condition and 15% are in fair condition with only 5% of trees in poor or dead condition. The dead trees or trees noted for removal should be addressed and planned for immediately. Trees classified as "Fair" or "Poor" should be examined to determine the necessary mitigation or plant health care, if any to improve their condition.

Observations and Defects

Tree observations (or defects) were recorded during the 2022 sample inventory to further describe a tree's health, structure, or location when more detail was needed. A total of 20 observation categories were available for the arborists to note during the inventory. The public trees were noted to have 11 of the 20 categories.

A total of 1,283 observations were recorded during the tree inventory. Crown dieback was the most frequent observation recorded. It is estimated that 30% of the citywide public tree population has some level of crown dieback and 6% have cavity decay present. Mechanical damage due to lawnmowers, weed trimmers, construction, or other may comprise 5% of the public tree population followed by poor structure with 4%.

Of the recordings, 17% of the observations or defects may be preventable or mendable meaning the defects or concerns observed are primarily human-caused. For example, poor structure can be prevented or limited with proper young tree pruning, implementing best practices and standards would prevent or reduce the number of

improperly pruned trees, and poor root systems can be prevented by choosing quality tree nursery stock, proper planting, and amending soils. Trees with poor location and/or hardscape damage observations could have been prevented by choosing the appropriate species for the site and ensuring adequate root space. Lastly, adequate mulch rings, growing space, grates, and awareness would reduce the count of mechanical damage observations. The data also shows the impacts of deferred maintenance. Also, about 35% of the observations recorded could be addressed or prevented with proactive pruning and/or plant health care.

Maintenance Needs

It is estimated that 8% of the public tree population requires clearance pruning while only 6% require removal, 3% need pruning for clearance around utilities, and 1% require routine pruning or crown cleaning. The low percentage of maintenance needs may be an indicator of the City's current practices of conducting routine proactive pruning of public trees across the City. Newly planted trees should be structurally pruned (training pruned) within five years of planting though it was not an observable need in the recorded sample inventory.

Young tree training pruning is performed to improve tree form or structure; the recommended length of young tree pruning cycles is three years since young trees tend to grow at faster rates (on average) than more mature trees. The young tree cycle differs from a routine pruning cycle in that these trees generally can be pruned from the ground with a pole pruner or pruning shear.

The objective is to increase structural integrity by pruning for one dominant leader in most cases for most tree species. Young tree training pruning is species-specific, since many trees may naturally have more than one leader. For such trees, young tree training pruning is performed to develop a strong structural architecture of branches so that future growth will lead to a healthy, structurally sound tree. In addition to training pruning, young trees may also require additional maintenance such as added or amended mulch, watering, added or removed stakes and ties, and/or clearance of debris and litter. These needs can potentially be addressed during young tree training pruning.

Trees included in the young tree training pruning cycle are generally less than six inches DBH. These younger trees sometimes have branch structures that can lead to potential problems as the tree ages. Potential structural problems include codominant leaders, multiple limbs attaching at the same point on the trunk, crossing/interfering limbs, or dead/diseased/damaged limbs. If these problems are not corrected, they may worsen as the tree grows, increasing risk and creating potential liability.

Interpretation of Private Tree Analyses and Estimates

Though less data was collected for private trees during the 2022 sample inventory, this data is valuable in providing information about the citywide urban forest. A total of 850 private trees were inventoried from the public rights-of-way. Based on industry research and benchmarking of comparable cities, it is estimated that there are 80,000 trees in maintained areas of private property.

Using the sample inventory and an analysis that extrapolated the data, it is estimated that most tree species are oaks or *Quercus* with 19%, maples or *Acer* with 12%, and pines or *Pinus* with 9%. The top ten most common tree genera comprise 78% of the private tree population whereas, the top ten most common tree species comprise 57% of the population. The most common tree species include pin oaks (9%), loblolly pine (8%), red maple (8%), arborvitae, London planetree, hackberry, eastern redbud, eastern red cedar, Princeton elms, and black cherry.

Most private trees are in the 0-6-inch class with 39%, followed by the 12-18-inch class (23%) and trees in the 6-12-inch class with 20%. Only 2% of private trees are greater than 30 inches.

Similar to public trees, it is estimated the private tree population is primarily in good condition (70%) with only 4% in poor condition and 2% consist of dead trees.

Based on the Certified Arborists observations of private trees from the public rights-of-way, it appears that the most common maintenance needs are pruning for clearance (9%), removing hardware from trees (6%), and utility pruning (2%).

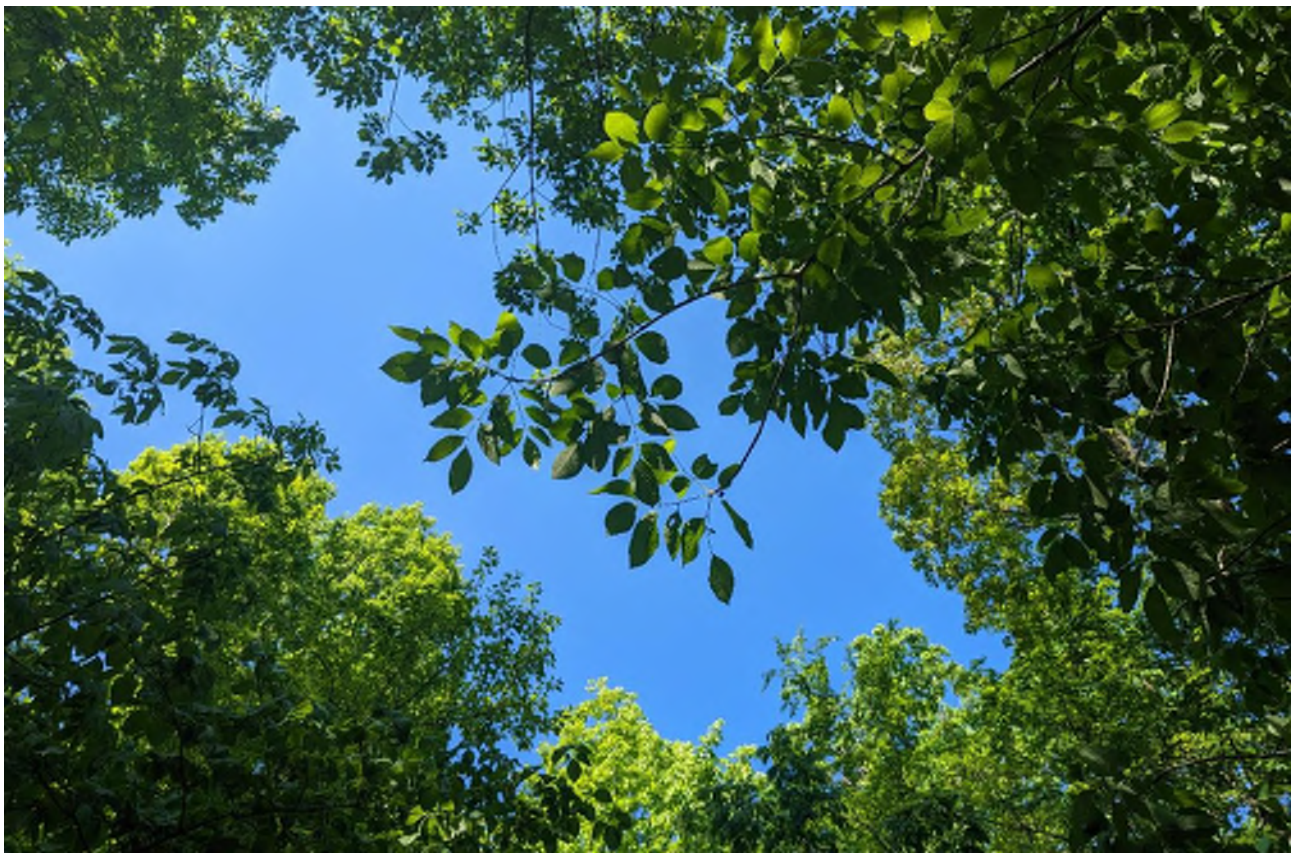
Summary of Tree Inventory Analysis

Understanding the extent, structure, condition, characteristics, and maintenance needs of public trees enables Fayetteville's Urban Forestry Program and Transportation Department's right-of-way crews to effectively budget, plan, and address maintenance and planting needs in a sustainable, safe, and equitable manner. A comprehensive citywide public tree inventory is recommended in the Plan, and it is essential that the City maintain the data and routinely update the inventory.

For private trees, understanding the extent, health, composition, and other factors provides the Urban Forestry Program with a better picture of the entire urban forest. Challenges such as pests and diseases, invasive plant species, climate resiliency, among other threats to the urban forest can be addressed for private trees by providing resources, education, training, and other support to property owners to support growing a sustainable and resilient urban forest.

As stated at the beginning of this section, additional summaries and analyses of the sample public and private tree inventories from 2022 are provided in a separate report.

CURRENT CONDITIONS OF THE CITYWIDE URBAN FOREST



Tree Canopy Cover

Overview

An assessment of tree canopy cover citywide provides the data and information to develop goals and strategies relating to tree planting, preservation, tree equity, and risk management along with the data to support community outreach and education. These urban tree canopy assessments, referred to as “UTC Assessments” or “Tree Canopy Assessments” and “TCA’s” provide the information for long-term planning and serve as a measurement of change and progress over time.

This information can be utilized with other city planning efforts for sustainability, equity, human health, climate resiliency, stormwater management, water quality, wildlife preservation and enhancement, air quality improvements, and development guidelines among many others.

UTC assessments provide a baseline understanding of existing canopy cover across the entire city. In addition, these assessments provide an analysis of possible planting areas citywide and by various planning boundaries. This assessment for Fayetteville represents an important step in better understanding current conditions of the urban forest, its tree canopy distribution and value, and the importance of urban forestry during planning processes. This baseline assessment should be utilized in measuring progress resulting from implementing this Plan.

Urban Tree Canopy (UTC) Findings - Overview

A consultant provided an analysis and a report with recommendations on Fayetteville's tree canopy cover change from 2002 to 2010, and in 2020, the City's Geographic Information System (GIS) Department assessed the existing tree canopy and possible planting areas citywide using imagery from 2013, 2015, 2017, and 2019. The historical imagery and related assessments provide information on the canopy change over time though this section focuses on the most current assessment from 2019. The summaries below provide an overview of the baseline conditions relating to urban tree canopy cover and possible planting area in the City.

2019 UTC Findings – Citywide

The City of Fayetteville is 55.8 square miles in size. Tree canopy covers 22.0 square miles of this area (39.4%) according to 2019 imagery

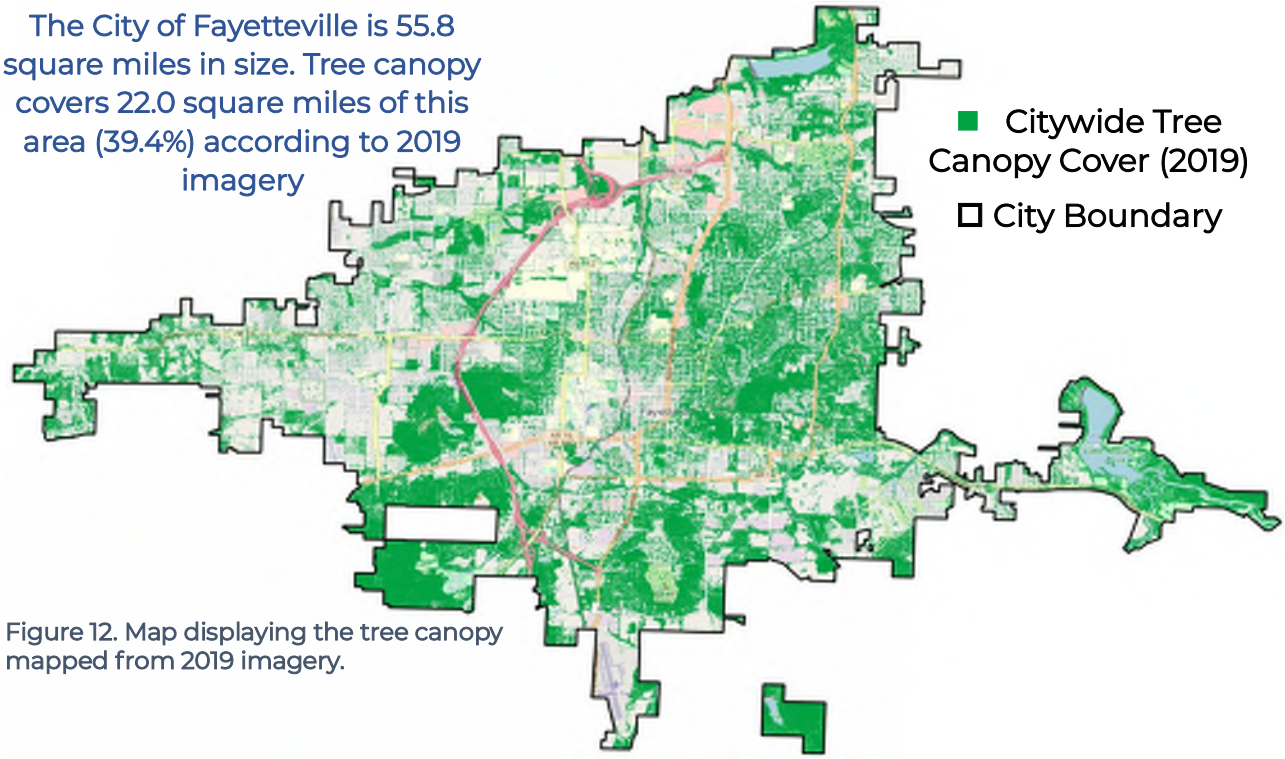


Figure 12. Map displaying the tree canopy mapped from 2019 imagery.

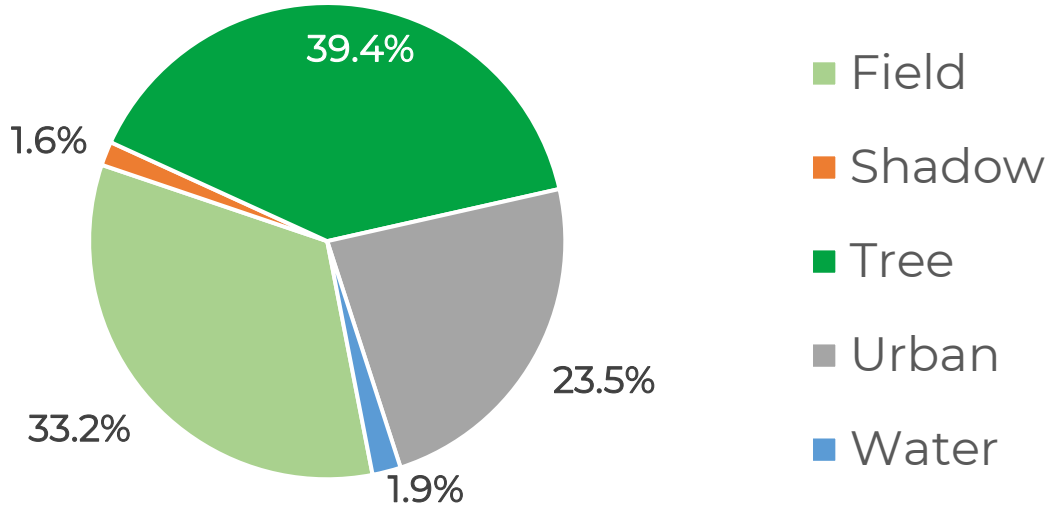


Figure 13. Citywide tree canopy results (2019). Source: City of Fayetteville

Urban Tree Canopy ("Tree") | Possible Planting Area ("Field") | Shadows Caused by Structures ("Shadow") | Impervious Area ("Urban") | Waterbodies ("Water")

Figure 14. Examples of the land cover classes analyzed as part of the 2019 tree canopy study.

The 2019 UTC assessment first classified land cover by various types. The acreage and percentage of tree canopy, field, shadow, urban, and water were calculated based on the total city land area of 35,505 acres. Of the total city land area, 39.4% is tree canopy, 33.2% is field, 23.5% is urban, and 1.9% is water.

The citywide tree canopy cover of 39.4% means there are 14,081 acres of tree canopy when viewed from above. This amount of canopy translates to 22.0 square miles of canopy across the City. For reference, the City's total land area is 55.8 square miles.

Of the 35,505 total acres of Fayetteville, 33.2% is classified as "field" meaning it is land cover that is either grass, turf, low-lying shrubs, or bare soil. These areas may be potential future opportunities for tree plantings and the following section provides details on examining this potential area to determine if it is feasible, preferable, and a priority.

23.5% of the area that is classified as "urban" means these areas are either buildings, road surfaces, parking lots, sidewalks, or other paved and impervious surfaces. Certain impervious areas such as parking lots and sidewalks could potentially be new opportunities for tree planting. While it may be more difficult and costly to plant trees in these areas, the benefits of the trees once established may be far greater due to the reduction of impervious surfaces that contribute to stormwater runoff, urban heat islands, and reduced air quality.

Communities frequently use this data to establish tree canopy goals and achieve a shared vision for the urban forest. When canopy data is available, goals are set based on a comparison of existing and potential tree canopy coverage with a focus on equitable distribution. According to a national analysis by U.S. Forest Service researchers, a 40-60% urban tree canopy is achievable in forested communities. Realistic baseline targets are lower in grassland cities (20%) and desert cities (15%). However, higher percentages are attainable through greater investment and prioritization (Leahy, 2017). It is important to note that urban tree canopy percentage is just one of many criteria to consider. Age and species diversity, condition of trees, and equitable distribution are equally important (Leahy, 2017).

2019 UTC Findings – Future Land Use Classes

Existing tree canopy cover and possible planting areas were summarized by Land Use Class as delineated in the City's future land use maps. There are a total of nine classes as shown in the figure below. The available resources, opportunities, and constraints vary by land use class and as the City continues to grow, it is essential to understand the extent of canopy in order to sustainably manage the urban forest over time. Each class is summarized below to inform the Plan's goals and strategies. Note, the canopy percentages are based on the total area of the future land use consisting of 53,604 acres.

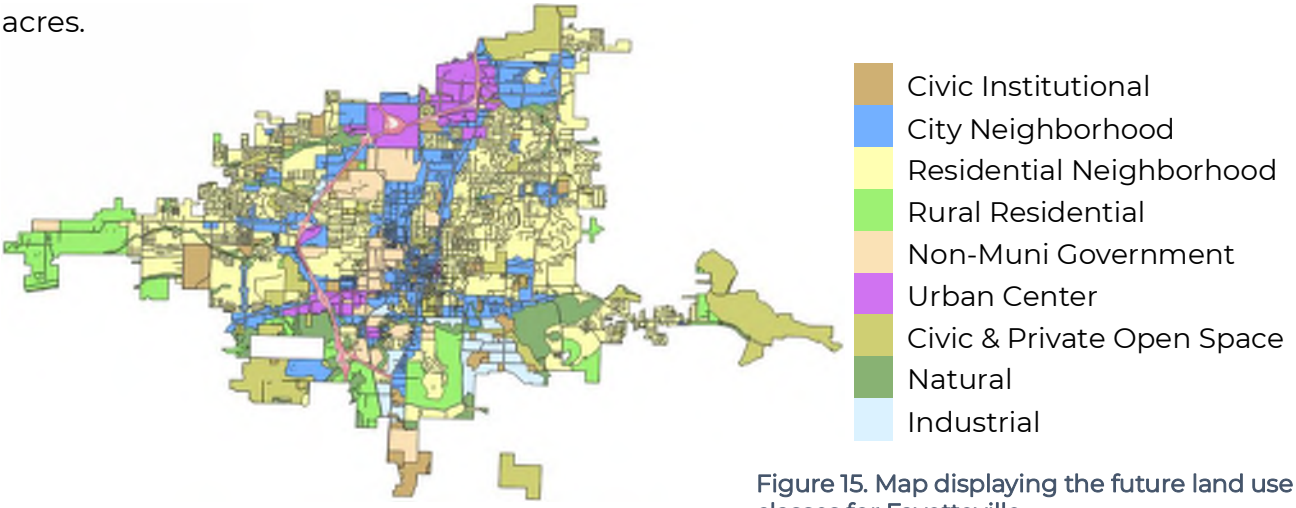


Figure 15. Map displaying the future land use classes for Fayetteville.

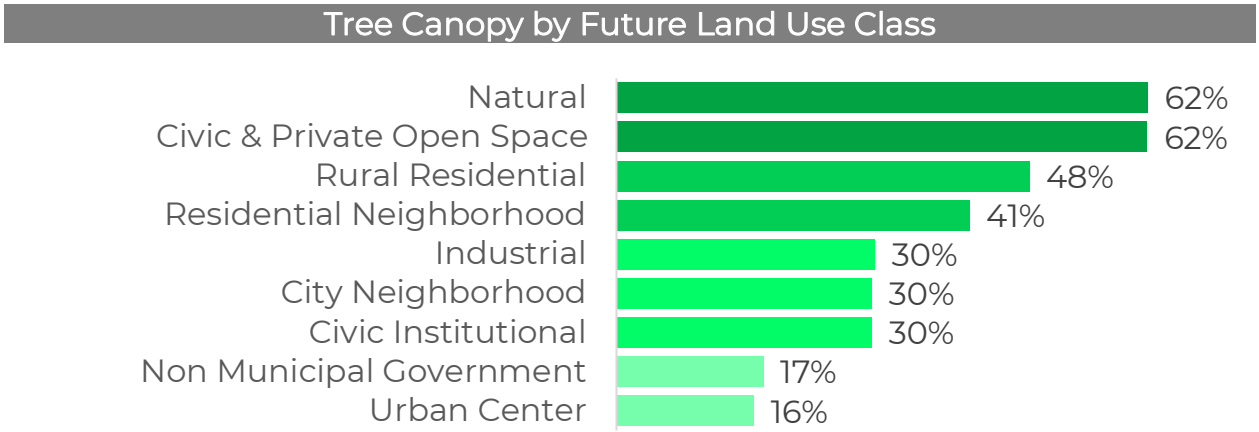


Figure 16. Tree canopy cover percentages (2019) by future land use class.

Based on the chart above, the future land use classes with the highest amount of canopy cover are the natural and the civic / private open space classes, each with 62% or 6,189 and 2,594 acres, respectively. Natural land use has nearly 10,000 total land acres whereas civic / private open space has 4,183 total acres. The urban center has the least proportion of canopy with 16% of the 1,681 total land acres. Overall, the residential neighborhood land use class has the largest amount of land area with 14,522 but 41% is tree canopy whereas, rural residential has 12,847 total land area with 48% tree canopy. These findings are in line with what is expected of the various land uses based on the limitations and opportunities within each of these. View the 10-Year Canopy Cover Goal section for details on how these assessments informed the Plan's overarching canopy goal.

Special Considerations and Vulnerabilities

Canopy Cover Change

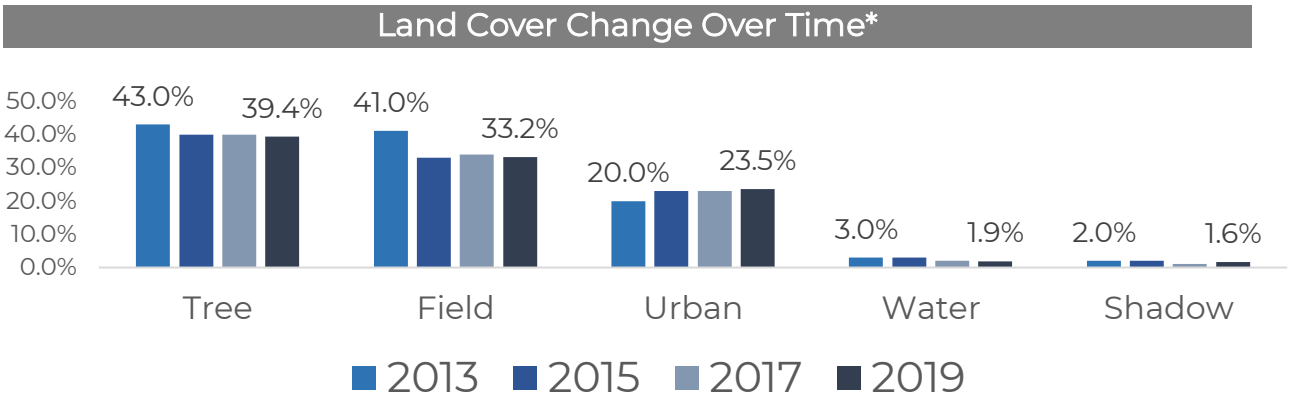
By measuring changes in tree canopy cover, city planners, urban forest managers, and policymakers can understand how changes and regulations in the urban landscape are affecting the health and vitality of the City, as well as the quality of life of residents. Secondly, tree canopy cover is a key indicator of urban forest health.

Urban forests are dynamic systems that are impacted by a variety of factors, including urbanization, climate change, and invasive species. By analyzing changes in tree canopy cover over time, planners can take action to address the underlying causes of tree canopy loss or tree health decline.

Change in tree canopy cover can also be used to inform future policy and decision-making. For example, by tracking changes in tree canopy cover over time, city planners can identify areas where new trees may need to be planted to maintain or increase overall canopy cover. The information can also be used to inform land-use planning and development decisions, such as determining where to locate new parks or green spaces.

In Fayetteville, the Urban Forester within Development Services actively monitors and tracks tree canopy cover change through development regulations and is supported by the Urban Forester in Parks, Natural Resources and Cultural Affairs. Comprehensive worksheets and data are utilized to track on a monthly and yearly basis. The tracking includes forecasting the future canopy growth and loss.

In addition to this extensive tracking system, the City completed tree canopy assessments for four time periods— 2013, 2015, 2017, and 2019. The following provides a summary of the canopy cover change that was utilized to inform the long-term canopy goals and priority planting areas discussed in the following section.



* Note: Technology (e.g., data, imagery, resolution) for canopy assessments continues to improve.

Figure 17. Summary of the land cover change over four time periods (2013 - 2019). Source: City of Fayetteville

From 2013 to 2019, the canopy cover decreased from 43.0% to 39.4% and the land cover classified as field decreased from 41.0% to 33.2%. Urban land cover increased by 3.5% going from 20.0% to 23.5%. This is an increase of 1,400 acres or 2.2 square miles of urban land since 2013. The data is representative of the changes occurring in the City over time as development increases.

Canopy Requirements in Chapter 167 Tree Preservation and Protection Ordinance

Chapter 167 of Fayetteville's Code of Ordinances regulates and monitors tree canopy cover change in the City. The chapter addresses canopy cover preservation, afforestation, and mitigation and the regulations and procedures vary depending on factors and considerations such as the zoning designation, the type or size of a project, and the quality of the tree canopy removed.

The table below summarizes the tree minimum canopy cover requirements by zoning designation that are factored into the canopy goals recommended in the Urban Forestry Management Plan. Note, the zoning designations in the table below are consolidated into generalized categories. Specific zoning designations and details for each are available in Table 1 of Chapter 167.04.C.

Regulating Tree Canopy Cover

Table 2. Minimum canopy requirements by zoning designation according to Table 1 in Chapter 167 Tree Preservation and Protection Ordinance.

Zoning Designation (consolidated)	Percent Minimum Canopy
Residential (includes single-family, residential office, residential intermediate, multi-family)	15-25% (depending on designation)
Neighborhood Services (includes limited and general)	20% (for both sub-categories)
Neighborhood Commercial	20%
Community Services	20%
Thoroughfare (includes commercial and urban thoroughfare)	15% (for both categories)
Central Business Commercial	15%
Downtown Core	10%
Main Street Center	10%
Downtown General	10%
Neighborhood Conservation	20%
Heavy Commercial & Light Industrial	15%
General Industrial	15%
Institutional	25%
Planned Zoning District*	25%
(Hillside/Hilltop Overlay District, "HHOD")	(30%)
All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.	

* See Table 1 in Chapter 167.04.C for details regarding planned zoning districts.

Tree Canopy Equity

Tree canopy is often not distributed equitably across city landscapes and ownership types. The American Forests organization created the Tree Equity Score (TES, www.treeequityscore.org) tool to measure tree equity across 150,000 U.S. neighborhoods and 486 municipalities in urban areas. Each community's TES indicates whether there are enough trees for everyone to experience the health, economic, and climate benefits that trees provide.

The scores are based on how much tree canopy and surface temperature align with income, employment, race, age, and health factors. A 0- to-100-point system makes it easy to understand how a community is doing.

With the knowledge the score provides, Fayetteville's community leaders, tree advocates, and residents alike can address climate change and public health through the lens of social equity, attract new resources, factor the scores into technical decisions, guide implementation of the 2023 Urban Forestry Management Plan, and track progress toward achieving tree equity.

A score of 100 represents tree equity. Based on a 2022 analysis, Fayetteville's overall tree equity score is 87 out of 100. Based on the nationwide dataset for 197,505 U.S. Census-defined urban areas, the average score is 85 (as of 2023).

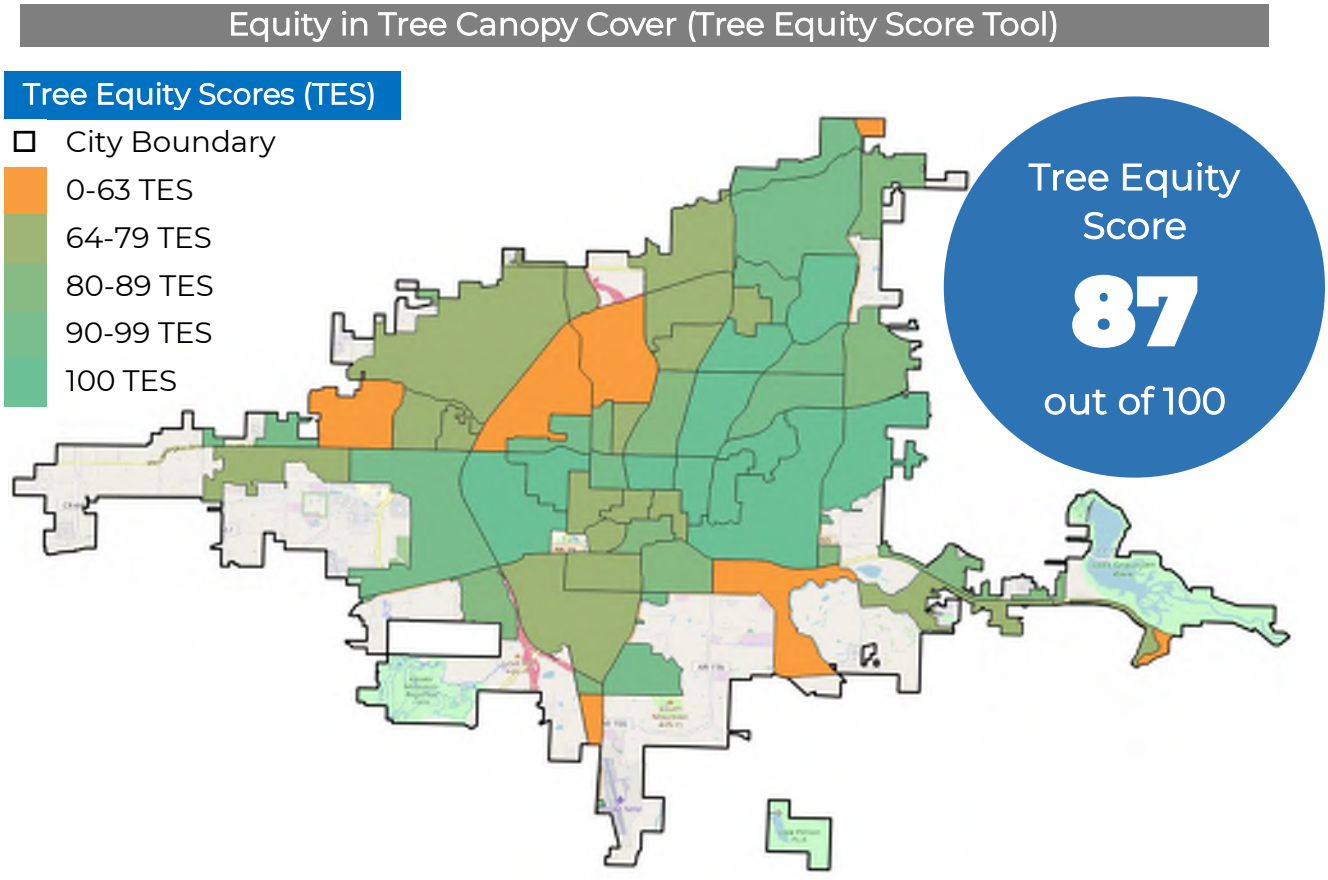


Figure 18. Map showing the Tree Equity Scores for Census Block Groups in Fayetteville. Source: American Forests' Tree Equity Score Tool

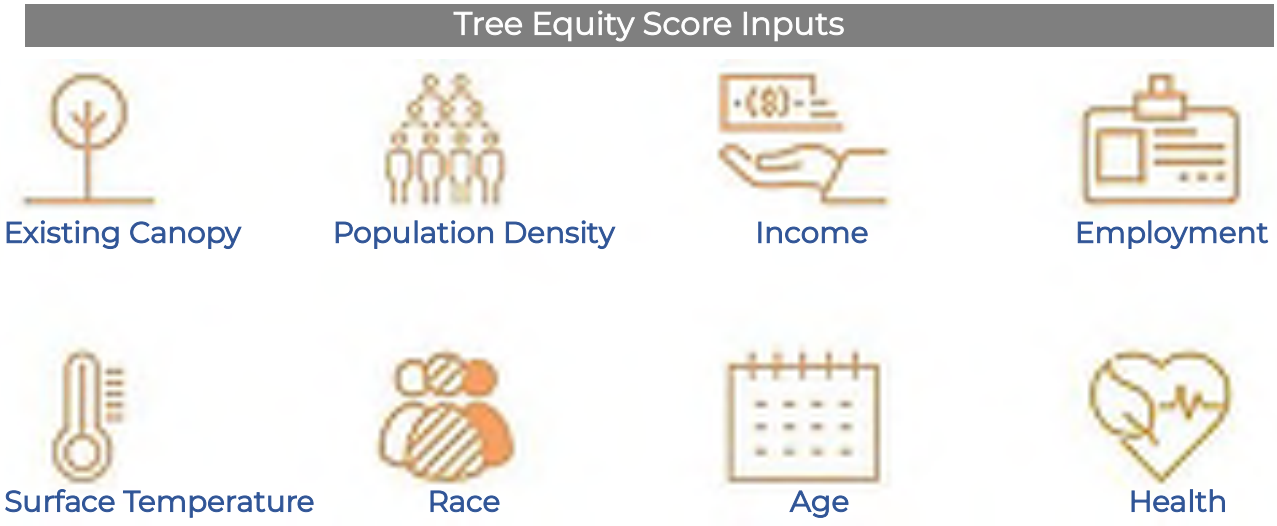


Figure 19. Inputs for Fayetteville's Tree Equity Score (2022). Source: American Forests' Tree Equity Score Tool

The map on the previous page displays the Tree Equity Scores for each U.S. Census Block Group within the City of Fayetteville based on the data inputs listed in the figure above.

Compared to other cities in the state, Fayetteville's Tree Equity Score of 87 is the second highest score out of 10 Arkansas cities in the study (see figure below) and has the fourth highest score out of eight U.S. cities commonly used in comparing Fayetteville (see figure on the following page). This score for Fayetteville is based on a combination of metrics listed in the figure above for 47 Census Block Groups (CBG) comprising the City and averaged for a combined total score.

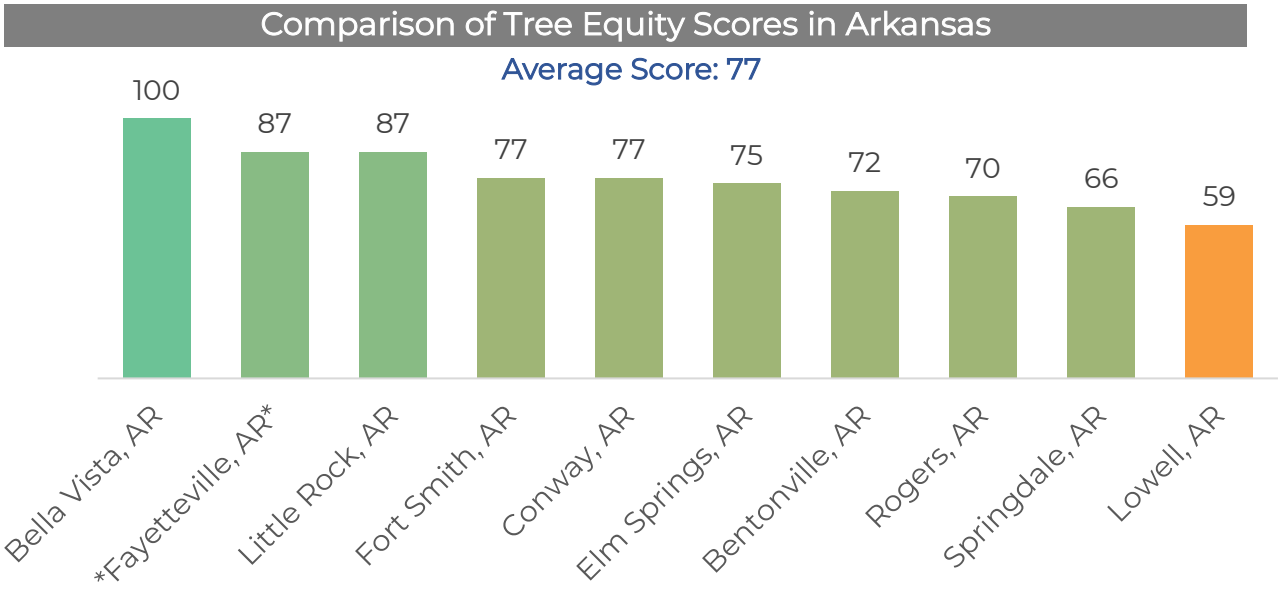


Figure 20. Comparison of Tree Equity Scores for select Arkansas cities based on a 2023 study. Source: American Forests' Tree Equity Score Tool

*Note, the Tree Equity Score tool utilized data from EarthDefine and found the canopy cover percentage to be 35.6% though this Plan utilizes the 39.4% determined by the City.

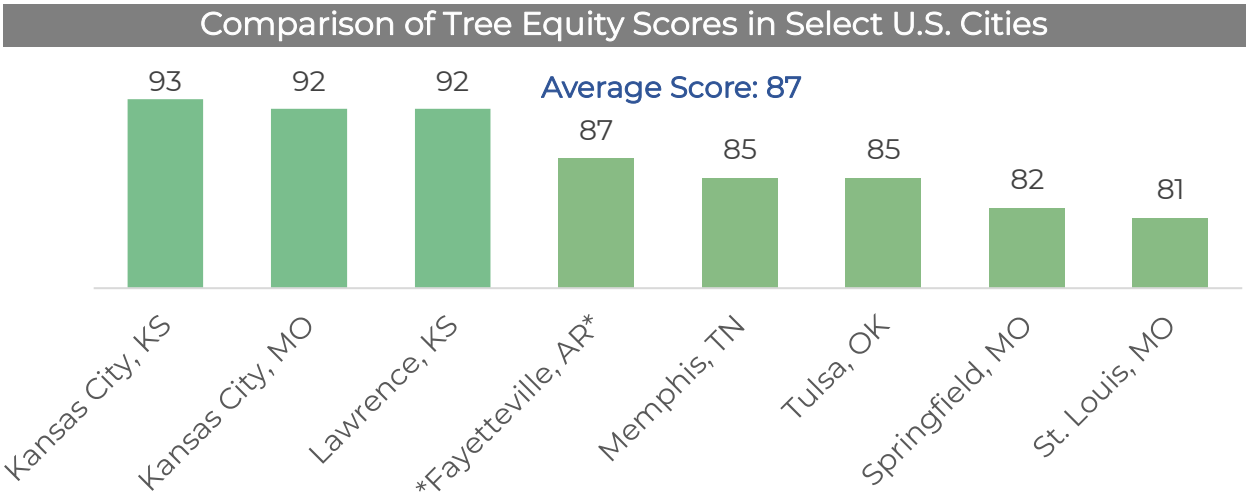


Figure 21. Tree Equity Score comparisons for select U.S. cities. Source: American Forests' Tree Equity Score Tool

Tree Equity Discussion

In the past few years, regional partners are increasingly acknowledging and confronting the past practices, current perceptions, and accelerating progress to ensure that communities, landscapes, and policies are more intentional about enhancing historically disinvested areas.

Driven in part by Fayetteville's Urban Forestry Management Plan and other City/regional initiatives, ambitious goals to increase tree canopy in areas of greatest need are taking hold. Although the City would oversee and monitor these canopy goals, the effort would inevitably require extensive support from all City departments, community-based organizations, and others aiming to prepare for a hotter and drier climate while development increases.

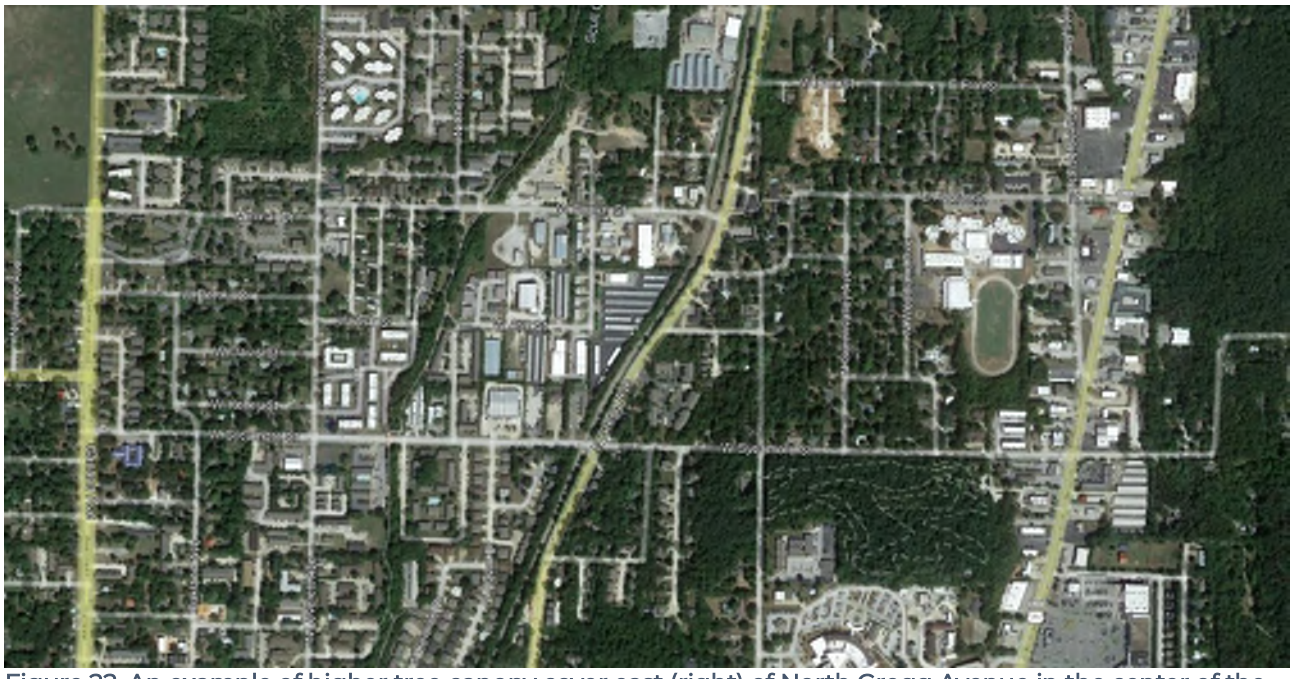


Figure 22. An example of higher tree canopy cover east (right) of North Gregg Avenue in the center of the image compared to areas west of the route. Source: Google Earth 2021 imagery

Easements

City easements refer to the legal rights granted to a city or municipality to use certain portions of private property for public purposes, such as the installation of utilities or the construction of public infrastructure like sidewalks or roads. In Fayetteville, city easements can lead to the loss of tree canopy cover if not managed properly or if regulations do not adequately preserve and protect the existing trees.

When the City constructs public infrastructure like sidewalks or roads, they may need to remove trees that conflict with the design and function. In some cases, easements may restrict the planting of trees or other vegetation that could interfere with the infrastructure or utilities that are installed. This restriction can limit the ability to plant new trees and thus limit the potential for future tree canopy cover. Also, the installation of underground utilities in City easements can damage tree roots, which can lead to tree decline or death. When trees are damaged or killed due to city easement activities, the tree canopy cover can be significantly reduced. In addition, maintenance activities such as pruning or tree removal may be necessary in easements to ensure the proper functioning of public infrastructure. However, if not done properly, these activities can result in the loss of tree canopy cover.

Easements where canopy is vulnerable were analyzed to determine the existing tree canopy cover within to support the strengthening of regulations, monitoring, and management efforts guided by this Plan. An analysis of tree canopy within Fayetteville's easements was conducted in 2023 utilizing the City's 2019 tree canopy data. The City contains a number of different types of easements ranging from access, avigation, conservation, drainage, utilities (e.g., gas, sewer, and water), grading, landscape, private, sidewalk, telephone, trail, tree preservation, and vacated. The potential for tree canopy gains and losses largely depends on the intended use of the easement, responsible parties, and the regulations.

Figure 23. Examples of the types of easements found in the City of Fayetteville.

The table and map below describe the easement types vulnerable to canopy loss.

Canopy Likely Preserved	Canopy At Risk ("Vulnerable Easements")	Areas to Proactively Preserve Canopy
Conservation, Tree Preservation	Access, Null, Avigation, Drainage, Utilities, Grading, Landscape, Private, Sidewalk, Telephone, Trail, Vacated	Access, Landscape, Sidewalk, Trail, Vacated

Table 3. Potential vulnerability to canopy loss by easement type.

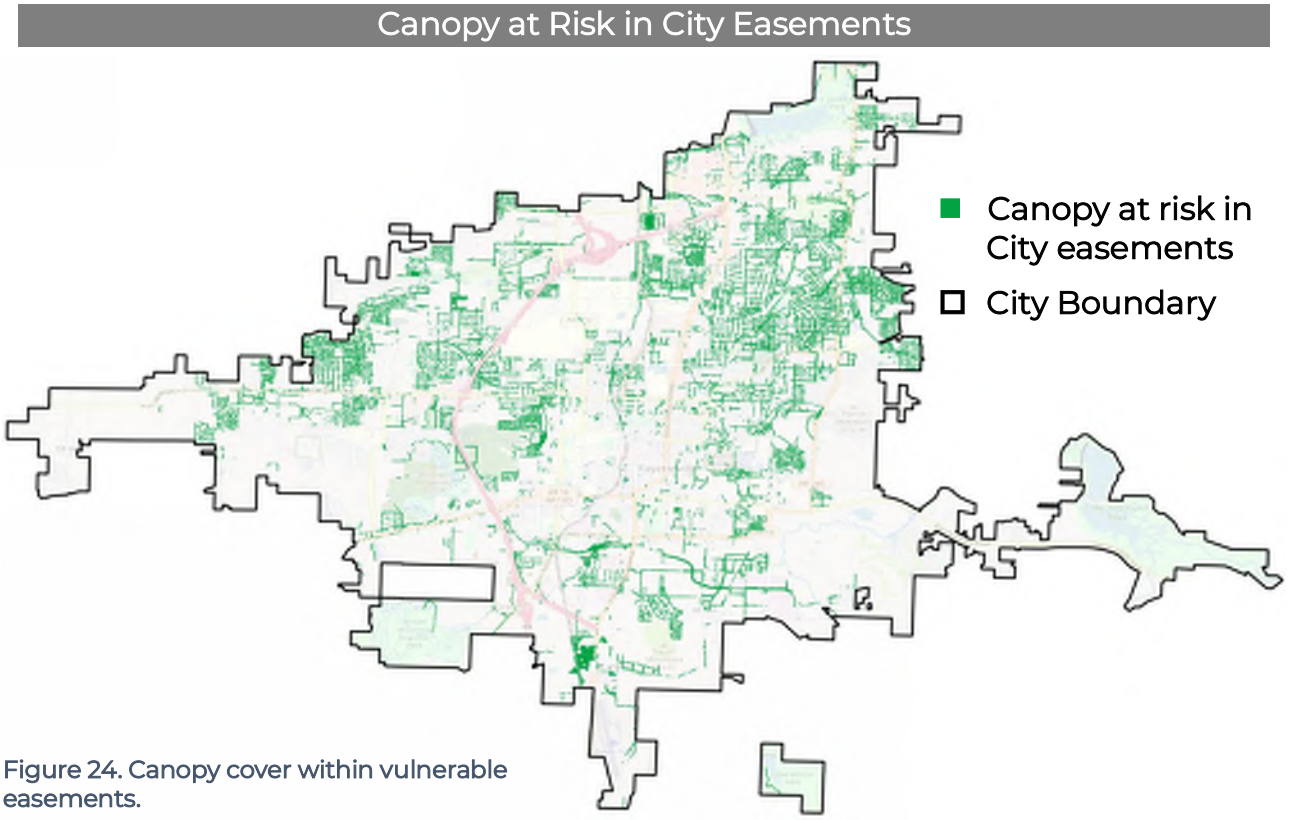


Figure 24. Canopy cover within vulnerable easements.

Acres of Vulnerable Easements	Acres of Canopy in Vulnerable Easements	% Canopy of Vulnerable Easements	Impact on Citywide Canopy Cover
3,981 total acres of vulnerable easements	1,015 acres of canopy in vulnerable easements	25% canopy within vulnerable easements	2.6% potential loss (39.4% reduced to 36.8%)

Table 4. Summary of vulnerable canopy in City easements.

Based on these categories, the vulnerable easements amount to a total of 3,981 acres and within that area, there are a total of 1,015 acres of canopy or 25%. The 1,015 acres of canopy represents 7.2% of the total citywide canopy cover (14,081 acres). This means that if the trees in these easements are not protected and canopy is removed, the City's canopy cover of 39.4% would be reduced to 36.8%.

Native Prairie

Figure 25. Wilson Springs Preserve, a 121-acre preserve with the largest wetland remnant in Fayetteville and one of the last tall grass prairies in the region.

Fayetteville's native prairie land is a rare and valuable ecosystem that is home to a diverse array of plant and animal species. Historically, areas of the City were covered in tallgrass prairie, which supported a variety of grasses, wildflowers, and other plants, as well as large grazing mammals like bison and elk.

Today, much of Fayetteville's native prairie land has been converted to other land uses, such as agriculture, urban development, and transportation infrastructure. However, there are still some remnant prairie areas in and around the City that provide important habitat for native plant and animal species.

One example of a native prairie area in Fayetteville is the Wilson Springs Preserve, a 121-acre site that is the largest wetland remnant in Fayetteville and one of the last tall grass prairies in the region (Northwest Arkansas Land Trust).

In considering a plan for Fayetteville's urban forest and goals to increase tree canopy cover, it is important to evaluate areas of the City where it may not be preferable or permitted to plant trees. While some native prairie lands have been lost to development and other areas are being restored, it's important to consider the native habitats and ecosystems and whether they support growing trees that survive and thrive.

Based on GIS maps provided by the Northwest Arkansas Land Trust (NWALT) and the City of Fayetteville, there are areas of the City that perhaps may not be suitable as priorities for tree plantings. The following map provides an overview of these native prairie lands.

Canopy Cover in Historic Native Prairie Land

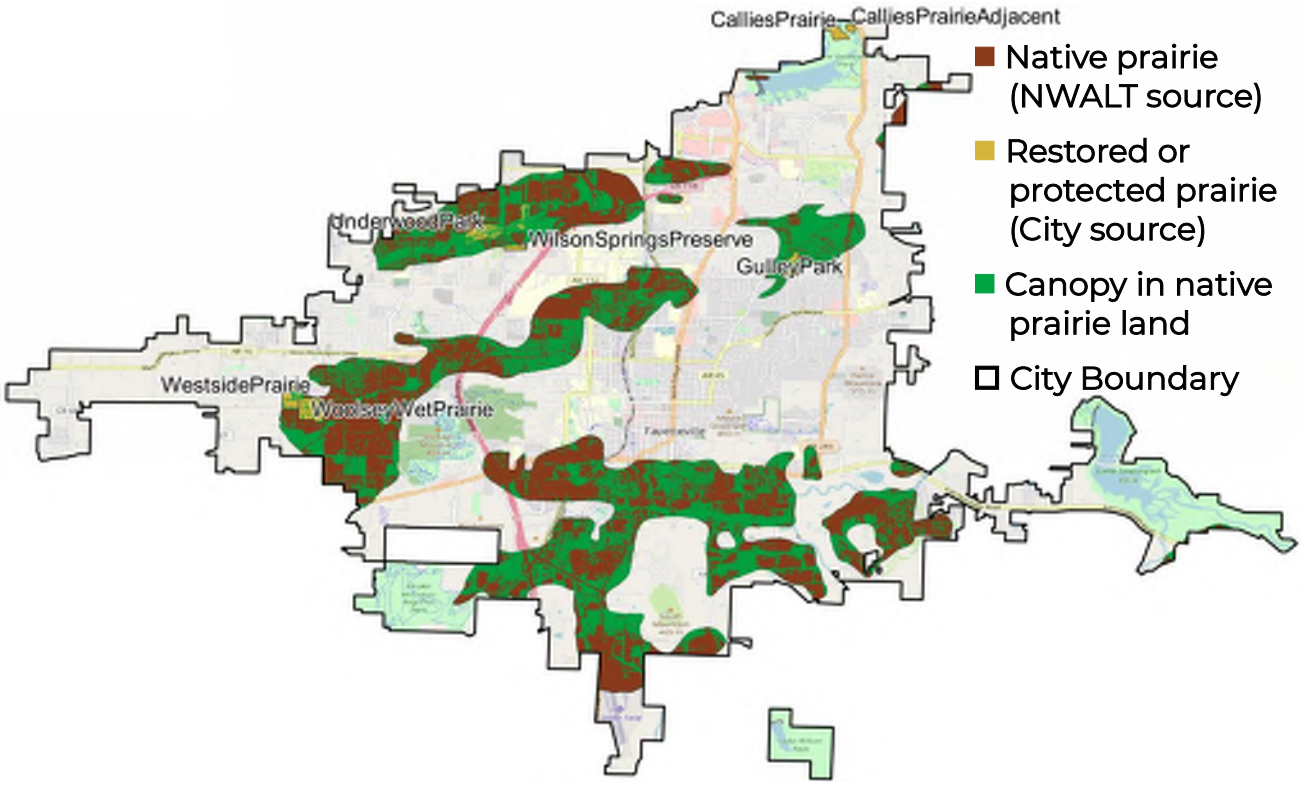


Figure 26. Map of the canopy within native and restored prairie land.

Total Prairie Acres	Total Canopy in Prairies	% of Canopy within Prairies
9,769 total native prairie land acres	1,957 total canopy acres in native prairie land	20% canopy in native prairie land

Table 5. Summary of the land acres and the canopy cover within native prairie land.

Protected Prairie-related Areas	Acres*
Woolsey Farmstead and Wet Prairie Sanctuary	50
Westside Prairie	40
Wilson Springs Preserve	121
Underwood Park	5 (estimated)
Callies Prairie	33
Gulley	3
TOTAL	252 acres

* Total acres may include land area that is not prairie, for example, Wilson Springs Preserve and Underwood Park

Table 6. Summary of the protected prairie-related areas. Source: City of Fayetteville

As shown in the map and tables above, the City has nearly 10,000 acres of land that was native prairie land. 20% of the native prairie land contains tree canopy which amounts to 1,957 acres of canopy. Over time, the City and organizations have actively restored and protected or preserved portions of this native prairie land as shown in the previous table.

Based on the figures provided by the City, 252 acres of prairie have been restored and/or protected while other native prairie land has been reshaped by development or is vulnerable. In Appendix A priority planting areas are explored with a consideration to preserve or restore native prairie land by not introducing trees into the landscape.

University and Institutions

Figure 27. Aerial view of the University of Arkansas campus. Source: University of Arkansas

The University of Arkansas located in Fayetteville owns and manages the urban forest within its campus, while the City of Fayetteville manages the urban forest within its jurisdictional boundaries. The goals of managing the urban forest at the University may differ from those of the City. The University may prioritize aesthetics, education, and research, while the City focuses more on public safety, stormwater management, improving air quality, reducing the loss of canopy due to development, and improving human health and well-being.

While the urban forest within the University grounds contributes benefits to all city residents, the environment, and local economies, the City does not have authority to determine how canopy is preserved, expanded, or reduced. Therefore, an analysis was conducted to look at the amount of canopy on University grounds and the section of this Plan that discusses priority planting areas considers excluding these areas within the University.

Tree Canopy Cover within the University of Arkansas

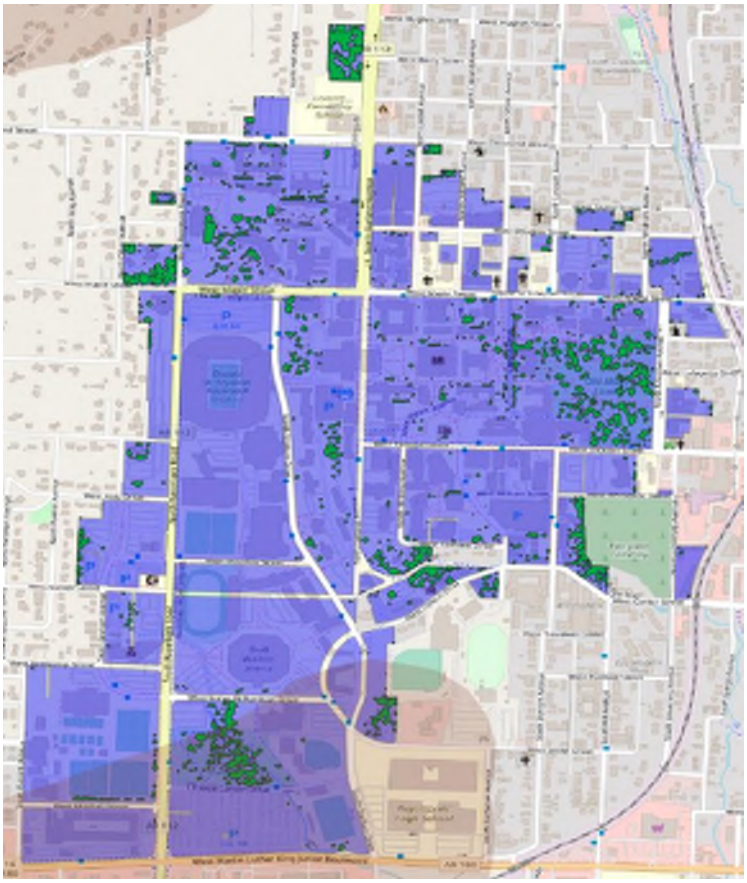


Figure 28. Map displaying tree canopy on University of Arkansas property.

Table 7. Tree canopy on university grounds.

University Acres	Canopy Area (Ac)	Canopy %
377 campus acres	22 acres of canopy on campus	6% canopy on campus

Citywide Acres	35,712
Citywide Canopy Acres	14,081
Citywide Canopy %	39.43%
Citywide Canopy Acres Excluding University	14,059
Citywide Canopy % Excluding University	**39.37%**

- University of Arkansas property
- Canopy within University of Arkansas property

As shown in the map and table above, an analysis of tree canopy cover within the University of Arkansas property was completed as part of the study. A total of 377 acres of University property were mapped and it was found that within those areas, there are a total of 22 acres of canopy resulting in a 6% canopy for the University of Arkansas.

Hypothetically, if all trees were to be removed on the University property, the citywide tree canopy cover would be reduced from 39.43% to 39.37%. While the loss is not significant, the benefits the canopy provides to students, visitors, and residents warrant continued coordination and communication with institutions and stakeholders in the community. City development regulations, including for tree preservation, do not apply to the University of Arkansas as it is State property.

CURRENT TREE MANAGEMENT IN FAYETTEVILLE

The City of Fayetteville has a wide range of existing policies, regulations, and programs that are used to manage the City's urban forest. City departments engaged in Fayetteville's urban forest planning effort each bring important expertise, perspective, and resources to this commitment—to the tune of nearly $700,000 ($6.66 per capita) to manage approximately 42,000 public trees of which an estimated 25,000 trees are in maintained areas of streetscapes, parks, and properties.

Fayetteville is a leading city in urban forestry, having been recognized as a Tree City USA for 28 years, the fifth longest running designation in Arkansas. Fayetteville has also received more Growth Awards than any other city in the state, with 10 awards as of 2023.

Programs for Managing Fayetteville's Trees

Table 8. Summary of the departments and staff involved in urban forest management in Fayetteville.

Department	Division	Count of FTEs*	Title	Certifications
Development Services	Development Review	1.00	Urban Forester	ISA** Certified Arborist
Parks, Natural Resources and Cultural Affairs	Parks Planning & Urban Forestry	1.00	Urban Forester	ISA Certified Arborist, ISA Municipal Specialist, ISA TRAQ***
Public Works	Park Maintenance	6.00	Urban Foresters	3 ISA Certified Arborists

* Full-time employee or full-time equivalent, ** International Society of Arboriculture, *** Tree Risk Assessment Qualification

Summary of Programs and Services

The Parks, Natural Resources and Cultural Affairs Department was reimagined and restructured in late 2021/early 2022 to give more focus to natural resources, arts, and culture in addition to the quality programming, greenspaces, and facilities it already provides. Prior to restructuring, it was referred to as the Parks and Recreation Department. A new 10-year Parks Strategic Master Plan was completed in late 2022. This plan identifies themes set forth by the community to guide the growth and development of parks and it supports the goals of this Urban Forestry Management Plan.

The City's Urban Forestry Program within the Parks, Natural Resources and Cultural Affairs Department is overseen by one of the City's Urban Foresters. Crews in this

department are responsible for public park and trail tree maintenance and community engagement. This Urban Forester in this department supports public street tree maintenance crews, the Urban Forester in Development Services, and the City's Urban Forestry Advisory Board.

Development Services' Urban Forester provides services related to development plan reviews and other supporting services. Specifically, the Urban Forester administers, reviews, and monitors regulations within Chapter 167 of Fayetteville's Unified Development Code titled, "Tree Preservation and Protection" and Chapter 177 "Landscape Requirements Code."

Public Works has six Urban Foresters in Public Works Park Maintenance for public street tree and park tree management. The Parks Maintenance Division was integrated into Public Works in 2021 and continues to support Parks, Natural Resources and Cultural Affairs in operations, facility improvements, and tree activities.

Sharing public tree maintenance and management responsibilities across departments can yield many benefits, such as utilizing limited resources efficiently. It is critical that workflows are clear and understood. Fayetteville's urban forest continues to grow and change, public awareness of the City's urban forest and its programs is increasing, and the beneficial impacts of trees to mitigate climate change are understood better than ever. In turn, it is anticipated the service demands will continue to rise, especially as the City implements the Plan's strategies to increase tree canopy cover. As service demand continues to increase so does the need to find methods to increase capacity and efficiency under strained fiscal support.

Figure 29. Fayetteville's urban forestry programs engage with youth in the community by planting a tree at Butterfield Elementary School.

Staffing Levels for Urban Forest Management

Many cities struggle to maintain adequate staffing and resource allocation. Available resources may cover short-term needs while neglecting important initiatives necessary to sustain long-term urban forest management. Determining and maintaining optimal staffing levels is critical to a program's efficiency. Optimal staffing depends on several factors including the number of public trees, how authority and responsibility is defined in the municipal code, internal and external expectations, customer service (i.e., the public), operations, and existing programs. Understaffed programs typically contend with excess overtime, morale issues, absenteeism, employee burnout, and difficulty with relief coverage and training requirements.

The City of Fayetteville's commitments to public health and safety, combating climate change, and addressing inequities translates into a growing demand for both long-term initiatives, and the staff to operate them. The growing urban forest will require increased staffing levels to achieve and maintain urban forest goals. To assess growth and demand, the Urban Forestry Program and Park Maintenance's rights-of-way tree maintenance crews should develop annual work plans and reports (as applicable) based on key performance indicators provided with this Plan.

Some capacity and efficiencies for existing workloads can be improved through clarifications of roles, responsibilities, and workflows among City departments and divisions. Periodically examining program structures, staffing needs, and levels of service may identify ways to improve efficiencies, communications, and workflows within and among departments. Cities often consider consolidating their tree programs into one division or section to achieve these outcomes. Establishing a strong organizational structure with clear operating procedures is foundational in reducing future costs and addressing increased service demands.

Tree-related Plans and Regulations in Fayetteville

Evaluating the alignment of existing policies and plans in Fayetteville with urban forest management elements ensures a strong connection among the programs that manage the urban forest and the projects and initiatives that support them. Proper alignment of urban forestry program recommendations reduces the risk of wasting resources and enables success of key projects that support urban forestry goals. Plans cannot live in isolation, therefore, cross-examining various plans and documents brings to light any projects or initiatives that are a misplacement of resources and time. Tree regulations in the City provide the foundation from which tree canopy cover can be preserved, protected, and expanded while aligning with industry standards and best practices. Regulations for trees on private property are the primary tools for urban foresters to guide private landowners and developers in sustainable practices.

Several documents and resources were reviewed and indexed as part of the information discovery process to develop the Urban Forestry Management Plan. These documents included:

Relevant Plans and Studies

City Plan 2040 (2020 update): The City of Fayetteville adopted its first comprehensive plan in 1970. The plan, and all of its subsequent updates and revisions, seek to establish a framework of goals, policies, and guidelines to direct future physical, economic, and social development.

Energy Action Plan (2018): This plan is structured around one overarching goal: reducing greenhouse gas emissions (GHG) for activities occurring in Fayetteville. While GHG reduction is the guiding goal, a host of co-benefits accompany these actions. The plan outlines ways that the City can increase energy efficiency, transition to cleaner fuel sources, improve public health outcomes, build more resilient local businesses, among other core principles.

Active Transportation Plan (updated February 2023): The plan serves as a guiding document for Fayetteville infrastructure and program development related to active transportation. It outlines a network of sidewalks, trails, and bicycle facilities to provide walkers, cyclists, and other users with clear pathways and connections to important city destinations.

Park and Recreation System Master Plan (2023): This plan was in development during the planning stage of the Urban Forestry Management Plan. In February 2023, the Park and Recreation System Master Plan was completed. It exemplifies the City's values in providing a thriving park system for all ages, abilities, and activities. The strategic plan will guide the future of Parks and Recreation for the next decade. It evaluated the existing conditions of the park network and identified areas for growth, improvement, and preservation.

Climate Action Plan (in progress): The goal of the Climate Action Plan will be to inform future policies, programs and actions undertaken by the City and to assist the City in its efforts to remain resilient to the anticipated changes in the climate to preserve the quality of life for those who live, work and play in Fayetteville.

The relevant plans and studies are summarized above to demonstrate the parallels among urban forestry and other planning efforts in the City. The Urban Forestry Management Plan's long-term framework aims to complement goals and policies within these City plans and studies that pertain to trees in Fayetteville. This evaluation of existing resources serves to reduce conflicting priorities in the City.

Tree Canopy Assessments (2002, 2010, 2013, 2015, 2017, 2019) and Studies (2020):

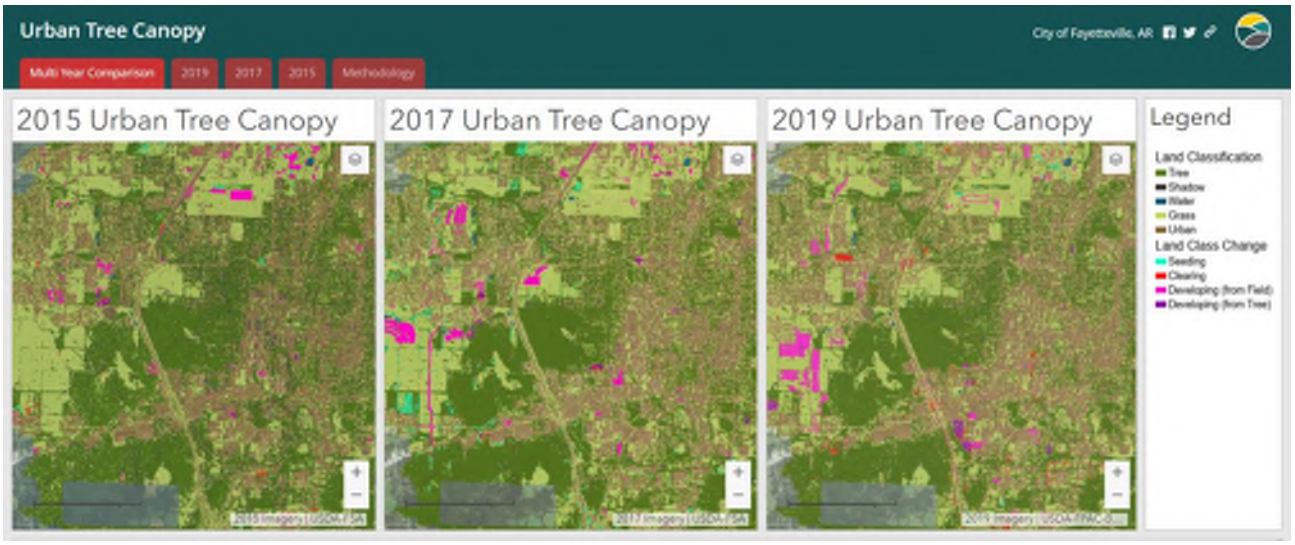


Figure 30. Example of the tree canopy assessments and planning / visualization tools developed by the City of Fayetteville (maps.fayetteville-ar.gov).

High-resolution GIS assessments of land cover were completed to identify the extent and opportunities for urban tree canopy cover. The City conducted these assessments based on 2002, 2010, 2013, 2015, 2017, and 2019 imagery to analyze canopy cover change. A consultant provided an analysis and report on the City's tree canopy cover change from 2002 to 2010 (in 2012), and in 2020, the City's GIS Department completed the Tree Canopy Cover and Environmental Equity study, report, and supporting web map for the 2013, 2015, 2017, and 2019 time periods to examine the correlations between canopy cover and socioeconomic data.

To develop recommendations for the Urban Forestry Management Plan, the recommendations in the 2012 Urban Tree Canopy Assessment Report (2010 imagery) were evaluated. The following provides a summary of the status of recommendations in that 2010/2012 report (view the Vision for the Future and Recommendations section for goals that build on the 2012 recommendations)

Table 9. Summary of the status of recommendations from the 2012 Urban Tree Canopy Assessment Report.

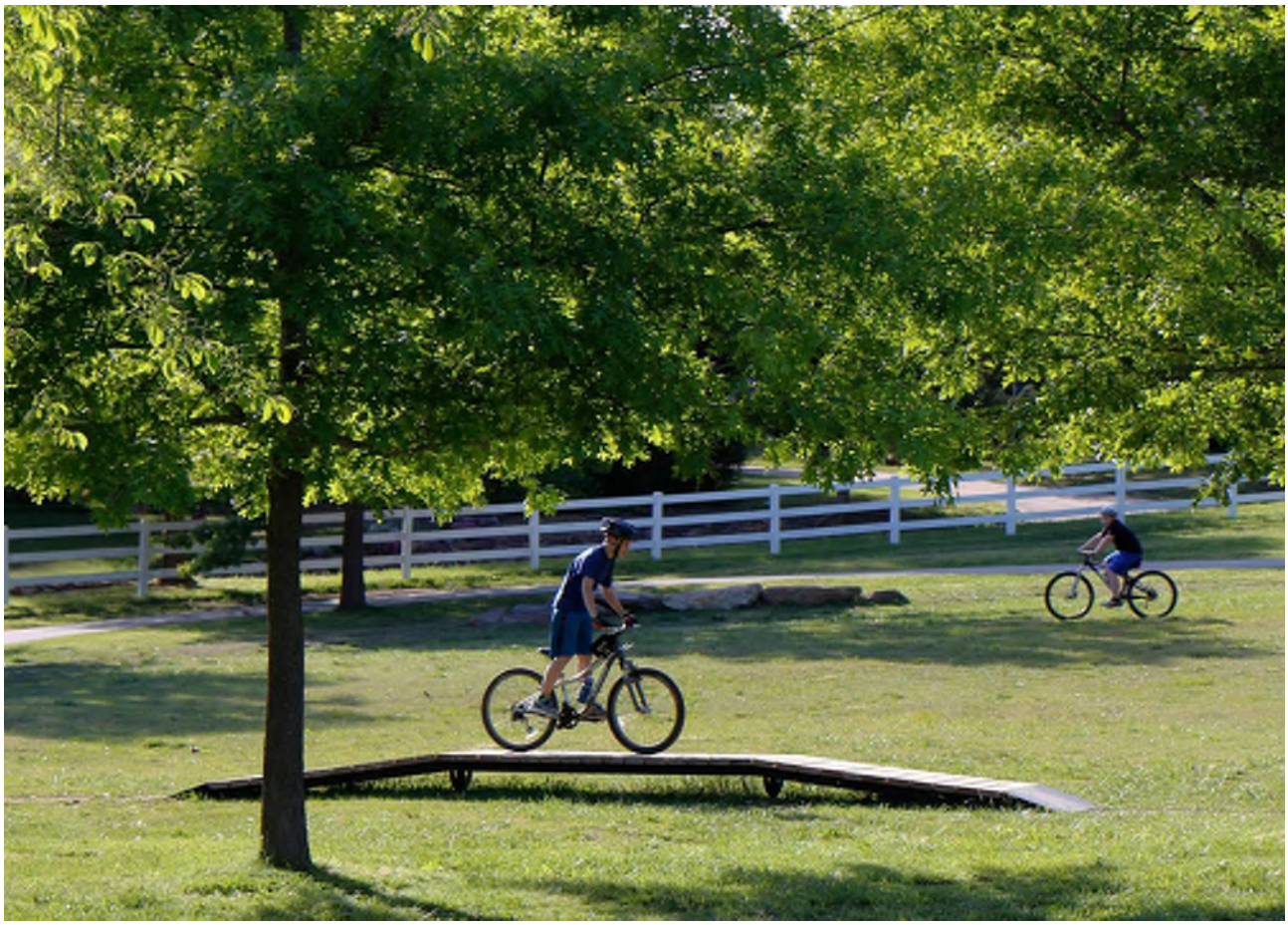
2012 Report Recommendation*	Status	Discussion
Conduct periodic UTC assessments.	Completed & Ongoing	Assessments based on 2002, 2010, 2013, 2015, 2017, and 2019 imagery.
Assess Hillside / Hillslope Overlay Districts for canopy change over time.	Not Started	Status is attributable to limited resources such as time and staffing.
Hedonic Pricing models can be used to assess canopy's contribution to property values.	Not Started	Status is attributable to limited resources such as time and staffing.
Track Registry Tree growth of individual registry trees to ensure longevity and protection.	Not Started	Status is attributable to limited resources such as time and staffing.
Consider requiring developers to conduct a post-development tree inventory could be a cost-effective way to initiate Fayetteville's citywide inventory.	Not Started	Would require additional steps and hurdles for developers.
Conduct developer workshops hosted by Fayetteville's urban forestry staff to promote best management practices (BMPs) and specific development strategies (such as ordinance requirements or recommendations like cluster development).	Completed	Performed when ordinance changes were recommended. Cluster Development Ordinance is not accomplishing more tree preservation (green space requirements may be too low).
Develop BMPs such as maintaining higher canopy cover in ecologically sensitive areas (wetlands), parking lots, schools, and commercial properties.	Not Started	Currently, 15-20% canopy is the minimum requirement for these areas compared to 10% for the Downtown Core.
Streamline tree-related policies and identify if codes are working against local goals.	In Progress	The City's Green Stormwater Practice (GSP) is currently working against tree preservation code for sites that are 1,200 to 6,000 square feet of impervious area. It is on the urban forestry program's radar to propose a code change to add tree preservation to that size of developments.
Enforce requirements in the Tree Preservation plan, especially the 90% survival rate for forested areas and tree plantings.	Completed & Ongoing	
Collaborate on planning efforts to reduce costs and provide consistency for public works officials, planners, developers, and stormwater and resource managers.	Not Started	
Develop a regional urban tree canopy assessment report in Arkansas. Utilize the information gained from this assessment and others in the state to compile and compare results.	Not Started	
Assess tree canopy every 8-10 years to monitor trends and assess the effectiveness of public education & outreach campaigns and the tree preservation ordinance.	Completed & Ongoing	Assessments based on 2002, 2010, 2013, 2015, 2017, and 2019 imagery.

Foster academic partnerships. Recommend that the University of Arkansas become a Tree Campus USA and work with local schools to educate and plant/care for trees.	In Progress	Attempts were made in the past without success. Continuing efforts.
Explore all potential partnerships to achieve urban forest goals: public/private including corporate and academic sponsors, council representatives, environmental quality and stormwater associations, volunteers, non-profit organizations, and neighborhood associations.	In Progress	City is aiming to increase efforts, especially with non-profit organizations.
Promote hardy, climate-adapted, and long-lived tree species that are appropriate for Fayetteville's environment to ensure investments in trees achieve maximum benefits.	Completed & Ongoing	
Use results to justify targeted public tree plantings in the public rights-of-way and greater private planting in commercial landscaping.	Not Started	Planting efforts have been ongoing but not targeted or strategic as described in the recommendation.
Ground-truth (i.e., field check) possible planting areas and planting site locations to determine feasibility. Make these data sets available on a GIS webmap as social assessment tools available to residents and businesses.	Not Started	Planting efforts have been ongoing but not targeted or strategic as described in the recommendation.
Create a central repository for monitoring tree planting and tree removals on public and private property, possibly using a web-based application that is open to the public.	Not Started	
Ensure consistency in future UTC assessments by using comparable procedures and data.	Completed & Ongoing	The City utilized a consistent approach for the 2013-2019 assessments although they differ from the 2002 and 2010 study.
Create or update an existing targeted education and outreach campaign using the ecosystem benefits values.	Completed & Ongoing	The City is doing this as resources allow.
Work urban forestry goals and design specifications into other environmental planning initiatives.	Completed & Ongoing	The City is doing this as resources allow.
Assess forest stands at risk from development.	Not Started	Requires land acquisition and/or partnerships.
Promote cost-effective professional development in urban forestry.	Completed & Ongoing	
Provide an environment for natural forest regeneration.	Completed & Ongoing	Naturally occurring in different areas across the City.

* Note: The 2012 Urban Tree Canopy (UTC) Assessment Report utilized 2010 imagery and industry best practices to assess canopy cover and it was found that the City of Fayetteville had 36.0% compared to 39.4% in 2019. The difference may be a result of canopy increase, improvements in technology, or as stated in the accuracy assessment for the 2012 UTC Assessment Report "The Producer's accuracy of 92% can be interpreted as up to 8% of the overall landscape may be tree cover but was classified as another land cover category. Conversely, the User's accuracy of 99% indicates that if a pixel is classified in the classification map as Tree Canopy, there is 99% confidence that the pixel is tree canopy in the reference map. When combined, these two figures indicate that 36.0% likely underestimates the true canopy percent (and that the Green Vegetation category probably contains some actual tree canopy). The accuracy assessment uses concepts defined as Quantity and Allocation disagreement (Pontius, et al., 2011) to estimate true land cover percent values based on statistical results" (see the "COF_Classification_Accuracy_Assessment_Document" PDF provided to the City in 2012 for more details). Therefore, 36% is likely underestimating the amount of tree canopy in 2010 by up to 8% meaning the canopy in 2010 could have been as high as 44%.

As shown in the previous table, Fayetteville has demonstrated a proactive commitment to urban forest management by assessing tree canopy cover over several time periods and implementing the recommendations as resources allow. By monitoring the state of tree canopy cover, the City can better understand the urban ecosystem's health and make informed decisions. Fayetteville has also made strides in public and developer education on the significance of trees within the cityscape. Resources and guidance are provided to ensure responsible tree care and development practices, emphasizing the importance of preserving and enhancing the urban tree canopy. Additionally, the Urban Forestry staff have recognized policies and regulations that need to be updated to align with contemporary urban forestry standards, prioritizing the protection and growth of this vital green infrastructure. Furthermore, Fayetteville has invested in planting resilient tree species, making its urban forest more adaptive to climate challenges. These efforts reflect the City's commitment to enhancing the quality of life for its residents while fostering a greener, more sustainable future.

While Fayetteville's urban forestry efforts have made commendable progress, the 2023 Urban Forestry Management Plan builds on the progress and guides the City toward a long-term vision. The City must continue its commitment to reassessing canopy cover over time and expanding public education efforts to ensure a sustainable and thriving urban tree canopy. By successfully implementing the Plan, Fayetteville can bolster its urban forestry programs and grow a resilient urban forest.



Tree Ordinances in Fayetteville

- Chapter 167, Tree Preservation and Protection: This preservation ordinance within Fayetteville Code of Ordinances preserves and protects trees and natural areas in the City based on the type of project and its location. The regulations require a tree preservation plan and canopy cover retention or the planting of trees to meet minimum canopy cover requirements by zoning designation for proposed development projects.

- Chapter 177 Landscape Regulations: In 2007 the Urban Forester (then titled Landscape Administrator) collaborated with other City staff to consolidate landscape requirements found throughout multiple sections of the Unified Development Code into this single ordinance (Chapter 177). The intention of consolidating requirements was to help meet the needs of those applying for development review. The ordinance aimed to meet the following goals: a greener, more attractive city with reduced heat, noise and air pollution; and increased property values. The City of Fayetteville requires developers to include landscaping in their building plans to beautify property, provide shade, and screen the perimeters of parking lots, utilities, incompatible uses, and vehicular use areas.

- Tree Preservation and Landscape Manual (2016): The original manual was created in 1999, updated in 2006, and was condensed in 2016 in coordination with the Parks and Recreation Division and the Sustainability and Resilience Department. It was then approved by the Urban Forestry Advisory Board. The updated manual's primary purpose is to provide developers, engineers, architects, landscape architects, and contractors with the City's requirements for tree preservation and protection and landscape installation. The manual corresponds with the requirements detailed in the City of Fayetteville Unified Development Code Chapter 167: Tree Preservation and Protection and Chapter 177: Landscape Regulations.

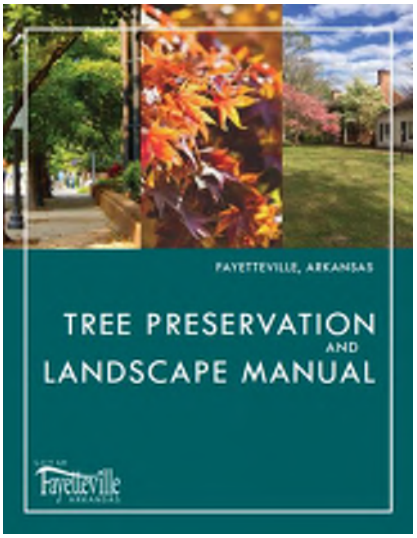


Figure 31. Fayetteville's Tree Preservation and Landscape Manual provides the tree-related regulations and standards for entities involved in private development design and construction.

A cursory review of existing tree-related ordinances in Fayetteville was conducted based on industry tools and resources, comparisons of findings from benchmarking research, input gathered from internal stakeholders, and a cross-examination of regulations compared to industry standards and best practices. This integrated approach aims to balance goals for tree canopy cover, development, and other priorities in the future.

Appendix C provides a summary of the evaluation of Fayetteville's tree-related ordinances.

Summary of Fayetteville's Key Urban Forestry Programs and Resources

- The Park Maintenance team in Public Works performs tree maintenance on street trees not adjacent to private property.
- Park and trail maintenance performed by Park Maintenance in Public Works.
- Tree preservation and protection for new development is performed by the Urban Forester.
- Development Services administers Chapter 167 of the Unified Development Code to ensure Fayetteville maintains, enhances, and preserves trees and the City's natural beauty.
- The City's Urban Forestry Advisory Board advises the City Council and the Mayor on urban forestry issues.
- Fayetteville Code of Ordinances Chapter 167 Tree Preservation and Protection to preserve and expand the City's urban forest. Chapter 177 regulates landscape for developments.
- Volunteer opportunities for tree stewardship and education.
- Tree City USA accreditation and Arbor Day celebrations.
- Amazing Trees of Fayetteville program and online inventory.
- Celebration of Trees Event and other events celebrating and educating attendees about Fayetteville's urban forest.
- The City has an invasive plant ordinance, encourages Ozark native trees, and discourages trees found to have issues.

STAKEHOLDER FEEDBACK ON CURRENT CONDITIONS

Internal and external engagement is critical to the success of an urban forestry management plan. By engaging with Fayetteville's staff, residents, businesses, and other stakeholders, urban forestry staff are given a better understanding of the needs and concerns of the community. Engagement was conducted throughout the development of Fayetteville's Urban Forestry Management Plan. The feedback and input gathered was used to shape a plan that is representative of the needs of all stakeholders in the City. The engagement conducted throughout the development of the Plan also helps to build support for Fayetteville's urban forest and to ensure the Plan is implemented effectively.

Internal Stakeholder Feedback

In August and September 2022, engagement with City staff in various departments to develop the Urban Forestry Management Plan began with an online survey to identify workflows, measures of success, concerns, priorities, and shared goals and outcomes as it relates to trees in the City. A total of 28 of the 59 (47%) invited staff and board / commission members participated in the survey and follow-up interviews as desired.

Staff participants represented the departments of Parks, Natural Resources and Cultural Affairs; Public Works; Environmental; and Development Services. In addition, members from the Urban Forestry Advisory Board, Parks and Recreation Advisory Board, Environmental Action Committee, Planning Commission, and Keep Fayetteville Beautiful participated.

The figure on the following page provides a graphic summary of responses. From the survey, most respondents serve as advocates for public trees and park improvements, over 60% support community recreation and engagement, and half are involved with City planning. Over half of the respondents noted the staffing levels as a challenge, along with needed improvements as they relate to ordinances and infrastructure conflicts (50% each). 46% feel there is more to be done in terms of preparedness planning as well as 46% concerned with the sustainability of ecosystems.

The respondents noted their top priorities to address in the Plan as procuring funding for the City to purchase land for tree preservation and canopy expansion, supporting local businesses and others in the community to cooperatively grow and maintain the urban forest, and increase funding to purchase trees to be planted to support canopy goals.

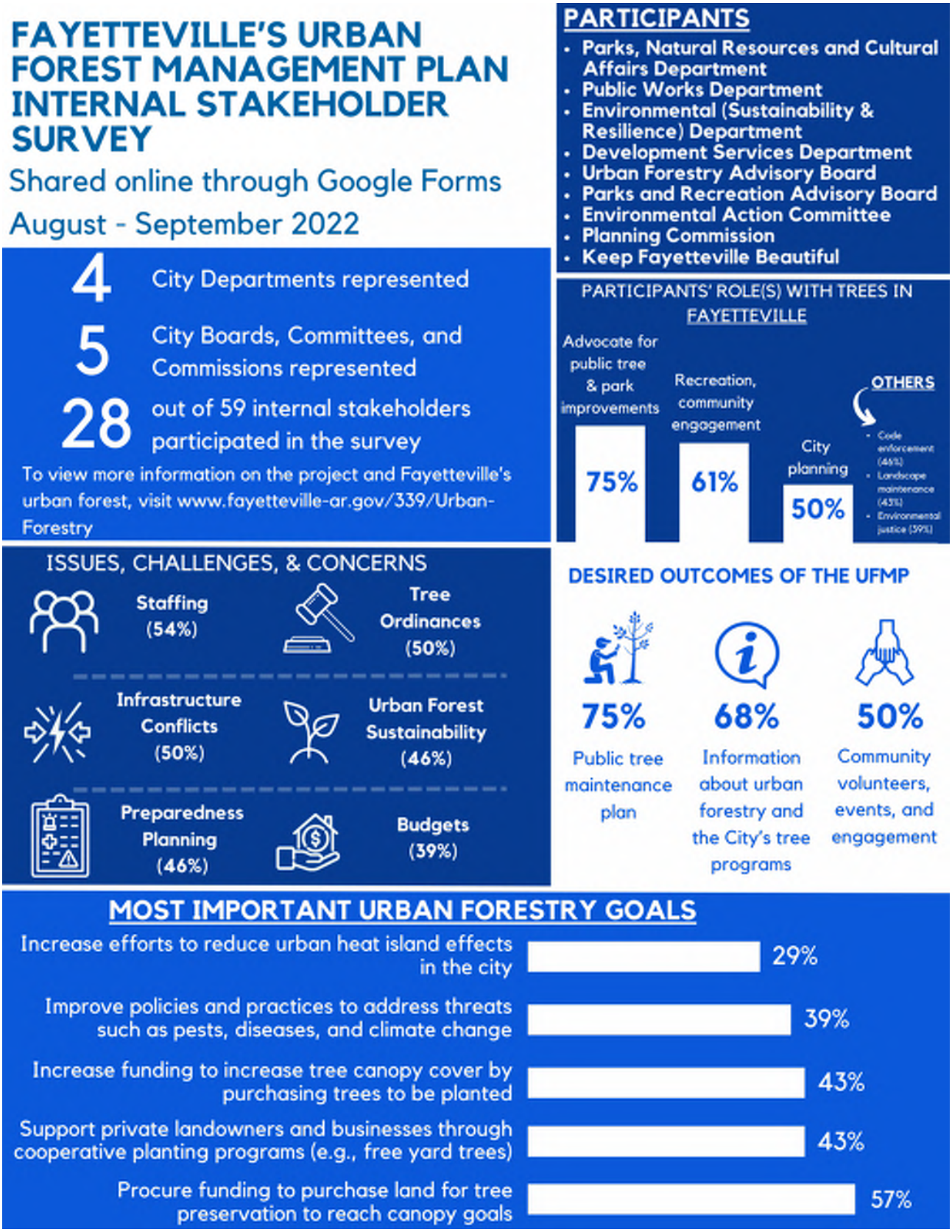


Figure 32. Summary of the feedback received from internal stakeholders.

External Engagement

Project Website

To support the development of the Urban Forestry Management Plan's vision, goals, and recommended actions, the urban forestry consultants met with Urban Forestry staff to develop strategies for community education, outreach, and engagement. The project team utilized the City's "Speak Up Fayetteville" website (speakup.fayetteville-ar.gov) to share information about the project and opportunities for engagement. To raise awareness and encourage engagement in the project, the website included background information and resources, project timelines, draft outcomes, and the platform for launching the public survey.

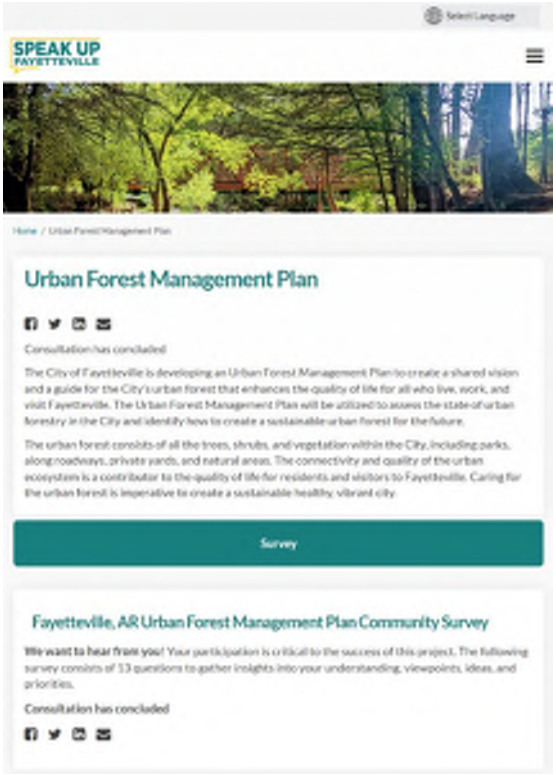


Figure 33. The project website for Fayetteville's Urban Forestry Management Plan.

Media and Messaging

Throughout the development of the Plan, information was shared about the project and the City's urban forest through various mediums including news outlets, City website content, press releases, and social media.

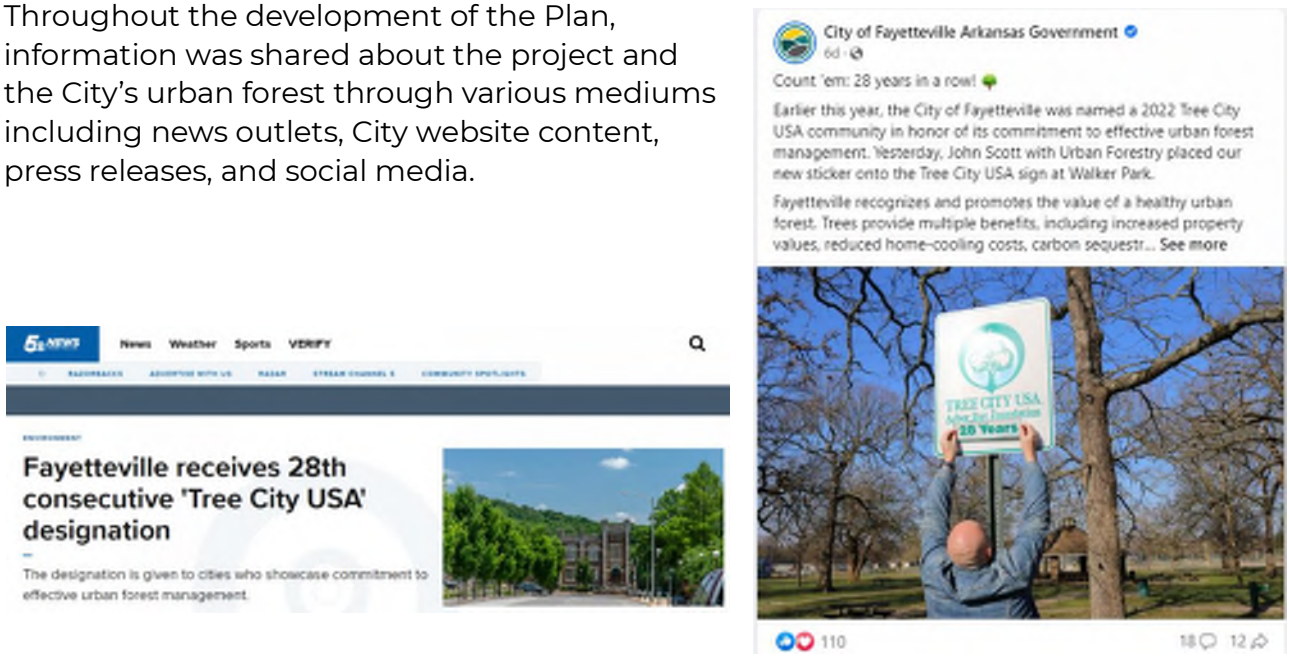


Figure 34. Example of the outreach conducted throughout the planning process.

Community Survey

From December 2022 through mid-January 2023, a 14-question online survey was launched on the City's Speak Up Fayetteville website to learn how trees impact the lives of Fayetteville's community members, to gather feedback on canopy goals and priority planting areas, to identify where the City should prioritize resources and investments, and to recognize the benefits and services provided by trees that the community values most.

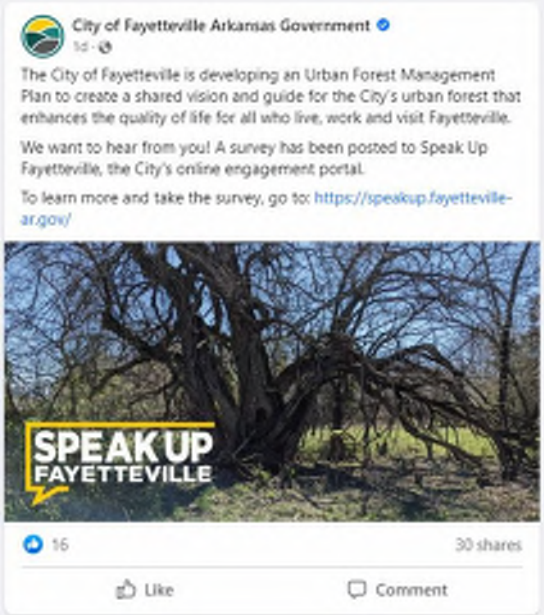


Figure 35. City social media post encouraging the public to participate in the survey.

A total of 169 responses were received. The following provides an overview of the engagement garnered from the effort followed by a summary infographic.

The majority of respondents own a home in Fayetteville (61%) and are between 25 and 35 years old (28%). Respondents are engaged with their urban forest in that they understand and appreciate trees providing shade and reducing surface temperatures (62%) and would like to see trees planted where there is historically less canopy coverage (50%). The trees planted should be resilient to pests and diseases, changing climates, limited space, and storm events (40%). To improve public tree health, respondents support setting and achieving canopy goals that are based on reducing heat, improving ecosystems, expanding canopy cover in underserved communities, and increasing the benefits trees provide (74%). They would also like to see more trees and preservation incorporated into development projects (66%) and planting trees that can coexist with sidewalks and underground utilities (41%). Future resources and investments that result from the Plan should be focused on strengthening ordinances for private development (70%), purchasing land for conservation (54%), planting trees on public property (51%), and partnering with private property owners to plant trees on private property (41%). To achieve canopy goals, respondents would like to see parks and greenways prioritized (69%), followed by planting trees along streets (68%), on commercial and industrial property (60%), and on school and campus grounds (40%). The kinds of trees respondents would like to see planted include trees and priority areas that are climate-based (56%) and location-based using the right tree right place principle and replanting trees that were removed (25%). Most respondents support watering the street trees adjacent to their property during periods of drought (73%).

The success of this engagement effort is largely attributed to the City's commitment to share the survey and conduct outreach. The survey was announced on the City's website, the Speak Up Fayetteville project webpage, social media posts, press releases, news media, and shared throughout relevant partner networks.

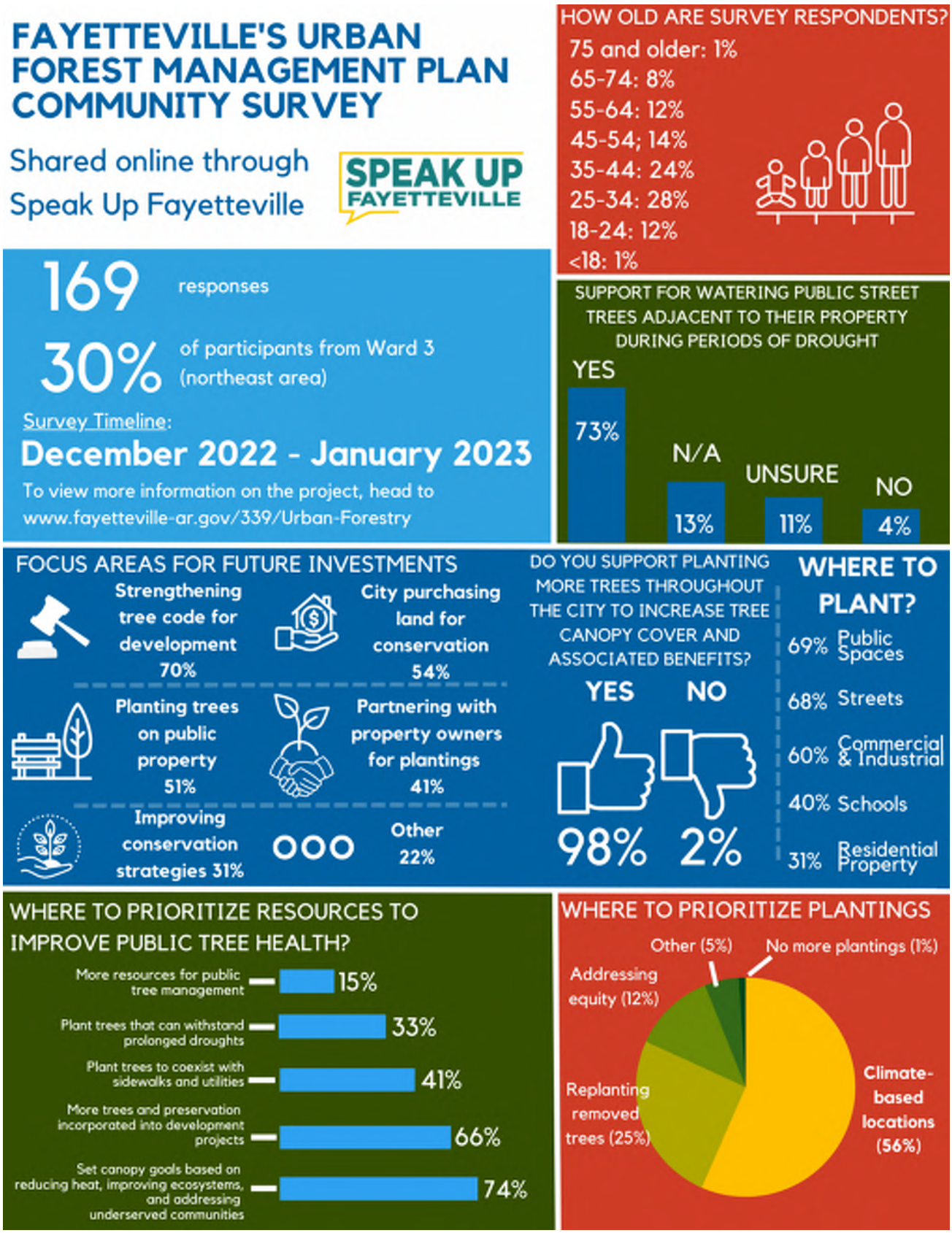


Figure 36. Infographic summary of the public's priorities and viewpoints regarding the urban forest.

Urban Forest Vulnerabilities

This section describes the challenges and vulnerabilities facing Fayetteville's trees that are addressed in the Urban Forestry Management Plan. These include:

- Development and Land Use Change
- Climate Change Impacts
- Resources for Management
- Inequitable Tree Canopy Cover

As noted in the Introduction, Fayetteville's trees face multiple challenges from various sources. The urban forest is vulnerable to changing conditions due to urbanization, extreme weather, and pests and diseases.

Development and Land Use Change

The Northwest Arkansas Regional Planning Commission (NWARPC) estimates that Fayetteville will grow to a population of 142,496 by the year 2040. This will be an increase of an additional 58,670 people added to the most recent U.S. Census Bureau estimated population of 83,826 in 2017 (City of Fayetteville, AR City Plan 2040).

Planning and anticipating the location, form, and function of land use and growth patterns enables the City and the existing residents to guide where and in what pattern this growth will occur. Relative to neighboring cities, Fayetteville has a large percentage of undeveloped land including swaths of canopy cover and native prairie land.

However, according to the City's Urban Forestry Program, Fayetteville lost 35 acres of tree canopy cover in 2022 due to development. While the City's tree ordinances do require tree preservation, protection, and planting to mitigate canopy loss, it is projected that there will be a net loss of 20 acres of canopy solely for those development projects reported in 2022. Additionally, existing urban areas rezoned for more dense development reduce available space for trees and greenspace.

Fragmentation

Development often results in fragmentation of tree canopy, creating isolated populations that are less likely to cross-pollinate. This can reduce biological and genetic diversity of the ecosystem and change the species composition (Fahrig, 2003). It may also result in the loss of buffering potential, such as vegetative stabilization of stream banks. As sites become fragmented and the amount of ecosystem space is reduced, many plants and animals that rely on connected habitats may disappear from the region (Saunders, et al., 1991).

Altered Soils

Urban trees must often survive in compacted soils that have been altered for the built environment. A good growing medium for trees contains approximately 50% pore space (which allows the root system access to the air and water it needs to survive) and a layer of organic matter. In contrast, construction soils typically have less than 25% pore space and organic matter combined.

Competition for Space

Conflicts with hardscapes and utilities often occur when trees are not provided adequate space for root and canopy growth. In rights-of-way, trees may compete for space with signs and streetlights, underground utilities, and overhead electric and telephone lines. As trees outgrow available space, their roots can raise sidewalks as they search for water, air, and growing space. The resulting sidewalk repairs may require removal of the tree or application of alternative sidewalk solutions. The City has regulations and best management practices (BMPs) for addressing these situations.

The prevention of future conflicts requires streetscape design that considers the mature size of trees being planted as well as available technologies that allow trees to thrive in this environment. Examples of these unique designs are provided in the graphic below:

Figure 37. Examples of the potential streetscape design solutions for preventing or mitigating tree and infrastructure conflicts.

To prevent and address negative impacts from development, the City of Fayetteville coordinates efforts to ensure projects adhere to city requirements such as tree canopy cover, stormwater management, public safety, and accessibility.

Climate Change Impacts

As the effects of climate change take hold, already stressed trees will decline more rapidly, and healthy trees will have to endure multiple stressors to survive and thrive. The extreme heat and drought will reduce water availability, the plant hardiness zone will shift and introduce invasive plant species, stronger storms will occur resulting in more downed trees and limbs due to the canopy declining, and existing and introduced tree pests and diseases will flourish as trees continue to weaken.

If the City does not commit to a long-term proactive approach and disciplined investment to improve the health and reliability of the public trees, Fayetteville will fight a costly, reactive and escalating battle against failing trees— which will have a detrimental impact to public safety, budgets, tree crews, road closures, and utility reliability. The negative environmental, public well-being and scenic impacts will also be significant.

With a quarter of Fayetteville's public street trees in fair or worse condition, and with climate change altering the types of species that thrive, the City's tree canopy is at considerable risk.

Urban Tree Pests and Diseases

Pests and diseases add to the existing stresses faced by trees in an urban environment. Stressed trees are more vulnerable to insects and diseases, although some pests and diseases pose an equal threat to healthy trees. Climate change can create conditions that are favorable for the spread of pests and diseases. Also, prolonged drought stresses trees causing them to be more susceptible to pests and diseases.

Though emerald ash borer (EAB) was found in Arkansas in 2002, it is still a concern for the ash (*Fraxinus*) trees across the City. From the sample inventory of public trees in 2022, it is estimated that 2% (600 trees) are ash trees. Currently, the City does not treat any ash trees on public land, but ash trees are no longer planted or recommended.

The insect attacks and kills healthy as well as stressed trees, causing catastrophic loss to all ash species. Its impact on the structural integrity of host trees can cause these trees to become safety hazards.

Figure 38. Emerald ash borer (EAB) insect (top), dieback (left), larvae (bottom left), borer holes (right), and larvae galleries (bottom right). Source: AR Department of Agriculture

Sudden oak death (SOD) is caused by *Phytophthora ramorum*, a fungus-like microorganism. At least 90 species of trees and woody ornamentals are hosts for SOD. Changing climates may cause SOD to become more widespread and harder to control. The disease produces rapid decline in oaks; death may occur within months to years later. Symptoms include bleeding cankers on the lower trunk. Other symptoms include leaf spots with dark margins and stem cankers. Control of SOD is focused on early detection and eradication of infected plants.

Figure 39. Sudden oak death (SOD) wood and bark discoloration (top) and lesions and discoloration of leaves (bottom). Source: AR Department of Agriculture

Dutch elm disease (DED) is caused by a fungus (*Ophiostoma ulmi*) that infects the vascular system of elm (*Ulmus*) trees. The disease propagates on a number of different elm species but the majority of cases in Arkansas have been found on American elm (*Ulmus americana*).

Figure 40. American elm identifying features (left), leaf flagging symptom of Dutch elm disease (middle), and gallery of bark beetles that are the vector for the *Ophiostoma ulmi* fungus. Source: University of Arkansas Cooperative Extension Service

Bacterial leaf scorch (BLS) is a systemic disease caused by the bacterium *Xylella fastidiosa* that disrupts the transportation of water through the tree. It is commonly transmitted by insects with piercing mouthparts, impacting sycamore, sweetgum, American elm, and various maple, oak, and other tree species. With higher temperatures and drought predicted, the impact of BLS on Fayetteville's trees is likely to increase.

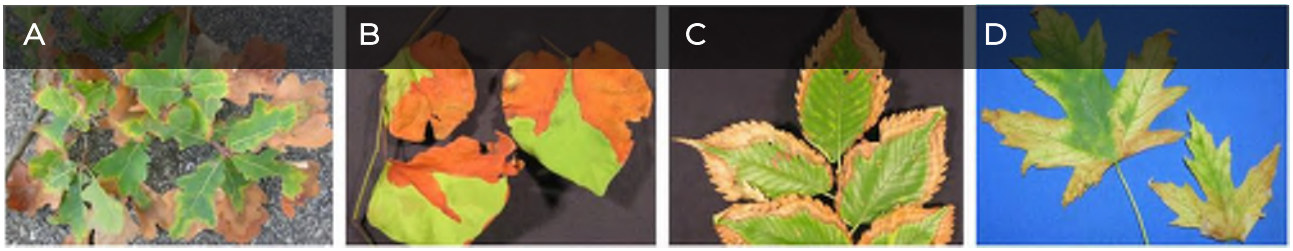


Figure 41. Bacterial leaf scorch observed on oak (A), redbud(B), elm (C), and maple (D) leaves. Source: University of Arkansas Cooperative Extension Service

There are other pests and diseases to monitor such as the jumping oak gall disease affecting white oak trees, tent caterpillars with a wide range of hosts, oak wilt, red oak borer insect, thousand cankers disease, laurel wilt disease, and the threat of Asian long-horned beetle that prefers maples but also has a wide range of preferred host tree species. Additional information regarding tree pests and diseases can be found at the University of Arkansas Cooperative Extension Service.

Urban Heat

Like many urban areas, Fayetteville is experiencing the detrimental effects of excessive summer heat. Urban heat is a phenomenon that describes the higher air and surface temperatures in urban areas compared to surrounding rural areas. The temperature difference is largely due to the prevalence of buildings, roads, and other elements of the built environment that absorb and retain heat. Increased emissions of greenhouse gases and reduced tree canopy serve to magnify these impacts. Without strategic intervention, urban heat threatens the well-being and health of the community, particularly vulnerable populations lacking the cooling shade of trees.

With urban heat rising, the concern of tree decline is at the forefront of planning in urban areas. To understand Fayetteville's urban forest vulnerability to urban heat, analyses were conducted to measure and project potential impacts on its trees. These impacts include:

- **Increased stress on trees:** Urban heat adds to stress trees are already facing from factors such as air pollution, drought, and pests, making it more difficult for trees to survive and thrive.
- **Reduced tree growth:** Urban heat can slow down tree growth, which can lead to a decline in the overall health of the urban forest.
- **Increased tree mortality:** Urban heat increases the risk of tree loss, which can lead to gaps in the urban forest.
- **Reduced air quality:** Urban heat tends to hold pollutants in the atmosphere, worsening air quality. This places an additional burden on trees' air purifying capabilities while also having a negative impact on human health and the environment.
- **Changes in plant communities:** Urban heat can lead to changes in the composition of plant communities, as some species are more tolerant of heat than others. This can lead to a loss of biodiversity in the urban forest.

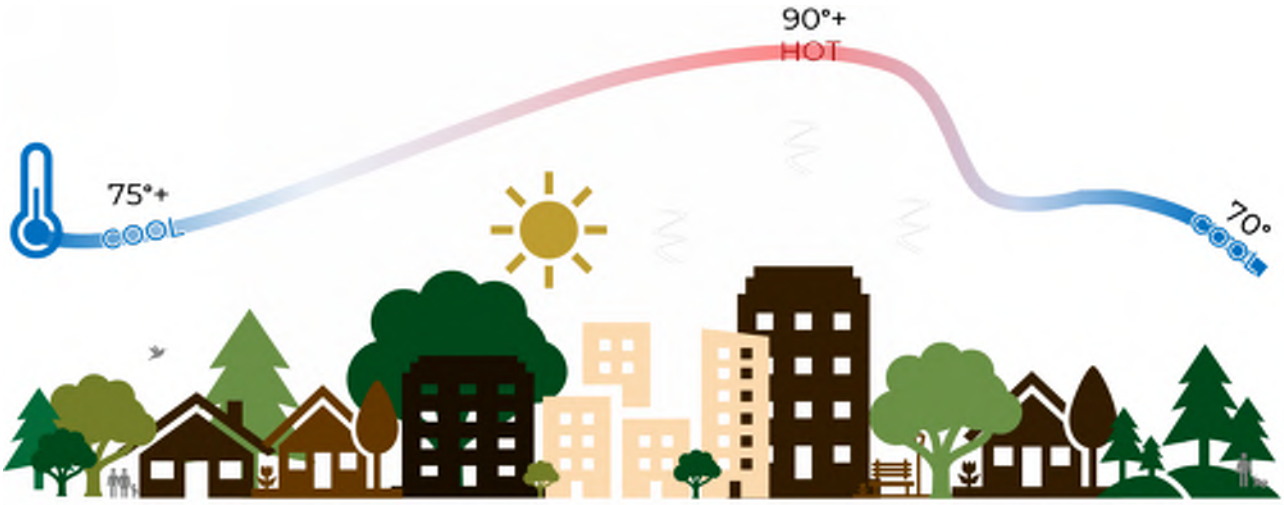


Figure 42. Illustration of the temperature difference in urban areas due to the urban heat island effect.

Changes in Plant Communities

Climate change will have a dramatic impact on the tree species that can survive and thrive in Fayetteville. To inform the Plan's recommendations, the USDA Forest Service Climate Change Tree Atlas was utilized to model habitat changes for tree species growing in the southeast region of the United States, which includes Arkansas. However, some native species are not currently modeled in the Tree Atlas and no cultivars or exotics are included (Iverson, et al., 2019).

The tables below list tree species that may be found growing in Fayetteville and their predicted vulnerability to habitat loss due to changing conditions. It also includes the proportion of those tree species that are currently in Fayetteville's public tree population based on the 2022 sample inventory. The percentages are then extrapolated to represent a public tree population of 25,000 trees (estimated).

Species Habitat Predicted to INCREASE		
Predicted Habitat Change	**Tree Species Common Name**	**Percent of Fayetteville's Street Trees**
Species Habitat Predicted to INCREASE **Note: this list is not all inclusive or a recommendation, it is an ever-evolving list. The City will decide on the types of species to be approved.**	Princeton Elm	7%
	Post oak	6%
	Willow oak	6%
	Blackgum	4%
	New Harmony Elm	3%
	Red maple	3%
	American elm	3%
	Eastern redbud	3%
	Green ash	2%
	Eastern red cedar	1%
	Winged elm	1%
	Water oak	1%
	Eastern hophornbeam	1%
	Honeylocust	1%
	Flowering dogwood	1%
	Tulip tree	1%
	Osage orange	1%
	Shortleaf pine	1%
	Black cherry	1%
	Loblolly pine	0.5%
	American sycamore	0.4%
	Pecan	0.3%
	Overcup oak	0.3%
	Sweetgum	0.3%
	American holly	0.2%
	American hornbeam	0.2%
	Mockernut hickory	0.2%
	Southern red oak	0.2%
	Persimmon	0.2%
	Southern magnolia	0.1%
	Blackjack oak	0.1%
	River birch	0.1%
	White ash	0.1%
	Sassafras	0.04%
Total		**51% or 12,703 Trees**

Table 10. USDA Forest Service Climate Change Atlas for tree species habitat in Arkansas predicted to increase (low emission scenario).

Species Habitat Predicted to NOT Change		
Predicted Habitat Change	**Tree Species Common Name**	**Percent of Fayetteville's Street Trees**
Species Habitat Predicted to NOT Change Note: this list is not all inclusive or a recommendation, it is an ever-evolving list. The City will decide on the types of species to be approved.	Baldcypress	3%
	Hackberry	3%
	White oak	2%
	Black walnut	1%
	Nuttall oak	1%
	Mulberry	1%
	Scarlet oak	0.4%
	Boxelder	0.3%
	Shumard oak	0.3%
	Swamp chestnut oak	0.1%
	American beech	0.1%
	Chinkapin oak	0.1%
	Pignut hickory	0.1%
	Bitternut hickory	0.04%
	Black Hickory	0.04%
Total		**12% or 2,913 Trees**

Table 11. USDA Forest Service Climate Change Atlas for tree species habitat in Arkansas' predicted to not change (low emission scenario).

Species Habitat Predicted to DECREASE		
Predicted Habitat Change	**Tree Species Common Name**	**Percent of Fayetteville's Street Trees**
Species Habitat Predicted to DECREASE Note: this list is not all inclusive or a recommendation, it is an ever-evolving list. The City will decide on the types of species to be approved.	Pin oak	5%
	Northern red oak	3%
	Sugar maple	3%
	Serviceberry	2%
	Bur oak	1%
	Silver maple	0.4%
	Shagbark hickory	0.4%
	American basswood	0.3%
	Black oak	0.2%
	Ohio buckeye	0.1%
	Black locust	0.1%
Total		**16% or 3,899 Trees**

Table 12. USDA Forest Service Climate Change Atlas for tree species habitat in Arkansas predicted to decrease (low emission scenario).

Important Note: The USDA Forest Service Tree Atlas models predict habitat change for 134 native tree species in the eastern United States. The research is then modeled for tree species in the southeast U.S. including Arkansas. Some native species are not currently modeled in the Tree Atlas and no cultivars or exotics are included. With limited data currently available on the resilience and vulnerability of native Arkansas tree species, this table provides a glimpse of how the species' composition of Fayetteville's urban forest may change. Web source: www.fs.usda.gov/nrs/atlas/tree/

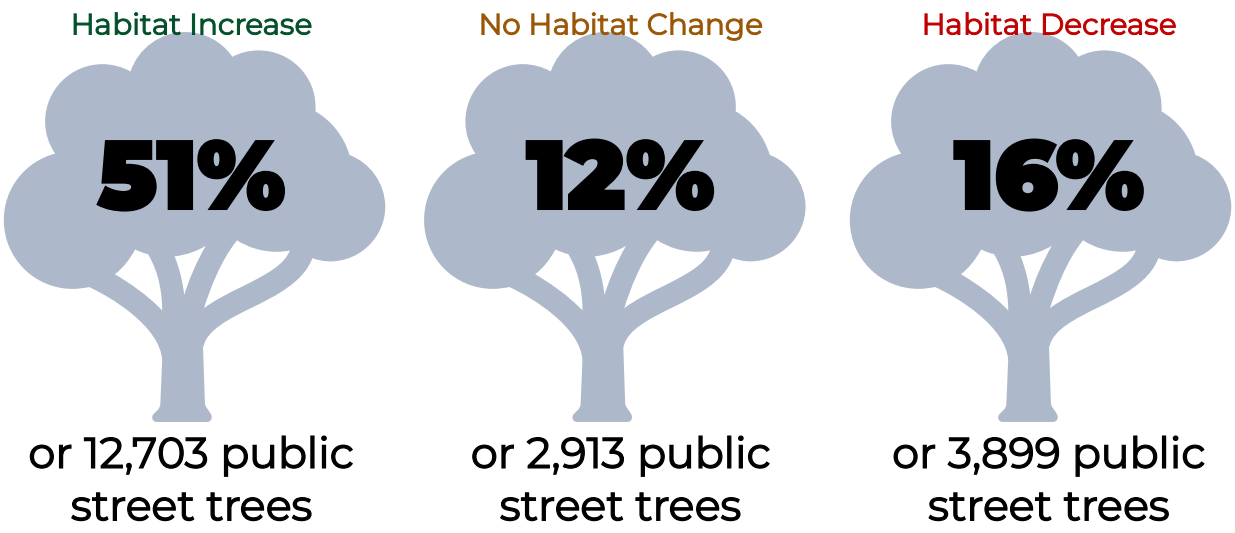


Figure 43. Summary of the climate change vulnerability of Fayetteville's public street trees. Source: USDA Climate Change Atlas

According to the Climate Change Atlas and based on the 2022 sample inventory of Fayetteville's public street trees, 51% or an estimated 12,703 trees are expected to have their growing conditions and habitat improve and increase due to climate change. 12% or 2,913 public trees in Fayetteville are predicted to not be impacted by changing climates and 16% or 3,899 trees are predicted to be negatively impacted by climate change and experience habitat loss.

SUMMARY OF URBAN FOREST VULNERABILITIES

In summary, the key issues or challenges facing Fayetteville's urban forest that are addressed with the Urban Forestry Management Plan include:

- Managing the urban forest for sustainability and resiliency
- Addressing street tree maintenance needs
- Tree risk management
- The need for updated tree-related regulations
- Development pressure and construction / infrastructure conflicts
- Limited resources to address climate change impacts
- Strategic tree planting programs and initiatives
- Equitably expanding tree canopy cover, associated benefits, and levels of service
- Revitalizing and strengthening community tree stewardship

INDICATORS OF A SUSTAINABLE URBAN FOREST

Methodology

To assess the current state of Fayetteville's urban forest, the programs that manage it, and the community that shapes and benefits from it, a comprehensive evaluation was conducted using the framework of the U.S. Forest Service's Urban Forest Sustainability and Management Audit (Abbot, et al., 2015).

The framework was adapted from the Model of Urban Forest Sustainability (Clark, et al., 1997) and subsequent iterations. The primary objectives of the evaluation of Fayetteville's urban forest are defined by the authors and adapted by the Fayetteville Urban Forestry Management Plan consulting team:

- Engage the full spectrum of the organizations' management team.
- Provide program direction for ongoing professional training.
- Conduct a gap analysis of management practices and the health of urban forests.
- Provide strategic direction to improve the health of the urban forest.
- Optimize management for environmental justice and equitable distribution of resources.

A sustainable system can be defined as one that survives or persists. In the context of urban forests, the objective can be stated as attempting to achieve the maximum long-term benefits over the greatest amount of time. Clark's framework provides specific criteria to evaluate sustainability along with measurable indicators. Social and economic factors as well as natural science are considered, as sustainability is often viewed as the "overlap between what is ecologically possible and what is societally desired by the current generation". Recognizing that both conditions will change over time, sustainability is addressed as a process rather than a goal (Clark, et al., 1997).

Clark's framework categorizes urban forest sustainability indicators in terms of the trees (or resource), the management, and the people who benefit from the urban forest. Within each category, a series of urban forestry industry standards and best management practices were used to evaluate Fayetteville's current performance level. Indicators were rated as low, medium, or high based on available data and information provided by stakeholders. Assessment results were used to identify areas where Fayetteville's urban forest can be improved and to develop recommendations.

The complete Urban Forest Audit for Fayetteville conducted in 2023 is available in Appendix B. The following provides a summary of the evaluation:

Results

Based on the analysis of findings from the needs assessment, **Fayetteville scored a 73% in terms of urban forest sustainability and management** as defined by the U.S. Forest Service, partners, and planning consultants. Based on similar audits completed by the urban forestry consultants, of the 16 audits, the average score is 64%. The City of Fayetteville scored relatively high when compared to other urban forestry audits completed by the consultants for other communities of similar size. Overall, the City scored highest in Professional Capacity and Training, Community, Green Asset Management, and Risk Management— all of which are at or above 75%. The Urban Forestry Management Plan provides guidance to maintain these strengths and to address shortcomings as opportunities.

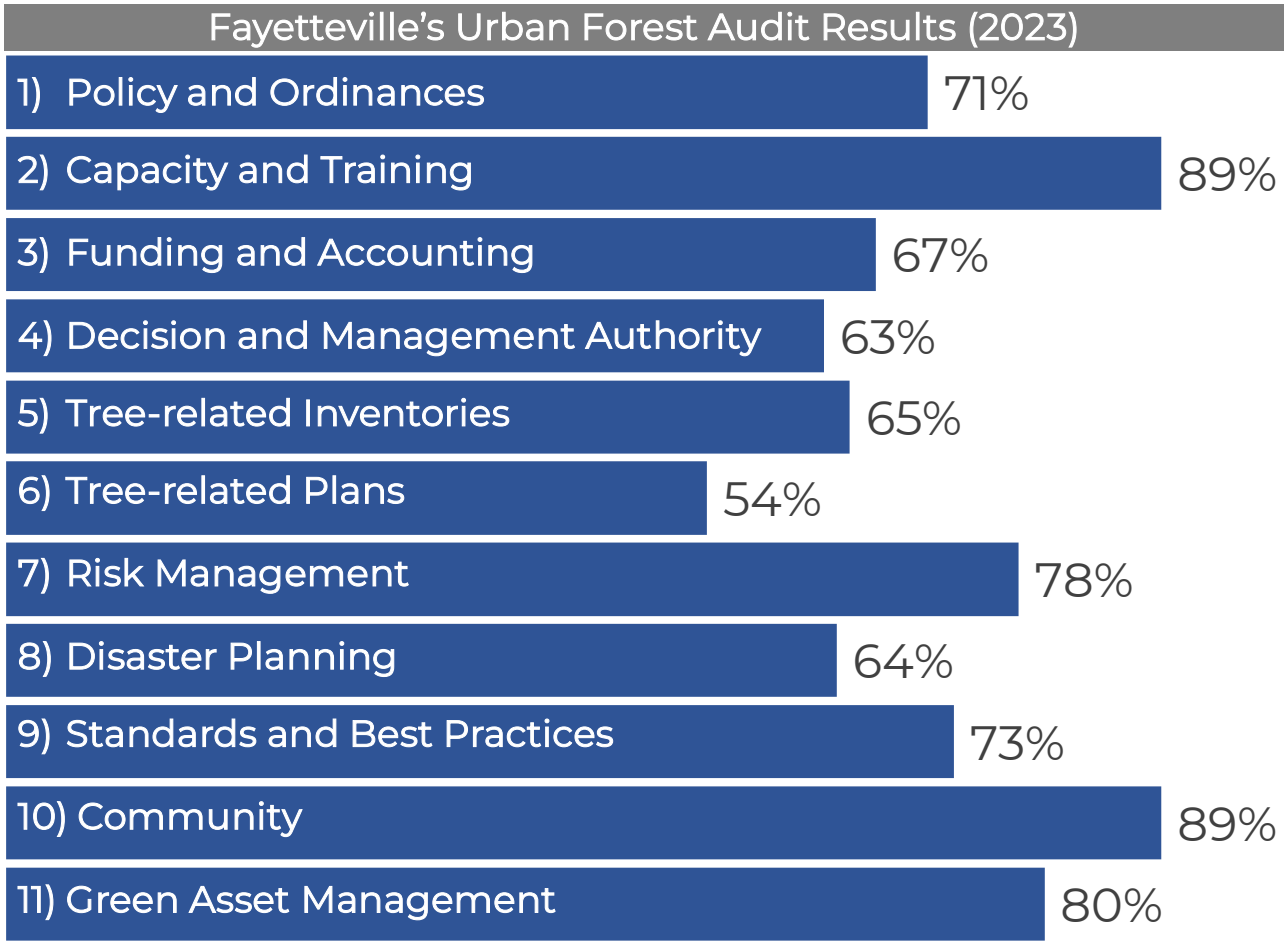


Figure 44. Summary of the 2023 Urban Forest Audit completed for Fayetteville's Plan.

Urban Forest Audit Summary Discussion

The main purpose of the urban forest audit is to apply the research and findings gathered throughout the planning effort to inform the Plan's goals, strategic actions, and targets. This audit or "gap analysis" enables the City's Urban Forestry Program to control different aspects of its program with data. This gap analysis identified the shortcomings that the program should overcome and by quantifying them, the program can make improvements. It also enables effective monitoring of Plan goals in that the audit categories and elements can be revisited at key intervals in the implementation process to measure progress and adapt strategies accordingly. For the comprehensive evaluation of all subcategories within the Urban Forest Audit, see Appendix B.

The information provided in the table above describes the current conditions of Fayetteville's urban forest, the programs that manage it, and the community framework. As recommended in the Plan's monitoring methods, the City should use this framework to evaluate implementation progress, report successes, and inform changes to Plan actions. Many of the urban forest audit elements were given a rating of "In Development" as they previously did not exist but are addressed in this Urban Forestry Management Plan. This means that the City is already well underway in advancing its program and its Urban Forest Audit score.

Interpreting the Urban Forest Audit Scores

The Urban Forest Audit System should serve as a baseline assessment from which progress can be measured and strategies can be adjusted using an adaptive management approach. Overall, Fayetteville scored a 73 out of 100 based on the consultants' evaluation. The scores resulting from the evaluation are informative but should not be considered a definitive assessment or a reason for excessive action due to a currently low score or inaction due to a high score. The following provides an interpretation of the scores for the City to consider when implementing the Plan's corresponding actions.

See Appendix B for details regarding scores for each Audit category and the criteria or indicators to improve scores for each category.

Table 13. Interpretation of the 2023 Urban Forest Audit scores.

Category	Findings
Management Policy and Ordinances Rating of 71%	The City scored relatively average in this category due to the existing tree ordinances, development standards, and the Tree Preservation and Landscape Manual. The Tree-related Plans and Regulations section of this Plan summarizes existing tree ordinances and Appendix C provides a summary of an evaluation of these ordinances based on industry standards and best practices. The City's Comprehensive Plan includes urban forestry and tree canopy as a vital component in addressing climate change. As part of the Plan, a canopy analysis was completed, and canopy goals were drafted to support a "no net loss" approach with canopy expansion.
Professional Capacity and Training Rating of 89%	Staff have industry certifications, qualifications, and training. The Urban Forestry Program has staff for park and trail tree maintenance and to administer tree preservation and protection for new development. In addition, the program works with other departments, partners, and contractors to plant trees.
Funding and Accounting Rating of 67%	The City's adopted budgets have specific line items for the Urban Forestry Program and staff. The City's Tree Escrow account is the primary funding source for urban forestry activities. The figures reported for Arbor Day Foundation Tree City USA accreditation incorporate budgets from other departments but do not include the urban forestry budgets for Public Works' programs responsible for planting trees. The Urban Forestry Program in Parks, Natural Resources and Cultural Affairs is solely funded through the Tree Escrow which is required by developers as a last option for mitigation and must be spent within the associated park quadrant.
Decision and Management Authority Rating of 63%	An Urban Forestry Advisory Board exists to advise on urban forestry matters. Currently, urban forest management is distributed across three groups in three different departments. The delineation of responsibilities is unclear and there is no single department or staff person designated as a point of contact for urban forestry. It is likely that communications and workflows could be improved with an adjusted program structure. Unique to other cities, Fayetteville's Urban Forester in Development Services has direct authority and oversight on tree preservation and protection for new development.
Tree-related Inventories Rating of 65%	Fayetteville completed a sample inventory of public trees and planting spaces along with a private tree sample inventory. In addition, the City conducted GIS analyses of urban tree canopy cover over four time periods and examined the correlation of tree canopy to sociodemographic data. Also, the Urban Forester actively tracks canopy gains and losses occurring on development projects— one of the most robust tracking systems the urban forestry consultants have seen. Within the City, the University of Arkansas has an inventory of its trees through its Arboretum Mapping Project.

Category	Findings (continued)
Tree-related Plans Rating of 54%	Tracking and reporting of urban forest management activities, this Plan, and urban forestry referenced in the Comprehensive Plan and canopy goals in the Energy Action Plan resulted in higher than average scores for certain elements within this category. The City completed a Tree Canopy Cover and Environmental Equity Story Map and supporting reports.
Risk Management Rating of 78%	The Urban Forester in Parks, Natural Resources and Cultural Affairs is trained in tree risk assessments and the City has an adopted standard of care. The City completed a sample public tree inventory in 2022 to inform management strategies. The City also has an Emergency Operations Plan, actively manages invasive plant species and pests and diseases, and has lists and resources for recommended and prohibited trees.
Disaster Planning Rating of 64%	The City's maintenance staff and contractors address downed trees and limbs and collaborate when extensive response is needed.
Standards, and Best Practices Rating of 73%	Fayetteville has an average rating for this category though its strengths include tree ordinances, the Tree Preservation and Landscape Manual, Comprehensive Plan, Standard Details such as the Tree Preservation detail, clear guidance on the City's website relating to regulations and best practices, tree species lists, and tree protection requirements for construction and development.
Community Rating of 89%	Fayetteville has been a Tree City USA city consecutively since 1995, demonstrating the value placed on urban forests. This Plan included a public survey and has engaged and informed the public through an interactive project website— Speak Up Fayetteville. The City conducts Arbor Day events, has an Urban Forestry Advisory Board, engages the public through social media, website, and other platforms, addresses service requests, conducts the annual Celebration of Trees event, has an online resource for Amazing Trees in Fayetteville, provides education resources and trainings, and works closely with other community partners.
Green Asset Management Rating of 80%	The sample public tree inventory determined there are 54 unique tree genera and 111 unique tree species resulting in no tree species exceeding the recommended diversity thresholds. The size classes of public trees are in line with an ideal distribution and the majority (75%) of public trees are in good condition. Also, only 6%of trees are recommended for removal and the primary maintenance need is clearance pruning (8%). Most importantly, the City's Park Maintenance's right-of-way crews proactively prune approximately 4,000 public trees per year resulting in an estimated 5.7-year rotation and the Urban Forestry Program conducts public park and trail tree maintenance.

Section 3: Vision for the Future and Recommendations

Vision for the Future and Recommendations

INTRODUCTION

This section provides guidance and recommendations for the City of Fayetteville to continue to provide high levels of service now and into the future over the next 10 years. The Urban Forestry Management Plan's recommendations include those that may only take a few months and others that will require a coordinated effort that may need to continue on beyond the 10-year timeframe.

PLAN VISION STATEMENT

"Healthy Trees, Healthy City: Our vision for Fayetteville's urban forest is to cultivate a thriving, diverse, and well-maintained tree canopy that enhances the livability, health, and sustainability of our community for current and future generations."

GUIDING PRINCIPLES, GOALS, STRATEGIES, AND ACTIONS

A series of guiding principles supported by goals, strategies, and actions are provided to serve as a 10-year roadmap toward the urban forest vision.

Vision

What does the urban forest and its programs look like 10 years from now?
The vision guides direction on where Fayetteville is headed and helps guide recommendations for the future.

Guiding Principles

What are we aspiring to achieve?
These are the aspirations for the City over the next 10 years. They are key themes for organizing the Plan and include a citywide canopy cover goal.

Goals

How do we achieve our principles and vision?
The goals are specific opportunities for the City to move toward the 10-year vision.

Strategies

What is the approach to take?
Strategies provide the general direction or method to take to achieve the goals.

Priority Actions

What is the next step?
This is the prioritized list of steps to take.

GUIDING PRINCIPLES AND GOALS OVERVIEW

Fayetteville's Urban Forestry Management Plan was designed to guide the City in managing, protecting, and growing its urban forest. The goals, strategies, and priority actions were developed based on research and analysis of available data, extensive internal and external engagement, and an evaluation of urban forest sustainability criteria. The resulting goals and recommendations address the current conditions, existing and potential challenges, and shared priorities described in Section 2 of the Urban Forestry Management Plan. The Plan's long-term framework supports the shared vision for Fayetteville's urban forest.

To achieve the vision for the urban forest, a citywide canopy cover goal was established as the cornerstone metric for tracking progress in implementing the Urban Forestry Management Plan. The canopy goal embodies the City's commitment to sustainability and community well-being. This metric can be used by the City for tracking and monitoring the urban forest and it resonates with residents, creating a tangible and shared vision of a lush and vibrant urban environment. Moreover, the canopy cover goal aligns with other goals and priorities in the City such as environmental stewardship, climate change resilience, public health, air quality enhancement, and temperature moderation. By using canopy cover as an overarching measure, Fayetteville ensures a comprehensive approach that not only improves the urban ecosystem but also fosters a sense of pride, unity, and responsibility among its residents.

10-YEAR CANOPY COVER GOAL

Fayetteville's Tree Canopy Cover Goal

The 2023 Urban Forestry Management Plan is a roadmap for urban forestry over the next 10 years. Therefore, this section focuses on the actions necessary from 2023 to 2033 that will contribute to a 30-year canopy goal of 44.4%— a 10% increase from the 2019 imagery used in the canopy study (see pages 29-40 "2019 UTC Findings" for the details on how the canopy goal was determined). **In the first 10 years an average of 1,850 trees need to be planted per year, amounting to 18,500 trees planted by the end of 2033**. It is recommended that the City lead 50% of these plantings and 20% could be seedlings in the first few years. The City already gives away approximately 1,500 trees to citizens yearly, therefore the goal is ambitious but achievable although the trees must survive.

The following provides a summary of Fayetteville's canopy goal over the next 10 years. The City may adopt these goals, approve action steps and targets, and implement a tree planting initiative that is supported by City staff, community partners, and Fayetteville residents. Progress should be measured, tracked, and shared to guide urban forest management and maintain community interest and support.

To arrive at the canopy goal and number of trees per year, considerations, assumptions, and calculations are provided in Appendix A of the Urban Forestry Management Plan. The Plan should be updated every 10 years and similarly, the canopy goals and planting targets should be evaluated and updated as needed.

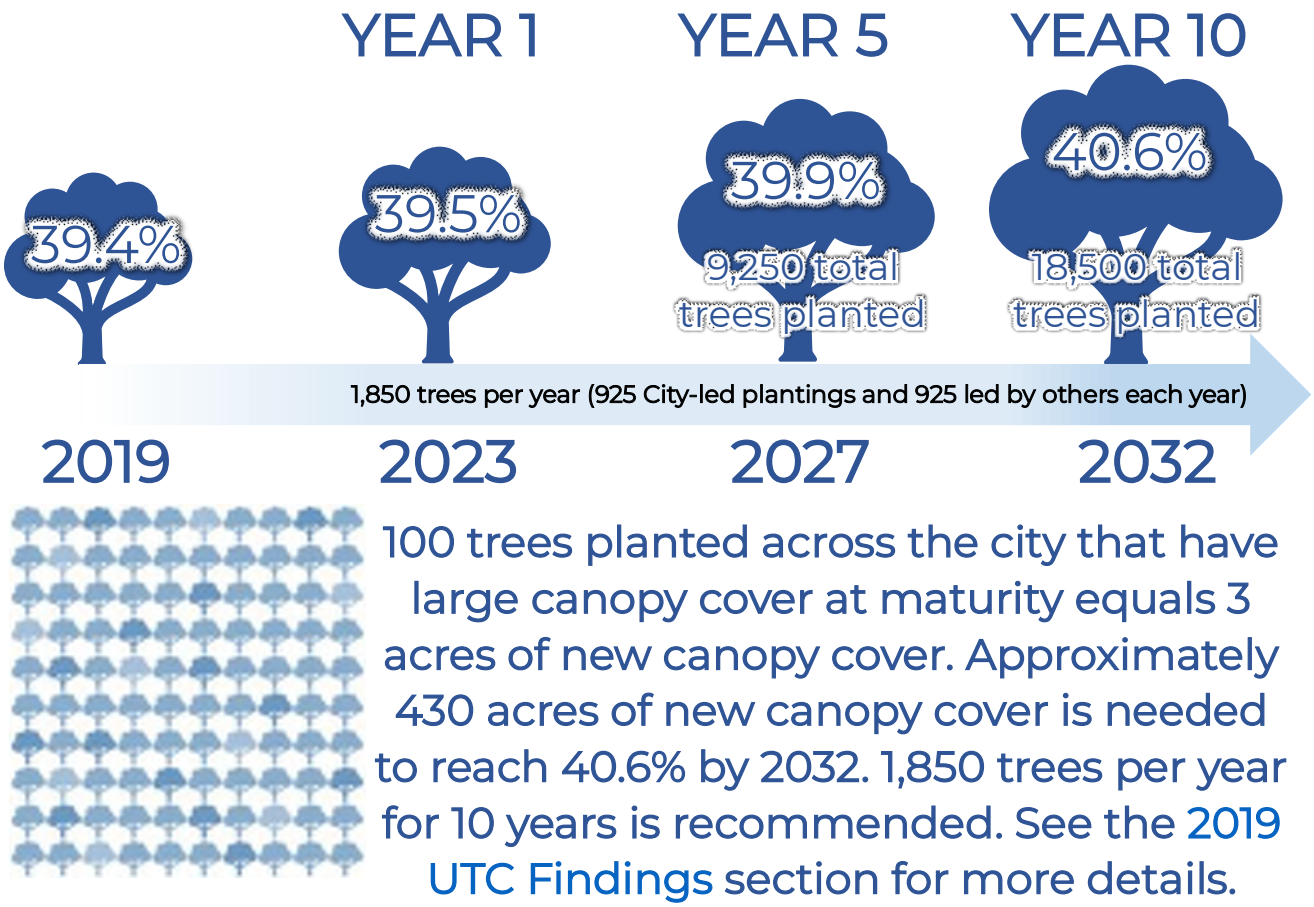
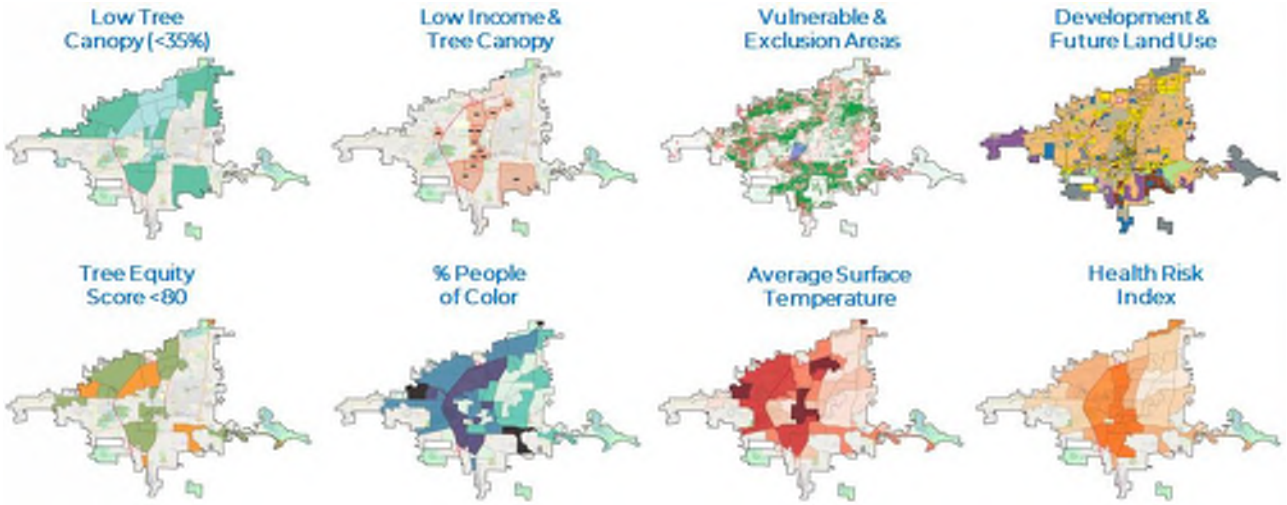


Figure 45. Fayetteville's draft 10-year canopy goal milestones and targets.

Priority Planting Areas



View Appendix A for larger maps of the priority planting areas.

Figure 46. Scenarios for priority planting areas to achieve canopy goals and the Plan's outcomes.

By identifying priority planting areas to achieve the canopy goal, tree planting and maintenance can be strategically targeted where trees will have the most beneficial impact. The figure above provides an illustration of the priority areas for consideration and Appendix A provides the criteria going into the priorities along with larger maps.

STAKEHOLDER- DRIVEN GUIDING PRINCIPLES AND GOALS

During the analysis of data, collection of information, and gathering of internal and external stakeholder input, a series of overarching guiding principles emerged that helped to set the Plan's direction and solidify its foundation. The following five principles summarize the community's priorities and are reinforced by the feedback received from internal stakeholder engagement sessions. These priorities along with the Urban Forest Audit and the Indicators of Sustainable Urban Forestry (detailed in Section 2) established the foundation of the Plan.

A) Equitable and Resilient Canopy Cover

We value and appreciate the benefits and services provided by the trees in our community. These benefits and services should be maximized and equitably distributed across the City by growing an urban forest that is sustainable and resilient to current and future challenges.

A) Equitable and Resilient Canopy Cover Goals

- Goal A1: Increase tree canopy cover citywide beginning in priority areas and purchased land.
- Goal A2: Implement a cooperative tree planting program with businesses, institutions, organizations, neighborhoods, and property owners.
- Goal A3: Plant trees that are resilient to current and future challenges such as climate change and tree pests.

B) Maintenance and Management

We care for our trees and the citywide urban forest to ensure the benefits are available for current and future generations. Our operations and investments prioritize sustainability, fiscal responsibility, and equity.

B) Maintenance and Management Goals

- Goal B1: Prioritize public tree maintenance and tree risk management.
- Goal B2: Reduce conflicts between trees and other infrastructure such as sidewalks and utilities.
- Goal B3: Manage harmful tree pests and diseases that are present or expected to impact the urban forest.
- Goal B4: Conduct ongoing industry and professional training for City staff interacting with trees in Fayetteville.

C) Tree Preservation and Protection

Our existing tree canopy cover and the investments made in planting and caring for the urban forest are preserved through sound but fair policies and regulations that align with shared priorities in the city and best practices.

D) Funding and Levels of Service

The programs and staffing involved with the trees in our community have the resources necessary to meet current and future demands and challenges.

E) Community Education, Engagement, and Stewardship

A sustainable urban forest requires a shared commitment from the City and the community. We will foster tree stewardship in our community through equitable and impactful community education and engagement.

C) Tree Preservation and Protection Goals

- Goal C1: Establish or update policies and practices to reduce the urban forest's vulnerability to tree pests, diseases, and climate change impacts.
- Goal C2: Update or amend tree-related ordinances to support the citywide canopy cover goal and other goals in the Plan.
- Goal C3: Monitor and enforce tree-related ordinances.

D) Funding and Levels of Service Goals

- Goal D1: Procure funding for the City to purchase land for tree preservation and planting and to achieve other City goals.
- Goal D2: Increase funding to purchase trees to be planted and supporting infrastructure in support of the canopy cover goal.
- Goal D3: Evaluate the staffing levels, structure, and resources for tree-related programs and adjust as needed to meet the goals of the Plan and growing demands of the urban forest.

E) Community Education and Engagement Goals

- Goal E1: Continue to achieve Tree City USA status and other industry recognitions.
- Goal E2: Create and implement an engagement strategy for all demographics and stakeholders in the community.
- Goal E3: Provide inclusive program offerings such as events, education, and training to meet the needs of all.

A) Equitable and Resilient Canopy Cover

We value and appreciate the benefits and services provided by the trees in our community. These benefits and services should be maximized and equitably distributed across the City by growing an urban forest that is sustainable and resilient to current and future challenges.

STAKEHOLDER INPUT AND SUPPORT

Experts and stakeholders stressed the importance of setting and achieving local and citywide canopy goals to support the long-term health and sustainability of the urban forest. For example, planted trees must be resilient to drought and extreme weather events while supporting biodiversity in the urban ecosystem. A diverse mix of tree species is necessary to ensure the ability of the urban forest to survive pest and disease outbreaks. Success is predicated on planting trees matched to the site in terms of soils, water availability, space, and desired function. Post-planting care is required for trees to become established and thrive in the urban environment.

Goal A1: Increase tree canopy cover citywide beginning in priority areas and purchased land.

GOAL A1 STRATEGIES

a) Procure funding to purchase land for the City to preserve and plant trees.
b) Review and refine the priority planting areas provided by the Plan.
c) Continue to offer free trees to citizens.
d) Plant 1,850 trees per year for 10 years and reassess citywide canopy cover.
e) Coordinate with other City plans and programs.

GOAL A1 PRIORITY ACTIONS

- Review, refine, and finalize the canopy cover goals and planting priorities. Consider the status of recommendations outlined in the 2012 Urban Tree Canopy Assessment Report (see Table 9 in the Urban Forestry Management Plan).
- Develop a neighborhood-level and citywide planting plan to achieve the canopy goals. Align efforts with the Climate Action Plan, Energy Action Plan, the 2023 Park and Recreation System Master Plan, and other initiatives.
- Fully integrate tree plantings into City projects. Use the recommendation to inform the annual tree planting plan for parks as recommended in Goal E3 of the 2023 Park and Recreation System Master Plan.
- Continue to offer tree care information especially in the priority neighborhoods.
- Monitor progress toward achieving the canopy goals and planting targets.
- Use high-resolution imagery to assess and monitor canopy cover every two years. At minimum, reassess canopy cover citywide and by planning boundaries by 2029 for a 10-year canopy change assessment.

Goal A2: Implement a cooperative tree planting program with businesses, institutions, organizations, neighborhoods, and property owners.

GOAL A2 STRATEGIES

a) Identify existing and potential stakeholders.
b) Collaborate and share resources to identify program funding opportunities.
c) Track progress and recognize successes.
d) Conduct pilot programs to determine efficient ways to assist private land owners with tree plantings.

GOAL A2 PRIORITY ACTIONS

- Draft a list of existing and potential stakeholders with input from multiple departments.
- Organize workshops or seminars that focus on the importance of the program.
- Create a task force or utilize the Urban Forestry Advisory Board to collaborate on program design, priority planting locations, funding, tree selection, and ongoing maintenance.
- Utilize data management software to track the plantings and recognize partnerships and program success possibly during Arbor Day celebrations.

Goal A3: Plant trees that are resilient to current and future challenges such as climate change and tree pests.

GOAL A3 STRATEGIES

a) Use data and research to make decisions on approved tree species for planting.
b) Select the right tree for the right site.
c) Provide ongoing tree care and monitor the condition of tree plantings.

GOAL A3 PRIORITY ACTIONS

- Utilize the Climate Tree Atlas study in the Plan to adjust approve tree species lists.
- Evaluate the composition of the urban forest to inform changes to tree species selection for planting to maintain diversity.
- Provide watering and irrigation for public tree plantings.
- Evaluate measures to improve the enforcement of regulations for post-planting maintenance within Chapters 167 and 177 of Fayetteville's Code of Ordinances.

B) Maintenance and Management

We care for our trees and the citywide urban forest to ensure the benefits are available for current and future generations. Our operations and investments prioritize sustainability, fiscal responsibility, and equity.

STAKEHOLDER INPUT AND SUPPORT

The community would like to see more shade trees along streets and sidewalks, recognizing that this will require additional resources. Participants in the engagement to develop the Plan stated that they would like the City to maintain street trees in a routine, proactive manner. City staff are in support of cooperative planting programs with businesses, institutions, organizations, and individuals where trees can be planted in yards to shade sidewalks. The staff engaged in the planning effort also support improving policies and practices for better public tree maintenance addressing concerns such as tree pests, diseases, and climate change impacts.

Goal B1: Prioritize public tree maintenance and tree risk management.

GOAL B1 STRATEGIES

a) Assess the public tree population for maintenance needs and potential risks.
b) Develop a public tree maintenance plan.
c) Develop a plan for maintaining trees that are planted toward the canopy goal.
d) Stay current with industry research, tools, technology, standards, and best practices.
e) Focus on planting strategies and designs that produce long-lived trees.

GOAL B1 PRIORITY ACTIONS

- Periodically conduct sample inventories or windshield surveys of public trees to identify changes to maintenance and risk management priorities.
- Create annual work plans and seek funds to implement those plans using the actions within Goal D3.
- Track maintenance records for public trees. Continue to add assets and management data to databases that track total asset management for more efficient maintenance planning.
- Acquire and maintain industry certifications and trainings for Urban Foresters.
- Continue to manage invasive plant species on public properties and within public rights-of-way. Support controlled burns to manage invasives and wildlife on public properties.
- Strengthen or establish public tree risk assessment and mitigation protocols.
- Develop a framework and approach to utilize more biomass resulting from public tree maintenance, removals, and post-storm cleanup. Expand efforts beyond mulching by including logs for wood products for local craftsmen.

Goal B2: Reduce conflicts between trees and other infrastructure such as sidewalks and utilities.

GOAL B2 STRATEGIES

a) Assess public trees for current and potential infrastructure conflicts.
b) Identify existing and potential alternative solutions to infrastructure conflicts.
c) Coordinate with internal and external stakeholders.
d) Ensure trees are planted with the proper soil volume.

GOAL B2 PRIORITY ACTIONS

- Establish or improve protocols and checklists for evaluating current and potential infrastructure conflicts which includes potential alternative solutions to the conflict.
- Establish regular meetings and protocols with internal and external stakeholders for improved coordination during infrastructure and utility planning, design, construction, and maintenance phases.

Goal B3: Manage harmful tree pests and diseases that are present or expected to impact the urban forest.

GOAL B3 STRATEGIES

a) Identify the primary tree pests and diseases of concern.
b) Provide information for identifying tree pests and diseases.
c) Monitor public trees and the urban forest for tree pests and diseases of concern.
d) Create a preliminary emerald ash borer (EAB) plan.

GOAL B3 PRIORITY ACTIONS

- Develop and implement an integrated pest management or plant health care plan for public trees.
- Integrate tree pest and disease education into the community education strategy (Goal E1 – E3).
- Focus on education and technical assistance with large private landowners.

Goal B4: Conduct ongoing industry and professional training for City staff interacting with trees in Fayetteville.

GOAL B4 STRATEGIES

a) Identify the staff and training needs and secure the annual budget required.
b) Conduct internal cross-training and document training materials and protocols.
c) Consider offering or supporting training of volunteers and tree care professionals.

GOAL B4 PRIORITY ACTIONS

- Utilize free and available online trainings and materials where appropriate.
- Support the Urban Forestry Advisory Board in attending the free online Tree Board University program developed by the U.S. Forest Service.
- Expand the trainings to include considerations for youth and workforce development.

C) Tree Preservation and Protection

Our existing tree canopy cover and the investments made in planting and caring for the urban forest are preserved through sound but fair policies and regulations that align with shared priorities in the City and best practices.

STAKEHOLDER INPUT AND SUPPORT

Preservation and protection of existing trees was identified as a high priority. Existing mature trees have an outsized impact on sustainability, environmental justice, wildlife and ecosystems, and human health. Exploring changes to the tree ordinances was raised in most engagement activities and sessions. Preservation and planting requirements should be robust but not unduly burdensome to developers. They should also be tailored to the biome, e.g., different standards for natural prairies compared to forested areas. Trees planted or protected should survive post-development and be replaced if they die. City staff are in support of procuring funding to purchase land for tree preservation in order to maintain and increase tree canopy cover.

Goal C1: Establish or update policies and practices to reduce the urban forest's vulnerability to tree pests, diseases, and climate change impacts.

GOAL C1 STRATEGIES

a) Quantify the urban forest's role in climate change mitigation.
b) Maintain tree regulations to minimize urban forest vulnerabilities.

GOAL C1 PRIORITY ACTIONS

- Calculate the carbon sequestration, storage, and avoided carbon generated from the citywide urban tree canopy cover and the public tree population using industry tools such as i-Tree. Utilize the data to build support and inform climate-related plans.
- Update the Tree Preservation and Landscape Manual with any changes to tree-related ordinances.
- As needed, update tree lists that prioritize native and climate-resilient tree species. Consider updates based on the diversity of the urban forest and existing / potential pests and diseases. At minimum, maintain a list of prohibited tree species reflective of the latest research and concerns.

Goal C2: Update or amend tree-related ordinances to support the citywide canopy cover goal and other goals in the Plan.

GOAL C2 STRATEGIES

a) Monitor and track tree plantings and removals.
b) Adopt a no-net-loss policy for public trees.
c) Review and implement recommended changes to tree ordinances.

GOAL C2 PRIORITY ACTIONS

- Identify the departments, roles, and workflows (i.e., City Engineering and Transportation) and track public tree removals and plantings in a data management program.
- Analyze the potential causes for canopy cover gains and losses as identified in the canopy assessments of four time periods.
- Strengthen the mechanisms for tracking tree preservation, removals, plantings, mitigation, and canopy percentages for development projects. Use the tracking to inform potential changes to minimum canopy requirements for zoning designations as needed to support the canopy goal.
- Review and refine the tree ordinance evaluation worksheet completed as part of the Plan (see Appendix C). Gather feedback from internal and external stakeholders before significant changes to ordinances are made. For example, develop incentives to preserve existing canopy instead of opting for mitigation and consider updating the penalties for illegal removal of protected trees.
- Conserve open space and protect areas of significant riparian benefit, tree canopy, prairie, and other environmental resource through cluster development provisions, density controls, protective easements, and/or other development tools.
- Update design standards to be more accommodating to trees and the necessary soil volume while balancing the needs for development.
- Establish a policy for reassessing the citywide tree canopy cover at regular intervals to monitor the canopy goal.

Goal C3: Monitor and enforce tree-related ordinances.

GOAL C3 STRATEGIES

a) Distribute information and resources regarding changes to tree regulations.
b) Establish a formal protocol.
c) Recognize exemplary tree preservation practices and projects.

GOAL C3 PRIORITY ACTIONS

- Update information on the City's website and in materials as tree regulations change.
- Consider developing a protocol for scheduled inspections, random spot checks, recordkeeping, an on-site education.
- Develop a program that recognizes exemplary and innovative development projects that preserve and expand tree canopy cover.

D) Funding and Levels of Service

The programs and staffing involved with the trees in our community have the resources necessary to meet current and future demands and challenges.

STAKEHOLDER INPUT AND SUPPORT

During engagement exercises, concerns were raised regarding limited resources in terms of staffing, funding, and time to address the current challenges— especially as it relates to the experienced and predicted effects of climate change. Additional resources are needed for monitoring compliance and enforcing tree regulations, proactive maintenance and hazard abatement, and planting trees to mitigate climate change and tree losses from development projects and extreme weather. Stakeholders largely supported the allocation of additional resources to ensure availability of the urban forest resource now and in the future. City staff support increasing funding to purchase trees to plant towards a citywide canopy cover goal.

Goal D1: Procure funding for the City to purchase land for tree preservation and planting and to achieve other City goals.

GOAL D1 STRATEGIES

a) Identify potential areas for land acquisition.
b) Coordinate with partners for land acquisition and management.
c) Lead by example and distribute information about the program.

GOAL D1 PRIORITY ACTIONS

- Review the priority areas for tree planting and preservation to identify opportunities for land acquisition. Consider vacant land as an initial step and utilize the City Plan 2040's Enduring Green Network map and data.
- Develop a multi-year program and allocate funding for land acquisition. Build support from land trusts and other organizations.
- Implement best management practices and share information for private landowners to learn about the opportunities for urban forest stewardship on their own property(s).
- Develop management plans for the properties purchased.
- In the long-term, consider utilizing land acquired for pilot projects such as testing new tree species for the region and in-house tree production (i.e., tree nursery).

Goal D2: Increase funding to purchase trees to be planted and supporting infrastructure in support of the canopy cover goal.

GOAL D2 STRATEGIES

a) Identify the funding gap and funding source(s).
b) Communicate the benefits of a robust planting effort.
c) Develop and implement a tree planting program aligned with the canopy goal.

GOAL D2 PRIORITY ACTIONS

- Determine the funding gap of planting 1,850 trees per year where 925 of those trees planted are led by the City.
- Quantify the benefits and services provided by the 1,850 trees planted per year to communicate the future value added to Fayetteville's ecosystem, community, and economy.
- Secure the necessary funding to meet the annual tree planting targets.
- Provide annual reports on canopy goal progress to justify continued funding for tree plantings.
- Coordinate with tree nurseries the tree species for planting to reduce costs and address tree species diversity goals.

Goal D3: Evaluate the staffing levels, structure, and resources for tree-related programs and adjust as needed to meet the goals of the Plan and growing demands of the urban forest.

GOAL D3 STRATEGIES

a) Track and report program activities and Plan implementation progress.
b) Analyze the organization of departments involved with trees in Fayetteville.
c) Conduct cost-benefit analyses and evaluate growing service demands.

GOAL D3 PRIORITY ACTIONS

- Develop a mission and vision statement for urban forest management in the City that align with the goals in this Plan.
- Share with City departments and stakeholders the progress made in implementing the Plan by using the Monitoring section's guidelines. Successes and shortcomings build awareness and supporting for changes to staffing and program structure(s).
- Evaluate staffing and contractor resources required to effectively plant trees aligned with canopy goals and to provide post-planting care.
- Determine the need for consolidating tree programs into one department, section, or division to improve efficiencies and levels of service.
- Consider the need and framework for establishing a City section specific to managing natural areas and open space (e.g., wetlands, bottomlands, prairies).
- Secure funding to implement a tree watering program for newly planted public trees. Continuously explore avenues to ensure diverse funding sources and advocate for increased operations and capital funding to address priority tree maintenance and care needs.

E) Community Education, Engagement, and Stewardship

A sustainable urban forest requires a shared commitment from the City and the community. We will foster tree stewardship in our community through equitable and impactful community education and engagement

STAKEHOLDER INPUT AND SUPPORT

Participants reported a perception of conflicting policies and priorities regarding the City's trees. City departments, partners, developers, and the community must have a common understanding of the challenges and opportunities surrounding the urban forest to develop a shared vision for addressing them. A public communications plan stemming from a citywide coordinated effort was seen as a necessary step in bringing clarity to the roles of City departments involved with the urban forest and tree care. Half of the internal stakeholders engaged support bolstering community engagement and volunteer efforts.

Goal E1: Continue to achieve Tree City USA status and other industry recognitions.

GOAL E1 STRATEGIES

a) Continue to track program activities and budgets.
b) Explore the opportunities and requirements for other recognition programs.

GOAL E1 PRIORITY ACTIONS

- Continue to track and annually report urban forestry activities of all partners and continue to maintain Arbor Day Tree City USA designation. Strive to continue to achieve Arbor Day Foundation Growth Awards and Sterling Tree City status.
- Achieve an award from the American Public Works Association's Awards Program for innovative programs and outcomes resulting from this Plan.
- Conduct a follow-up benchmarking exercise toward year 10 of this Plan to compare program budgets and activities to other Tree City USA communities in the region.

Goal E2: Create and implement an engagement strategy for all demographics and stakeholders in the community.

GOAL E2 STRATEGIES

a) Identify and collaborate with stakeholders to draft the strategy.
b) Implement the strategy as a coordinated effort.
c) Review and adapt the strategy as changes occur.

GOAL E2 PRIORITY ACTIONS

- Finalize a robust community outreach strategy and a communications plan to garner support, spur behavior change, and increase participation from the community. Use the data and recommendations from this Plan.
- Increase outreach and marketing for improving and expanding tree canopy for the public good.
- Implement the outreach strategy as a coordinated citywide effort by convening with other City departments and stakeholders. Gather input and feedback from the Urban Forestry Advisory Board.
- As outlined in the community outreach strategy, gather input and feedback from the public regarding implementation of this Plan and changes to urban forestry programs.
- Identify existing and potential partners and organizations to support the implementation of the community outreach strategy and support engagement that is inclusive and equitable.

Goal E3: Provide inclusive program offerings such as events, education, and training to meet the needs of all.

GOAL E3 STRATEGIES

a) Implement programs and services through the lens of environmental justice.
b) Coordinate with new and existing community and regional partners.
c) Develop strategies to remove barriers to participation.

GOAL E3 PRIORITY ACTIONS

- Use the outreach strategy from Goal E2 to identify community groups that represent all neighborhoods.
- Identify low tree canopy neighborhoods for targeted engagement.
- Coordinate with partners and secure funding for regular public events, training, and educational materials as outline in the outreach strategy.
- Make the data and information from this Plan accessible to the public online.
- Gather feedback for continual improvements to events, education, and trainings.

Section 4: Implementation

Implementation

The framework of the goals and actions in the Urban Forestry Management Plan provides the City of Fayetteville with the means to measure progress and adapt to an everchanging environment and availability of resources. Each of the goals align with the U.S. Forest Service's Urban Forest Audit System described and summarized in Section 2 of this Plan. The actions are intended to guide the City towards improvements in ranking for each of the nearly 130 elements within the 11 categories of urban forest management. As actions are implemented, the City may conduct new iterations of the Urban Forest Audit to gauge success, evaluate progress, and adjust accordingly. View the Evaluate section (page 100) of the Monitoring Plan for more information.

It is recommended the City utilize the expertise of the Urban Forestry Program and the Urban Forestry Advisory Board or establish an urban forestry working group to manage Plan implementation and monitoring. This team should coordinate the implementation of actions with the respective partners or collaborators.

Based on the assessment of Fayetteville's urban forest resource, the programs that manage it, and the community that shapes and benefits from it, the following implementation schedule is recommended. Implementing the Plan in this manner will effectively and efficiently address the City's shared challenges and priorities using available resources. As the Plan progresses, more resources will become available to implement the longer-term actions.

IMPLEMENTATION SUMMARY

Table 14. Urban Forestry Management Plan implementation tables.

Theme	A) Equitable and Resilient Canopy Cover		
Guiding Principle	We value and appreciate the benefits and services provided by the trees in our community. These benefits and services should be maximized and equitably distributed across the City by growing an urban forest that is sustainable and resilient to current and future challenges.		
Audit Category	Policy & Ordinances; Standards & Best Practices		
Goals	**Goal A1:** Increase tree canopy cover citywide beginning in priority areas and purchased land.	**Goal A2:** Implement a cooperative tree planting program with businesses, institutions, organizations, neighborhoods, and property owners.	**Goal A3:** Plant trees that are resilient to current and future challenges such as climate change and tree pests.
Strategies	a) Procure funding to purchase land for the City to preserve and plant trees.	a) Identify existing and potential stakeholders.	a) Use data and research to make decisions on approved tree species for planting.
	b) Review and refine the priority planting areas provided by the Plan.	b) Collaborate and share resources to identify program funding opportunities.	b) Select the right tree for the right site.
	c) Continue to offer free trees to citizens.	c) Track progress and recognize successes.	c) Provide ongoing tree care and monitor the condition of tree plantings.
	d) Plant 1,850 trees per year for 10 years and reassess citywide canopy cover.	d) Conduct pilot programs to determine efficient ways to assist private land owners with tree plantings.	
	e) Coordinate with other City plans and programs.		
Priority Actions	Review, refine, and finalize the canopy cover goals and planting priorities. Consider the status of recommendations outlined in the 2012 Urban Tree Canopy Assessment Report (see Table 9 in the Plan).	Draft a list of existing and potential stakeholders with input from multiple departments.	Utilize the Climate Tree Atlas study in the Plan to adjust approve tree species lists.
	Develop a neighborhood-level and citywide planting plan to achieve the canopy goals. Align efforts with the Climate Action Plan, Energy Action Plan, the 2023 Park and Recreation System Master Plan, and other initiatives.	Organize workshops or seminars that focus on the importance of the program.	Evaluate the composition of the urban forest to inform changes to tree species selection for planting to maintain diversity.
	Fully integrate tree plantings into City projects. Use the recommendation to inform the annual tree planting plan for parks as recommended in Goal E3 of the 2023 Park and Recreation System Master Plan.	Create a task force or utilize the Urban Forestry Advisory Board to collaborate on program design, priority planting locations, funding, tree selection, and ongoing maintenance.	Provide watering and irrigation for public tree plantings.
	Continue to offer tree care information especially in priority neighborhoods.	Utilize data management software to track the plantings and recognize partnerships and program success possibly during Arbor Day celebrations.	Enforce the post-planting regulations regarding maintenance within Chapters 167 and 177 of Fayetteville's Code of Ordinances.
	Monitor progress toward achieving the canopy goals and planting targets.		
	Reassess canopy cover citywide and by planning boundaries by 2029 for a 10-year canopy change assessment.		

Theme	B) Maintenance and Management			
Guiding Principle	We care for our trees and the citywide urban forest to ensure the benefits are available for current and future generations. Our operations and investments prioritize sustainability, fiscal responsibility, and equity.			
Audit Category	Green Asset Management; Tree Inventories; Tree Plans			
Goals	**Goal B1:** Prioritize public tree maintenance and tree risk management.	**Goal B2:** Reduce conflicts between trees and other infrastructure such as sidewalks and utilities.	**Goal B3:** Manage harmful tree pests and diseases that are present or expected to impact the urban forest.	**Goal B4:** Conduct ongoing industry and professional training for City staff interacting with trees in Fayetteville.
Strategies	a) Assess the public tree population for maintenance needs and potential risks.	a) Assess public trees for current and potential infrastructure conflicts.	a) Identify the primary tree pests and diseases of concern.	a) Identify the staff and training needs and secure the annual budget required.
	b) Develop a public tree maintenance plan.	b) Identify existing and potential alternative solutions to infrastructure conflicts.	b) Provide information for identifying tree pests and diseases.	b) Conduct internal cross-training and document training materials and protocols.
	c) Develop a plan for maintaining trees that are planted toward the canopy goal.	c) Coordinate with internal and external stakeholders.	c) Monitor public trees and the urban forest for tree pests and diseases of concern.	c) Consider offering or supporting training of volunteers and tree care professionals.
	d) Stay current with industry research, tools, technology, standards, and best practices.	d) Ensure trees are planted with the proper soil volume.	d) Create a preliminary emerald ash borer (EAB) plan.	
	e) Focus on planting strategies and designs that produce long-lived trees.			
Priority Actions	Periodically conduct sample inventories or windshield surveys of public trees to identify changes to maintenance and risk management priorities.	Establish or improve protocols and checklists for evaluating current and potential infrastructure conflicts which includes potential alternative solutions to the conflict.	Develop and implement an integrated pest management or plant health care plan for public trees.	Utilize free and available online trainings and materials where appropriate.
	Create annual work plans and seek funds to implement those plans using the actions within Goal D3.	Establish regular meetings and protocols with internal and external stakeholders for improved coordination during infrastructure and utility planning, design, construction, and maintenance phases.	Integrate tree pest and disease education into the community education strategy (Goal E1 – E3).	Support the Urban Forestry Advisory Board in attending the free online Tree Board University program developed by the U.S. Forest Service.

Goals Continued	**Goal B1:** Prioritize public tree maintenance and tree risk management.	**Goal B2:** Reduce conflicts between trees and other infrastructure such as sidewalks and utilities.	**Goal B3:** Manage harmful tree pests and diseases that are present or expected to impact the urban forest.	**Goal B4:** Conduct ongoing industry and professional training for City staff interacting with trees in Fayetteville.
Priority Actions Continued	Track maintenance records for public trees. Continue to add assets and management data to databases that track total asset management for more efficient maintenance planning.		Focus on education and technical assistance with large private landowners.	Expand the trainings to include considerations for youth and workforce development.
	Acquire and maintain industry certifications and trainings for Urban Foresters.			
	Continue to manage invasive plant species on public properties and within public rights-of-way. Support controlled burns to manage invasives and wildlife on public properties.			
	Strengthen or establish public tree risk assessment and mitigation protocols.			
	Develop a framework and approach to utilize more biomass resulting from public tree maintenance, removals, and post-storm cleanup. Expand efforts beyond mulching by including logs for wood products for local craftsmen.			

Theme	C) Tree Preservation and Protection		
Guiding Principle	Our existing tree canopy cover and the investments made in planting and caring for the urban forest are preserved through sound but fair policies and regulations that align with shared priorities in the City and best practices.		
Audit Category	Policy & Ordinances; Standards & Best Practices; Capacity & Training; Authority		
Goals	**Goal C1:** Establish or update policies and practices to reduce the urban forest's vulnerability to tree pests, diseases, and climate change impacts.	**Goal C2:** Update or amend tree-related ordinances to support the citywide canopy cover goal and other goals in the Plan.	**Goal C3:** Monitor and enforce tree-related ordinances.
Strategies	a) Quantify the urban forest's role in climate change mitigation.	a) Monitor and track tree plantings and removals.	a) Distribute information and resources regarding changes to tree regulations.
	b) Maintain tree regulations to minimize urban forest vulnerabilities.	b) Adopt a no-net-loss policy for public trees.	b) Establish a formal protocol.
		c) Review and implement recommended changes to tree ordinances.	c) Recognize exemplary tree preservation practices and projects.
Priority Actions	Calculate the carbon sequestration, storage, and avoided carbon generated from the citywide urban tree canopy cover and the public tree population using industry tools such as i-Tree. Utilize the data to build support and inform climate-related plans.	Identify the departments, roles, and workflows (i.e., City Engineering and Transportation) and track public tree removals and plantings in a data management program.	Update information on the City's website and in materials as tree regulations change.
	Update the Tree Preservation and Landscape Manual with any changes to tree-related ordinances.	Analyze the potential causes for canopy cover gains and losses as identified in the canopy assessments of four time periods.	Consider developing a protocol for scheduled inspections, random spot checks, recordkeeping, an on-site education.
	As needed, update tree lists that prioritize native and climate-resilient tree species. Consider updates based on the diversity of the urban forest and existing / potential pests and diseases. At minimum, maintain a list of prohibited tree species reflective of the latest research and concerns.	Strengthen the mechanisms for tracking tree preservation, removals, plantings, mitigation, and canopy percentages for development projects. Use the tracking to inform potential changes to minimum canopy requirements for zoning designations as needed to support the canopy goal.	Develop a program that recognizes exemplary and innovative development projects that preserve and expand tree canopy cover.
		Review and refine the tree ordinance evaluation worksheet completed as part of the Plan (see Appendix C). Gather feedback from internal and external stakeholders before significant changes to ordinances are made. For example, develop incentives to preserve existing canopy instead of opting for mitigation and consider updating the penalties for illegal removal of protected trees.	

Goals Continued	**Goal C1:** Establish or update policies and practices to reduce the urban forest's vulnerability to tree pests, diseases, and climate change impacts.	**Goal C2:** Update or amend tree-related ordinances to support the citywide canopy cover goal and other goals in the Plan.	**Goal C3:** Monitor and enforce tree-related ordinances.
Priority Actions Continued		Conserve open space and protect areas of significant riparian benefit, tree canopy, prairie, and other environmental resource through cluster development provisions, density controls, protective easements, and/or other development tools.	
		Update design standards to be more accommodating to trees and the necessary soil volume while balancing the needs for development.	
		Establish a policy for reassessing the citywide tree canopy cover at regular intervals to monitor the canopy goal.	

Theme	D) Funding and Levels of Service		
Guiding Principle	The programs and staffing involved with the trees in our community have the resources necessary to meet current and future demands and challenges.		
Audit Category	Green Asset Management; Community		
Goals	**Goal D1:** Procure funding for the City to purchase land for tree preservation and planting and to achieve other City goals.	**Goal D2:** Increase funding to purchase trees to be planted and supporting infrastructure in support of the canopy cover goal.	**Goal D3:** Evaluate the staffing levels, structure, and resources for tree-related programs and adjust as needed to meet the goals of the Plan and growing demands of the urban forest.
Strategies	a) Identify potential areas for land acquisition.	a) Identify the funding gap and funding source(s).	a) Track and report program activities and Plan implementation progress.
	b) Coordinate with partners for land acquisition and management.	b) Communicate the benefits of a robust planting effort.	b) Analyze the organization of departments involved with trees in Fayetteville.
	c) Lead by example and distribute information about the program.	c) Develop and implement a tree planting program aligned with the canopy goal.	c) Conduct cost-benefit analyses and evaluate growing service demands.
Priority Actions	Review the priority areas for tree planting and preservation to identify opportunities for land acquisition. Consider vacant land as an initial step and utilize the City Plan 2040's Enduring Green Network map and data.	Determine the funding gap of planting 1,850 trees per year where 925 of those trees planted are led by the City.	Develop a mission and vision statement for urban forest management in the City that align with the goals in this Plan.
	Develop a multi-year program and allocate funding for land acquisition. Build support from land trusts and other organizations.	Quantify the benefits and services provided by the 1,850 trees planted per year to communicate the future value added to Fayetteville's ecosystem, community, and economy.	Share with City departments and stakeholders the progress made in implementing the Plan by using the Monitoring section's guidelines. Successes and shortcomings build awareness and supporting for changes to staffing and program structure(s).
	Implement best management practices and share information for private landowners to learn about the opportunities for urban forest stewardship on their own property(s).	Secure the necessary funding to meet the annual tree planting targets.	Evaluate staffing and contractor resources required to effectively plant trees aligned with canopy goals and to provide post-planting care.
	Develop management plans for the properties purchased.	Provide annual reports on canopy goal progress to justify continued funding for tree plantings.	Determine the need for consolidating tree programs into one department, section, or division to improve efficiencies and levels of service.

Goals Continued	**Goal D1:** Procure funding for the City to purchase land for tree preservation and planting and to achieve other City goals.	**Goal D2:** Increase funding to purchase trees to be planted and supporting infrastructure in support of the canopy cover goal.	**Goal D3:** Evaluate the staffing levels, structure, and resources for tree-related programs and adjust as needed to meet the goals of the Plan and growing demands of the urban forest.
Priority Actions Continued	In the long-term, consider utilizing land acquired for pilot projects such as testing new tree species for the region and in-house tree production (i.e., tree nursery).	Coordinate with tree nurseries the tree species for planting to reduce costs and address tree species diversity goals.	Consider the need and framework for establishing a City section specific to managing natural areas and open space (e.g., wetlands, bottomlands, prairies).
			Secure funding to implement a tree watering program for newly planted public trees. Continuously explore avenues to ensure diverse funding sources and advocate for increased operations and capital funding to address priority tree maintenance and care needs.

Theme	E) Community Education, Engagement, and Stewardship		
Guiding Principle	A sustainable urban forest requires a shared commitment from the City and the community. We will foster tree stewardship in our community through equitable and impactful community education and engagement.		
Audit Category	Community		
Goals	**Goal E1:** Continue to achieve Tree City USA status and other industry recognitions.	**Goal E2:** Create and implement an engagement strategy for all demographics and stakeholders in the community.	**Goal E3:** Provide inclusive program offerings such as events, education, and training to meet the needs of all.
Strategies	a) Continue to track program activities and budgets.	a) Identify and collaborate with stakeholders to draft the strategy.	a) Implement programs and services through the lens of environmental justice.
	b) Explore the opportunities and requirements for other recognition programs.	b) Implement the strategy as a coordinated effort.	b) Coordinate with new and existing community and regional partners.
		c) Review and adapt the strategy as changes occur.	c) Develop strategies to remove barriers to participation.
Priority Actions	Continue to track and annually report urban forestry activities of all partners and continue to maintain Arbor Day Tree City USA designation. Strive to continue to achieve Arbor Day Foundation Growth Awards and Sterling Tree City status.	Finalize a robust community outreach strategy and a communications plan to garner support, spur behavior change, and increase participation from the community. Use the data and recommendations from this Plan.	Use the outreach strategy from Goal E2 to identify community groups that represent all neighborhoods.
	Achieve an award from the American Public Works Association's Awards Program for innovative programs and outcomes resulting from this Plan.	Increase outreach and marketing for improving and expanding tree canopy for the public good.	Identify low tree canopy neighborhoods for targeted engagement.
	Conduct a follow-up benchmarking exercise toward year 10 of this Plan to compare program budgets and activities to other Tree City USA communities in the region.	Implement the outreach strategy as a coordinated citywide effort by convening with other City departments and stakeholders. Gather input and feedback from the Urban Forestry Advisory Board.	Coordinate with partners and secure funding for regular public events, training, and educational materials as outline in the outreach strategy.
		As outlined in the community outreach strategy, gather input and feedback from the public regarding implementation of this Plan and changes to urban forestry programs.	Make the data and information from this Plan accessible to the public online.
		Identify existing and potential partners and organizations to support the implementation of the community outreach strategy and support engagement that is inclusive and equitable.	Gather feedback for continual improvements to events, education, and trainings.

MONITORING PLAN

This Urban Forestry Management Plan will be updated and revised periodically (i.e., every 10 years) to reflect changes in the urban forest resource structure and function, to incorporate changes in industry standards, to consider community response, and to measure the progress of the urban forest partners in implementing the recommendations and reaching the established goals. This process should be overseen by an urban forestry working group consisting of members from the community with an array of skill sets and background. Examples include the City's Urban Forestry Program, Urban Forestry Advisory Board members, other City staff, and stakeholders. Monitoring of the Plan should follow the Evaluate, Monitor, Report, and Revise methodology.

Knowing how the City and its partners are doing will require a continual process of evaluation. This section presents examples of how to monitor, analyze, and revise the Plan, which will keep stakeholders informed of the status of the Urban Forestry Program. To monitor progress toward implementing the Plan recommendations, an evaluation similar to the U.S. Forest Service's Urban Forest Audit (details below in the Evaluate section) conducted to develop the initial Plan should be completed. This evaluation will identify progress and shortfalls compared to the baseline audit.

In addition, a report card could be created based on outcomes of the audit and distributed to the public periodically. This will measure the progress toward implementing the Plan's actions. The Report section provides a suggested structure to measure and report success toward accomplishing each goal. Other indicators to measure progress may need to be developed to ensure a thorough and accurate evaluation.

Figure 47. Summary of the Plan implementation and monitoring process.

EVALUATE

The U.S. Forest Service's Urban Forest Audit System provides a framework for routine evaluations of the urban forest, the programs that manage it, and the community that shapes and benefits from it. The deliverables to this Urban Forestry Management Plan project include guidance for completing an update to the audit completed in 2023 to develop the Plan. This audit system consists of 11 categories of urban forest management, sustainability, and community. Within the 11 categories are approximately 130 subcategories or elements. Each element was ranked or scored based on the consultants' evaluations in 2023 for the Urban Forestry Management Plan. It is recommended the City's urban forestry working group (or similar) complete a bi-annual audit to inform any alterations to actions and strategies.

About the Urban Forest Audit

The primary objectives of the audit are defined by the Urban Forest Audit System authors and adapted by the City's urban forestry consulting team to engage the full spectrum of the organizations' management team, provide program direction that increases the level of professionalism in management, conduct a gap analysis of management practices and the health of urban forests, provide strategic direction to improve the health of the urban forest, and optimize management for environmental justice and equitable distribution of resources.

Table 15. Categories for evaluation using the U.S. Forest Service's Urban Forest Audit System.

1) Management Policy and Ordinances
2) Professional Capacity and Training
3) Funding and Accounting
4) Decision and Management Authority
5) Tree-related Inventories
6) Tree-related Plans
7) Risk Management
8) Disaster Planning
9) Standards and Best Practices
10) Community
11) Green Asset Management

Urban Forest Audit Process

The process of analyzing the urban forest involved extensive information and document gathering and research to identify policies, practices, programs, and standards pertaining to categories of urban forest sustainability and management as defined by Clark et al. (1997), Kenney et al. (2011), and the Forest Service. The categories are listed in the table above.

Each category has a series of subcategories pertaining to the specific category. As an example, the subcategories listed on the right are in the Management Policy and Ordinances category:

Table 16. List of subcategories within the Management Policy and Ordinances category of the audit.

1.01) Climate Change (Sustainability)
1.02) No Net Loss
1.03) Risk Management
1.04) Tree Canopy Goals
1.05) Tree Protection
1.06) Utility
1.07) Human Health
1.08) Wildlife Diversity/Habitat/Protection
1.09) Performance Monitoring
1.10) Private Tree Ordinances
1.11) Public Tree Ordinances
1.12) Development Standards
1.13) High-Conservation Value Forests
1.14) Urban Interface (WUI)

All available documents and plans were reviewed and tallied in the audit worksheet as part of the information discovery phase. Based on the evaluation of the documents and outcomes of all planning processes (i.e., research, City staff interviews, urban forest benchmarks, data analyses, and community engagement) each subcategory within the 11 categories was "ranked" using the following system:

0) Not Practiced - Component doesn't exist or is not practiced; 0 points
1) In Development - Component is in development as part of or aside from this Plan; 1 point
2) Adopted Practice - Component is routinely practiced; 2 points
3) Exceeds Adopted Practice - The component is exceeded; 3 points

The points were then totaled for an overall rating to provide a summary of the City's level of achieving each category of urban forest management and sustainability.

Urban Forest Audit Results for Fayetteville

Table 17. Outcomes of the urban forest audit completed in 2023 for Fayetteville's Plan.

#	Category	SOC* (% Achieved)	Base** (% Achieved)	Overall Rating	Overall (% Achieved)
1	Management Policy, Ordinances	50%	67%	20	71%
2	Professional Capacity and Training	100%	NA	16	89%
3	Funding and Accounting	75%	NA	8	67%
4	Decision, Management Authority	50%	100%	5	63%
5	Tree-related Inventories	NA	56%	17	65%
6	Tree-related Plans	NA	50%	13	54%
7	Risk Management	83%	50%	14	78%
8	Disaster Planning	NA	67%	9	64%
9	Standards and BMPs***	75%	69%	44	73%
10	Community	100%	NA	25	89%
11	Green Asset Management	NA	NA	16	80%
TOTAL		76%	65%	187	73%

*Standard of Care (SOC) elements represent the minimum group of urban forestry management "best practices" that a municipality should consider for implementation. SOC refers to the degree of prudence and caution required of an individual who is under a duty of care (i.e., legal obligation of the controlling authority, owner, or manager) to minimize risk. Neither state, regional, nor national minimum management components have been established for SOC but these are interim recommendations for consideration. (NA = not applicable)

**Base Practices (BP) elements represent additional urban forest management activities or components that may effectively expand a program beyond the SOC group (see footnote above). These elements are typically precursors to other "non-core" elements in the category. (NA = not applicable)

***Best Management Practices (BMPs)

Urban Forest Audit Summary Discussion

The main purpose of the urban forest audit is to apply the research and findings gathered throughout the planning effort to inform the Plan's goals, strategies, and actions. This audit or "gap analysis" enables the Urban Forestry Program to control different aspects of its program with data. This gap analysis identified the shortcomings that the Urban Forestry Program should overcome and by quantifying them, the program can make improvements. It also enables effective monitoring of Plan strategies in that the audit categories and elements can be revisited at key intervals in the Plan implementation process to measure progress and adapt strategies accordingly. For the comprehensive evaluation of all subcategories within the Urban Forest Audit, see Appendix B.

The information provided in the table above describes the current conditions of Fayetteville's urban forest, the programs that manage it, and the community framework. As recommended in the Plan's monitoring methods, the City should use this framework to evaluate implementation progress, report successes, and inform changes to Plan actions. Many of the urban forest audit elements were given a rating of "In Development" as they previously did not exist but are addressed in this Urban Forestry Management Plan. This means that the City is already well underway in advancing its program and its Urban Forest Audit score.

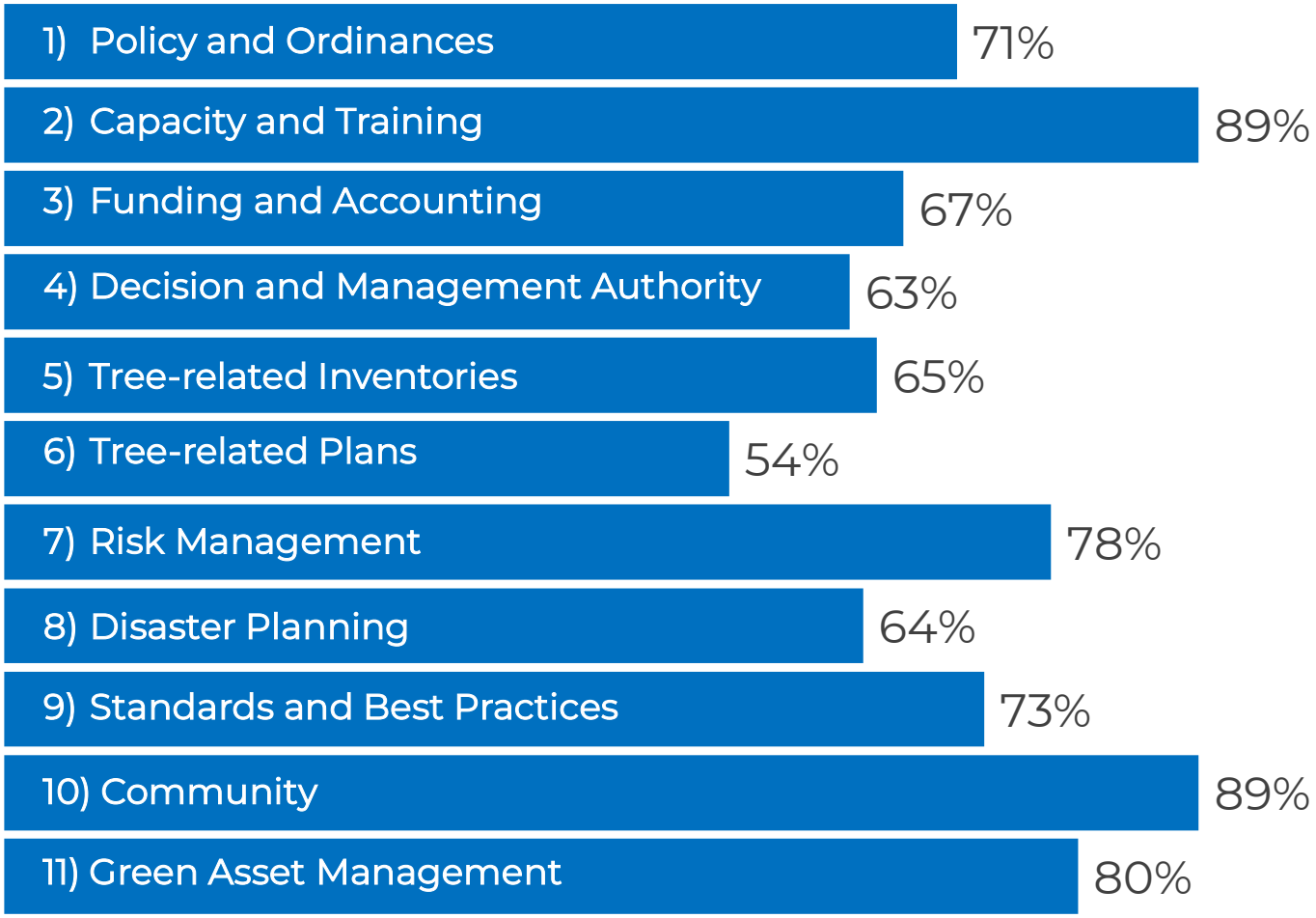


Figure 48. Results of the 2023 urban forest audit to utilize in Plan monitoring.

MONITOR

Measuring accomplishment of the actions will require ongoing analysis. The outcomes of the Urban Forest Audit System in the Evaluate section can be used to monitor change over time. These benchmark values should be tracked, and a state of the urban forest report should be prepared and distributed to the public every 2 to 5 years. Analysis may include an updated public tree inventory, i-Tree benefits analyses, or urban tree canopy assessments. The state of the urban forest report should include the benchmark values as reported in the Plan and the Urban Forest Audit System as of 2023, so that the City can measure and compare changes to the urban forest. The report should reflect changes to the audit system that are measured.

The following table provides a summary of the benchmark values that can be used to monitor and report on Plan progress.

Primary Urban Forest Benchmark Values to Measure Plan Progress

Table 18. Fayetteville's primary urban forest benchmark values to measure Plan progress.

2019 Urban Tree Canopy (UTC) Cover (Assessed in 2022)	
Tree Equity Score (2022)	87 out of 100
UTC	39.4%
Short-term Canopy Goals	39.9% by 2027 (1,850 trees/year) 40.6% by 2032 (1,850 trees/year)
Long-term Canopy Goals	44.4% by 2052 (3,000 trees/year)
Total Trees to Reach 10-year Goal	18,500 trees by 2032 (1,850 trees/year)
Total Trees to Reach 30-year Goal	91,000 trees by 2052 (3,000 per year avg.)
City-led Tree Plantings to Reach Goals	50% of total trees required (1,500 trees/year)
Public Tree Counts (2022 estimates)	
Total Public Trees (alive or dead)	42,000 (estimated)
Total Public Street Trees	25,000
Total Public Street Planting Sites	TBD
Total Public Open Space Trees	Unknown
Tree Benefits (2022 estimates)	
Citywide (UTC Assessment)	2019: $76.5 million (total)
Ecosystem Benefits of Public Trees	2022: $1.3 million (annual estimate)
Asset Value of Public Trees	$6.8 million ($274 per tree average)
Tree and Budget Distribution (2021)	
Public Trees (street and park) per Capita	0.44
Budget per Capita	$6.66
Budget per Public Tree (inventoried)	$14.52
Urban Foresters (3 departments)	8.00 (2023)
Total Public Trees per Staff	5,000 trees for every 1.0 FTE
Management Activities (2023)	
Public Trees Pruned	To be recorded at the end of the year
Public Trees Removed	To be recorded at the end of the year
Public Trees Planted	To be recorded at the end of the year
Number of Volunteers and/or Hours	To be recorded at the end of the year
Urban Forest Audit System (Total Score of 2023): 73%	
Management Policy and Ordinances	71%
Professional Capacity and Training	89%
Funding and Accounting	67%
Decision and Management Authority	63%
Tree-related Inventories	65%
Tree-related Plans	54%
Risk Management	78%
Disaster Planning	64%
Standards and Best Management Practices	73%
Community	89%
Green Asset Management	80%
Public Perception (2022)	
Tree-related priorities	62% want trees for shade
Preference for improving public tree health	74% for setting canopy goals, 66% for more trees and preservation in development
Where to prioritize future investments	70% for improved tree code for development

REPORT

Based on the evaluation of Plan implementation progress, the City's urban forestry working group (or similar) should track, record, and report on the metrics described below that are measures or indicators of success based on the Urban Forest Audit utilized in developing the Plan's goals.

Table 19. Evaluation, monitoring, and reporting techniques to achieve the urban forestry goals.

POLICY AND ORDINANCES

Urban forest policies are the foundation for preserving the environmental benefits, resiliency, and the character of Fayetteville's urban forest.

- List all City and partner-led planning efforts.
- Describe related planning efforts.
- Communicate citywide canopy goals and local planting targets.
- List recommended changes to City Code, policies, and manuals.
- Summarize a list of plans in which urban forestry is integrated.
- Distribute any recommended tree list to city staff, partners, and residents.
- Summarize updates made to tree-related ordinances, policies, and standards.
- Report the number of permits received and approved.
- Report the number of trees inspected.
- Report the number of trees in the Amazing Trees of Fayetteville.
- List audit score and actions/targets achieved, ongoing, and not started.

CAPACITY, TRAINING, AND AUTHORITY

Fayetteville has the capacity and expertise to provide optimal levels of service for sound urban forest management.

- List the team members assembled to implement and monitor the Plan.
- List the existing staff and supporting departments and partners.
- Summarize roles and responsibilities of the Urban Forestry Advisory Board.
- Describe existing and needed certifications, qualifications, and training.
- Provide a count of the number of trainings completed.
- Report the proportion of public trees to tree management staff.
- Report the number of volunteers and volunteer hours.
- Describe changes in levels of service based on community service requests.
- Report the number of unattended tree maintenance and service requests.
- List audit score and actions/targets achieved, ongoing, and not started.

BUDGET AND FUNDING

Funding and resources enable comprehensive and sustainable urban forest management for the preservation and enhancement of tree benefits.

- Report the proportion of public trees to tree management staff.
- Report the proportion of budget to the total public tree population.
- Report the proportion of public trees to the City population.
- Report the number of volunteers and volunteer hours.
- List the unfunded urban forestry needs.
- Report the budget, partner funding, permit revenue, and donations.
- List audit score and actions/targets achieved, ongoing, and not started.

ASSESSMENTS AND PLANNING

A thorough understanding of the urban forest ensures data-driven decisions, sustainable and comprehensive planning, and amplified tree benefits.

- Report the number of trees inventoried.
- Report the number of public trees planted, pruned, and removed.
- Report the number of trees assessed for risk.
- Report the value of the entire urban forest and public tree population.
- Report the urban forest audit score and future audit scores.
- Report the condition, structure, and diversity of public trees.
- Provide a summary of existing tree canopy cover citywide and locally.
- List the priority planting areas, canopy goals, and recommended species.
- Report the assessment and planning efforts of partners.
- Describe the high-value conservation and preservation areas.
- List audit score and actions/targets achieved, ongoing, and not started.

COMMUNITY ENGAGEMENT

Sustainable urban forest management and equity is achieved through a partnership with the City and its residents resulting in improved well-being, human health, and local economies.

- List the existing and potential outreach platforms and initiatives.
- List existing and potential partners.
- Report the number of planting events and trees planted.
- Report the history/count of Tree City USA and supporting awards.
- Report the number of volunteers, events, and volunteer hours.
- Report the number of city residents reached through messaging.
- Report on the website user traffic.
- Report the number of private tree plantings as feasible.
- Report the number of trainings, workshops, and attendees.
- Report the results of public surveys.
- Recognize exemplary urban forest stewards.
- Report on the activities of the Urban Forestry Advisory Board.
- Report the activities of local partners as feasible.
- List audit score and actions/targets achieved, ongoing, and not started.

GREEN ASSET MANAGEMENT

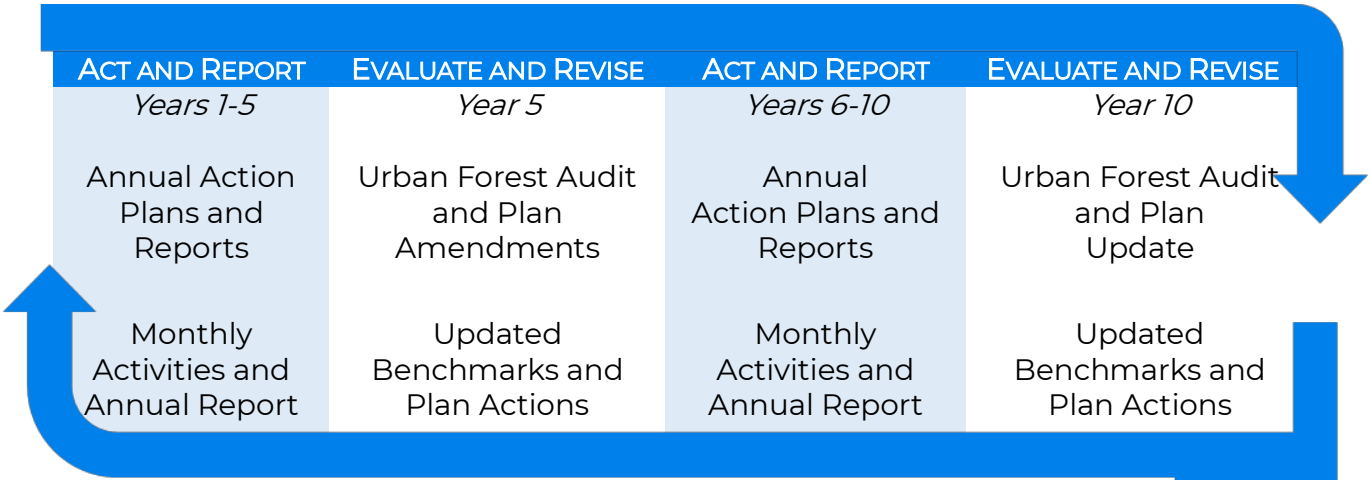
Fayetteville proactively manages the public trees, continues to grow and expand a healthy canopy, effectively mitigates climate change impacts, maintains public safety, and optimizes urban forest benefits.

- Report the number of public trees pruned, removed, and planted.
- Report on the public tree pruning rotation (i.e., number of years).
- Provide a map of the trees prioritized for programmed pruning.
- Report the number of trees managed for pests and diseases.
- Provide an estimate on the amount of invasive plant species managed.
- Report the number of trees planted to address tree equity, climate change.
- Report the number of mitigation plantings and stormwater plantings.
- Count the number of introduced tree species to combat climate change.
- Report progress towards canopy goals and tree planting targets.
- Provide a map of priority planting areas for upcoming year.
- Report the volume of woody biomass utilized.
- List audit score and actions/targets achieved, ongoing, and not started.

REVISE

Completion of this Plan is a critical step towards meeting the vision for Fayetteville's urban forest. Continual monitoring, analysis, and reporting will help to keep urban forest partners involved and focused on accomplishing the actions. Plans are typically revised every 10 to 15 years; hence, the Plan will need formal revision to respond and adapt to changes as they develop. Formal revision of the Plan should coincide with the update of the City's Comprehensive Plan, Park and Recreation System Master Plan, Energy Action Plan, Tree Preservation and Landscape Manual, climate/sustainability and stormwater plans, and other relevant planning efforts. Recommendations and goals of each should be compared. Revisions to the Plan should occur with major events, such as newly discovered pests or diseases, changes in program budget and resources, or significant changes to industry standards or legal codes.

Figure 49. Example of the plan implementation, evaluation, and revision process.



Applying the Urban Forest Audit to Revise the Plan

The Urban Forest Audit can serve as the tool for the City to effectively Evaluate, Monitor, Report, and Revise the Plan as part of the implementation and monitoring protocols. As found in the 2023 Urban Forest Audit completed to develop the Plan, there are areas of urban forest management where the City is performing at a high level and other areas where improvements are needed. The goals and actions in the Plan address both these strengths and challenges. The following summarizes the relationship of the Plan's actions to the categories in the Urban Forest Audit. Each action in the Plan includes a reference to the Audit's category and subcategory (see Appendix B).

Table 20. Summary count of the evaluations completed in the 2023 Urban Forest Audit.

Ranking	Count	%	% of Total
1) In Development	63	25%	49%
2) Adopted Common Practice	62	48%	48%
0) Not Practiced	4	0%	3%
Category Total	129	73%	100%

Out of the nearly 130 elements (or subcategories) within the Audit, the majority (63 elements or 49%) ranked "1) In Development" followed by 62 (48%) elements ranked as "2) Adopted Common Practice". Most of the elements given the "In Development" ranking was a result of the outcomes from the Urban Forestry Management Plan or the strategic actions within the Plan to be implemented. As the Plan is being implemented, the status or score of the categories within the audit should change.

Conclusion

Trees are an integral part of the community and the ecological systems in which they exist. They provide significant economic, social, and ecological benefits, such as carbon sequestration, reduction of urban heat islands, energy savings, reduction of stormwater runoff, improvement of water quality, enhancement of human health and wellness, and increase the value of properties. Planting and maintaining trees help Fayetteville become more sustainable and reduce the negative impacts on the ecosystem from urban development. Trees are as necessary as water, infrastructure, and energy to sustain healthy communities. The health of the urban forest is directly linked to the health of the region.

The Urban Forestry Management Plan is a roadmap for a strategic approach to manage Fayetteville's urban forest. The Plan contains goals and supporting actions that are critical to the long-term vitality of the forest. However, in order for the Plan to actually have an impact on the forest resource, it requires stewardship and financial resources to begin implementation. Further, it needs to be institutionalized as a document requiring implementation with a sense of urgency to get things started. Completion of the Urban Forestry Management Plan clearly demonstrates that City leadership understands that a healthy urban forest is critical to guaranteeing the long-term health and vitality of the community, and that it is not a luxury but an absolute necessity.

In order to accomplish the goals, the City should consider the following commitments:

- Recognize that the trees of the urban forest are more than aesthetic enhancements.
- Recognize trees as the backbone of the urban ecosystem and an essential part of the community's green infrastructure.
- Promote the health and growth of the urban forest by following scientifically established best management practices for tree selection, planting, watering, and pruning.
- Promote a robust urban forest through policies and practices that reduce its vulnerability to known diseases or pest infestations, and future threats, including the anticipated effects of climate change.
- Engage in a continuous process of long-range planning for the growth and maintenance of the urban forest.
- Promote public appreciation of the urban forest through educational outreach programs.
- Support local businesses, institutions, organizations, and individuals in their efforts to grow and maintain the urban forest through community education.
- Proceed in a manner that is inclusive and transparent.

Successful implementation of actions in this Plan will bring Fayetteville to a higher level of service that is more equitably distributed across the City resulting in a sustainable and thriving urban forest that benefits all residents and future generations— ultimately achieving the Plan vision: *Healthy Trees, Healthy City: Our vision for Fayetteville's urban forest is to cultivate a thriving, diverse, and well-maintained tree canopy that enhances the livability, health, and sustainability of our community for current and future generations*.

Appendices and References

APPENDIX A. CANOPY GOALS AND PLANTING TARGETS

Canopy Goal Assumptions

Data from Fayetteville's tree canopy cover assessments (2019) and the American Forests Tree Equity Score (TES) tool was analyzed to identify a feasible canopy goal and to develop strategies to achieve it. The draft canopy goal was then refined through examinations of available land area, available resources, other ongoing city priorities, future land use, land ownership types, opportunities to mitigate urban heat, preservation of native prairie land, among other considerations.

Using this integrated approach, the City of Fayetteville's ambitious and achievable goal is **44.4% tree canopy in 30 years**— up from 39.4% based on 2019 imagery. To achieve this, **the City and partners must preserve the existing canopy to the extent possible and increase its coverage by planting a total of 91,000 trees**. These new trees would collectively grow the canopy throughout the City to an area equivalent to over 1,600 professional football fields and would provide **additional ecosystem benefits in the amount of approximately $1.7 million annually** once established. In addition, the **91,000 trees would sequester a total of 13.6 million pounds of carbon annually**.

- Existing tree canopy cover is based on imagery from 2019 with 2023 as the starting year.
- A no-net-loss strategy is sought, meaning the number of public trees removed along with removals on private property or through development are replaced.
- Trees that grow into large canopy trees are planted wherever feasible. In the 30-year timeframe though, it is assumed that overall, 60% of plantings will be large canopy trees at maturity, 30% of trees planted will be medium trees, and 10% will consist of small-statured trees at maturity. But, in the first 10 years, 20% of annual tree plantings could be two-inch caliper trees and the remaining 80% could be smaller plantings or seedlings if a plan is in place for post-planting care to ensure survival.
- The number of trees per year includes City-led, partner, volunteer, and private tree plantings. It is recommended the **City plant 50% of the necessary trees or approximately 925 trees per year** for 10 years.
- The City will need to plant public street planting sites and consider converting impervious surfaces to planting sites and/or planting in parks and natural areas.
- Assumes a potential for young tree mortality post-planting (the standard is 1%).
- $408 per tree is the average cost for contracted tree planting.
- Emphasis should be placed on planting native and highly adaptable trees that support strategies for climate resiliency and tree species diversity.

Priority Planting Areas to Achieve Canopy Goals and Tree Equity

Once the City finalizes local and citywide tree canopy goals, it is recommended to establish priority areas based on a variety of themes and community needs. Themes may include ownership type (public and private), areas of low existing tree canopy, Tree Equity Scores (TreeEquityScore.org), and greatest amount of available planting space while other themes may address air quality, stormwater reduction, water quality, and preserving native land cover (e.g., native prairie land). Others may evaluate opportunities to address disadvantaged areas, densely populated regions, loss due to development, and human health factors such as asthma cases, median age, and mental health. In any planting prioritization scenario, the scale may include U.S. Census Bureau Census Block Groups, Future Land Use Classes, neighborhoods, ownership (public, private, campus and institutional), and citywide.

Using the results from the 2019 Urban Tree Canopy Assessment and an analysis of canopy change over four time periods and analyses in a Geographic Information System (GIS), a series of recommended prioritization techniques is provided. The description of the prioritization techniques and scenarios is provided below followed by a series of corresponding priority maps.

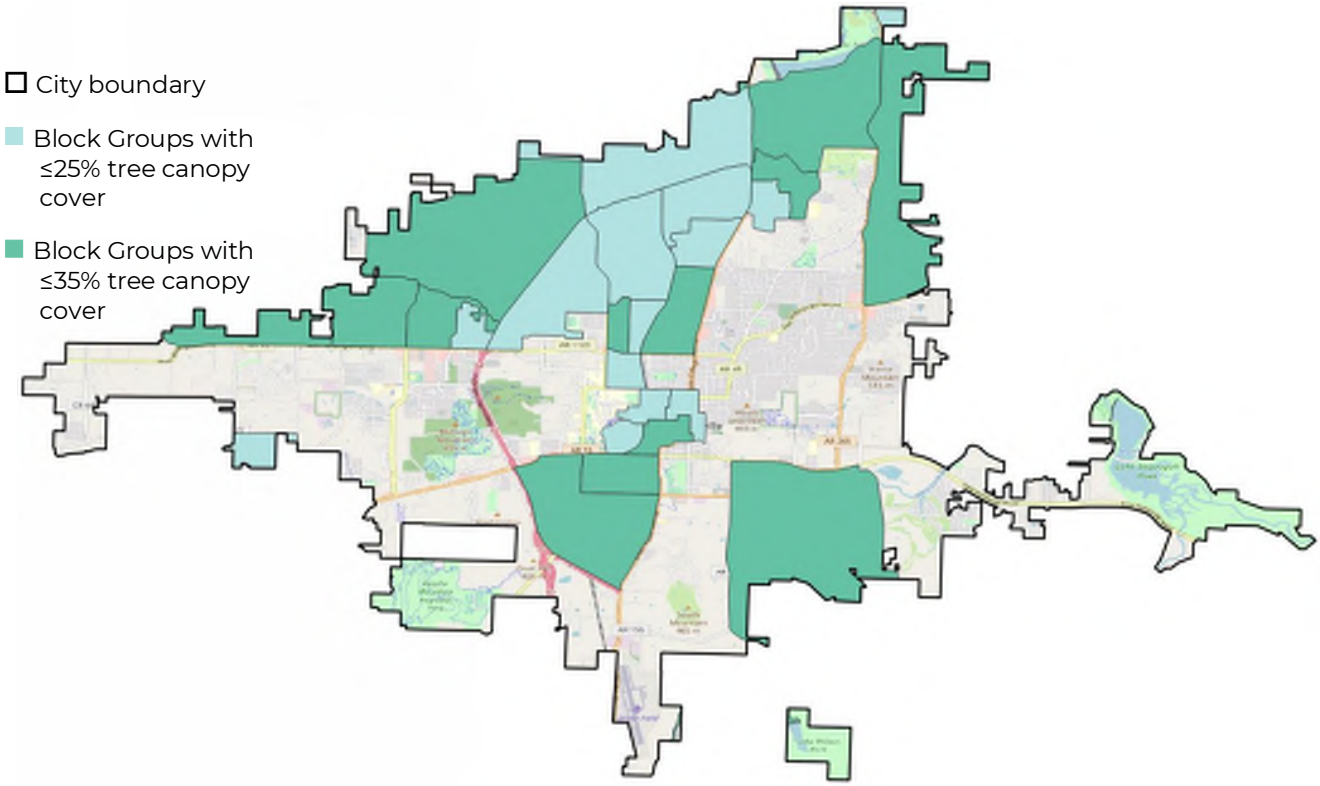
- **Low Tree Canopy:** It is important to understand the existing distribution of existing tree canopy across the City. This scenario shows Census Block Groups (CBGs) that are low in canopy cover (less than 35% canopy cover).
- **Low Income and Tree Canopy:** This scenario shows the CBGs with a high proportion of low-income populations and low amounts of tree canopy cover (less than 35%).
- **Vulnerable and Exclusion Areas:** Certain areas of the City may not be preferable to plant trees such as in native prairie land. Other areas are outside of the City's jurisdiction such as the University of Arkansas. And other areas such as easements have tree canopy that is vulnerable to change such as the removal of trees for a utility easement.
- **Development and Future Land Use:** With robust tree regulations in place, tree plantings in future land use areas can be considered to support a citywide canopy goal.
- **Tree Equity:** The American Forests' Tree Equity Score tool evaluates the correlation between tree canopy cover, surface temperatures, and socioeconomic data. Priority areas may include CBGs that have less than the citywide score of 87 out of 100.
- **Percent People of Color:** Redressing tree canopy cover inequities requires multiple facets of urban forest management though identifying canopy cover and the proportion of people of color within CBGs can assist in determining priority areas for plantings.
- **Average Surface Temperature:** Trees and green spaces have been proven to lower surface temperatures and mitigate urban heat island effects. Data from USGS Landsat 8 imagery, thermal bands.
- **Health Risk Index:** Research shows trees can improve human health through air quality improvements and encouraging physical activity. Priority areas are based on self-reported poor mental health, poor physical health, asthma, and coronary heart disease from the Centers for Disease Control.

View the maps on the following pages for examples of the listed planting priority techniques.

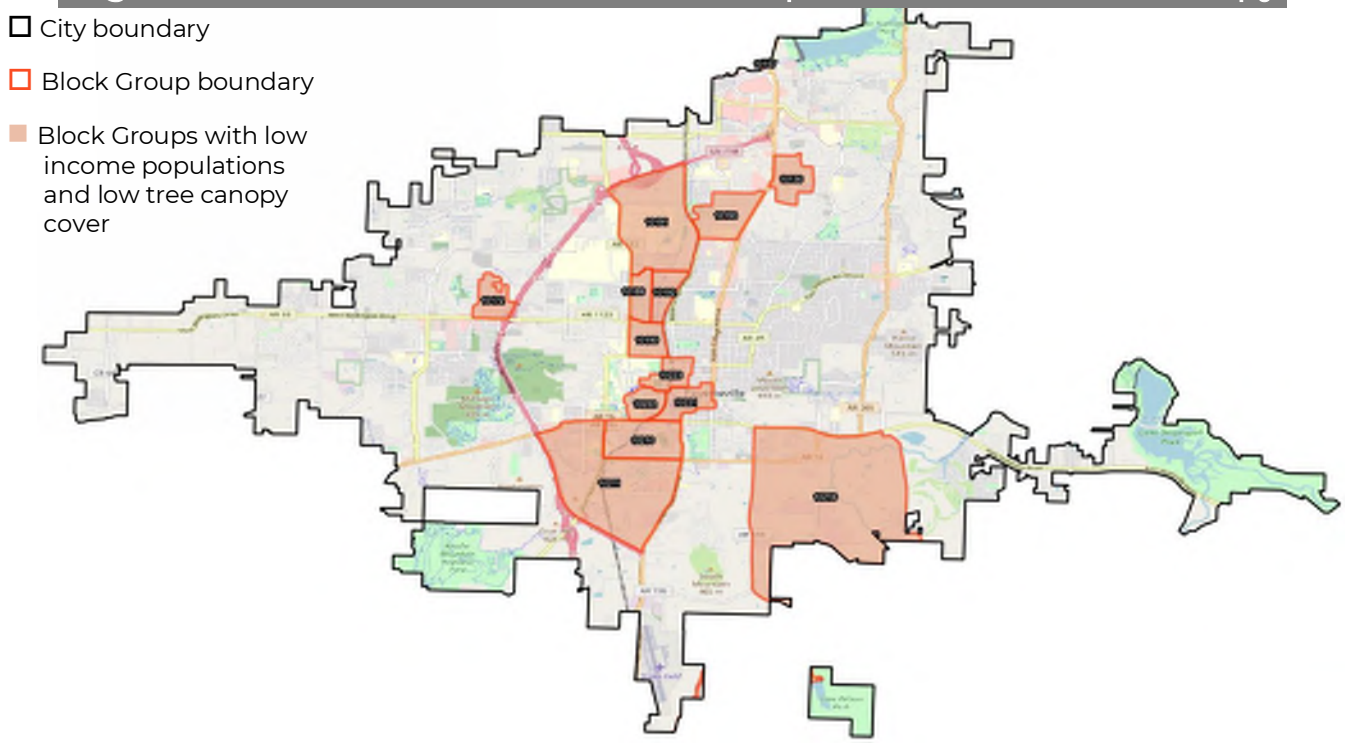
Priority Planting Maps by Theme

Figure 50. Priority planting maps by planting theme.

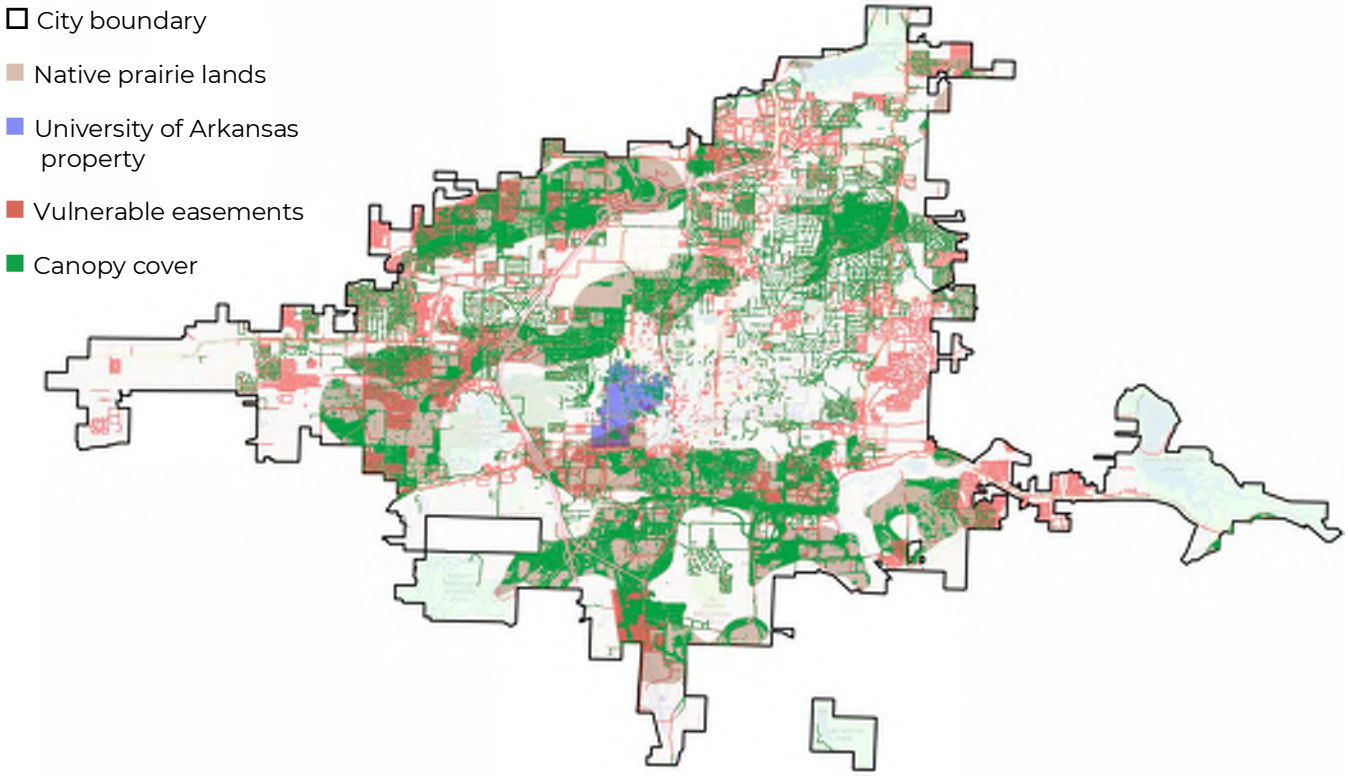
Areas with Low Tree Canopy Cover (<35%)



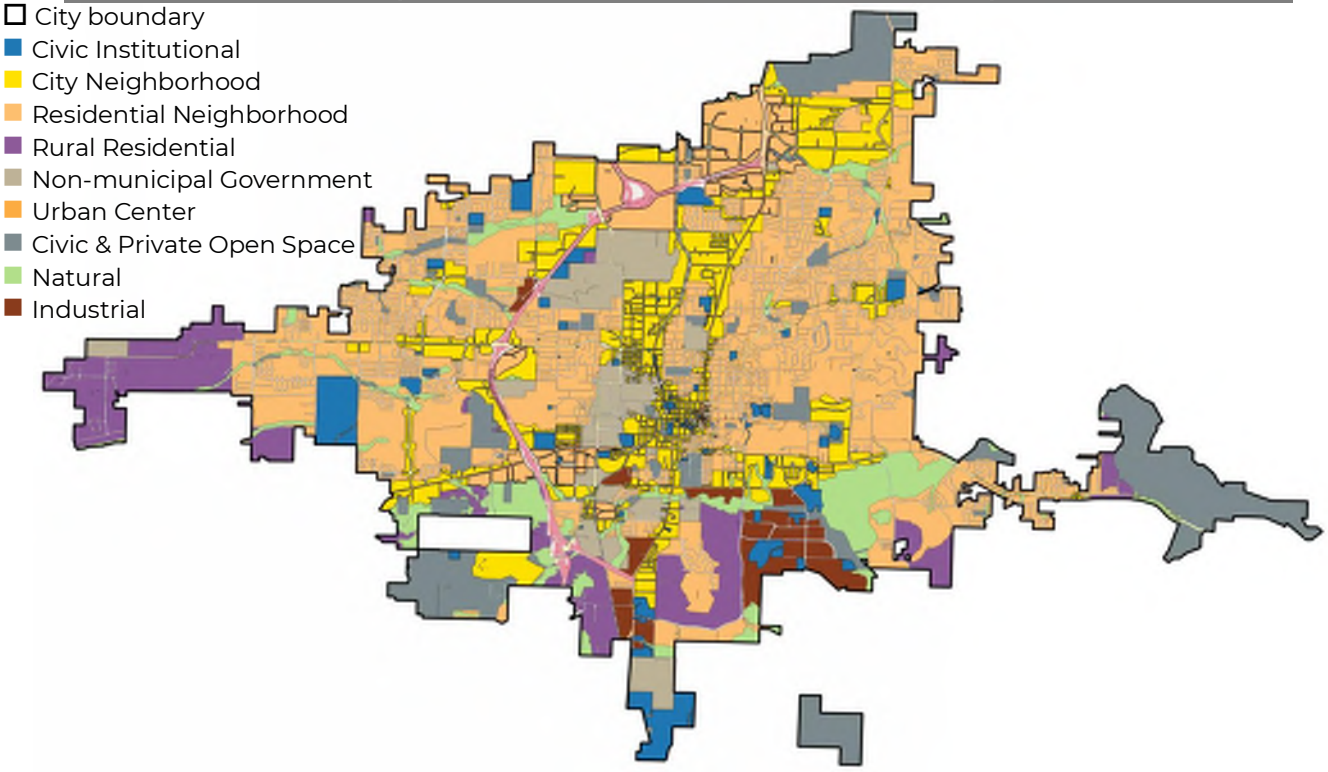
High Concentration of Low-Income Populations and Low Canopy



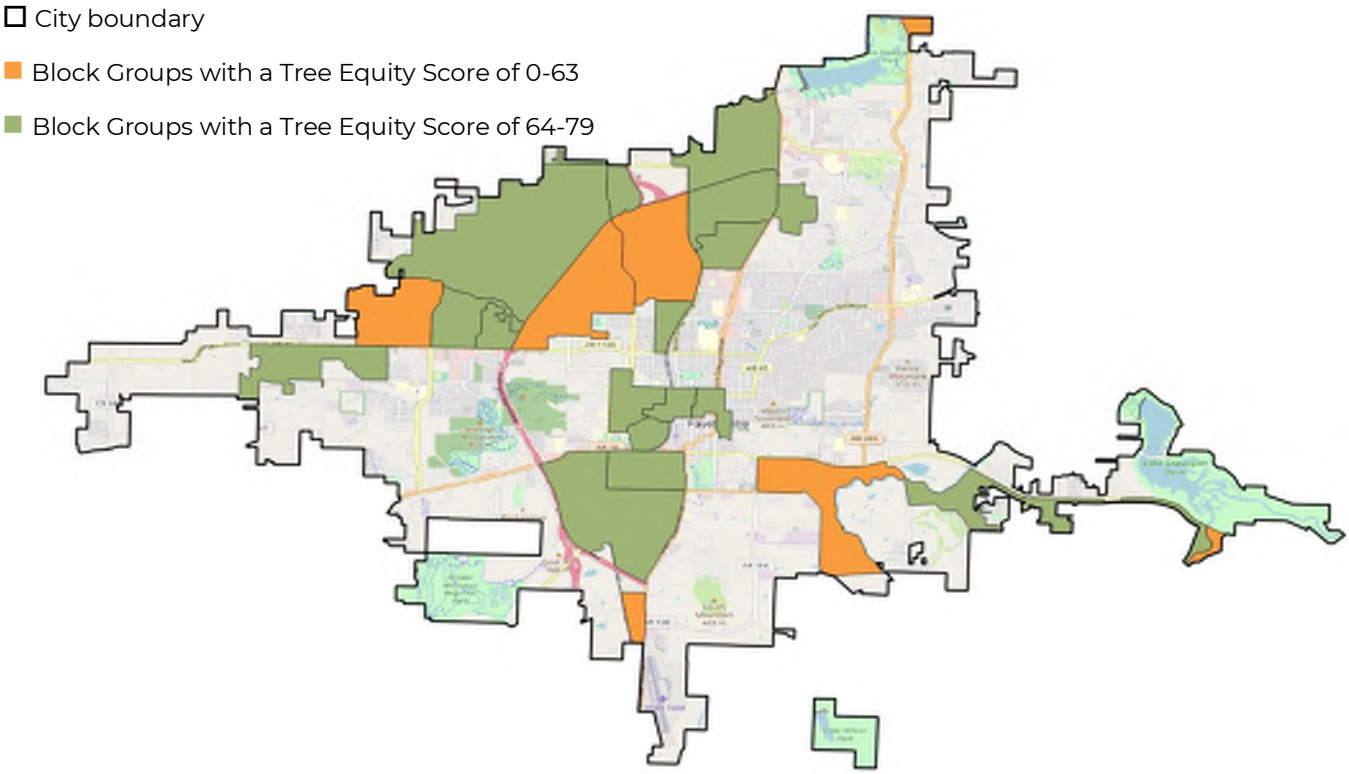
Vulnerable and Exclusion Areas



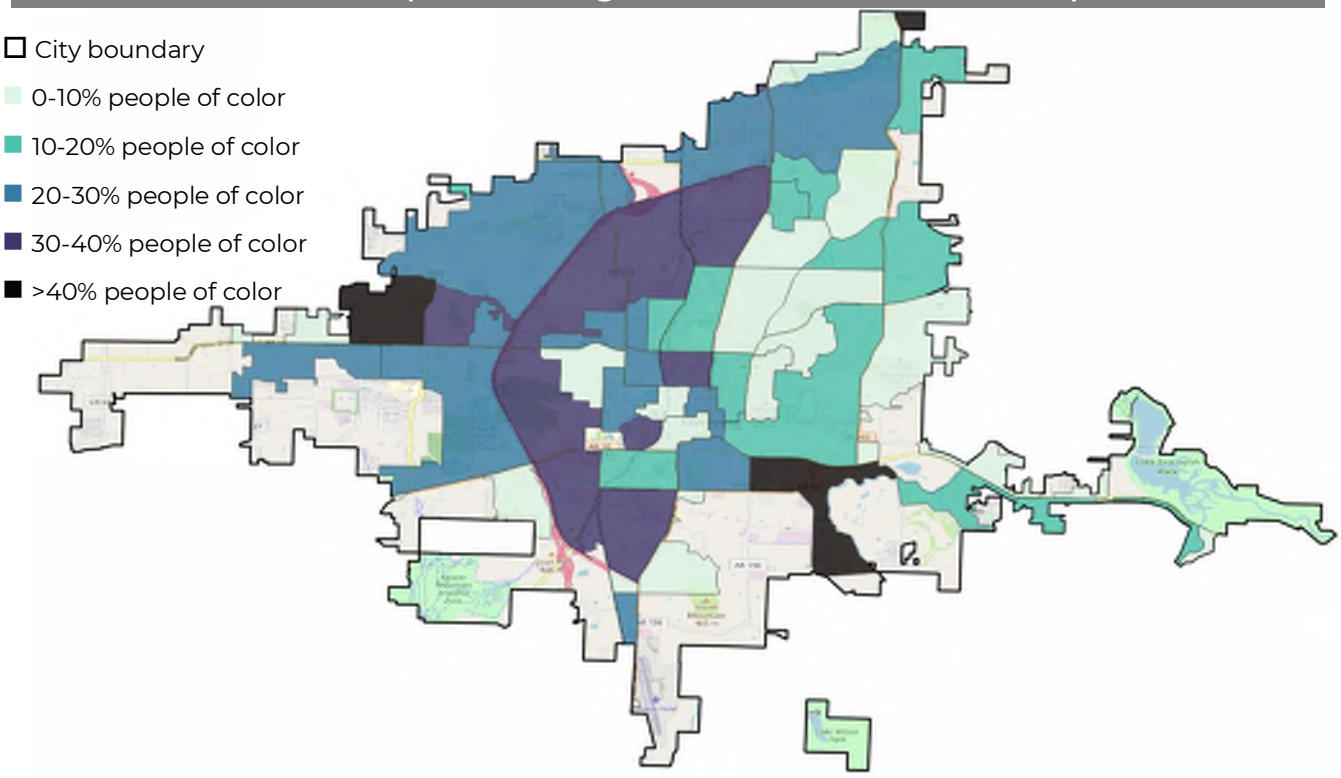
Development and Future Land Use Impacts



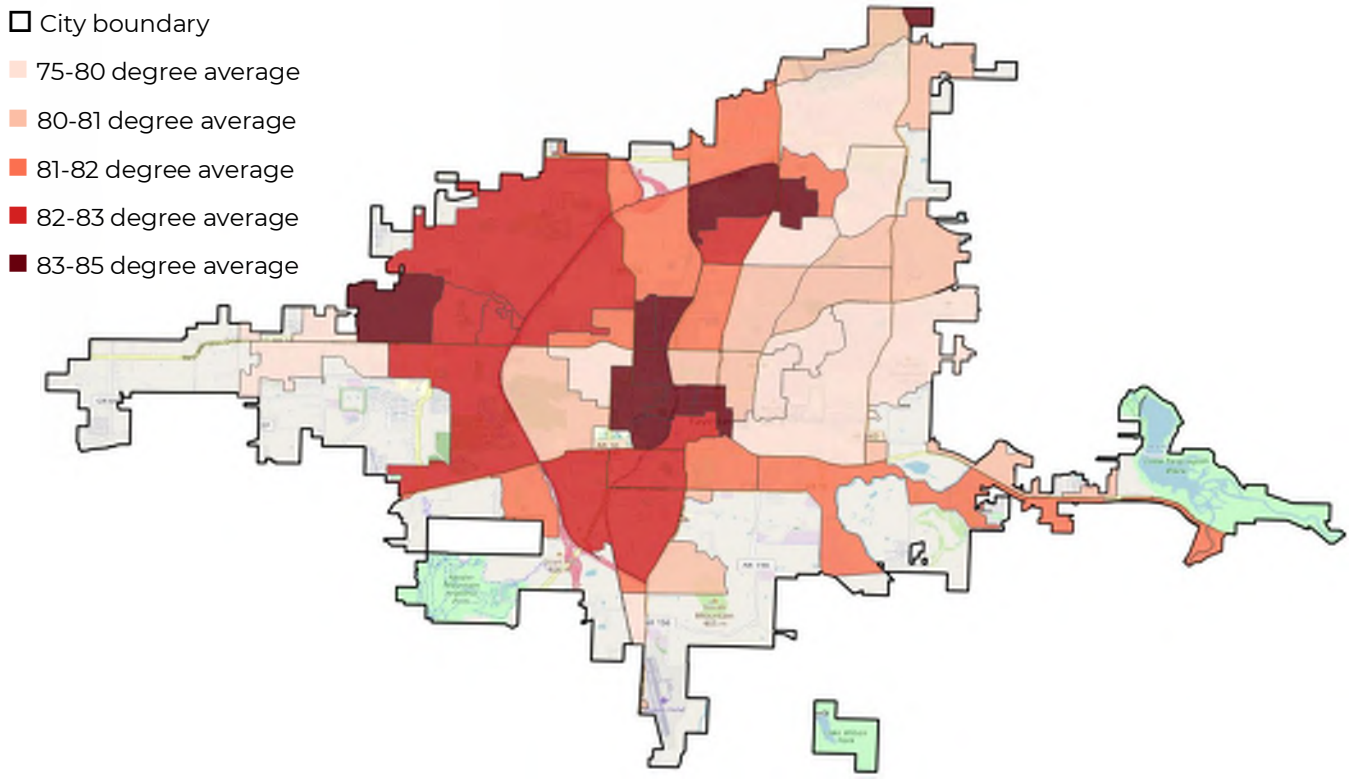
Areas with Tree Equity Scores Less Than 80 out of 100



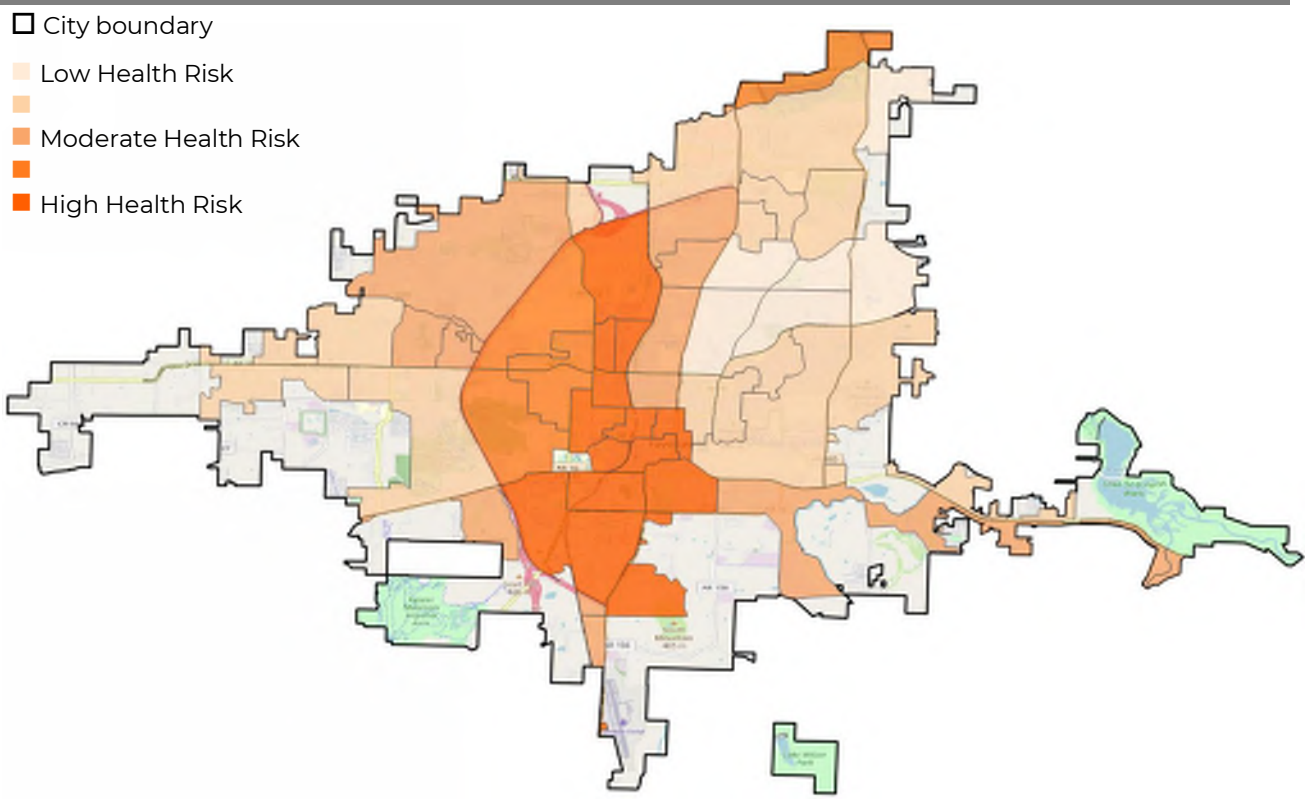
Census Block Groups with High Concentrations of People of Color



Areas with Higher than Average Surface Temperature



Health Risk Index Based on the Centers for Disease Control



APPENDIX B. 2023 URBAN FOREST AUDIT RESULTS

Urban Forest Audit Scoring Key

Not Practiced (0)	In Development (1)	Adopted Practice (2)

Table 21. Results of the 2023 Urban Forest Audit.

Management Policy

Category	Component Evaluated	Description or Criteria for Evaluation
1.00	Approved Policy Statements	Written policy statements approved by a governing body.
1.01	Climate Change (Sustainability)	Also referred to as Sustainability. With reference to urban trees. Addresses the long-term health and productivity of the natural resource.
1.02	No Net Loss	Can refer to trees, basal area, or canopy.
1.03	Risk Management	Should reference: ANSI A300 Part 9, ISA BMP, and prioritization funding mechanisms.
1.04	Tree Canopy Goals	Overall community/campus goal, or by designated “zone”.
1.05	Tree Protection	Construction and/or landscape maintenance.
1.06	Utility	Utility pruning, planting, and installation policy (e.g. boring vs. trenching).
1.07	Human Health – Physical & Psychological	Recognizes and addresses the human health benefits of the natural resource (e.g., exercise, air quality, stress management, shade). Could also include Urban Heat Island (UHI) policies.
1.08	Wildlife Diversity/Habitat/Protection	Mammals, birds, or reptiles.
1.09	Performance Monitoring	Recognizes the annual or biennial calculation of metrics (e.g. some component of ecosystem services) for the purpose of tracking management performance.
1.10	Ordinance (Private)	Tree protection and management for trees on private property.
1.11	Ordinance (Public)	Tree protection and management for public trees.
1.12	Development Standards	US Green Building Council’s LEED® rating systems (or similar internationally) LEED v4 BD+C (Sustainable Sites) LEED 4 ND (Neighborhood Pattern & Design, Green Infrastructure) ASLA’s SITES® Rating System
1.13	High-Conservation Value Forests	Programs or policies for identification, acquisition, and/or protection of groups of trees or forests that provide unique public benefits.
1.14	Urban Interface (WUI)	Programs or policies that improve management of the urban interface for fire and/or invasive species.

Capacity and Training

Category	Component Evaluated	Description or Criteria for Evaluation
2.00	Professional Management	Provision for professional consultation.
2.01	Certified Arborist - Staff	International Society of Arboriculture
2.02	Certified Arborist - Contracted	International Society of Arboriculture
2.03	Certified Arborist - Other Resource	International Society of Arboriculture
2.04	Other Professional - Advising/directing UF management	This could be a professional in an allied field like Landscape Architecture.
2.05	Municipal Forestry Institute	Graduate of Society of Municipal Arborist's MFI program or similar
2.06	USFS Urban Forestry Institute or similar	Attendance at USFS UFI or similar
2.07	Campus/city arborist – ISA CA instructor for CEUs	Arborist routinely provides ISA CEU presentations/workshops.
2.08	Tree Board University or similar	On-line training modules from Oregon U&CF for Tree Board/Advisory Council or similar
2.09	Organizational Communications	Process, procedures, and protocol for cross-professional communications within the organization (all departments "touching" trees).

Funding and Accounting

Category	Component Evaluated	Description or Criteria for Evaluation
3.00	Urban Forestry Budget	
3.01	Budgeted Annually	Budget authorized/required for tree board, tree maintenance, and/or tree planting.
3.02	Contingency Budget Process	A protocol is in place to prioritize urban forestry management activities during budget shortfalls; e.g. during times of limited funding for: 1) risk management, 2) young tree care, 3) mulching.
3.03	Funding Calculated from Community Attribute	Budget in terms of per capita, per tree, or for performance (e.g. per tree weighted by size class or age.
3.04	Funding Based on Performance Monitoring	Budget connected with/based on ecosystem service (ES) monitoring and performance.
3.05	Urban Forestry Line Item	Is the budget specific to urban forest management?
3.06	Green Asset Accounting	Maintain green infrastructure data in the "unaudited supplementary disclosure of an entity's comprehensive annual financial report (CAFR)". GASB 34 implementation for municipalities.

Authority

Category	Component Evaluated	Description or Criteria for Evaluation
4.00	Authority	
4.01	Urban Forest Manager	Professional urban forest manager with authority over the program and day-to-day activity. Including designated budget line item.
4.02	Staff Authority	Designated staff with authority over the program and day-to-day activity. Including designated line item.
4.03	Communication Protocol	Established protocol and mechanism(s) for communication among all members of the urban forest management "community" in your municipality or organization (e.g. manager, department under control, advisory board, finance, field operations, public, NGOs, business community, developers).
4.04	Tree Board, Commission, or Advisory Council	Establishes a board for public participation (advisory or with authority).

Tree-related Inventories

Category	Component Evaluated	Description or Criteria for Evaluation
5.00	Inventories and Assessments	
5.01	Canopy Inventory (UTC)	Periodic (≤5 year) canopy inventory and assessment. Public & private.
5.02	Ecosystem Services	Recent (≤5 year) ecosystem services (ES) inventory & assessment? Public: 100% or street trees; Public & Private: Sample; or Campus. Or, are ES calculated annually or biennially based on partial re-inventory and projected growth as a monitoring tool.
5.03	Public Trees ↓	↓ Evaluate below ↓
5.04	Street Trees	Is there a recent (5 year) inventory?
5.05	Parks/Riparian Areas	Is there a recent (5 year) inventory?
5.06	Other Public Trees	Public facility landscaped areas, Industrial parks, green space.
5.07	Continuous inventory on a cycle (≤5 years; i.e. panel)	Partial re-inventory to support continuous forest inventory, growth projections, and the calculation of ecosystem services for the purpose of long-term monitoring of urban forest management performance (e.g. carbon or leaf surface).
5.08	Private Trees ↓	↓ Evaluate below ↓
5.09	Campus (Educational)	Is there a recent (5 year) inventory?
5.10	Corporate	Is there a recent (5 year) inventory?
5.11	Other Private Property	Is there a recent (5 year) inventory?
5.12	Continuous inventory on a cycle (≤5 years; i.e. panel), inventory software	Partial re-inventory to support continuous forest inventory, growth projections, and the calculation of ecosystem services for the purpose of long-term monitoring of urban forest management performance (e.g. carbon or leaf surface).
5.13	Green Stormwater Infrastructure (GSI)	BMP stormwater mitigation practices and locations (e.g. Washington DC)
5.14	Spatial	Inventory data includes Lat/Long (i.e. GIS). Should address the spatial relationship between the natural resource and people (i.e. residents, visitors, activities) that would help manage the resource for benefits associated with proximity (air quality, recreation, stress mitigation, improved educational opportunity).
5.15	Maintenance and Planting Records Maintained	Planting details (nursery, species, size, cost, contractor, etc.) maintained with inventory or as separate database or recordkeeping system. Also pruning and removal histories.

Tree-related Plans

Category	Component Evaluated	Description or Criteria for Evaluation
6.00	Management Planning Activities	
6.01	Annual Maintenance Calendar	An annual calendar that defines typical activity by season. To support scheduling.
6.02	Public Trees ↓	↓ Evaluate below ↓
6.03	Street Tree Management	Is there a recent (5 year) plan for street trees?
6.04	Parks/Riparian Area Management	Is there a recent (5 year) plan ?
6.05	Other Public Trees	Public facility landscaped areas, Industrial parks, green space.
6.06	Private Trees ↓	↓ Evaluate below ↓
6.07	Campus (Educational)	Is there a recent (5 year) plan for Campus trees?
6.08	Corporate	Is there a recent (5 year) plan?
6.09	Other Private Property	Is there a recent (5 year) plan?
6.10	Green Infrastructure	Is there a plan for green infrastructure (i.e. nodes & linkages)? Large-scale projects.
6.11	Other Written Plans	Other natural resource plans (e.g. tree canopy). May be a component of another plan.
6.12	Tree Planting	Is there a recent (3 year) tree planting plan?). May be a component of another plan.
6.13	UF as Part of a Comprehensive Plan	Is any UF management plan referenced in the comprehensive plan (i.e. county or municipality) or master plan (i.e. Campus)?
6.14	Urban Forest Planning and Management Criteria and Performance Indicators	Criteria and indicators based on *A Model of Urban Forest Sustainability* (Clark, J.R., Matheny, N.P., Cross, G., and Wake, V. 1997 Journal of Arboriculture.) or on work of W.A. Kenney, P.J.E. van Wassenaer, and A.L. Satel in *Criteria and indicators for strategic urban forest planning and management*. (2011)

Risk Management

Category	Component Evaluated	Description or Criteria for Evaluation
7.00	Risk Management Activities	
7.01	TRAQ Attained	At least one staff or consultant is TRAQ.
7.02	Annual Level 1 (ANSI A300 Part 9 & ISA BMP)	All trees in high occupancy areas visited annually.
7.03	Mitigation Prioritization	A protocol for prioritizing mitigation following Level 1 and Level 2 assessments. Reflects the controlling agency's threshold for risk.
7.04	Occupancy Areas Mapped	Has TRAQ staff/consultant discussed/mapped occupancy levels with controlling authority?
7.05	Recordkeeping, Reporting, and Communications	A process has been put in place to maintain records on requests, inspections, evaluations, and mitigation of risk; and on the communications among the managers related to those risk assessments.
7.06	Standard of Care Adopted	Controlling authority has adopted a Standard of Care (SOC) or risk management policy.
7.07	Tree Risk Specification	Is there a written specification that meets requirements of ANSI A300 (Part 9)? And, has it been discussed with the controlling authority with relevance to the controlling authority's threshold for acceptable risk?
7.08	Urban Tree Risk Management	The community has prepared and follows a comprehensive program for urban tree risk management.
7.09	Invasive Management	Plan to address and manage invasive: plants, insects, and disease.

Disaster Planning

Category	Component Evaluated	Description or Criteria for Evaluation
8.00	Disaster Planning Activities	
8.01	Response/Recovery Mechanism	Staff knowledge of the municipality's protocol for requesting disaster resources through the county or state with access to mutual aid and EMAC.
8.02	Urban Forestry as part of the County Disaster Plan	The UF plan (8.3) is incorporated into the county/municipal disaster plan; specifically in reference to debris management and risk mitigation.
8.03	Urban Forestry Disaster Plan	A separate/specific plan within the urban forestry management program (i.e. who to call, priorities).
8.04	Pre-disaster Contracts	Contracts are in place for critical needs.
8.05	Mitigation Plan	A mitigation plan has been developed for pre-disaster, recovery, and post-disaster.
8.06	EMAC Mission Ready Packages (MRP)	Municipality has published disaster resources with state EM and participates in inter-state Mutual Aid to support Urban Forest Strike Teams (UFST).
8.07	Urban Forest Strike Team	Participation in the UFST project.

Standards and Best Management Practices

Category	Component Evaluated	Description or Criteria for Evaluation
9.00	ANSI Standard & BMP Activities	
9.01	ANSI Standards	Reference and adherence to ANSI Standards for arboricultural practices (A300), safety (Z133), or Nursery Stock (ANSI Z60.1) (any or all).
9.02	Ages/Diameter Distribution	Specific management for the development of an age-diverse tree population
9.03	Arborist Standards	Standards of practice for arborists (i.e. Certification).
9.04	Best Management Practices (BMPs)	Establishes or references tree maintenance BMPs (i.e. written comprehensive standards & standards).
9.05	Fertilization and Mulching	Fertilization or mulching standards required for conserved & planted trees.
9.06	Lightning Protection Systems	BMP written to the ANSI A300 Standard.
9.07	Planting	Planting and transplanting standards required/specified.
9.08	Pruning	Pruning standards required for conserved & planted trees.
9.09	Removal	Infrastructure damage, stump grinding, etc.
9.10	Support Systems (Guying and Bracing)	BMP written to the ANSI A300 Standard.
9.11	Tree Risk	Tree risk assessment procedures; ISA BMP or equivalent.
9.12	Construction Management Standards	Written standards for: tree protection, trenching/boring in CRZs, pre-construction mulching, root or limb pruning, watering (any or all).
9.13	Design Standards	Standards for design that specifically require trees; standards for tree placement (i.e. location), soil treatment, and/or drainage.
9.14	Genus/Species Diversity	Suggests or requires diversity of plant material.
9.15	Green Stormwater Infrastructure (GSI)	BMPs for site level GI practices like rain gardens and swales. Small-scale projects.
9.16	Inventory Data Collection	Community has adopted or developed applicable standards for local urban tree inventory data collection to support QA/QC.
9.17	Minimum Planting Volume	Minimum required root zone volume.

Standards and Best Management Practices (continued)

Category	Component Evaluated	Description or Criteria for Evaluation
9.00	ANSI Standard & BMP Activities	
9.18	Minimum Tree Size	Minimum caliper for tree replacements, and/or minimum size of existing trees to receive tree density or canopy credit.
9.19	Root Protection Zone (CRZ)	Defines adequate root protection zone; Critical Root Zone (CRZ).
9.20	Safety	Safety logs, trainings, reference to ANSI Z133 Safety Standard
9.21	Topping	Prohibits topping or other internodal cuts (public & private).
9.22	Tree Species List	Identifies and publishes a list of the most desirable, recommended, and/or preferred species (may include native and non-native species); alternatively, a list of species prohibited.
9.23	Tree Quality Standards	Written standards for tree selection at nursery in addition to Z60.1.
9.24	Utility Right-of-Way (ROW) Management	Requirements for planting, pruning, and/or removal of trees within a utility ROW.
9.25	Urban Agriculture	Enabled urban food forestry practices.
9.26	Wood Utilization	Larger diameter material is processed for wood products.
9.27	Third-party forest products certification compliance	Examples: American Tree Farm System (ATFS), Forest Stewardship Council™ (FSC®).
9.28	Energy generation	Local or regional use of chips or other woody debris for co-generation facilities (an efficient process that uses one fuel to generate two types of energy— electrical and thermal).
9.29	Composting of Leaf and/or Other Woody Debris	Leaves and small woody debris are captured and used on-site or processed by someone by composting for reuse.
9.30	Watering Standards	

Community

Category	Component Evaluated	Description or Criteria for Evaluation
10.00	Activities that Build Community	
10.01	Social Media Website or Similar	Does your community/campus use social media platforms or similar to document and publicize your urban forestry program, activity, or events?
10.02	Education	The urban forest is used as an educational laboratory for class activity; Kids in the Woods, PLT, high school, or college level.
10.03	Private Property Tree Program	Does your community sponsor this program locally?
10.04	Public-facing Tree Inventory and Management Software	Public access to the community tree resource via an on-line mapping program (i.e. any Web Map Service; WMS).
10.05	Public Perception	Is public management consistent with private property requirements for tree protections and care? Does the Campus/public tree management reflect neighborhood norms?
10.06	Recognition Programs	Programs that raise awareness of trees or that use trees to connect the community to significant events or activities.
10.07	Arbor Day Celebration	Whether or not associated with Tree City USA.
10.08	Arboretum designation	Internal or third party arboretum designation.
10.09	Significant trees	For example: size, history.
10.10	Memorial/Honorarium	Tree planting or tree care programs than honor/memorialize individuals, organizations, or events.
10.11	Social Media	Does your community/campus make use of Twitter, Facebook, Blogs for internal or external outreach?
10.12	Active Communications	Press releases, regular news articles (print), “State of the Urban Forest” reports, periodic analysis of threats and opportunities.
10.13	Tree Care	Are volunteers trained and used for basic tree care (e.g. mulching, pruning, planting).
10.14	Tree Campus USA®, Tree City USA®, Tree Line USA®	Community/campus meets current qualifications for any of these programs.
10.15	Volunteer Opportunities	Ad hoc or scheduled. Any/all age groups. Tree Campus USA student activities.

Green Asset Management

Category	Component Evaluated	Description or Criteria for Evaluation
11.00	Observed Outcomes (Activity, Health)	
11.01	Deadwood	Look for evidence of periodic or ad-hoc deadwood removal (i.e. lack of dead limbs ≥ 2" in the trees or on the ground).
11.02	Genus Diversity	No genera exceed 20% of population; make specific observations for *Acer*, *Quercus*, *Fraxinus, Ulmus* and other local species of concern.
11.03	Mature Tree Care	Mature trees are retained in the landscape, and are of acceptable risk; i.e. veteran tree management.
11.04	Mulching	Evidence of adequate (i.e. spatial extent, depth, and material) roots zone mulching for all age classes.
11.05	Planting Site Volume Optimization	Are species & sites matched for optimization of above ground canopy; right tree in the right spot concept.
11.06	Rooting Volume Optimization	Are species & sites matched for optimization for below ground rooting volume; right tree in the right spot concept.
11.07	Species Diversity	No species/cultivars exceed 10% of population; make specific observations for *Acer*, *Quercus*, *Fraxinus, Ulmus* and other local genera of concern. Also evaluate the role of regionally local native species.
11.08	Soil Compaction	Observe evidence of soil compaction by users or staff during maintenance. Include "desire" lines and construction activity at time of evaluation.
11.09	Tree Health	Rate the overall tree health in all size (age) classes; look for crown dieback, decay, foliage density & color.
11.10	Young Tree Pruning	Look for evidence of periodic (e.g. every 3 years to year 9) structural pruning (e.g. subordination cuts, dominant central leader, co-dominant stems lower that 20').

APPENDIX C. TREE ORDINANCE EVALUATION

The following considerations are provided for Chapter 167 Tree Preservation and Protection and Chapter 177 Landscape Regulations of Fayetteville's Code of Ordinances. The evaluation is based on a checklist shown in the table on the following page. Considerations for changes may also pertain to City design standards, protocols, and manuals such as the Fayetteville Tree Preservation and Landscape Manual (referred to as the Tree Manual in this section). Based on this approach, the following summary provides the City with considerations for tree regulation changes in the future.

- Prior to any significant change(s) to tree ordinances, it is recommended that the City engage with internal and external stakeholders and the general public to gather input and feedback.
- Include references to the Urban Tree Canopy (UTC) assessments and the amount of tree canopy cover (39.4% based on 2019 imagery) and associated ecosystem benefits. Begin by updating section 167.01 Purpose and section 177.01 Purpose with these references and expand on the purpose to include the benefits of trees in mitigating climate change and other benefits and services not currently listed such as the human health and social benefits.
- Consider creating a section within Chapter 167 ("Definitions") that specifically defines and clarifies urban forestry-related terms. An example of a clarification could include descriptions and criteria for "significant trees", "priority trees" (listed in section 167.04.E.3), and trees within the "Tree Registry". As an alternative, the definitions could be listed in the Tree Manual and referenced in Chapter 167.
- Identify changes to resources needed to provide adequate staffing for administration, monitoring, and enforcement of tree-related ordinances. Update Code language accordingly.
- Consider a more nuanced approach to tree mitigation requirements for private development. For example, large mature and/or specimen trees that are approved for removal should have a greater requirement in terms of mitigation, replacement plantings, and/or fees. Explore mitigation and penalties for the unauthorized removal of private protected trees (Chapter 167) and public trees (Chapter 177). Periodically review and update canopy goal requirements as needed.
- Gather feedback to determine if any changes are necessary for public and private tree variances to the regulations. Develop incentives and regulations for projects to meet the canopy cover requirements (%'s) rather than defaulting to mitigation.
- During the periodic update to the Tree Manual, review the recommended tree species for planting and revise as needed based on the latest research and goals for tree species diversity. Periodically revisit the invasive plant species list in section 177.09 of Fayetteville's Code of Ordinances and update as needed based on the latest research, presence of species of concern, and the emergence of favorable habitats for new invasives to the region due to changing climates.
- Clarify roles and responsibilities for public street trees planted as part of private development projects (Chapter 177). Consider updating regulations for public street trees that are not planted as part of private development projects.
- Clarify regulations for trees in proximity or in conflict with overhead utilities.
- Review the evaluation table on the following page to finalize a scope of potential changes to tree-related ordinances.

Table 22. Tree ordinance evaluation checklist. Source: PlanIT Geo

Priority Level Key: 1 = High Priority, 3 = Low Priority " –" = adequate regulations in place

Topic	Addressed (X)	Chapter & Section	Comments	Priority Level
Credentials				
Requires certified arborist for paid private tree work	X	167.07		-
Requires certified arborist for public tree work	X	167.07		-
Requires licensing of private tree care firms	X	167.07		-
Defines official authority for public tree management	X	Throughout Ch. 177		-
Public Tree Management and Protection				
Establishes/authorizes Urban Forester to regulate public trees	X	Throughout Ch. 177		-
Establishes/Authorizes City position (e.g., Mayor, City Administrator, DPW Director) to regulate public trees	X	177.02.B	Defines the authority and role of the Urban Forestry Advisory Board	-
Requires annual public tree work plans				2
Identifies formula for determining monetary tree value				1
Establishes responsibility for public tree maintenance (e.g., City, adjacent property owner)	X (Limited)	177.05 177.10	Chapter 177 does not define responsibility beyond those street trees planted as part of private development	1
Requires regular public tree maintenance	X (Limited)	177.10	Provided only for street trees planted as part of private development (3 years)	1
Requires particular types of maintenance (e.g., pruning)	X	167.06.A		-
Requires adherence to ANSI A300 standards and best management practices	X	167.06.A		-
Establishes permit system for work on public trees				3
Establishes provisions for penalties for non-compliance				2

Topic	Addressed (X)	Chapter & Section	Comments	Priority Level
Public Tree Management and Protection (continued)				
Restricts public tree removal	X	167.06.C		-
Permit or approval required for tree removal, pruning or excavating near public trees				1
Prohibits damage to public trees (e.g., attaching ropes, signs, wires, chemicals, storing materials, excavation etc.)	X	177.01 167.06.D	"Damage" should be defined and prohibited rather than "remove and replace damaged landscape"	-
Restricts burning of solid wood waste				3
Establishes a wood utilization program				2
Establishes an insect/disease control strategy			Address pests/diseases of concern. Consider ability to remove diseased trees on private property if a hazard	1
Defines tree maintenance requirements on public property	X (Limited)	177.10	Only applies to street trees as part of private development	1
Prohibits tree topping	X	167.06.E		-
Regulates abatement of hazardous or public nuisance trees	X	167.08		-
Regulates removal of dead or diseased trees	X	167.08		-
Tree Fund	X (Limited)	177.10.A.5.b	Only applies to street trees as part of private development. Consider adjusting $250 fee-in-lieu and $425 3-year maintenance fees to align with industry and comparable cities' rates	1
Public Tree Planting				
Regulates tree species which may or may not be planted on **private** property (approved tree list)	X	167.04.I.6	Update periodically based on research and trends	-
Requires replacement of removed publicly owned trees	X (Limited)	177.01	Only applies to private development street trees	2
Regulates tree species which may or may not be planted on **public** property (approved tree list)	X	177.09 167.06	Revisit species list periodically and update as needed	-
Requires post-planting care for tree survival and establishment	X (Limited)	177.10 167.10	Should apply to all street trees not just street trees from development	3

Topic	Addressed (X)	Chapter & Section	Comments	Priority Level
Private Tree Protection and Preservation				
Requires tree planting around reconstructed parking lots	X	177, 167.04 Ch. 167 Table 1		-
Requires tree plantings around new parking lots	X	167.04 Ch. 167 Table 1	Required for lots with 5 or more spaces	-
Requires tree plantings around new developments	X	167.04.I.4 Ch. 167 Table 1	Plantings are regulated in terms of canopy retention and high or low priority canopy	-
Restricts tree removal on private property	X (Limited)	167.04.L.3	Consider fees / fines for violation(s). Only restricted in tree preservation easements	-
Permit or approval required for tree removal on private property	X (Limited)	167.04	Only restricted in tree preservation easements	-
Requires preservation of trees during development on private property	X	167.04	Mitigation is an option and should be a last resort to preservation	-
Prohibits damage to preserved/protected trees	X	167.05		-
Prohibits damage or removal of trees on another person's property	X (Limited)	167.05	Mitigation is the only penalty though. Consider changes	3
Inventory of trees on site required	X	167.04	Requires a preservation plan	-
Identification of forests/woodlands required	X	167.04		-
Specific species and/or size of trees regulated (e.g., heritage/significant trees)	X (Limited)	167.04.E	Revisit periodically to determine if sizes reflect species significance and value. Needs more protection in Code	2
Location of Critical Root Zone/Dripline required	X	167.05	Specification provided in Tree Preservation and Landscape Manual	-
Minimum canopy coverage requirement set	X	167.04.C	Table 1 Consider updating canopy requirements using the canopy assessment data and canopy goals as needed	-

Topic	Addressed (X)	Chapter & Section	Comments	Priority Level
Private Tree Protection and Preservation (continued)				
Identification of riparian buffers, natural areas, preservation zones	X	167.04.E.2		-
Tree protection/preservation plan required	X	167.04		-
Identification of prohibited activities in dripline/critical root zone	X	167.05	Also in Tree Preservation and Landscape Manual	-
Tree protection fencing required	X	167.04.H.2 167.04.H.3 167.05.B	Chain link or orange fence required	-
Location/type of other tree protection measures (e.g., root pruning, aeration, vertical mulching, trunk/soil protection, irrigation,) on development plans (e.g., site plans, construction plans, etc.)	X	167.04.H.2 167.04.H.3 167.05.B		-
Provide incentives for tree preservation	X (Limited)	167.04.I 167.04.J	On- and off-site mitigation offered, fee-in-lieu toward Escrow account. Reevaluate for additional incentives to preserve canopy rather than mitigate. No credits considered	1
Landscape plan with proposed landscaping and mitigation trees to be planted	X	167.04		-
Requires Grading plan to include protected/preserved trees	X	167.04.A.10		-
Utility plan with trees to include protected/preserved trees	X (Limited)	167.06.J	Consider referencing industry standards for utility pruning and to consult with Urban Forester for pruning or removing trees encroaching utilities (above and below ground, including proposed lights)	1

Topic	Addressed (X)	Chapter & Section	Comments	Priority Level
Private Tree Protection and Preservation (continued)				
Tree planting requirements for removal of regulated trees	X	167.04.C	Consider a 2:1 replacement ratio for significant, specimen, special / priority trees or mitigation that is based on the diameter inches of tree(s) removed	-
Fee in Lieu of planting mitigation trees	X	167.04.J.4	Determine if Escrow Account fee per tree required and 3-year maintenance fee is adequate	-
Tree mitigation survival requirements	X	167.10	Binding 3-year maintenance and monitoring plan	-
New tree planting survival requirements	X	167.10	Binding 3-year maintenance and monitoring plan	-
Fine for removal of regulated trees			No penalties, fees, or fines listed. Only tree mitigation (planting) currently	1
Penalties established for damage and removal of preserved/saved trees			No penalties, fees, or fines listed	1
Bonding utilized to discourage tree removals			A tree bond requires a land developer to deposit a certain amount of money with the local authority during development. If the identified tree or trees are not present and healthy after the development, the funds are forfeited.	1
Tree Fund	X	167.04.J.4	City's Tree Escrow	-

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CITY OF FAYETTEVILLE, AR
URBAN FORESTRY MANAGEMENT PLAN
NOVEMBER 2023

CITY OF FAYETTEVILLE ARKANSAS

PlanIT Geo™
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URBAN FOREST BENCHMARKS

Last Updated: 8/30/2023

A comparison summary of analogous Arkansas Tree City USA cities for the:

City of Fayetteville, AR
Urban Forest Management Plan

CITY OF FAYETTEVILLE ARKANSAS

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BACKGROUND AND OVERVIEW

Background

The purpose of Urban Forest Benchmarking is to understand the level of effort and capacity necessary to satisfy the City's adopted goals, to identify industry trends and best practices, and to ensure urban forest sustainability. Benchmarks help to gauge the City's investment in its urban forest compared to other communities facing similar issues in urban forest management. The results of the benchmarking exercise enable the urban forestry planning consultants to develop realistic strategies and achievable targets that align with comparable communities and industry standards. It will also serve as one platform and tool for monitoring implementation of Fayetteville, AR's Urban Forest Management Plan (in development as of January 2023).

BENCHMARKING DATA SOURCES

Several data sources were reviewed and compiled to evaluate how Fayetteville's urban forest and associated programs compare to industry standards and communities of a similar size or geographic location and how its own operations have changed over time.

Phase I of the benchmarking process uses the Arbor Day Foundation's Tree City USA 2021 dataset and compares statistics provided by the City of Fayetteville and as reported to Arbor Day for Tree City USA accreditation. The dataset includes program metrics for over 3,700 communities and the data is used to identify cities of similar size, location, and program structure that also participate in the Tree City USA program. Using this dataset helps better understand how Fayetteville's urban forestry budget and activities compare to relevant cities. Relevant cities are determined by 1) proximity (within 50 and 100 miles of city center), 2) population size (percent difference and cities with more than 90,000 but less than 200,000 people), and cities outside of these parameters but are areas of interest. The Tree City USA dataset is largely focused on urban forestry budgets, per capita funding information, and volunteer hours. The number of trees planted, removed, and pruned are also summarized.

Phase II of benchmarking involves comparing Fayetteville's urban forestry operations to findings from an in-depth study conducted by researchers Richard Hauer and Ward Peterson (2014). In this study, researchers interviewed urban forestry programs in various regions across the U.S. and among varying population classes. A total of 670 communities participated in the census. Specific study focus areas include community and staff profiles, funding, tree management policy and planning, volunteers and partnerships, contracting tree care activities, community tree populations, tree operations and management, and assistance programs. Data from this study was compared to data obtained from the City of Fayetteville for the purposes of determining program health as compared to accurate data across a range of scales and locations.

Phase III of benchmarking is comprised of presenting the findings to the City and allowing time for any further data collection or clarifications in order to ensure the highest quality analysis. This phase also includes internal quality controls to ensure data comparisons are as accurate as possible. Information gathered during this process will inform the development of realistic and attainable goals and strategies in the City's Urban Forest Management Plan.

PHASE I BENCHMARKING RESEARCH

Summary of Communities for Benchmarking Research

Understanding the urban forest policies, management approaches, budgets, and programs of comparable communities and nationwide averages provides comparative data to benchmark the City's performance, present and future. While existing tree data describes the current conditions, benchmarks offer guidance to bring Fayetteville's urban forestry policies and practices into alignment with similar-sized cities in Arkansas and nationwide, enhancing urban forest management. A summary of the cities used for benchmarking Fayetteville can be found in (Table 1) below.

COMPARISON CITIES & COMPARISON GROUPS

Table 1. Communities benchmarked for the Fayetteville, AR Urban Forest Management Plan

Comparison Criteria	Community	County	Pop.*	Difference	Distance**
STUDY AREA	**Fayetteville**	**Washington**	**93,580**	**0**	**0.0**
AR Cities >25k Pop	Springdale, AR	Washington/Benton	87,609	-5,971	8.9
AR Cities >25k Pop	Rogers, AR	Benton	71,112	-22,468	22.7
AR Cities >25k Pop	Bentonville, AR	Benton	56,734	-36,846	27.0
AR Cities >25k Pop	Bella Vista, AR	Benton	30,808	-62,772	34.8
AR Cities >25k Pop	Fort Smith, AR	Sebastian	89,576	-4,004	58.1
AR Cities >25k Pop	Conway, AR	Faulkner	65,121	-28,459	159.7
AR Cities >25k Pop	Hot Springs, AR	Garland	38,114	-55,466	185.9
AR Cities >25k Pop	N. Little Rock, AR	Pulaski	64,162	-29,418	187.0
City Interest	Lawrence, KS	Douglas	98,193	4,613	267.4
City Interest	Columbia, MO	Boone	126,853	33,273	314.7
Pop. Group Nation	Springfield, MO	Greene	169,724	76,144	150.3
Pop. Group Nation	Topeka, KS	Shawnee	125,963	32,383	293.8
Pop. Group Nation	Norman, OK	Cleveland	128,097	34,517	243.0
Pop. Group Nation	Champaign, IL	Champaign	90,739	-2,841	541.1
Pop. Group Nation	Asheville, NC	Buncombe	93,350	-230	822.2
Pop. Group Nation	Edmond, OK	Oklahoma	93,697	117	211.6
Pop. Group Nation	Reading, PA	Berks	95,112	1,532	1204.6
Pop. Group Nation	Fishers, IN	Hamilton	99,116	5,536	628.7
AVERAGE			90,403	-3,353	297.9

Comparison Criteria	Pop.*	Difference
State Average	**22,685**	**-70,895**
Nationwide Average	**42,602**	**-50,878**

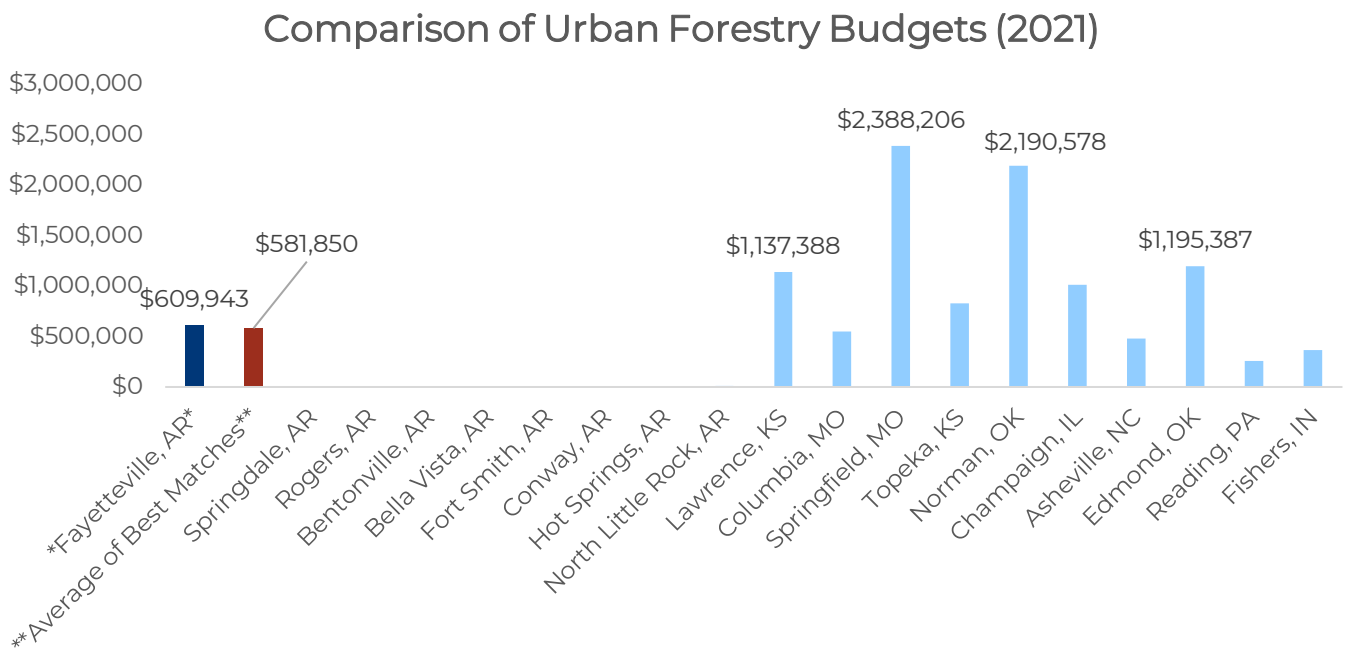
* Population as of 2021 TC USA reporting

** Driving distance from the study area in miles

After the City reviewed the draft list of communities, the list was refined as shown above and the following summaries were updated to serve as the second round of benchmarking.

Phase I Benchmarking Comparison

URBAN FORESTRY BUDGETS (2021)



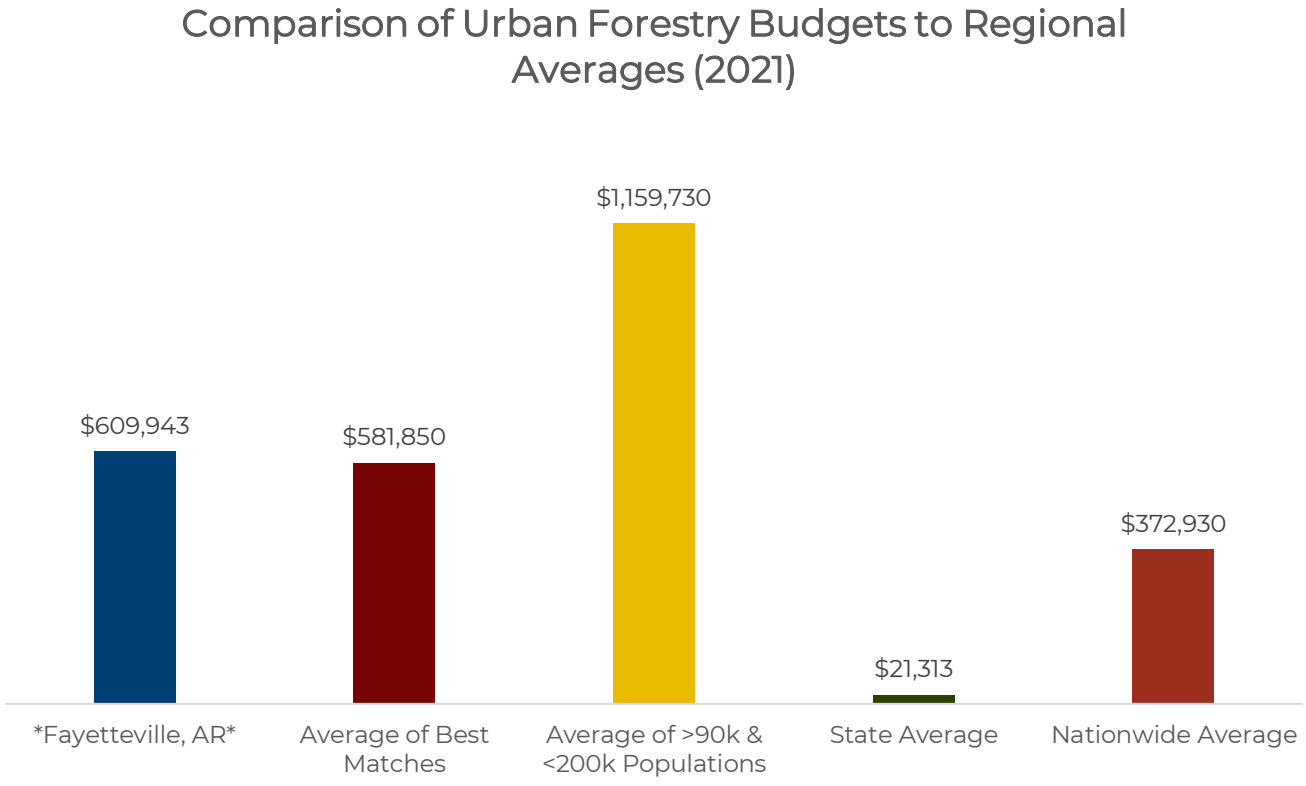
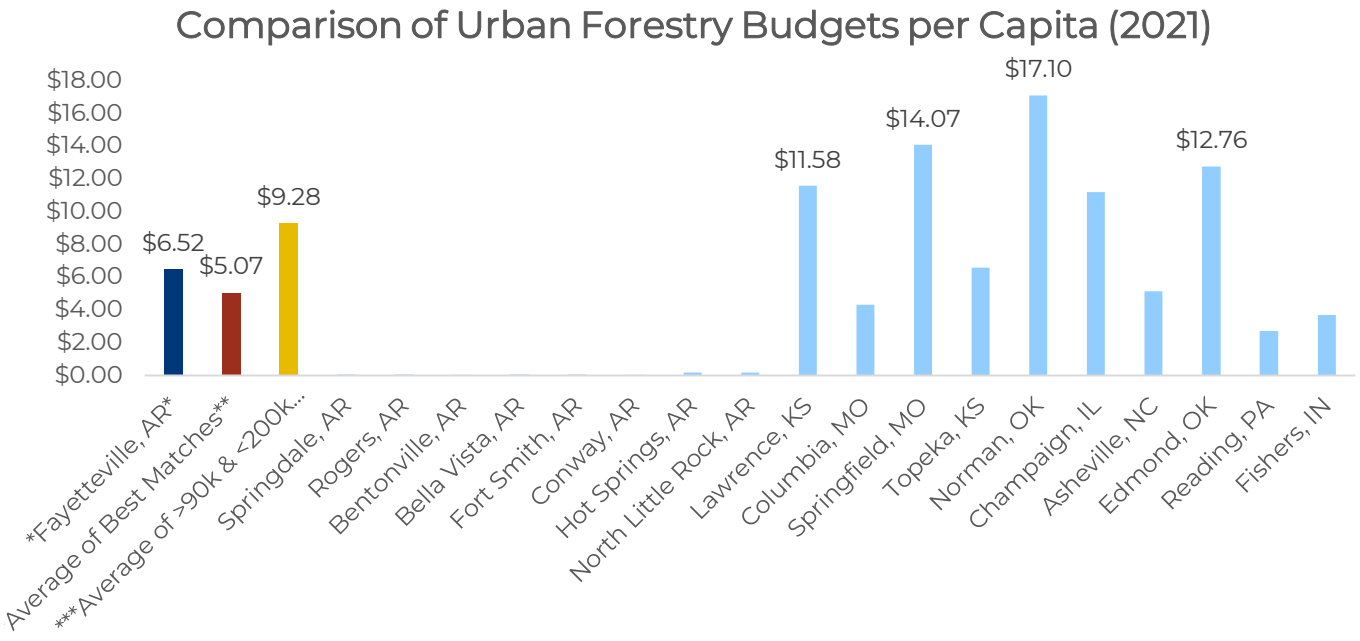


Figure 1. Comparison of urban forestry budgets in 2021



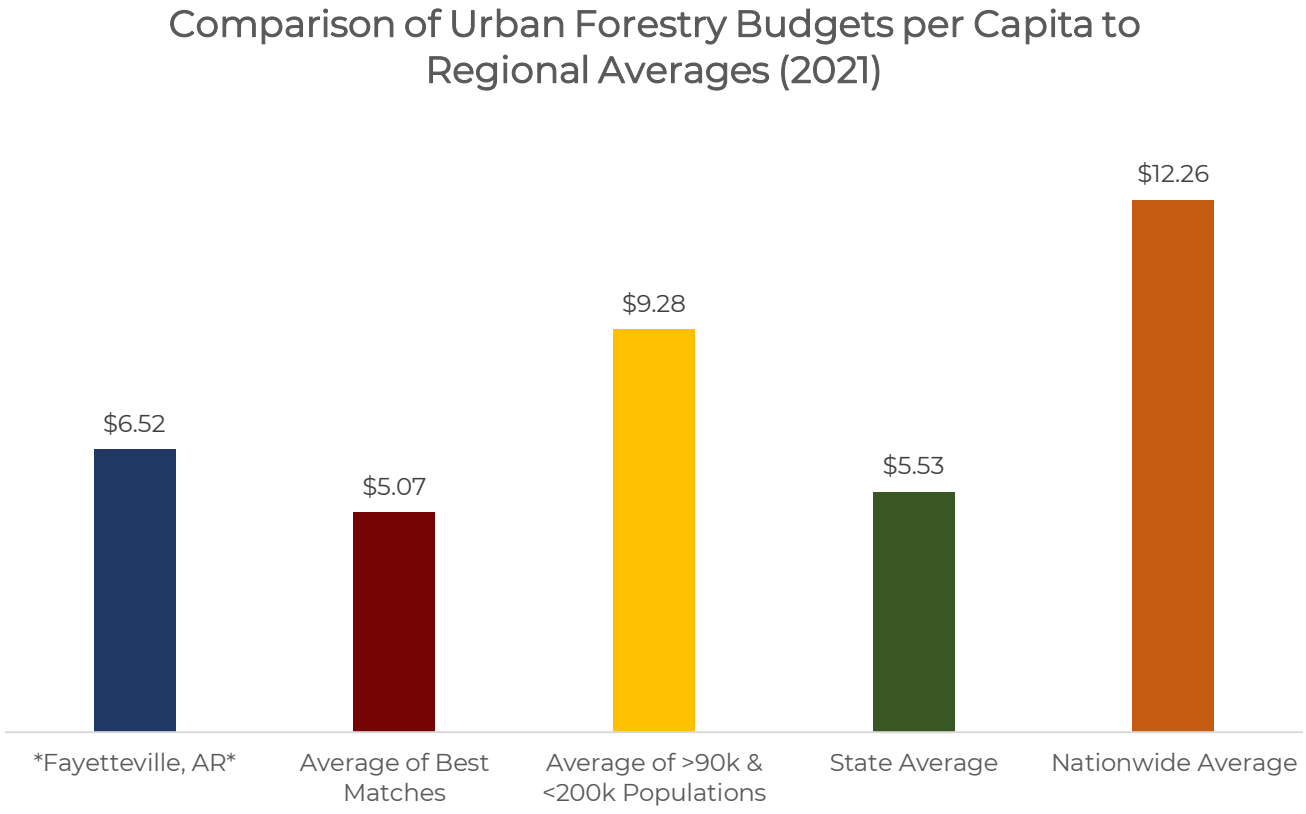
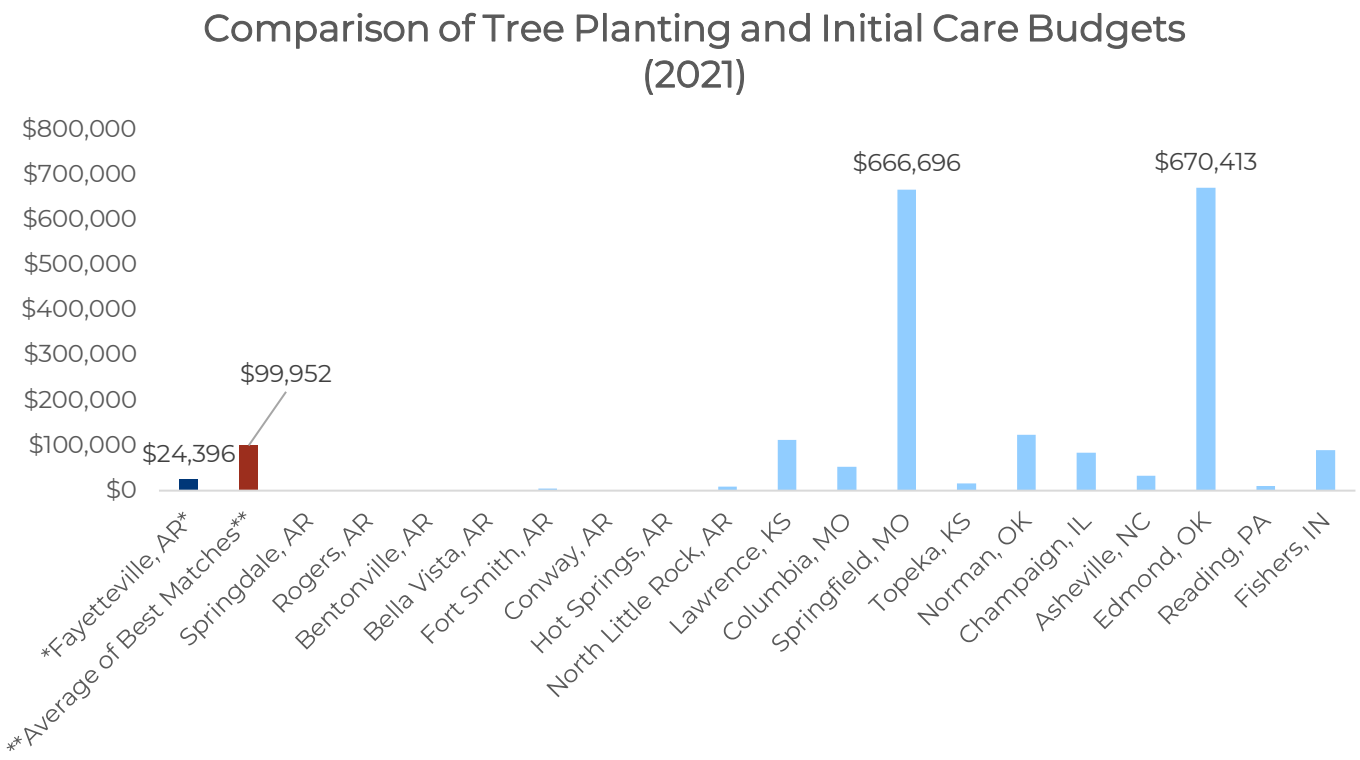


Figure 2. Comparison of urban forestry budgets per capita in 2021



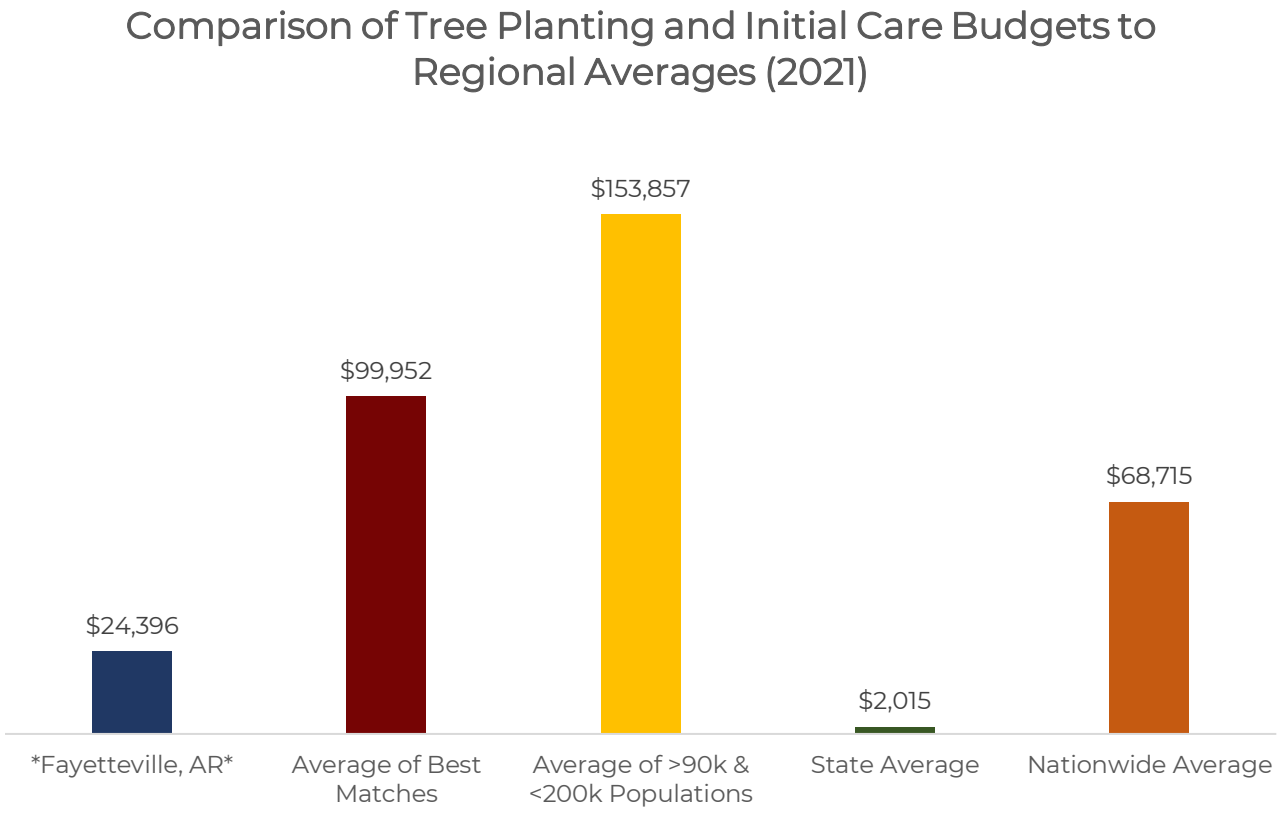
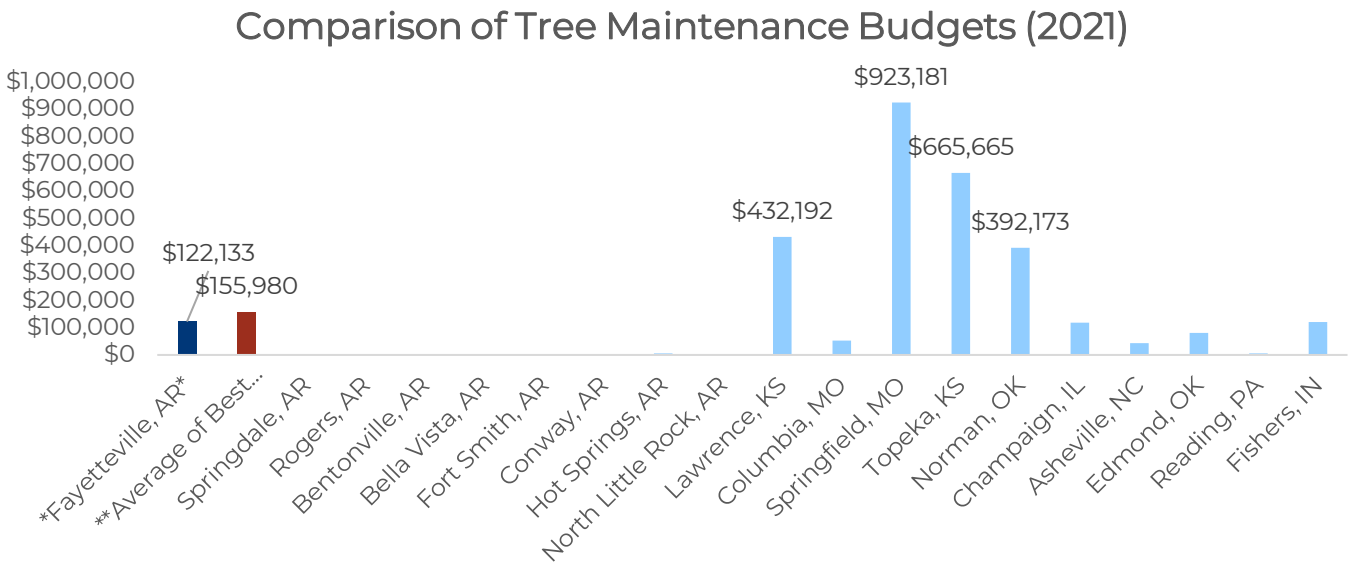


Figure 3. Comparison of tree planting and initial care budgets in 2021



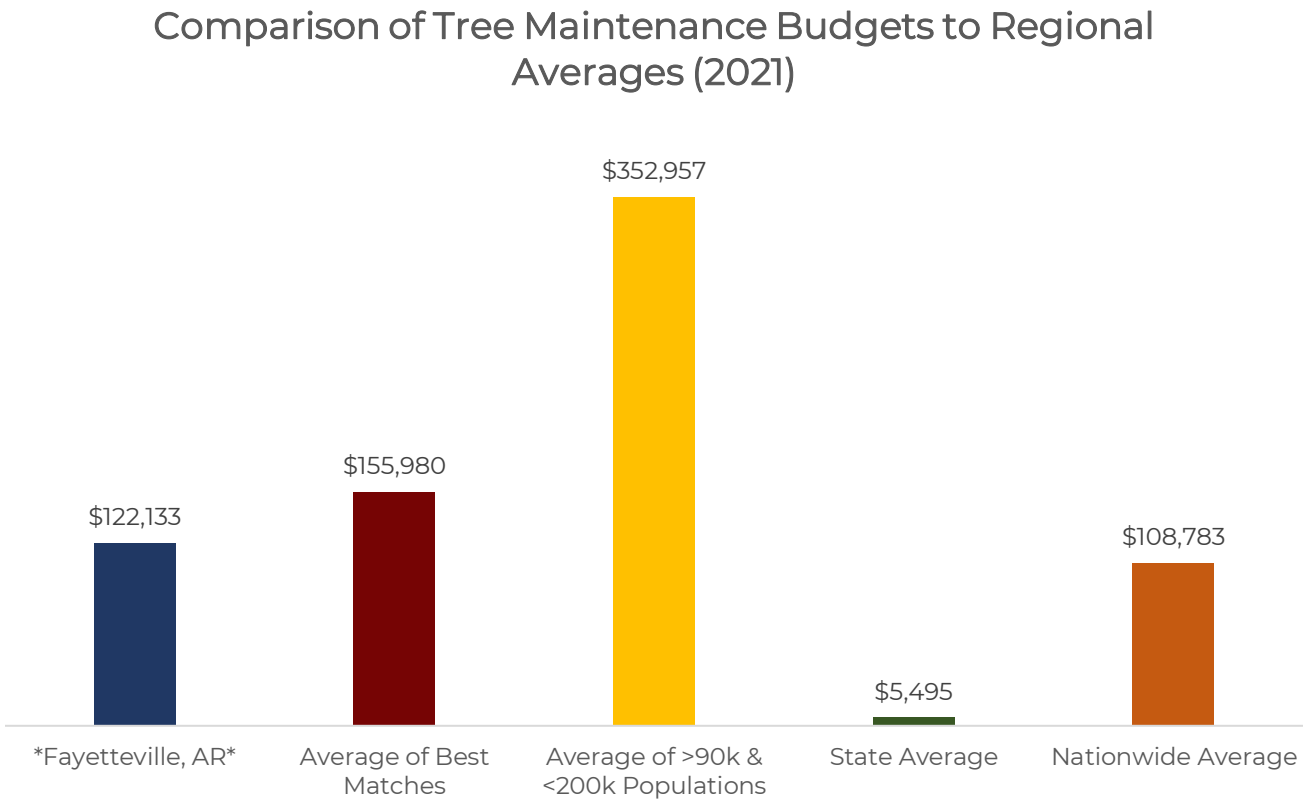
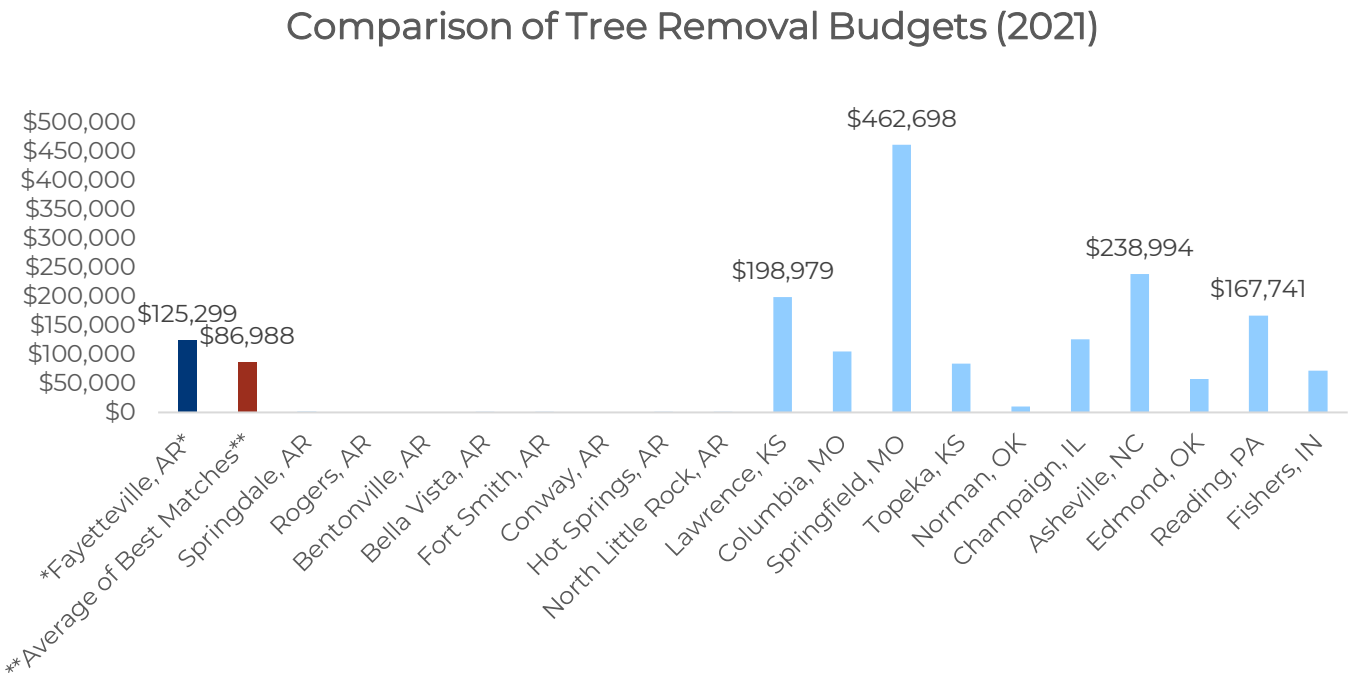


Figure 4. Comparison of tree maintenance budgets in 2021



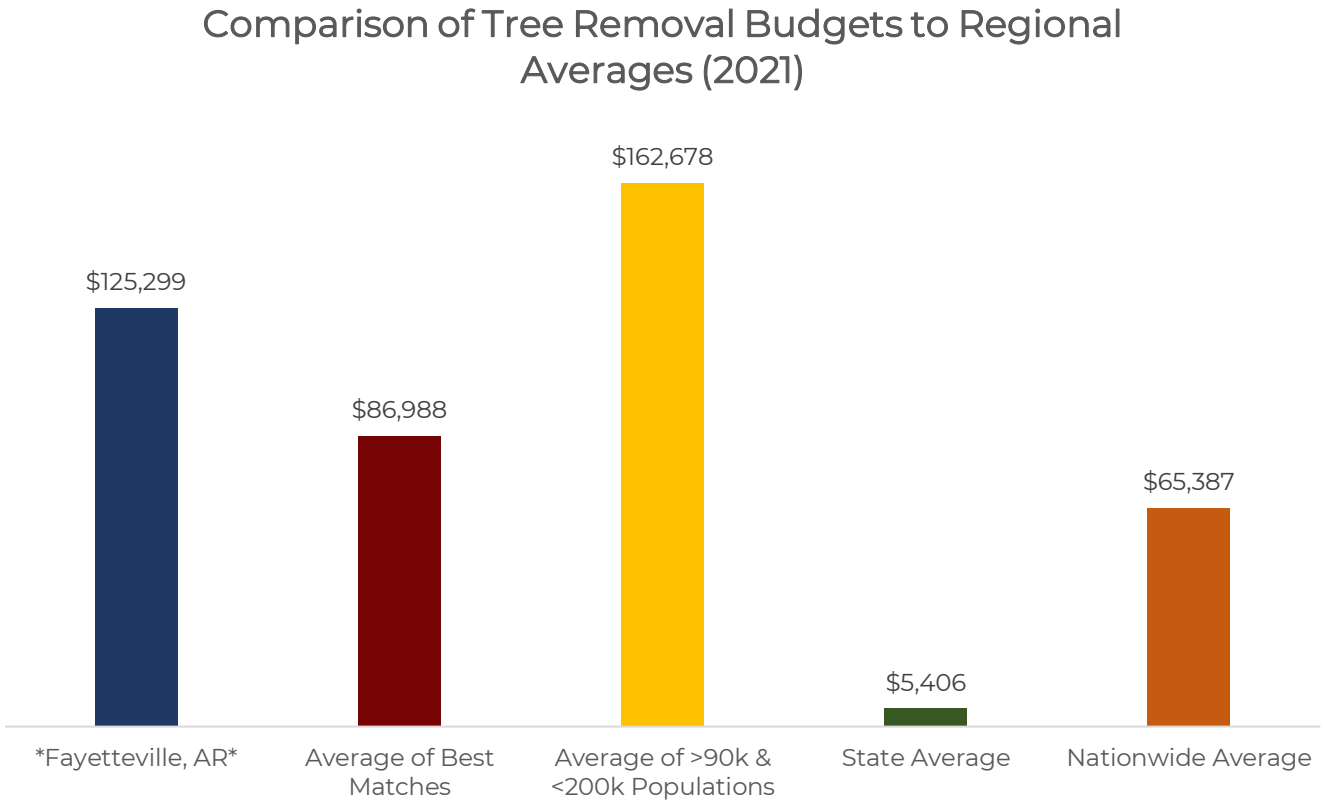
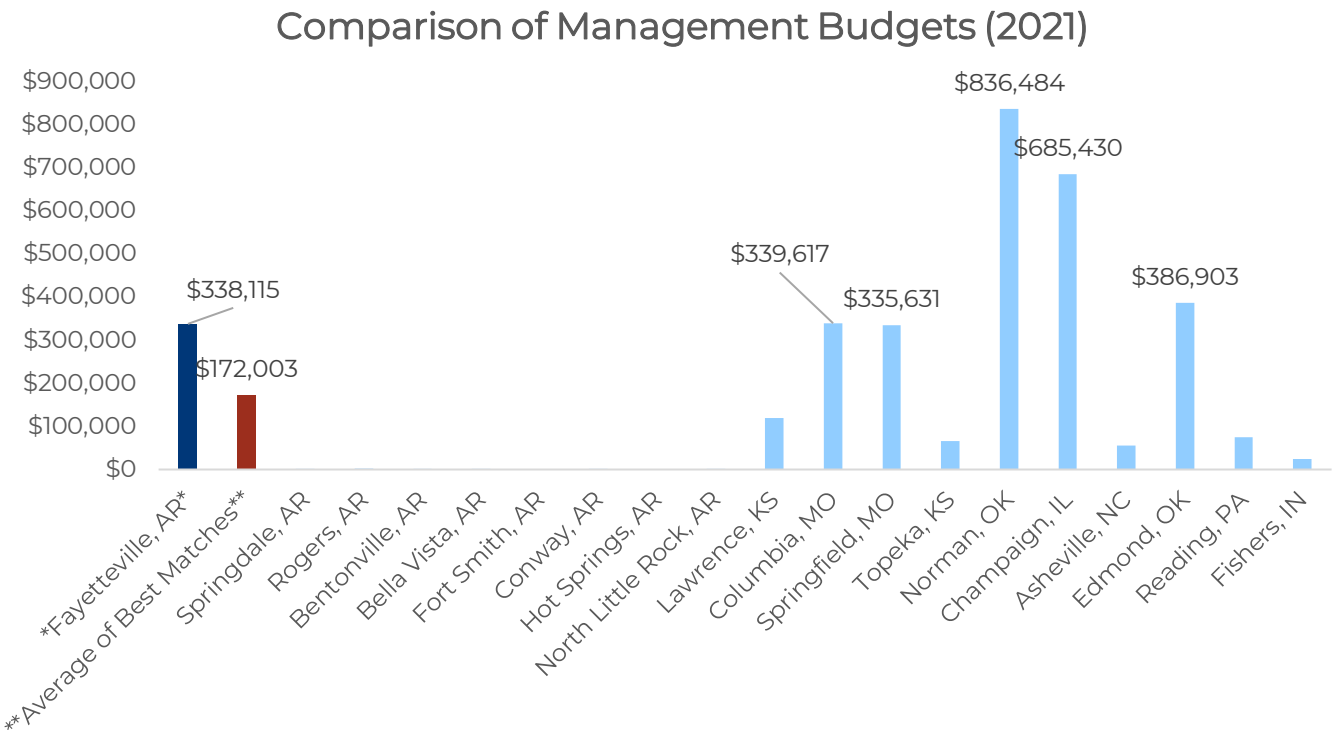


Figure 5. Comparison of tree removal budgets in 2021



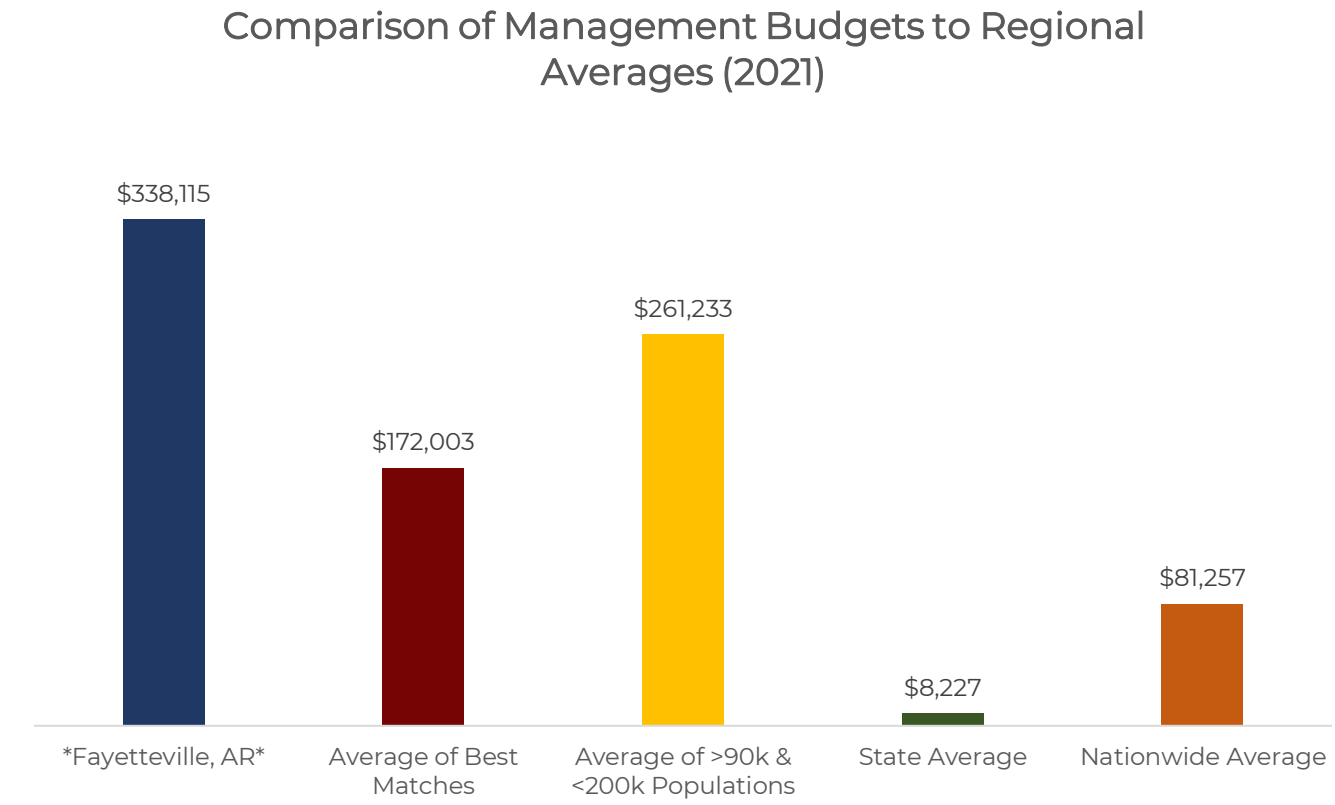
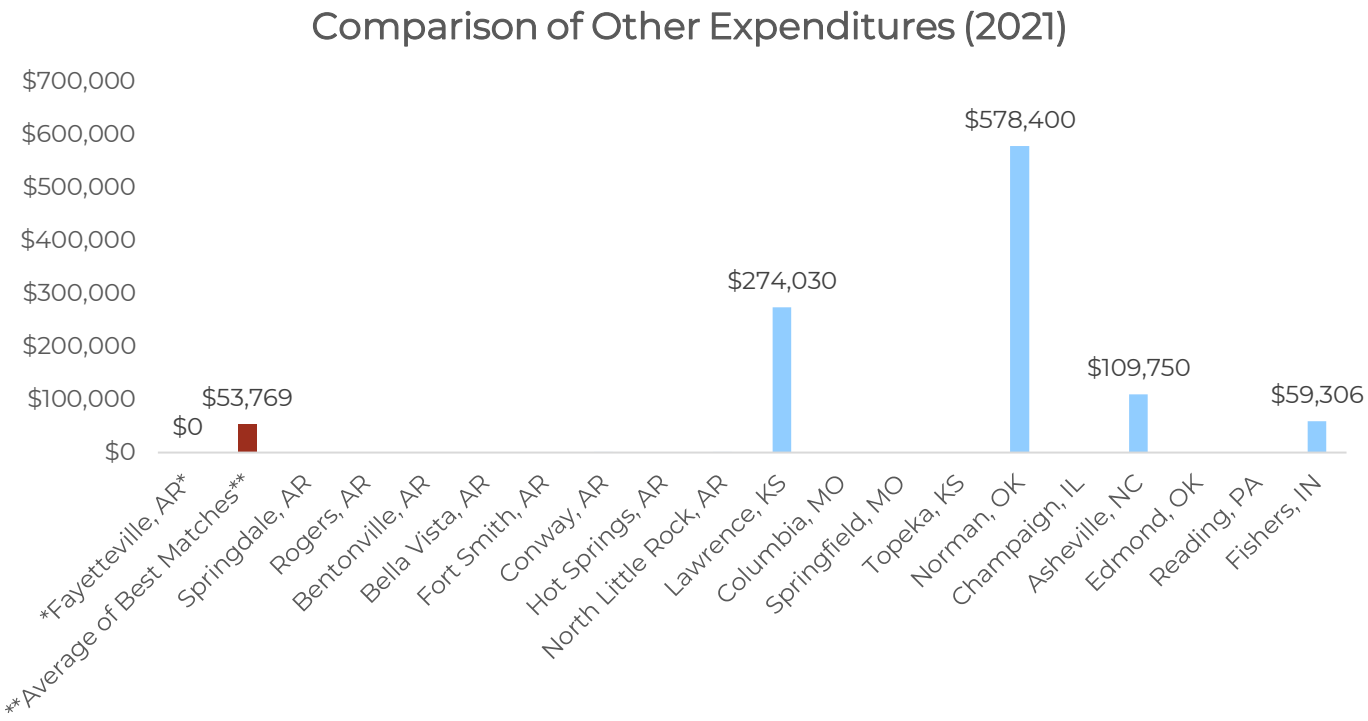


Figure 6. Comparison of management budgets in 2021



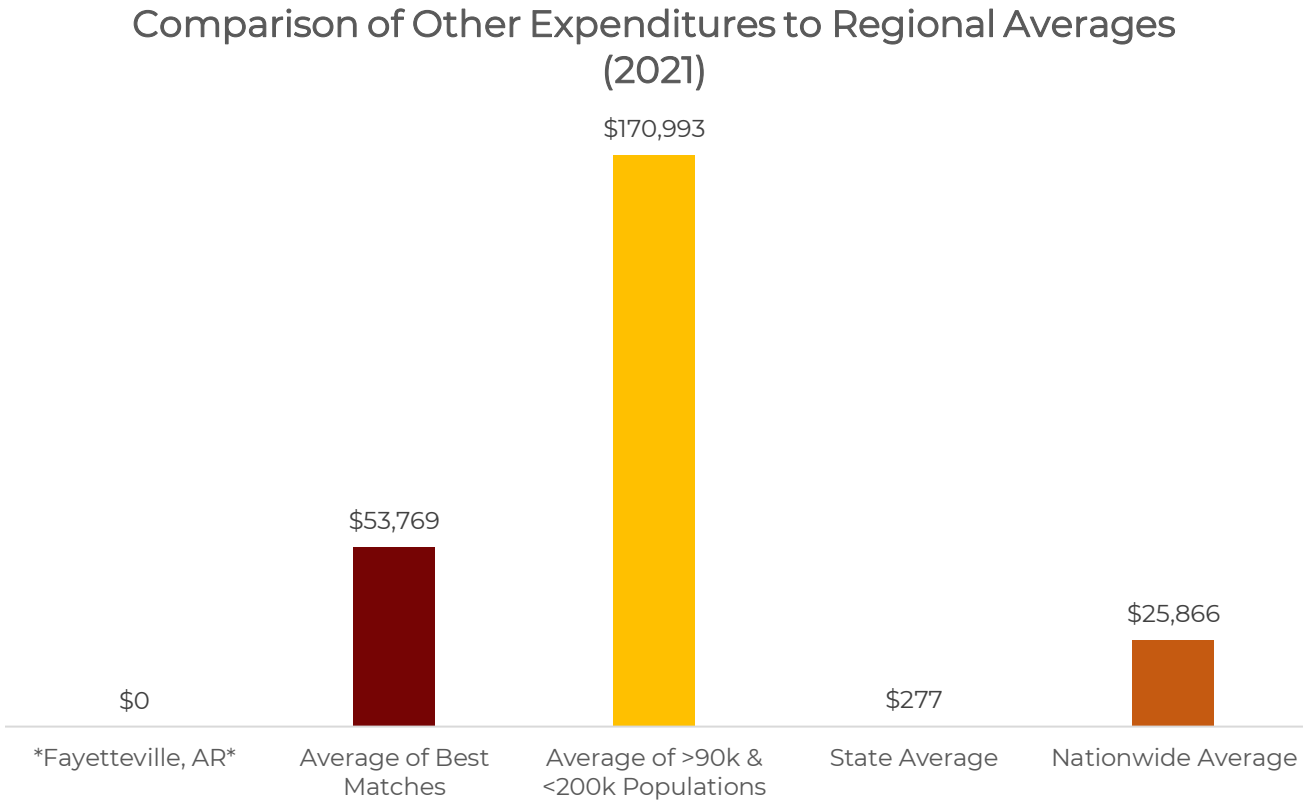
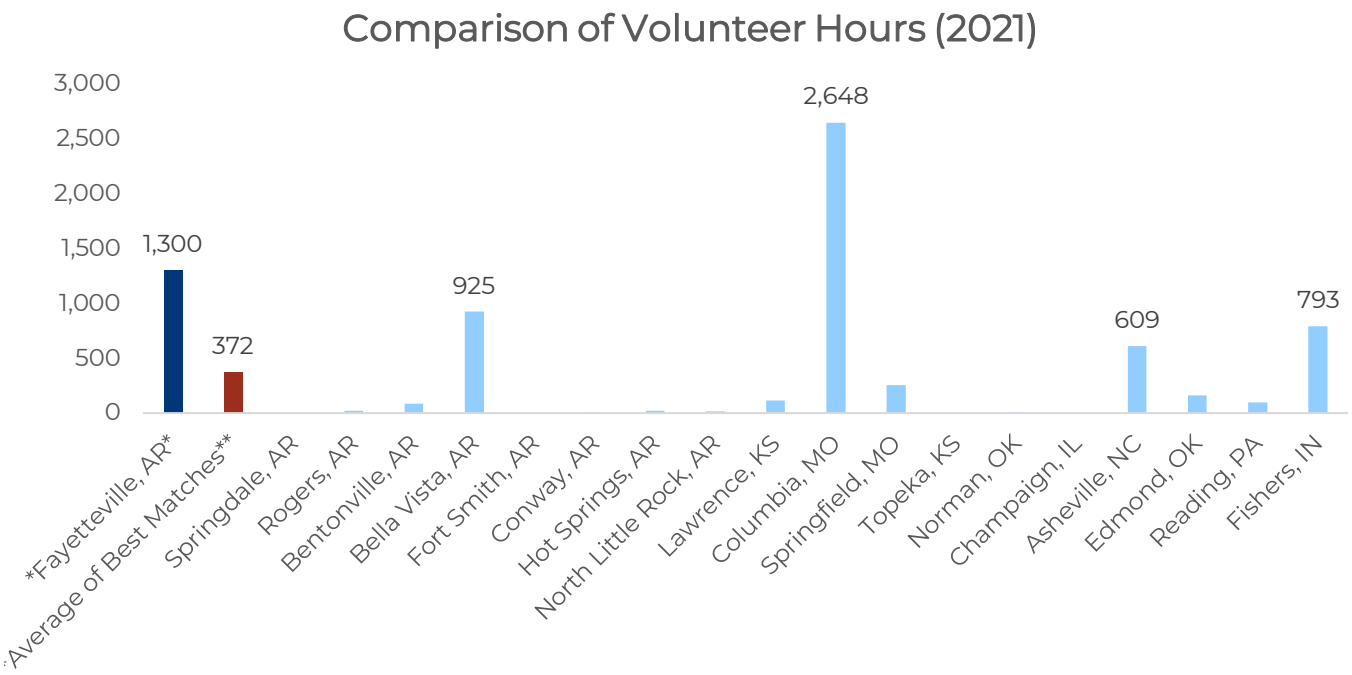


Figure 7. Comparison of other expenditures in 2021

URBAN FORESTRY ACTIVITIES



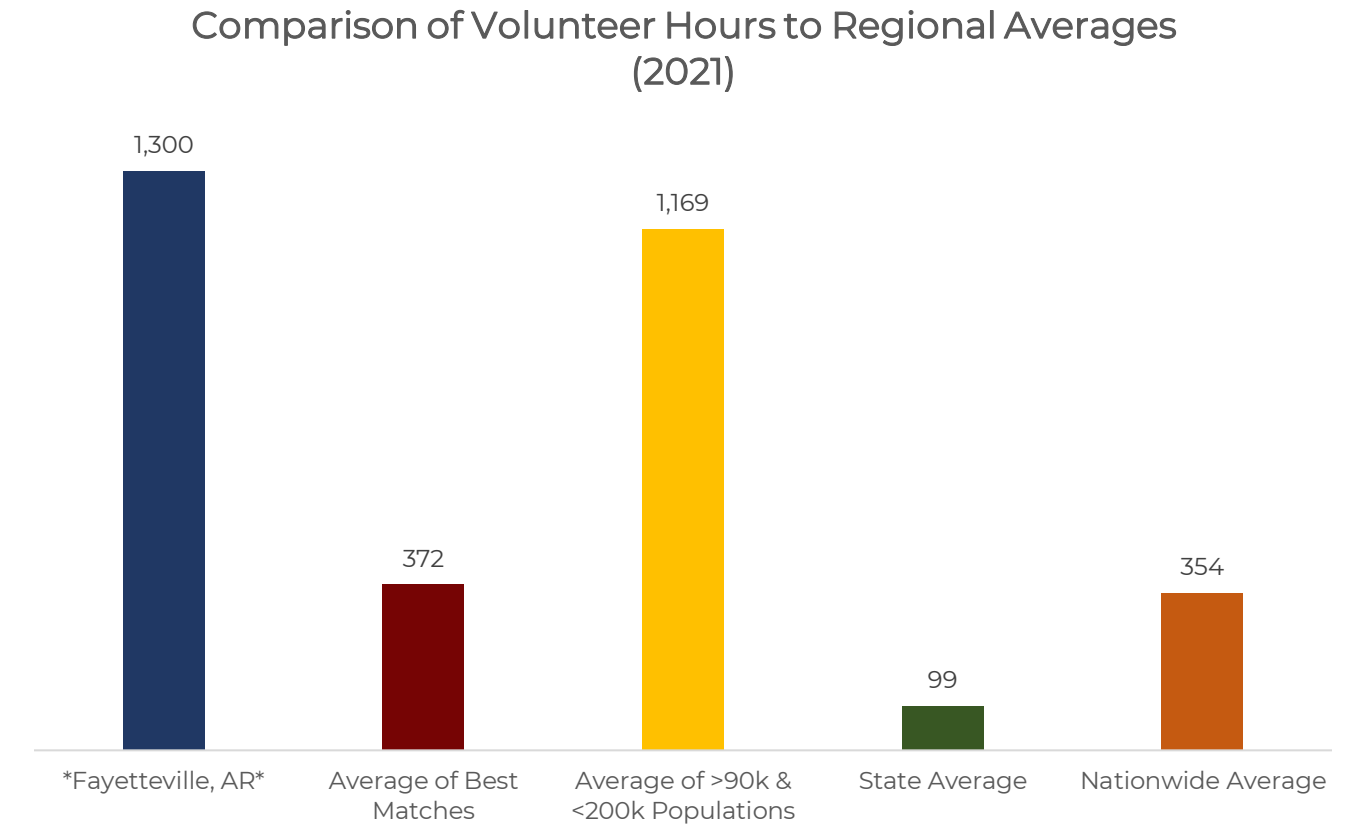
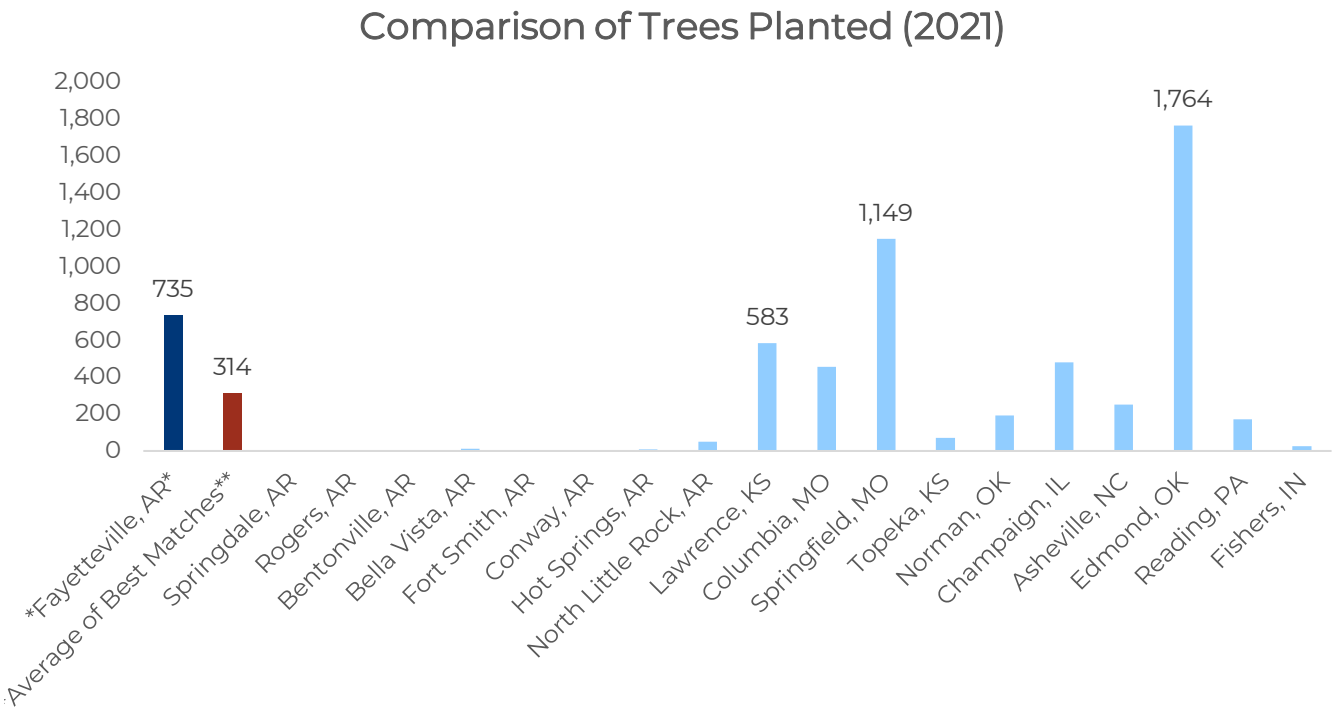


Figure 8. Comparison of volunteer hours in 2021



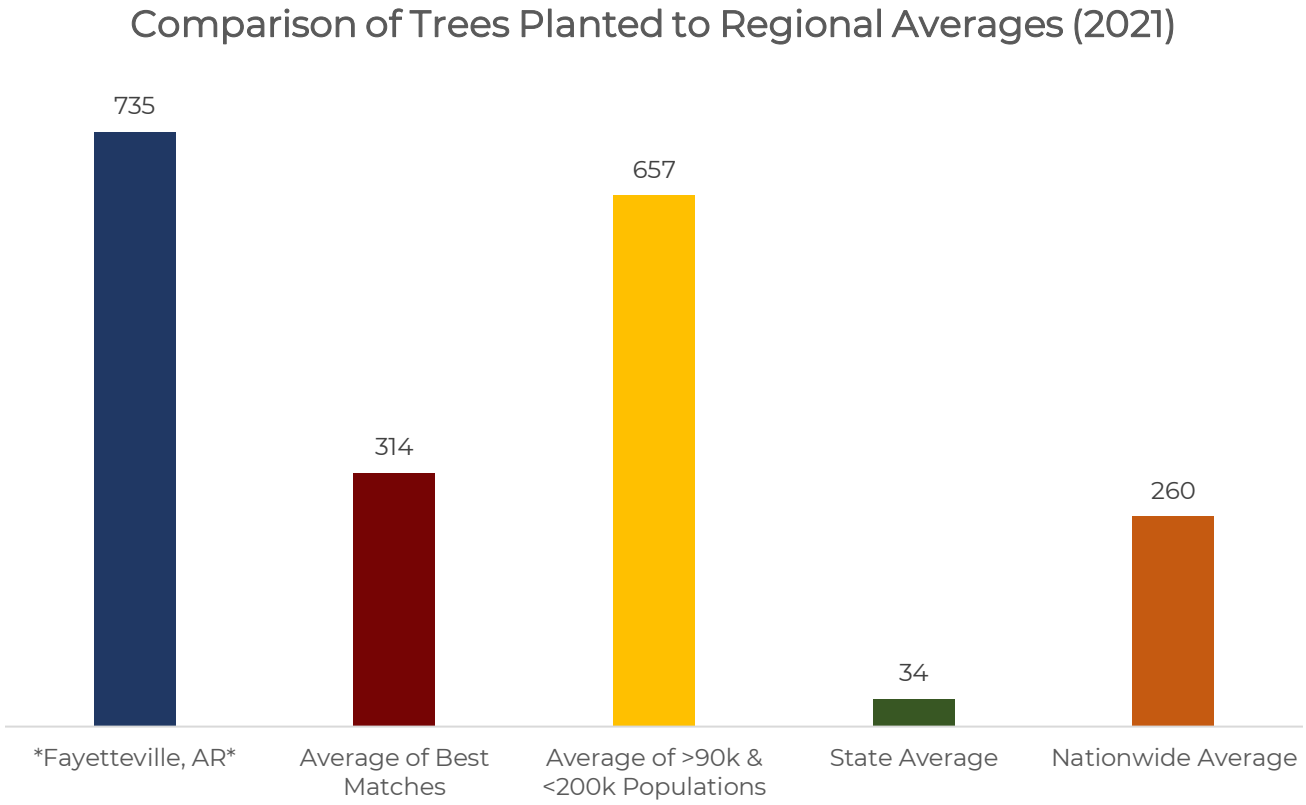
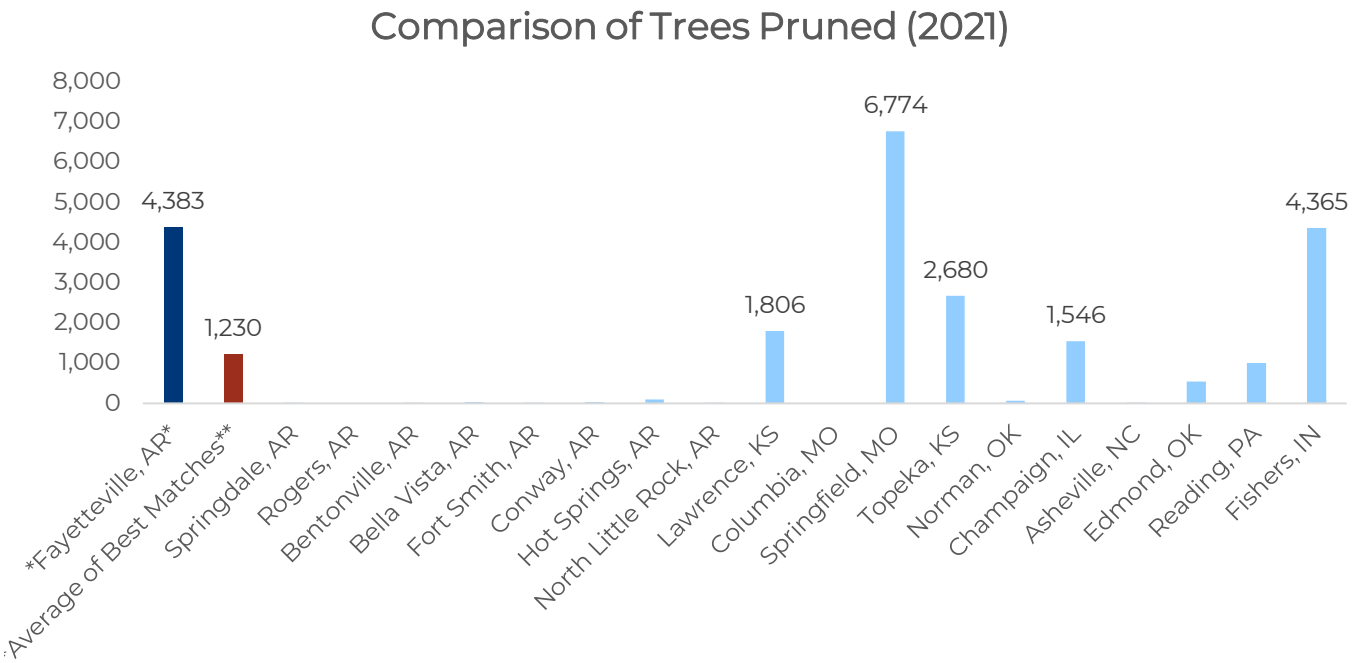


Figure 9. Comparison of the number of trees planted in 2021



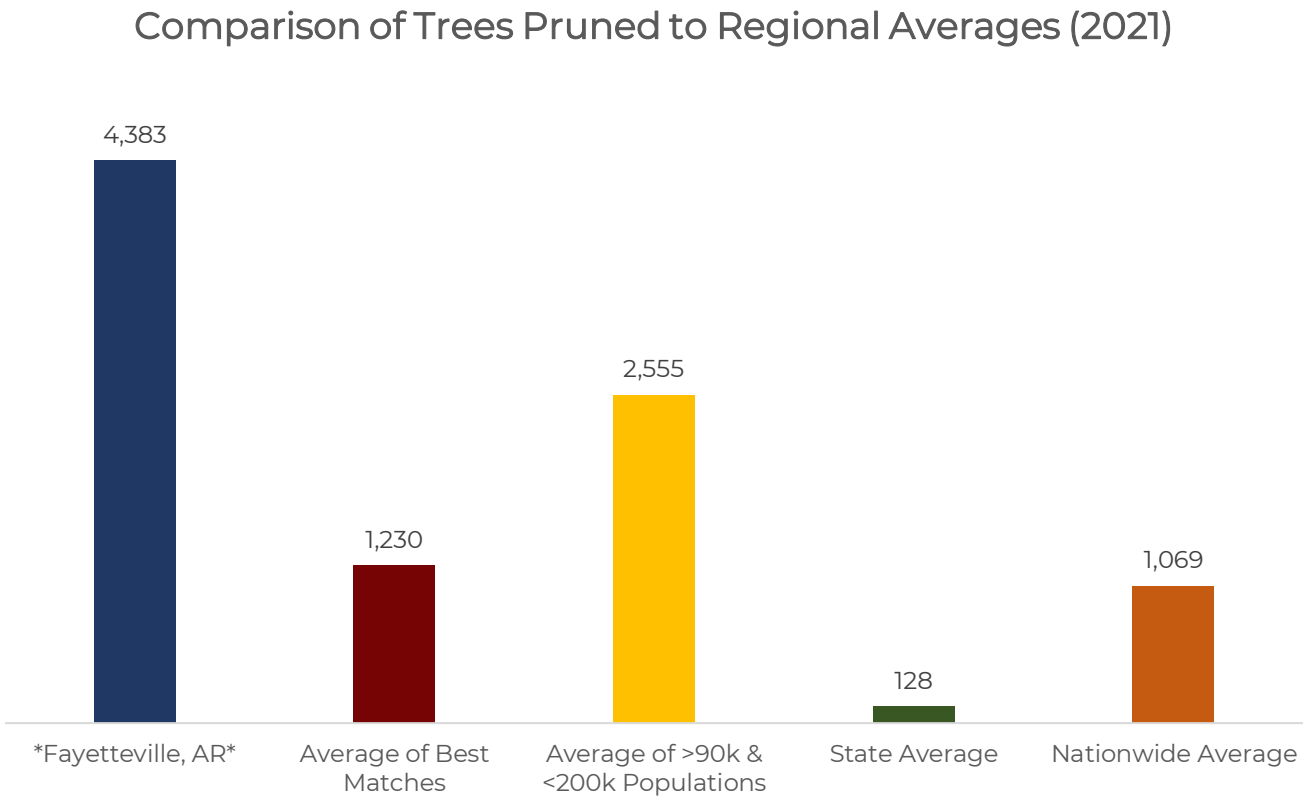
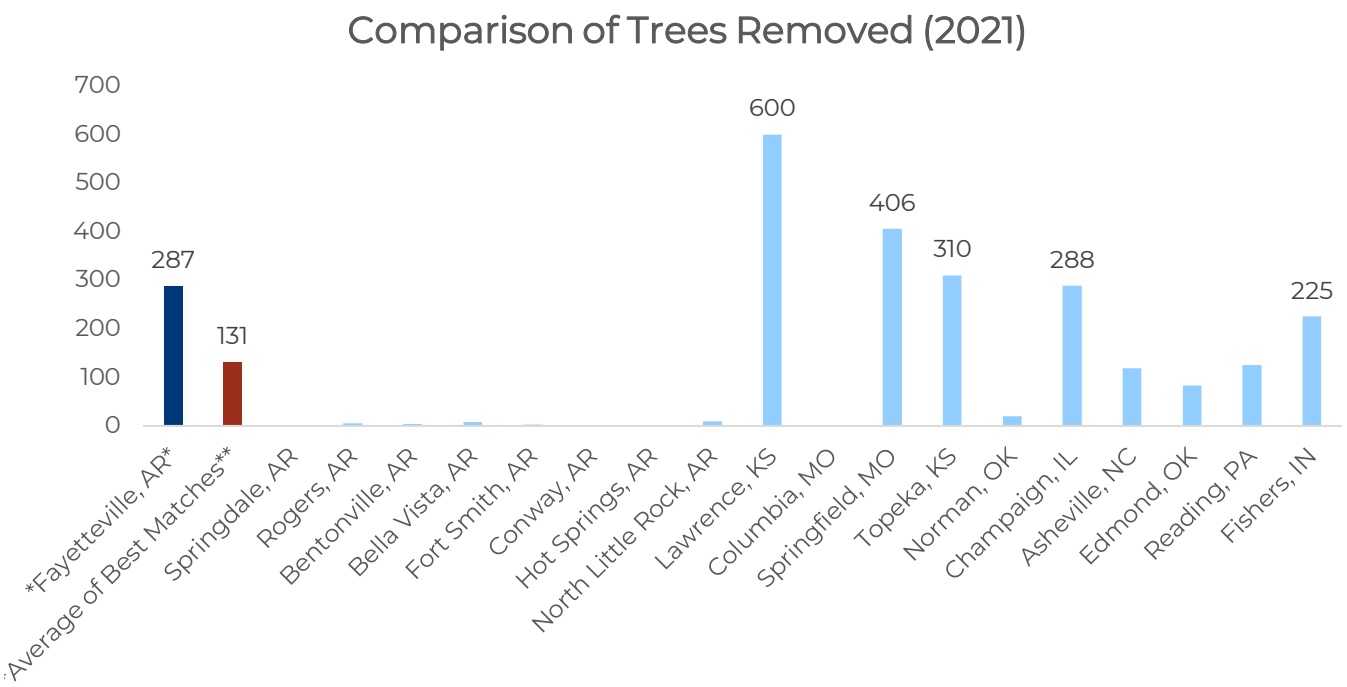


Figure 10. Comparison of the number of trees pruned in 2021



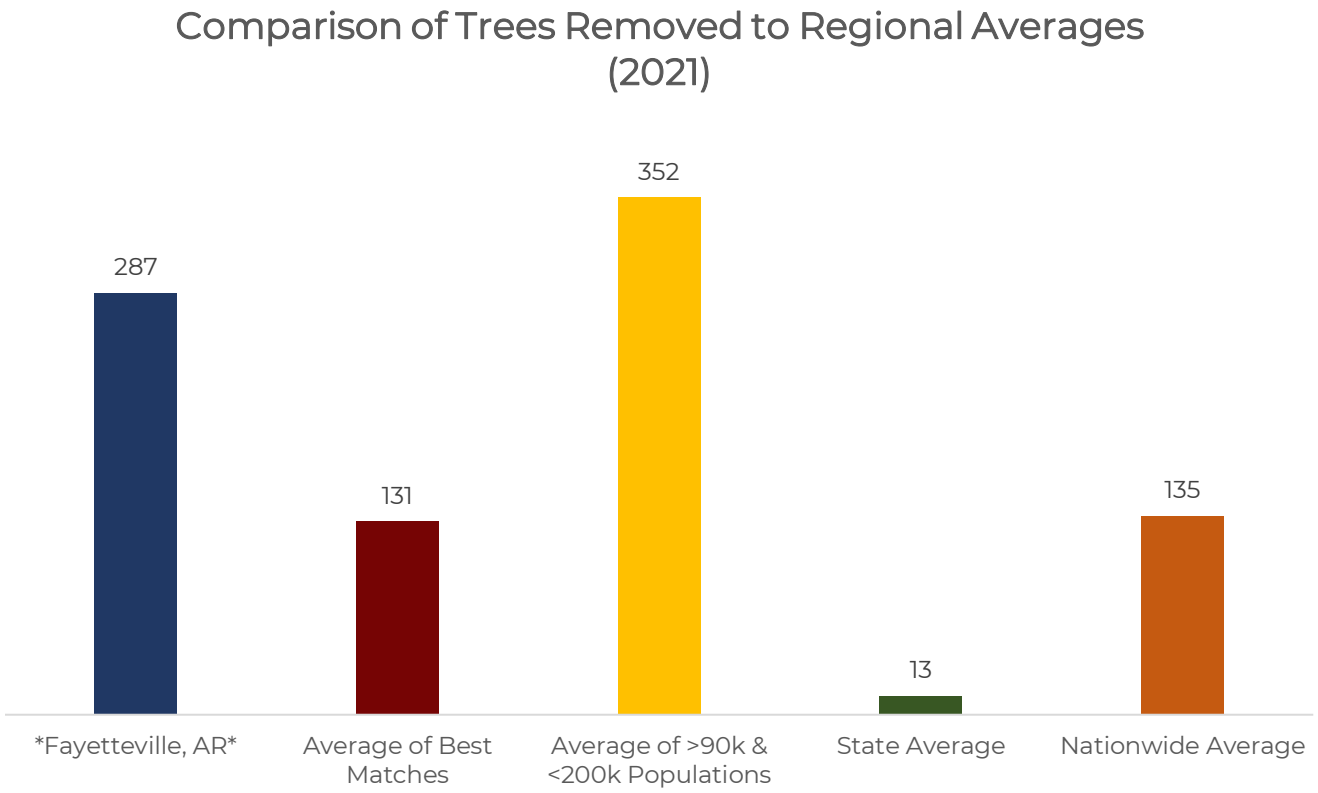
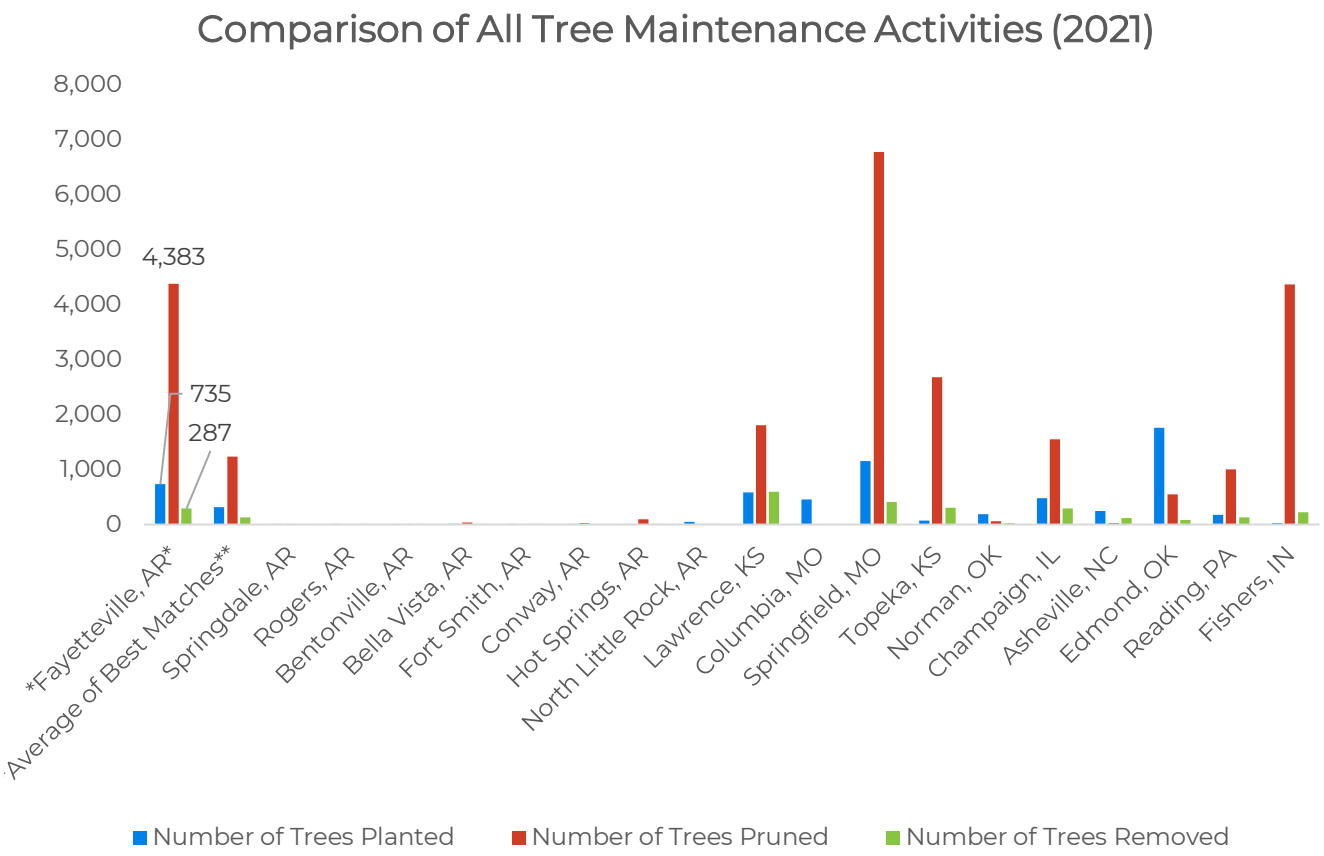


Figure 11. Comparison of the number of trees removed in 2021



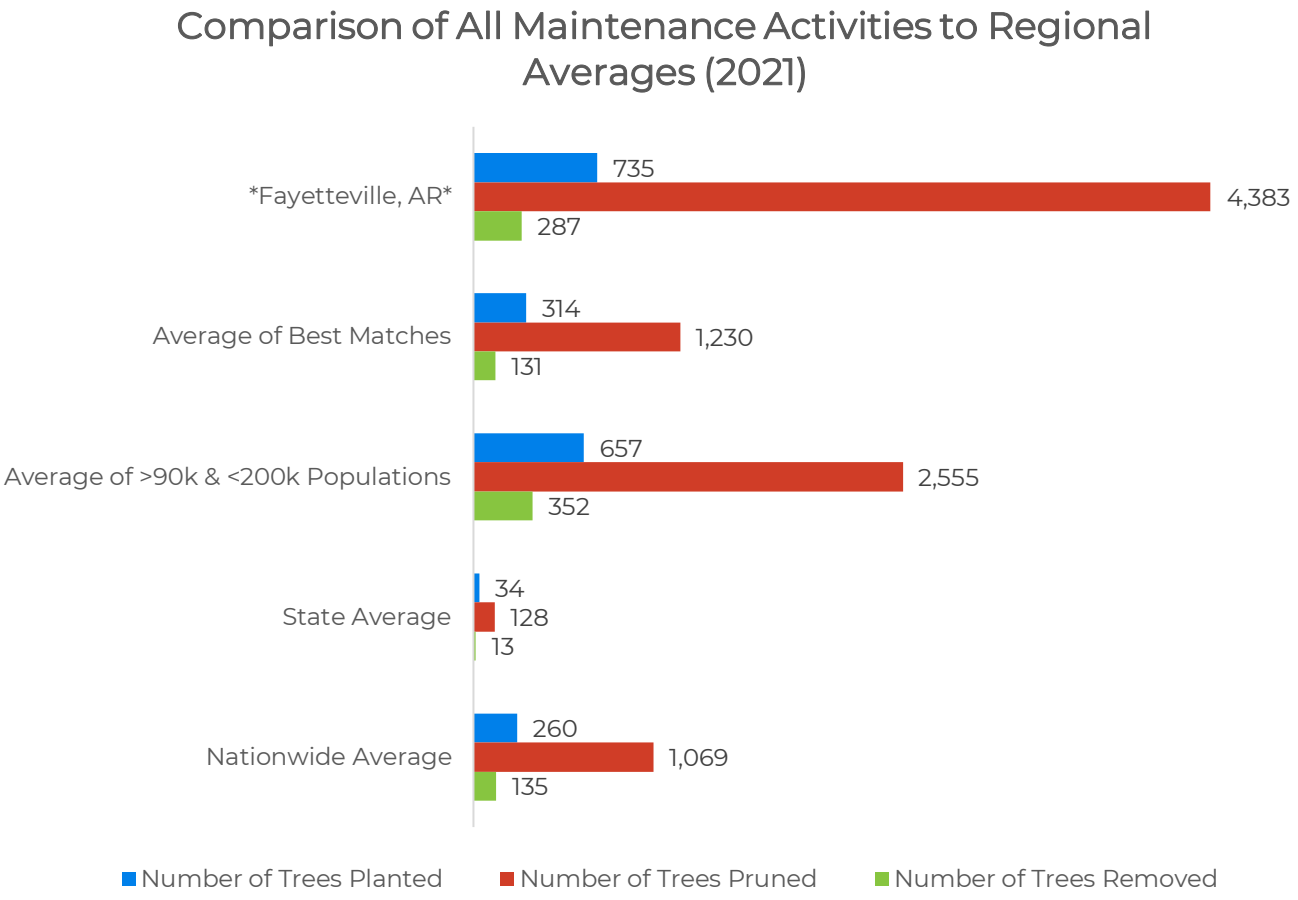


Figure 12. Combined comparison summary of tree management activities in 2021

TABLE SUMMARY OF URBAN FORESTRY BUDGETS AND ACTIVITIES (2021)

Community	Tree Planting and Initial Care	Tree Maintenance	Tree Removal	Management	Utility Line Clearance	Other Expend-itures	Overall Budget
Fayetteville, AR	$24,396	$122,133	$125,299	$338,115	$0	$0	$609,943
Average of Best Matches	$99,952	$155,980	$86,988	$172,003	$13,158	$53,769	$581,850
Average of >90k & <200k Populations	$153,857	$352,957	$162,678	$261,233	$58,013	$170,993	$1,159,730
Springdale, AR	$600	$300	$1,450	$1,400	$0	$0	$3,750
Rogers, AR	$700	$1,400	$0	$1,500	$0	$0	$3,600
Bentonville, AR	$229	$0	$0	$20	$0	$0	$249
Bella Vista, AR	$800	$200	$225	$75	$0	$0	$1,300
Fort Smith, AR	$3,900	$1,000	$100	$0	$0	$0	$5,000
Conway, AR	$680	$384	$0	$121	$0	$31	$1,216
Hot Springs, AR	$734	$6,000	$350	$0	$0	$0	$7,084
N. Little Rock, AR	$8,790	$500	$580	$680	$0	$100	$10,650
Lawrence, KS	$112,105	$432,192	$198,979	$120,082	$0	$274,030	$1,137,388
Columbia, MO	$52,595	$52,595	$105,191	$339,617	$0	$0	$549,998
Springfield, MO	$666,696	$923,181	$462,698	$335,631	$0	$0	$2,388,206
Topeka, KS	$15,302	$665,665	$84,165	$65,531	$0	$0	$830,663
Norman, OK	$123,521	$392,173	$10,000	$836,484	$250,000	$578,400	$2,190,578
Champaign, IL	$84,566	$117,944	$126,849	$685,430	$0	$0	$1,014,789
Asheville, NC	$33,155	$42,587	$238,994	$55,908	$0	$109,750	$480,394
Edmond, OK	$670,413	$80,522	$57,549	$386,903	$0	$0	$1,195,387
Reading, PA	$9,911	$4,835	$167,741	$75,567	$0	$0	$258,054
Fishers, IN	$90,000	$120,000	$72,600	$25,000	$0	$59,306	$366,906

Table 2. Complete table summary of all benchmarking metrics in Phase I (2021)

BUDGET PER CAPITA SUMMARY (2021)

Community	Overall Budget	Per Capita Budget
Fayetteville, AR	$609,943	$6.52
Average of Best Matches	$581,850	$5.07
Average of >90k & <200k Populations	$1,159,730	$9.28
Springdale, AR	$3,750	$0.04
Rogers, AR	$3,600	$0.05
Bentonville, AR	$249	$0.00
Bella Vista, AR	$1,300	$0.04
Fort Smith, AR	$5,000	$0.06
Conway, AR	$1,216	$0.02
Hot Springs, AR	$7,084	$0.19
North Little Rock, AR	$10,650	$0.17
Lawrence, KS	$1,137,388	$11.58
Columbia, MO	$549,998	$4.34
Springfield, MO	$2,388,206	$14.07
Topeka, KS	$830,663	$6.59
Norman, OK	$2,190,578	$17.10
Champaign, IL	$1,014,789	$11.18
Asheville, NC	$480,394	$5.15
Edmond, OK	$1,195,387	$12.76
Reading, PA	$258,054	$2.71
Fishers, IN	$366,906	$3.70

Table 3. Summary of urban forestry budgets compared to city populations (per capita) in 2021

PHASE II BENCHMARKING RESEARCH

Note: The following comparisons use Fayetteville's 2021 metrics whereas the metrics for the comparison populations are based on 2014 data. The urban forestry planning consultants will need 2014 metrics from the City or data from the US Forest Service for 2021 in order to finalize the Phase II benchmarking. The following study is a preliminary exercise intended for internal use and for initial comparisons from which strategies may be developed.

URBAN FORESTRY BUDGETS

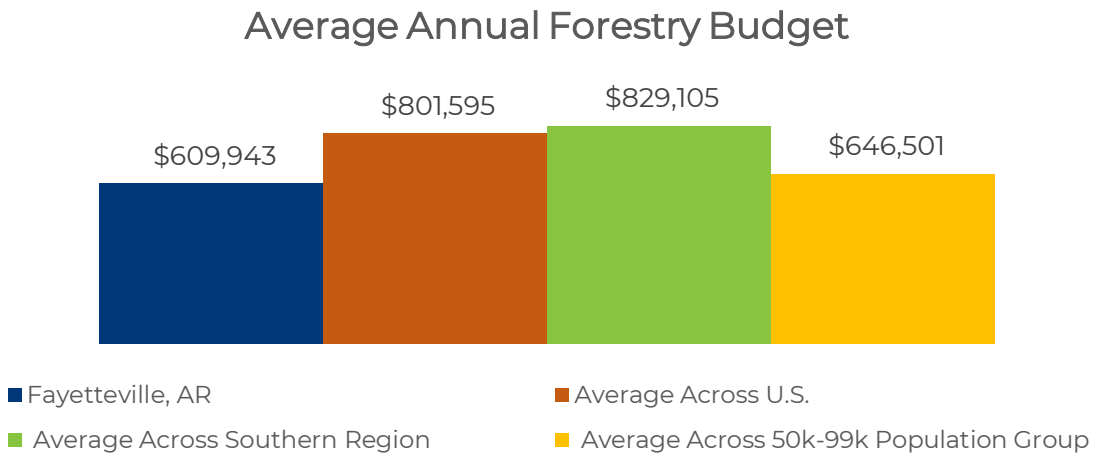


Figure 13. Comparison of urban forestry budgets (Hauer, 2014)

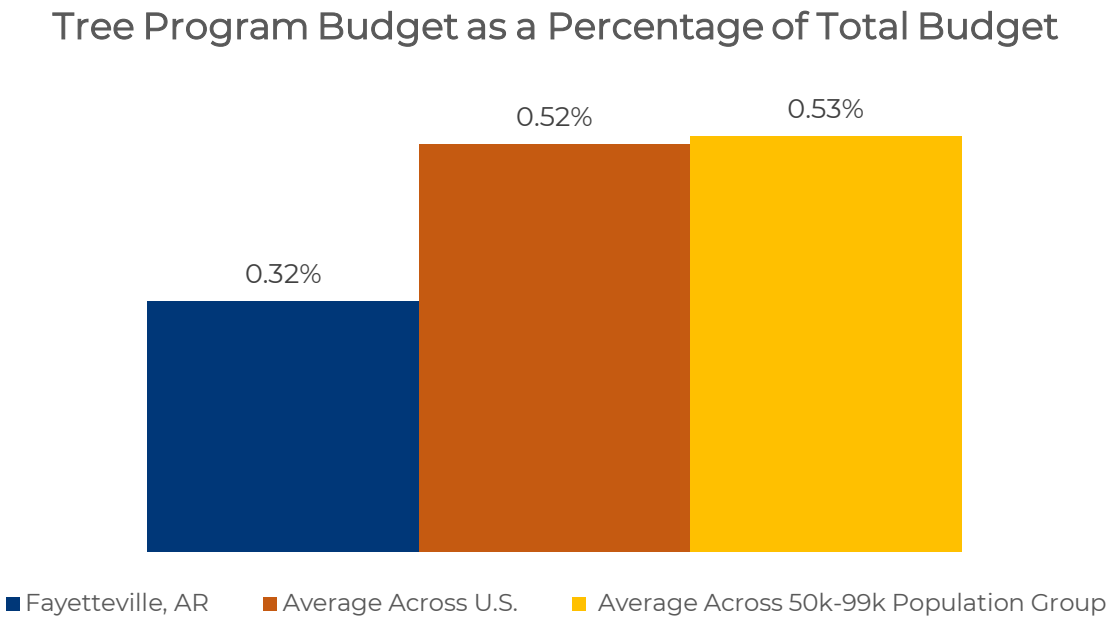


Figure 14. Urban forestry budget compared to the total municipal budget (Hauer, 2014)

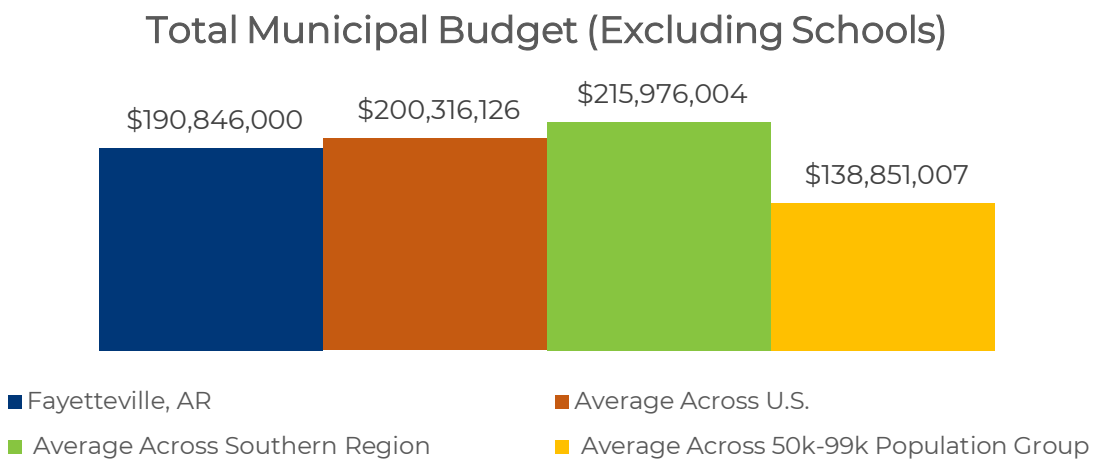


Figure 15. Total municipal budgets (Hauer, 2014)

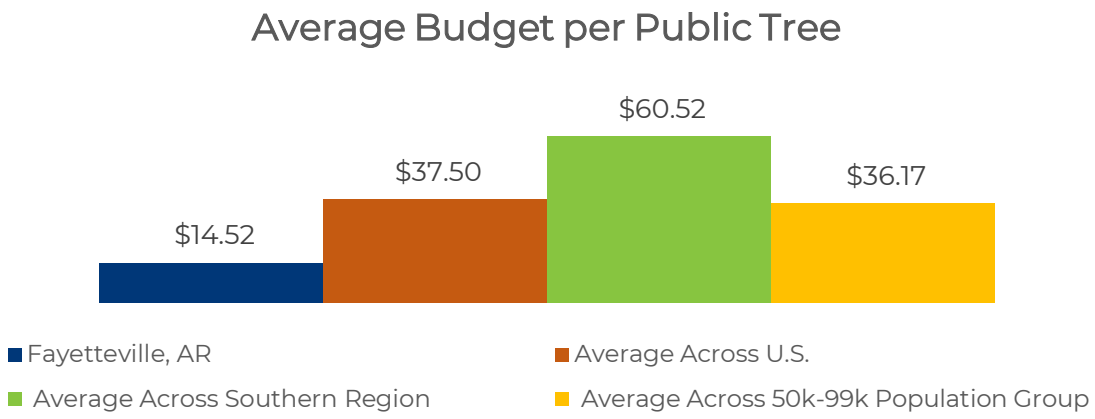


Figure 16. Average budget per public tree (Hauer, 2014)

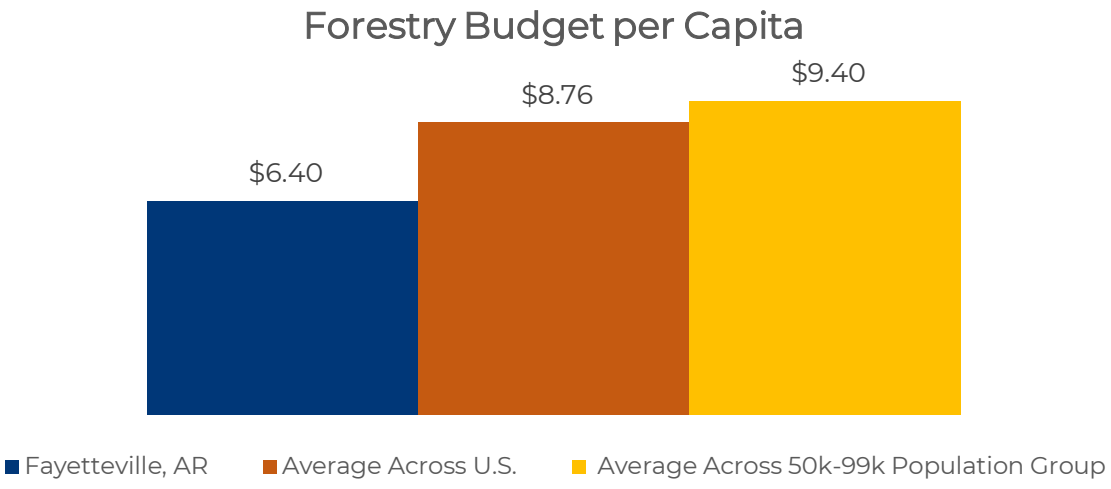


Figure 17. Comparison of urban forestry budget per capita (Hauer, 2014)

COMPARISON OF PUBLIC TREE COUNTS, DISTRIBUTION, AND VALUE

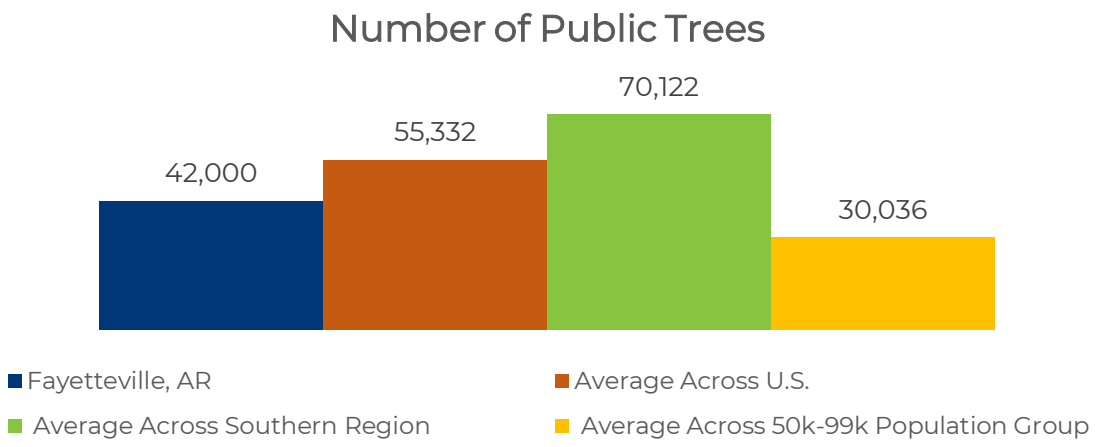


Figure 18. Comparison of the number of public trees (Hauer, 2014)

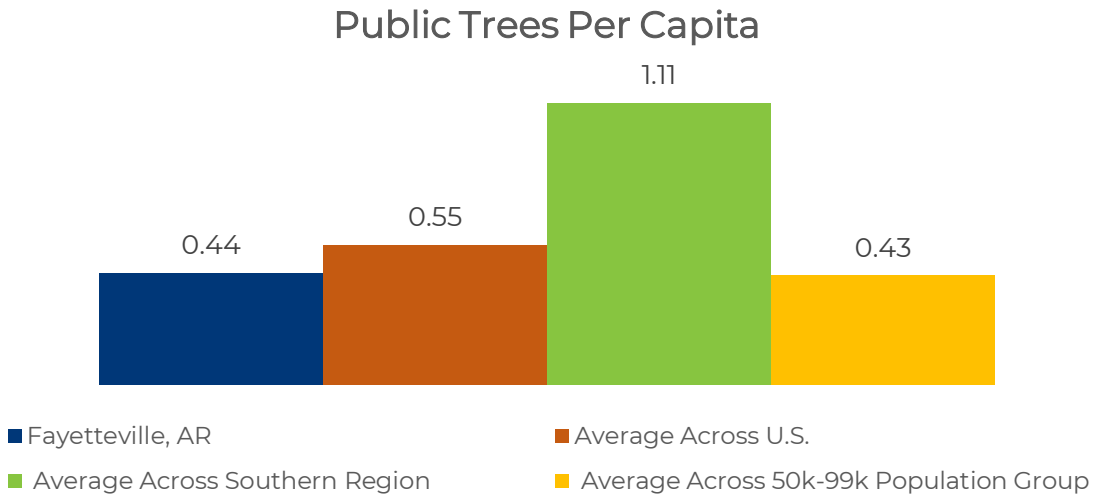


Figure 19. Comparison of public trees per capita (Hauer, 2014)

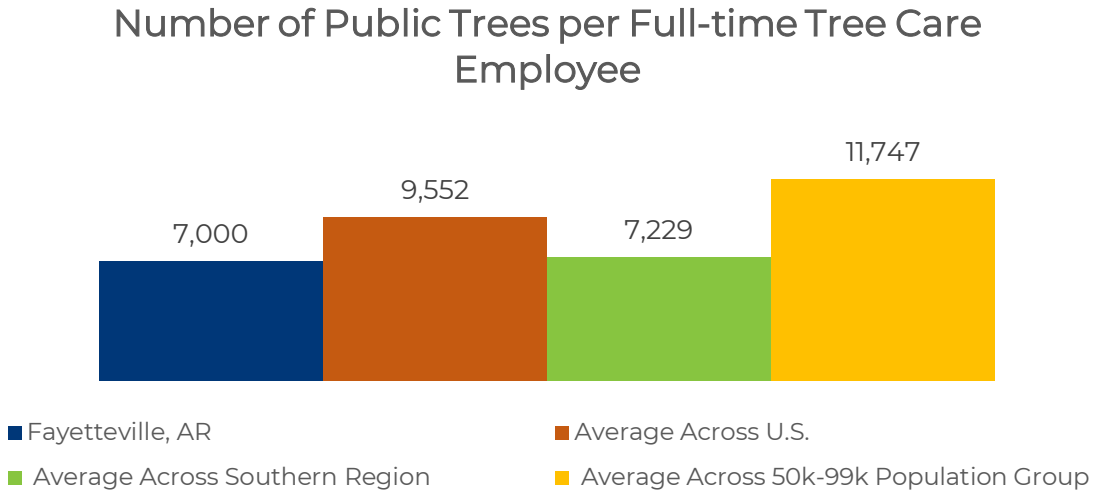


Figure 20. Comparison of the number of public trees per full-time tree care employee (Hauer, 2014)

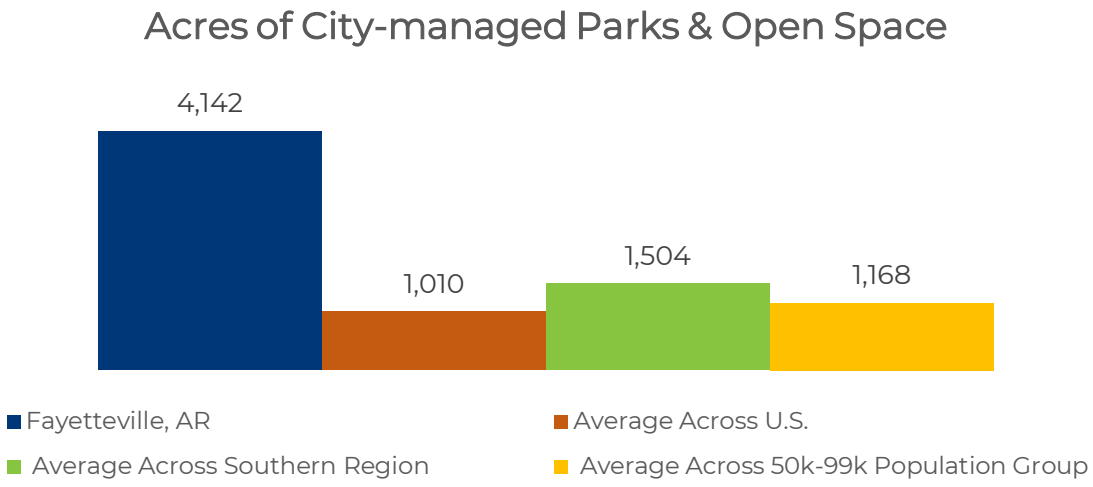
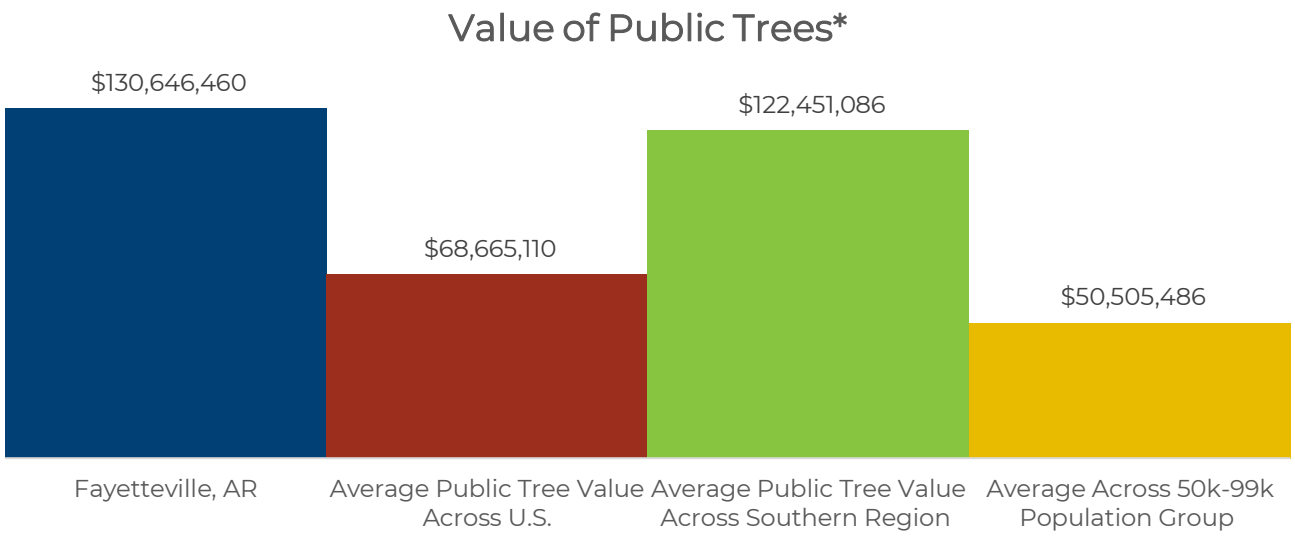


Figure 21. Comparison of the acres of public parks and open space (Hauer, 2014)



** Value of Fayetteville's public trees is based on the $1.3 million in ecosystem benefits and services ($110.63 per tree on average) plus the structural value of public trees estimated at $3,000 per tree on average based on regional research.*

Figure 22. Comparison of the value of public trees (Hauer, 2014)

TREE INVENTORY SUMMARY

An internal summary of the public and private sample tree inventory to inform the

City of Fayetteville, AR
Urban Forest Management Plan

April 2023

CITY OF FAYETTEVILLE ARKANSAS

PlanIT Geo developers of TreePlotter

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TREE INVENTORY OVERVIEW

About

In October 2022, a sample inventory of public and private trees in Fayetteville, Arkansas was conducted by PlanIT Geo's Certified Arborists accredited by the International Society of Arboriculture. The scope of the public and private tree sample inventory was prepared as part of the City's Urban Forest Management Plan ("UFMP" or "Plan") project that is currently underway as of November 2022. The tree inventory is intended to gather data that informs the current extent, structure, characteristics, and maintenance needs of the urban forest that can be addressed in the UFMP.

Due to limited funding, a comprehensive inventory was not conducted though sampling methods were used in order to extrapolate the data to represent the total public and private tree populations, respectively. To do this, a sample inventory of public trees along approximately 5 percent of linear road miles (25 miles) was conducted. For public trees in parks, approximately 10 percent of City park acres were inventoried. The locations for the public tree inventory were determined by the City's Urban Forester and PlanIT Geo's Field Services team. For the private tree sample, an inventory of trees on private property was conducted when adjacent to public trees being inventoried. Data collection for private trees was not conducted on or within private property— the inventory was conducted within public rights-of-way (i.e., sidewalks) to provide a snapshot of the extent, structure, and characteristics of private trees. In addition to trees, possible available public planting sites were also inventoried based on criteria provided by the City's Urban Forester.

In November 2022, the Consulting Team developing the UFMP reviewed and analyzed the tree inventory datasets and provided summary worksheets and this draft summary report. The following details the draft outcomes of the analysis. Additional analyses such as ecosystem benefits and extrapolating the data to represent the Citywide urban forest remains to be done as part of the UFMP project.

Note, the public and private tree sample inventory analysis was conducted in the months of November and December 2022. Due to ongoing tree maintenance and the dynamic characteristics of trees, changes such as condition, tree size, and maintenance needs may have changes since the analysis.

Tree Inventory Database

www.pg-cloud.com/FayettevilleAR

Tree Inventory Counts

Tree Population / Feature	Public Datasets	Private Datasets
Total Data Points	3,076	850
Total Tree Points (alive and dead)	2,712	848
Possible Planting Sites (includes removed and stump)	364	2 (stumps)
Total Living Trees	2,568	830
Total Dead Trees	144	18

Table 1. Counts for the public and private sample tree inventory

Data Fields Collected

TreePlotter Tab	Data Field	Public Tree Dataset	Private Tree Dataset
Tree Tab	Primary ID	X	X
	Status	X	X
	Common Name	X	X
	Scientific Name	X	X
	Number of Stems	X	X
	Condition	X	X
	DBH	X	X
	DBH Range	X	X
	Observations	X	X
	Private Parcel Tree?	X	X
	Genus/Species Code	X	X
	Crown Light Exposure	X	X
Location Tab	Address	X	X
	Growing Space Type	X	X
	Land Use	X	X
	Planting Site Width	X	X
Management Tab	Tree Work	X	X
	Wires	X	X
	Clearance Conflicts	X	X
	User	X	X
	Date Added	X	X
	Last Modified	X	X
	Last Modified User	X	X

Table 2. Data fields collected as part of the 2022 sample tree inventory

PUBLIC TREE SAMPLE INVENTORY SUMMARY

Includes public street, median, park, and trail trees

Public Data Highlights (Sample Inventory)

Field	Value
Data Points	2,740 public data points
Alive & Dead Trees	2,568 (95%) Alive 144 (5%) Dead
Adjacent Land Use	68% Park/Vacant/Other 15% Single Family
Primary Growing Space Type	Other (Maintained): 39% Planting Strip: 27%
Primary Planting Site Width	Class II (medium) 6-10 feet: 42% (1,151 trees) Class III (large) 11+ feet: 36% (964 trees)
Number of Unique Tree Genera	54
Most Common Tree Genera	*Quercus*: 31% (838 trees) *Ulmus*: 15% (411 trees) *Acer*: 8% (213 trees)
Proportion of Top 10 Tree Genera	Top 10 comprise 74% of public trees
Number of Unique Tree Species	111
Most Common Tree Species	Princeton elm: 7% (189 trees) Post oak: 6% (175 trees) Willow oak: 6% (165 trees)
Proportion of Top 10 Tree Species	Top 10 comprise 44% of public trees
Tree Size Classes	55% 0-6in DBH (1,499 trees) 19% 6-12in DBH (516 trees) 14% 12-18in DBH (367 trees) 6% 18-24in DBH (158 trees) 4% 24-30in DBH (122 trees) 2% >30in DBH (50 trees)
Average Diameter / Largest Tree	8.1 inch average / 62 inch baldcypress
Tree Condition	0.04% Excellent (1 tree) 75% Good (2,043 trees) 15% Fair (394 trees) 5% Poor (130 trees) 5% Dead (144 trees)
Observations	30% Crown Dieback (813 trees) 6% Cavity Decay (174 trees)
Recommended Tree Work	Clearance Prune: 8% (217 trees) Remove Tree: 6% (162 trees) Utility Prune: 3% (72 trees)
Wire Conflicts	Wires present & conflicting: 72 trees (3%)
Clearance Conflicts	Pedestrian: 2% (53 trees) Building: 1% (37 trees)
Ecosystem Benefits	$7,767 Overall Annual Value

Table 3. Summary of the sample public tree inventory

Public Tree Location and Growing Space (Sample Inventory)

Adjacent Land Use of Public Trees

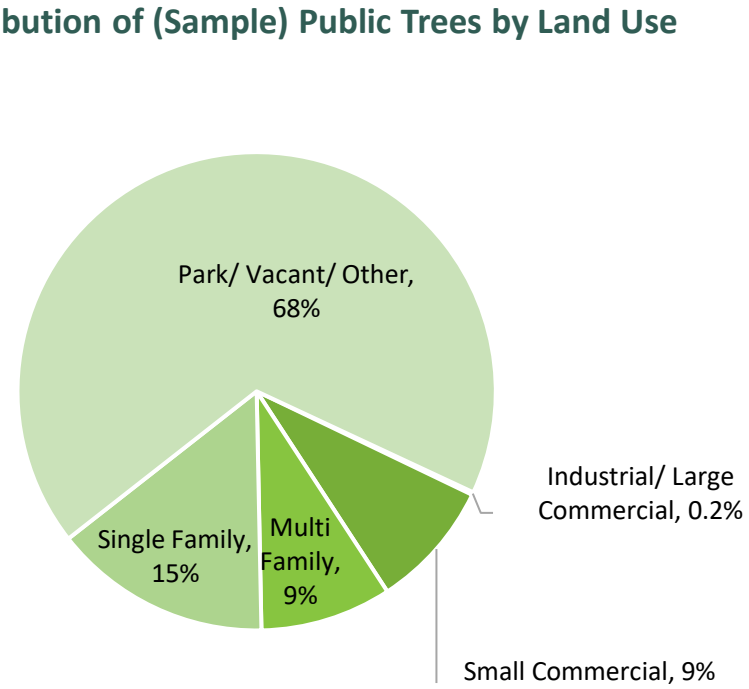


Figure 1. Distribution of (sample) public trees by land use

Growing Space Type of Public Trees

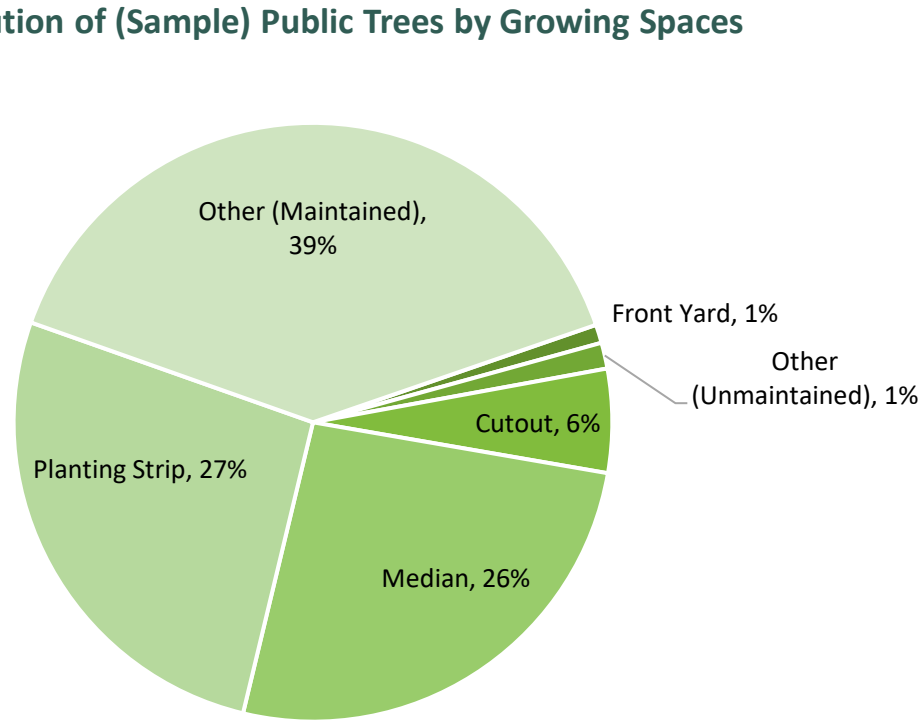


Figure 2. Distribution of (sample) public trees by growing spaces

Existing Tree Planting Site Width of Public Trees

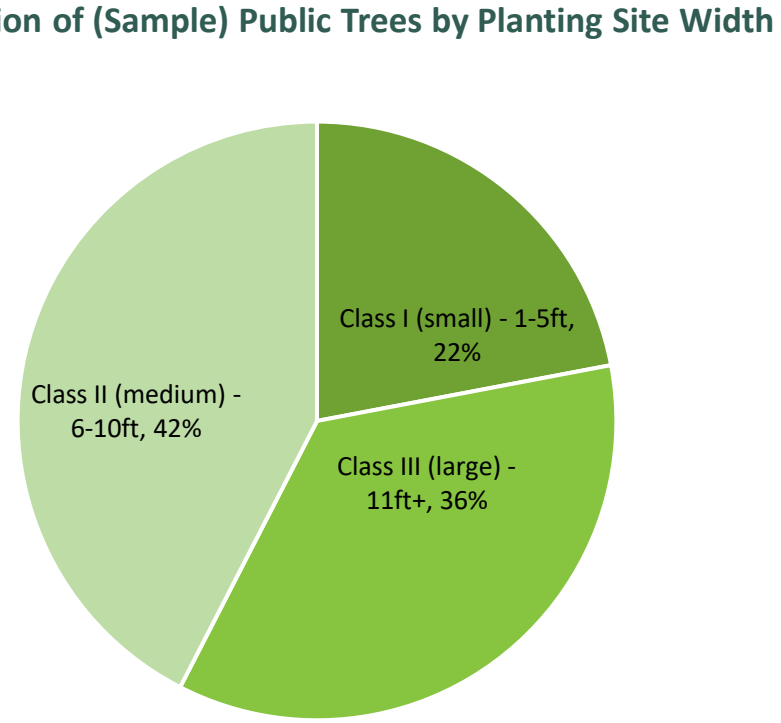


Figure 3. Distribution of (sample) public trees by planting site width

Public Tree Structure (Sample Inventory)

Public Tree Genera Composition

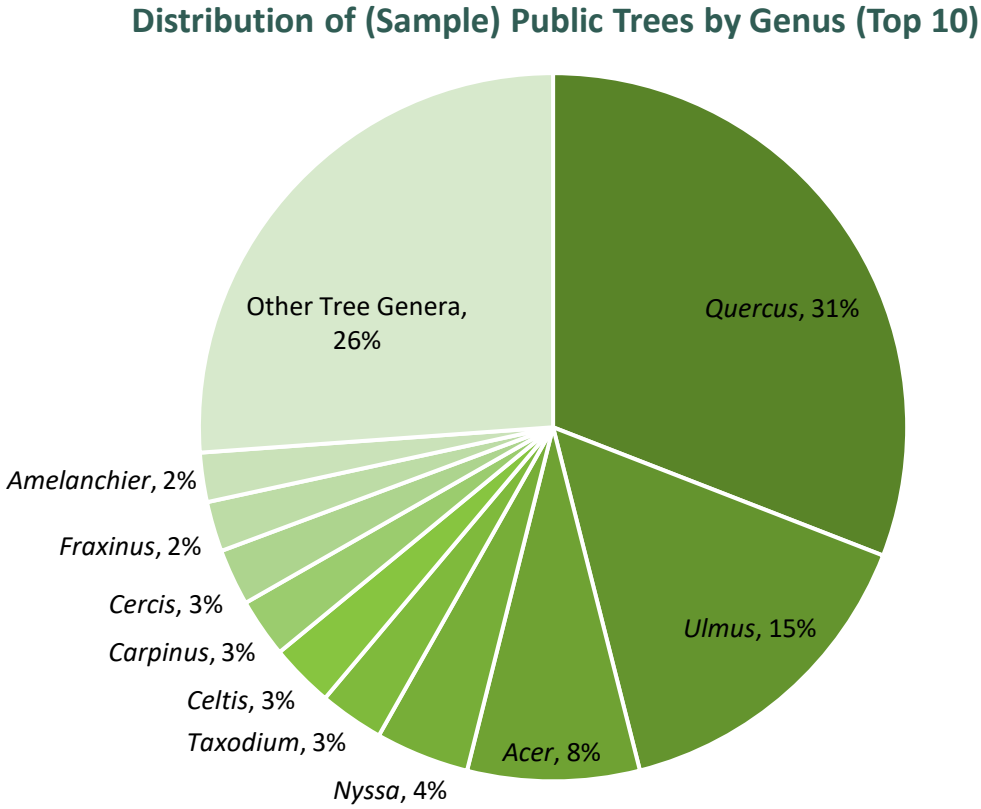


Figure 4. Distribution of (sample) public trees by genus (top 10)

Public Tree Species Composition

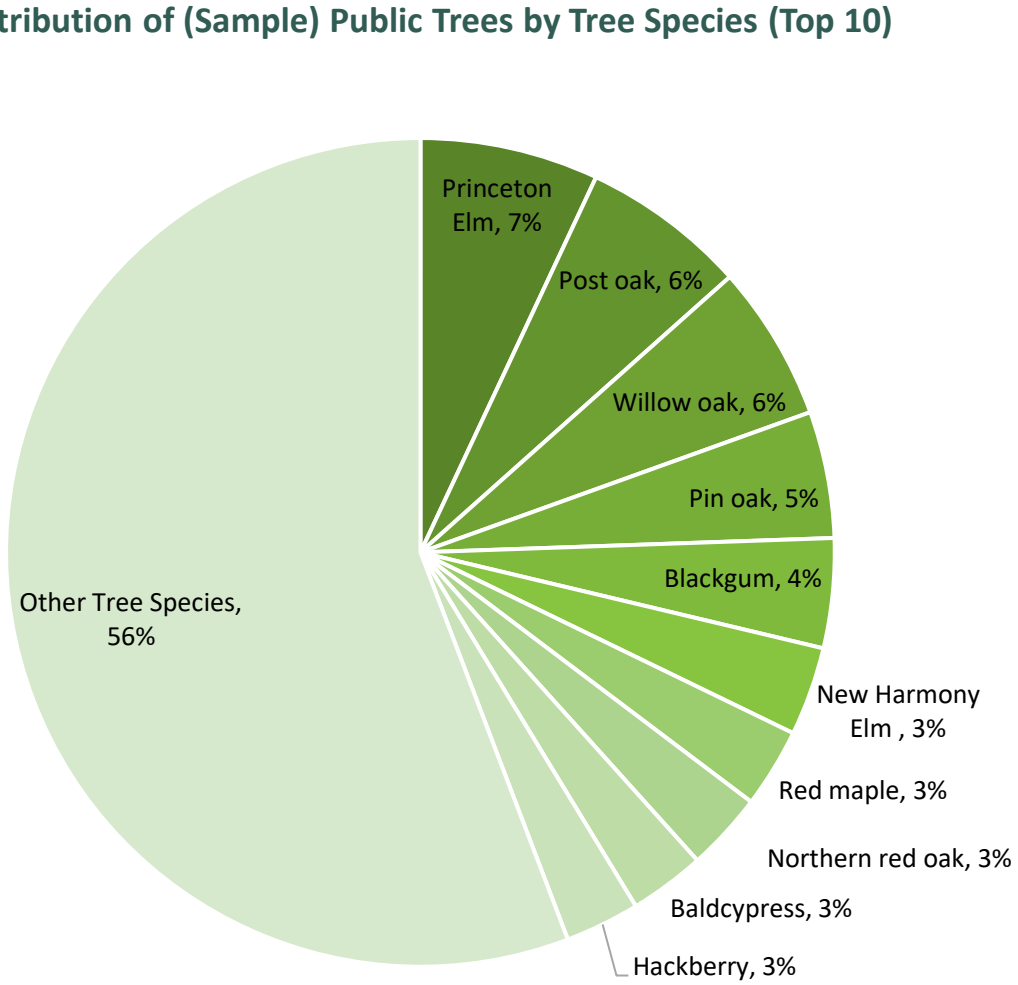


Figure 5. Distribution of (sample) public trees by tree species (top 10)

Public Tree Size Classes and Relative Age Distribution

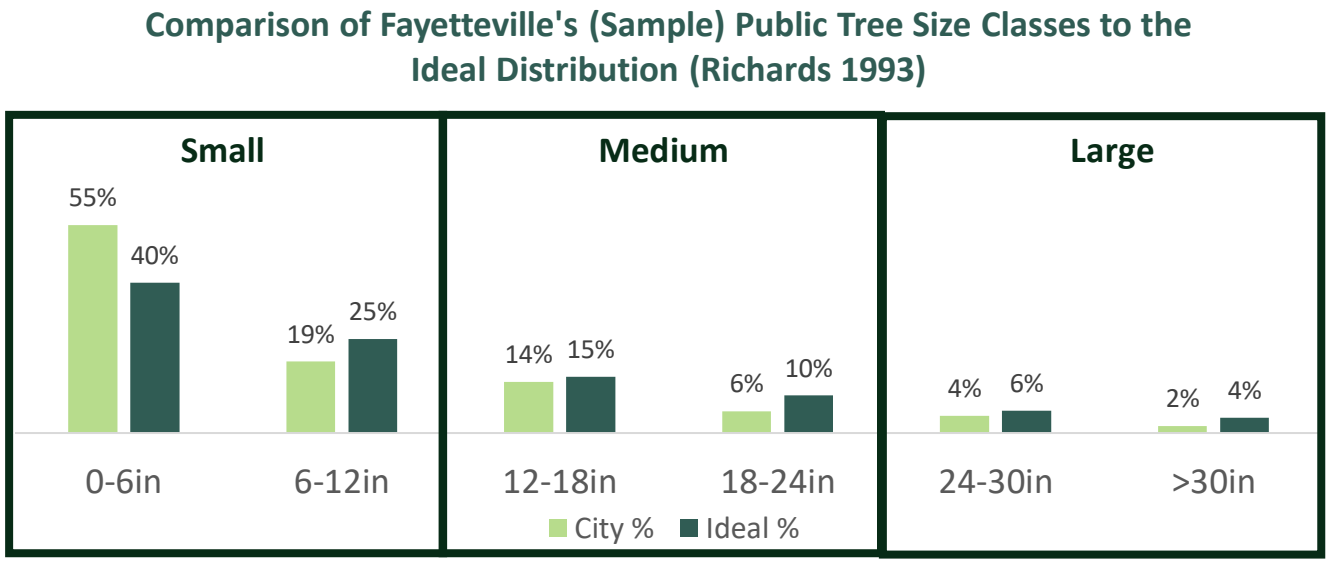


Figure 6. Comparison of Fayetteville's (sample) public tree sizes classes to the ideal distribution (Richards, 1993)

Public Tree Condition and Maintenance Needs (Sample Inventory)

Public Tree Condition

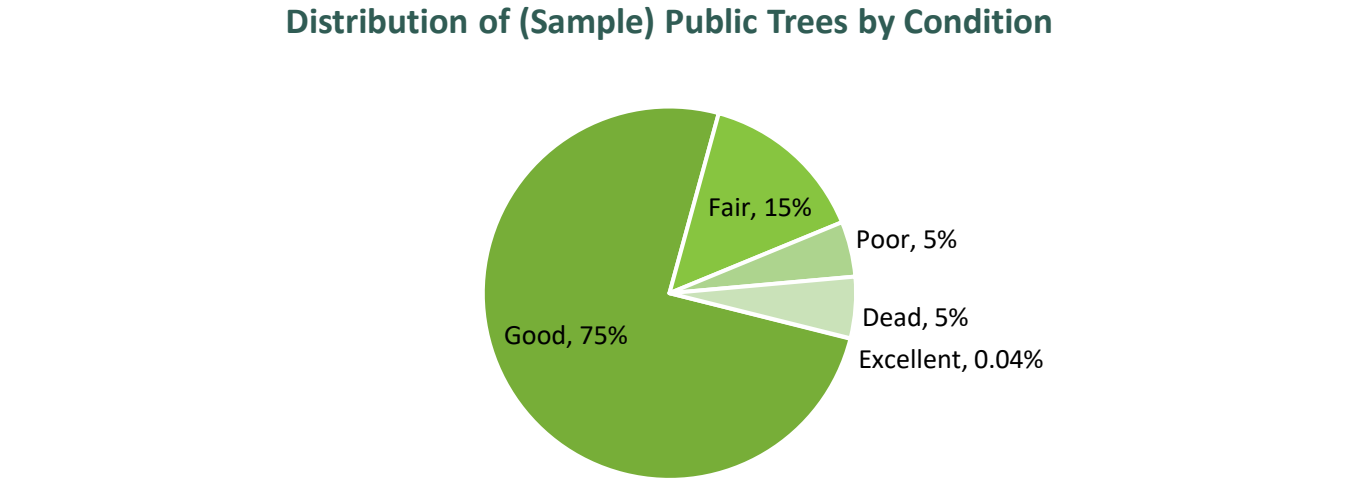


Figure 7. Distribution of (sample) public trees by condition

Public Tree Observations

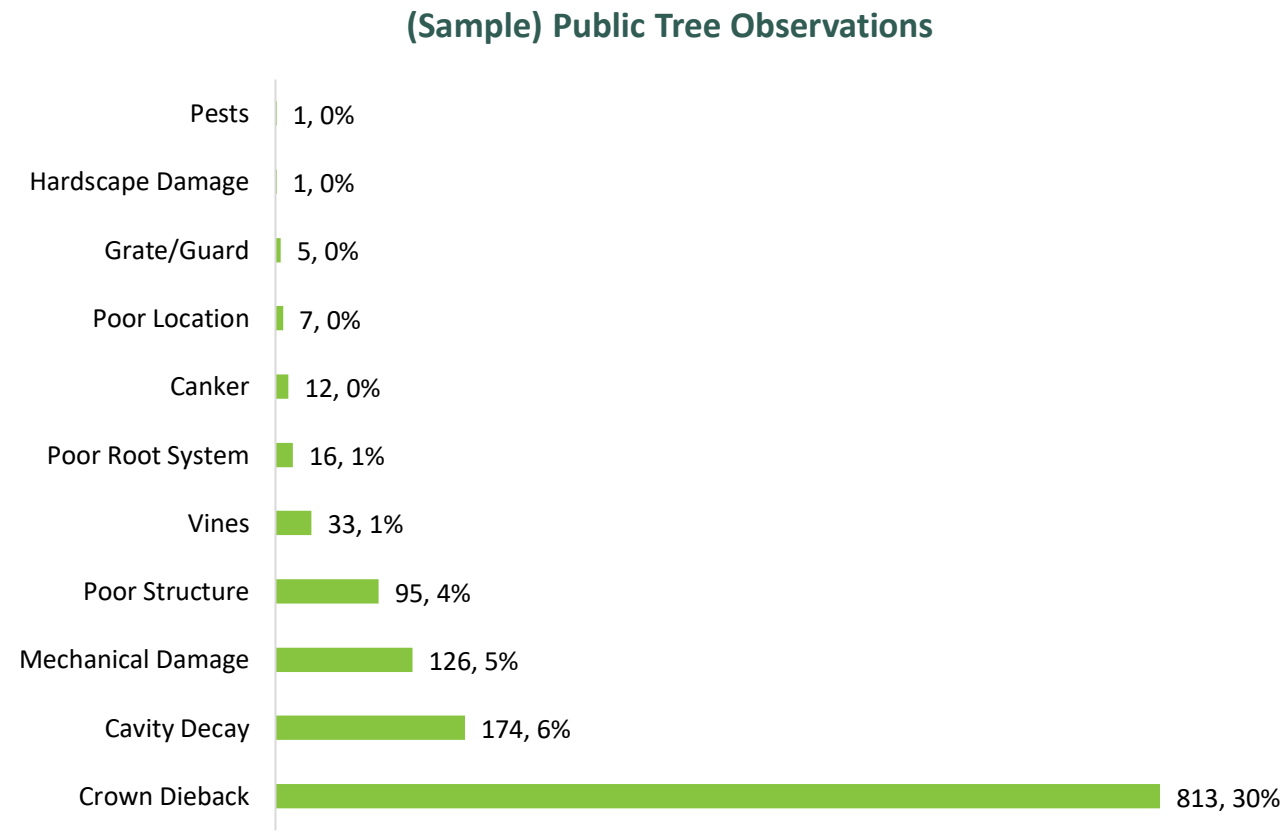


Figure 8. Observations of the (sample) public trees

Recommended Maintenance of Public Trees ("Tree Work")

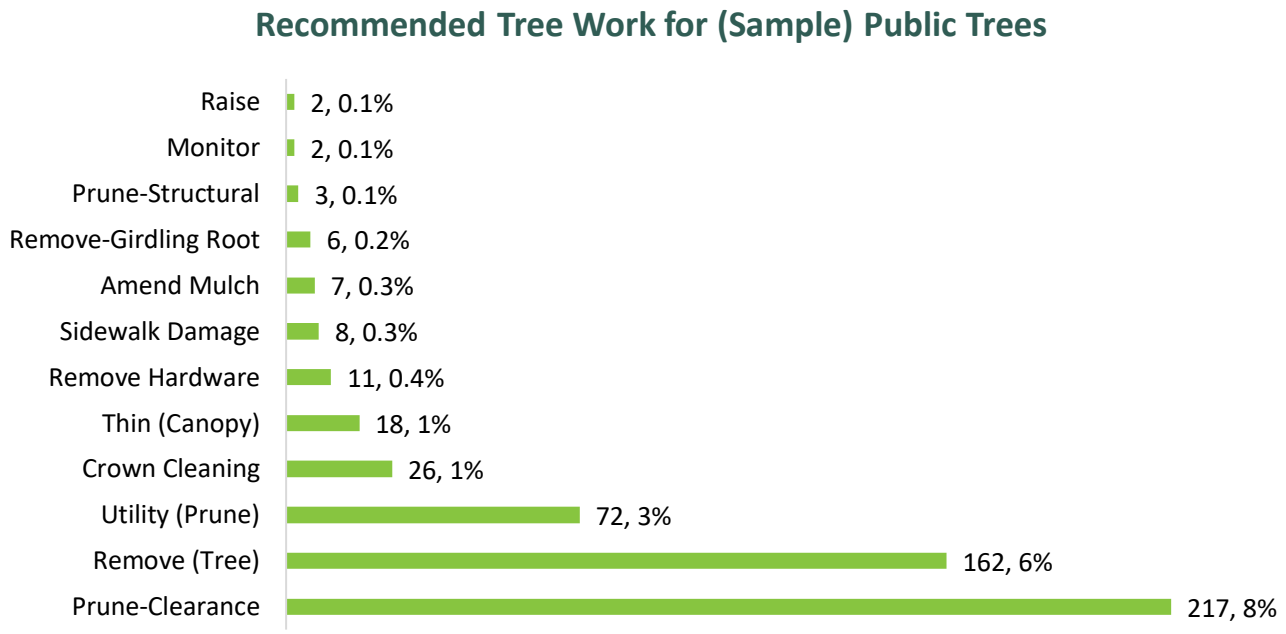


Figure 9. Recommended tree work for (sample) public trees

Public Tree Conflicts (Sample Inventory)

Public Tree Wire Conflicts

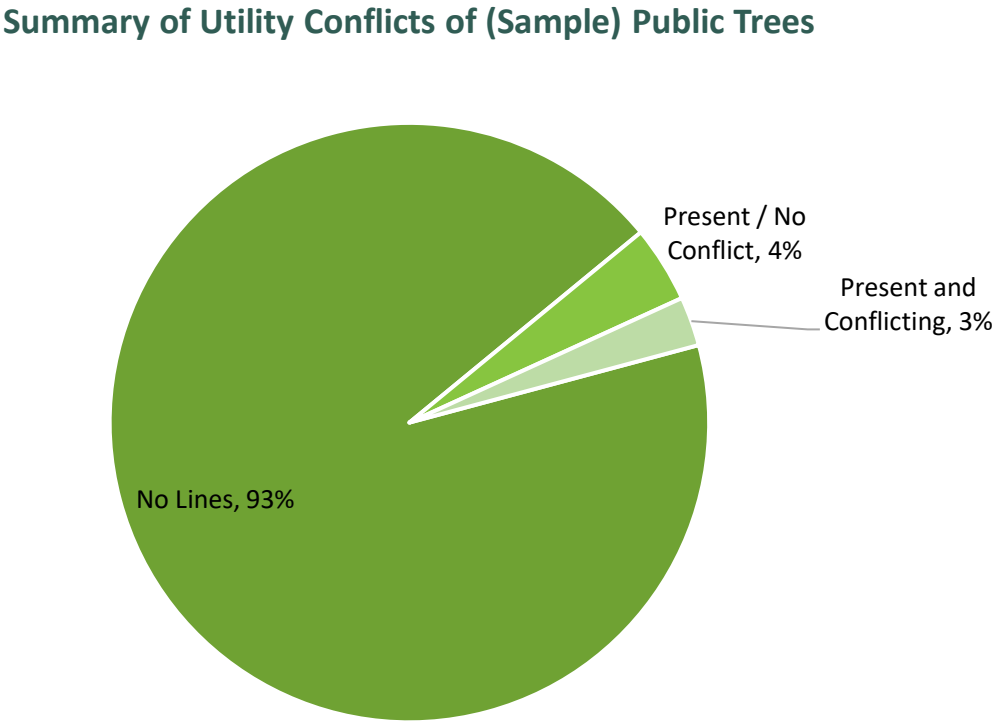


Figure 10. Summary of utility conflicts of (sample) public trees

Public Tree Clearance Conflicts

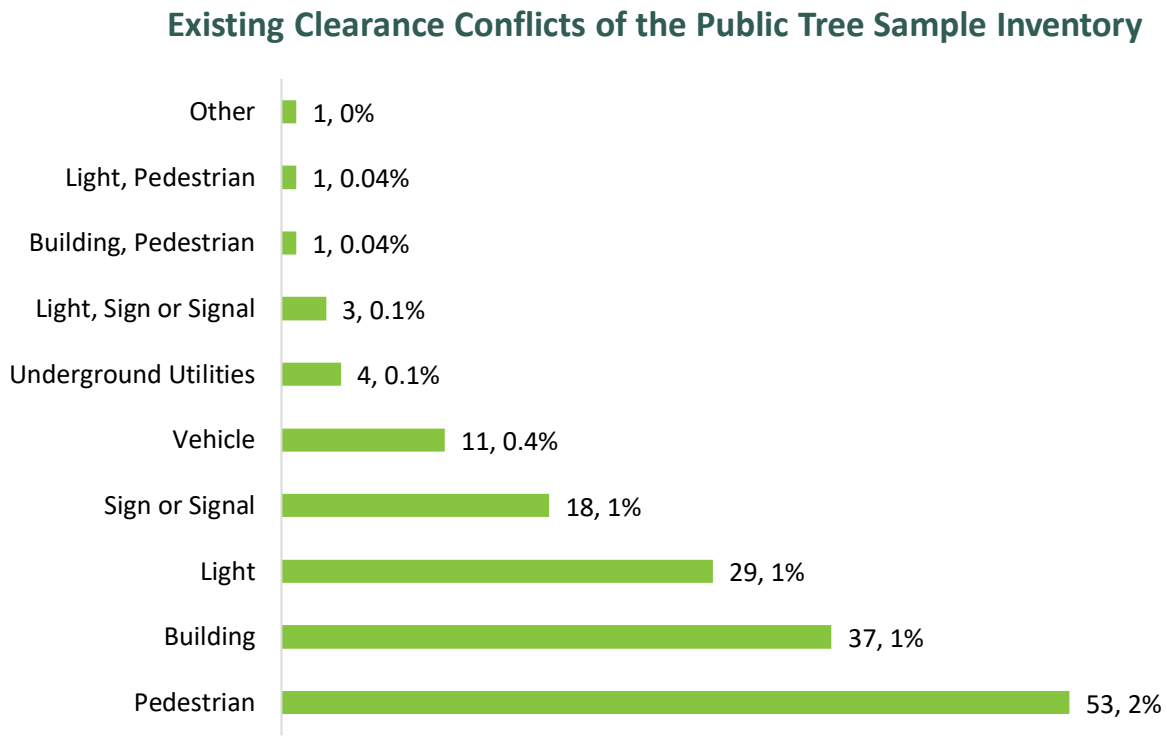


Figure 11. Existing clearance conflicts of the public tree sample inventory

Ecosystem Benefits and Services of the Public Tree Sample Inventory

Table 4. Ecosystem benefits and services of the sample public trees

Metric	Amount	Average	Alternative Unit	Equivalent
Overall Monetary Benefit	$7,767	$3.02		
Air Quality Monetary Benefit	$2,598	$1.01		
Pollutants Removed	1,169 lbs	0.46 lbs	0.6	
Carbon Monetary Benefit	$3,646	$1.42		
Carbon Stored	156,765 lbs	61.05 lbs	78	
Evaporation	289,960 ft^3	112.91 ft^3	2,169,054	3 Olympic pools
Interception	290,397 ft^3	113.08 ft^3	2,172,323	3 Olympic pools
Potential Evaporation	2,500,561 ft^3	973.74 ft^3	18,705,499	28 Olympic pools
Evapotranspiration	1,892,393 ft^3	736.91 ft^3	14,156,082	21 Olympic pools
Runoff Avoided	22,804 ft^3	8.88 ft^3	170,586	1/4 Olympic pool
Stormwater Monetary Benefit	$1,525	$0.59		
Transpiration	613,646 ft^3	238.96 ft^3	4,590,388	7 Olympic pools
CO Pollution Removed	12 lbs	0.005 lbs	0.01	
CO Removed Monetary Benefit	$8	$0.003		
NO2 Pollution Removed	55 lbs	0.02 lbs	0.03	
NO2 Removed Monetary Benefit	$11	$0.004		
O3 Pollution Removed	1,046 lbs	0.41 lbs	0.5	
O3 Removed Monetary Benefit	$1,233	$0.48		
PM2.5 Pollution Removed	28 lbs	0.01 lbs	0.01	
PM2.5 Removed Monetary Benefit	$1,339	$0.52		
SO2 Pollution Removed	21 lbs	0.01 lbs	0.01	
SO2 Removed Monetary Benefit	$0	$0.000004		
CO2 Sequestered	156,765 lbs	61.05 lbs	78	
CO2 Sequestered Monetary Benefit	$3,646	$1.42		
CO2 Storage	5,348,466 lbs	2,082.74 lbs	2,674	
CO2 Storage Monetary Benefit	$124,391	$48.44		
Carbon Dry Weight	2,917,345 lbs	1,136.04 lbs	1,459	
Carbon Storage	1,458,672 lbs	568.02 lbs	729	

"lbs" = pounds; "gal" = gallons; "ft^3"= cubic feet

PRIVATE TREE SAMPLE INVENTORY SUMMARY

Private Data Highlights (Sample Inventory)

Field	Value
Data Points	850
Alive & Dead Trees	848
Adjacent Land Use	39% Single Family 27% Multi Family
Primary Growing Space Type	Other (Maintained): 70% Front Yard: 19%
Primary Planting Site Width	Class III (large) 11+ feet: 62% Class II (medium) 6-10 feet: 20%
Number of Unique Tree Genera	34
Most Common Tree Genera	*Quercus*: 19% (159 trees) *Acer*: 12% (103 trees) *Pinus*: 9% (75 trees)
Proportion of Top 10 Tree Genera	Top 10 comprise 78% of private trees
Number of Unique Tree Species	64
Most Common Tree Species	Pin oak: 9% (76 trees) Loblolly pine: 8% (65 trees) Red maple: 8% (64 trees)
Proportion of Top 10 Tree Species	Top 10 comprise 57% of private trees
Tree Size Classes	39% 0-6in DBH (334 trees) 20% 6-12in DBH (171 trees) 23% 12-18in DBH (198 trees) 10% 18-24in DBH (83 trees) 5% 24-30in DBH (44 trees) 2% >30in DBH (18 trees)
Average Diameter / Largest Tree	10.2 inch average / 34 inch tulip tree
Tree Condition	0.1% Excellent (1 tree) 70% Good (594 trees) 24% Fair (202 trees) 4% Poor (33 trees) 2% Dead (20 trees)
Observations	41% Crown Dieback (346 trees) 9% Cavity Decay (75 trees)
Recommended Tree Work	Clearance Prune: 9% (74 trees) Remove Hardware: 6% (53 trees) Remove (Tree): 3% (23 trees)
Wire Conflicts	Wires present & conflicting: 17 trees (2%)
Clearance Conflicts	Building: 4% (33 trees) Pedestrian: 3% (23 trees)
Ecosystem Benefits	$3,295 Overall Annual Value

Table 5. Summary of the sample private tree inventory

Private Tree Location and Growing Space (Sample Inventory)

Adjacent Land Use of Private Trees

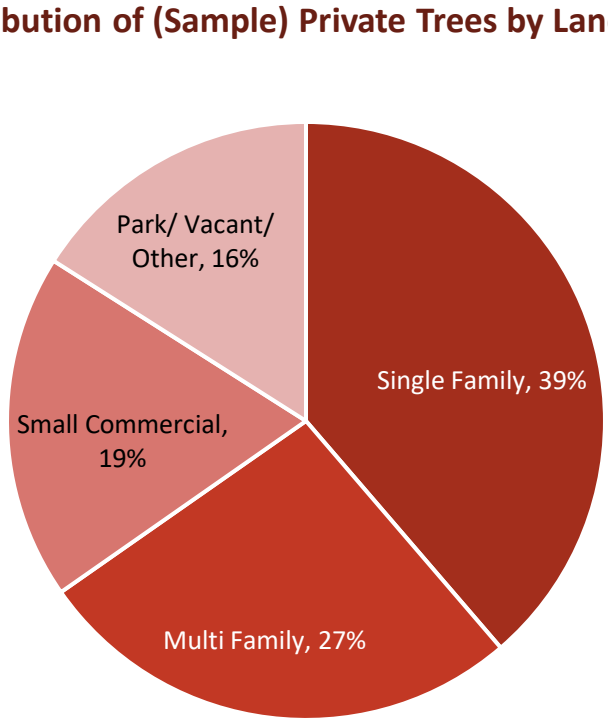


Figure 12. Distribution of (sample) private trees by land use

Growing Space Type of Private Trees

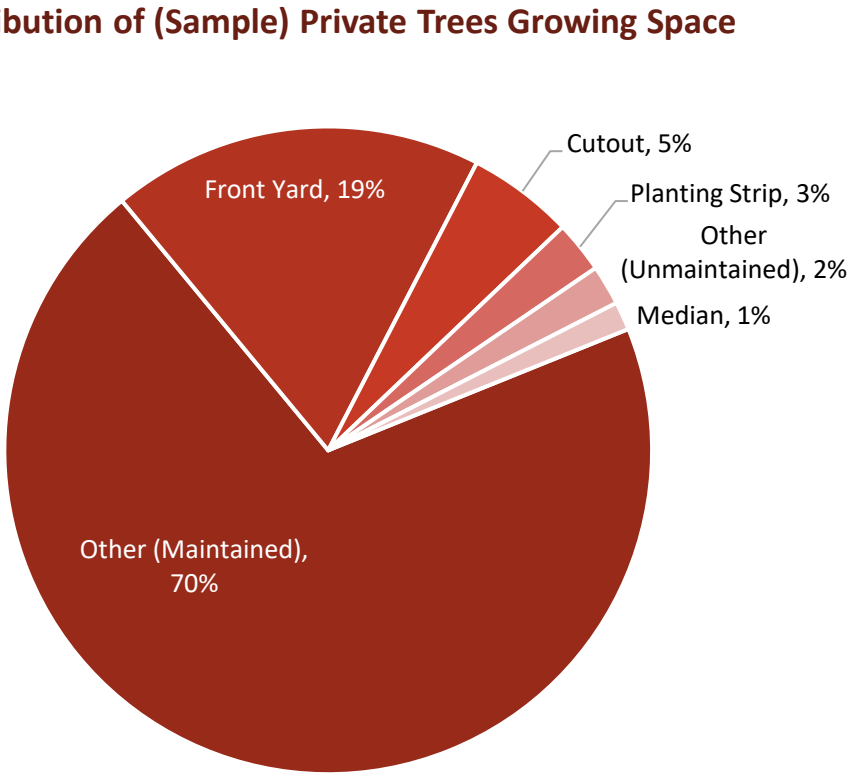


Figure 13. Distribution of growing space for the (sample) private trees

Existing Tree Planting Site Width of Private Trees

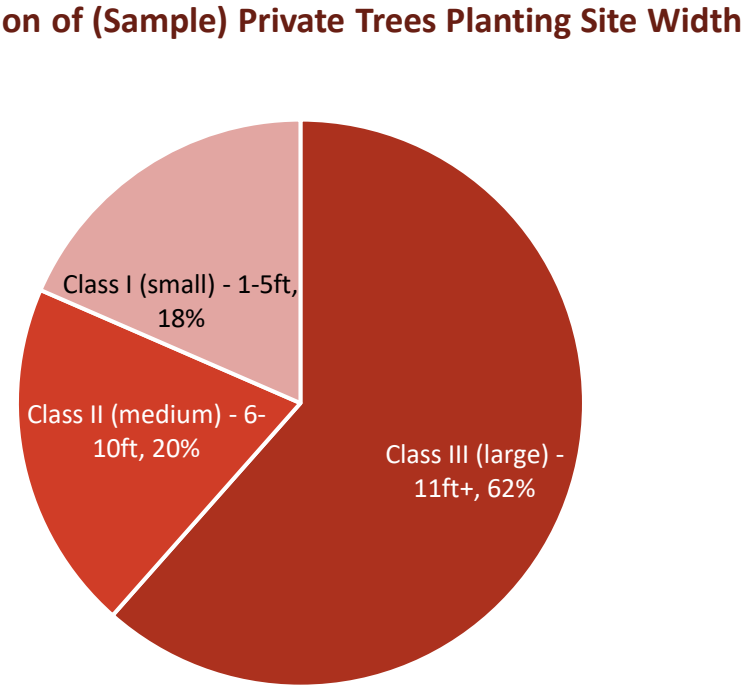


Figure 14. Distribution of (sample) private trees planting site widths

Private Tree Structure (Sample Inventory)

Private Tree Genera Composition

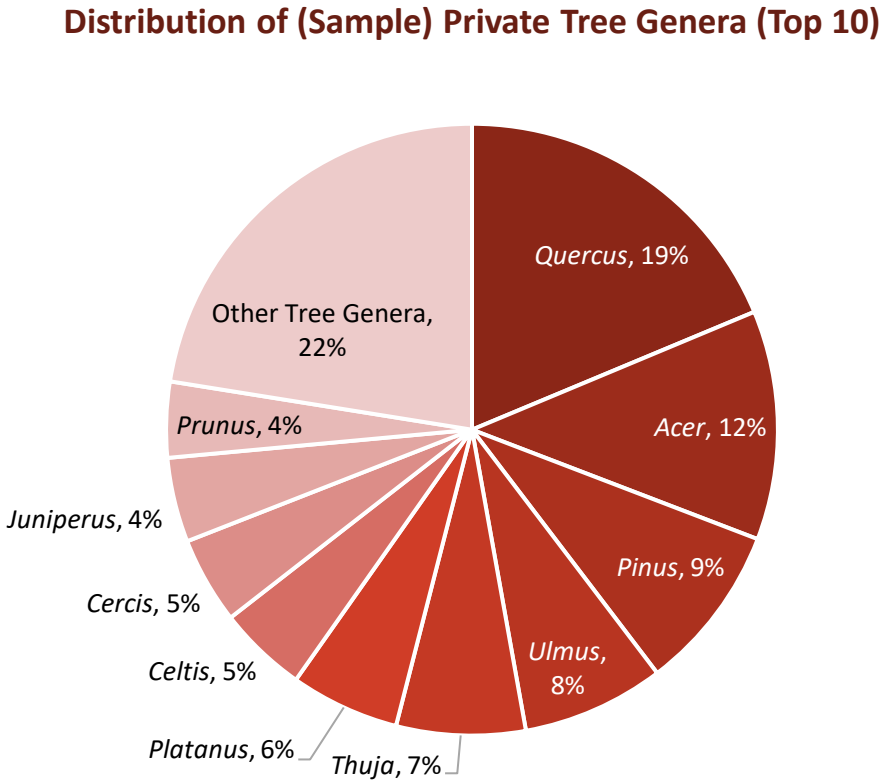


Figure 15. Distribution of (sample) private tree genera (top 10)

Private Tree Species Composition

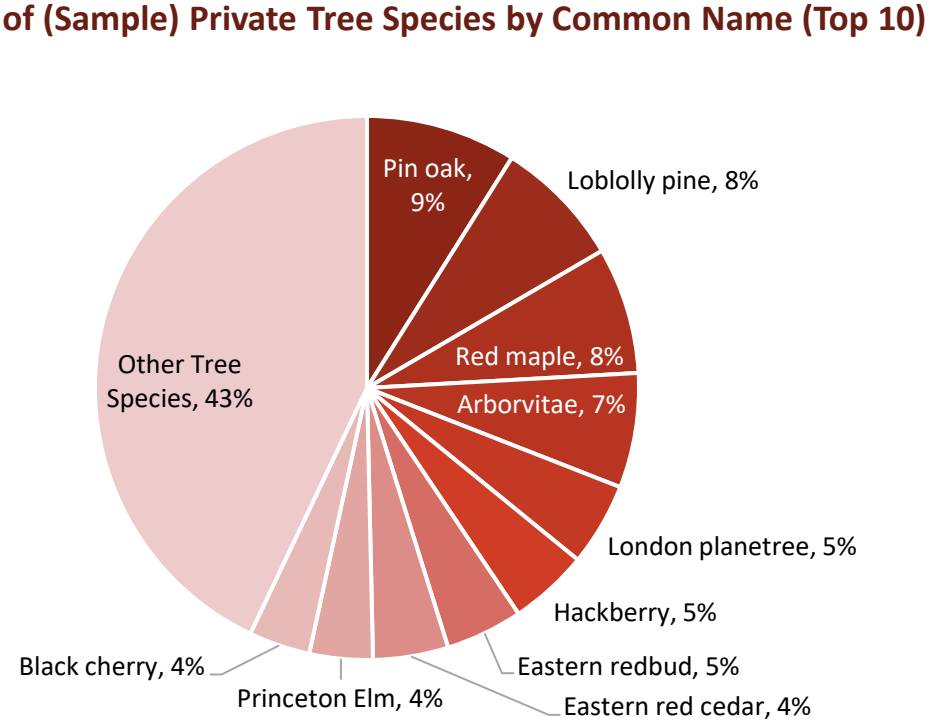


Figure 16. Distribution of (sample) private tree species (top 10)

Private Tree Size Classes and Relative Age Distribution

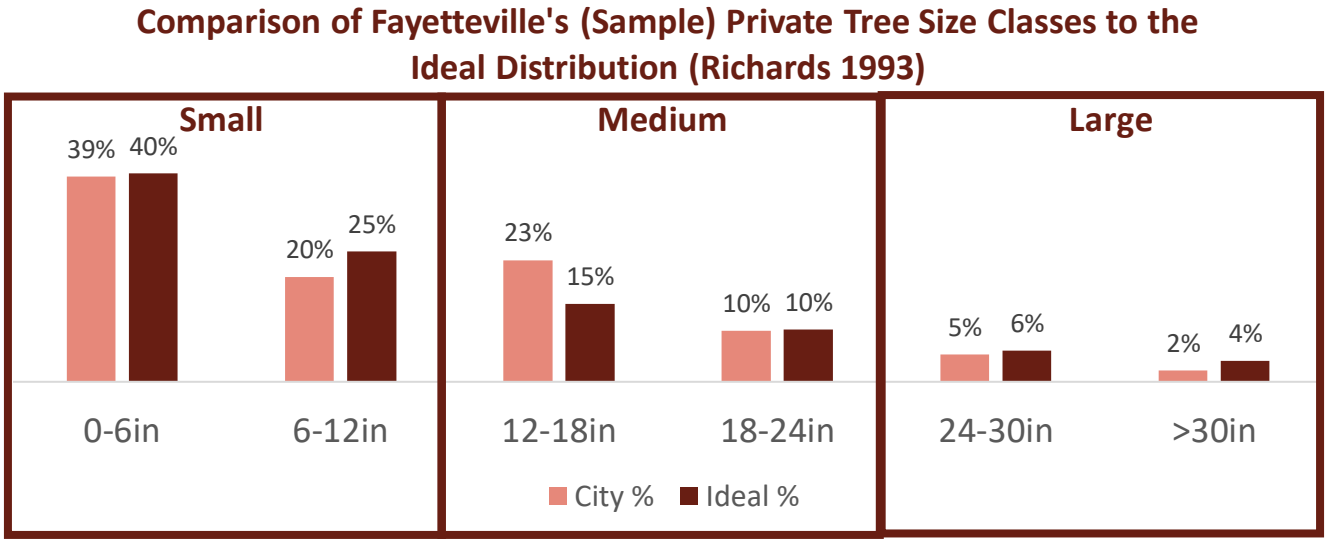


Figure 17. Comparison of Fayetteville's (sample) private tree size classes to the ideal distribution (Richards, 1993)

Private Tree Condition and Maintenance Needs (Sample Inventory)

Private Tree Condition

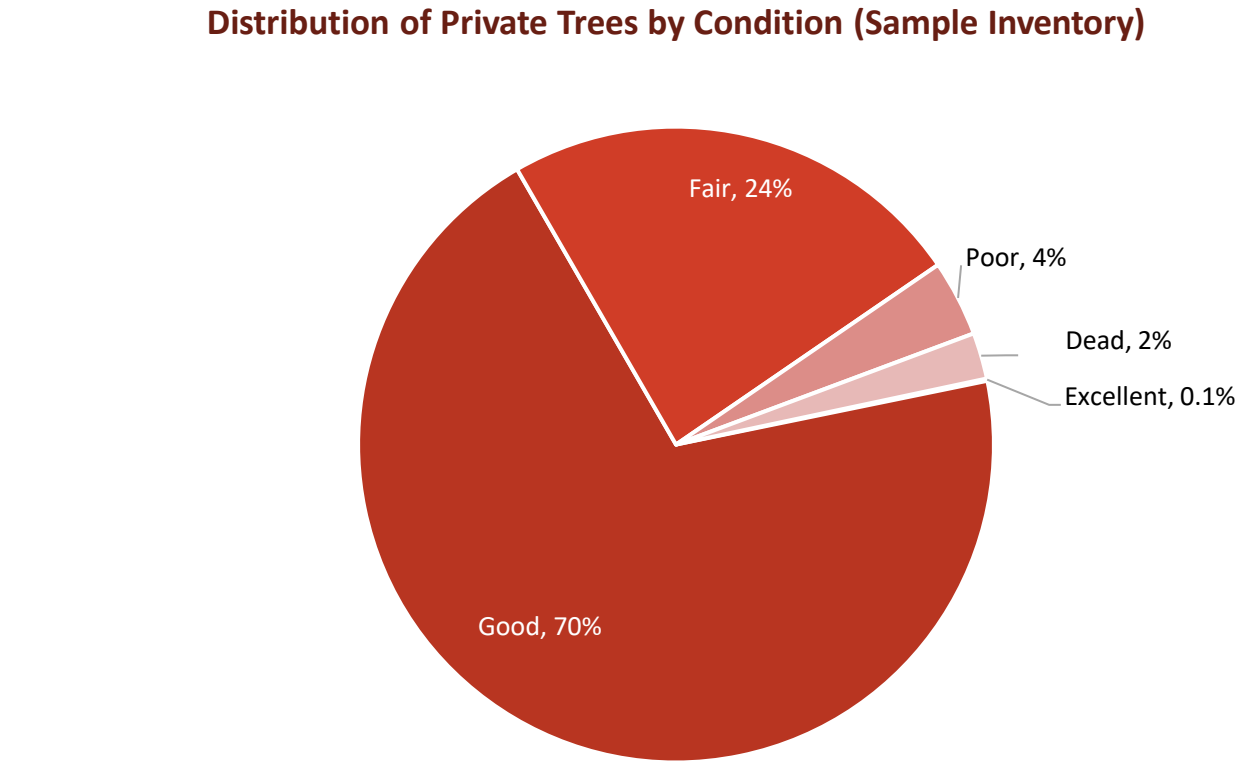


Figure 18. Distribution of (sample) private trees by condition

Private Tree Observations

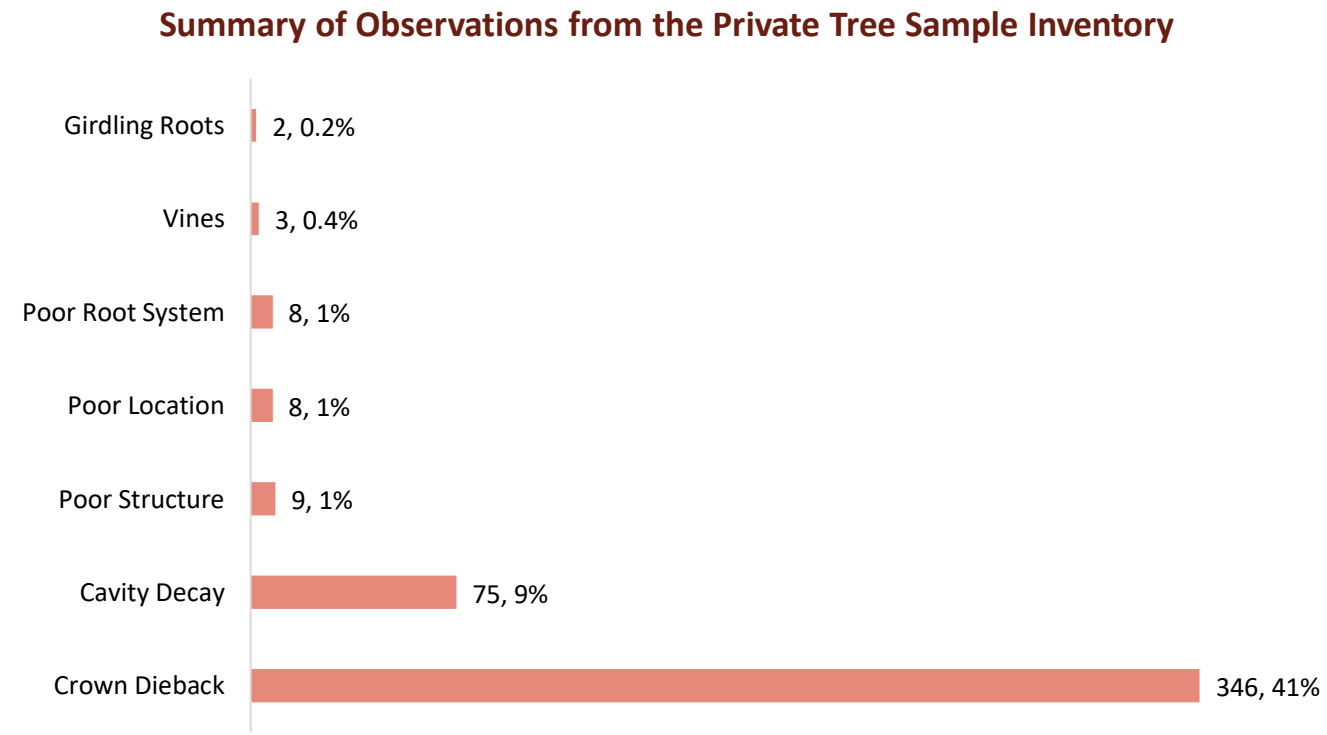


Figure 19. Summary of observations from the private sample tree inventory

Recommended Maintenance of Private Trees ("Tree Work")

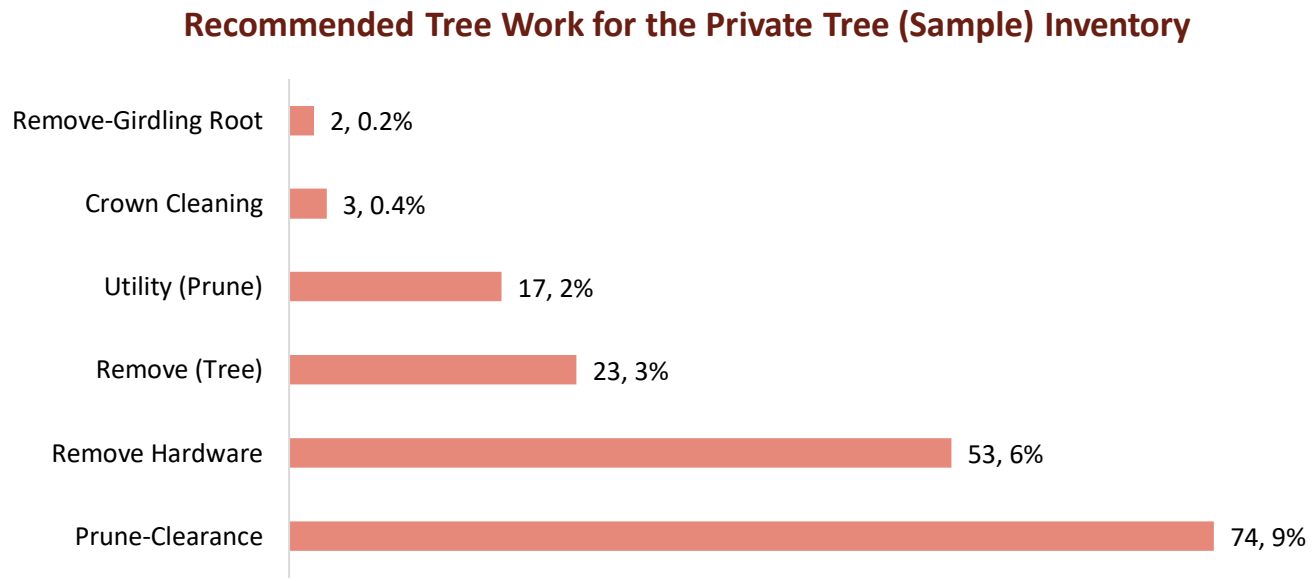


Figure 20. Recommended tree work for the (sample) private tree inventory

Private Tree Conflicts (Sample Inventory)

Private Tree Wire Conflicts

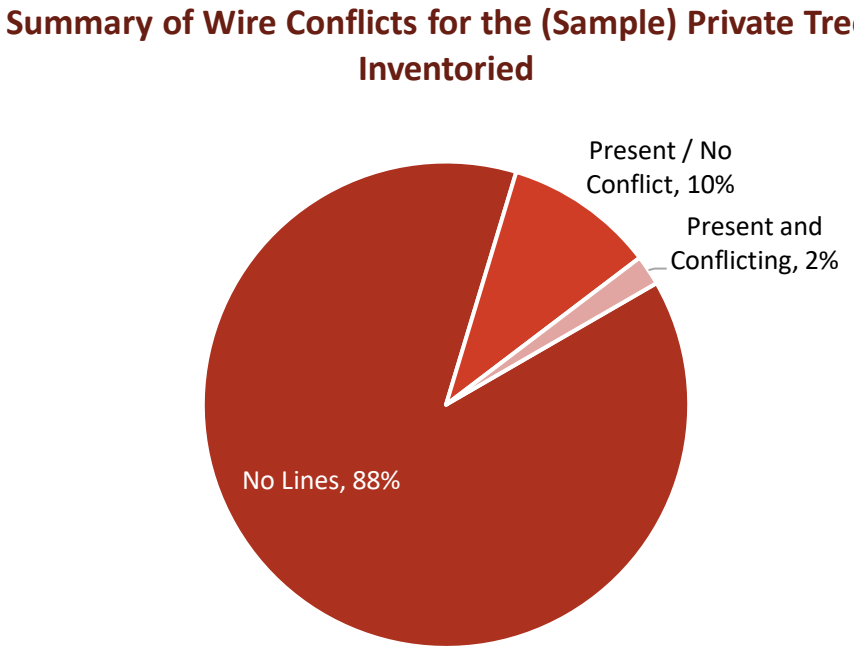


Figure 21. Summary of the wire conflicts for the (sample) private tree inventory

Private Tree Clearance Conflicts

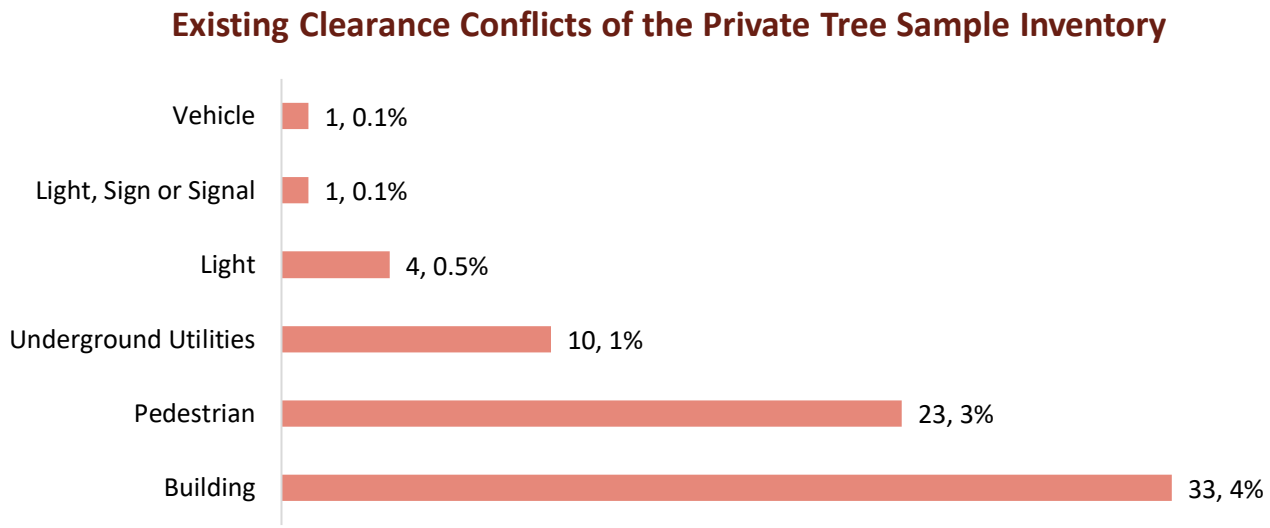


Figure 22. Existing clearance conflicts of the (sample) private tree inventory

Ecosystem Benefits and Services of the Private Tree Sample Inventory

Table 6. Ecosystem benefits and services of the sample private trees

Metric	Amount	Average	Alternative Unit	Equivalent
Overall Monetary Benefit	$3,295	$3.97		
Air Quality Monetary Benefit	$1,153	$1.39		
Pollutants Removed	475 lbs	0.57 lbs	0.238 tons	
Carbon Monetary Benefit	$1,656	$2.00		
Carbon Stored	71,206 lbs	85.79 lbs	36 tons	
Evaporation	93,621 ft^3	112.80 ft^3	700,331 gal	1 Olympic pool
Interception	93,762 ft^3	112.97 ft^3	701,389 gal	1 Olympic pool
Potential Evaporation	807,155 ft^3	972.48 ft^3	6,037,939 gal	9 Olympic pools
Evapotranspiration	610,884 ft^3	736.01 ft^3	4,569,731 gal	7 Olympic pools
Runoff Avoided	7,272 ft^3	8.76 ft^3	54,402 gal	
Stormwater Monetary Benefit	$486	$0.59		
Transpiration	198,003 ft^3	238.56 ft^3	1,481,167 gal	2 Olympic pools
CO Pollution Removed	5 lbs	0.005 lbs	0.002 tons	
CO Removed Monetary Benefit	$3	$0.003		
NO2 Pollution Removed	25 lbs	0.03 lbs	0.012 tons	
NO2 Removed Monetary Benefit	$5	$0.006		
O3 Pollution Removed	422 lbs	0.51 lbs	0.211 tons	
O3 Removed Monetary Benefit	$496	$0.60		
PM2.5 Pollution Removed	14 lbs	0.02 lbs	0.007 tons	
PM2.5 Removed Monetary Benefit	$647	$0.78		
SO2 Pollution Removed	9 lbs	0.01 lbs	0.004 tons	
SO2 Removed Monetary Benefit	$0	$0.00		
CO2 Sequestered	71,206 lbs	85.79 lbs	36 tons	
CO2 Sequestered Monetary Benefit	$1,656	$2.00		
CO2 Storage	2,015,538 lbs	2,428.36 lbs	1,008 tons	
CO2 Storage Monetary Benefit	$46,876	$56.48		
Carbon Dry Weight	1,099,385 lbs	1,324.56 lbs	550 tons	
Carbon Storage	549,692 lbs	662.28 lbs	275 tons	

"lbs" = pounds; "gal" = gallons; "ft^3" = cubic feet

PUBLIC PARK AND TRAIL SAMPLE TREE INVENTORY

Summary of Sample Tree Inventories in Public Parks

Data Field	Wilson Park	Farmers Market	Frisco Park	Greathouse Park	Mt. Sequoyah Gardens	Mt. Sequoyah Trail
# of Data Points	485	41	61	95	48	179
Most Common Tree Genera	*Quercus* (41%)	*Prunus* (37%)	*Amel-anchier* (31%)	*Ulmus* (25%)	*Cercis* (19%)	*Quercus* (53%)
Most Common Tree Species	Post oak (19%)	Yoshino flowering cherry (37%)	Service-berry (31%)	Green ash (22%)	Eastern redbud (19%)	Post oak (38%)
Primary Condition	Good (84%)	Good (100%)	Good (80%)	Good (46%)	Good (67%)	Good (88%)
Primary Size Class	6-12in (21%)	6-12in (54%)	0-3in (41%)	6-12in (45%)	6-12in (46%)	12-18in (50%)
Tree Work	Clearance Prune (8%)	Clearance Prune (17%)	Remove Tree (3%)	Remove Tree (6%)	Crown Cleaning (13%)	Remove Tree (3%)
Primary Observation	Crown Dieback (35%)	Poor Root System (32%)	Crown Dieback (23%)	Poor Location (13%)	Crown Dieback (60%)	Poor Structure (12%)
Primary Clearance Conflict	Lights 4%	Buildings (17%)	None	None	Buildings (4%)	None

Table 7. Tree data summaries for parks inventoried in 2022

POSSIBLE PUBLIC PLANTING SITES

Summary of Possible Planting Sites on Public Property

Field	Value
Counts	Proposed Planting Sites: 336 Stumps: 28 Dead Trees: 144
Proposed Planting Site Widths	Class I (small) 1-5 feet: 80 (16%) Class II (medium) 6-10 feet: 316 (62%) Class III (large) 11+ feet: 112 (22%)
Growing Space of Proposed Sites	Cutout: 275 (54%) Median: 192 (38%) Other (Maintained): 38 (7%)
Adjacent Land Use of Proposed Sites	Park/Vacant/Other: 260 (51%) Single Family: 140 (28%) Small Commercial: 50 (10%)
Wire Conflicts	No Lines: 470 (93%) Wires Present, No Conflict: 34 (7%) Wires Present, Conflicting: 4 (0.8%)
Diameter of Stumps	3-6in: 20 (71%) 12-18in: 4 (14%) 0-3in: 2 (7%)

Table 8. Summary of possible public planting sites inventoried in 2022

ESTIMATED CHARACTERISTICS OF ALL PUBLIC TREES

Methodology

Based on a total of 470 (500) linear road miles in the City and the inventory of public trees along 5% of roadways, the urban forestry consultants utilized research data from the 2014 Urban & Community Forestry Census of Tree Activities (Hauer, et al.) to estimate the total public tree population. For communities of similar size, population, population density, and linear road miles, the average public tree population is 25,000 trees. Based on these estimates, the sample public tree data (2,712 alive or dead trees) was extrapolated to represent 25,000 public trees. The following summaries provide estimates of public tree extent, growing space, structure, characteristics, and maintenance needs:

Public Tree Status

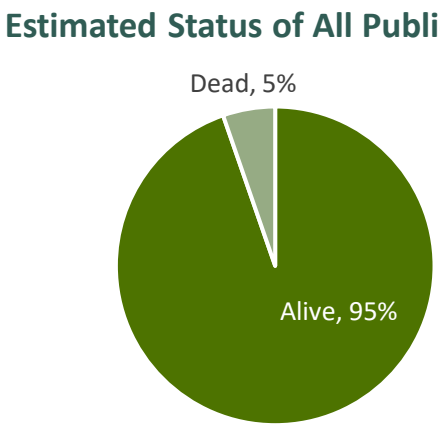


Figure 23. Estimated status of all public trees

Public Tree Location and Growing Space (Estimated for All Public Trees)

Adjacent Land Use of Public Trees

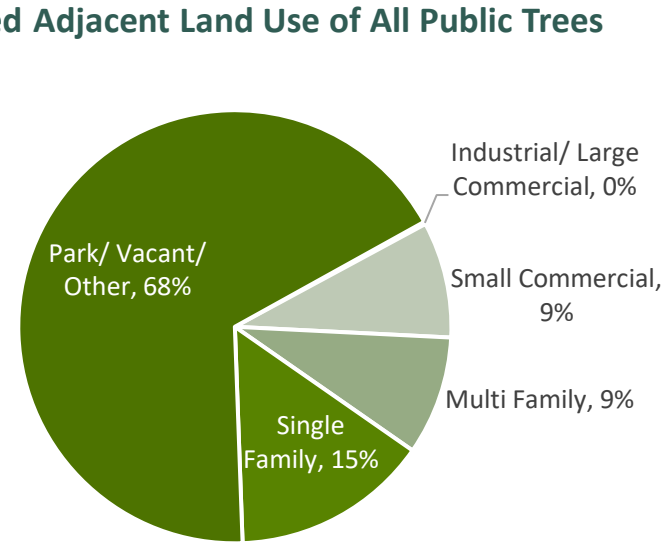


Figure 24. Estimated adjacent land use of all public trees

Growing Space Type of Public Trees

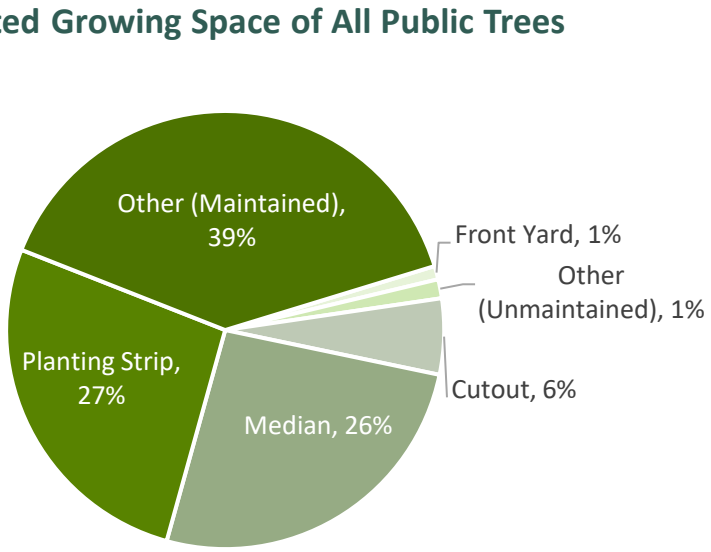


Figure 25. Estimated growing space of all public trees

Existing Tree Planting Site Width of Public Trees

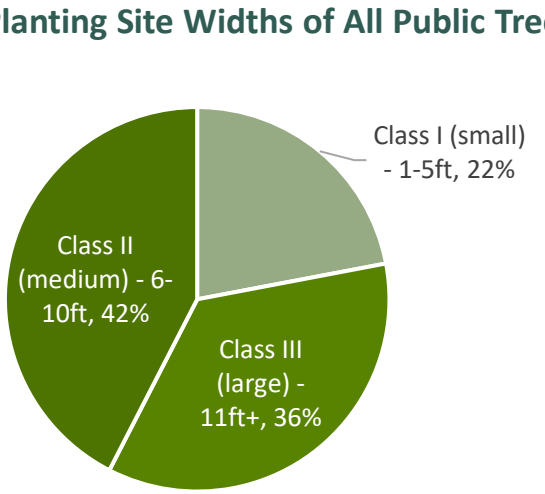


Figure 26. Estimated planting site widths of all public trees

Public Tree Structure (Estimated for All Public Trees)

Public Tree Genera Composition

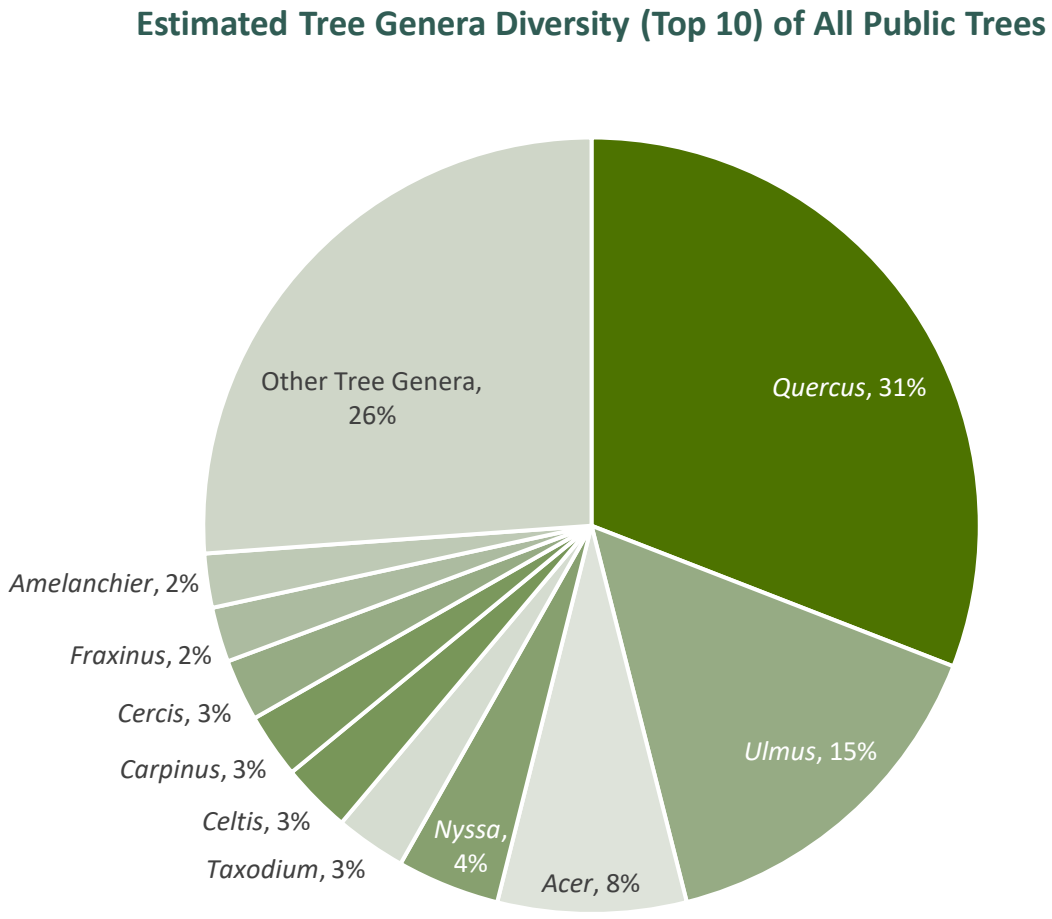


Figure 27. Estimated tree genera diversity for all public trees (top 10)

Public Tree Species Composition

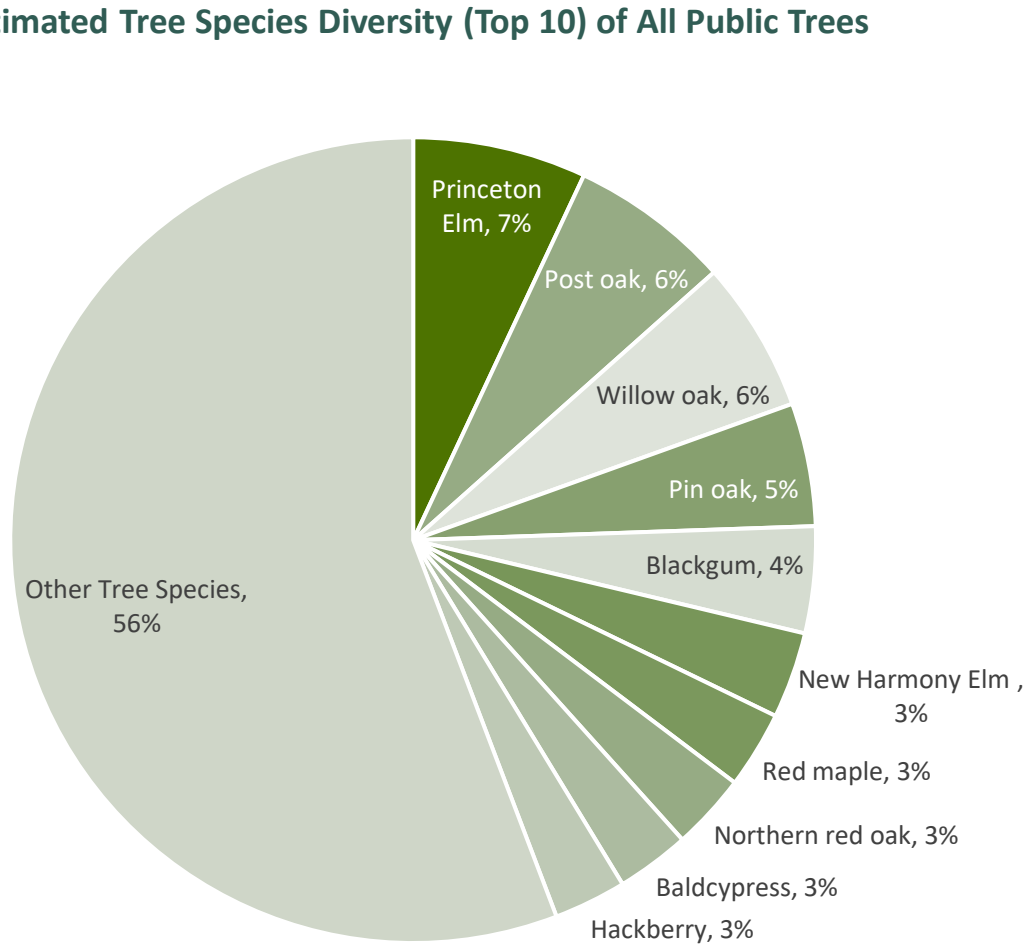


Figure 28. Estimated tree species diversity for all public trees (top 10)

Public Tree Size Classes and Relative Age Distribution

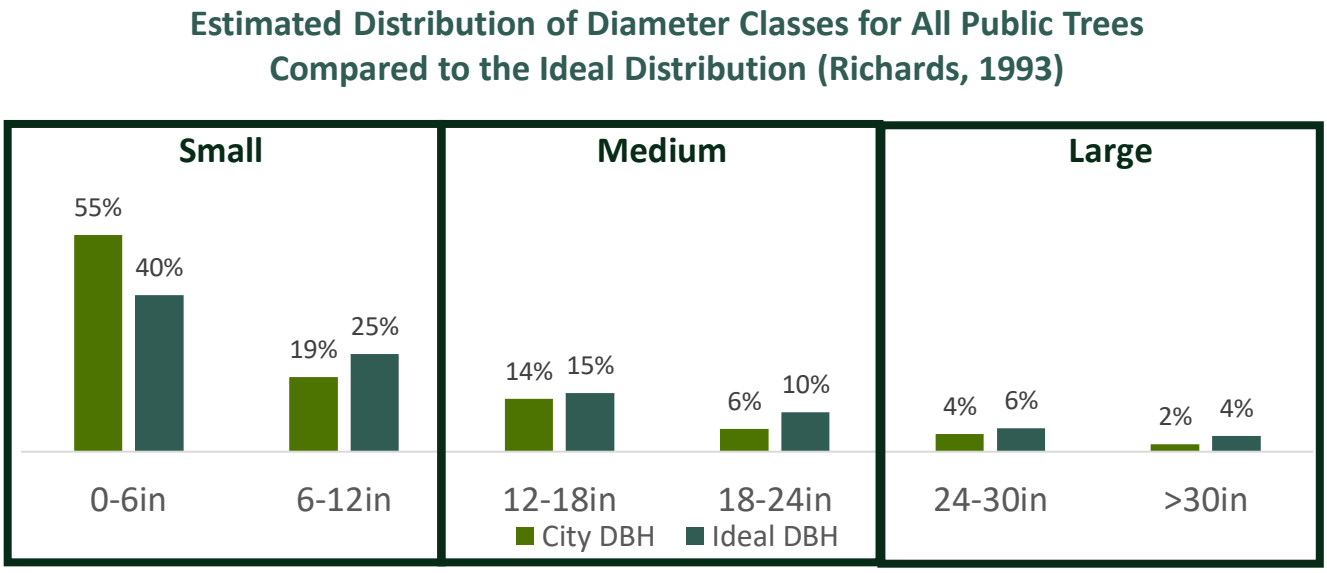


Figure 29. Estimated distribution of diameter classes for all public trees compared to the ideal distribution (Richards, 1993)

Public Tree Condition and Maintenance Needs (Estimated for All Public Trees)

Public Tree Condition

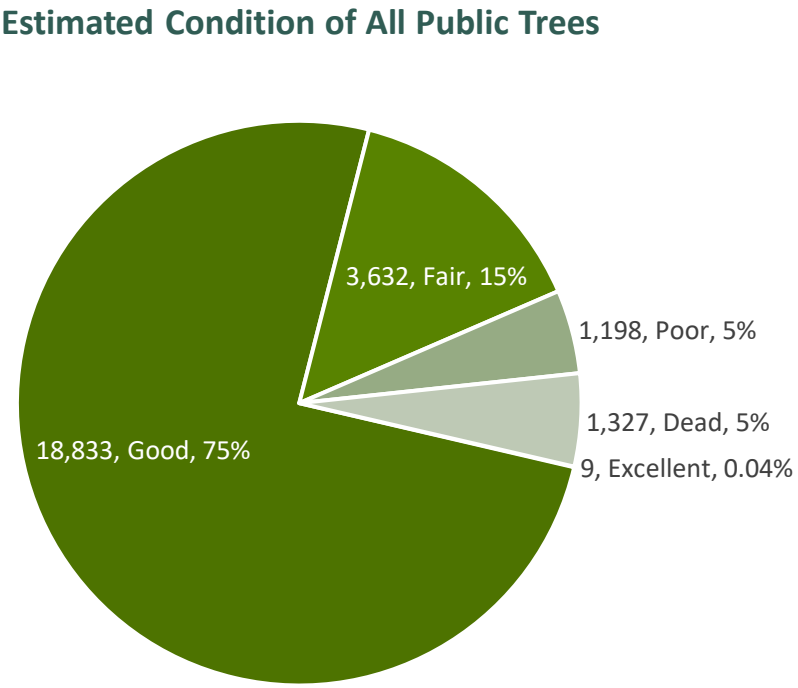


Figure 30. Estimated condition of all public trees

Public Tree Observations

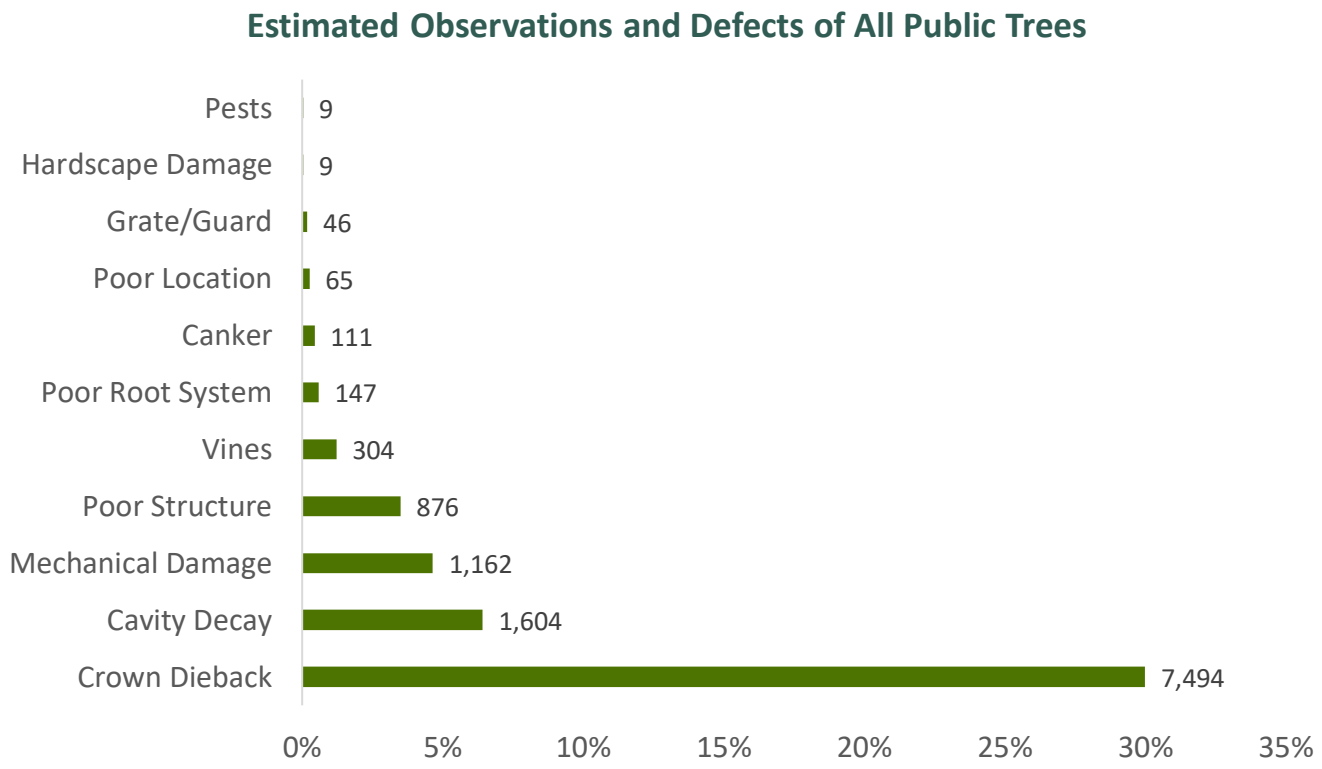


Figure 31. Estimated observations and defects of all public trees

Recommended Maintenance of Public Trees ("Tree Work")

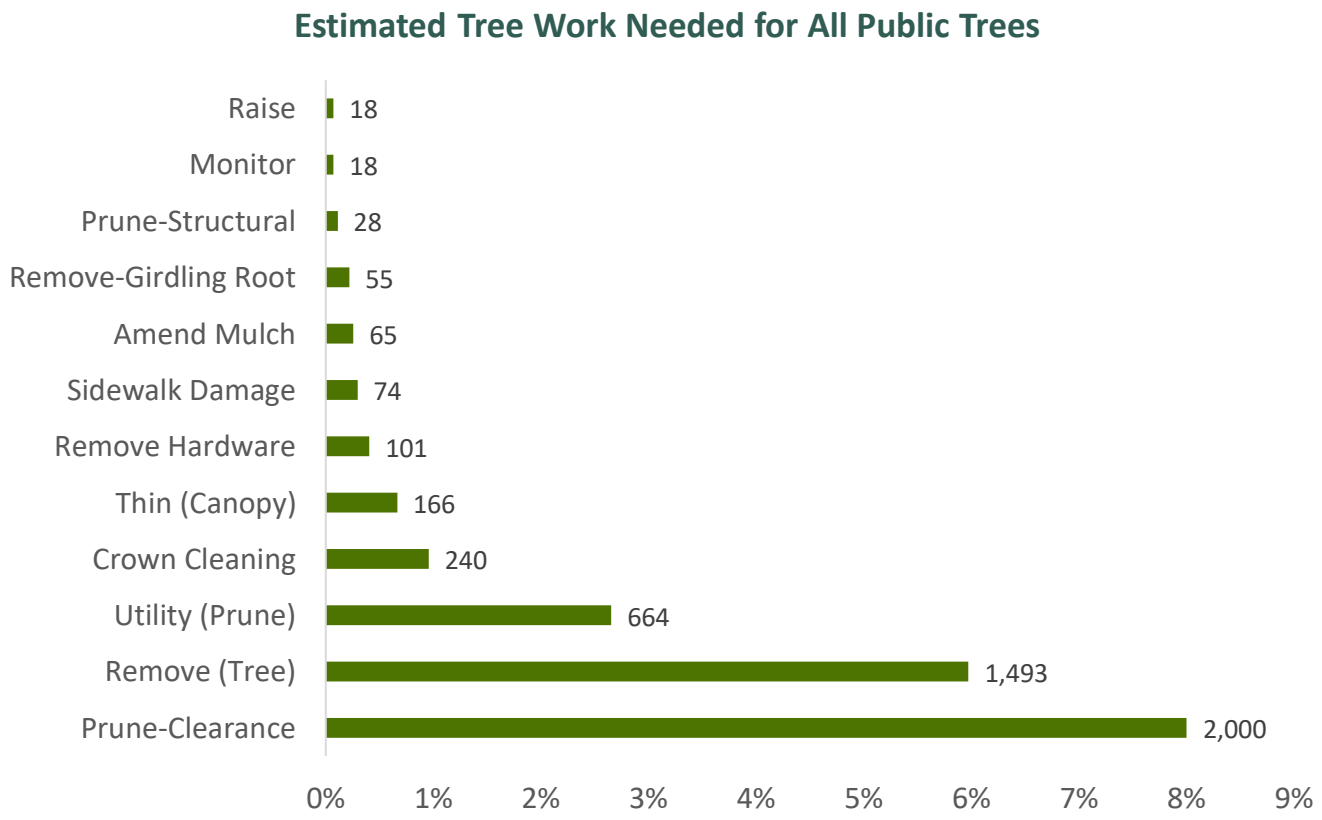


Figure 32. Estimated tree work needed for all public trees

Public Tree Conflicts (Estimated for All Public Trees)

Public Tree Wire Conflicts

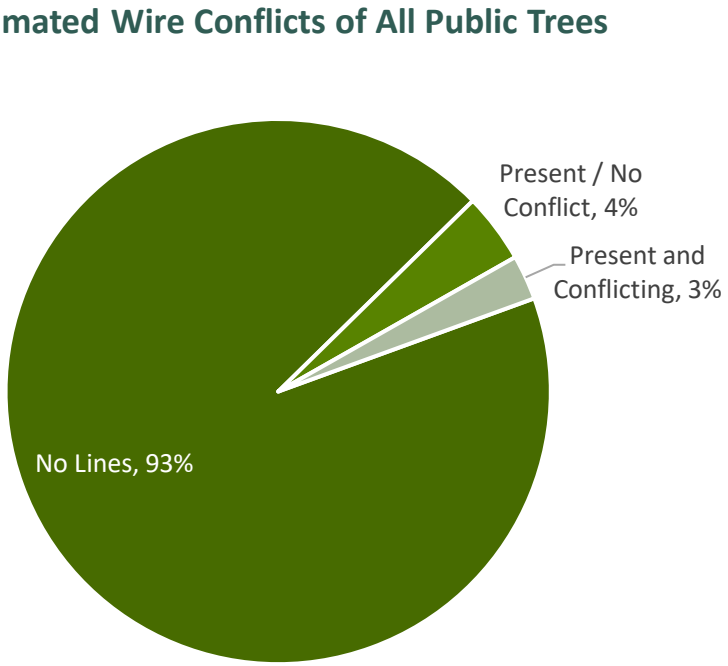


Figure 33. Estimated wire conflicts for all public trees

Public Tree Clearance Conflicts

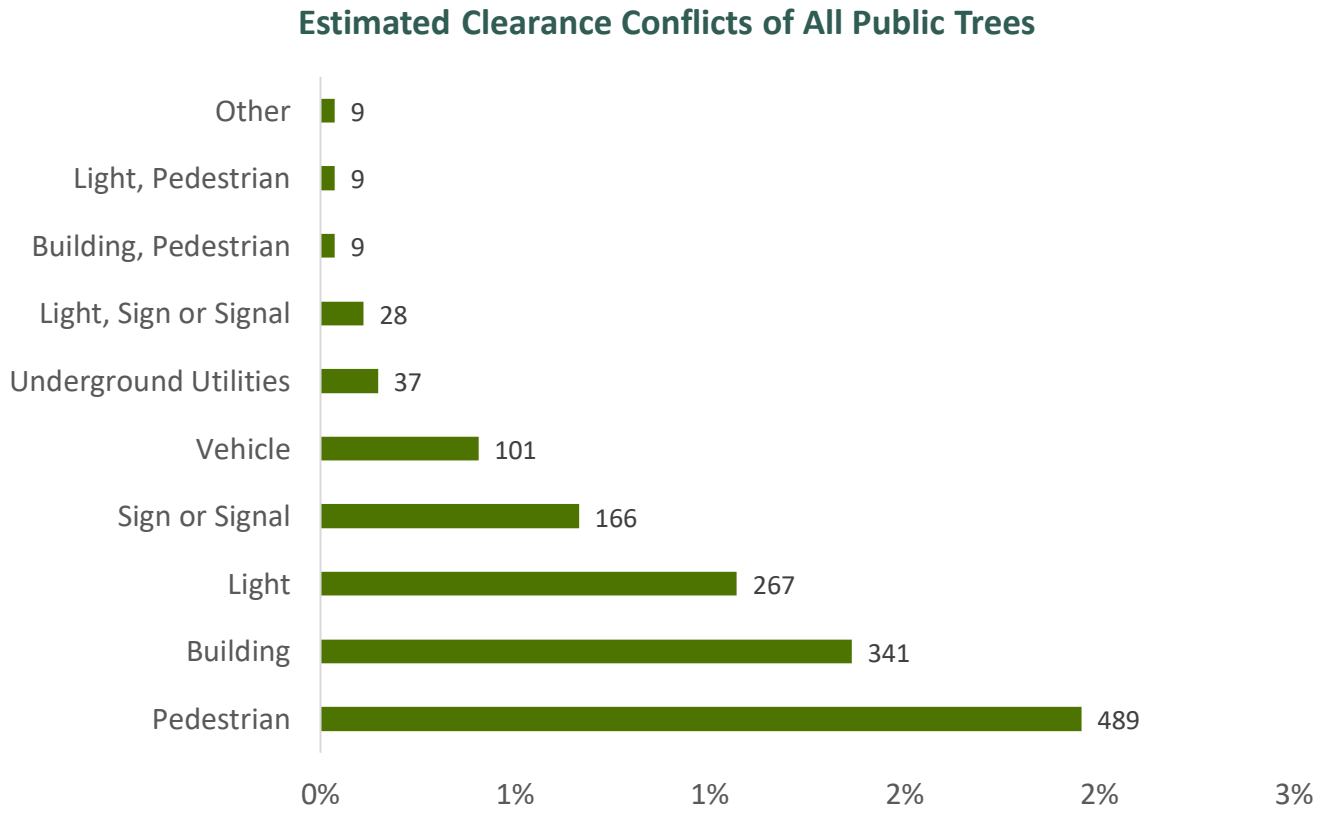


Figure 34. Estimated clearance conflicts of all public trees

Estimated Ecosystem Benefits and Services of All Public Trees

Table 9. Estimated ecosystem benefits and services of all public trees

Metric	Amount	Alternative Unit	Equivalent
Overall Monetary Benefit	$71,600		
Air Quality Monetary Benefit	$23,949		
Pollutants Removed	10,776 lbs	5 tons	
Carbon Monetary Benefit	$33,614		
Carbon Stored	1,445,102 lbs	723 tons	
Evaporation	2,672,939 ft^3	19,994,971 gal	30 Olympic pools
Interception	2,676,967 ft^3	20,025,105 gal	30 Olympic pools
Potential Evaporation	23,050,898 ft^3	172,432,701 gal	261 Olympic pools
Evapotranspiration	17,444,624 ft^3	130,494,858 gal	198 Olympic pools
Runoff Avoided	210,214 ft^3	1,572,508 gal	2 Olympic pools
Stormwater Monetary Benefit	$14,054		
Transpiration	5,656,762 ft^3	42,315,524 gal	64 Olympic pools
CO Pollution Removed	112 lbs		
CO Removed Monetary Benefit	$72		
NO2 Pollution Removed	506 lbs		
NO2 Removed Monetary Benefit	$103		
O3 Pollution Removed	9,643 lbs	5 tons	
O3 Removed Monetary Benefit	$11,367		
PM2.5 Pollution Removed	258 lbs		
PM2.5 Removed Monetary Benefit	$12,344		
SO2 Pollution Removed	189 lbs		
SO2 Removed Monetary Benefit	$0.09		
CO2 Sequestered	1,445,101 lbs	723 tons	
CO2 Sequestered Monetary Benefit	$33,613		
CO2 Storage	49,303,705 lbs	24,652 tons	
CO2 Storage Monetary Benefit	$1,146,668		
Carbon Dry Weight	26,892,933 lbs	13,446 tons	
Carbon Storage	13,446,459 lbs	6,723 tons	

"lbs" = pounds; "gal" = gallons; "ft^3" = cubic feet

ESTIMATED CHARACTERISTICS OF ALL PRIVATE TREES

Methodology

A total of 850 private trees were inventoried as a sample. These trees were located in private parcels adjacent to public streets that were visited during the public tree inventory. According to Fayetteville's Mobility Plan, there are a total of 470 linear road miles and the inventory crews inventoried along a total of 25 linear road miles or approximately 5% of roadways. The private parcels included in the sample inventory had a total acreage of 342 acres. Using the City's Zoning classifications and GIS data, a total of 32,150 acres exist across the City. Therefore, the inventory crews visited 1% of all private parcels. Based on these figures, it is estimated that there are a total of 79,884 private trees, or approximately 80,000 private trees in maintained areas of properties. The following summaries provide estimates of private tree extent, growing space, structure, characteristics, and maintenance needs:

Private Tree Status

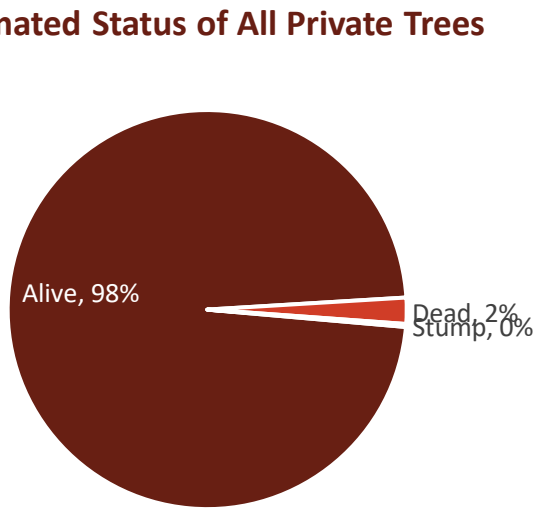


Figure 35. Estimated status of all private trees

Private Tree Location and Growing Space (Estimated for All Private Trees)

Land Use of Private Trees

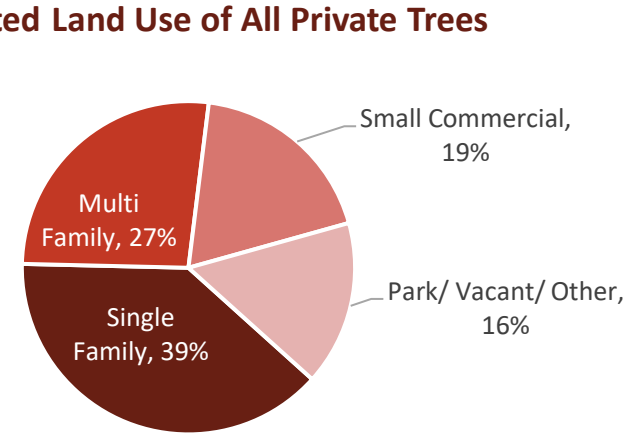


Figure 36. Estimated land use of all private trees

Growing Space Type of Private Trees

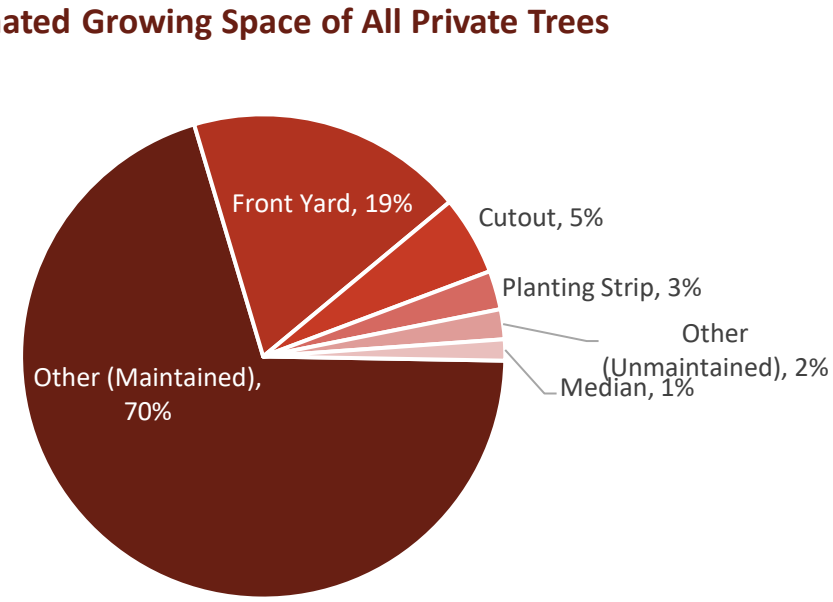


Figure 37. Estimated growing space of all private trees

Existing Tree Planting Site Width of Private Trees

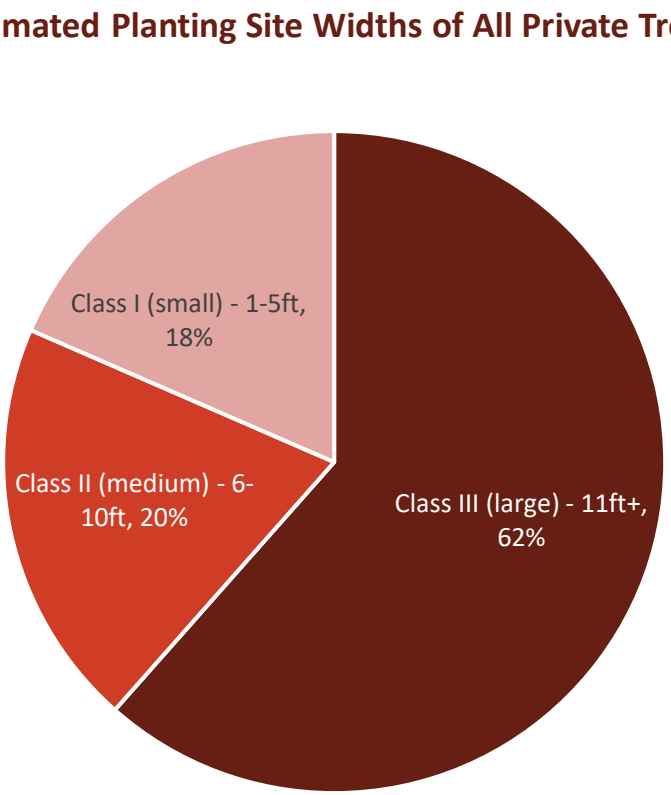


Figure 38. Estimated planting site widths of all private trees

Private Tree Structure (Estimated for All Private Trees)

Private Tree Genera Composition

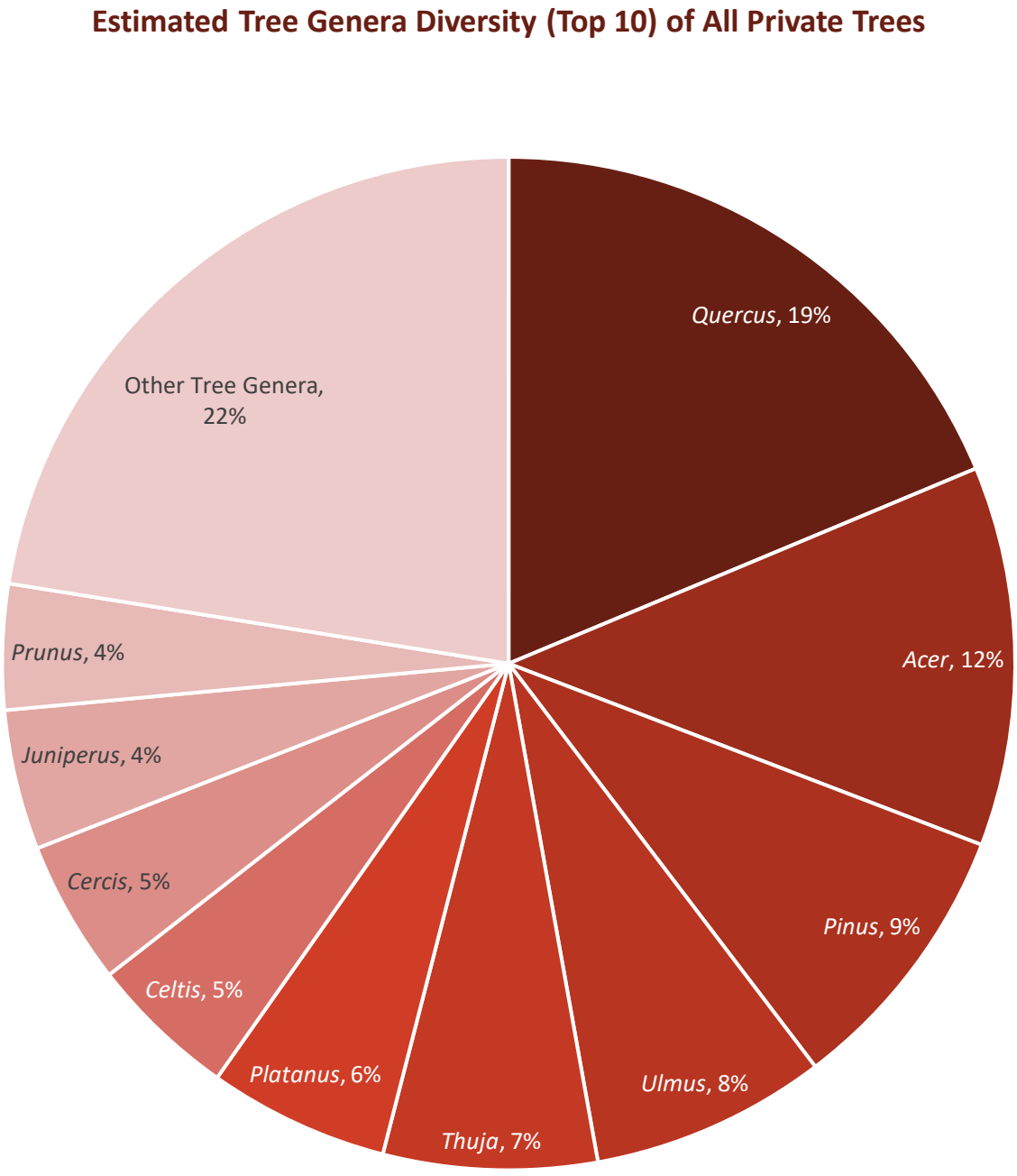


Figure 39. Estimated tree genera diversity of all private trees (top 10)

Private Tree Species Composition

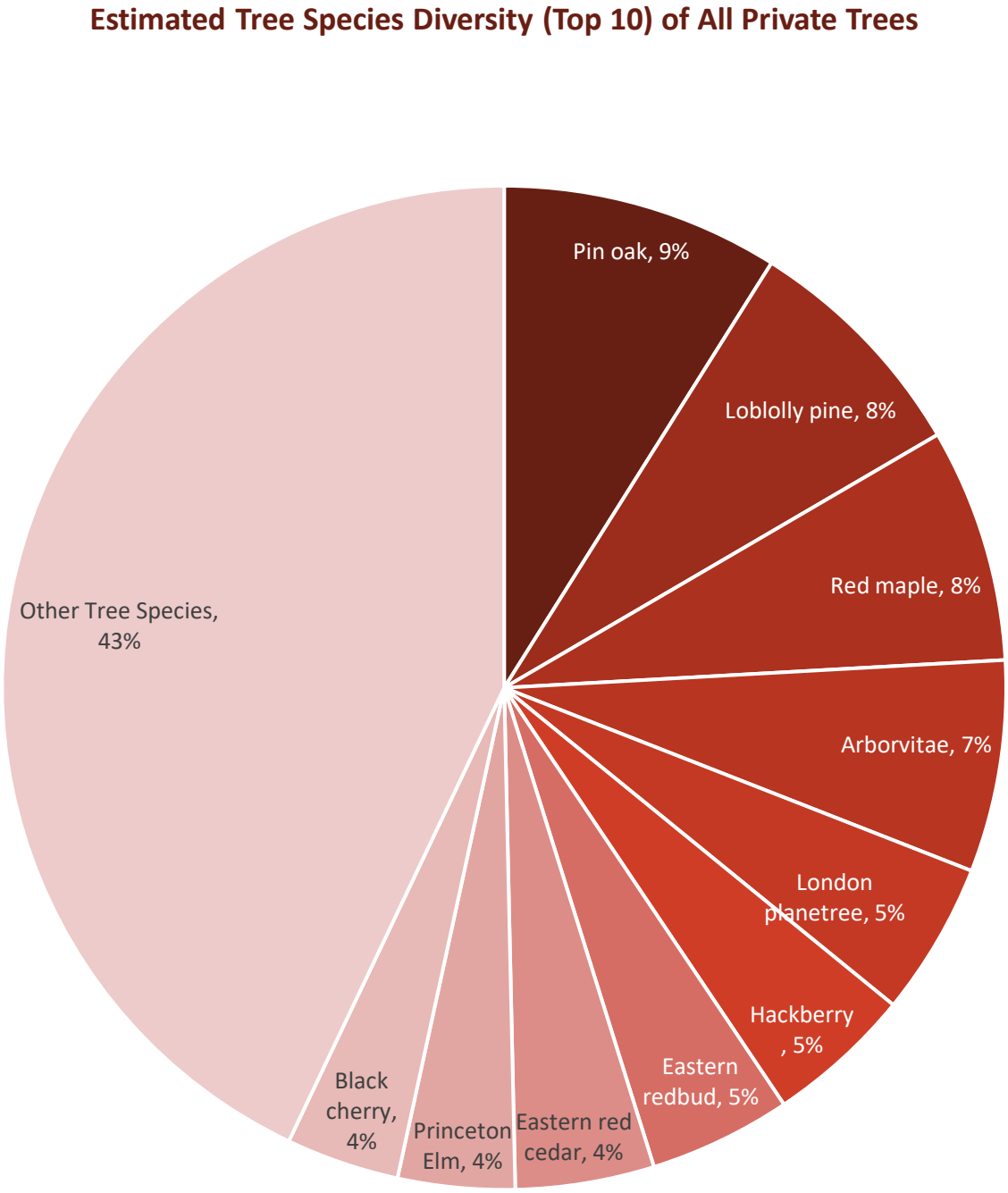


Figure 40. Estimated tree species diversity of all private trees (top 10)

Private Tree Size Classes and Relative Age Distribution

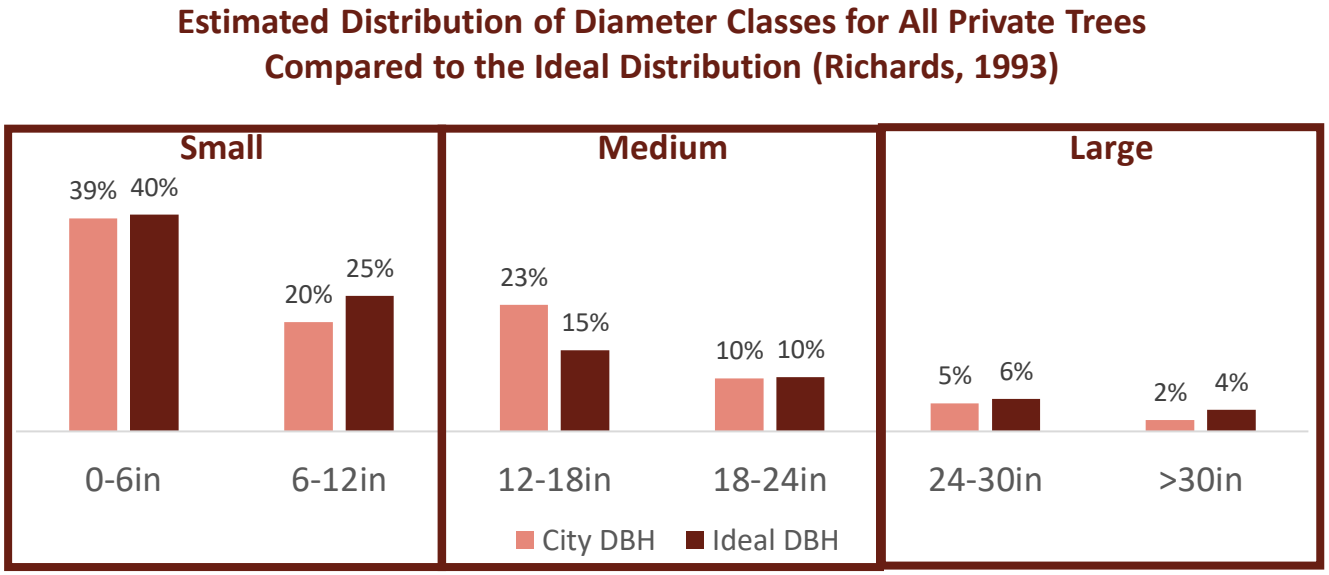


Figure 41. Estimated distribution of diameter classes for all private trees compared to the ideal distribution (Richards, 1993)

Private Tree Condition and Maintenance Needs (Estimated for All Private Trees)

Private Tree Condition

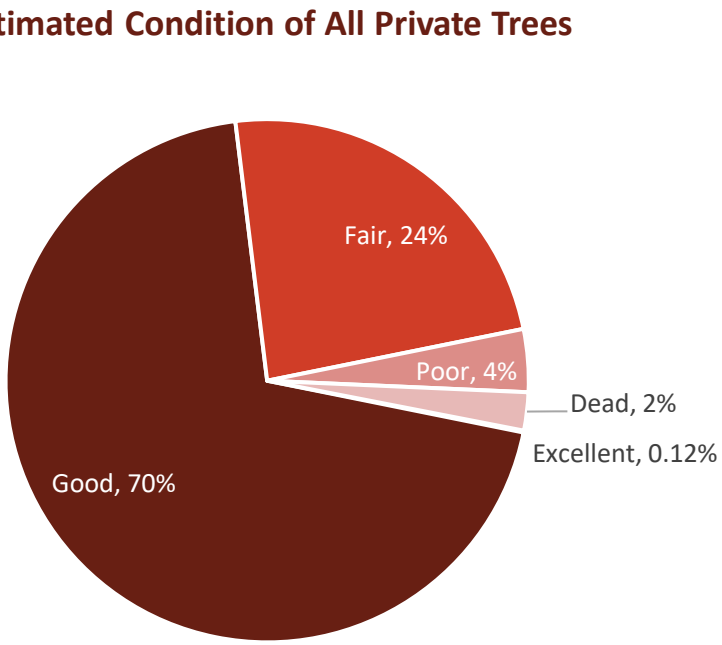


Figure 42. Estimated condition of all private trees

Private Tree Observations

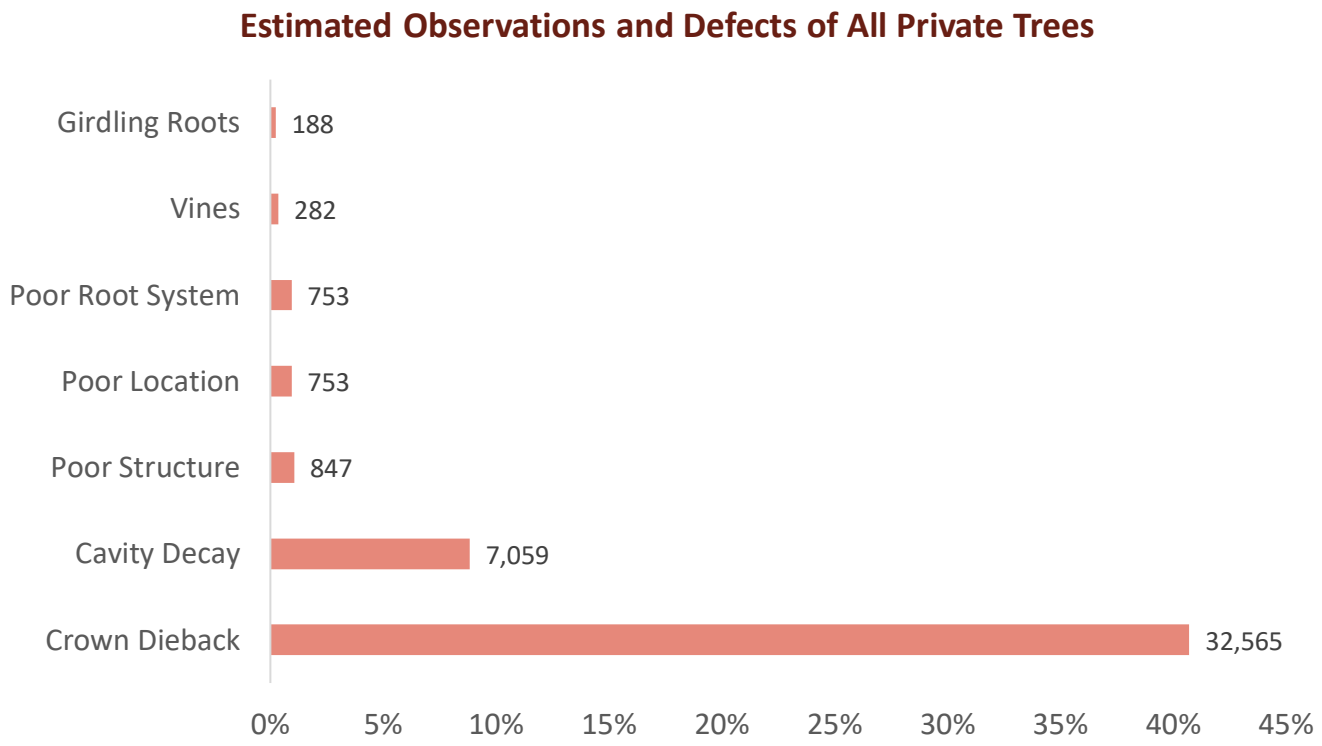


Figure 43. Estimated observations and defects of all private trees

Recommended Maintenance of Private Trees ("Tree Work")

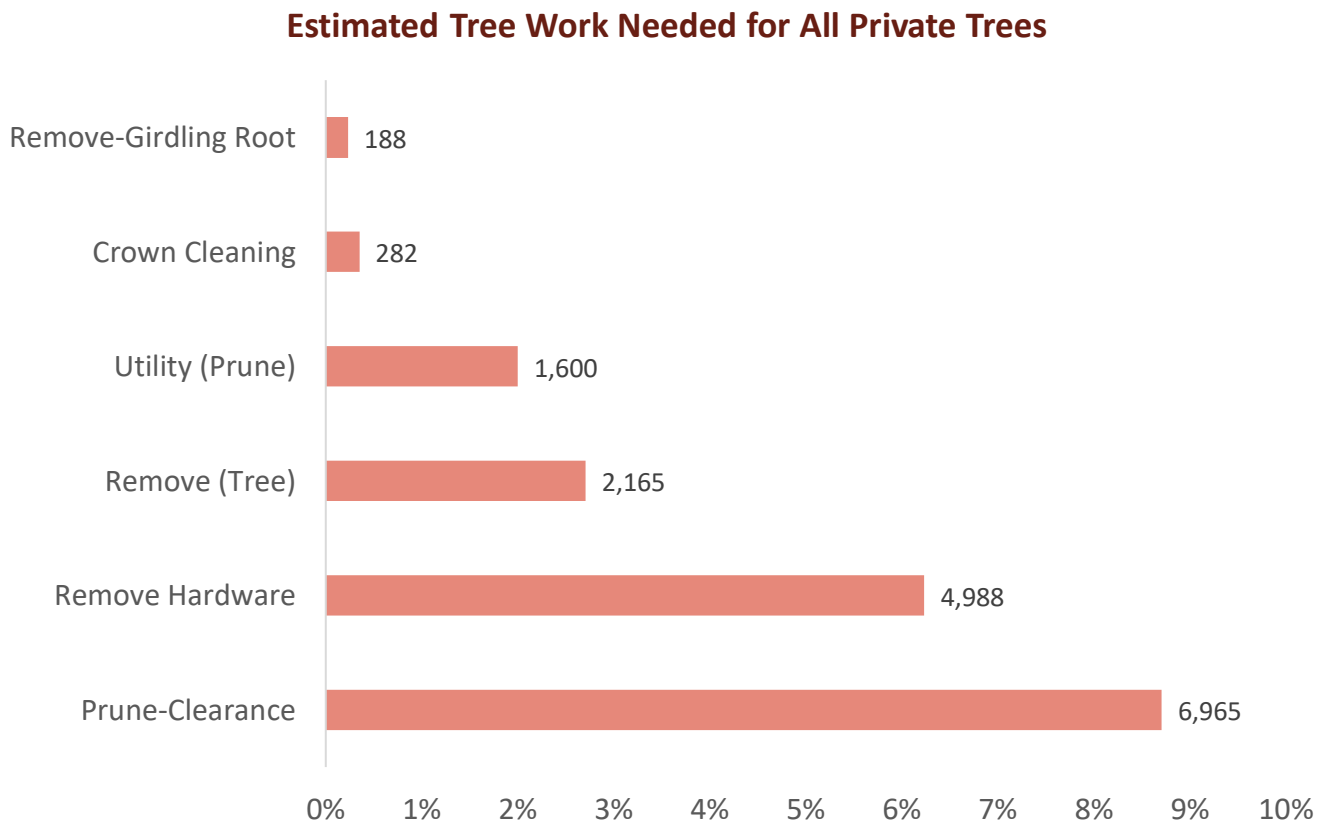


Figure 44. Estimated tree work needed for all private trees

Private Tree Conflicts (Estimated for All Private Trees)

Private Tree Wire Conflicts

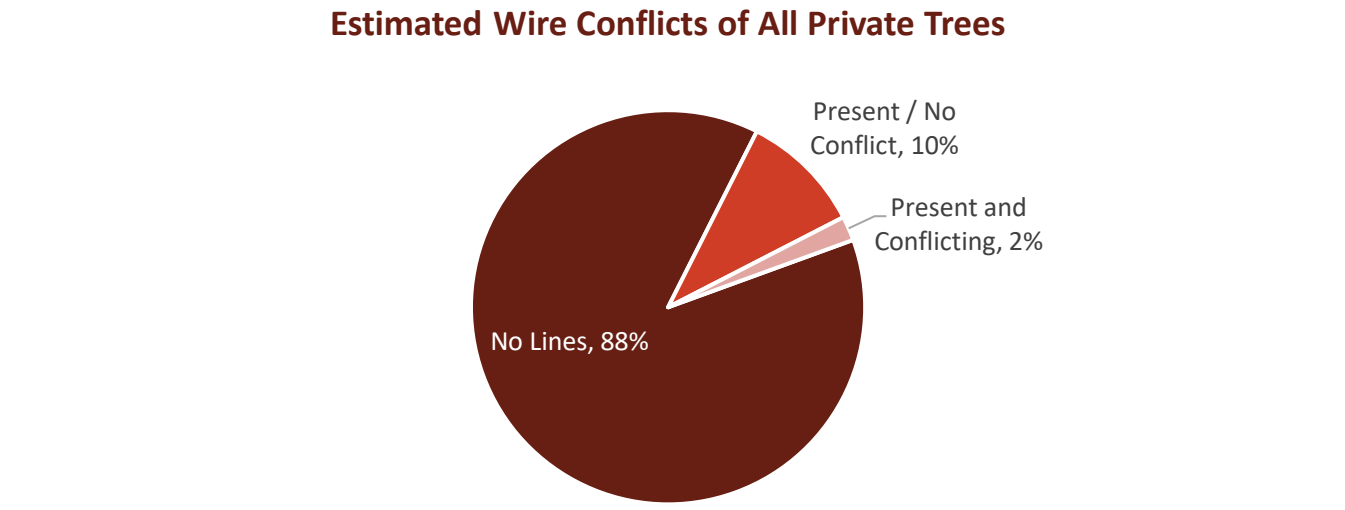


Figure 45. Estimated wire conflicts of all private trees

Private Tree Clearance Conflicts

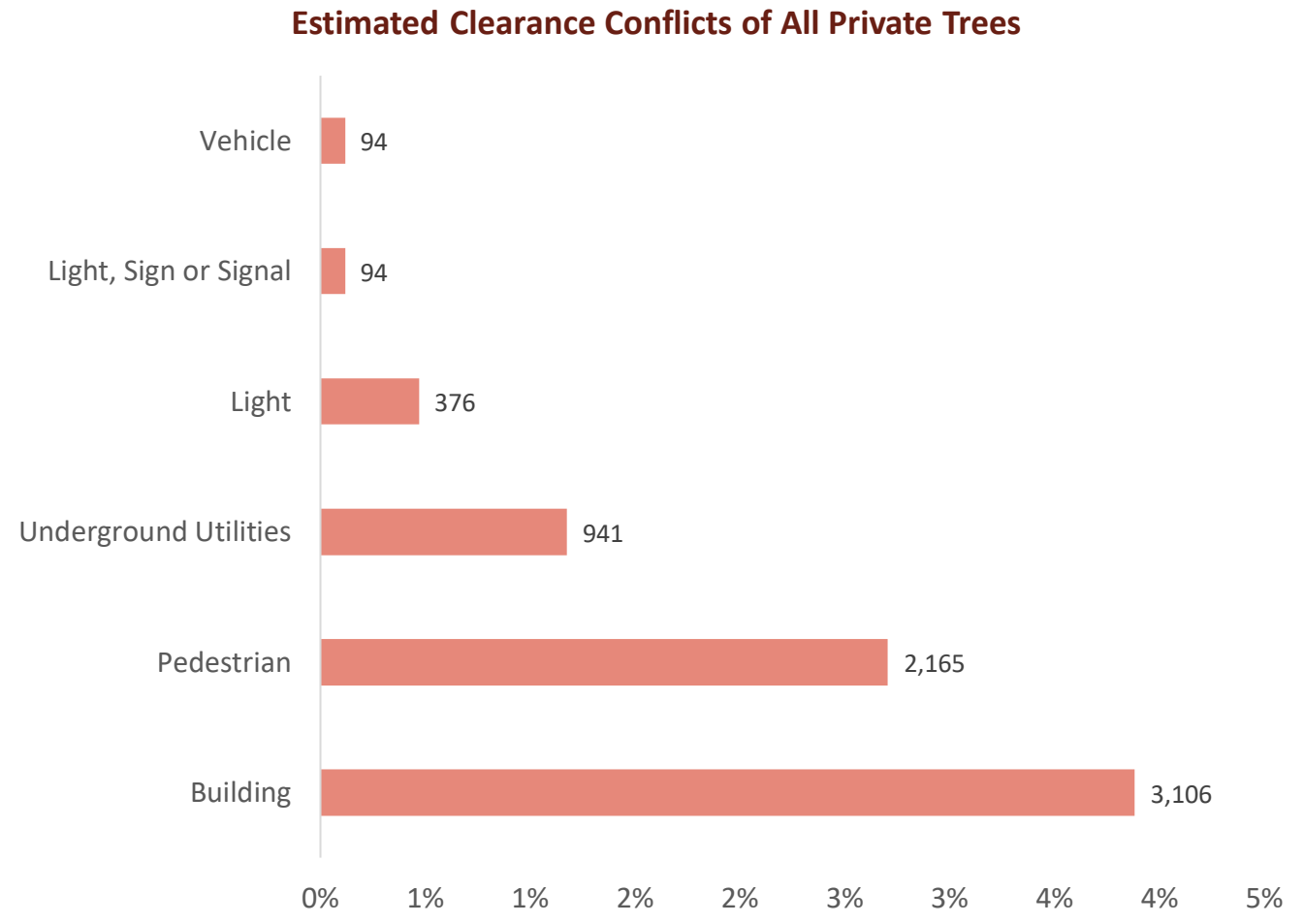


Figure 46. Estimated clearance conflicts of all private trees

Estimated Ecosystem Benefits and Services of All Private Trees

Table 10. Estimated ecosystem services and benefits of all private trees

Metric	Amount	Alternative Unit	Equivalent
Overall Monetary Benefit	$731,024		
Air Quality Monetary Benefit	$244,520		
Pollutants Removed	110,024 lbs	55 tons	
Carbon Monetary Benefit	$343,191		
Carbon Stored	14,754,324 lbs	7,377 tons	
Evaporation	27,290,389 ft^3	204,146,299 gal	309 Olympic pools
Interception	27,331,518 ft^3	204,453,968 gal	310 Olympic pools
Potential Evaporation	235,346,953 ft^3	1,760,517,592 gal	2,667 Olympic pools
Evapotranspiration	178,107,558 ft^3	1,332,337,147 gal	2,019 Olympic pools
Runoff Avoided	2,146,258 ft^3	16,055,125 gal	24 Olympic pools
Stormwater Monetary Benefit	$143,485		
Transpiration	57,754,878 ft^3	432,036,521 gal	655 Olympic pools
CO Pollution Removed	1,144 lbs	0.6 tons	
CO Removed Monetary Benefit	$732		
NO2 Pollution Removed	5,165 lbs	3 tons	
NO2 Removed Monetary Benefit	$1,048		
O3 Pollution Removed	98,456 lbs	49 tons	
O3 Removed Monetary Benefit	$116,053		
PM2.5 Pollution Removed	2,631 lbs	1 ton	
PM2.5 Removed Monetary Benefit	$126,030		
SO2 Pollution Removed	1,930 lbs	1 ton	
SO2 Removed Monetary Benefit	$1		
CO2 Sequestered	14,754,307 lbs	7,377 tons	
CO2 Sequestered Monetary Benefit	$343,189		
CO2 Storage	503,385,026 lbs	251,693 tons	
CO2 Storage Monetary Benefit	$11,707,346		
Carbon Dry Weight	274,573,683 lbs	137,287 tons	
Carbon Storage	137,286,767 lbs	68,643 tons	

"lbs" = pounds; "gal" = gallons; "ft^3" = cubic feet

Fayetteville, Urban Forest Management Plan

~Public Survey Summary

1/24/23

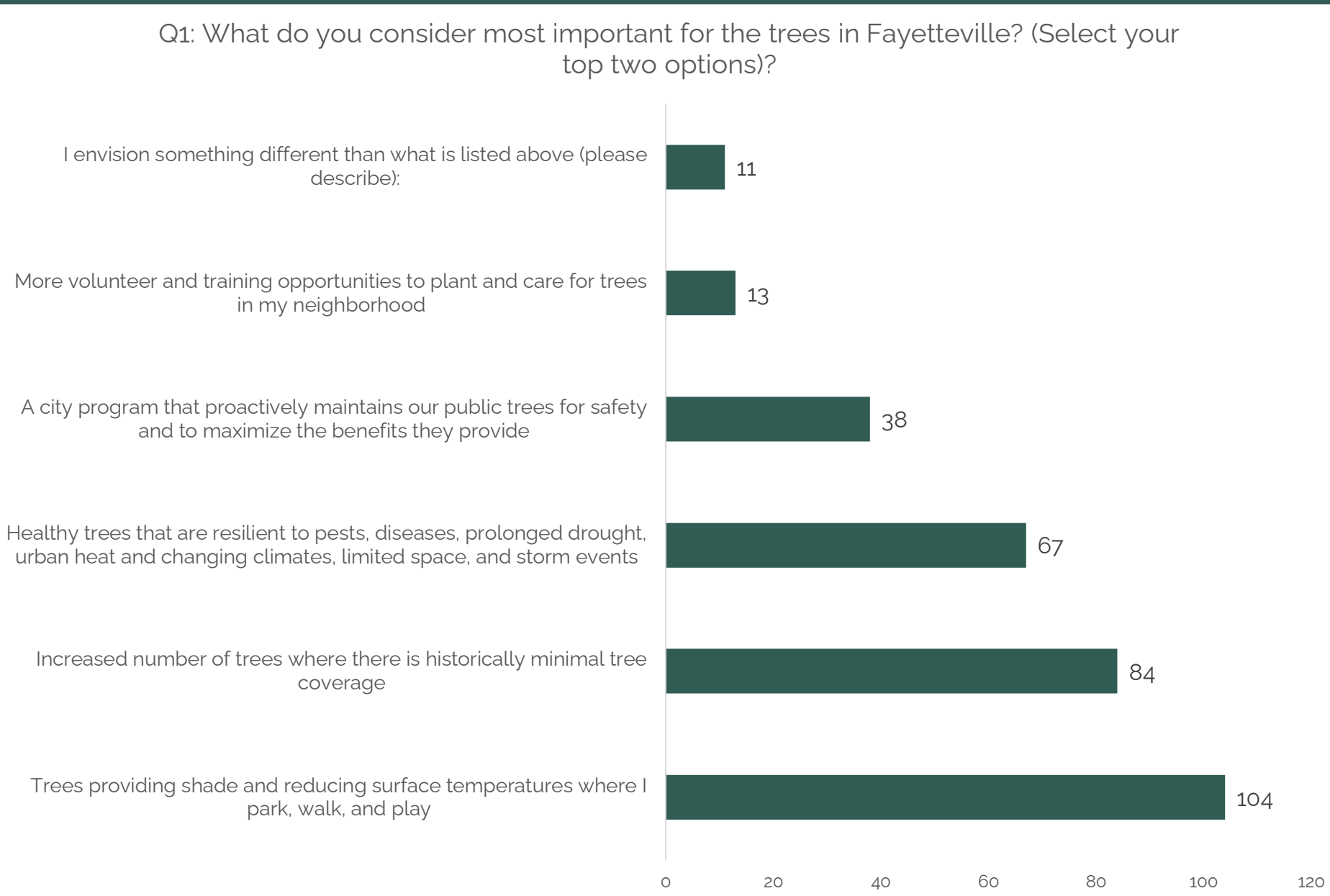
CITY OF FAYETTEVILLE ARKANSAS

PlanIT Geo™ developers of TreePlotter

Survey Overview

Count of Surveys Received
169 Complete Contributors (2 participants selectively answered survey)
Survey Timeframe
December 15, 2022 – January 16, 2023
Platform
"Speak Up Fayetteville" https://speakup.fayetteville-ar.gov/

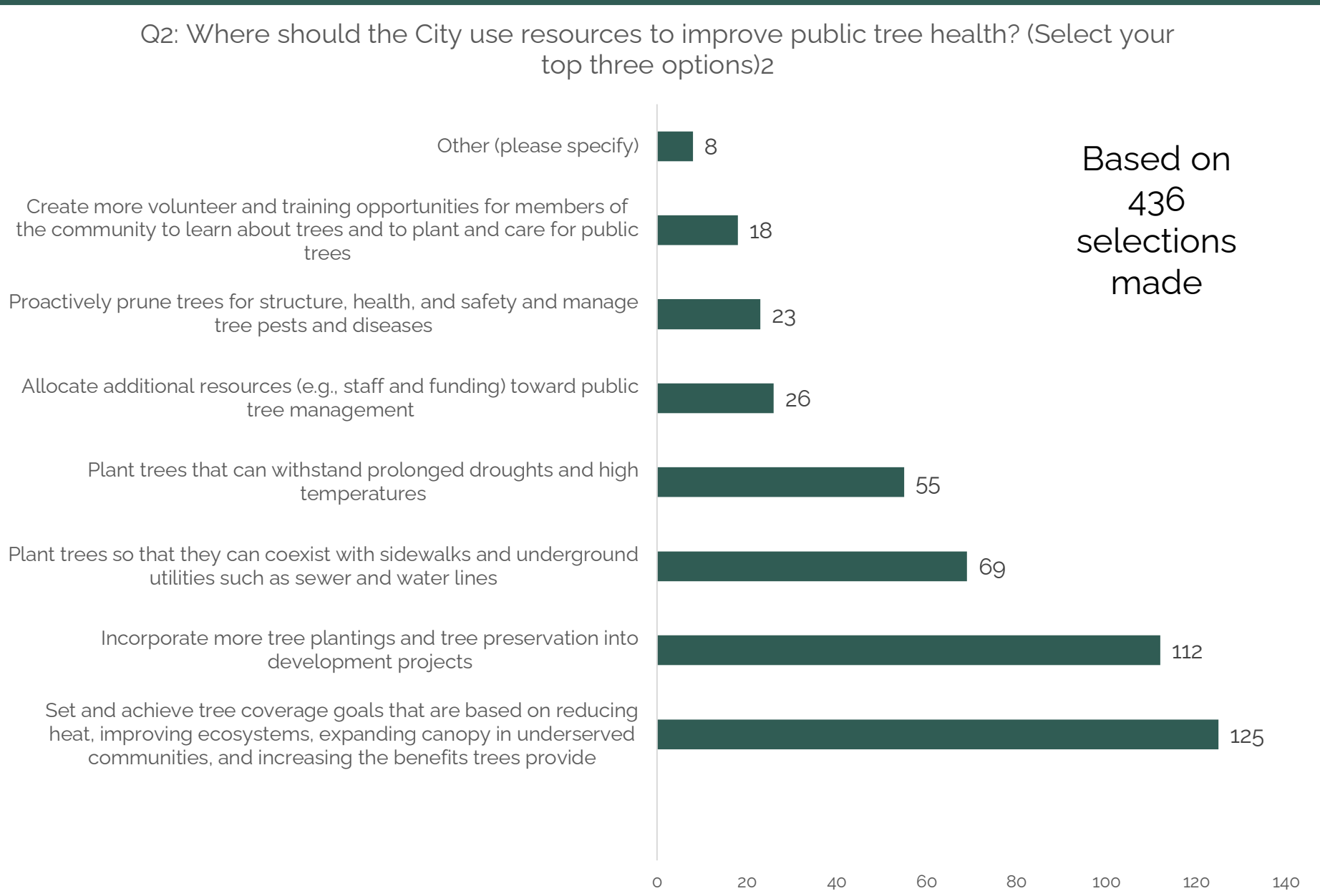
QUESTION #1


Q1: What do you consider most important for the trees in Fayetteville? (Select your top two options)?
I envision something different than what is listed above (please describe):
11
More volunteer and training opportunities to plant and care for trees in my neighborhood
13
A city program that proactively maintains our public trees for safety and to maximize the benefits they provide
38
Healthy trees that are resilient to pests, diseases, prolonged drought, urban heat and changing climates, limited space, and storm events
67
Increased number of trees where there is historically minimal tree coverage
84
Trees providing shade and reducing surface temperatures where I park, walk, and play
104
0
20
40
60
80
100
120

Question #1 Comments

Categories	Comment Count
Trees and Food	2
Tree Protection	1
Tree Removal Conflict	1
Native Species	3
Planting	1
Invasives	1
Inclusion and Diversity Concern	1

QUESTION #2

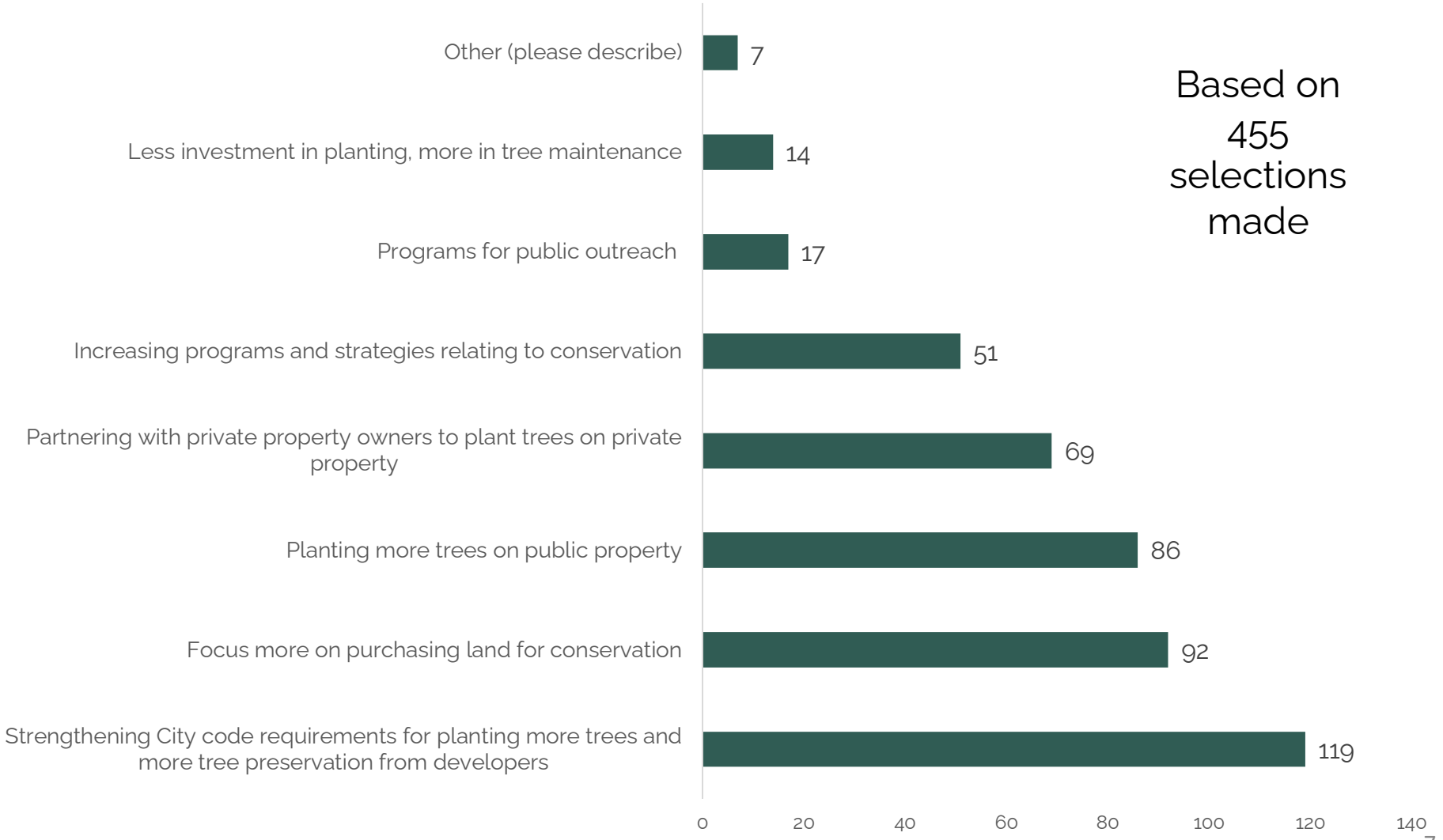

Q2: Where should the City use resources to improve public tree health? (Select your top three options)2
Other (please specify)
8
Create more volunteer and training opportunities for members of the community to learn about trees and to plant and care for public trees
18
Proactively prune trees for structure, health, and safety and manage tree pests and diseases
23
Allocate additional resources (e.g., staff and funding) toward public tree management
26
Plant trees that can withstand prolonged droughts and high temperatures
55
Plant trees so that they can coexist with sidewalks and underground utilities such as sewer and water lines
69
Incorporate more tree plantings and tree preservation into development projects
112
Set and achieve tree coverage goals that are based on reducing heat, improving ecosystems, expanding canopy in underserved communities, and increasing the benefits trees provide
125
0
20
40
60
80
100
120
140
Based on 436 selections made

Question #2 Comments

Categories	Comment Count
Trees and Food	1
Tree Protection	3
Invasives	2
Native Species	2
Diversity and Development	1

QUESTION #3

Q3: Where should the City focus its investments with the current funding and with any additional funding that arises from the Urban Forest Management Plan? (Select up to three options)



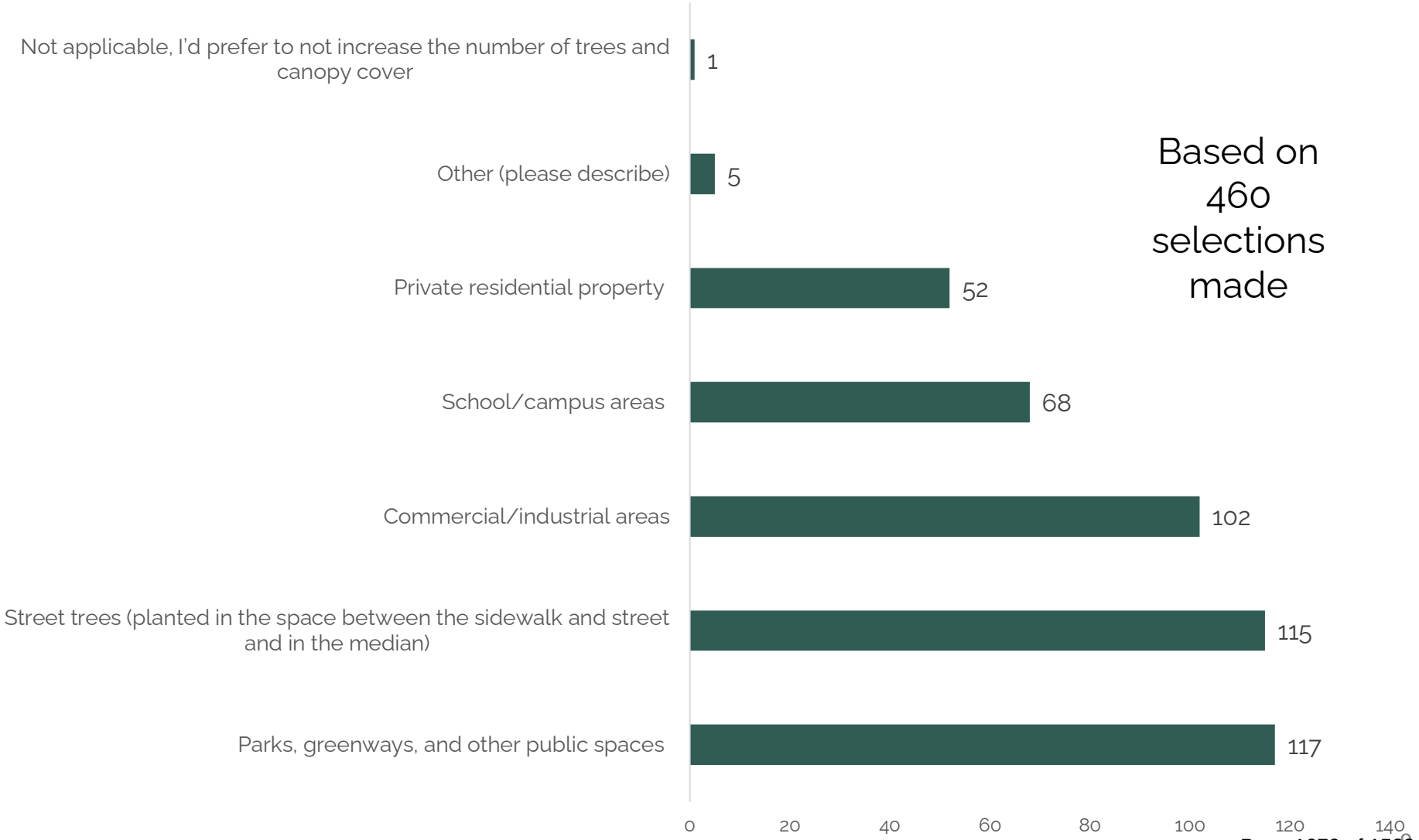
Based on 455 selections made

Question #3 Comments

Categories	Comment Count
Ordinance Amendment	3
Tree Protection	1
Mature Tree Protection	1
Trash Removal	1
Diversity and Inclusion Concerns	1

QUESTION #4

Q4: To achieve your vision for the urban forest, which might include increasing the number of trees and tree canopy cover, where should the City prioritize tree plantings? (Select your top three options)



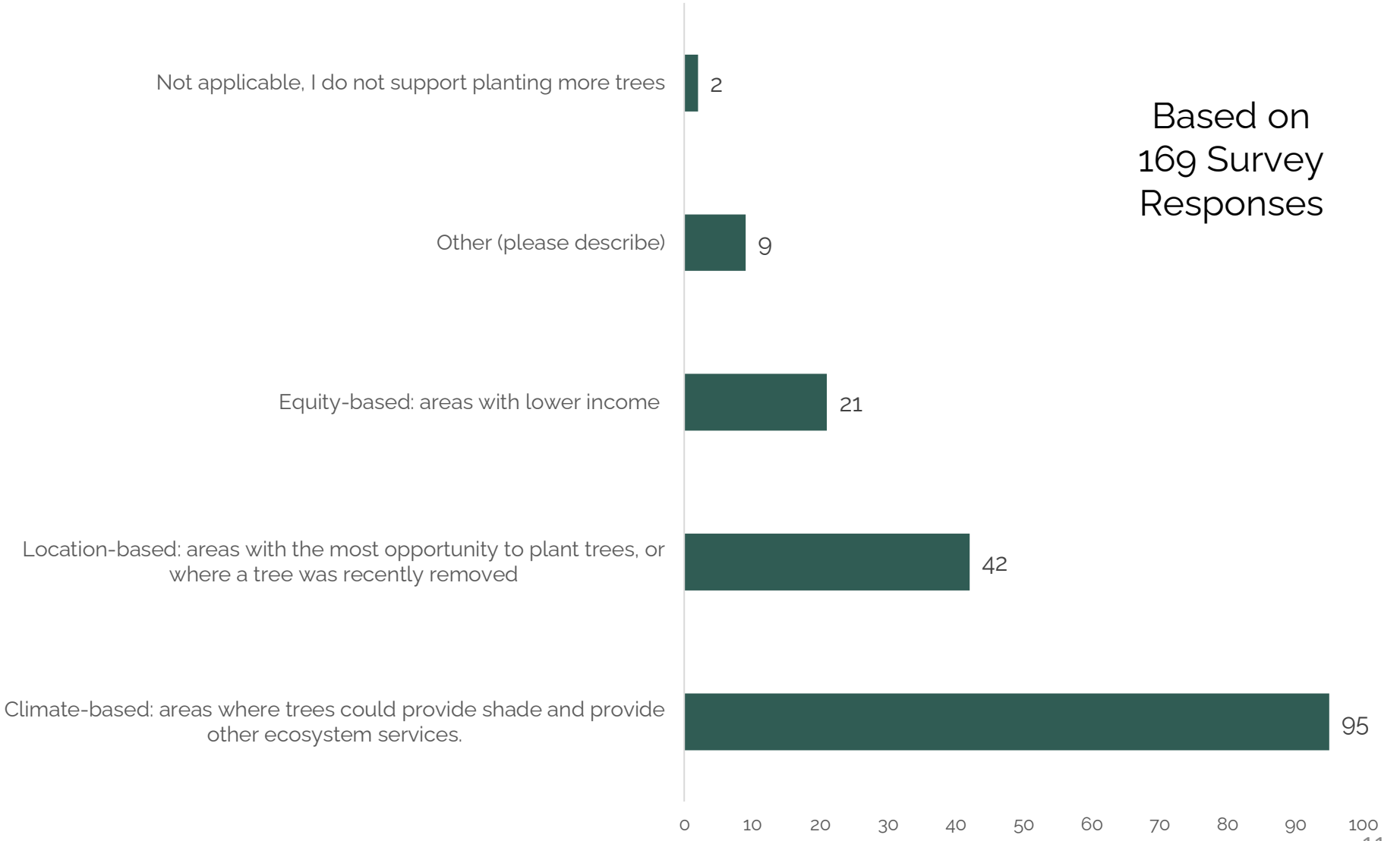
Based on 460 selections made

Question #4 Comments

Categories	Comment Count
Tree Protection	1
Invasive	2
Specie Selection	1
Diversity and Inclusion Concern	1

QUESTION #5

Q5: If you support planting more trees throughout the City, where should the City and its partners focus these efforts?



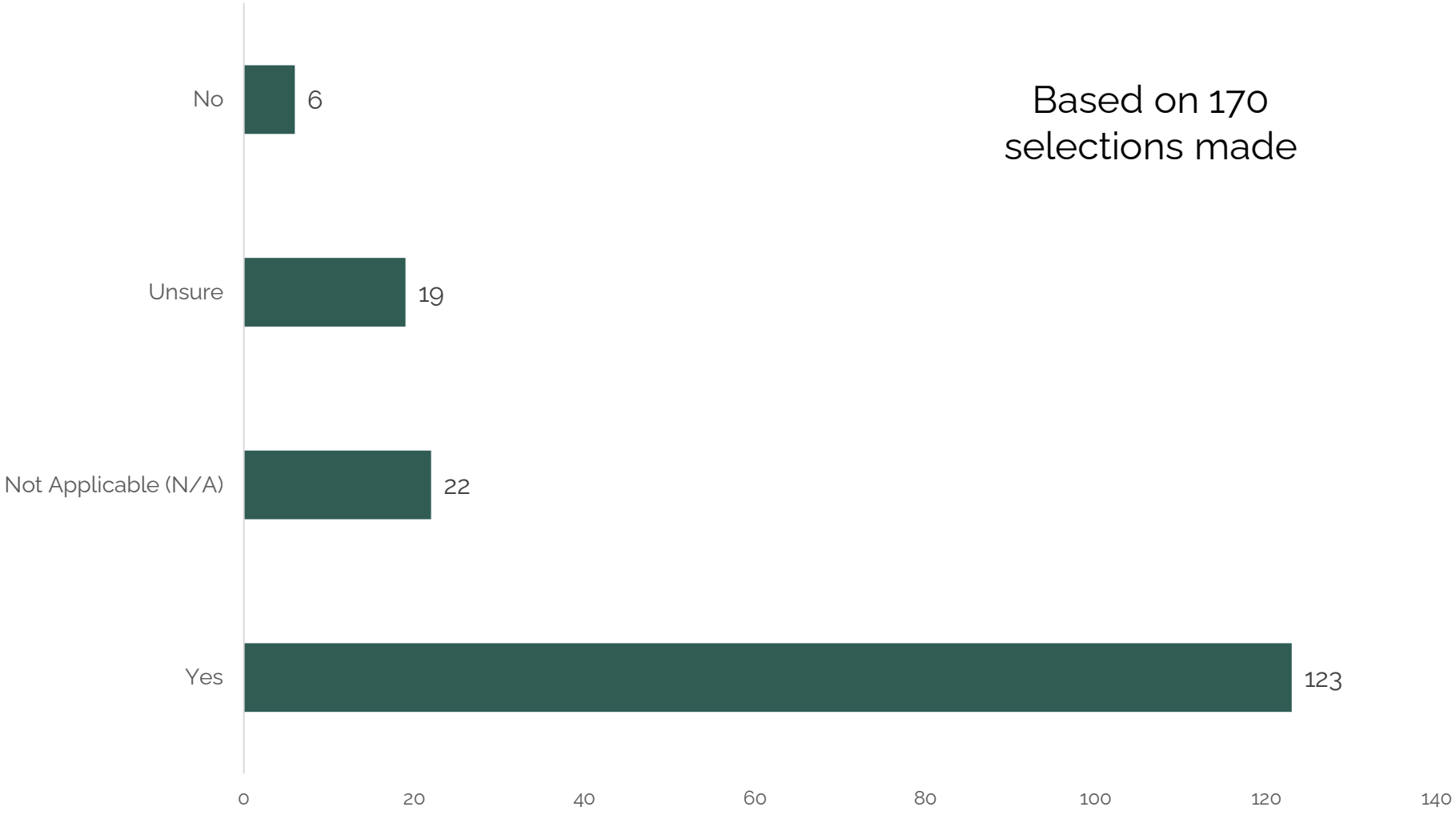
Based on 169 Survey Responses

Question #5 Comments

Categories	Comment Count
All	5
Vegetation Inventory	1
Invasive Removal	1
Location-Highway	1
Diversity and Inclusion Concern	1

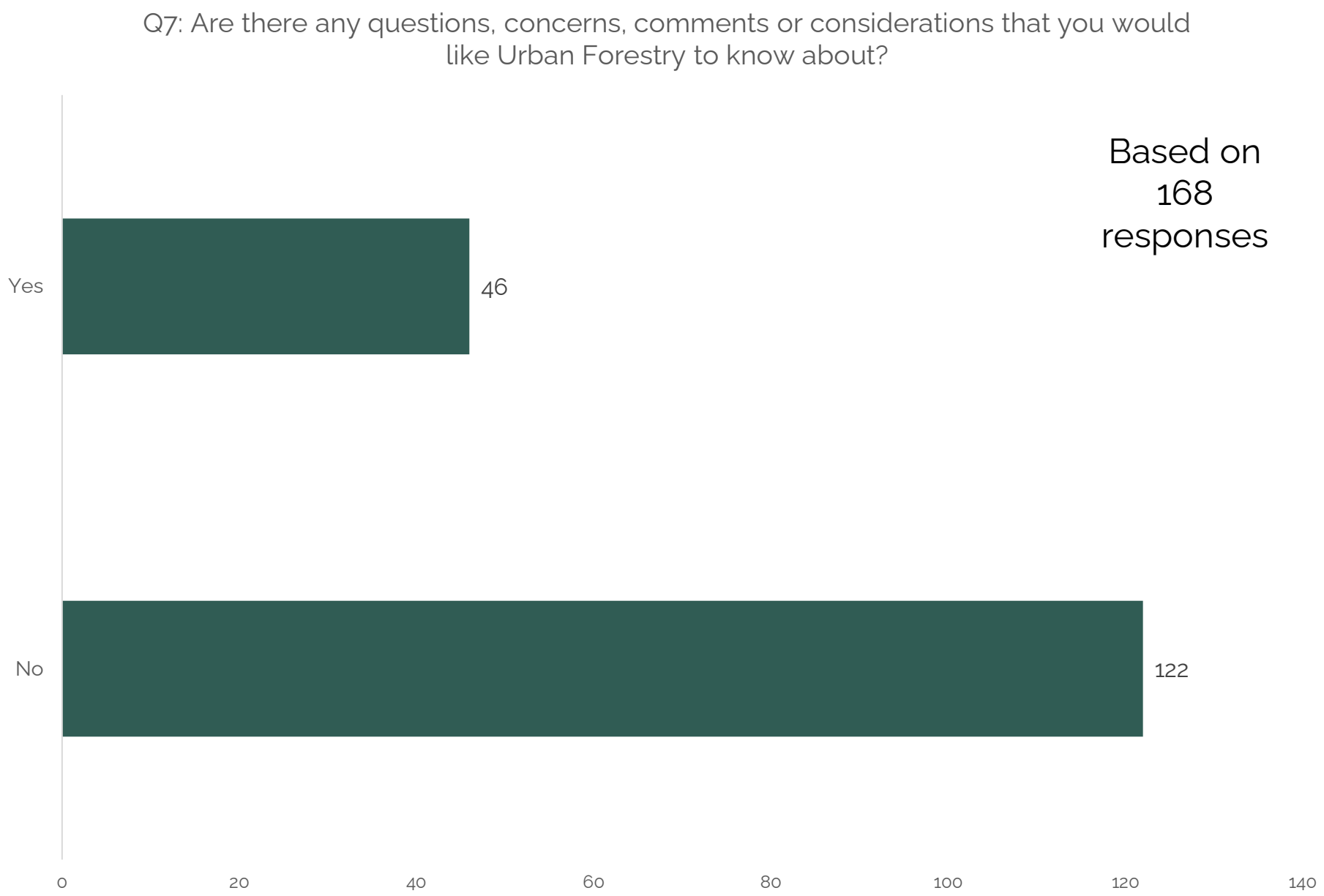
QUESTION #6

Q6: Increasing a healthy tree canopy cover requires investments in planting trees along with postplanting care such as young tree pruning and watering. Would you be willing to water trees during drought conditions that are in the public rights-of-way adja



Based on 170 selections made

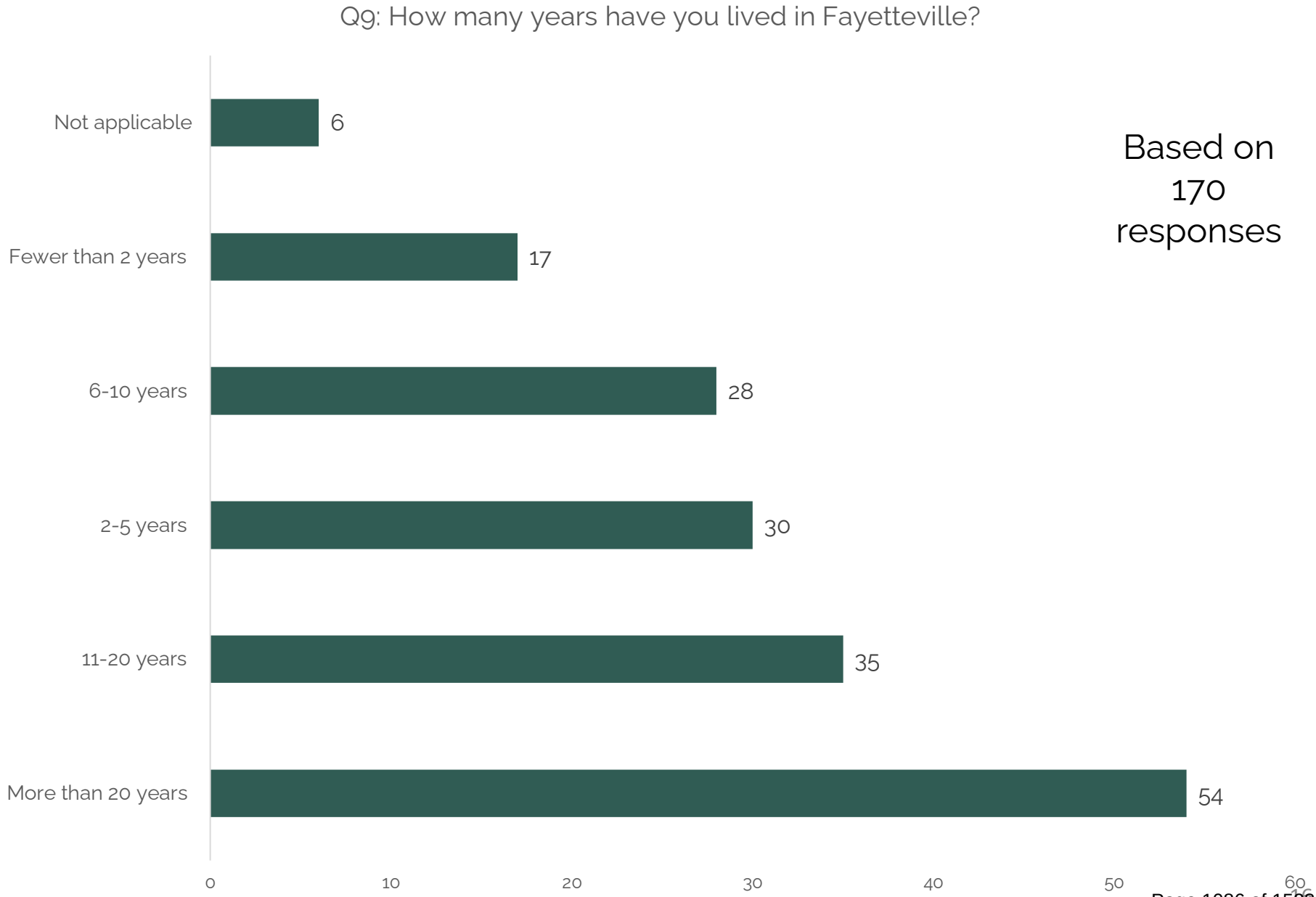
QUESTION #7


Q7: Are there any questions, concerns, comments or considerations that you would like Urban Forestry to know about?
Based on 168 responses
Yes
46
No
122
0
20
40
60
80
100
120
140

Question #7 Comments (categorized)

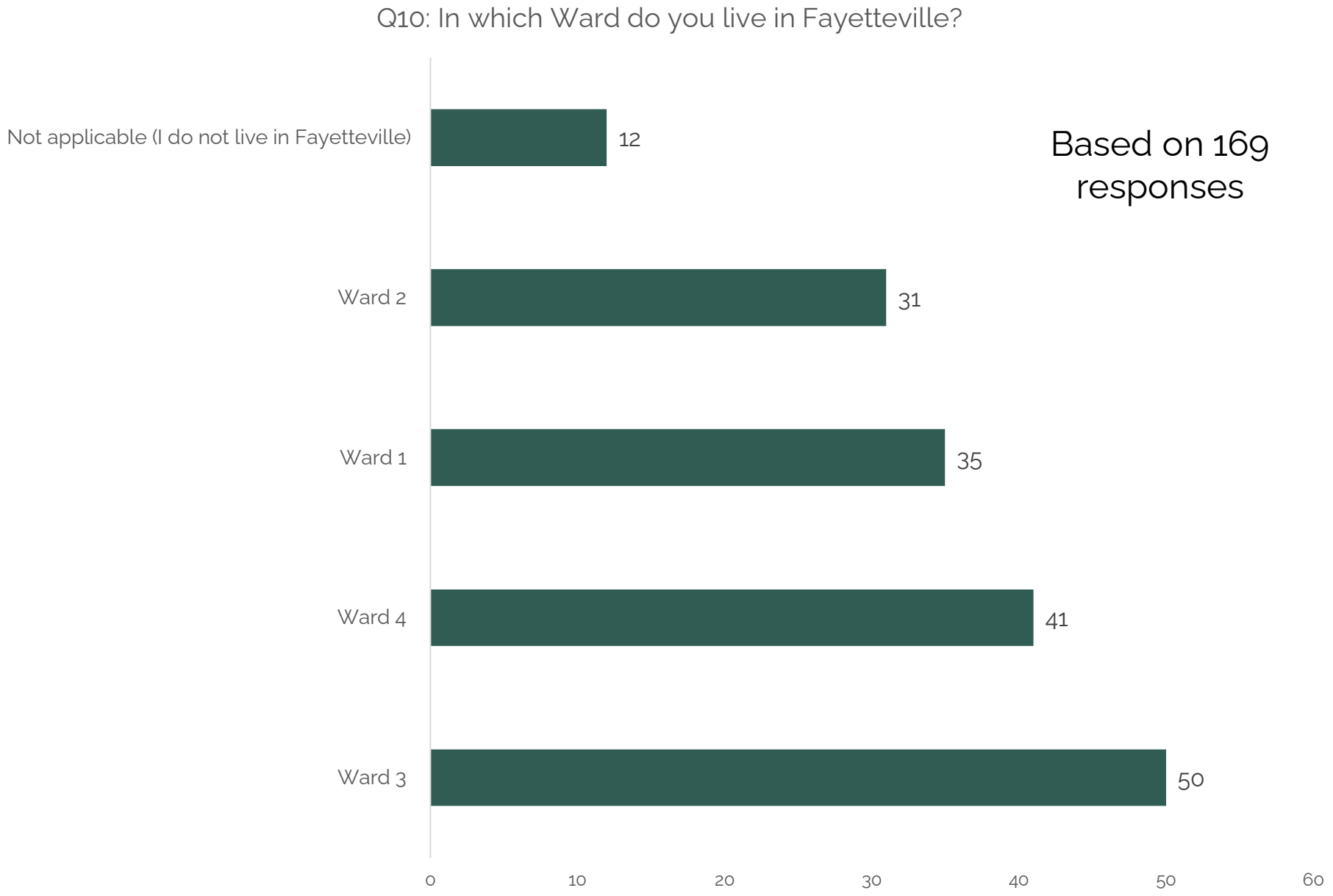
Categories	Comment Count
Native Species	3
Equity	1
Increase Canopy	2
Trees and Food	1
Watering	3
Trees and Development	9
Tree Maintenance	2
Tree Donation Funds	1
Cost Share Program- Tree Removal Specific	1
Thanks	2
Tree Removal	1
Job Growth	1
Prioritization of UF activities	1
Free Tree Planting Giveaways	1
Education Material-Tree Selection	1
Tree Planting Locations	1
Increase Canopy	1
Invasives	2
Ecological Concerns	1
Volunteer Opportunity	1
Tree Removal Ordinance	1

QUESTION #9

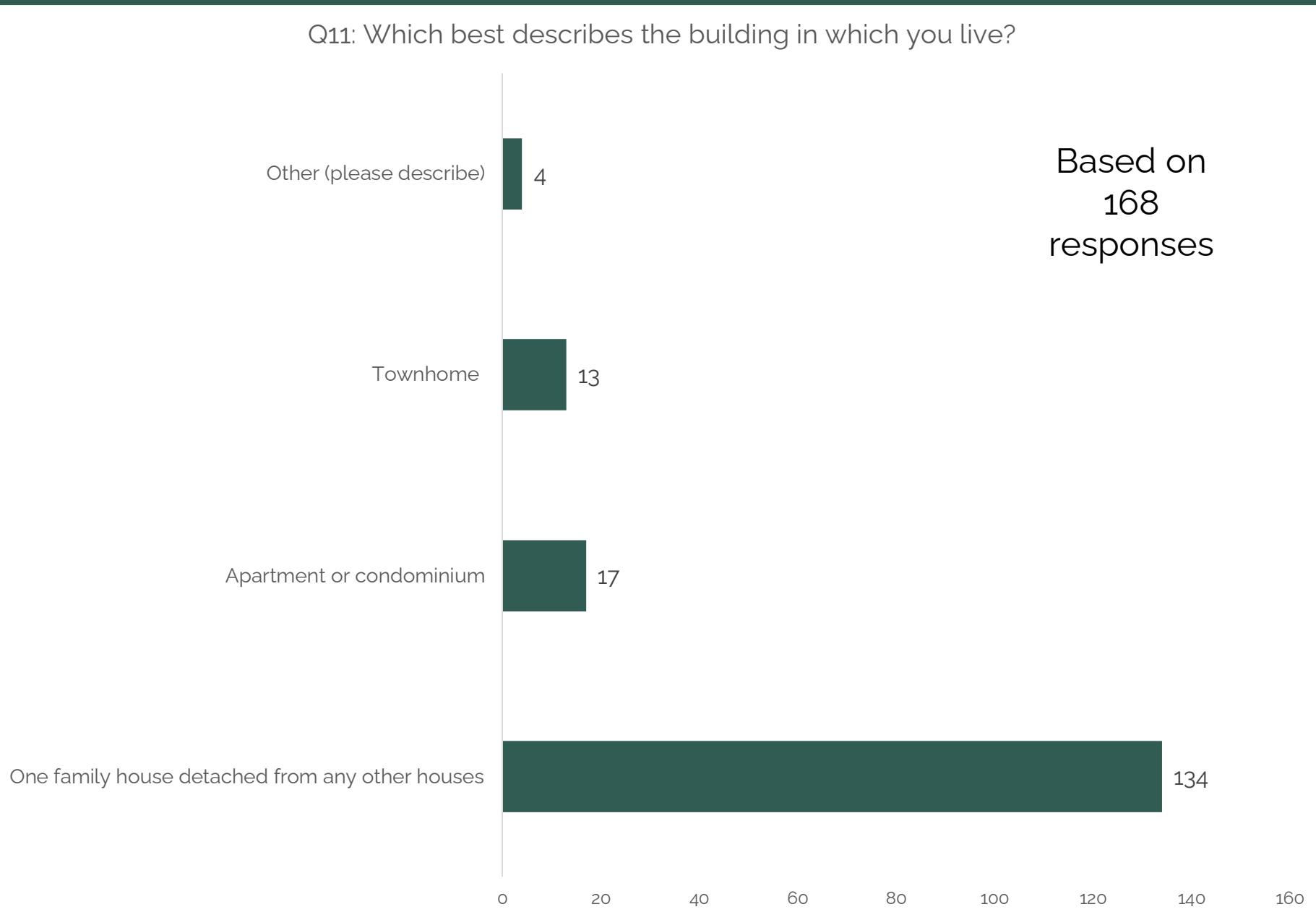


Based on 170 responses

QUESTION #10

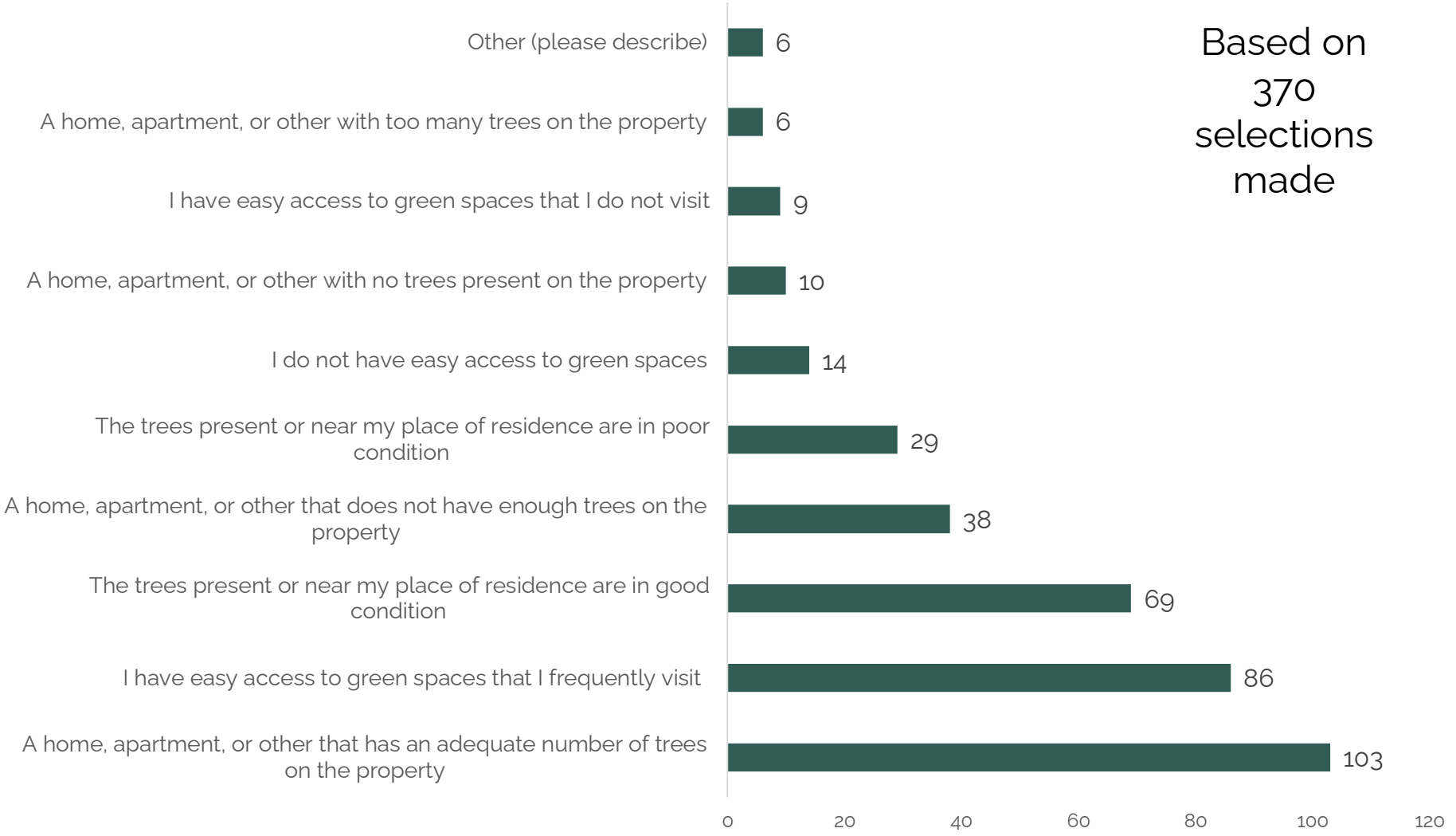

Q10: In which Ward do you live in Fayetteville?
Not applicable (I do not live in Fayetteville)
12
Ward 2
31
Ward 1
35
Ward 4
41
Ward 3
50
0
10
20
30
40
50
60
Based on 169 responses

QUESTION #11


Q11: Which best describes the building in which you live?
Other (please describe)
4
Townhome
13
Apartment or condominium
17
One family house detached from any other houses
134
0
20
40
60
80
100
120
140
160
Based on 168 responses

QUESTION #12

Q12: If you live in Fayetteville, please describe the current conditions where youreside.
(Select all that apply)

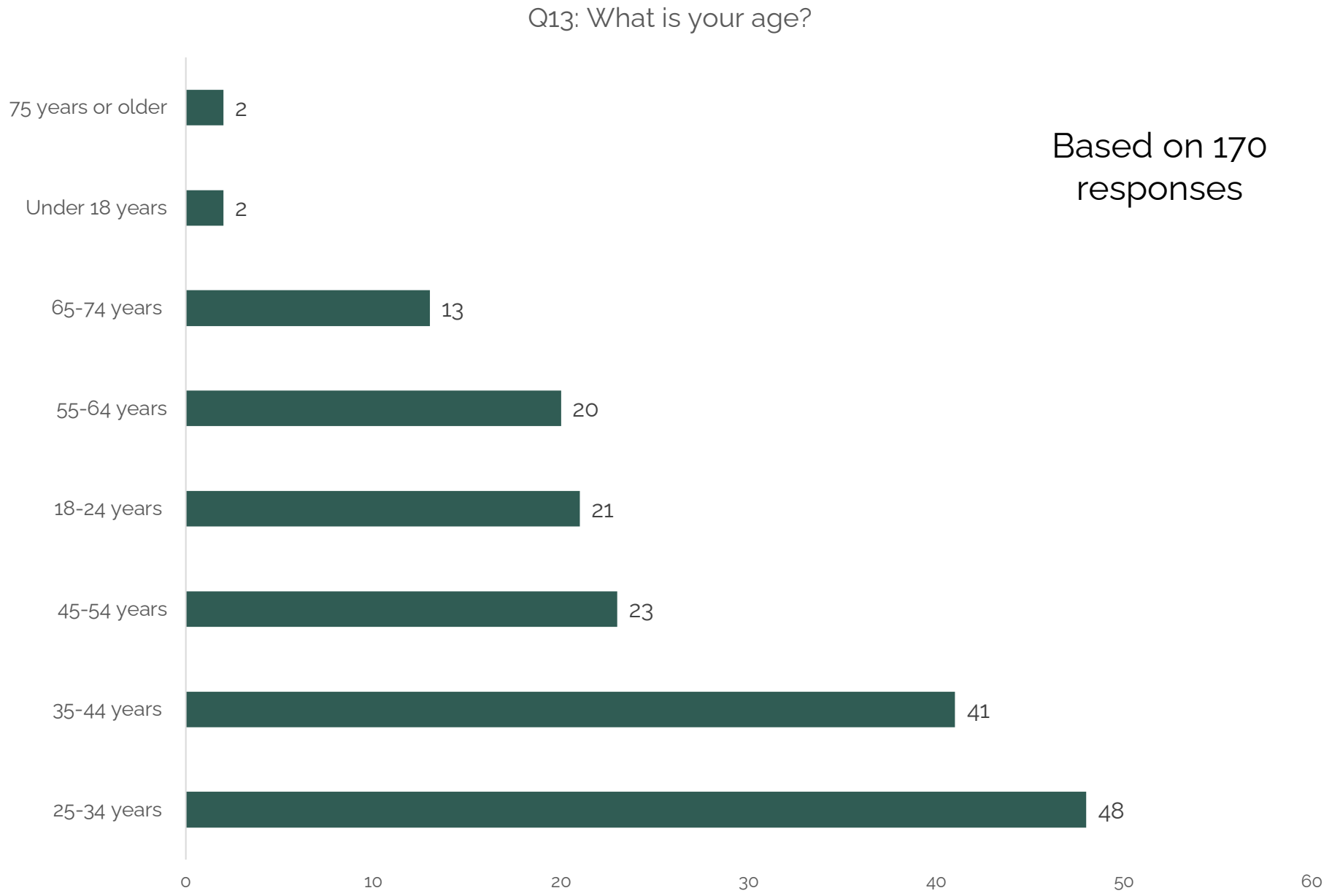


Based on 370 selections made

Question #12 Comments

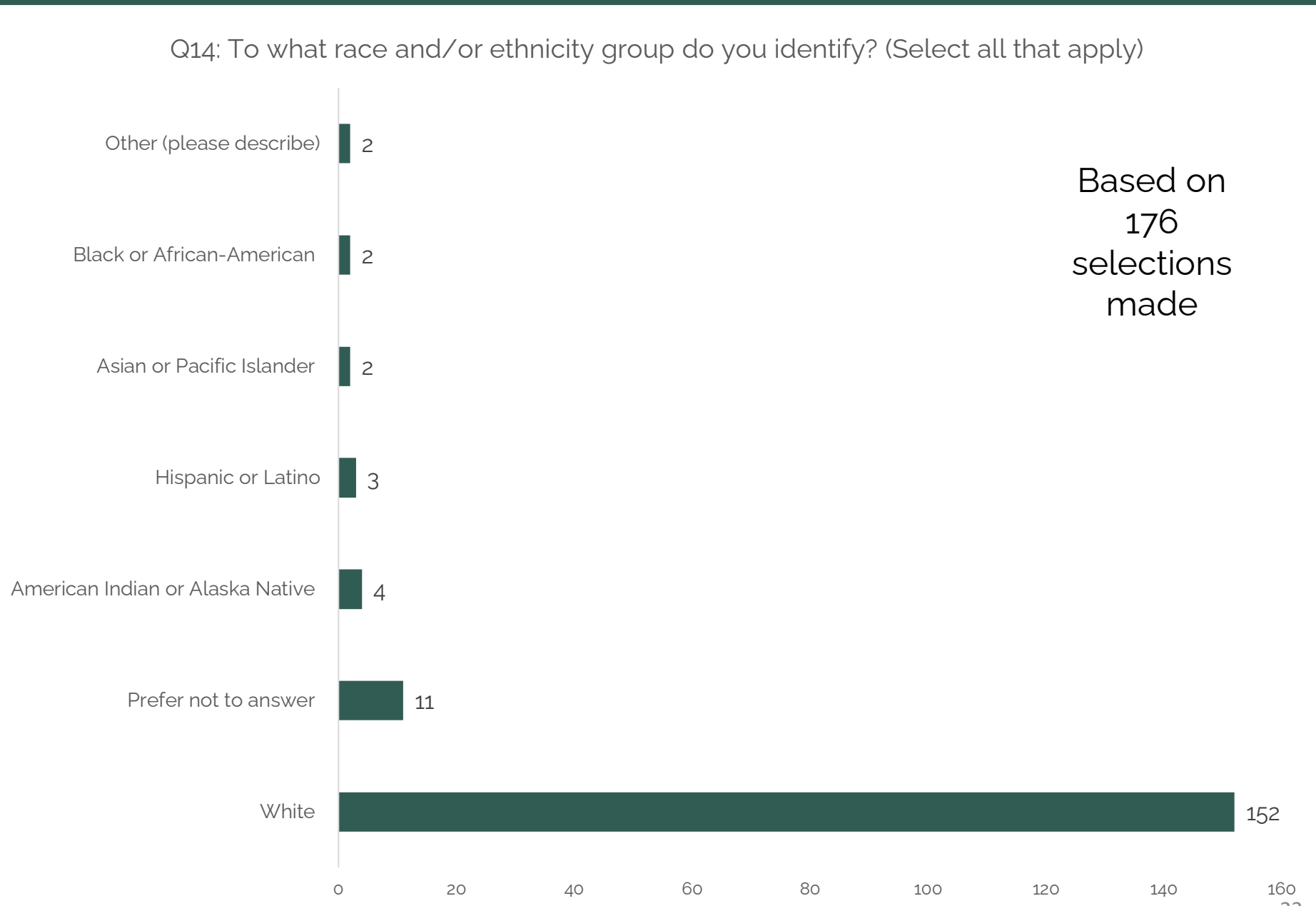
Categories	Comment Count
Tree Impacts	1
Trees and Development	1
Other	3
Invasives	1

QUESTION #13



Based on 170 responses

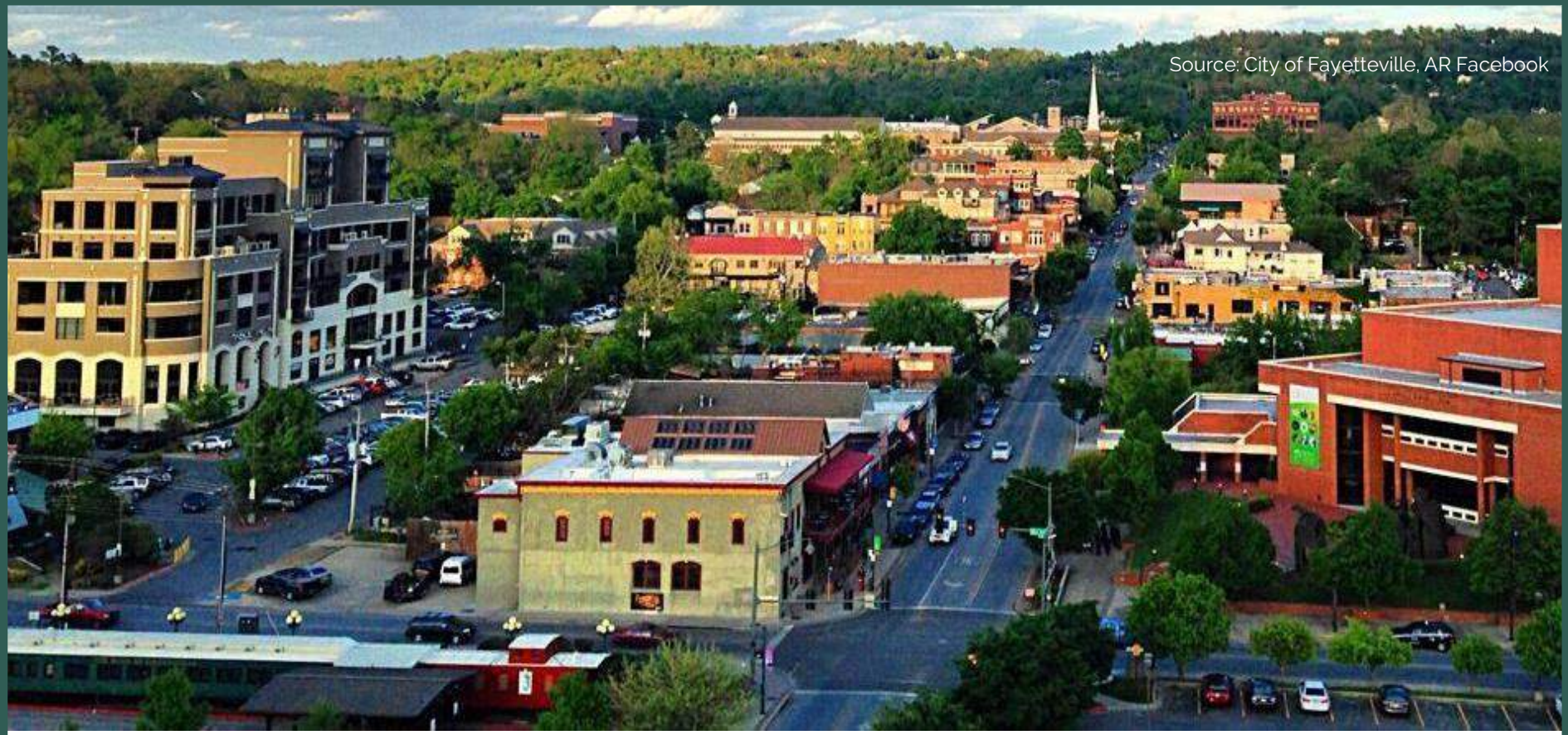
QUESTION #14


Q14: To what race and/or ethnicity group do you identify? (Select all that apply)
Other (please describe)
2
Black or African-American
2
Asian or Pacific Islander
2
Hispanic or Latino
3
American Indian or Alaska Native
4
Prefer not to answer
11
White
152
0
20
40
60
80
100
120
140
160
Based on 176 selections made

Question #14 Comments

Comment
Middle Eastern
European

Fayetteville, Urban Forest Management Plan



Task C. City Operations and Workflows
~ Staff & Board Member Survey Summary ~

CITY OF FAYETTEVILLE ARKANSAS

9/30/22

PlanITGeo™ developers of TreePlotter

Survey Overview

Count of Surveys Received
28 of 59 invited (47%)

Survey Timeframe
August 30, 2022 – September 23, 2022

Platform
Google Forms: https://forms.gle/BA67usA5y3RuiAABA

Question 1: Title

Title
Chair Parks and Recs Advisory Board
Forestry Crew Leader
Urban Forester
PhD
none
Long Range Planner
Rev. (Retired)
Ms.
Fayetteville Urban Forestry Advisory Board - Chair
Planning Commissioner
Development Services Director
Development Review Manager
Environmental Director
Fayetteville Environmental Action Committee Member
Director of Sustainability
Park Planning Superintendent
Environmental Action Committee Member
Parks and Rec Board Advisory Board Member
EAC Chair
Member - Urban Forestry Board
Environmental Action Committee member
Chief Economic Development Officer
Landscape Architect / Urban Forester (ret.)
Urban Forester
Parks and Recreation Advisory Board
Dr.
Landscape Designer
Community writer--Ark Democrat-Gazette

Question 1: Title & Primary Responsibilities

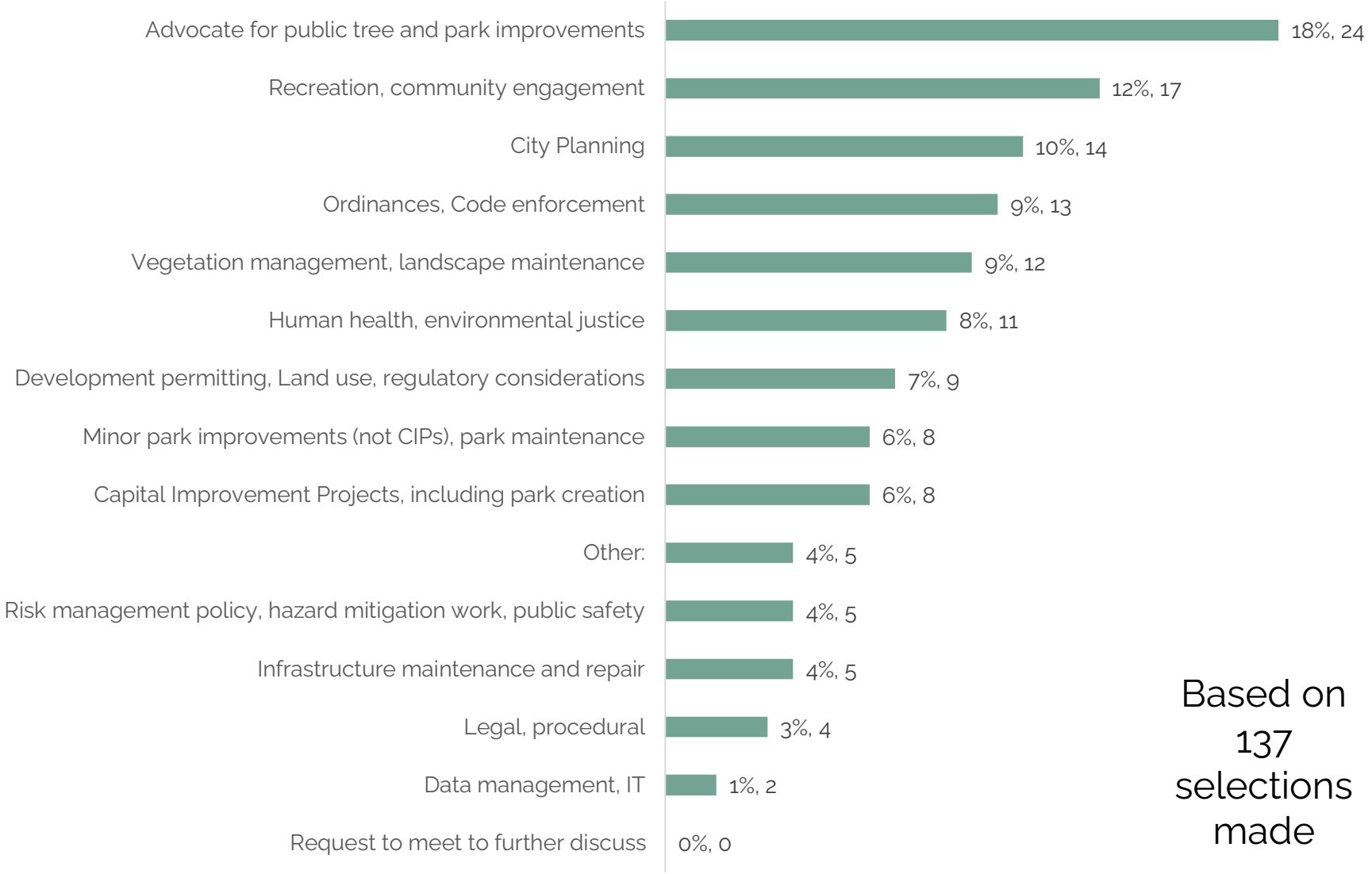
Title	Primary Responsibilities
Chair Parks and Recs Advisory Board	N/A
Forestry Crew Leader	In charge of tree maintenance owned by the city in both the Right-of-way and park land
Urban Forester	Urban Forester
PhD	Environmental Action Committee member
none	N/A
Long Range Planner	Work primarily on sustainability and long range planning projects.
Rev. (Retired)	Volunteer UFAB, VP Salem Heights POA (policy development - environmental and social)
Ms.	N/A
Fayetteville Urban Forestry Advisory Board - Chair	Participate in monthly board meetings and public community tree events held outside of the regularly scheduled board meetings.
Planning Commissioner	Development review that requires a planning commission hearing
Development Services Director	Oversight of Fayetteville's development review and long-range planning
Development Review Manager	Managing development review process through project entitlement, reviewing plans for consistency with ordinances related to planning and zoning
Environmental Director	Climate Action Planning
Fayetteville Environmental Action Committee Member	Provide citizen advise and support to the city council on environmental issues.
Director of Sustainability	I maintain/supervise Pack Rat's environmental impact through sustainable materials regulation, energy management, and education of staff and community through clinics/ hosting stewardship events.
Park Planning Superintendent	Park Planning and Design, Management of some Urban Forestry tasks.
Environmental Action Committee Member	Citizen Input
Parks and Rec Board Advisory Board Member	Parks and Recreation Citizen At Large
EAC Chair	Make recommendations to City Council
Member - Urban Forestry Board	Monthly meetings to discuss urban forestry issues.
Environmental Action Committee member	EAC meetings, etc.
Chief Economic Development Officer	Attracting and retaining businesses in our community, managing contract
Landscape Architect / Urban Forester (ret.)	UFAB Member
Urban Forester	Administer Chapter 167 Tree Preservation and Protection and Chapter 177 Landscape Regulations to make sure proposed developments are following Code requirements.
Parks and Recreation Advisory Board	N/A
Dr.	Physician
Landscape Designer	Landscape architectural services from residential to commercial to masterplanning, including entitlement and feasibility studies ; duty to ecology, people, and financials, in that order
Community writer--Ark Democrat-Gazette	Write environmental column every three weeks for Ark Dem-Gaz

Question 1: Title, Responsibilities, Programs

Title	Primary Responsibilities	Programs/Services
Chair Parks and Recs Advisory Board	N/A	N/A
Forestry Crew Leader	In charge of tree maintenance owned by the city in both the Right-of-way and park land	Hazard removal, pruning, planting, watering, tree health care
Urban Forester	Urban Forester	All Urban Forestry Activity
PhD	Environmental Action Committee member	EAC meetings and volunteer cleanups
none	N/A	N/A
Long Range Planner	Work primarily on sustainability and long range planning projects.	Sustainability, Urban Planning, Master Planning, Ecosystem Services, etc
Rev. (Retired)	Volunteer UFAB, VP Salem Heights POA (policy development - environmental and social)	Salem Heights Trees, SH Blue Neighborhood,
Ms.	N/A	N/A
Fayetteville Urban Forestry Advisory Board - Chair	Participate in monthly board meetings and public community tree events held outside of the regularly scheduled board meetings.	Serves as an advisory board member to our city council for urban forestry related topics
Planning Commissioner	Development review that requires a planning commission hearing	unified development ordinance
Development Services Director	Oversight of Fayetteville's development review and long-range planning	Permitting and entitlement
Development Review Manager	Managing development review process through project entitlement, reviewing plans for consistency with ordinances related to planning and zoning	Working with Planning Commission, Board of Adjustment
Environmental Director	Climate Action Planning	Recycling, Trash, Compost and Sustainability
Fayetteville Environmental Action Committee Member	Provide citizen advise and support to the city council on environmental issues.	Professional expertise in climate change policy
Director of Sustainability	I maintain/supervise Pack Rat's environmental impact through sustainable materials regulation, energy management, and education of staff and community through clinics/ hosting stewardship events.	Outdoor Recreation Retail Shop
Park Planning Superintendent	Park Planning and Design, Management of some Urban Forestry tasks.	Park Planning and Design, Management of some Urban Forestry tasks.
Environmental Action Committee Member	Citizen Input	N/A
Parks and Rec Board Advisory Board Member	Parks and Recreation Citizen At Large	Advise
EAC Chair	Make recommendations to City Council	Ecologist UofA
Member - Urban Forestry Board	Monthly meetings to discuss urban forestry issues.	N/A
Environmental Action Committee member	EAC meetings, etc.	EAC committee
Chief Economic Development Officer	Attracting and retaining businesses in our community, managing contract	Economic Development Services
Landscape Architect / Urban Forester (ret.)	UFAB Member	Citizen at large, UFAB
Urban Forester	Administer Chapter 167 Tree Preservation and Protection and Chapter 177 Landscape Regulations to make sure proposed developments are following Code requirements.	Development Review
Parks and Recreation Advisory Board	N/A	N/A
Dr.	Physician	Environmental Action Committee, City of Fayetteville
Landscape Designer	Landscape architectural services from residential to commercial to masterplanning, including entitlement and feasibility studies ; duty to ecology, people, and financials, in that order	Also member of Fayetteville's Urban Forestry Advisory Board
Community writer--Ark Democrat-Gazette	Write environmental column every three weeks for Ark Dem-Gaz	I represent "other" in the interest of urban forestry, not as a city staff person or board rep but as someone with "institutional memory" for urban forestry efforts in Fayetteville for the last 35 years including serving on a committee in the 90's to write an early tree ordinance.

QUESTION #2

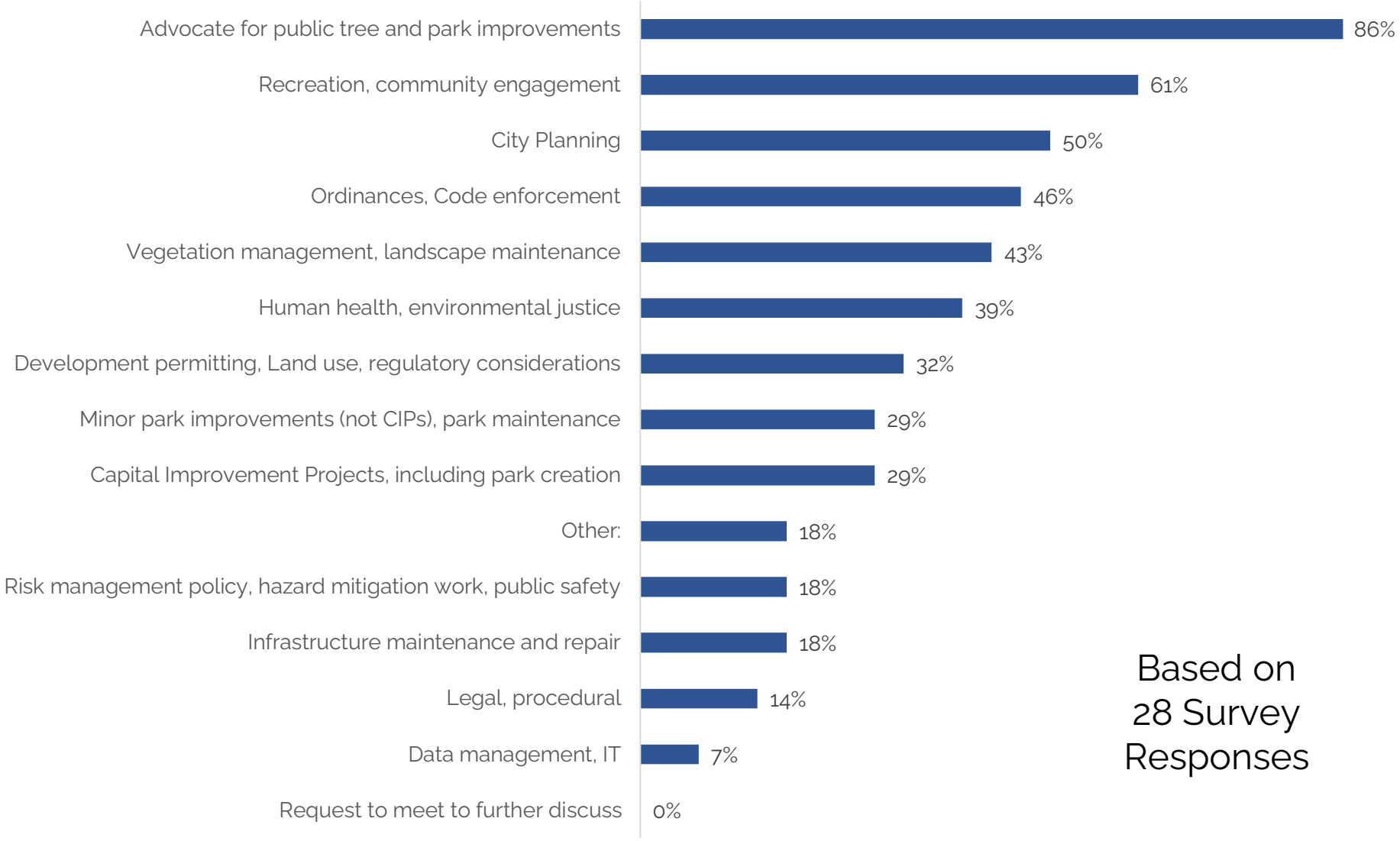
2. How does your work or role impact or influence the urban forest, individual trees, natural areas, and/or the landscape in Fayetteville?



Based on 137 selections made

QUESTION #2

2. How does your work or role impact or influence the urban forest, individual trees, natural areas, and/or the landscape in Fayetteville?



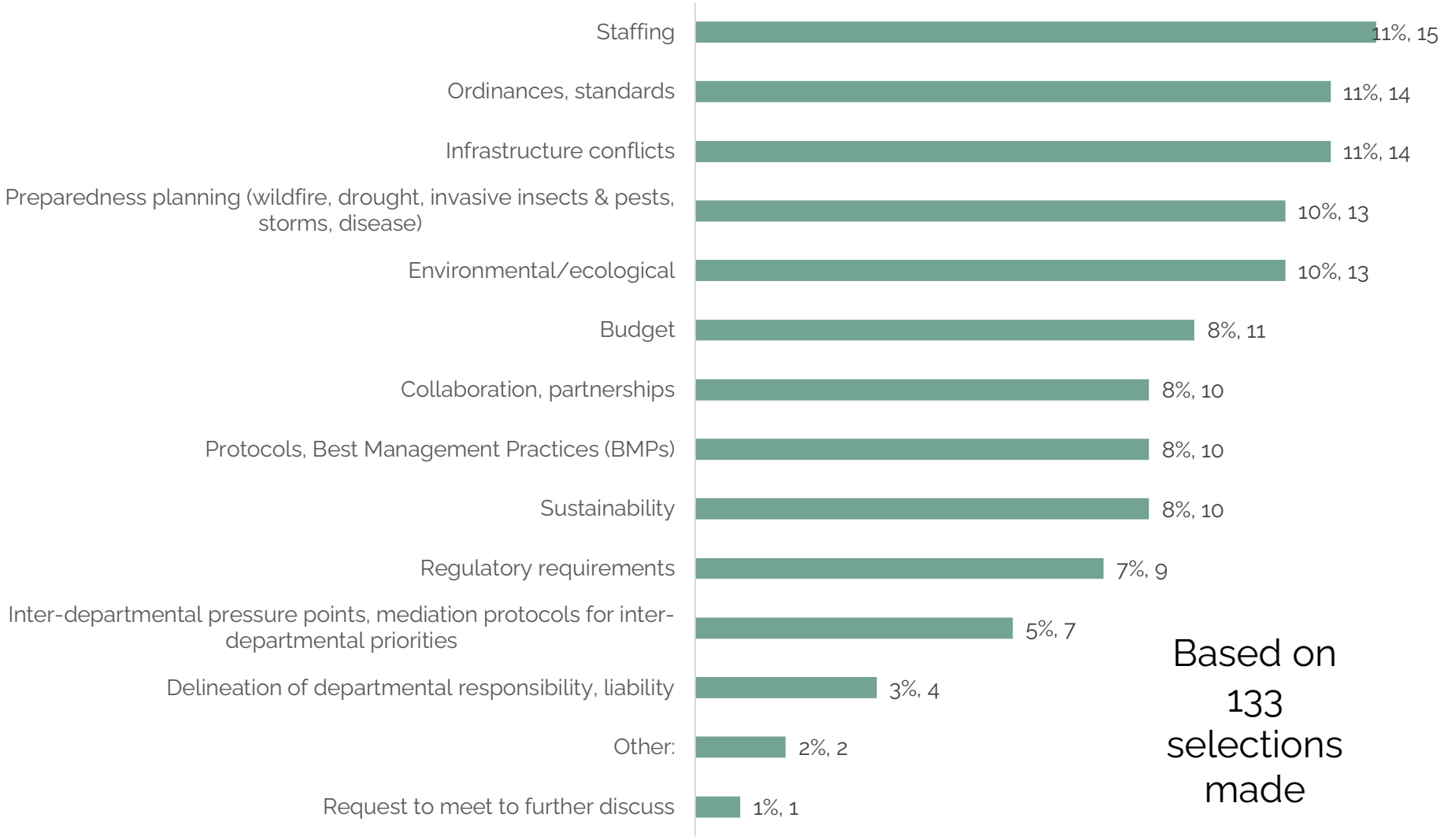
Based on 28 Survey Responses

Question #2 Comments

Name	Comment(s)
Joel Freund	Member of PRAB
Stacey A Buff	Citizen at large on EAC committee
Faebyan Whittle	use the platform of an outdoor retailer to advocate for public lands and environmental stewardship
Glenda M. Patterson	EAC has advisory role to City Council
Fran Alexander	Voice for urban forestry goals and missed opportunities in city planning decisions.

QUESTION #3

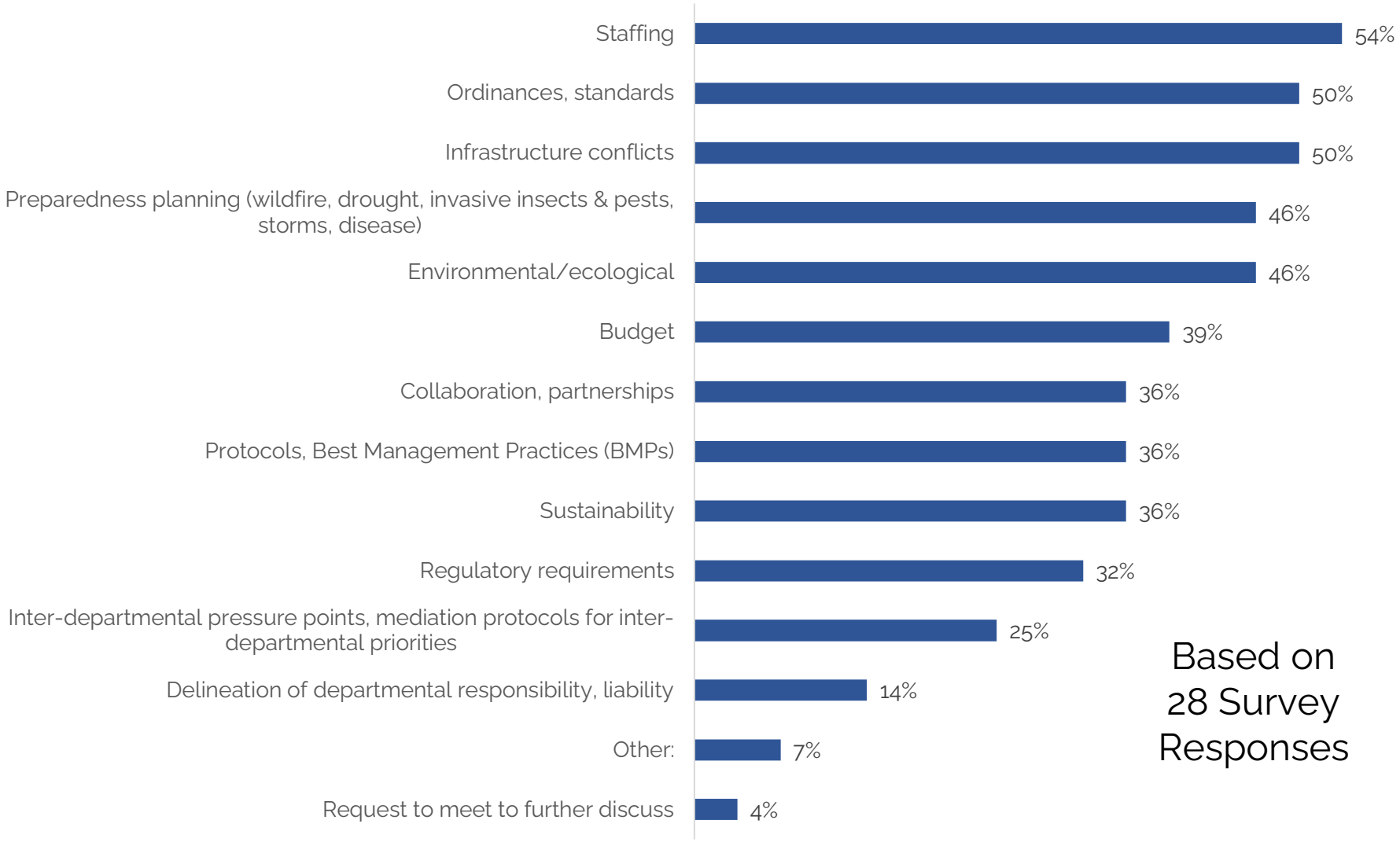
3. What are the current issues, concerns, challenges, information/resource gaps, or inefficiencies experienced or seen, if any, as it relates to your work/role described in #2?



Based on 133 selections made

QUESTION #3

3. What are the current issues, concerns, challenges, information/resource gaps, or inefficiencies experienced or seen, if any, as it relates to your work/role described in #2?



Based on 28 Survey Responses

Question #3 Comments

Name	Comment(s)
Adam Day	Poor inventory management
Mary Madden	Replacement of street trees in existing neighborhoods

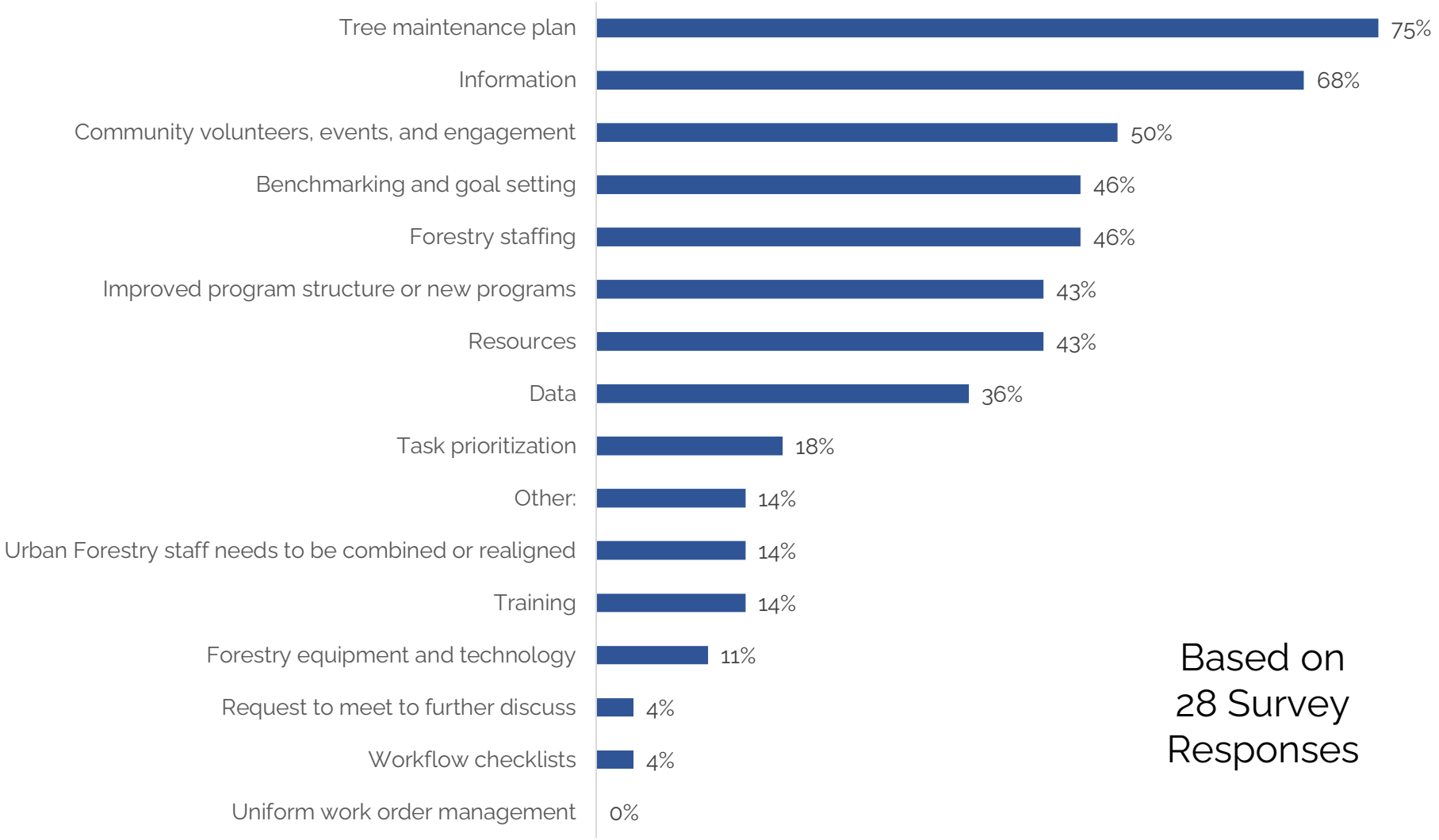
QUESTION #4

4. What results and outcomes of the UFMP would you like to see to assist and support your work or role as it relates to the trees and related services in Fayetteville?

Based on 136 selections made

QUESTION #4

4. What results and outcomes of the UFMP would you like to see to assist and support your work or role as it relates to the trees and related services in Fayetteville?



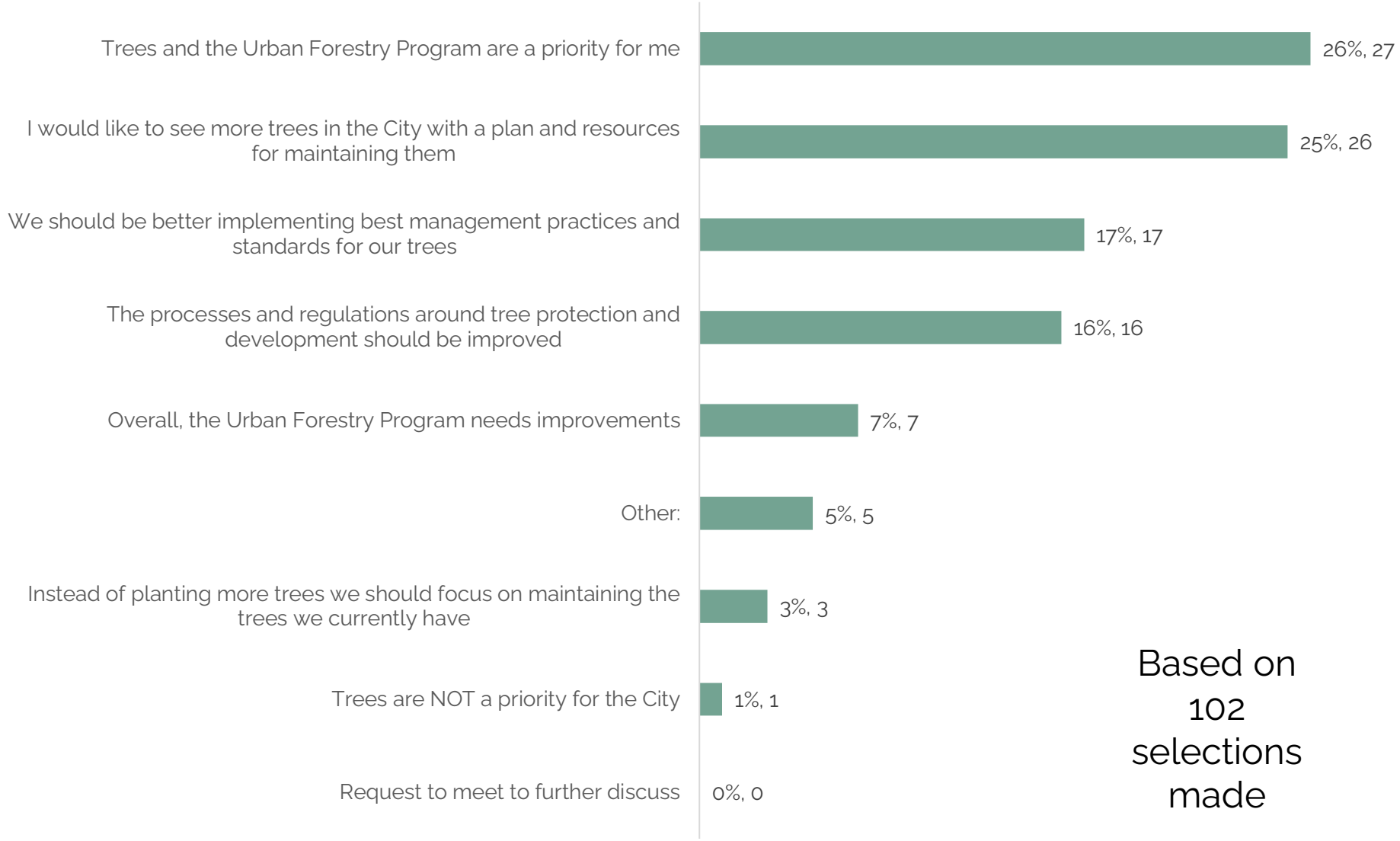
Based on 28 Survey Responses

Question #4 Comments

Name	Comment(s)
Jim Parrish	Expand to be "urban ecology"
Jonathan Curth	Supporting current Forestry activities and preservation/landscaping standards
Ted Jack	Clear understanding of where efforts should be focused and what benefits will be received by increased efforts is warranted.
Margaret Britain	Prioritize planting trees that will have the greatest positive impact on other species. For example, prioritize native oaks over Liriodendron (tulip tree)

QUESTION #5

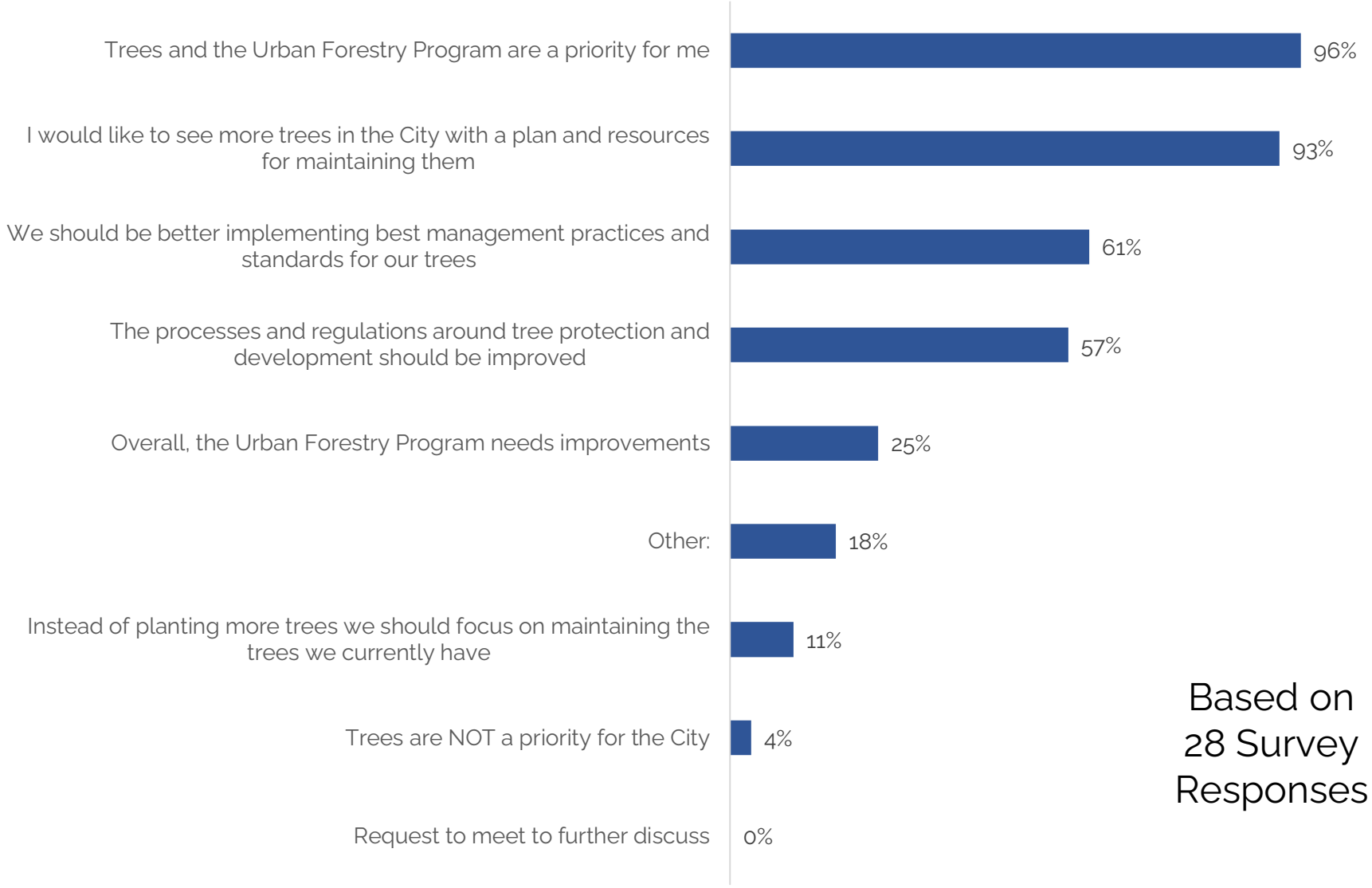
5. Please select from the following to summarize your viewpoints and priorities relating to trees and the urban forest in the City.



Based on 102 selections made

QUESTION #5

5. Please select from the following to summarize your viewpoints and priorities relating to trees and the urban forest in the City.



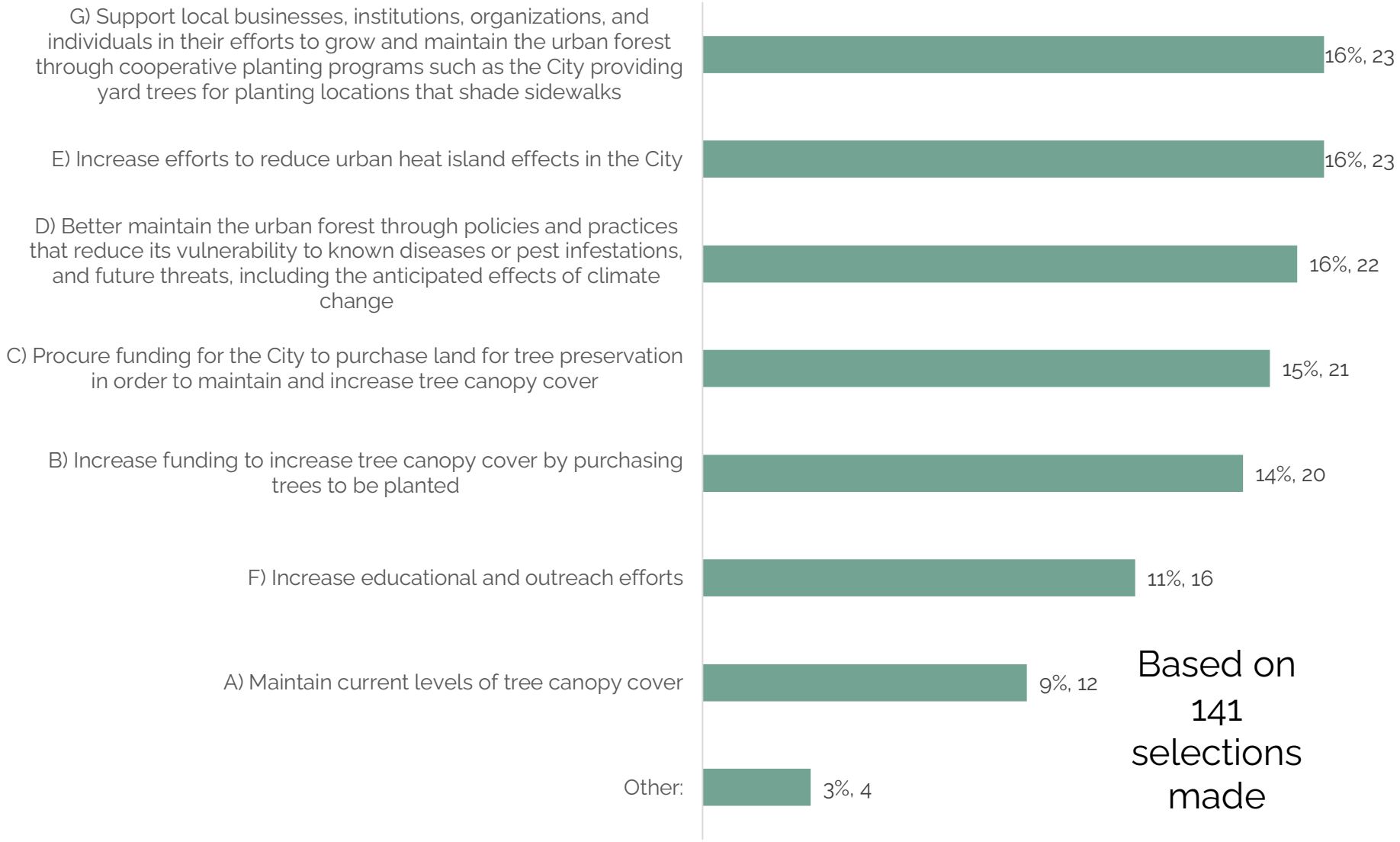
Based on 28 Survey Responses

Question #5 Comments

Name	Comment(s)
Adam Day	I picked 3 and 4 because I like the idea of more trees but we lack a proper maintenance plan
Jim Parrish	Expand to include broader ecological issues
Ted Jack	Street sections need to be reviewed. We are placing trees in spaces that are too confined for long term health of tree and infrastructure.
Margaret Britain	We should not just be counting trees on properties that are about to be developed. We should identify large trees with significant environmental value.
Hunter Adkisson	Yes, the Urban Forestry program needs improvements - it needs more resources, more vocal recognition of its value, and deeper integration with utilities and infrastructure and management that reflects that value

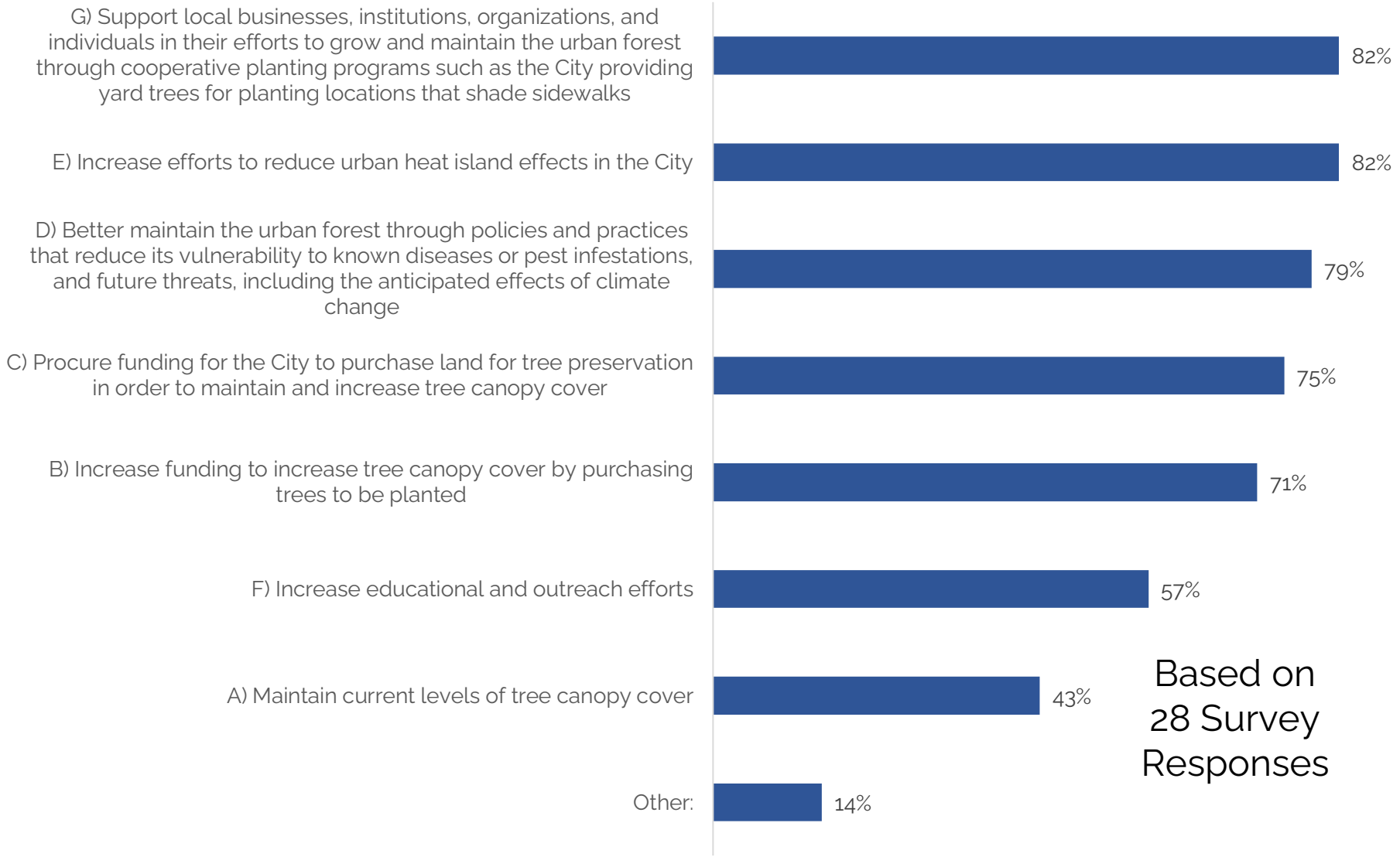
QUESTION #6

6. Overall, what do you feel are the most important goals for the City in regards to urban forestry?



QUESTION #6

6. Overall, what do you feel are the most important goals for the City in regards to urban forestry?



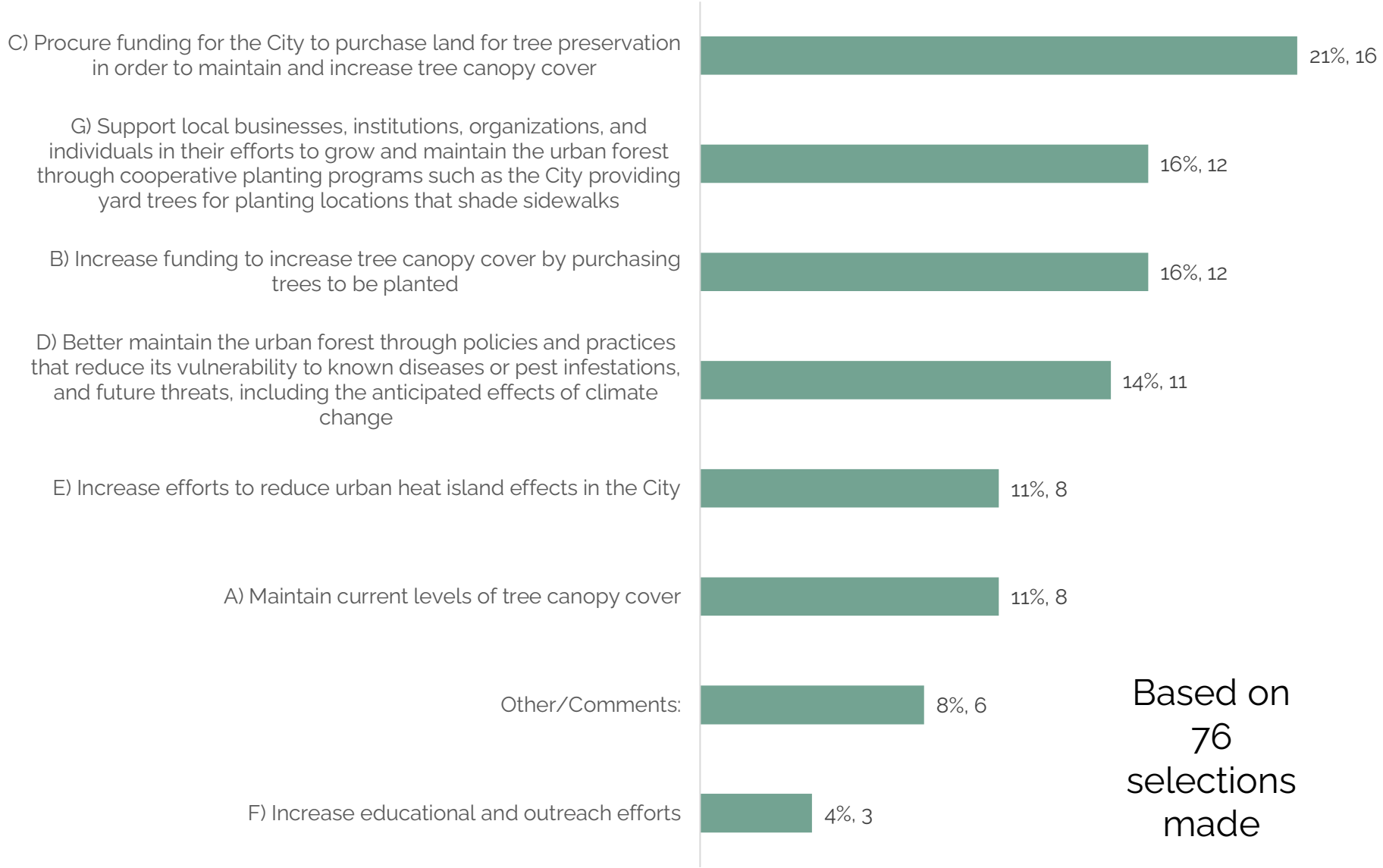
Based on 28 Survey Responses

Question #6 Comments

Name	Comment(s)
Joel Freund	Make sure that underserved areas, and those with few trees receive priority for planting urban forests.
Jonathan Curth	I agree with A) as a percent of the City under canopy, but not necessarily the existing canopy.
Ted Jack	Determine what is a reasonable canopy goal for the city based on land use, growth, and evnironmental/health benefits.
Hunter Adkisson	Integration of urban ecology, of which forestry is a subset, into the value decisions of the mayor and city council, into budgeting and staffing, and into workflows of utilities and engineering

QUESTION #7

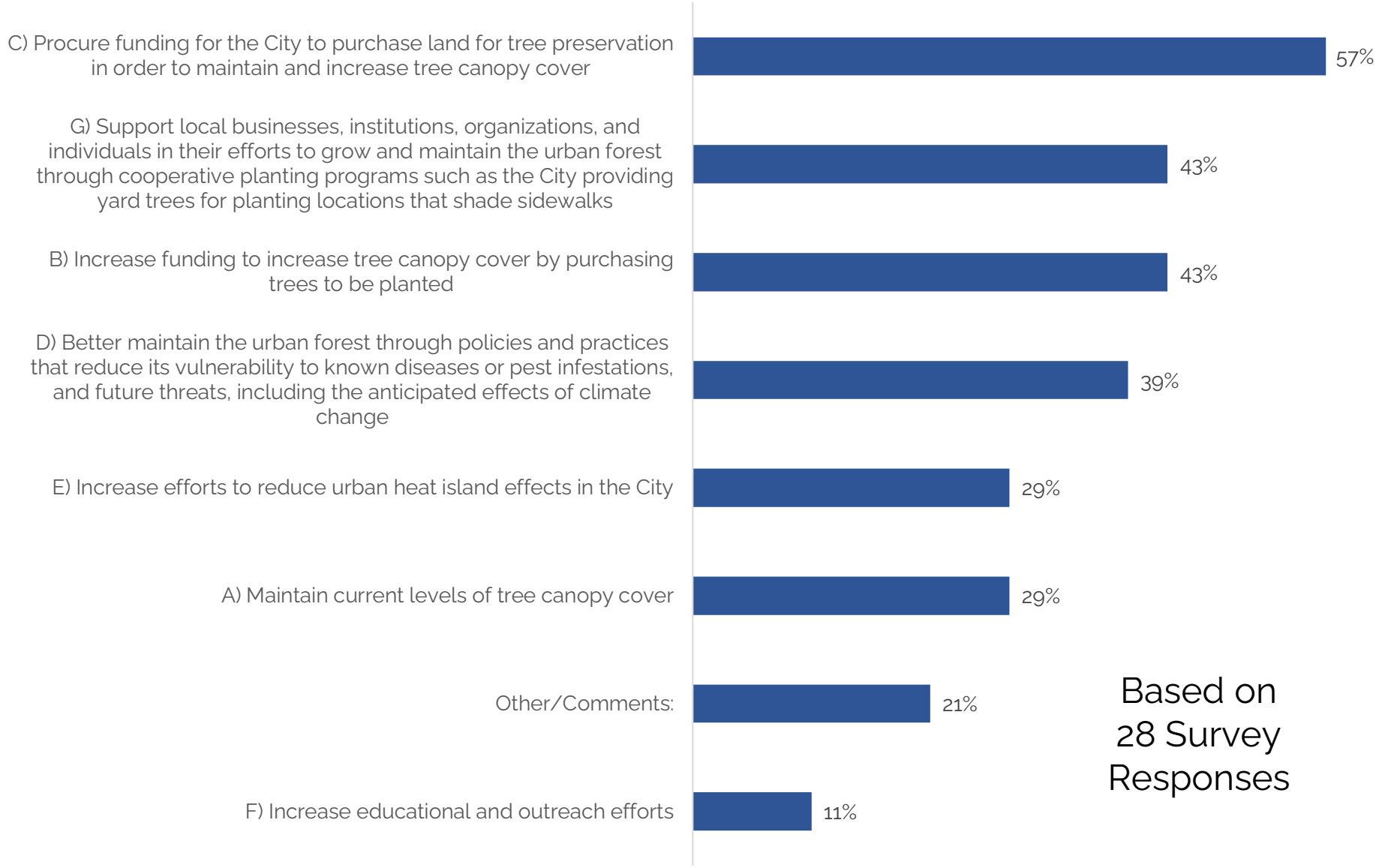
7. From the list above, what are the three (3) most important goals (list letter)?



Based on 76 selections made

QUESTION #7

7. From the list above, what are the three (3) most important goals (list letter)?



Based on 28 Survey Responses

Question #7 Comments

Name	Comment(s)
Adam Day	Large gap between C (procure funding…) and G (support local businesses…)
Joel Freund	Make sure that underserved areas, and those with few trees receive priority for planting urban forests.
Jim Parrish	and B (increase funding…)
Stacey A Buff	and F (increase educational…)
Jonathan Curth	I agree with A) (maintain current levels of UTC…) as a percent of the City under canopy, but not necessarily the existing canopy.
Hunter Adkisson	Other: Integration and expansion of Urban Forestry through the city's organization

Fayetteville Urban Forestry Management Plan

Source: Shutterstock

US Forest Service Urban Forest Audit
~ Adapted for Fayetteville, AR ~

CITY OF FAYETTEVILLE ARKANSAS

PlanITGeo™ developers of TreePlotter

August 2023

URBAN FOREST AUDIT SYSTEM: OVERVIEW

U.S. Forest Service's
Urban Forest Sustainability & Management Audit System

Information Gathering & Discovery

- Measure City's readiness for improved urban forest management, use of the Discovery Matrix
- Document Index of discovered resources
- 11 Categories, 129 planning elements
  1) Management Policy & Ordinances
  2) Capacity and Training
  3) Funding and Accounting
  4) Decision & Authority
  5) Tree Inventories
  6) Urban Forest Plans
  7) Risk Management
  8) Disaster Planning
  9) Standards and Best Practices
  10) Community
  11) Green Asset Evaluation

Audit Process (example only)

Category & Element	Count
Management Policy and Ordinances	30
Professional Capacity and Training	3
Funding and Accounting	4
Decision and Management Authority	3
Inventories	14
Urban Forest Management Plans	13
Risk Management	4
Disaster Planning	4
Standards & Best Management Practices (BMPs)	39
Community	28
Green Asset Evaluation	10

Category: Management Policy & Ordinances		
#	Subcategory	Document/Resource
1.02	Climate Change (Sustainability)	Tree Policy Manual Sustainable City Plan
1.03	No Net Loss	Tree Policy Manual
1.04	Risk Management	Tree Policy Manual
1.05	Tree Canopy Goals	Sustainable City Plan General Plan

URBAN FOREST AUDIT SYSTEM: DOCUMENT INDEX

Documents Evaluated and Recorded in the Index

#	Resource	Information Gathered / Application
1	City Plan 2040 Comprehensive Plan	Public survey conducted, tree canopy section 8.3 (p89), climate change and canopy, urban forest benefits, ordinance, UFAB (formerly Tree and Landscape Advisory Committee est. in 1993)
2	Tree Preservation & Landscape Manual	Contains recommended tree list
3	Code of Ordinances - Chapter 167 Tree Preservation and Protection	
4	Code of Ordinances - Chapter 177 Landscape Regulations	Contains list of invasive plant species
5	Tree Preservation Standard Detail	
6	Tree List from Arkansas Native Plant Society	
7	Significant Trees List & Classifications	
8	Tree Canopy Cover and Environmental Equity	
9	Adopted Annual Budget & Work Program	Contains statement on 40% canopy goal (based on Energy Action Plan), lists trees planted, lists trees mitigated and preservation acres
10	2022 Q1 Executive Management Report	Nothing to report
11	Adopted Five Year Capital Improvements Plan 2021-2025	
12	"Fayetteville First" Strategic Plan	
13	Energy Action Plan	Chapter 1 Greenhouse Gas Reduction & Climate Change; Chapter 3 Buildings, Strategy #5 - UHI mitigation (p40); Chapter 3 Buildings Strategy 2, Make Existing Single-family & Multi-family Dwellings More Efficient; Ch 3 Buildings Strategy 4, Conduct a Community-Wide Tree Canopy Assessment and Set a Tree Canopy Coverage Percentage Goal (p39); Ch 3 Cross-Sector Strategy 1, Integrate Resilience and Adaptation Considerations into Planning and Policy Decisions -- investigate feasibility of a stormwater utility to improve green infrastructure
14	Master Street Plan (excerpt from City Plan 2040)	
15	City Plan 2040 Public Survey	Q11) "please help the City understand which of the following amenities, characteristics, or public improvements should be prioritized in association with infill" -- responses greatly supported making the neighborhood they want to live in, projects are friendly to pedestrians, and public amenities (traffic calming, pathways, open spaces)

Example of the resources reviewed and documented in the Document Index

A total of 66 documents were gathered for the research and information discovery phase of the UFMP project. Based on the research, there were a total of 326 instances where elements in the Audit were referenced in the 66 documents. An example of the document index is provided above. For a complete listing, see the “Fayetteville Urban Forest Audit” spreadsheet.

Urban Forest Audit System: Discovery Matrix

Example of the Documents and References to Audit Elements

Management Policy and Ordinances	
Climate Change (Sustainability)	City Plan 2040 Comprehensive Plan Adopted Annual Budget & Work Program Adopted Five Year Capital Improvements Plan 2021-2025 "Fayetteville First" Strategic Plan Energy Action Plan Active Transportation Plan Mobility Plan Fayetteville Downtown Master Plan Walker Park Neighborhood Master Plan Weddington Corridor Plan Economic and Labor Force Analysis - Appendix B Draft Fayette Junction Master Plan Tomorrow's Corridor - Rethinking 71B University of Arkansas Office for Sustainability - Plants - Current Projects
No Net Loss	Tree Canopy Cover and Environmental Equity
Risk Management	Code of Ordinances - Chapter 167 Tree Preservation and Protection Adopted Annual Budget & Work Program Mobility Plan
Tree Canopy Goals	City Plan 2040 Comprehensive Plan Tree Preservation & Landscape Manual Code of Ordinances - Chapter 167 Tree Preservation and Protection Tree Canopy Cover and Environmental Equity Adopted Annual Budget & Work Program Adopted Five Year Capital Improvements Plan 2021-2025 Energy Action Plan Mobility Plan Fayette Junction Master Plan Tomorrow's Corridor - Rethinking 71B City Website Urban Forestry/Tree Preservation and Landscape Regulations (letter from the Urban Forester) Urban Forestry/Tree Preservation and Landscape Regulations (letter from the Urban Forester)

Discovery Matrix example for Fayetteville documents relating to Management Policy

Once the documents were indexed, each of the 66 resources were reviewed and cross-examined with the Audit's Discovery Matrix categories (11) and elements (130). An example of the process is shown on the left. For the "Management Policy and Ordinances" category, documents are listed in the green cells that mention or relate to the category's elements including "Climate Change", "No Net Loss", "Risk Management", and "Tree Canopy Goals". Any reference to the element within a document was given a "1" to enable a count of the total references to urban forestry per document, per element.

Audit Category	Documents with Reference
Management Policy and Ordinances	104
Professional Capacity and Training	4
Funding and Accounting	10
Decision and Management Authority	40
Inventories	18
Urban Forest Management Plans	7
Risk Management	12
Disaster Planning	2
Standards & Best Management Practices (BMPs)	109
Community	20
Green Asset Evaluation	N/A
TOTAL COUNT	**326**

URBAN FOREST AUDIT SYSTEM: PROCESS

RESEARCH DEEP DIVE: Existing plans, ordinances, practices

CITY CONSULTATIONS: Workflows, operations, services, best practices, standards, challenges, opportunities

EXISTING CONDITIONS: Inventory analysis, ecosystem benefits, trends, maintenance needs, planting, preservation

BENCHMARKING: Establish baseline metrics for comparison and monitoring ($ per tree, staff per tree, etc.)

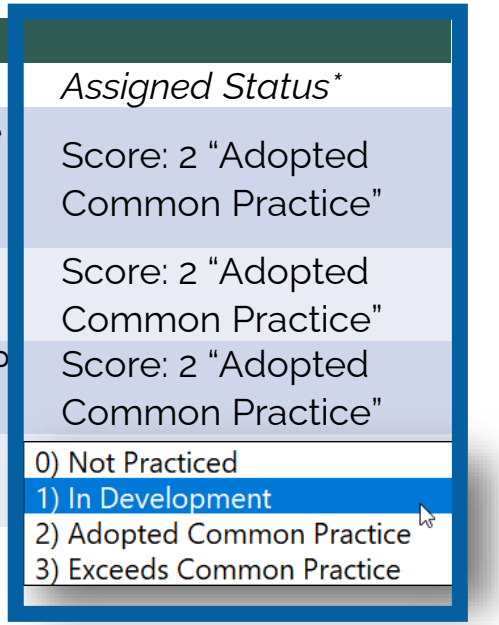
COMMUNITY ENGAGEMENT: Existing and potential partners, recommendations, public meeting

URBAN FOREST AUDIT: Systematic evaluation from which goals and actions are developed and can be monitored

URBAN FOREST AUDIT SYSTEM: PROCESS

Category: Management Policy & Ordinances			
Element	*Subcategory*	*Description or Criteria for Evaluation*	*Assigned Status**
1.01	Climate Change (Sustainability)	With reference to urban trees, addresses the long-term health and productivity of the natural resource.	Score: 2 "Adopted Common Practice"
1.02	No Net Loss	Can refer to trees, basal area, or canopy.	Score: 2 "Adopted Common Practice"
1.03	Risk Management	Should reference: ANSI A300 Part 9, ISA BMP and prioritization funding mechanisms.	Score: 2 "Adopted Common Practice"
1.04	Tree Canopy Goals	Overall community/campus goal, or by designated "zone".	

EXAMPLE



*For each subcategory that is evaluated, 0 points are attributed if the component doesn't exist or is not practiced; 1 point is given if the component is in development; 2 points are given if the component is routinely practiced; and 3 points are given if the practice is exceeded. The points can then be totaled for an overall score.

URBAN FOREST AUDIT SYSTEM: OUTCOMES

#	Category	SOC (% Achieved)*	Base (% Achieved)**	Overall Rating	Overall (% Achieved)
1	Management Policy and Ordinances	75%	50%	15	54%
2	Professional Capacity and Training	100%	NA	13	81%
3	Funding and Accounting	100%	NA	6	50%
4	Decision and Management Authority	100%	50%	7	88%
5	Inventories	NA	25%	12	46%
6	Urban Forest Management Plans	NA	50%	11	46%
7	Risk Management	100%	100%	16	89%
8	Disaster Planning	NA	100%	13	93%
9	Standards and BMPs	100%	69%	44	73%
10	Community	100%	NA	24	86%
11	Green Asset Evaluation	NA	NA	17	85%
Total		**96%**	**63%**	**178**	**70%**

EXAMPLE

*Standard of Care (SOC) elements represent the minimum group of urban forestry management "best practices" that a municipality should consider for implementation.

**Base Practices (BP) elements represent additional urban forest management activities or components that may effectively expand a program beyond the SOC group (see footnote above). These elements are typically precursors to other "non-core" elements in the category.

Urban Forest Audit System: Score Key

Color	Rank	Description	Ranking Rationale / Considerations
Blue	Category and element description		
Light Red	0) Not Practiced	No mention of the audit element in any documents, nothing uncovered during staff consultations, not in development as part of the UFMP project.	Describes the considerations that influenced the ranking
Yellow	1) In Development	The audit element is either mentioned in various documents but needs improvements or it is being addressed as part of the UFMP project.	Describes the considerations that influenced the ranking
Green	2) Adopted Common Practice	The audit element is mentioned in various documents, and it aligns with industry standards and best practices.	Describes the considerations that influenced the ranking

URBAN FOREST AUDIT SYSTEM: MANAGEMENT POLICY

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
1.00	**Policy**	**Written policy statements approved by a governing body.**	
1.01	Urban Heat (Sustainability)	Also referred to as Sustainability. With reference to urban trees. Addresses the long-term health and productivity of the natural resource.	Most documents that mention sustainability relate to development not trees though Chapter 167 Tree Preservation & Protection ordinance exists
1.02	No Net Loss	Can refer to trees, basal area, or canopy.	Not specifically mentioned but ordinances have mitigation requirements
1.03	Risk Management	Should reference: ANSI A300 Part 9, ISA BMP, and prioritization funding mechanisms.	No document specifically calls out standards, protocols, or staff trained for tree risk management
1.04	Tree Canopy Goals	Overall community/campus goal, or by designated "zone".	Energy Action Plan has a stated goal of 40%
1.05	Tree Protection	Construction and/or landscape maintenance.	Ordinances, critical root zone mentioned in various permit documents, construction standards
1.06	Utility	Utility pruning, planting, and installation policy (e.g. boring vs. trenching).	No policy in place for utility pruning was found but permits require identifying location of underground utilities
1.07	Human Health – Physical & Psychological	Recognizes and addresses the human health benefits of the natural resource (e.g. exercise, air quality, stress management, shade). Could also include Urban Heat Island (UHI) policies.	Benefits of trees are stated in various documents but less emphasis on heat reduction and human health
1.08	Wildlife Diversity / Habitat / Protection	Mammals, birds, or reptiles.	Comprehensive Plan and other plans have strategies and policies for preserving and conserving natural resources for wildlife
1.09	Performance Monitoring	Recognizes the annual or biennial calculation of metrics (e.g. some component of ecosystem services) for the purpose of tracking management performance.	Performance metrics in budget documents. Specific KPIs to be developed as part of the UFMP
1.10	Ordinance (Private)	Tree protection and management for trees on private property.	Ordinances are in place but will be reviewed with recommendations as part of the UFMP. City has the Tree Preservation & Landscape Manual
1.11	Ordinance (Public)	Tree protection and management for public trees.	Chapter 167 Tree Preservation & Protection is for private development. Similarly for Chapter 177 Landscape Regulations
1.12	Development Standards	US Green Building Council's LEED® rating systems (or similar internationally) LEED v4 BD+C (Sustainable Sites) LEED 4 ND (Neighborhood Pattern & Design, Green Infrastructure) ASLA's SITES® Rating System	Chapter 167 Tree Preservation & Protection is for private development. Similarly for Chapter 177 Landscape Regulations
1.13	High-Conservation Value Forests	Programs or policies for identification, acquisition, and/or protection of groups of trees or forests that provide unique public benefits.	The Comprehensive Plan focuses heavily on conservation and easements
1.14	Urban Interface (WUI)	Programs or policies that improve management of the urban interface for fire and/or invasive species.	Wildfire management is not covered in the documents but invasive species management is

URBAN FOREST AUDIT SYSTEM: CAPACITY & TRAINING

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
2.00	**Professional Management**	**Provision for professional consultation.**	
2.01	Certified Arborist - Staff	International Society of Arboriculture	Urban Foresters in Parks, Public Works, and Development
2.02	Certified Arborist - Contracted	International Society of Arboriculture	Chapter 167 identifies and recognizes ISA Certified Arborists
2.03	Certified Arborist - Other Resource	International Society of Arboriculture	Supporting staff with ISA credentials
2.04	Other Professional - Advising/directing UF management	This could be a professional in an allied field like Landscape Architecture.	City to provide input
2.05	Municipal Forestry Institute	Graduate of Society of Municipal Arborist's MFI program or similar	City to provide input
2.06	USFS Urban Forestry Institute or similar	Attendance at USFS UFI or similar	City to provide input
2.07	Campus/city arborist – ISA CA instructor for CEUs	Arborist routinely provides ISA CEU presentations/workshops.	City to provide input, trainings and resources are available on the website ("Citizen Tree Care Resources")
2.08	Tree Board University or similar	On-line training modules from Oregon U&CF for Tree Board/Advisory Council or similar	Unsure of the training and background of members on the Urban Forestry Advisory Board, Environmental Action Committee, or the Keep Fayetteville Beautiful Committee
2.09	Organizational Communications	Process, procedures, and protocol for cross-professional communications within the organization (all departments "touching" trees).	City to provide input but improvements will be recommended in the UFMP

URBAN FOREST AUDIT SYSTEM: FUNDING & ACCOUNTING

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
3.00	**Urban Forestry Budget**		
3.01	Budgeted Annually	Budget authorized/required for tree board, tree maintenance, and/or tree planting.	Urban Foresters and programs clearly listed in budget line items
3.02	Contingency Budget Process	A protocol is in place to prioritize urban forestry management activities during budget shortfalls; e.g. during times of limited funding for: 1) risk management, 2) young tree care, 3) mulching.	City to provide input
3.03	Funding Calculated from Community Attribute	Budget in terms of per capita, per tree, or for performance (e.g. per tree weighted by size class or age.	City to provide input. The inventory with ecosystem benefit calculations is a starting point
3.04	Funding Based on Performance Monitoring	Budget connected with/based on ecosystem service (ES) monitoring and performance.	City to provide input. The inventory with ecosystem benefit calculations is a starting point
3.05	Urban Forestry Line Item	Is the budget specific to urban forest management?	Line items for the Urban Forestry staff, clear line items for Forestry & Habitat plus events, and Tree City USA reporting documents
3.06	Green Asset Accounting	Maintain green infrastructure data in the "unaudited supplementary disclosure of an entity's comprehensive annual financial report (CAFR)". GASB 34 implementation for municipalities.	City to provide input

URBAN FOREST AUDIT SYSTEM: AUTHORITY

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
4.00	**Authority**		
4.01	Urban Forest Manager	Professional urban forest manager with authority over the program and day-to-day activity. Including designated budget line item.	"Urban Forester" mentioned frequently in documents stating authority, role, and communications protocols
4.02	Staff Authority	Designated staff with authority over the program and day-to-day activity. Including designated line item.	Clearly defines the role of the Urban Forester
4.03	Communication Protocol	Established protocol and mechanism(s) for communication among all members of the urban forest management "community" in your municipality or organization (e.g. manager, department under control, advisory board, finance, field operations, public, NGOs, business community, developers).	City to provide input
4.04	Tree Board, Commission, or Advisory Council	Establishes a board for public participation (advisory or with authority).	Urban Forestry Advisory Board

URBAN FOREST AUDIT SYSTEM: INVENTORIES

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
5.00	**Inventories and Assessments**		
5.01	Canopy Inventory (UTC)	Periodic (≤5 year) canopy inventory and assessment. Public & private.	2012, 2013, 2015, 2017, 2019 canopy assessments
5.02	Ecosystem Services	Recent (≤5 year) ecosystem services (ES) inventory & assessment? Public: 100% or street trees; Public & Private: Sample; or Campus. Or, are ES calculated annually or biennially based on partial re-inventory and projected growth as a monitoring tool.	The sample inventory and canopy data were collected / provided to conduct the analysis as part of the UFMP
5.03	Public Trees ↓	↓ Evaluate below ↓	↓
5.04	Street Trees	Is there a recent (5 year) inventory?	Guidance to be provided in the UFMP
5.05	Parks/Riparian Areas	Is there a recent (5 year) inventory?	No inventory located except for the public/private sample inventory in 2022
5.06	Other Public Trees	Public facility landscaped areas, Industrial parks, green space.	No inventory located except for the public/private sample inventory in 2022
5.07	Continuous inventory on a cycle (≤5 years)	Partial re-inventory to support continuous forest inventory, growth projections, and the calculation of ecosystem services.	Guidance to be provided in the UFMP
5.08	Private Trees ↓	↓ Evaluate below ↓	↓
5.09	Campus (Educational)	Is there a recent (5 year) inventory?	University of Arkansas has a tree inventory and online map
5.10	Corporate	Is there a recent (5 year) inventory?	Guidance to be provided in the UFMP
5.11	Other Private Property	Is there a recent (5 year) inventory?	Guidance to be provided in the UFMP
5.12	Continuous inventory on a cycle (≤5 years)	Partial re-inventory to support continuous forest inventory, growth projections, and the calculation of ecosystem services).	Guidance to be provided in the UFMP
5.13	Green Stormwater Infrastructure (GSI)	BMP stormwater mitigation practices and locations (e.g. Washington DC)	Water Master Plan but not specific to green infrastructure or stormwater. Energy Action Plan has a strategy to investigate feasibility of a stormwater utility to improve green infrastructure
5.14	Spatial	Inventory data includes Lat/Long (i.e. GIS). Should address the spatial relationship between the natural resource and people (i.e. residents, visitors, activities) that would help manage the resource for benefits associated with proximity (air quality, recreation, stress mitigation, etc.	Canopy Assessments and tree inventory provide spatial data. Guidance to be provided in the UFMP
5.15	Maintenance and Planting Records Maintained	Planting details (nursery, species, size, cost, contractor, etc.) maintained with inventory or as separate database or recordkeeping system. Also pruning and removal histories.	City to provide input

URBAN FOREST AUDIT SYSTEM: PLANS

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
6.00	**Management Planning**		
6.01	Annual Maintenance Calendar	An annual calendar that defines typical activity by season. To support scheduling.	City to provide input
6.02	Public Trees ↓	↓ Evaluate below ↓	↓
6.03	Street Tree Management	Is there a recent (5 year) plan for street trees?	Guidance to be provided in the UFMP
6.04	Parks/Riparian Area Management	Is there a recent (5 year) plan ?	Parks Master Plan in development as of January 2023
6.05	Other Public Trees	Public facility landscaped areas, Industrial parks, green space.	Guidance to be provided in the UFMP
6.06	Private Trees ↓	↓ Evaluate below ↓	↓
6.07	Campus (Educational)	Is there a recent (5 year) plan for Campus trees?	TBD whether University of Arkansas is a Tree Campus USA campus
6.08	Corporate	Is there a recent (5 year) plan?	Guidance to be provided in the UFMP
6.09	Other Private Property	Is there a recent (5 year) plan?	Guidance to be provided in the UFMP
6.10	Green Infrastructure	Is there a plan for green infrastructure (i.e. nodes & linkages)? Large-scale projects.	Energy Action Plan mentions stormwater utility for green infrastructure
6.11	Other Written Plans	Other natural resource plans (e.g. tree canopy). May be a component of another plan.	Comp Plan, Energy Action Plan, Parks Master Plan (in progress), neighborhood plans
6.12	Tree Planting	Is there a recent (3 year) tree planting plan?). May be a component of another plan.	Guidance to be provided in the UFMP
6.13	UF as Part of a Comprehensive Plan	Is any UF management plan referenced in the comprehensive plan (i.e. county or municipality) or master plan (i.e. Campus)?	Section 8.3 of the Comprehensive Plan is "Tree Canopy" and describes the role urban forests play in climate change, stormwater, etc.
6.14	Urban Forest Planning and Management Criteria and Performance Indicators	Criteria and indicators based on *A Model of Urban Forest Sustainability* (Clark, J.R., Matheny, N.P., Cross, G., and Wake, V. 1997 Journal of Arboriculture.) or on work of W.A. Kenney, P.J.E. van Wassenaer, and A.L. Satel in *Criteria and indicators for strategic urban forest planning and management*. (2011)	Guidance to be provided in the UFMP. Conducting this Audit is one approach to Criteria & Indicators

URBAN FOREST AUDIT SYSTEM: RISK MANAGEMENT

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
7.00	**Risk Management Activities**		
7.01	TRAQ Attained	At least one staff or consultant is TRAQ.	City to provide input
7.02	Annual Level 1 (ANSI A300 Part 9 & ISA BMP)	All trees in high occupancy areas visited annually.	City to provide input
7.03	Mitigation Prioritization	A protocol for prioritizing mitigation following Level 1 and Level 2 assessments. Reflects the controlling agency's threshold for risk.	City to provide input
7.04	Occupancy Areas Mapped	Has TRAQ staff/consultant discussed/mapped occupancy levels with controlling authority?	City to provide input
7.05	Recordkeeping, Reporting, and Communications	A process has been put in place to maintain records on requests, inspections, evaluations, and mitigation of risk; and on the communications among the managers related to those risk assessments.	City to provide input
7.06	Standard of Care Adopted	Controlling authority has adopted a Standard of Care (SOC) or risk management policy.	City to provide input
7.07	Tree Risk Specification	Is there a written specification that meets requirements of ANSI A300 (Part 9)? And, has it been discussed with the controlling authority with relevance to the controlling authority's threshold for acceptable risk?	City to provide input
7.08	Urban Tree Risk Management	The community has prepared and follows a comprehensive program for urban tree risk management.	City to provide input
7.09	Invasive Management	Plan to address and manage invasive: plants, insects, and disease.	10 documents mention invasive management, prohibited trees, recommended trees, Arkansas Native Plant Society tree list, among others

URBAN FOREST AUDIT SYSTEM: DISASTER PLANNING

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
8.00	**Disaster Planning Activities**		
8.01	Response/Recovery Mechanism	Staff knowledge of the municipality's protocol for requesting disaster resources through the county or state with access to mutual aid and EMAC.	City to provide input, Fayetteville Emergency Operations Plan is in place
8.02	Urban Forestry as part of the County Disaster Plan	The UF plan (8.3) is incorporated into the county/municipal disaster plan; specifically in reference to debris management and risk mitigation.	Nothing found at the county level, City to provide input
8.03	Urban Forestry Disaster Plan	A separate/specific plan within the urban forestry management program (i.e. who to call, priorities).	No plan identified, City to provide input
8.04	Pre-disaster Contracts	Contracts are in place for critical needs.	City likely has a structure in place, City to provide input
8.05	Mitigation Plan	A mitigation plan has been developed for pre-disaster, recovery, and post-disaster.	City to provide input
8.06	EMAC Mission Ready Packages (MRP)	Municipality has published disaster resources with state EM and participates in inter-state Mutual Aid to support Urban Forest Strike Teams (UFST).	City to provide input
8.07	Urban Forest Strike Team	Participation in the UFST project.	City to provide input

URBAN FOREST AUDIT SYSTEM: STANDARDS & BMPS

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
9.00	**Standards & BMPs**		
9.01	ANSI Standards	Reference and adherence to ANSI Standards for arboricultural practices (A300), safety (Z133), or Nursery Stock (ANSI Z60.1) (any or all).	Tree ordinances reference standards, website lists standards, Tree Preservation Manual, Tree Preservation Standard Detail
9.02	Ages/Diameter Distribution	Specific management for the development of an age-diverse tree population	No specific mention about age diversity but species diversity is recognized
9.03	Arborist Standards	Standards of practice for arborists (i.e. Certification).	Tree ordinances reference standards, website lists standards, Tree Preservation Manual, Tree Preservation Standard Detail
9.04	Best Management Practices (BMPs)	Establishes or references tree maintenance BMPs (i.e. written comprehensive standards & standards).	Tree ordinances reference best practices, website lists standards, Comprehensive Plan lists BMPs, Tree Preservation Manual, Tree Preservation Standard Detail
9.05	Fertilization and Mulching	Fertilization or mulching standards required for conserved & planted trees.	Ordinances list requirements, City website has resources, Structural Soil Detail includes guidance
9.06	Lightning Protection	BMP written to the ANSI A300 Standard.	Nothing listed, minor recommendation to consider in the UFMP
9.07	Planting	Planting and transplanting standards required/specified.	Listed in ordinances, Tree Preservation Standard Detail, website, Tree Planting on Slope Detail
9.08	Pruning	Pruning standards required for conserved & planted trees.	Listed in ordinances, Tree Preservation Manual, Tree Preservation Standard Detail, City website
9.09	Removal	Infrastructure damage, stump grinding, etc.	Guidance listed in Chapter 167 and City website
9.10	Support Systems (Guying and Bracing)	BMP written to the ANSI A300 Standard.	Nothing listed, minor recommendation to consider in the UFMP
9.11	Tree Risk	Tree risk assessment procedures; ISA BMP or equivalent.	Risk mentioned in Ch. 167 but should be evaluated as part of the UFMP
9.12	Construction Management Standards	Written standards for: tree protection, trenching/boring in CRZs, pre-construction mulching, root or limb pruning, watering (any or all).	Critical root zone, tree protection zones, critical root zone addressed in ordinances, Tree Preservation Manual, City website, and Tree Preservation Standard Detail
9.13	Design Standards	Standards for design that specifically require trees; standards for placement, soil treatment, and/or drainage.	18 documents have standards listed for development that impacts trees and landscaping (Comp Plan, Tree Manual, Ordinances, Active Transportation Plan, neighborhood plans, others)
9.14	Genus/Species Diversity	Suggests or requires diversity of plant material.	City website has a list and references the Arkansas Native Plant Society Tree List

URBAN FOREST AUDIT SYSTEM: STANDARDS & BMPS CONT.

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
9.00	ANSI Standards & BMPs	CONTINUED	
9.15	Green Stormwater Infrastructure (GSI)	BMPs for site level GI practices like rain gardens and swales. Small-scale projects.	Energy Action Plan recommends stormwater utility for green infrastructure, other plans reference stormwater management and GI
9.16	Inventory Data Collection	Adopted or developed standards for tree inventory data collection	Guidance to be provided in the UFMP
9.17	Minimum Planting Volume	Minimum required root zone volume.	Tree Preservation & Landscape Manual provides standards and BMPs
9.18	Minimum Tree Size	Minimum caliper for tree replacements, and/or minimum size of existing trees to receive tree density or canopy credit.	Tree Preservation & Landscape Manual notes the 2" minimum caliper
9.19	Root Protection Zone (CRZ)	Defines adequate root protection zone; Critical Root Zone (CRZ).	Tree Preservation & Landscape Manual plus 5 other documents note this
9.20	Safety	Safety logs, trainings, reference to ANSI Z133 Safety Standard	No specific standards for safety around trees. Guidance to be provided in the UFMP
9.21	Topping	Prohibits topping or other internodal cuts (public & private).	Chapter 167 restricts topping
9.22	Tree Species List	Identifies and publishes a list of the most desirable, recommended, or preferred species (native and non-native species); alternatively, a list of species prohibited.	Tree Preservation & Landscape Manual, ordinances, significant trees list, City website, and others list the recommended or required trees
9.23	Tree Quality Standards	Written standards for tree selection at nursery in addition to Z60.1.	Tree Preservation & Landscape Manual notes the ANSI standard for nursery stock
9.24	Utility Right-of-Way (ROW) Management	Requirements for planting, pruning, and/or removal of trees within a utility ROW.	Chapter 167 and City website mention utility management but could be expanded as part of the UFMP
9.25	Urban Agriculture	Enabled urban food forestry practices.	Guidance to be considered for the UFMP
9.26	Wood Utilization	Larger diameter material is processed for wood products.	Guidance to be considered for the UFMP
9.27	3rd party forest certification	Examples: American Tree Farm System (ATFS), Forest Stewardship Council™	Guidance to be considered for the UFMP
9.28	Energy generation	Local or regional use of chips or other woody debris for co-generation facilities.	Guidance to be considered for the UFMP
9.29	Composting of Leaf and/or Other Woody Debris	Leaves and small woody debris are captured and used on-site or processed by someone by composting for reuse.	No mention of debris management, guidance to be considered for the UFMP
9.30	Watering Standards		Various documents state the watering requirement post-planting. Additional guidance to be provided in the UFMP

URBAN FOREST AUDIT SYSTEM: COMMUNITY

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
10.00	**Community Building**		
10.01	Social Media Website or Similar	Does your community/campus use social media platforms or similar to document and publicize your urban forestry program, activity, or events?	City website, social media, Speak Up Fayetteville
10.02	Education	The urban forest is used as an educational laboratory for class activity; Kids in the Woods, PLT, high school, or college level.	Resources on City website, Tree Manual
10.03	Private Property Tree Program	Does your community sponsor this program locally?	To be addressed in the UFMP
10.04	Public-facing Inventory Software	Public access to the community tree resource via an on-line mapping program (i.e. any Web Map Service; WMS).	2022 sample tree inventory used a public facing software program but trial subscription ended. City does have online portal of canopy assessment maps
10.05	Public Perception	Is public management consistent with private property requirements for tree protections and care? Does the Campus/public tree management reflect neighborhood norms?	Comprehensive Plan included a survey. Ongoing public feedback recommendations to be provided in the UFMP
10.06	Recognition Programs	Programs that raise awareness of trees or that use trees to connect the community to significant events or activities.	Arbor Day events, spring and fall planting, Celebration of Tres, Amazing Tree
10.07	Arbor Day Celebration	Whether or not associated with Tree City USA.	Arbor Day events, spring and fall planting, Celebration of Tres, Amazing Tree
10.08	Arboretum designation	Internal or third party arboretum designation.	University of Arkansas tree inventory and Arboretum Mapping Project, Botanical Garden of the Ozarks
10.09	Significant trees	For example: size, history.	No Heritage or Significant Tree Ordinance but City has Significant Trees on website
10.10	Memorial/Honorarium	Tree planting or tree care programs than honor/memorialize individuals, organizations, or events.	City to provide input. City has tree giveaways, and tree donations
10.11	Social Media	Does your community/campus make use of Twitter, Facebook, Blogs for internal or external outreach?	Several posts about urban forestry but additional guidance to be provided in UFMP
10.12	Active Communications	Press releases, regular news articles (print), "State of the Urban Forest" reports, periodic analysis of threats and opportunities.	Additional guidance to be provided in the UFMP
10.13	Tree Care	Are volunteers trained and used for basic tree care (e.g. mulching, pruning, planting).	Volunteer program and events, invasive species removal, City website with resources for tree care
10.14	Tree City USA®	Community/campus meets current qualifications for any of these programs.	27 years as TC USA with 9 Growth Awards
10.15	Volunteer Opportunities	Ad hoc or scheduled. Any/all age groups. Tree Campus USA student activities.	Volunteer programs and events

URBAN FOREST AUDIT SYSTEM: GREEN ASSET EVALUATION

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
11.00	**Observed Outcomes**	**Based on an analysis of tree inventories**	
11.01	Deadwood	Look for evidence of periodic or ad-hoc deadwood removal (i.e. lack of dead limbs ≥ 2" in the trees or on the ground).	To be evaluated with the 2022 tree inventory and guidance provided in the UFMP
11.02	Genus Diversity	No genera exceed **20%** of population; make specific observations for *Acer*, *Quercus*, *Fraxinus, Ulmus* and other local species of concern.	Based on the sample inventory in 2022, 31% are oaks, 15% elms, 8% maples. Guidance to be provided in the UFMP
11.03	Mature Tree Care	Mature trees are retained in the landscape, and are of acceptable risk; i.e. veteran tree management.	Based on the sample inventory in 2022, the highest percent of recommended tree work is pruning for clearance (8%). Guidance to be provided in the UFMP
11.04	Mulching	Evidence of adequate (i.e. spatial extent, depth, and material) roots zone mulching for all age classes.	To be evaluated with the 2022 tree inventory and guidance provided in the UFMP
11.05	Planting Site Volume Optimization	Are species & sites matched for optimization of above ground canopy; right tree in the right spot concept.	Only 6% of the trees inventoried in 2022 have a clearance conflict (2% pedestrian, 1% building, 1% light, 1% sign or signal). Guidance to be provided in the UFMP
11.06	Rooting Volume Optimization	Are species & sites matched for optimization for below ground rooting volume; right tree in the right spot concept.	Only 0.3% of trees inventoried in 2022 were noted as causing sidewalk damage. Guidance to be provided in the UFMP
11.07	Species Diversity	No species/cultivars exceed **10%** of population; make specific observations for *Acer*, *Quercus*, *Fraxinus, Ulmus* and other local genera of concern. Also evaluate the role of regionally local native species.	Based on the sample inventory in 2022, no species exceed the 10% threshold. 7% are Princeton elms, 6% post oaks, 6% willow oaks, 5% pin oaks, and 4% blackgums. Guidance to be provided in the UFMP
11.08	Soil Compaction	Observe evidence of soil compaction by users or staff during maintenance. Include "desire" lines and construction activity at time of evaluation.	To be evaluated with the 2022 tree inventory and guidance provided in the UFMP
11.09	Tree Health	Rate the overall tree health in all size (age) classes; look for crown dieback, decay, foliage density & color.	Based on the sample inventory in 2022, 75% of public trees are in good condition, 15% in fair condition, 5% poor, and 5% dead. Guidance to be provided in the UFMP
11.10	Young Tree Pruning	Look for evidence of periodic (e.g. every 3 years to year 9) structural pruning (e.g. subordination cuts, dominant central leader, co-dominant stems lower that 20').	Based on the sample inventory in 2022, only 3 trees (0.1%) require structural pruning at a young age. Guidance to be provided in the UFMP

URBAN FOREST AUDIT SYSTEM: SUMMARY

Final Audit Results

Note, the audit may be kept internal and is only meant to serve as a preliminary evaluation to support the development of the Plan's goals and strategies though it may serve as a UFMP implementation monitoring tool

#	Category	SOC (% Achieved)*	Base (% Achieved)**	Overall Rating	Overall (% Achieved)
1	Management Policy and Ordinances	50%	67%	20	71%
2	Professional Capacity and Training	100%	NA	16	89%
3	Funding and Accounting	75%	NA	8	67%
4	Decision and Management Authority	50%	100%	5	63%
5	Inventories	NA	56%	17	65%
6	Urban Forest Management Plans	NA	50%	13	54%
7	Risk Management	83%	50%	14	78%
8	Disaster Planning	NA	67%	9	64%
9	Standards and BMPs	75%	69%	44	73%
10	Community	100%	NA	25	89%
11	Green Asset Evaluation	NA	NA	16	80%
Total		**76%**	**65%**	**187**	**73%**

*Standard of Care (SOC) elements represent the minimum group of urban forestry management "best practices" that a municipality should consider for implementation.

**Base Practices (BP) elements represent additional urban forest management activities or components that may effectively expand a program beyond the SOC group (see footnote above). These elements are typically precursors to other "non-core" elements in the category.

Urban Forest Audit System: Source

The original audit and supporting spreadsheet were developed by Urban Forestry South (USDA Forest Service, Region 8, SRS-4952, Athens, Georgia). The spreadsheet was based on the current Urban Forest Sustainability and Management Review Checklist developed in cooperation with Agnes Scott College Office of Sustainability and the ASC Arboretum Advisory Council and the City of Austin (TX)

https://urbanforestrysouth.org/resources/files/UFS%20and%20ASC%20UF%20ReviewCalc%20Tool%20-18Aug15%20v4.2beta.xlsx/view

RECOMMENDED TREE LIST & SISTER CLIMATE CITY ASSESSMENT

In support of the City of Fayetteville, Arkansas'

2023 URBAN FORESTRY MANAGEMENT PLAN

October 2023

CITY OF FAYETTEVILLE ARKANSAS

PlanITGeo™ developers of TreePlotter

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CLIMATE IMPACTS IN FAYETTEVILLE

Urban areas around the world are facing dramatically intensifying extreme weather and climate impacts including drought, long-term water shortages, flooding, extreme weather events, and prolonged heat. Urban trees can play a significant role in making Fayetteville resilient to weather and climate extremes, and in protecting human and ecosystem health and safety. View Appendix A for the Climate Adaptation Report generated for the southeast United States from the Climate Adaptation Workbook.

Increased temperatures and prolonged heat have a dramatic effect on urban trees. Urban trees already face many struggles of the urban environment, including competition for space, elements of an urban environment, vandalism, and harmful pests and diseases. Some of Fayetteville's established trees are unlikely to survive the changes in the climate and weather patterns over the next 50-75 years. Planting the right trees for Fayetteville today and in the future will play a vital role in the resiliency of the City's urban forest as well as overall community sustainability.

In pursuit of a sustainable and resilient urban forest, the City of Fayetteville seeks to apply climate adaptation strategies to urban forest management planning. Building toward this objective, the City maintains a recommended tree list of small, medium, and large trees prepared by the Arkansas Native Plant Society. The following provides an analysis of the changing climate and considerations for new tree species to integrate into Fayetteville's urban forest over time.

FAYETTEVILLE'S CURRENT TREE LIST AND PLANTING PRACTICES

Recreated from the City of Fayetteville's website— www.fayetteville-ar.gov/3979/List-of-Recommended-Native-Trees-and-Shr

Overview

Urban Forestry Staff reviews, recommends and selects trees for a variety of sites and growing environments. Staff evaluates each place for site-specific variables when selecting the most appropriate trees for a site. Not every tree is right for every location, and the Urban Forestry staff uses our extensive tree knowledge, research and site evaluation when selecting trees, mindful of how each tree and each site may change in the short- and long-term future.

This list of trees contains recommendations for trees planted in Fayetteville, including ideal locations and notes on each tree. It highlights how many species of butterflies and moths each of these trees can host. The list does not include all the insects, birds, reptiles and small mammals that a tree can host. The Arkansas Native Plant Society was the catalyst for this updated list, and the Urban Forestry Advisory Board assisted with information.

Urban Forestry Staff is continuously researching and contemplating the use, space, species and varieties of trees, shrubs and plants used throughout the City. We seek expert advice in our community and are lucky to have professional connections with the Horticulture, Landscape Architecture, and Plant Pathology Departments at the University of Arkansas. We also have a healthy relationship with the Arkansas Forestry Commission and the Arkansas Native Plant Society. We utilize the wealth of knowledge surrounding us to benefit the City by helping Staff and residents choose the right tree for the right space.

The Danger of Single Species Planting

Historically, the use of a single species of street trees has had negative consequences. In the early 1900s, the American Chestnut, a popular and heavily planted street tree, was devastated by the chestnut blight. The blight caused large swaths of trees in the American streetscape to perish and left large gaps in the American landscape. A similar incident occurred with the spread of Dutch Elm disease. Due to the monoculture planting of elm trees as street trees, the impact was even more noticeable on streetscapes throughout the country. For these reasons and other global issues with plant disease, pests and pathogens, Fayetteville's Urban Forestry Staff encourages and recommends a diverse planting palette. Using native species trees is vital because it benefits the local ecosystem and saves the City money and time. Native species are well suited for our climate and prosper in Northwest Arkansas's soils because they originated here.

Criteria for Selection for the List

The City Urban Forestry Staff carefully selects species of trees as each location offers unique challenges. The overall criteria include:

- Native or native cultivars first
- Trees tolerant of pollution, drought and harsh conditions (salt/sand from winter and winds)
- Trees that create litter problems or produce large fruit are not used as street trees
- Tree shape – to ensure limbs are not too low and could create a visibility issue
- Small trees under power lines
- Trees with seasonal interest: fall color or blooms
- Amount of sun and shade in the existing conditions
- Speed of traffic
- Pedestrian intensity
- Visibility for traffic
- Maintenance issues
- Pest problems
- Longevity of the tree
- Type of Street Tree location:
    - Urban tree well
    - Large median (over six feet wide)
    - Small median (usually the green space between a curb and sidewalk, less than six feet wide)

Street Tree Planting Scenarios

Urban Tree Well

Trees planted in urban tree wells have the most difficulty surviving and thriving for several reasons: the structured soils do not offer the same nutrients as a forest; space for the root systems is limited; and exposure to pollutants. The tree's shape also has to be considered for pedestrian visibility, automobile visibility, and not interfering with buildings.

Large Medians

Large median spaces vary in size from six to 10 feet wide. The space is adequate for most trees, and Staff considers maintenance needs when choosing a tree to be planted in the medians. Trees that produce less litter and fruit are ideal for large medians. Finally, visibility is another characteristic when choosing a large median tree. Urban Forestry staff selects trees that allow for visibility under and through the canopy to increase vehicular safety.

Small Medians - Trees between Curb and Sidewalk (Tree Lawn less than Six feet)

Small medians are the green spaces between the curb and the sidewalk, typically less than six feet wide. In these cases, Staff prioritizes maintaining the structural integrity of the sidewalk and curb. Other factors included in choosing the right species for this condition are sightline visibility for vehicles and pedestrians, sun and shade conditions, the appropriate size for location in town (residential, commercial, downtown), watering needs, amount of litter produced, and environmental benefits.

This list does not contain every tree used in Fayetteville. Urban Forestry Staff does consider other trees not listed as viable options and will examine all proposed trees. There are construction techniques that allow larger trees in small locations. Staff will consider these techniques with appropriate construction details.

LARGE SPECIES - Mature ht. 45' or above

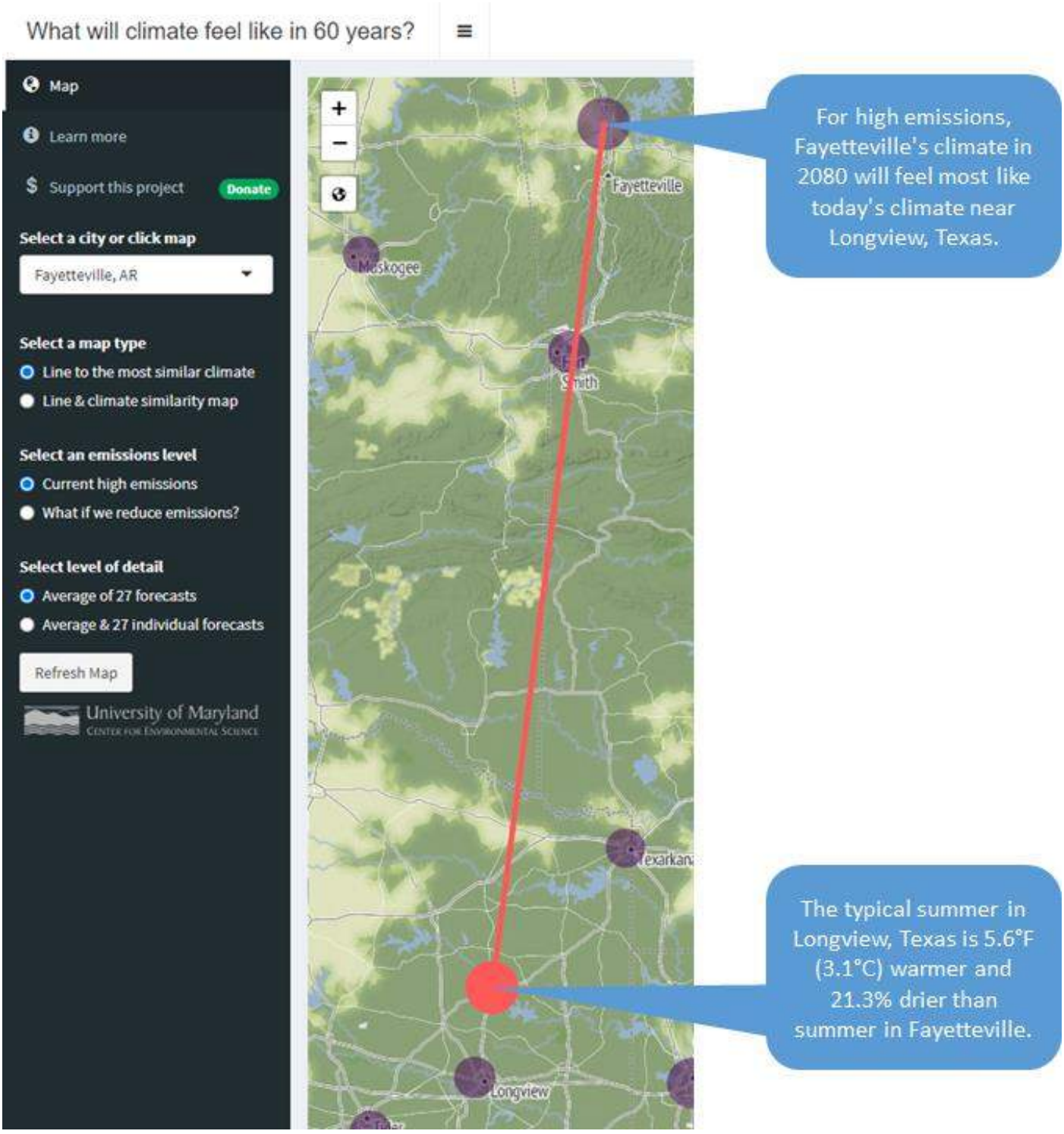
Species	Common Name	Street Tree Recommendation Types of Street tree conditions. Tree well, Large median (6' or more) small median (6' or less)	Number of butterfly and moth species tree can host (Does not include other insects, birds, reptiles and small animals that live in trees.)	Ideal Location	Notes
Acer rubrum	Red Maple	None	199	Trunk shaded in morning and afternoon	Grows poorly in compacted soil. Not a good street tree, sun scald is big problem with this as a street tree.
Acer saccharum	Sugar Maple	None	199	Trunk shaded in morning and afternoon	Grows poorly in compacted soil. Not a good street tree, sun scald is big problem with this as a street tree.
Betula nigra	River Birch	None	221		Extended dry soil leads to leaf drop. Avoid high pH. The three trunk species is overused in landscapes.
Carya cordiformis	Bitternut Hickory	None	220	Woods/Property Perimeter	Nuts -plant away from storm drains. Nut trees do not make good street trees due to litter.
Carya illinoinensis	Pecan	None	220	Woods/Property Perimeter	Nuts -plant away from storm drains. Nut trees do not make good street trees due to litter.

Figure 1. Excerpt from the City of Fayetteville's recommended tree list showing the attributes and a sample of large species trees in the list

FAYETTEVILLE'S SISTER CLIMATE CITY

The Future Urban Climates tool, created and maintained by University of Maryland Center for Applied Sciences, is a mapping tool that matches and displays similar climates for cities across the United States. The comparisons are based on minimum and maximum temperatures and seasonal precipitation in each city.

The closest area where current climate data is available is the Springdale, Arkansas area, just 10 miles north of Fayetteville. Results for a high emissions scenario show that the climate in 2080 for the Fayetteville region will feel most like today's climate near Longview, Texas—approximately 130 miles east of Dallas, Texas. The typical winter in Longview, Texas is 10.7°F (5.9°C) warmer and 40.8% wetter than winter in Fayetteville.



Sister Climate City Tree List Comparisons

Based on the climate projections, Longview, Texas (Sister Climate City) currently has a climate that is similar to Fayetteville's projected climate and plant hardiness zone. The Sister Climate City's approved tree planting list was researched and compared with Fayetteville's "2020 Tree List From Arkansas Native Plant Society" list. After online research, no recommended tree list exists or was found for Longview, TX's urban forestry program. Therefore, the City of Dallas, Texas's recommended tree list was utilized given Dallas is only 130 miles west of Longview and the urban forestry consultants conducting this SCCA study have extensive experience in the Dallas-Fort Worth area.

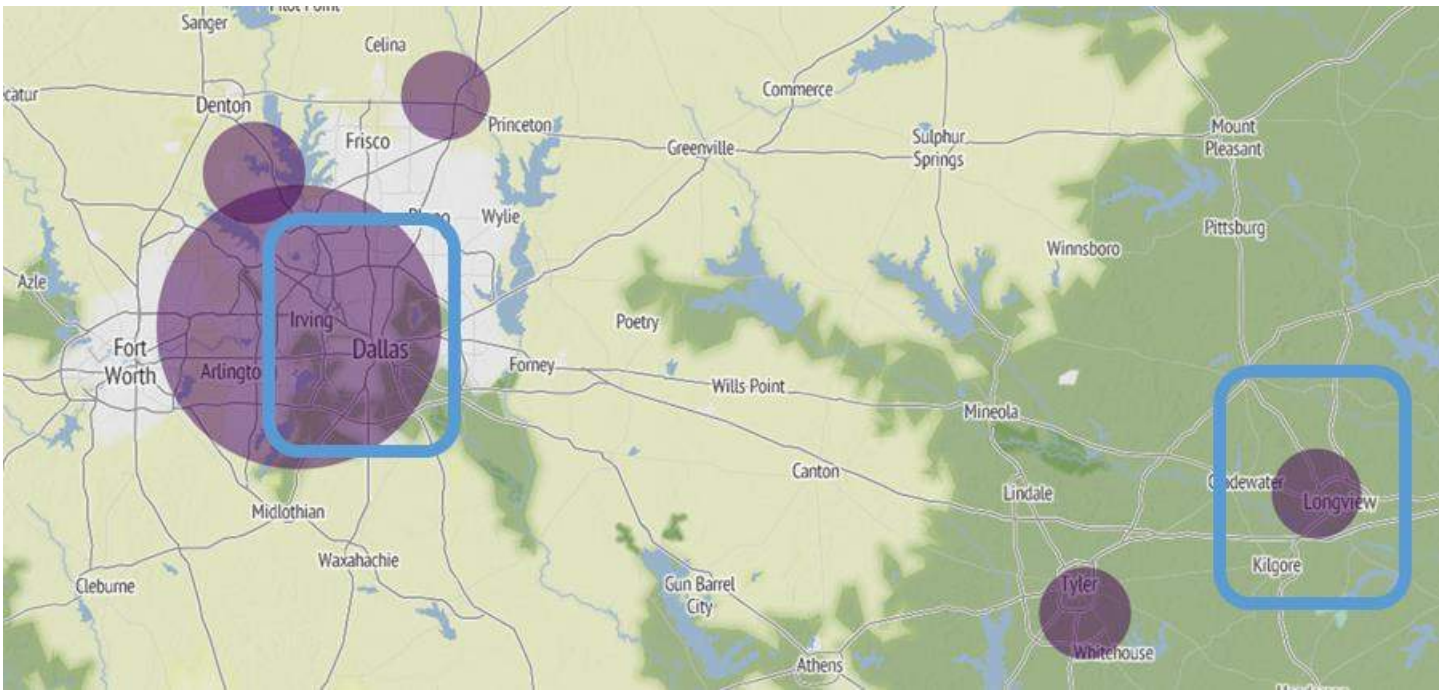


Figure 2. Map displaying the Sister Climate City of Longview, TX and the City of Dallas, TX which was utilized for comparing recommended tree lists

Fayetteville, AR and Dallas, TX Tree List Crosswalk - Results

A total of 38 of 74 (51%) tree species in Fayetteville's tree list are in the "Approved Tree List" for Dallas, TX. The majority (24 tree species) are in the "Large" category, four are in the "Medium" category, and nine are in the "Small" category. The table below details Fayetteville's tree list (shrubs excluded) and an indicator of the species that is also in the Dallas tree list.

Table 1. Summary of tree species in the Fayetteville, AR and Dallas, TX recommended or approved tree lists

COMPARISON OF FAYETTEVILLE TREE LIST TO SISTER CLIMATE CITY TREE LIST		
Fayetteville Tree List (ordered by Scientific Name)	**Common Name**	**Dallas, TX Tree List?**
Acer rubrum	Red Maple	Yes
Acer saccharum	Sugar Maple	
Aesculus glabra	Ohio Buckeye	
Aesculus pavia	Red Buckeye	Yes
Amelanchier arborea	Serviceberry	
Aronia arbutifolia	Red Chokeberry	
Asimina triloba	Pawpaw	
Betula nigra	River Birch	Yes
Carpinus caroliniana	Hornbeam or Musclewood	
Carya cordiformis	Bitternut Hickory	
Carya illinoinensis	Pecan	Yes
Carya ovata	Shagbark Hickory	
Catalpa speciosa	Northern Catalpa	
Celtis laevigata	Sugarberry	Yes
Celtis occidentalis	Hackberry	
Cercis canadensis	Redbud	Yes
Chionanthus virginicus	Fringe Tree	Yes
Cladrastis kentuckea	Yellowwood	
Cornus alternifolia	Alternate Leaved Dogwood	
Cornus florida	Flowering Dogwood	Yes
Corylus americana	Hazelnut	
Cotinus obovatus	American Smoketree	Yes
Crataegus crus-galli	Cockspur Hawthorn	
Crataegus crus-galli var. *inermis*	Thornless Cockspur Hawthorn	Yes
Crataegus viridis	Green Hawthorn	Yes
Diospyros virginiana	Persimmon	
Fagus grandifolia	American Beech	
Gleditsia triacanthos	Thornless Honeylocust	Yes
Gymnocladus dioicus	Kentucky Coffeetree	Yes
Hamamelis vernalis	Ozark Witch Hazel	
Hamamelis virginiana	Common Witch Hazel	
Ilex decidua	Deciduous Holly	Yes
Ilex opaca	American Holly	Yes
Ilex vomitoria *	Yaupon Holly	Yes
Ilex X *attenuata* 'E.Palatka'*	East Palatka Holly	
Ilex X *attenuata* 'Eagleston' *	Eagleston Holly	
Ilex X *attenuata* 'Fosteri' *	Foster Holly	

Juglans nigra	Black Walnut	Yes
Liquidambar s. 'Rotundifolia'	Sweetgum (fruitless)	Yes
Liquidambar styraciflua	Sweetgum	Yes
*Liriodendron tulipifera**	Tulip Tree	
Maclura pomifera	Osage Orange	Yes
Magnolia grandiflora 'Bracken's Brown Beauty'*	Bracken's Brown Magnolia	Yes
*Magnolia grandiflora**	Southern Magnolia*	Yes
*Magnolia virginiana**	Sweet Bay Magnolia	
Nyssa sylvatica	Black Tupelo	
Ostrya virginiana	Hophornbeam	
Pinus echinata	Shortleaf Pine	
*Pinus strobus **	Eastern White Pine*	
Platanus occidentalis	Sycamore	Yes
Quercus alba	White Oak	Yes
*Quercus bicolor **	Swamp White Oak	
Quercus falcata	Southern Red Oak	Yes
Quercus imbricaria	Shingle Oak	
Quercus macrocarpa	Bur Oak	Yes
Quercus muehlenbergii	Chinquapin Oak	Yes
Quercus nigra	Water Oak	
Quercus phellos	Willow Oak	
Quercus rubra	Northern Red Oak	
Quercus shumardii	Shumard Oak	Yes
Quercus velutina	Black Oak	
Rhamnus caroliniana	Carolina Buckthorn	Yes
Sapindus saponaria var. *dummondii*	Soapberry	Yes
Sassafras albidum	Sassafras	
*Taxodium distichum **	Bald Cypress*	Yes
*Thuja occidentalis**	Eastern Arborvitae	
Tilia americana	American Linden	Yes
Ulmus americana ' Valley Forge'	Valley Forge Elm	Yes
Ulmus americana 'Lewis & Clark'	Lewis & Clark Elm	Yes
Ulmus americana 'New Harmony'	New Harmony Elm	Yes
Ulmus americana 'Princeton'	Princeton Elm	Yes
Ulmus americana 'Jefferson'	Jefferson Elm	Yes
Viburnum prunifolium	Blackhaw Viburnum	
Viburnum rufidulum	Rusty Blackhaw	Yes

* See original tree list for notes on the respective species

Summary of Matching Tree Species

Table 2. Summary of matching tree species from Fayetteville, AR and Dallas, TX's recommended or approved tree lists

SUMMARY OF TREE SPECIES MATCHES		
Fayetteville Tree List (ordered by Scientific Name)	**Common Name**	**Dallas, TX Tree List?**
Acer rubrum	Red Maple	Yes
Aesculus pavia	Red Buckeye	Yes
Betula nigra	River Birch	Yes
Carya illinoinensis	Pecan	Yes
Celtis laevigata	Sugarberry	Yes
Cercis canadensis	Redbud	Yes
Chionanthus virginicus	Fringe Tree	Yes
Cornus florida	Flowering Dogwood	Yes
Cotinus obovatus	American Smoketree	Yes
Crataegus crus-galli var. *inermis*	Thornless Cockspur Hawthorn	Yes
Crataegus viridis	Green Hawthorn	Yes
Gleditsia triacanthos	Thornless Honeylocust	Yes
Gymnocladus dioicus	Kentucky Coffeetree	Yes
Ilex decidua	Deciduous Holly	Yes
Ilex opaca	American Holly	Yes
Ilex vomitoria *	Yaupon Holly	Yes
Juglans nigra	Black Walnut	Yes
Liquidambar s. 'Rotundifolia'	Sweetgum (fruitless)	Yes
Liquidambar styraciflua	Sweetgum	Yes
Maclura pomifera	Osage Orange	Yes
Magnolia grandiflora 'Bracken's Brown Beauty'*	Bracken's Brown Magnolia	Yes
*Magnolia grandiflora**	Southern Magnolia*	Yes
Platanus occidentalis	Sycamore	Yes
Quercus alba	White Oak	Yes
Quercus falcata	Southern Red Oak	Yes
Quercus macrocarpa	Bur Oak	Yes
Quercus muehlenbergii	Chinquapin Oak	Yes
Quercus shumardii	Shumard Oak	Yes
Rhamnus caroliniana	Carolina Buckthorn	Yes
Sapindus saponaria var. *dummondii*	Soapberry	Yes
Taxodium distichum *	Bald Cypress*	Yes
Tilia americana	American Linden	Yes
Ulmus americana ' Valley Forge'	Valley Forge Elm	Yes
Ulmus americana 'Lewis & Clark'	Lewis & Clark Elm	Yes
Ulmus americana 'New Harmony'	New Harmony Elm	Yes
Ulmus americana 'Princeton'	Princeton Elm	Yes
Ulmus americana 'Jefferson'	Jefferson Elm	Yes
Viburnum rufidulum	Rusty Blackhaw	Yes

* See original tree list for notes on the respective species

USDA Forest Service Climate Change Atlas Considerations

Table 3. Summary of Fayetteville's trees on the Dallas, TX (SCCA) tree list and the predicted habitat change according to the USDA Forest Service Climate Change Atlas

SISTER CLIMATE CITY AND US FOREST SERVICE CLIMATE CHANGE ATLAS CONSIDERATIONS			
Fayetteville Tree List (ordered by Scientific Name)	**Common Name**	**Dallas, TX Tree List?**	**Predicted Habitat Change****
Acer rubrum	Red Maple	Yes	Increase
Acer saccharum	Sugar Maple		Decrease
Aesculus glabra	Ohio Buckeye		Decrease
Aesculus pavia	Red Buckeye	Yes	
Amelanchier arborea	Serviceberry		Decrease
Aronia arbutifolia	Red Chokeberry		
Asimina triloba	Pawpaw		
Betula nigra	River Birch	Yes	Increase
Carpinus caroliniana	Hornbeam or Musclewood		Increase
Carya cordiformis	Bitternut Hickory		No change
Carya illinoinensis	Pecan	Yes	Increase
Carya ovata	Shagbark Hickory		Decrease
Catalpa speciosa	Northern Catalpa		
Celtis laevigata	Sugarberry	Yes	
Celtis occidentalis	Hackberry		No change
Cercis canadensis	Redbud	Yes	Increase
Chionanthus virginicus	Fringe Tree	Yes	
Cladrastis kentuckea	Yellowwood		
Cornus alternifolia	Alternate Leaved Dogwood		
Cornus florida	Flowering Dogwood	Yes	Increase
Corylus americana	Hazelnut		
Cotinus obovatus	American Smoketree	Yes	
Crataegus crus-galli	Cockspur Hawthorn		
Crataegus crus-galli var. *inermis*	Thornless Cockspur Hawthorn	Yes	
Crataegus viridis	Green Hawthorn	Yes	
Diospyros virginiana	Persimmon		Increase
Fagus grandifolia	American Beech		No change
Gleditsia triacanthos	Thornless Honeylocust	Yes	Increase
Gymnocladus dioicus	Kentucky Coffeetree	Yes	
Hamamelis vernalis	Ozark Witch Hazel		
Hamamelis virginiana	Common Witch Hazel		
Ilex decidua	Deciduous Holly	Yes	
Ilex opaca	American Holly	Yes	Increase
Ilex vomitoria *	Yaupon Holly	Yes	
Ilex X *attenuata* 'E.Palatka'*	East Palatka Holly		
Ilex X *attenuata* 'Eagleston' *	Eagleston Holly		
Ilex X *attenuata* 'Fosteri' *	Foster Holly		
Juglans nigra	Black Walnut	Yes	No change
Liquidambar s. 'Rotundifolia'	Sweetgum (fruitless)	Yes	Increase
Liquidambar styraciflua	Sweetgum	Yes	Increase
*Liriodendron tulipifera**	Tulip Tree		Increase

Maclura pomifera	Osage Orange	Yes	Increase
Magnolia grandiflora 'Bracken's Brown Beauty'*	Bracken's Brown Magnolia	Yes	Increase
*Magnolia grandiflora**	Southern Magnolia*	Yes	Increase
*Magnolia virginiana**	Sweet Bay Magnolia		
Nyssa sylvatica	Black Tupelo		Increase
Ostrya virginiana	Hophornbeam		Increase
Pinus echinata	Shortleaf Pine		Increase
*Pinus strobus **	Eastern White Pine*		
Platanus occidentalis	Sycamore	Yes	Increase
Quercus alba	White Oak	Yes	No change
*Quercus bicolor **	Swamp White Oak		
Quercus falcata	Southern Red Oak	Yes	Increase
Quercus imbricaria	Shingle Oak		
Quercus macrocarpa	Bur Oak	Yes	Decrease
Quercus muehlenbergii	Chinquapin Oak	Yes	No change
Quercus nigra	Water Oak		Increase
Quercus phellos	Willow Oak		Increase
Quercus rubra	Northern Red Oak		Decrease
Quercus shumardii	Shumard Oak	Yes	No change
Quercus velutina	Black Oak		Decrease
Rhamnus caroliniana	Carolina Buckthorn	Yes	
Sapindus saponaria var. *dummondii*	Soapberry	Yes	
Sassafras albidum	Sassafras		Increase
*Taxodium distichum **	Bald Cypress*	Yes	No change
*Thuja occidentalis**	Eastern Arborvitae		
Tilia americana	American Linden	Yes	Decrease
Ulmus americana ' Valley Forge'	Valley Forge Elm	Yes	Increase
Ulmus americana 'Lewis & Clark'	Lewis & Clark Elm	Yes	Increase
Ulmus americana 'New Harmony'	New Harmony Elm	Yes	Increase
Ulmus americana 'Princeton'	Princeton Elm	Yes	Increase
Ulmus americana 'Jefferson'	Jefferson Elm	Yes	Increase
Viburnum prunifolium	Blackhaw Viburnum		
Viburnum rufidulum	Rusty Blackhaw	Yes	

* See original tree list for notes on the respective species

** USDA Forest Service Climate Change Atlas for tree species habitat in Arkansas predicted to decrease (low emission scenario).

Important Note: The USDA Forest Service Tree Atlas models predict habitat change for 134 native tree species in the eastern United States. The research is then modeled for tree species in the southeast U.S. including Arkansas. Some native species are not currently modeled in the Tree Atlas and no cultivars or exotics are included. With limited data currently available on the resilience and vulnerability of native Arkansas tree species, this table provides a glimpse of how the species' composition of Fayetteville's urban forest may change. Web source: www.fs.usda.gov/nrs/atlas/tree/

Summary of Trees in the SCCA List and Favorable with Climate Change

Table 4. Summary of Fayetteville's trees that are on the Dallas, TX (SCCA) tree list and whose habitat is predicted to increase or not change according to the USDA Forest Service Climate Change Atlas

Fayetteville Tree List (ordered by Scientific Name)	Common Name	Dallas, TX Tree List?	Predicted Habitat Change**
Acer rubrum	Red Maple	Yes	Increase
Betula nigra	River Birch	Yes	Increase
Carya illinoinensis	Pecan	Yes	Increase
Cercis canadensis	Redbud	Yes	Increase
Cornus florida	Flowering Dogwood	Yes	Increase
Gleditsia triacanthos	Thornless Honeylocust	Yes	Increase
Ilex opaca	American Holly	Yes	Increase
Juglans nigra	Black Walnut	Yes	No change
Liquidambar s. 'Rotundifolia'	Sweetgum (fruitless)	Yes	Increase
Liquidambar styraciflua	Sweetgum	Yes	Increase
Maclura pomifera	Osage Orange	Yes	Increase
Magnolia grandiflora 'Bracken's Brown Beauty'*	Bracken's Brown Magnolia	Yes	Increase
*Magnolia grandiflora**	Southern Magnolia*	Yes	Increase
Platanus occidentalis	Sycamore	Yes	Increase
Quercus alba	White Oak	Yes	No change
Quercus falcata	Southern Red Oak	Yes	Increase
Quercus muehlenbergii	Chinquapin Oak	Yes	No change
Quercus shumardii	Shumard Oak	Yes	No change
Taxodium distichum *	Bald Cypress*	Yes	No change
Ulmus americana ' Valley Forge'	Valley Forge Elm	Yes	Increase
Ulmus americana 'Lewis & Clark'	Lewis & Clark Elm	Yes	Increase
Ulmus americana 'New Harmony'	New Harmony Elm	Yes	Increase
Ulmus americana 'Princeton'	Princeton Elm	Yes	Increase
Ulmus americana 'Jefferson'	Jefferson Elm	Yes	Increase

* See original tree list for notes on the respective species

** USDA Forest Service Climate Change Atlas for tree species habitat in Arkansas predicted to decrease (low emission scenario).
Important Note: The USDA Forest Service Tree Atlas models predict habitat change for 134 native tree species in the eastern United States. The research is then modeled for tree species in the southeast U.S. including Arkansas. Some native species are not currently modeled in the Tree Atlas and no cultivars or exotics are included. With limited data currently available on the resilience and vulnerability of native Arkansas tree species, this table provides a glimpse of how the species' composition of Fayetteville's urban forest may change. Web source: www.fs.usda.gov/nrs/atlas/tree/

SUMMARY

Fayetteville's tree planting recommendations are in line with industry standards and best practices since the City utilizes the Arkansas Native Plant Society list and therefore, generally plants and recommends planting trees native to the region.

The effects of climate change are already taking hold in the City and Fayetteville recognizes the challenges that lie ahead. Some of the experienced and anticipated effects include prolonged periods of high temperatures and drought, extreme weather events, changes in the duration of seasons, favorable conditions for harmful tree pests and diseases, among other impacts. To grow a sustainable and resilient urban forest, the City should continue to examine the performance of trees planted and the species of trees that are recommended for planting.

To develop plans and strategies relating to tree planting for climate change, a Sister Climate City Analysis (SCCA) was conducted. This SCCA examined the predicted climate of Fayetteville 60 years from now and identified a city with a current climate that matches the projected climate of Fayetteville. The City of Longview, Texas was identified but no city-approved or recommended tree list was found. Therefore, a neighboring city, the City of Dallas, Texas was utilized given the location and the urban forestry consultant's experience working with Dallas. From the SCCA, it was found that 51% of Fayetteville's trees on the Arkansas Native Plant Society tree list are also in the City of Dallas's approved tree list. This means that those trees in Fayetteville's list may favor well with changing climate since the Sister Climate City of Dallas currently approves and is planting those tree species.

In addition to the Sister Climate City Analysis, the U.S. Forest Service's Climate Change Atlas was utilized to examine the predicted habitat change due to climate change. From this study, it was found that 44 trees in Fayetteville's list are in the Climate Change Atlas study. Of the 44 trees, there are 28 species where it is predicted that the habitat will increase due to climate change. A total of 8 species have habitats that may decrease and 8 species have habitats that may not change with climate change. A full report is provided in the 2023 Urban Forestry Management Plan.

When combining the SCCA results and the Climate Change Atlas, a total of 24 of the 74 (32%) tree species in Fayetteville's list are on the Dallas, TX approved tree list and are predicted to have habitats either increase or not change.

This analysis shows the City of Fayetteville is on track for planting a resilient urban forest but the City should be mindful of the diversity of species, the associated benefits of the trees planted, the maintenance needs, and other considerations beyond what is covered in this summary report. The results of this analysis are not meant to serve as a definitive guide for tree species selection. Instead, it provides an analysis of what is currently being planted compared to the effects of climate change and offers general guidance on the species of trees that should continue to be planted while considering other goals and standards such as species diversity.

APPENDIX A. CLIMATE ADAPTATION REPORT

Climate Change Impacts for Southeast

Source: Adaptation Workbook, Developed in partnership with the U.S. Department of Agriculture (USDA), the USDA Forest Service, the Northern Institute of Applied Climate Science, and American Forests.

Climate Change Impacts for Southeast research report by: Carter, L., A. Terando, K. Dow, K. Hiers, K.E. Kunkel, A. Lascurain, D. Marcy, M. Osland, and P. Schramm, 2018: Southeast. In Impacts, Risks, and Adaptation in the United States: Fourth National Climate Assessment, Volume II [Reidmiller, D.R., C.W. Avery, D.R. Easterling, K.E. Kunkel, K.L.M. Lewis, T.K. Maycock, and B.C. Stewart (eds.)]. U.S. Global Change Research Program, Washington, DC, USA, pp. 743–808. doi: 10.7930/NCA4.2018.CH19

This region was defined in the National Climate Assessment (2014) and includes the states of Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, Virginia.

National Climate Assessment (2018) - Southeast

Temperatures in the Southeast are projected to increase by 4.4 to 7.7 degrees Fahrenheit by late-century (2071-2100).
All climate models agree that temperatures are projected to increase over the 21st century across the Southeast. The spatial variations are projected to be relatively small across the region, with the largest temperature changes occurring in the northwest part of the region (Arkansas, Kentucky, Mississippi, and Tennessee), the smallest variations occurring in southern Florida. Temperature increases will be the greatest in summer. The greatest warming during summer is expected in the northwest portion of the region. Compared to all other seasons, winter temperature increases are projected to be more mild.

R.S. Vose, D.R. Easterling, and others. 2017. Climate Science Special Report: Temperature Changes in the United States. U.S. Global Change Research Program.

The Southeast is expected to experience between 5 and 30 more days per year with a maximum temperature exceeding 95 degrees Fahrenheit by the middle of the century.
The smallest increase of 4 days per year is expected in areas with a currently low number of 95-degree days, including the highest elevation areas along the spine of the Appalachians where historically days above 95-degrees occur fewer than 10 days out of the year. The largest increase in the number of 95-degree days per year (35 days) is expected in south-central Florida, where these kinds of hot days are already common. The western portion of the region is expected to experience the largest number of consecutive 95-degree days, with as many as 16-20 additional days by mid-century.

L. Carter, A. Terando, and others. 2018. Fourth National Climate Assessment: Southeast. U.S. Global Change Research Program.

K. Kunkel, L. Stevens, and others. 2013. Regional Climate Trends and Scenarios for the U.S. National Climate Assessment - Southeast. NOAA.

The Southeast is expected to experience between 0 and 14 fewer days per year with a minimum temperature below 10 degrees Fahrenheit by the middle of the century.
The largest decreases are expected in Kentucky, Virginia, Tennessee, North Carolina and the northern part of Arkansas. The smallest decreases in cold days are expected along the coastal and southern areas, where these kinds of cold days rarely occur. Similarly, the Southeast region is expected to have more than 20 fewer days with a minimum temperature below 32 degrees by the middle of the century.

K. Kunkel, L. Stevens, and others. 2013. Regional Climate Trends and Scenarios for the U.S. National Climate Assessment - Southeast. NOAA.

Average annual precipitation is projected to increase slightly in the northeast portion of the Southeast, but may decrease in the southwest half of the region.
There is uncertainty between different climate scenarios for future precipitation projections in the Southeast. Generally, there is a southwest-to-northeast gradient in annual precipitation projections. The greatest increases are projected in North Carolina and Virginia (3-9% increase by the end of the century), and the greatest decreases are projected in Louisiana and Arkansas (3-12% decrease by the end of the century). Overall changes in precipitation for the Southeast are projected to be slight and comparable to current year-to-year variations. Daily precipitation totals in the Southeast have increased substantially in the fall season, and this trend is expected to continue.

D.R. Easterling, K.E. Kunkel, and others. 2017. Climate Science Special Report: Precipitation Change in the United States. U.S. Global Change Research Program.

K. Kunkel, L. Stevens, and others. 2013. Regional Climate Trends and Scenarios for the U.S. National Climate Assessment - Southeast. NOAA.

The number of days per year with more than 1 inch of precipitation will increase across the Southeast by the middle of the century, and double the number of heavy rainfall events are projected by late century.
Extreme rainfall events have increased in frequency and intensity in the Southeast, and will continue to increase in the future. Most of the region is projected to experience 6% to 25% more days each year with more than an inch of precipitation by the middle of the century. The largest increases (up to 25% increases) in extreme precipitation are expected across the Appalachian Mountains. The smallest increases (less than 10%) are expected across Arkansas, Louisiana and Mississippi. Days with more than 2 inches, 3 inches, and 4 inches of precipitation are also expected to occur more frequently by the middle of the century. Under a high emissions scenario, projections indicate approximately double the number of heavy rainfall events (2-day precipitation events with a 5-year return period) and a 21% increase in the amount of rain falling on the heaviest precipitation days (days with a 20-year return period) by late century. Heavy precipitation associated with hurricanes and tropical storms could result in more flooding and damage to coastal forests, and contribute to an increase in inland flooding as well.

L. Carter, A. Terando, and others. 2018. Fourth National Climate Assessment: Southeast. U.S. Global Change Research Program.

K. Kunkel, L. Stevens, and others. 2013. Regional Climate Trends and Scenarios for the U.S. National Climate Assessment - Southeast. NOAA.

A majority of climate models suggest that precipitation in the Southeast will increase in the winter, spring, and fall by the end of the century, but summer is generally expected to become drier.
Simulated changes in summer precipitation by the end of the century range from a 0-10% decrease, with the largest decreases occurring in southern Florida and Arkansas and Tennessee. The means of several climate models indicate that winter and spring precipitation may increase around 15% by the end of the century, particularly in the northern part of the region. Daily precipitation totals in the Southeast have increased substantially in the fall season; this trend is expected to continue, with the greatest expected increases along the Gulf Coast. Overall, only minimal change or slight increases in precipitation are projected along much of the Atlantic and Gulf Coasts. These projections are averaged outputs from a climate scenario with higher emissions (A2), and under mild climate scenarios changes are generally expected to be smaller.

L. Carter, A. Terando, and others. 2018. Fourth National Climate Assessment: Southeast. U.S. Global Change Research Program.

K. Kunkel, L. Stevens, and others. 2013. Regional Climate Trends and Scenarios for the U.S. National Climate Assessment - Southeast. NOAA.

The annual freeze-free season is expected to increase by 20 to 30 days in the Southeast by 2055. The freeze-free season lengthens by more than a month by the late 21st century in climate simulations based on a high emissions scenario.
The freeze-free season is defined as the period of time between the last spring frost (daily minimum temperature below 32 degrees F) and the first fall frost. The length of the annual freeze-free season has been increasing since the 1980s, and all climate models agree that it will continue to increase in the future across the Southeast. The largest increases of 25-30 days are mainly expected in Louisiana, Tennessee, Kentucky, Virginia, and North Carolina. The smallest changes are expected in southern Florida, which is not surprising because freezing events are already rare in this part of the Southeast.

L. Carter, A. Terando, and others. 2018. Fourth National Climate Assessment: Southeast. U.S. Global Change Research Program.

K. Kunkel, L. Stevens, and others. 2013. Regional Climate Trends and Scenarios for the U.S. National Climate Assessment - Southeast. NOAA.

Red spruce, balsam fir, and eastern hemlock are projected to decline substantially across the Southeast by the end of the century, and conditions for pines may also deteriorate.
Red spruce and eastern hemlock are already declining in some areas, and these species are projected to be extirpated from the southeast by 2100 as a result of the combined stresses of warming, air pollution, and insects. If temperature continues to increase and precipitation becomes more variable, conditions for pine growth may begin to deteriorate. Even if regional forest productivity remains high for pine species, the center of forest productivity could shift northward into North Carolina and Virginia, causing significant economic and social impacts.

J. Vose, D. Peterson, and others. 2012. Effects of Climate Variability and Change on Forest Ecosystems: A Comprehensive Science Synthesis for the U.S. Forest Sector.. USDA Forest Service Pacific Northwest Research Station.

Climate change will amplify many existing stressors to forest ecosystems in the Southeast, such as invasive species and insect pests.
Forest ecosystems throughout the Southeast Region are exposed to a range of natural, introduced, and anthropogenic stressors. Stressors such as invasive plants, forest pests, and diseases are expected to become more damaging under climate change, and these factors may interact in unpredictable ways. The southern pine beetle is already the most destructive pest in the region's forests, and longer growing seasons could allow populations of the pest to expand more rapidly. Cogongrass and kudzu are expected to expand into new territory under climate change, and both of these species have cascading effects on disturbance regimes and diversity.

J. Vose, D. Peterson, and others. 2012. Effects of Climate Variability and Change on Forest Ecosystems: A Comprehensive Science Synthesis for the U.S. Forest Sector.. USDA Forest Service Pacific Northwest Research Station.

Wildfire risk is projected to increase across the Southeast by the end of the century.
Rising temperatures and increases in the duration and intensity of drought are expected to increase wildfire occurrence and also reduce the effectiveness of prescribed fire in the Southeast. While this region experiences the highest number of wildfires in the country, prescribed fire is currently more common than wildfire in Southeastern forests. However, as fire seasons lengthen in the future, the window for prescribed burning may decrease because of increased fuel flammability. Decades of wildfire suppression has increased the potential for crown fires, and model projections indicate that wildfires are likely to occur more frequently in the Southeast in the future. Annual fire probability, calculated solely with climate data and physical principles, is projected to increase by 20% to 80% across the Southeast by the end of the century, with the greatest increases in the southern Appalachians. The incidence of atmospheric conditions that contribute to large and erratic fire behavior, measured by the Haines Index, is also projected to occur more 8 to 11% more frequently by the end of the century. The limitation for these sorts of projections is that they do not account for changes in land use, fire suppression rates, or vegetation changes.

L. Carter, A. Terando, and others. 2018. Fourth National Climate Assessment: Southeast. U.S. Global Change Research Program.

J. Vose, D. Peterson, and others. 2012. Effects of Climate Variability and Change on Forest Ecosystems: A Comprehensive Science Synthesis for the U.S. Forest Sector.. USDA Forest Service Pacific Northwest Research Station.

Y. Tang, S. Zhong, and others. 2015. The Potential Impact of Regional Climate Change on Fire Weather in the United States. Annals of the Association of American Geographers.

R. Guyette, F. Thompson, and others. 2014. Future Fire Probability Modeling with Climate Change Data and Physical Chemistry. Forest Science.

Damage from hurricanes and sea-level rise is expected to increase in the Southeast by the end of the century.
Global sea level rise is projected to rise between 1 and 4 feet by the end of the century. Sea level rise and related increases in storm surges pulsing farther inland will continue to exacerbate ongoing land loss in low-lying coastal areas and may result in excessive saltwater inundation of coastal forests. The number of Category 4 and 5 hurricanes has increased since the 1980s, and this trend can be attributed both to natural variability and climate change. High-intensity hurricanes such as the 2017 Hurricane Irma are expected to become more common in the future. Rapid intensification of storms is also more likely as the climate warms, even though there is also some historical evidence that the same conditions that lead to this intensification also act to weaken hurricane intensity near the U.S. coast, but it is unclear whether this relationship will continue as the climate warms further. Damage from these kinds of storms can be intense and extend for hundreds of miles inland, including windthrow and blowdown, inundation, damage to infrastructure on land, and significant ecological impacts to terrestrial and freshwater ecosystems due to saltwater intrusion and altered hydrology.

L. Carter, A. Terando, and others. 2018. Fourth National Climate Assessment: Southeast. U.S. Global Change Research Program.

L. Carter, J. Jones, and others. 2014. National Climate Assessment – Southeast. U.S. Global Change Research Program.

Low-diversity systems are at greater risk from climate change.
Studies have consistently shown that diverse systems have exhibited greater resilience to extreme environmental conditions and greater potential to recover from disturbance than less diverse communities. This relationship makes less diverse communities inherently more susceptible to future changes and stressors. The diversity of potential responses of a system to environmental change (response diversity), is a critical component of ecosystem resilience. Response diversity is generally reduced in less diverse ecological systems. Genetic diversity within species is also critical for the ability of populations to adapt to climate change, because species with high genetic variation have better odds of producing individuals that can withstand extreme events and adapt to changes over time.

E.V. Moran, F. Hartig, and others. 2015. Intraspecific trait variation across scales: Implications for understanding global change responses. Global Change Biology.

A.S. Jump, R. Merchant, and others. 2009. Environmental change and the option value of genetic diversity.

T. Elmqvist , C. Folke, and others. 2003. Response diversity, ecosystem change, and resilience. Frontiers in Ecology and the Environment.

A. Hoffman and C. Sgrò. 2011. Climate change and evolutionary adaptation. Nature.

Systems that are more tolerant of disturbance have less risk of declining on the landscape
Disturbances such as wildfire, flooding, and pest outbreaks are expected to increase in the future. Forests that are adapted to gap-phase disturbances, with stand-replacing events occurring over hundreds or thousands of years, may be less tolerant of more frequent widespread disturbances. Mesic hardwood forests can create conditions that could buffer

against fire and drought to some extent, but these systems are not expected to do well if soil moisture declines significantly. Forest systems that are more tolerant of drought, flooding, or fire are expected to be better able to withstand climate-driven disturbances. This principle holds true only to a given point, because it is also possible for disturbance-adapted systems to experience too much disruption. For example, dry pine forests and woodlands might benefit from drier conditions with more frequent fire, but these systems might also convert to savannas or open grasslands if fire becomes too frequent or drought becomes too severe.

G. Nowacki and M. Abrams. 2008. The Demise of Fire and "Mesophication" of Forests in the Eastern United States. BioScience.

E. Gustafson and B. Sturtevant. 2013. Modeling Forest Mortality Caused by Drought Stress: Implications for Climate Change. Ecosystems.

Species in fragmented landscapes will have less opportunity to migrate in response to climate change.
Habitat fragmentation can hinder the ability of tree species to migrate to more suitable habitat on the landscape, especially if the surrounding area is nonforested. Modeling results indicate that mean centers of suitable habitat for tree species will migrate between 60 and 350 miles by the year 2100 under a high emissions scenario and between 30 and 250 miles under milder climate change scenarios. Based on data gathered for seedling distributions, it has been estimated that many northern tree species could possibly migrate northward at a rate of 60 miles per century. Fragmentation makes this disparity even more challenging, because the landscape is essentially less permeable to migration.

L. Iverson, M. Schwartz, and others. 2004. How fast and far might tree species migrate in the eastern United States due to climate change?. Global Ecology and Biogeography.

C. Woodall, C. Oswalt, and others. 2009. An indicator of tree migration in forests of the eastern United States. Forest Ecology and Management.

Systems that are limited to particular environments will have less opportunity to migrate in response to climate change.
Some species and forest types are confined to particular habitats on the landscape, whether through requirements for hydrologic regimes, soil types, or other reasons. Similar to species occurring in fragmented landscapes, isolated species and systems face additional barriers to migration. Widespread species may also have particular habitat requirements. For example, sugar maple is often limited to soils that are rich in nutrients like calcium, so this species may actually have less available suitable habitat than might be projected solely from temperature and precipitation patterns. Riparian forests are not expected to be able to migrate to upland areas because many species depend on seasonal flood dynamics for regeneration and a competitive advantage. Similarly, lowland conifer swamps contain a unique mix of species that are adapted to low pH values, peat soils, and particular water table regimes. These species face additional challenges in migration compared to more-widespread species with broad ecological tolerances.

A. Jump and J. Peñuelas. 2005. Running to stand still: adaptation and the response of plants to rapid climate change. Ecology Letters.

The urban heat island effect can exacerbate the effects of increasing temperatures.
Urban areas with one million or more people can be 2 to 13° F warmer than their surrounding rural areas due to the "urban heat island effect" from heat-absorbing infrastructure such as pavement and buildings as well as waste heat generated from manufacturing and automobiles. The urban heat island is often more pronounced in historically redlined areas with lower tree cover.

H. Akbari. 2005. Energy saving potentials and air quality benefits of urban heat island mitigation. Lawrence Berkeley National Laboratory.

Maxwell, K. , Julius, S. , and others. 2018.

The surface urban heat island response to urban expansion: A panel analysis for the conterminous United States

Recent progress on urban overheating and heat island research. Integrated assessment of the energy, environmental, vulnerability and health impact. Synergies with the global climate change

The Effects of Historical Housing Policies on Resident Exposure to Intra-Urban Heat: A Study of 108 US Urban Areas

Impervious cover can exacerbate the effects of increased heavy precipitation events in urban areas.
Increases in impervious cover can dramatically increase the size and frequency of localized flooding. Typically, urban floods are short-lived, but extended flooding can stress trees, leading to leaf yellowing, defoliation, and crown dieback. If damage is severe, mortality can occur. In addition, flooding can lead to secondary attacks by insect pests and diseases. Some species are more tolerant of flooding than others. Flood-intolerant species include upland species such as bitternut and shagbark hickory, Kentucky coffeetree, and white oak. Species that are generally tolerant of flooding include species that are generally native to wetlands and riparian areas such as baldcypress, sycamore, and red maple. Trees in coastal areas may also be vulnerable to saltwater intrusion during flood events.

S. Bratkovich, L. Burban, and others. 1993. Flooding and Its Effect on Trees. USDA Forest Service Northeastern Area.

G. Hollis. 1975. The effect of urbanization on floods of different recurrence interval. Water Resources Research.

Maxwell, K. , Julius, S. , and others. 2018.

Causal Effect of Impervious Cover on Annual Flood Magnitude for the United States

Assessing the tree health impacts of salt water flooding in coastal cities: A case study in New York City

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-328

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

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

FROM: Jessica Masters, Development Review Manager

SUBJECT: **Administrative Item (Amend UDC Chapters 166.02, Development Review Process, 167.04 Tree Preservation and Protection): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to 166.02 and 167.04. The proposed code changes would modify development requirements associated with tree preservation requirements. (Originally heard with ADM-2024-0028).**

RECOMMENDATION:
City staff and the Planning Commission recommend approval of an amendment to the Unified Development Code amending §166.02, Development Review Process and 167.04 Tree Preservation and Protection.

BACKGROUND:
In 2021, major ordinance changes were approved by City Council to revamp drainage and development standards, with a secondary goal of incentivizing infill. The changes that were approved required new green stormwater practices on a sliding scale of added impervious surface, and decoupled certain requirements from a question of use and tied those requirements instead to the overall impact to stormwater. This introduced three new levels of development threshold and shifted the requirement of a large-scale development plan or a site improvement plan to be triggered only after the addition of 10,000 sq. ft. of added, new impervious surface.

In the intervening period since 2021, staff audited the outcomes of these changes, and identified four main areas that require revision and clarification. Those areas for study, and their current status, are listed below.

- **Parkland Dedication**
  - Certain project types were no longer subject to parkland dedication, even though the impact of added units is significant. Proposed ordinance changes were already evaluated, reviewed, and approved by City Council on May 21, 2024.
- **Project Classification**
  - Projects adding less than 10,000 sq. ft. still often require a coordinated, cross-divisional round of review/comment leading to delays unforeseen issues at permitting. These changes are still pending Planning Commission review and approval, though staff anticipates they will be heard by the Planning Commission on July 22, 2024. A separate item will be brought forth with these changes.
- **Application of Tree Preservation standards**
  - Certain projects are no longer subject to tree preservation requirements. Staff and the Planning

Commission are recommending changes to this ordinance with this item, and they are described below.

- **Timeliness of Variances and Appeals**
  - Variances are only permitted to be appealed with an overall project, rather than piecemeal. This becomes an issue when certain development types are no longer subject to large-scale development or site improvement plan. Staff and the Planning Commission are recommending changes to this ordinance which will be heard at the July 16 City Council meeting.

DISCUSSION:

Application of Tree Preservation standards:
To address tree preservation concerns, staff, the Long-Range Planning Committee, and the Planning Commission propose requiring an abbreviated tree preservation plan to projects adding between 1,200 and 6,000 sq. ft. of impervious surface. Urban Forestry staff have found that larger, multi-unit structures on smaller infill sites are no longer required to perform any tree preservation, mitigation, or even escrow, even if the impact to the canopy is significant. To help alleviate concerns about requiring additional tree preservation to smaller sites, staff also recommends an option for projects within this threshold to be evaluated for a tree escrow contribution.

At the June 24, 2024 Planning Commission meeting, Commissioners voted 7-1-0 to forward the proposed ordinance changes to the City Council with a recommendation of approval. Commissioner Garlock made the motion, which was seconded by Commissioner Cabe; Commissioner Brink voted in opposition. Commissioners considered how to balance any potentially negative effects of adding tree preservation requirements to smaller infill projects, ultimately finding that the language offered to consider escrow for smaller projects was acceptable. When asked, Urban Forestry and Planning staff clarified that the proposed tree preservation changes were meant to protect the integrity of the scaled approach to tree preservation in the City (with a priority for preservation, mitigation, and finally escrow), but offer payment into escrow for trees that could not be preserved as an option for earlier consideration for those smaller projects.

One member of the public spoke at the meeting with concerns about the effects of proposed changes on infill with regards to the proposed development thresholds (which were not under consideration at the June 24 meeting), and concerns that requiring an abbreviated tree preservation plan for projects between 1,200 and 6,000 sq. ft. of impervious surface would lead to project delays and disincentivize infill. The member of the public wanted escrow to be considered as the primary option for those projects.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), Proposed Ordinance – Exhibit “A” (#4), Proposed Ordinance Amendment in Strikeout/Highlight (#5), Planning Commission Staff Report (#6), Urban Forestry Advisory Board Support for Code Changes - Final (#7)

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

File #: 2024-328

Administrative Item (Amend UDC Chapters 166.02, Development Review Process, 167.04 Tree Preservation and Protection): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to 166.02 and 167.04. The proposed code changes would modify development requirements associated with tree preservation requirements. (Originally heard with ADM-2024-0028).

AN ORDINANCE TO AMEND § 166.02 DEVELOPMENT REVIEW PROCESS AND § 167.04 TREE PRESERVATION AND PROTECTION OF THE UNIFIED DEVELOPMENT CODE TO MODIFY DEVELOPMENT REQUIREMENTS ASSOCIATED WITH TREE PRESERVATION REQUIREMENTS

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby repeals § 166.02 **Development Review Process** (E)(2) Level 2 and enacts a new § 166.02 (A) as follows:

Required Mitigation Measures and Documentation by Development Threshold			
Development Threshold	City-wide Standard	Grading and Drainage/ Stormwater Documentation	Water Quality, Flood, and Tree Mitigation Measures
Level 1	< or = 1,200 sf of IA	Exempt from Grading and Drainage provisions except for those still associated with the Building Permit process such as HHOD	Exempt
Level 2	1,201—6,000 sf of IA	• Completed Green Stormwater Practice (GSP) Worksheet, demonstrating Runoff Reduction via Better Site Design. • GSP Operation & Maintenance (O & M) Agreement to ensure the long-term functionality of these practices.	• 2 or more measures from Step 1 of Table 2 that Reduce Runoff via Better Site Design • 1 or more Green Stormwater Practices (GSPs) measures from Step 2 of Table 2 as required to treat 100% of the proposed additional impervious and gravel areas. • Abbreviated Tree Preservation Plan
Level 3	6,001—10,000 sf	Same as Level 2.	• Same as Level 2. • As needed GSP measures from

of IA	Step 3 to further reduce runoff referred to as extended detention • Abbreviated Tree Preservation Plan

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby repeals § 167.04 **Tree Preservation And Protection During Development** (A)(11) and enacts a new § 167.04 (A)(11) as follows:

"Building Permits. Tree preservation requirements apply to all permit applications for developments of greater than 1,200 square feet of impervious area. An abbreviated tree preservation plan, as set forth in § 167.04 (H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision, large scale development, or site improvement plan process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved."

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby repeals § 167.04 **Tree Preservation And Protection During Development** (A)(12)(a) and enacts a new § 167.04 (A)(12)(a) as follows:

"Person seeking to construct 1,200 square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply."

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby repeals § 167.04 **Tree Preservation And Protection During Development** (H)(3) and enacts a new § 167.04 (H)(3) as follows:

"Abbreviated Tree Preservation Plan. Applicants requesting approval of development projects for between 1,201 to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee, Subdivision Committee and/or Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan."

Section 5: That the City Council of the City of Fayetteville, Arkansas hereby repeals § 167.04 **Tree**

Preservation And Protection During Development (J)(4) and enacts a new § 167.04 (J)(4) as follows:

"(a) Developments proposed as building permits under Level 2 as outlined in § 166.02 (E)(2) are eligible for contribution to the tree escrow account as an option.

(b) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way detention ponds, common areas or other areas where trees can be protected and have ahigh probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.

(c) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.

(d) Money contributed under this section:

(i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;

(ii) Shall not revert to the general fund for ongoing operations.

(e) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.

(f) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.

(g) Refunds shall be paid to the present owner of the property that was the subject of new development and against which the fee was assessed and collected.

(h) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.

(i) The refund shall be made on a pro rata basis and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.

(j) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance."

Section 6: That the City Council of the City of Fayetteville, Arkansas hereby repeals § 167.04 **Tree Preservation And Protection During Development** (L)(1) and enacts a new § 167.04 (L)(1) as follows:

"Large scale developments, large site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing trees are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the

minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large and small site improvements, commercial final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing the nature of the protection afforded and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice."

City of Fayetteville Staff Review Form

2024-328

Item ID

7/16/2024

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

Jonathan Curth	6/28/2024	DEVELOPMENT SERVICES (620)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Administrative Item (Amend UDC Chapters 166.02, Development Review Process, 167.04 Tree Preservation and Protection): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to 166.02 and 167.04. The proposed code changes would modify development requirements associated with tree preservation requirements. (Originally heard with ADM-2024-0028).

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:

166.02 Development Review Process

(A) *Application Submittal*

(1) *Submittal.* All development applications shall be submitted to the Planning Division and will be processed for review in accordance with Planning Division operating procedures.

(B) *Public Meetings.* Development applications are required to be processed through the Technical Plat Review Committee, Subdivision Committee, and Planning Commission as follows:

(1) *Technical Plat Review Committee.* The following development applications are required to be reviewed by the Technical Plat Review Committee: Lot split, small site improvement plans, large site improvement plans, large scale development, planned zoning district, preliminary plat, final plat, and concurrent plat. After the Technical Plat Review Committee meeting staff may administratively approve lot splits, final plats, small site improvement plans, and large site improvement plans after review for compliance with all applicable codes subject to UDC 166.02(C).

(2) *Subdivision Committee.* The following development applications are required to be reviewed by the Subdivision Committee: Large scale development, planned zoning district with development, preliminary plat, and concurrent plat. From these applications, the Subdivision Committee may approve only large scale developments. Large scale development applications that are subject to administrative approval shall not be required to be reviewed by the Subdivision Committee.

(3) *Planning Commission.* The following development applications are required to be reviewed by the Planning Commission. Preliminary plat, concurrent plat, and planned zoning district with development. The Planning Commission may approve, deny, table, or approve development applications with conditions. A planned zoning district cannot be approved by the Planning Commission, but may be forwarded to City Council. Large scale development applications that are subject to administrative approval shall not be required to be reviewed by the Planning Commission.

(C) *Approval and Denial Criteria*

(1) *Administrative Approval.* The following applications shall be approved administratively by the Planning Division as long as the proposal meets all requirements of the Unified Development Code: Property line adjustment, lot split, final plat, small site improvement plan, and large site improvement plan. Approval by the Planning Commission for these applications is not required unless an appeal is filed in accordance with Ch. 156 of the UDC.

(a) *Reasons for Denial.* The Planning Division may refuse administrative approval based on the following criteria:

(i) *Property Line Adjustment; Lot Split.* The application does not comply with zoning and development requirements including, but not limited to: Lot width, lot area, setback requirements, buildable area, required parking, impervious surface, dedication of required right-of-way or easements, etc., or the requested action would make an existing non-conforming property or structure more non-conforming.

(ii) *Final Plat.* The conditions of approval of the preliminary plat have not been met, the proposed plat does not meet the zoning and development requirements of the UDC, and/or the required improvements have not been completed or guaranteed in accordance with Fayetteville Unified Development Code Chapter 158.

(iii) *Small or Large Site Improvement Plans.* The Planning Division may refuse to approve a small or large site improvement plan for any of the following reasons:

(a) The development plan is not submitted in accordance with the requirements of this chapter.

(b) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(c) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by this chapter.

(d) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factor such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(e) City water and sewer is not readily available to the property within the site improvement plat area and the developer has made no provision for extending such service to the development.

(f) The developer refused to comply with ordinance requirements or condition of approval for on-site and off-site improvements.

(2) *Subdivision Committee and Planning Commission Approval.* The following applications shall be approved by the Subdivision Committee or Planning Commission, subject to the criteria listed below: Large scale development, preliminary plat and concurrent plat.

(a) *Reasons For Denial.* The Subdivision Committee or Planning Commission may refuse to approve a large scale development, preliminary plat or concurrent plat for any of the following reasons:

(i) The plat or development plan is not submitted in accordance with the requirements of this chapter.

(ii) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(iii) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by this chapter.

(iv) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(v) City water and sewer is not readily available to the property within the large scale development, preliminary plat, or concurrent plat and the developer has made no provision for extending such service to the development.

(vi) The developer refused to comply with ordinance requirements or conditions of approval for on-site and off-site improvements.

(D) *Plat Recordation or Construction Plan Approval.* After obtaining approval by the appropriate governing body, the applicant shall follow the procedures set forth below in order to record the plat or obtain construction plan approval.

(1) *Property Line Adjustment, Lot Split, Building Permit, Final Plat, Concurrent Plat.* The applicant shall submit copies of the approved plats containing all required signatures to the Planning Division for final

approval. The plats shall be recorded by the applicant and copies of the recorded plats provided to the Planning Division as required.

(2) *Preliminary Plat, Large Scale Development and Small or Large Site Improvement Plan.* Receipt of the approval authorizes the applicant to proceed with:

(a) The preparation of plans, reports and specifications in accordance with City Engineering requirements including but not limited to:

(i) Street plans, profiles and specification accompanied by soil analyses and design calculations;

(ii) Storm drainage plans, profiles and specifications accompanied by soil analyses and design calculations; and

(iii) Water and sewer plans, profiles and specifications, accompanied by design calculations, to be reviewed and approved by City Engineering.

(iv) Final site plans, landscape plans, and other plans, reports and specifications required by the city to obtain approval.

(b) Once all approvals that are required have been obtained, the applicant may proceed with site preparation and construction in accordance with the permitted plans.

(E) *Building Permits.*

(1) Before a building permit is issued the developer shall:

(a) Dedication of Right-of-Way. Dedicate right-of-way in compliance with the city's Master Street Plan, and in compliance with the requirements for on or off-site improvements.

(b) Dedicate all easements necessary to serve the development as required by the utility providers and the city. This may be completed by easement plat or separate easement document(s), with approval of the Planning Division.

(c) Comply with all applicable zoning and development codes.

(d) In addition, for small site improvement plans, large site improvement plans and large scale developments, the developer shall:

(i) Obtain approval from the appropriate governing body.

(ii) On and Off-Site Improvements. Construct or guarantee required on- and off-site improvements in accordance with UDC Chapter 158.

(iii) Complete applicable conditions of approval.

(2) In addition to §166.02(E), before a building permit is issued for site that creates between 1,201 and 10,000 square feet of new impervious area, where a corresponding subdivision of land is not proposed, the developer shall complete, and receive approval of, appropriate grading and drainage documentation demonstrating compliance with UDC Chapters 169 and 170 as well as the current City Drainage Criteria Manual per the table below. Impervious areas will be considered as existing only if they are in place on March 3, 2021 which corresponds with the City of Fayetteville 2021 imagery.

Required Mitigation Measures and Documentation by Development Threshold			
Development Threshold	City-wide Standard	Grading and Drainage/ Stormwater Documentation	Water Quality, Flood, and Tree Mitigation Measures

Level 1	< or = 1,200 sf of IA	Exempt from Grading and Drainage provisions except for those still associated with the Building Permit process such as HHOD	Exempt
Level 2	1,201—6,000 sf of IA	• Completed Green Stormwater Practice (GSP) Worksheet, demonstrating Runoff Reduction via Better Site Design. • GSP Operation & Maintenance (O & M) Agreement to ensure the long-term functionality of these practices.	• 2 or more measures from Step 1 of Table 2 that Reduce Runoff via Better Site Design • 1 or more Green Stormwater Practices (GSPs) measures from Step 2 of Table 2 as required to treat 100% of the proposed additional impervious and gravel areas. • Abbreviated Tree Preservation Plan
Level 3	6,001—10,000 sf of IA	Same as Level 2.	• Same as Level 2. • As needed GSP measures from Step 3 to further reduce runoff referred to as extended detention • Abbreviated Tree Preservation Plan

(F) *Completion of Development/Certificate of Occupancy.* No certificate of occupancy for a large-scale development, large site improvement plan, or small site improvement plan shall be issued, and no final plat or concurrent plat shall be signed for recordation until the following have been completed:

(1) The requirements for on and off-site improvements have been completed, and maintenance bonds/guarantees deposited to city specifications.

(2) An "as built" plot plan has been approved by the City Engineer (where applicable) showing:

(a) The location of all buildings and the setback distance for said buildings from street right-of-way and adjoining property lines;

(b) The location of any freestanding signs and the setback distance of said signs from street right-of-way and adjoining property lines;

(c) The location, number, dimensions, and surfacing of all parking spaces and of all screens or fences;

(d) The location and size of all water, sewer, gas, electric, telephone, and television cable lines;

(e) The location and size of all stormwater features with associated drainage easements demarcated, where applicable; and

(f) The location and quantity of existing and new impervious area on the property.

(3) The development has been inspected and approved by all applicable city divisions.

(4) All applicable conditions of approval have been completed.

(Code 1965, App. C., Art. II, §§F—H; Ord. No. 2581, 12-4-79; Code 1991, §§159.16—159.18; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 5296, 12-15-09; Ord. No. 5653, 01-21-14; Ord. No. 6061, §2, 4-17-18; Ord. No. 6446, §8(Exh. C), 6-15-21; Ord. No. 6539, §5(Exh. A), 3-1-22)

167.04 Tree Preservation And Protection During Development

(A) *Applicability.* The provisions of this section shall apply to proposed developments as defined by the Unified Development Code as follows:

(1) *Large Scale Developments.*

(2) *Large Site Improvement Plan.*

(3) *Small Site Improvement Plan.*

(4) *Preliminary Plat.*

(5) *Final Plat.*

(6) *Concurrent Plat.*

(7) *Planned Zoning Districts.*

(8) *Parking Lots.* Tree preservation requirements apply to all permit applications for the construction of parking lots with five (5) or more spaces. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for permits on projects that are required to go through the subdivision or large scale development process.

(9) *Hillside/Hilltop Overlay District.* Undeveloped land located within the Hillside/Hilltop Overlay District shall submit a tree preservation plan with the preliminary plat or site plan. Single and two (2) family residential development shall submit an abbreviated tree preservation and site plan at the time of applying for a building permit.

(10) *Grading Permit.* A tree preservation plan or an abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for grading permits on projects that are not required to go through the development process.

(11) *Building Permits.* Tree preservation requirements apply to all permit applications for developments of greater than 1,200 square feet of impervious area. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision, large scale development, or site improvement plan process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved.

(12) *Exemptions.* Projects not listed above or not impacting tree canopy are not required to submit a tree preservation plan or review from Urban Forestry.

(a) Persons seeking to construct 1,200square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply.

(b) Structural changes to buildings located in the Hillside/Hilltop Overlay District that do not result in an enlargement of the building footprint or roof dripline shall not require an abbreviated tree preservation plan.

(B) *Tree Preservation Criteria.* The Urban Forester shall consider the following factors, and any other relevant information, when evaluating tree preservation plans:

(1) The desirability of preserving a tree or group of trees by reason of age, location, size, or species.

(2) Whether the design incorporates the required tree preservation priorities.

(3) The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.

(4) The impact of the reduction in tree cover on adjacent properties, the surrounding neighborhood and the property on which the tree or group of trees is located.

(5) Whether alternative construction methods have been proposed to reduce the impact of development on existing trees.

(6) Whether the size or shape of the lot reduces the flexibility of the design.

(7) The general health and condition of the tree or group of trees, or the presence of any disease, injury, or hazard.

(8) The placement of the tree or group of trees in relation to utilities, structures, and the use of the property.

(9) The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.

(10) Whether proposed roads and proposed utilities are designed in relation to the existing topography, and routed, where possible, to avoid damage to existing canopy.

(11) Construction requirements of on-site and off-site drainage.

(12) The effects of proposed on-site mitigation or off-site alternatives.

(13) The effect other chapters of the Unified Development Code, or city policies have on the development design.

(14) The extent to which development of the site and the enforcement of this chapter are impacted by state and federal regulations.

(15) The impact a substantial modification or rejection of the application would have on the applicant.

***Note—**The above items are not presented in any particular order of importance. The weight each is given will depend in large part on the individual characteristics of each project.

(C) *Canopy Area.* In all proposed developments that are required to submit a tree preservation plan or abbreviated tree preservation plan, trees shall be preserved as outlined in Table 1 under Percent Minimum Canopy, unless the applicant has been approved for on-site mitigation or off-site alternatives as set forth in §167.04(I) and (J) below. The square foot percentage of canopy area required for preservation in new development is based on the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. An applicant shall not be required to plant trees in order to reach the percent minimum canopy requirement on land where less than the minimum exists prior to development.

Table 1
Minimum Canopy Requirements

ZONING DESIGNATIONS	PERCENT MINIMUM CANOPY
R-A, Residential — Agricultural (nonagricultural uses)	25%
RSF-.5, Single-family Residential — One-Half Unit per Acre	25%
RSF-1, Single-family Residential — One Unit per Acre	25%
RSF-2, Single-family Residential — Two Units per Acre	20%
RSF-4, Single-family Residential — Four Units per Acre	25%
RSF-7, Single-family Residential — Seven Units per Acre	20%

RSF-8, Single-family Residential — Eight Units per Acre	20%
RSF-18, Single-family Residential — Eighteen Units per Acre	20%
R-O, Residential — Office	20%
RI-12, Residential Intermediate — Twelve Units Per Acre	20%
RI-U, Residential Intermediate — Urban	15%
RMF-6, Multi-family Residential — Six Units per Acre	20%
RMF-12, Multi-family Residential — Twelve Units per Acre	20%
RMF-18, Multi-family Residential — Eighteen Units per Acre	20%
RMF-24, Multi-family Residential — Twenty-Four Units per Acre	20%
RMF-40, Multi-family Residential — Forty Units per Acre	20%
NS-L, Neighborhood Services — Limited	20%
NS-G, Neighborhood Services — General	20%
C-1, Neighborhood Commercial	20%
CS, Community Services	20%
C-2, Thoroughfare Commercial	15%
UT, Urban Thoroughfare	15%
C-3, Central Business Commercial	15%
DC, Downtown Core	10%
MSC, Main Street Center	10%
DG, Downtown General	10%
NC, Neighborhood Conservation	20%
I-1, Heavy Commercial and Light Industrial	15%
I-2, General Industrial	15%
P-1, Institutional	25%
PZD, Planned Zoning District (HHOD)	25% (30%)

All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.

(D) *Prior Tree Removal.*

(1) If trees have been removed below the required percent minimum canopy within the five (5) years preceding application for a development, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional 10% of the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. The number of trees required to be planted shall be calculated using the base density for high priority trees.

(2) *Waiver.* If an applicant is able to demonstrate to the Planning Commission's satisfaction that the trees were removed for a bona fide agricultural purpose, and not with the intent to thwart enforcement of this chapter, the additional 10% reforestation requirement shall be waived.

(E) *Tree Preservation Priorities.*

(1) *Percent Minimum Canopy.* Proposed designs must meet the percent minimum canopy requirements for the particular zoning designation, emphasizing the preservation and protection of high priority trees on the site. Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement and such utilities shall be routed, wherever possible, to avoid existing canopy.

(2) *Existing Natural Features.* Each design shall consider the existing natural features of the site, the preservation priorities for the trees, and the impact their proposed removal may have both on and off-site.

(3) *Priority Trees.* The preservation and protection of high priority trees shall be enforced most stringently to meet the minimum percentage of canopy preservation. High priority trees are alive, healthy, greater than or equal to an 8-inch diameter at breast height for large and medium species of trees. High priority for small species of trees is greater than or equal to a 4-inch diameter. Low priority trees are invasive species or unhealthy as determined by a tree care professional pursuant to §167.07. Low priority trees are less than an 8-inch diameter at breast height for larger and medium species and less than a 4-inch diameter at breast height for smaller trees species.

(F) *Tree Preservation Requirements for Proposed Residential and Non-Residential Developments.*

(1) *Residential Developments.* The percent minimum canopy in residential developments shall be located in areas that have the least possibility of impact as public infrastructure and proposed utilities are installed and homes built. The intent is to leave undisturbed as many existing trees as possible for the use and enjoyment of prospective lot owners. Residential developments requesting tree removal below the percent minimum canopy requirement may choose either residential on-site mitigation, or to contribute to the Tree Escrow Account as set forth in §167.04(J)(4)(a). Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement, and such proposed utilities shall be routed to avoid existing canopy and shall count toward the percent minimum canopy requirement.

(2) *Nonresidential Developments.* Two (2) options are available for establishing a tree preservation plan for the development of nonresidential developments. The Urban Forester shall recommend to the Planning Commission the option that will potentially preserve the largest amount of high priority canopy based upon the tree preservation criteria set forth in §167.04(B) above.

(a) *Preservation Plan for Entire Development.* The developer may choose to preserve the percent minimum canopy required for the entire development. With this option, the preserved canopy shall be located in areas that will not be impacted by future development of the individual lots. Canopy to be preserved shall be noted on the final plat, and shall be protected as set forth in §167.04(L) below. Should the entire percent minimum canopy requirement for the site be so protected, the preserved canopy shall be placed in a tree preservation easement and the final plat shall include a statement that the individual lots, as represented thereon, shall not require separate tree preservation plans.

(b) *Preservation Plan for Infrastructure Only.* The developer, in consultation with city staff, shall delineate the area required for the construction of the infrastructure and improvements for the development. This area should include street rights-of-way, and utility and drainage easements. Proposed lot lines, streets, and easements shall be located to avoid placing a disproportionate percentage of existing canopy in any one (1) proposed lot. This option shall not allow the removal of trees during the grading of individual lots, unless shown by the developer to be essential to the project's engineering design. The developer will be required to compensate for the canopy removed from defined individual lots by making the appropriate payment into the Tree Escrow Account. On all other areas of the development, the developer shall protect the existing canopy during the construction phase in accordance with §167.05 below. The final plat shall include a statement that the individual lots shall require separate tree preservation plans.

(3) *Hillside/Hilltop Overlay District.* Individual parcels or lots located within the Hillside/Hilltop Overlay District boundary shall submit a tree preservation plan or an abbreviated tree preservation plan as set forth in §167.04(H)(3) indicating the location of the structure and the preservation of the minimum tree canopy requirement.

(4) Developers have the option of creating cluster development, such as a Planned Zoning District, which would encourage more open space and tree preservation. In this pattern of development, the trees preserved or open space on each lot can be transferred to a larger Tree Preservation Easement instead of individual lots required to meet minimum percent requirements. The Tree Preservation Easements shall be clearly depicted on easement plats or final plats.

(G) *Initial Review.*

(1) *Meeting with the Urban Forester*. It is strongly recommended that prospective applicants meet with the Urban Forester for an initial review of the proposed tree preservation plan for the site prior to submitting a proposed development to the city. During the initial review, the Urban Forester shall make recommendations to ensure the proposed subdivision or development complies with the requirements of this chapter. These recommendations shall be nonbinding. However, applicants proceed at the risk of higher costs and longer approval times due to changes required by a noncompliant submittal should they choose not to have the initial review or to disregard the recommendations of the Urban Forester.

(2) *Confirmation.* The Urban Forester shall document whether the applicant participated in the initial review meeting in the Tree Preservation and Protection staff report given to applicants going through the development review process. If the applicant chooses to attend an initial review meeting, the staff report shall also document any recommendations made. The Urban Forester shall ensure that a copy of the report or email becomes part of the permanent file for the project.

(H) *Submittal of Plans.* Applicants should bear in mind that all plans will be evaluated according to the tree preservation criteria and percent minimum canopy requirements as set forth under §167.04(B) and (C).

(1) *Tree Preservation Plan.* On sites with existing tree canopy, the applicant shall conduct a tree preservation analysis to determine the approximate age, health, size and species distribution of the trees, noting each on a tree preservation plan, and clearly showing the locations and types of all natural features on a site, including features 100 feet beyond the property lines. The tree preservation plan shall also specifically depict the applicable preservation priority level for each tree or group of trees on the site. The plan should include, but not be limited to, delineation of the following features as they exist on the site:

(a) The existing topography of the site highlighting slopes of 15% or greater, and indicating the natural drainage patterns;

(b) The property line boundaries of the site;

(c) Soils identified according to the Unified Soil Classification System;

(d) Any significant trees, as defined in the City of Fayetteville's Tree Preservation, Protection and Landscape Manual, existing on the site, and the location of trunks, spread of the canopy, species, diameter at breast height (DBH), and the overall health of each significant tree;

(e) Groupings of trees, delineating the edges of the overall canopy, noting the predominate species, average height, diameter at breast height (DBH), and general health of the trees.

(f) All existing utilities and utility easements;

(g) All features, including trees, buildings, perennial and intermittent streams and creeks that exist on the site or within 100 feet of the limits of disturbance;

(h) Floodplains and floodways on the site;

(i) All existing rights-of-way within and surrounding the project site, including any designated trails or bike paths; and,

(j) Any other factors that may impact the design of the site.

(2) *Additional Tree Preservation Plan Content.* The applicant shall indicate all proposed site improvements, and delineate in the tree preservation plan the trees to be retained on-site, and the measures to be implemented for their protection. These measures shall include, but need not be limited to, fencing, limits of root pruning, as well as restrictions on traffic and material storage. The plan shall also clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site, as well as the proposed location of utilities. The applicant should consult the City of Fayetteville Tree Preservation, Protection and Landscape Manual for details, examples and specific checklists. Examples can be provided upon request to the Urban Forester.

(3) *Abbreviated Tree Preservation Plan.* Applicants requesting approval of development projects for between 1,201 to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee, Subdivision Committee and/or Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan.

(4) *Analysis Report.* The applicant shall submit an analysis report when minimum percent canopy is not met. The report shall detail the design approaches used to minimize damage to or removal of existing canopy that were considered in arriving at the proposed design. Written justification shall be presented as to why individual trees or canopy must be removed. The report shall also detail proposed on-site mitigation options or off-site alternatives, as detailed below.

(5) *Grading and Utility Plans.* All subsequent grading and utility plans shall depict Tree Preservation Areas, preserved trees, and the physical limits of all protective measures on site required during construction.

(6) *Submittal Requirements.* The applicant shall submit a tree preservation plan. Development plans with removal of tree canopy below percent minimum canopy shall submit an analysis report to the Urban Forester, concurrently with their tree preservation plan. Applicants submitting abbreviated tree preservation plans shall not be required to submit analysis report.

(7) *Tree Preservation Easements.* The City of Fayetteville shall encourage the use of Tree Preservation Easements for the added protection of trees preserved to meet percent minimum canopy requirements or trees planted, in those instances where such would be of mutual benefit to the applicant and the City of Fayetteville.

(I) *Request for On-Site Mitigation.*

(1) *Timing of Request for On-Site Mitigation.* Requests to remove trees below the percent minimum canopy requirement must be incorporated with the applicant's tree preservation plan.

(2) *Plan Requirements.* The tree preservation plan must graphically represent the species and location for all existing trees on-site. It shall also include a chart clearly stating the following information:

(a) The number of trees requested for removal;

(b) The percentage below the percent minimum canopy requirement they represent; and

(c) The species and number of trees to be planted based on the forestation requirements below.

(3) *Planting Details and Notes.* Planting details and notes shall be included on the tree preservation plan or landscape plan as set forth in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(4) *Forestation Requirements.* The number and species of trees required for forestation shall be based upon the quality of the canopy lost:

(a) *High Priority Canopy.* When removing high priority canopy below the percent minimum canopy required, the canopy square footage removed shall be forested at a base density of two hundred (200), 2-inch caliper trees per acre removed.

(b) *Low Priority Canopy.* When removing low priority canopy below the percent minimum required, the canopy square footage removed shall be forested at a base density of one hundred (100), 2-inch caliper trees per acre removed.

(5) *Base Density.* Compensating for the environmental damage caused by removing tree canopy shall be accomplished by forestation on a per acre basis. The base density formula used above is based on 2-inch caliper trees. However, the urban forester may approve the use of trees with less than 2-inch caliper for the planting of smaller tree species required by spatial constraints on the site. In such cases, the number of trees to be planted may be adjusted in accordance with the species table to be found in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(6) *Preferred Species.* All trees to be planted shall be species native to the Ozark region or native cultivars, when available, or selected from the list of preferred tree species set forth in the City of Fayetteville Tree Preservation, Protection and Landscape Manual. Species selection shall be based upon the amount of space available for proper growth on the site, and must be approved by the Urban Forester.

(7) *Placement of Trees*. The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.

(8) *Residential On-Site Mitigation.* Applicants requesting on-site mitigation for residential developments shall comply with all the provisions of §167.04(I), as well as the following:

(a) The applicant's mitigation plan shall meet or exceed the required number of mitigation trees based on the forestation requirements as set forth at §167.04(I)(4).

(b) All plans requesting residential on-site mitigation shall include a binding three (3) year maintenance and monitoring plan, which shall hold the applicant responsible for the health of all planted trees.

(i) Approval of a plan requesting residential on-site mitigation shall be contingent upon the applicant depositing with the city an irrevocable letter of credit in an amount equal to the estimated cost of materials and labor for all trees at the time of planting. The irrevocable letter of credit must cover the entire three (3) year maintenance and monitoring period. Applicant shall submit cost estimates to the Urban Forester for approval.

(ii) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the city shall release the letter of credit.

(iii) In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary moneys from the landscape establishment guarantee to do so.

(iv) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.

(c) Developers requesting mitigation trees be planted along the street right-of-way of residential developments shall submit a landscape plan that complies with the standards outlined in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual in order to ensure that new trees planted are of the highest quality, require low maintenance, and do not interfere with public safety. The species of trees to be planted shall be selected from the approved street tree species list, or be otherwise specifically approved by the Urban Forester. The applicant's mitigation plan for planting street trees shall describe in detail the method for tracking the development of the individual lots, which shall best ensure that required number and species of mitigation trees are planted.

(9) *Request for On-Site Mitigation Alternatives (Green Roofs or Green Façades).*

(a) *Intent.* The intent is to allow previously developed sites with at least 50% existing impervious area and limited space for planting trees to use on-site mitigation alternatives to meet the mitigation requirements and still contribute beneficial plant materials that provide positive ecosystem services.

(b) *Applicability.* On-Site Mitigation Alternatives shall only be allowed as alternatives to planting trees in form-based zoning districts that allow for mixed-use and do not have a building area maximum requirement. On-Site Mitigation Alternatives may not be utilized on sites that have adequate space to meet landscape requirements.

(c) *Timing of Request for On-Site Mitigation Alternatives.* Requests for on-site alternatives must be incorporated and submitted concurrently with the applicant's tree preservation plan.

(d) *Intensive Green Roof.* A green roof with 6 inches or great soil medium that can sustain plant species with deeper root systems.

(e) *Extensive Green Roof.* A green roof with 2 to 5 inches of soil medium that can sustain plant species with shallow root systems.

(f) *Green Façade.* A green façade is created by growing climbing plants up and across the façade of a building, either from plants grown directly in the ground or a large container of at least 12 inches of soil medium. Plants can attach directly to the building or be supported with a 12-inch by 12-inch trellis system connected to the building.

(g) *Mitigation Alternative Calculations.* The applicant's plan to install an extensive green roof, intensive green roof, and green façade in lieu of a mitigation tree shall be based from square footage of tree canopy.

(i) The calculation for an extensive green roof shall be based from a ratio of 1 square foot of tree canopy to 2.5 square feet of extensive green roof.

(ii) The calculation for an intensive green roof shall be based from a ratio of 1 square foot of tree canopy to 1.4 square feet of intensive green roof.

(iii) The calculation for a green façade shall be done based from a ratio of 1 square foot of tree canopy to 2.5 square feet of green façade.

(J) *Request for Off-Site Alternatives.*

(1) *Timing of Request for Off-Site Alternatives.* Requests for off-site alternatives must be incorporated in, and submitted concurrently with the applicant's tree preservation plan.

(2) *Off-Site Preservation*. The applicant may seek approval of the Urban Forester to preserve an equal or greater amount of canopy cover at a site within the city limits.

(3) *Off-Site Forestation.*

(a) If off-site preservation cannot be achieved, the applicant may seek approval from the Urban Forester to plant the required number of trees on another site owned by the applicant and located within the city limits. A tree preservation easement must be conveyed concurrently with or prior to submission of a final plat by the applicant to the city to protect any off-site preservation or forestation and the legal description of the tree preservation easement shall also appear on the final plat.

(b) An applicant may plant and maintain mitigation trees needed for the applicant's development as to fulfill the obligation set forth in Chapter 167, Tree Preservation and Protection, in a nearby city park or public right-of-way if expressly approved by City Council resolution. The City Council shall seek advice from the Urban Forester, Parks and Recreation Department staff and citizens about the advisability of forestation of the nearby city park and may apply express conditions including requiring irrigation to be installed and regular maintenance to be performed by the applicant.

(4) *Tree Escrow Account.* Tree preservation on-site is always the preferred option, with on-site mitigation, off-site preservation, off-site forestation, and on-site mitigation alternatives to be considered in descending order only if the more preferred option cannot be fully achieved. If none of these options can completely fulfill a developer's obligation under this Tree Preservation and Protection Chapter, the developer shall pay into the City Tree Escrow Account $250.00 for each tree required to meet the Base Density requirements which fairly represents the costs of material and labor to plant a tree. The developer shall also pay into the Tree Escrow Fund $425.00 as three (3) years of maintenance costs to ensure each tree survives for that period of time. Tree planting and maintenance costs should be reviewed at least every four (4) years to ensure it remains the fair market costs for tree planting and maintenance for three (3) years.

(a) Developments proposed as building permits creating between 1,201 – 6000 square feet of impervious surface under Level 2 as outlined in §166.02(E)(2) are eligible for contribution to the tree escrow account as an option.

(b) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way, detention ponds, common areas or other areas where trees can be protected and have a high probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.

(c) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.

(d) Money contributed under this section:

(i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;

(ii) Shall not revert to the general fund for ongoing operations.

(e) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.

(f) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.

(g) Refunds shall be paid to the present owner of the property that was the subject of new development and against which the fee was assessed and collected.

(h) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.

(i) The refund shall be made on a pro rata basis, and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.

(j) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance.

(K) *Tree Preservation Plan Review Form.* The Urban Forester shall use a standardized form for all recommendations or administrative determinations made regarding an applicant's tree preservation plan.

(1) The form shall clearly indicate whether the Urban Forester is making a final administrative determination, or a recommendation to the Planning Commission or City Council.

(2) The form shall also clearly indicate the applicant's plan is "APPROVED," "DISAPPROVED," or "CONDITIONALLY APPROVED," and explain the reasoning therefore.

(3) A statement shall appear on the form explaining the process by which a final administrative determination may be appealed in accordance with Chapter 155 of the Unified Development Code.

(4) The Urban Forester shall sign and date the form, and ensure that a copy becomes part of the permanent file for the project.

(L) *Continuing Preservation and Protection Under Approved Tree Preservation Plans and Tree Preservation Easements.*

(1) Large scale developments, large site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing tree are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large and small site improvements, commercial final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing

the nature of the protection afforded, and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice.

(2) The geographic extent and location of tree preservation easements, once recorded, may only be modified, or abolished with the express approval of the City Council. Applicants requesting such action shall bear the burden of proving to the City Council's satisfaction that such modification or abolition is in the best interest of the City of Fayetteville. Such requests shall be submitted to the urban forester, who shall ask the City Clerk to place it on the agenda of the next regularly scheduled City Council meeting.

(3) Property owners wishing to remove diseased or dead trees from within a recorded tree preservation easement shall seek prior approval from the Urban Forester, who shall determine if such removal is consistent with sound arboricultural and horticultural practices, as well as the intent of this chapter. Any tree so removed shall be replaced with a tree of like or similar species, unless the Urban Forester determines that natural replacements of sufficient health and vigor are already present in the tree preservation easement.

(Code 1991, §162.10; Ord. No. 2699, §10, 4-20-93; Ord. No. 3901, §1, 7-5-95; Ord. No. 3963, §6, 4-16-96; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4340, 10-2-01; Ord. No. 4539 02-03-04; Ord. No. 4855, 4-18-06; Ord. No. 4930, 10-03-06; Ord. No. 5308, 3-16-10; Ord. No. 5312, 4-20-10; Ord. No. 5427, 8-2-11; Ord. No. 5513, 7-17-12; Ord. No. 5773, 5-19-15; Ord. No. 5818, 10-20-15; Ord. No. 5824 , §3, 11-17-15; Ord. No. 5945 , §17, 1-17-17; Ord. No. 5986 , §§4(Exh. A), 5—35, 7-6-17; Ord. No. 6442 , §§1(Exh. A1), 2(Exh. B), 5(Exh. E), 6(Exh. F), 6-1-21; Ord. No. 6446 , §9(Exh. D), 6-15-21)

166.02 Development Review Process

(A) *Application Submittal*

(1) *Submittal.* All development applications shall be submitted to the Planning Division and will be processed for review in accordance with Planning Division operating procedures.

(B) *Public Meetings.* Development applications are required to be processed through the Technical Plat Review Committee, Subdivision Committee, and Planning Commission as follows:

(1) *Technical Plat Review Committee.* The following development applications are required to be reviewed by the Technical Plat Review Committee: Lot split, small site improvement plans, large site improvement plans, large scale development, planned zoning district, preliminary plat, final plat, and concurrent plat. After the Technical Plat Review Committee meeting staff may administratively approve lot splits, final plats, small site improvement plans, and large site improvement plans after review for compliance with all applicable codes subject to UDC 166.02(C).

(2) *Subdivision Committee.* The following development applications are required to be reviewed by the Subdivision Committee: Large scale development, planned zoning district with development, preliminary plat, and concurrent plat. From these applications, the Subdivision Committee may approve only large scale developments. Large scale development applications that are subject to administrative approval shall not be required to be reviewed by the Subdivision Committee.

(3) *Planning Commission.* The following development applications are required to be reviewed by the Planning Commission. Preliminary plat, concurrent plat, and planned zoning district with development. The Planning Commission may approve, deny, table, or approve development applications with conditions. A planned zoning district cannot be approved by the Planning Commission, but may be forwarded to City Council. Large scale development applications that are subject to administrative approval shall not be required to be reviewed by the Planning Commission.

(C) *Approval and Denial Criteria*

(1) *Administrative Approval.* The following applications shall be approved administratively by the Planning Division as long as the proposal meets all requirements of the Unified Development Code: Property line adjustment, lot split, final plat, small site improvement plan, and large site improvement plan. Approval by the Planning Commission for these applications is not required unless an appeal is filed in accordance with Ch. 156 of the UDC.

(a) *Reasons for Denial.* The Planning Division may refuse administrative approval based on the following criteria:

(i) *Property Line Adjustment; Lot Split.* The application does not comply with zoning and development requirements including, but not limited to: Lot width, lot area, setback requirements, buildable area, required parking, impervious surface, dedication of required right-of-way or easements, etc., or the requested action would make an existing non-conforming property or structure more non-conforming.

(ii) *Final Plat.* The conditions of approval of the preliminary plat have not been met, the proposed plat does not meet the zoning and development requirements of the UDC, and/or the required improvements have not been completed or guaranteed in accordance with Fayetteville Unified Development Code Chapter 158.

(iii) *Small or Large Site Improvement Plans.* The Planning Division may refuse to approve a small or large site improvement plan for any of the following reasons:

(a) The development plan is not submitted in accordance with the requirements of this chapter.

(b) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(c) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by this chapter.

(d) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factor such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(e) City water and sewer is not readily available to the property within the site improvement plat area and the developer has made no provision for extending such service to the development.

(f) The developer refused to comply with ordinance requirements or condition of approval for on-site and off-site improvements.

(2) *Subdivision Committee and Planning Commission Approval.* The following applications shall be approved by the Subdivision Committee or Planning Commission, subject to the criteria listed below: Large scale development, preliminary plat and concurrent plat.

(a) *Reasons For Denial.* The Subdivision Committee or Planning Commission may refuse to approve a large scale development, preliminary plat or concurrent plat for any of the following reasons:

(i) The plat or development plan is not submitted in accordance with the requirements of this chapter.

(ii) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(iii) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by this chapter.

(iv) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(v) City water and sewer is not readily available to the property within the large scale development, preliminary plat, or concurrent plat and the developer has made no provision for extending such service to the development.

(vi) The developer refused to comply with ordinance requirements or conditions of approval for on-site and off-site improvements.

(D) *Plat Recordation or Construction Plan Approval.* After obtaining approval by the appropriate governing body, the applicant shall follow the procedures set forth below in order to record the plat or obtain construction plan approval.

(1) *Property Line Adjustment, Lot Split, Building Permit, Final Plat, Concurrent Plat.* The applicant shall submit copies of the approved plats containing all required signatures to the Planning Division for final

approval. The plats shall be recorded by the applicant and copies of the recorded plats provided to the Planning Division as required.

(2) *Preliminary Plat, Large Scale Development and Small or Large Site Improvement Plan.* Receipt of the approval authorizes the applicant to proceed with:

(a) The preparation of plans, reports and specifications in accordance with City Engineering requirements including but not limited to:

(i) Street plans, profiles and specification accompanied by soil analyses and design calculations;

(ii) Storm drainage plans, profiles and specifications accompanied by soil analyses and design calculations; and

(iii) Water and sewer plans, profiles and specifications, accompanied by design calculations, to be reviewed and approved by City Engineering.

(iv) Final site plans, landscape plans, and other plans, reports and specifications required by the city to obtain approval.

(b) Once all approvals that are required have been obtained, the applicant may proceed with site preparation and construction in accordance with the permitted plans.

(E) *Building Permits.*

(1) Before a building permit is issued the developer shall:

(a) Dedication of Right-of-Way. Dedicate right-of-way in compliance with the city's Master Street Plan, and in compliance with the requirements for on or off-site improvements.

(b) Dedicate all easements necessary to serve the development as required by the utility providers and the city. This may be completed by easement plat or separate easement document(s), with approval of the Planning Division.

(c) Comply with all applicable zoning and development codes.

(d) In addition, for small site improvement plans, large site improvement plans and large scale developments, the developer shall:

(i) Obtain approval from the appropriate governing body.

(ii) On and Off-Site Improvements. Construct or guarantee required on- and off-site improvements in accordance with UDC Chapter 158.

(iii) Complete applicable conditions of approval.

(2) In addition to §166.02(E), before a building permit is issued for site that creates between 1,201 and 10,000 square feet of new impervious area, where a corresponding subdivision of land is not proposed, the developer shall complete, and receive approval of, appropriate grading and drainage documentation demonstrating compliance with UDC Chapters 169 and 170 as well as the current City Drainage Criteria Manual per the table below. Impervious areas will be considered as existing only if they are in place on March 3, 2021 which corresponds with the City of Fayetteville 2021 imagery.

Required Mitigation Measures and Documentation by Development Threshold			
Development Threshold	City-wide Standard	Grading and Drainage/ Stormwater Documentation	Water Quality, Flood, and Tree Mitigation Measures

Level 1	< or = 1,200 sf of IA	Exempt from Grading and Drainage provisions except for those still associated with the Building Permit process such as HHOD	Exempt
Level 2	1,201—6,000 sf of IA	• Completed Green Stormwater Practice (GSP) Worksheet, demonstrating Runoff Reduction via Better Site Design. • GSP Operation & Maintenance (O & M) Agreement to ensure the long-term functionality of these practices.	• 2 or more measures from Step 1 of Table 2 that Reduce Runoff via Better Site Design • 1 or more Green Stormwater Practices (GSPs) measures from Step 2 of Table 2 as required to treat 100% of the proposed additional impervious and gravel areas. • Abbreviated Tree Preservation Plan
Level 3	6,001—10,000 sf of IA	Same as Level 2.	• Same as Level 2. • As needed GSP measures from Step 3 to further reduce runoff referred to as extended detention • Abbreviated Tree Preservation Plan

(F) *Completion of Development/Certificate of Occupancy.* No certificate of occupancy for a large-scale development, large site improvement plan, or small site improvement plan shall be issued, and no final plat or concurrent plat shall be signed for recordation until the following have been completed:

(1) The requirements for on and off-site improvements have been completed, and maintenance bonds/guarantees deposited to city specifications.

(2) An "as built" plot plan has been approved by the City Engineer (where applicable) showing:

(a) The location of all buildings and the setback distance for said buildings from street right-of-way and adjoining property lines;

(b) The location of any freestanding signs and the setback distance of said signs from street right-of-way and adjoining property lines;

(c) The location, number, dimensions, and surfacing of all parking spaces and of all screens or fences;

(d) The location and size of all water, sewer, gas, electric, telephone, and television cable lines;

(e) The location and size of all stormwater features with associated drainage easements demarcated, where applicable; and

(f) The location and quantity of existing and new impervious area on the property.

(3) The development has been inspected and approved by all applicable city divisions.

(4) All applicable conditions of approval have been completed.

(Code 1965, App. C., Art. II, §§F—H; Ord. No. 2581, 12-4-79; Code 1991, §§159.16—159.18; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 5296, 12-15-09; Ord. No. 5653, 01-21-14; Ord. No. 6061, §2, 4-17-18; Ord. No. 6446, §8(Exh. C), 6-15-21; Ord. No. 6539, §5(Exh. A), 3-1-22)

167.04 Tree Preservation And Protection During Development

(A) *Applicability.* The provisions of this section shall apply to proposed developments as defined by the Unified Development Code as follows:

(1) *Large Scale Developments.*

(2) *Large Site Improvement Plan.*

(3) *Small Site Improvement Plan.*

(4) *Preliminary Plat.*

(5) *Final Plat.*

(6) *Concurrent Plat.*

(7) *Planned Zoning Districts.*

(8) *Parking Lots.* Tree preservation requirements apply to all permit applications for the construction of parking lots with five (5) or more spaces. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for permits on projects that are required to go through the subdivision or large scale development process.

(9) *Hillside/Hilltop Overlay District.* Undeveloped land located within the Hillside/Hilltop Overlay District shall submit a tree preservation plan with the preliminary plat or site plan. Single and two (2) family residential development shall submit an abbreviated tree preservation and site plan at the time of applying for a building permit.

(10) *Grading Permit.* A tree preservation plan or an abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for grading permits on projects that are not required to go through the development process.

(11) *Building Permits.* Tree preservation requirements apply to all permit applications for developments of greater than ~~6,000~~ 1,200 square feet of impervious area. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision, ~~or~~ large scale development, or site improvement plan process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved.

(12) *Exemptions.* Projects not listed above or not impacting tree canopy are not required to submit a tree preservation plan or review from Urban Forestry.

(a) Persons seeking to construct ~~6,000~~ 1,200 square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply.

(b) Structural changes to buildings located in the Hillside/Hilltop Overlay District that do not result in an enlargement of the building footprint or roof dripline shall not require an abbreviated tree preservation plan.

(B) *Tree Preservation Criteria.* The Urban Forester shall consider the following factors, and any other relevant information, when evaluating tree preservation plans:

(1) The desirability of preserving a tree or group of trees by reason of age, location, size, or species.

(2) Whether the design incorporates the required tree preservation priorities.

(3) The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.

(4) The impact of the reduction in tree cover on adjacent properties, the surrounding neighborhood and the property on which the tree or group of trees is located.

(5) Whether alternative construction methods have been proposed to reduce the impact of development on existing trees.

(6) Whether the size or shape of the lot reduces the flexibility of the design.

(7) The general health and condition of the tree or group of trees, or the presence of any disease, injury, or hazard.

(8) The placement of the tree or group of trees in relation to utilities, structures, and the use of the property.

(9) The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.

(10) Whether proposed roads and proposed utilities are designed in relation to the existing topography, and routed, where possible, to avoid damage to existing canopy.

(11) Construction requirements of on-site and off-site drainage.

(12) The effects of proposed on-site mitigation or off-site alternatives.

(13) The effect other chapters of the Unified Development Code, or city policies have on the development design.

(14) The extent to which development of the site and the enforcement of this chapter are impacted by state and federal regulations.

(15) The impact a substantial modification or rejection of the application would have on the applicant.

***Note—**The above items are not presented in any particular order of importance. The weight each is given will depend in large part on the individual characteristics of each project.

(C) *Canopy Area.* In all proposed developments that are required to submit a tree preservation plan or abbreviated tree preservation plan, trees shall be preserved as outlined in Table 1 under Percent Minimum Canopy, unless the applicant has been approved for on-site mitigation or off-site alternatives as set forth in §167.04(I) and (J) below. The square foot percentage of canopy area required for preservation in new development is based on the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. An applicant shall not be required to plant trees in order to reach the percent minimum canopy requirement on land where less than the minimum exists prior to development.

Table 1
Minimum Canopy Requirements

ZONING DESIGNATIONS	PERCENT MINIMUM CANOPY
R-A, Residential — Agricultural (nonagricultural uses)	25%
RSF-.5, Single-family Residential — One-Half Unit per Acre	25%
RSF-1, Single-family Residential — One Unit per Acre	25%
RSF-2, Single-family Residential — Two Units per Acre	20%
RSF-4, Single-family Residential — Four Units per Acre	25%
RSF-7, Single-family Residential — Seven Units per Acre	20%

RSF-8, Single-family Residential — Eight Units per Acre	20%
RSF-18, Single-family Residential — Eighteen Units per Acre	20%
R-O, Residential — Office	20%
RI-12, Residential Intermediate — Twelve Units Per Acre	20%
RI-U, Residential Intermediate — Urban	15%
RMF-6, Multi-family Residential — Six Units per Acre	20%
RMF-12, Multi-family Residential — Twelve Units per Acre	20%
RMF-18, Multi-family Residential — Eighteen Units per Acre	20%
RMF-24, Multi-family Residential — Twenty-Four Units per Acre	20%
RMF-40, Multi-family Residential — Forty Units per Acre	20%
NS-L, Neighborhood Services — Limited	20%
NS-G, Neighborhood Services — General	20%
C-1, Neighborhood Commercial	20%
CS, Community Services	20%
C-2, Thoroughfare Commercial	15%
UT, Urban Thoroughfare	15%
C-3, Central Business Commercial	15%
DC, Downtown Core	10%
MSC, Main Street Center	10%
DG, Downtown General	10%
NC, Neighborhood Conservation	20%
I-1, Heavy Commercial and Light Industrial	15%
I-2, General Industrial	15%
P-1, Institutional	25%
PZD, Planned Zoning District (HHOD)	25% (30%)

All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.

(D) *Prior Tree Removal.*

(1) If trees have been removed below the required percent minimum canopy within the five (5) years preceding application for a development, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional 10% of the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. The number of trees required to be planted shall be calculated using the base density for high priority trees.

(2) *Waiver.* If an applicant is able to demonstrate to the Planning Commission's satisfaction that the trees were removed for a bona fide agricultural purpose, and not with the intent to thwart enforcement of this chapter, the additional 10% reforestation requirement shall be waived.

(E) *Tree Preservation Priorities.*

(1) *Percent Minimum Canopy.* Proposed designs must meet the percent minimum canopy requirements for the particular zoning designation, emphasizing the preservation and protection of high priority trees on the site. Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement and such utilities shall be routed, wherever possible, to avoid existing canopy.

(2) *Existing Natural Features.* Each design shall consider the existing natural features of the site, the preservation priorities for the trees, and the impact their proposed removal may have both on and off-site.

(3) *Priority Trees.* The preservation and protection of high priority trees shall be enforced most stringently to meet the minimum percentage of canopy preservation. High priority trees are alive, healthy, greater than or equal to an 8-inch diameter at breast height for large and medium species of trees. High priority for small species of trees is greater than or equal to a 4-inch diameter. Low priority trees are invasive species or unhealthy as determined by a tree care professional pursuant to §167.07. Low priority trees are less than an 8-inch diameter at breast height for larger and medium species and less than a 4-inch diameter at breast height for smaller trees species.

(F) *Tree Preservation Requirements for Proposed Residential and Non-Residential Developments.*

(1) *Residential Developments.* The percent minimum canopy in residential developments shall be located in areas that have the least possibility of impact as public infrastructure and proposed utilities are installed and homes built. The intent is to leave undisturbed as many existing trees as possible for the use and enjoyment of prospective lot owners. Residential developments requesting tree removal below the percent minimum canopy requirement may choose either residential on-site mitigation, or to contribute to the Tree Escrow Account as set forth in §167.04(J)(4)(a). Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement, and such proposed utilities shall be routed to avoid existing canopy and shall count toward the percent minimum canopy requirement.

(2) *Nonresidential Developments.* Two (2) options are available for establishing a tree preservation plan for the development of nonresidential developments. The Urban Forester shall recommend to the Planning Commission the option that will potentially preserve the largest amount of high priority canopy based upon the tree preservation criteria set forth in §167.04(B) above.

(a) *Preservation Plan for Entire Development.* The developer may choose to preserve the percent minimum canopy required for the entire development. With this option, the preserved canopy shall be located in areas that will not be impacted by future development of the individual lots. Canopy to be preserved shall be noted on the final plat, and shall be protected as set forth in §167.04(L) below. Should the entire percent minimum canopy requirement for the site be so protected, the preserved canopy shall be placed in a tree preservation easement and the final plat shall include a statement that the individual lots, as represented thereon, shall not require separate tree preservation plans.

(b) *Preservation Plan for Infrastructure Only.* The developer, in consultation with city staff, shall delineate the area required for the construction of the infrastructure and improvements for the development. This area should include street rights-of-way, and utility and drainage easements. Proposed lot lines, streets, and easements shall be located to avoid placing a disproportionate percentage of existing canopy in any one (1) proposed lot. This option shall not allow the removal of trees during the grading of individual lots, unless shown by the developer to be essential to the project's engineering design. The developer will be required to compensate for the canopy removed from defined individual lots by making the appropriate payment into the Tree Escrow Account. On all other areas of the development, the developer shall protect the existing canopy during the construction phase in accordance with §167.05 below. The final plat shall include a statement that the individual lots shall require separate tree preservation plans.

(3) *Hillside/Hilltop Overlay District.* Individual parcels or lots located within the Hillside/Hilltop Overlay District boundary shall submit a tree preservation plan or an abbreviated tree preservation plan as set forth in §167.04(H)(3) indicating the location of the structure and the preservation of the minimum tree canopy requirement.

(4) Developers have the option of creating cluster development, such as a Planned Zoning District, which would encourage more open space and tree preservation. In this pattern of development, the trees preserved or open space on each lot can be transferred to a larger Tree Preservation Easement instead of individual lots required to meet minimum percent requirements. The Tree Preservation Easements shall be clearly depicted on easement plats or final plats.

(G) *Initial Review.*

(1) *Meeting with the Urban Forester*. It is strongly recommended that prospective applicants meet with the Urban Forester for an initial review of the proposed tree preservation plan for the site prior to submitting a proposed development to the city. During the initial review, the Urban Forester shall make recommendations to ensure the proposed subdivision or development complies with the requirements of this chapter. These recommendations shall be nonbinding. However, applicants proceed at the risk of higher costs and longer approval times due to changes required by a noncompliant submittal should they choose not to have the initial review or to disregard the recommendations of the Urban Forester.

(2) *Confirmation.* The Urban Forester shall document whether the applicant participated in the initial review meeting in the Tree Preservation and Protection staff report given to applicants going through the development review process. If the applicant chooses to attend an initial review meeting, the staff report shall also document any recommendations made. The Urban Forester shall ensure that a copy of the report or email becomes part of the permanent file for the project.

(H) *Submittal of Plans.* Applicants should bear in mind that all plans will be evaluated according to the tree preservation criteria and percent minimum canopy requirements as set forth under §167.04(B) and (C).

(1) *Tree Preservation Plan.* On sites with existing tree canopy, the applicant shall conduct a tree preservation analysis to determine the approximate age, health, size and species distribution of the trees, noting each on a tree preservation plan, and clearly showing the locations and types of all natural features on a site, including features 100 feet beyond the property lines. The tree preservation plan shall also specifically depict the applicable preservation priority level for each tree or group of trees on the site. The plan should include, but not be limited to, delineation of the following features as they exist on the site:

(a) The existing topography of the site highlighting slopes of 15% or greater, and indicating the natural drainage patterns;

(b) The property line boundaries of the site;

(c) Soils identified according to the Unified Soil Classification System;

(d) Any significant trees, as defined in the City of Fayetteville's Tree Preservation, Protection and Landscape Manual, existing on the site, and the location of trunks, spread of the canopy, species, diameter at breast height (DBH), and the overall health of each significant tree;

(e) Groupings of trees, delineating the edges of the overall canopy, noting the predominate species, average height, diameter at breast height (DBH), and general health of the trees.

(f) All existing utilities and utility easements;

(g) All features, including trees, buildings, perennial and intermittent streams and creeks that exist on the site or within 100 feet of the limits of disturbance;

(h) Floodplains and floodways on the site;

(i) All existing rights-of-way within and surrounding the project site, including any designated trails or bike paths; and,

(j) Any other factors that may impact the design of the site.

(2) *Additional Tree Preservation Plan Content.* The applicant shall indicate all proposed site improvements, and delineate in the tree preservation plan the trees to be retained on-site, and the measures to be implemented for their protection. These measures shall include, but need not be limited to, fencing, limits of root pruning, as well as restrictions on traffic and material storage. The plan shall also clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site, as well as the proposed location of utilities. The applicant should consult the City of Fayetteville Tree Preservation, Protection and Landscape Manual for details, examples and specific checklists. Examples can be provided upon request to the Urban Forester.

(3) *Abbreviated Tree Preservation Plan.* Applicants requesting approval of development projects for between ~~6,001~~ 1,201 ~~-~~to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee, Subdivision Committee and/or Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan.

(4) *Analysis Report.* The applicant shall submit an analysis report when minimum percent canopy is not met. The report shall detail the design approaches used to minimize damage to or removal of existing canopy that were considered in arriving at the proposed design. Written justification shall be presented as to why individual trees or canopy must be removed. The report shall also detail proposed on-site mitigation options or off-site alternatives, as detailed below.

(5) *Grading and Utility Plans.* All subsequent grading and utility plans shall depict Tree Preservation Areas, preserved trees, and the physical limits of all protective measures on site required during construction.

(6) *Submittal Requirements.* The applicant shall submit a tree preservation plan. Development plans with removal of tree canopy below percent minimum canopy shall submit an analysis report to the Urban Forester, concurrently with their tree preservation plan. Applicants submitting abbreviated tree preservation plans shall not be required to submit analysis report.

(7) *Tree Preservation Easements.* The City of Fayetteville shall encourage the use of Tree Preservation Easements for the added protection of trees preserved to meet percent minimum canopy requirements or trees planted, in those instances where such would be of mutual benefit to the applicant and the City of Fayetteville.

(l) *Request for On-Site Mitigation.*

(1) *Timing of Request for On-Site Mitigation.* Requests to remove trees below the percent minimum canopy requirement must be incorporated with the applicant's tree preservation plan.

(2) *Plan Requirements.* The tree preservation plan must graphically represent the species and location for all existing trees on-site. It shall also include a chart clearly stating the following information:

(a) The number of trees requested for removal;

(b) The percentage below the percent minimum canopy requirement they represent; and

(c) The species and number of trees to be planted based on the forestation requirements below.

(3) *Planting Details and Notes.* Planting details and notes shall be included on the tree preservation plan or landscape plan as set forth in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(4) *Forestation Requirements.* The number and species of trees required for forestation shall be based upon the quality of the canopy lost:

(a) *High Priority Canopy.* When removing high priority canopy below the percent minimum canopy required, the canopy square footage removed shall be forested at a base density of two hundred (200), 2-inch caliper trees per acre removed.

(b) *Low Priority Canopy.* When removing low priority canopy below the percent minimum required, the canopy square footage removed shall be forested at a base density of one hundred (100), 2-inch caliper trees per acre removed.

(5) *Base Density.* Compensating for the environmental damage caused by removing tree canopy shall be accomplished by forestation on a per acre basis. The base density formula used above is based on 2-inch caliper trees. However, the urban forester may approve the use of trees with less than 2-inch caliper for the planting of smaller tree species required by spatial constraints on the site. In such cases, the number of trees to be planted may be adjusted in accordance with the species table to be found in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(6) *Preferred Species.* All trees to be planted shall be species native to the Ozark region or native cultivars, when available, or selected from the list of preferred tree species set forth in the City of Fayetteville Tree Preservation, Protection and Landscape Manual. Species selection shall be based upon the amount of space available for proper growth on the site, and must be approved by the Urban Forester.

(7) *Placement of Trees*. The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.

(8) *Residential On-Site Mitigation.* Applicants requesting on-site mitigation for residential developments shall comply with all the provisions of §167.04(I), as well as the following:

(a) The applicant's mitigation plan shall meet or exceed the required number of mitigation trees based on the forestation requirements as set forth at §167.04(I)(4).

(b) All plans requesting residential on-site mitigation shall include a binding three (3) year maintenance and monitoring plan, which shall hold the applicant responsible for the health of all planted trees.

(i) Approval of a plan requesting residential on-site mitigation shall be contingent upon the applicant depositing with the city an irrevocable letter of credit in an amount equal to the estimated cost of materials and labor for all trees at the time of planting. The irrevocable letter of credit must cover the entire three (3) year maintenance and monitoring period. Applicant shall submit cost estimates to the Urban Forester for approval.

(ii) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the city shall release the letter of credit.

(iii) In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary moneys from the landscape establishment guarantee to do so.

(iv) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.

(c) Developers requesting mitigation trees be planted along the street right-of-way of residential developments shall submit a landscape plan that complies with the standards outlined in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual in order to ensure that new trees planted are of the highest quality, require low maintenance, and do not interfere with public safety. The species of trees to be planted shall be selected from the approved street tree species list, or be otherwise specifically approved by the Urban Forester. The applicant's mitigation plan for planting street trees shall describe in detail the method for tracking the development of the individual lots, which shall best ensure that required number and species of mitigation trees are planted.

(9) *Request for On-Site Mitigation Alternatives (Green Roofs or Green Façades).*

(a) *Intent.* The intent is to allow previously developed sites with at least 50% existing impervious area and limited space for planting trees to use on-site mitigation alternatives to meet the mitigation requirements and still contribute beneficial plant materials that provide positive ecosystem services.

(b) *Applicability.* On-Site Mitigation Alternatives shall only be allowed as alternatives to planting trees in form-based zoning districts that allow for mixed-use and do not have a building area maximum requirement. On-Site Mitigation Alternatives may not be utilized on sites that have adequate space to meet landscape requirements.

(c) *Timing of Request for On-Site Mitigation Alternatives.* Requests for on-site alternatives must be incorporated and submitted concurrently with the applicant's tree preservation plan.

(d) *Intensive Green Roof.* A green roof with 6 inches or great soil medium that can sustain plant species with deeper root systems.

(e) *Extensive Green Roof.* A green roof with 2 to 5 inches of soil medium that can sustain plant species with shallow root systems.

(f) *Green Façade.* A green façade is created by growing climbing plants up and across the façade of a building, either from plants grown directly in the ground or a large container of at least 12 inches of soil medium. Plants can attach directly to the building or be supported with a 12-inch by 12-inch trellis system connected to the building.

(g) *Mitigation Alternative Calculations.* The applicant's plan to install an extensive green roof, intensive green roof, and green façade in lieu of a mitigation tree shall be based from square footage of tree canopy.

(i) The calculation for an extensive green roof shall be based from a ratio of 1 square foot of tree canopy to 2.5 square feet of extensive green roof.

(ii) The calculation for an intensive green roof shall be based from a ratio of 1 square foot of tree canopy to 1.4 square feet of intensive green roof.

(iii) The calculation for a green façade shall be done based from a ratio of 1 square foot of tree canopy to 2.5 square feet of green façade.

(J) *Request for Off-Site Alternatives.*

(1) *Timing of Request for Off-Site Alternatives.* Requests for off-site alternatives must be incorporated in, and submitted concurrently with the applicant's tree preservation plan.

(2) *Off-Site Preservation*. The applicant may seek approval of the Urban Forester to preserve an equal or greater amount of canopy cover at a site within the city limits.

(3) *Off-Site Forestation.*

(a) If off-site preservation cannot be achieved, the applicant may seek approval from the Urban Forester to plant the required number of trees on another site owned by the applicant and located within the city limits. A tree preservation easement must be conveyed concurrently with or prior to submission of a final plat by the applicant to the city to protect any off-site preservation or forestation and the legal description of the tree preservation easement shall also appear on the final plat.

(b) An applicant may plant and maintain mitigation trees needed for the applicant's development as to fulfill the obligation set forth in Chapter 167, Tree Preservation and Protection, in a nearby city park or public right-of-way if expressly approved by City Council resolution. The City Council shall seek advice from the Urban Forester, Parks and Recreation Department staff and citizens about the advisability of forestation of the nearby city park and may apply express conditions including requiring irrigation to be installed and regular maintenance to be performed by the applicant.

(4) *Tree Escrow Account.* Tree preservation on-site is always the preferred option, with on-site mitigation, off-site preservation, off-site forestation, and on-site mitigation alternatives to be considered in descending order only if the more preferred option cannot be fully achieved. If none of these options can completely fulfill a developer's obligation under this Tree Preservation and Protection Chapter, the developer shall pay into the City Tree Escrow Account $250.00 for each tree required to meet the Base Density requirements which fairly represents the costs of material and labor to plant a tree. The developer shall also pay into the Tree Escrow Fund $425.00 as three (3) years of maintenance costs to ensure each tree survives for that period of time. Tree planting and maintenance costs should be reviewed at least every four (4) years to ensure it remains the fair market costs for tree planting and maintenance for three (3) years.

(a) Developments proposed as building permits under Level 2 as outlined in §166.02(E)(2) are eligible for contribution to the tree escrow account as an option.

(b~~a~~) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way, detention ponds, common areas or other areas where trees can be protected and have a high probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.

(c~~b~~) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.

(d~~c~~) Money contributed under this section:

(i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;

(ii) Shall not revert to the general fund for ongoing operations.

(ed) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.

(fe) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.

(gf) Refunds shall be paid to ~~the applicant who made the original contribution~~the present owner of the property that was the subject of new development and against which the fee was assessed and collected.

(hg) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.

(ih) The refund shall be made on a pro rata basis, and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.

(ji) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance.

(K) *Tree Preservation Plan Review Form.* The Urban Forester shall use a standardized form for all recommendations or administrative determinations made regarding an applicant's tree preservation plan.

(1) The form shall clearly indicate whether the Urban Forester is making a final administrative determination, or a recommendation to the Planning Commission or City Council.

(2) The form shall also clearly indicate the applicant's plan is "APPROVED," "DISAPPROVED," or "CONDITIONALLY APPROVED," and explain the reasoning therefore.

(3) A statement shall appear on the form explaining the process by which a final administrative determination may be appealed in accordance with Chapter 155 of the Unified Development Code.

(4) The Urban Forester shall sign and date the form, and ensure that a copy becomes part of the permanent file for the project.

(L) *Continuing Preservation and Protection Under Approved Tree Preservation Plans and Tree Preservation Easements.*

(1) Large scale developments, large ~~scale~~ site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing tree are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large ~~scale~~ and small site improvements, commercial

final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing the nature of the protection afforded, and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice.

(2) The geographic extent and location of tree preservation easements, once recorded, may only be modified, or abolished with the express approval of the City Council. Applicants requesting such action shall bear the burden of proving to the City Council's satisfaction that such modification or abolition is in the best interest of the City of Fayetteville. Such requests shall be submitted to the urban forester, who shall ask the City Clerk to place it on the agenda of the next regularly scheduled City Council meeting.

(3) Property owners wishing to remove diseased or dead trees from within a recorded tree preservation easement shall seek prior approval from the Urban Forester, who shall determine if such removal is consistent with sound arboricultural and horticultural practices, as well as the intent of this chapter. Any tree so removed shall be replaced with a tree of like or similar species, unless the Urban Forester determines that natural replacements of sufficient health and vigor are already present in the tree preservation easement.

(Code 1991, §162.10; Ord. No. 2699, §10, 4-20-93; Ord. No. 3901, §1, 7-5-95; Ord. No. 3963, §6, 4-16-96; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4340, 10-2-01; Ord. No. 4539 02-03-04; Ord. No. 4855, 4-18-06; Ord. No. 4930, 10-03-06; Ord. No. 5308, 3-16-10; Ord. No. 5312, 4-20-10; Ord. No. 5427, 8-2-11; Ord. No. 5513, 7-17-12; Ord. No. 5773, 5-19-15; Ord. No. 5818, 10-20-15; Ord. No. 5824 , §3, 11-17-15; Ord. No. 5945 , §17, 1-17-17; Ord. No. 5986 , §§4(Exh. A), 5—35, 7-6-17; Ord. No. 6442 , §§1(Exh. A1), 2(Exh. B), 5(Exh. E), 6(Exh. F), 6-1-21; Ord. No. 6446 , §9(Exh. D), 6-15-21)

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager
City of Fayetteville Long Range Planning Committee

MEETING DATE: June 24, 2024 Updated with results from 6/24/2024 PC Meeting

SUBJECT: **ADM-2024-0028: Administrative Item (Amend UDC Chapters 155, Appeals, 166.02, Development Review Process, 166.23, Urban Residential Design Standards, 167.04 Tree Preservation and Protection):** Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to 155, 166.02, 166.23, and 167.04. The proposed code changes would modify development requirements associated with appeals, architectural design standards, and tree preservation requirements.

RECOMMENDATION:
Staff recommend forwarding **ADM-2024-0028** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **ADM-2024-0028** to the City Council with a recommendation of approval."*

BACKGROUND:
In 2021, major ordinance changes were approved by City Council to revamp drainage and development standards, with a secondary goal of incentivizing infill. The changes that were approved required new green stormwater practices on a sliding scale of added impervious surface, and decoupled certain requirements from a question of use and tied those requirements instead to the overall impact to stormwater. This introduced three new levels of development threshold and shifted the requirement of a large-scale development plan or a site improvement plan to be triggered only after the addition of 10,000 sq. ft. of added, new impervious surface. In the intervening period since 2021, staff audited the outcomes of these changes, and identified several areas that require revision and clarification.

- Parkland Dedication
  - Certain project types were no longer subject to parkland dedication, even though the impact of added units is significant.
- Project Classification
  - Projects adding less than 10,000 sq. ft. still often require a coordinated, cross-divisional round of review/comment leading to delays unforeseen issues at permitting.
- Application of Tree Preservation standards
  - Certain projects are no longer subject to tree preservation requirements.
- Timeliness of Variances and Appeals
  - Variances are only permitted to be appealed with an overall project, rather than piecemeal. This becomes an issue when certain development types are no longer subject to large-scale development or site improvement plan.

Recognizing immediate financial implications, staff proposed changes to the parkland dedication ordinance already, which were forwarded by the Planning Commission to the City Council. Those changes were approved by the City Council on May 21, 2024. At the May 13, 2024 Planning Commission, additional proposed changes to the remaining sections were brought forward by staff for the Commission's consideration, where they were tabled indefinitely with a vote of 5-2-0 in order to keep working on the item and understand the full context of the changes. Staff brought the items back to the Long-Range Planning Committee on May 23, 2024. At that meeting, the Long-Range Planning Committee agreed to bring forward proposed changes to the appeals section, the application of tree preservation standards, and text changes in the Urban Residential Design standards, which are presented for consideration here. Since the items have been separated out, staff is bringing forward a new item with just those pieces for the Commission's consideration.

DISCUSSION:
To address tree preservation concerns, staff and the Long-Range Planning Committee propose requiring an abbreviated tree preservation plan to projects adding between 1,200 and 6,000 sq. ft. of impervious surface. Urban Forestry staff have found that larger, multi-unit structures on smaller infill sites are no longer required to perform any tree preservation, mitigation, or even escrow, even if the impact to the canopy is significant. To help alleviate concerns about requiring additional tree preservation to smaller sites, staff also recommends an option for projects within this threshold to be evaluated for a tree escrow contribution.

The City Attorney's office also recommends changes to the appeals section of code. Variances, as currently written in the appeals portion of code, can only be appealed with the overall project, such as an SIP, LSIP, or LSD. As certain projects no longer require these preliminary project approvals before permitting, variances can only be appealed once a permit is issued. Staff is recommending that variances can be appealed independently from an overall project, in those instances where an SIP, LSIP, or LSD, or other preliminary development entitlement approval is not required.

Public Comment: Staff distributed the larger ordinance changes to key stakeholders within the development community. Feedback was received in relation to vested interest of projects that may already be in the pipeline, and feedback was received in relation to parkland dedication requirements. The City Attorney's office confirmed that vested interest in this or is any ordinance change happens at the time of an approved or issued permit. One Planning Commissioner suggested that the threshold could be shifted to the overall size of a structure rather than the amount of impervious surface. No additional written comment was offered, or alternative code changes suggested at this time. Public comment was also provided at the May 13, 2024 Planning Commission. Members of the public who spoke were more concerned about the proposed changes to the impervious surface thresholds, which are not under consideration at this time. No additional public comment has been received by staff.

RECOMMENDATION: Staff recommend forwarding ADM-2024-0028 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required** **YES**
Date: June 24, 2024	❒ **Tabled** ☒ **Forwarded** ❒ **Denied**
Motion: Garlock	with a recommendation of approval.
Second: Cabe	
Vote: 7-1-0 (Commissioner Brink opposed)	

BUDGET/STAFF IMPACT:
None

Attachments:

- **Proposed Ordinance (Clean):**
  - UDC §155, Appeals
  - UDC §166.02, Development Review Process
  - UDC §166.23, Urban Residential Design Standards
  - UDC §167.04, Tree Preservation and Protection
- **Proposed Ordinance (Strikethrough):**
  - UDC §155, Appeals
  - UDC §166.02, Development Review Process
  - UDC §166.23, Urban Residential Design Standards
  - UDC §167.04, Tree Preservation and Protection

CHAPTER 155: APPEALS

155.01 Circuit Court

Unless set forth otherwise below, all appeals from final actions taken by the City Council, Planning Commission, Board of Adjustment, Construction Board of Adjustment and Appeals, and the Zoning and Development Administrator shall be taken to the Circuit Court of Washington County.

(Code 1965, App. A., Art. 9(6); Ord. No. 1747, 6-29-70; Ord. No. 2323, 4-5-77; Ord. No. 2538, 7-3-79; Code 1991, §160.175; Ord. No. 3925, §7, 10-3-95; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4652, 12-07-04))

155.02 Form/Time/Place

Unless an appeal is filed with the court, the following requirements shall be met:

(A) *Form.* All appeals shall be submitted in writing referencing the applicable UDC section(s) and setting out the reasons the applicant contends the decision was in error and how the applicant is adversely impacted.

(B) *Time.*

(1) *Appeals.* Appeals shall be submitted within ten (10) working days from the date of the final action taken.

(2) *Hearings.* The entity hearing the appeal shall fix a reasonable time for hearing an appeal.

(C) *Place.* Appeals shall be filed with the following:

(1) *City Clerk.* Appeals made to the City Council shall be filed with the City Clerk.

(2) *Zoning and Development Administrator.* Appeals made to the Planning Commission or Board of Adjustment shall be filed with the Zoning and Development Administrator.

(3) *Building Safety Division Director.* Appeals made to the Construction Board of Adjustment and Appeals , [for inspecting purposes] shall be filed with the Building Safety Division Director.

(Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4652, 12-07-04)

155.03 Stay

An appeal shall stay all proceedings in furtherance of the action appealed from unless the person in charge of administration of the chapter certified that a stay would, in their opinion cause imminent peril to life or property.

(Code 1965, App. A., Art. 13(3); Ord. No. 1747, 6-29-70; Code 1991, §160.173; Ord. No. 4100, §2 (Ex. A), 6-16-98)

155.04 Council Member Appeal On Behalf Of Resident

A Council Member may bring an appeal on behalf of any resident of the city of a decision by the Planning Commission to approve subdivision requests (plats, lot splits), and development requests (large scale developments and large or small site improvement plans). Variances, compliance with applicable design standards, tree preservation plans and conditions of approval for any development shall be appealed as part of the approval or denial of a development proposal. Variances, compliance with applicable design standards, tree preservation

plans and conditions of approval for any development not requiring approval by the Planning Commission or administrative approval by the Planning Division may be appealed independently.

(Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 5296, 12-15-09; Ord. No. 6342 , §1, 8-4-20)

155.05 Appeals From Planning Commission Decisions

(A) *Appeals to City Council*

(1) Owners of record of the property being considered may appeal a decision by the Planning Commission to deny the following requests in accordance with the procedure set forth in §155.02:

(a) Annexation;

(b) Rezoning;

(c) Required dedication and improvements of §155.06(C);

(d) Subdivision (plats, lot splits, lot line adjustments);

(e) Development (large scale development, large and small site improvement plans);

(f) Vacations of street right-of-way.

(2) *Conditions of Approval/Variances, etc.* An owner of record may appeal the conditions of approval determined by the Planning Commission and any adverse decision by the Planning Commission concerning applicable design standards, tree preservation requirements, streamside protection requirements and variance requests as part of the conditions of an approved development request or the denial of such development request. Variances, compliance with applicable design standards, tree preservation plans and conditions of approval for any development not requiring approval by the Planning Commission or administrative approval by the Planning Division may be appealed independently.

(3) *Conditional Use Request.* Three Council Members may in unison appeal a decision of the Planning Commission approving or denying a conditional use request.

(Code 1965, §13A-40, App. C., Art. II, Art. V., §B; Ord. No. 1509, 8-8-66; Ord. No. 1750, 7-6-70; Code 1991, §§156.017, 159.12, 159.54(F)(1), (2), 159.66; Ord. No. 3781, §1, 4-19-94; Ord. No. 3925, §6, 10-3-95; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4334, 9-4-01; Ord. No. 4340, 10-2-01; Ord. No. 6342 , §2, 8-4-20)

155.06 Appeals From Staff Interpretations And Actions

(A) *Appeals to City Council.*

(1) The City Engineer's decision to issue a violation notice or stop work order may be appealed to the City Council by an owner of record of the property in question or a council member on behalf of a resident of the city.

(2) The Zoning and Development Administrator’s decision to deny a vacation of any public easement (whether constructed or not) or portion thereof may be appealed by the owner of record of the property.

(B) *Appeals to the Board of Adjustment.* The following interpretations and decisions may be appealed by an owner of record of the property in question or a council member on behalf of a resident of the city to the Board of Adjustment:

(1) *Zoning and Development Administrator.* An interpretation or decision regarding zoning matters.

(2) *Building Safety Officer—Airport Zone.* Any person aggrieved, or any taxpayer affected by any decision of the Building Safety Officer, made in the administration of Airport Zone, Chapter 165.

(C) *Appeals to the Planning Commission.*

(1) *Zoning and Development Administrator's Required Dedications and Improvements.*

(a) An owner or developer who is aggrieved by the requirements of the Unified Development Code for land, right-of-way or easement dedications, construction of on-site or off-site improvements, or payments in lieu of any dedication or improvement, which are in excess of the "rough proportionality" of the impact of the development upon the city's infrastructure or services may appeal such requirement to the Planning Commission as a part of the submission of the preliminary plat, large scale development, subdivision, building permit, lot split, grading permit, floodplain development permit, or otherwise within ten (10) days of notification of such development requirements. The appeal must be presented to the Planning Division in writing and state the grounds, or reasons for the appeal.

(b) The Planning Commission shall determine after public hearing whether the required dedications, improvements, and fees meet the "rough proportionality" of the impact of the development on city infrastructure and services. If the requirements are in excess of the "rough proportionality," the Planning Commission is empowered to modify or reduce such requirements to achieve "rough proportionality."

(c) Any potential reduction of impact fees must be approved by the City Council.

(2) *Administrative Approvals and Interpretations by Zoning and Development Administrator.*

(a) A resident of the city or an owner/developer who is aggrieved by a decision of the Zoning and Development Administrator regarding development matters that are approved administratively (as required by Chapter 166.02(C)) may appeal the final development approval decision affected by this matter to the Planning Commission. The appeal shall be submitted in writing to the Planning Division within ten (10) working days of the final decision. The appeal shall be limited to the applicable approval or denial criteria as follows:

(i) The development plan is not submitted in accordance with the requirements of Chapter 166 of the Fayetteville Unified Development Code.

(ii) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(iii) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by Chapter 166 of the Fayetteville Unified Development Code.

(iv) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(v) City water and sewer is not readily available to the property within the large scale development or preliminary plat and the developer has made no provision for extending such service to the development.

(vi) The developer refused to comply with UDC Ch. 166 pertaining to required on-site and off-site improvements.

(b) The appellant must include in the letter of appeal the specific code section with which the development application does not comply.

(c) The Planning Commission shall determine after public hearing whether the interpretation or discretionary decision should be upheld or modified in part or in whole.

(d) Any staff recommendation to approve or deny some or all of a requested street right-of-way vacation shall be considered by the Planning commission with recommendations to the City Council.

(3) *City Engineer and Flood Plain Administrator.*

(a) *Development Matters.* An interpretation or decision of the City Engineer or Floodplain Administrator regarding development matters, including grading, drainage, water and sanitary sewer systems, and storm drainage systems.

(b) *Floodplain Regulations.* The decision of the Floodplain Administrator, provided that the Planning Commission shall hear and decide an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of Chapter 168.

(c) *Streamside Protection Zones.* An interpretation or decision of the City Engineer concerning the regulated uses, structures and activities, streamside boundary location or land use exemptions.

(4) *Zoning and Development Administrator's Interpretation or Decision of Other Development Matters.* An interpretation or decision of the Zoning and Development Administrator regarding development matters including subdivisions, large scale developments, parking and loading, outdoor lighting, compliance with applicable design standards, or any other development matters.

(5) *Urban Forester—Landscape and Tree Preservation and Protection requirements.* Decisions of the Urban Forester related to landscape and tree preservation and protection requirements.

(D) *Appeals to the Construction Board of Adjustment and Appeals.* When the administrative authority under Chapter 173 shall disapprove an application, or the applicant is aggrieved by the interpretation of the administrative authority, the applicant may appeal the decision to the Construction Board of Adjustment and Appeals.

(Code 1965, §17B-11.2(d), (e), App. A., Art. 10(6), 19(2), App. B, §III, App. C., Art. 10(6), 19(2), App. B, §III, App. C., Art. V, §A; Ord. No. 1747, 6-29-70; Ord. No. 1750, 7-6-70; Ord. No. 2109, 6-375; Ord. No. 2252, 7-6-76; Ord. No. 2538, 7-3-79; Ord. No. 2585, 12-4-79; Ord. No. 2697, 1-20-81; Ord. No. 3153, 11-19-85; Ord. No. 3340, 3-14-88; Code 1991, §§150.03, 158.67(B), 158.68(A), (B), 159.65, 160.048, 160.172, 160.176(A), (B), 161.11, 162.03(B), (C), 163.10(D); Ord. No. 3551, 6-4-91; Ord. No.3587, §1, 1-7-92; Ord. No. 3699, §3, 4-20-93; Ord. No. 3716, §2, 6-15-93, Ord. No. 3806, §1, 6-28-94;Ord. No. 3895, §1, 6-20-95; Ord. No. 3901, §1, 7-5-95; Ord. No. 3901, §1, 7-5-95; Ord. No. 3925, §7, 10-3-95; Ord. No. 3963, §9, 4-16-96; Ord. No. 4100, §2 (Exh. A), 6-16-98; Ord. No. 4368, §2, 2-5-02; Ord. No. 4377, §§1, 2, 3-5-02; Ord. No. 4652, 12-07-04; Ord. No. 5206, 12-16-08; Ord. No. 5296, 12-15-09; Ord. 5390, 3-1-11; Ord. No. 6343 , §1(Exh. A), 8-4-20; Ord. No. 6446 , §5, 6-15-21)

155.07 Appeals To The Housing Board—Mobile Homes And Mobile Home Parks

(A) *Permit Denied.* Any person whose application for a permit under Chapter 175 has been denied may request and shall be granted a hearing on the matter before the Housing Board.

(B) *Permit Suspended.* Any person whose permit has been suspended, or who has received notice from the enforcement officer that his permit will be suspended unless certain conditions or practices at the mobile home park are corrected, may request and be granted a hearing on the matter before the Housing Board.

(C) *Petition Deadline.* When no petition for hearing shall have been filed within ten (10) days following the day on which notice of suspension was served, such permit shall be deemed to have been automatically revoked at the expiration of such ten (10) days.

(Code 1965, §17B11.2(e); Ord. No. 2109, 6-3-75; Ord. No. 2583, 12-4-79; Ord. No. 3152, 11-19-85; Ord. No. 3153, 11-19-85; Ord. No. 3153, 11-19-85; Ord. No. 3340, 3-15-88; Code 1991, §158.67; Ord. No. 4100, §2 (Exh. A), 6-16-98)

(Code 1965, §§13A-40, 13A-43; Ord. No. 1509, 8-8-66; Code 1991, §§156.017, 156.029; Ord. No. 4100, §2 (Exh. A), 6-16-98; Ord. No. 4652, 12-07-04).

155.08 Appeals From The Construction Board Of Adjustments And Appeals

If the Construction Board of Adjustments and Appeals refuses to extend a building permit pursuant to §173.02 (B)(8) or to issue a new building permit for property for which a building permit has expired pursuant to §173.02 (B)(8), the owner may appeal to the City Council.

(Ord. No. 5019, 5-15-07)

155.09—155.99 Reserved

166.02 Development Review Process

(A) *Application Submittal*

(1) *Submittal.* All development applications shall be submitted to the Planning Division and will be processed for review in accordance with Planning Division operating procedures.

(B) *Public Meetings.* Development applications are required to be processed through the Technical Plat Review Committee, Subdivision Committee, and Planning Commission as follows:

(1) *Technical Plat Review Committee.* The following development applications are required to be reviewed by the Technical Plat Review Committee: Lot split, small site improvement plans, large site improvement plans, large scale development, planned zoning district, preliminary plat, final plat, and concurrent plat. After the Technical Plat Review Committee meeting staff may administratively approve lot splits, final plats, small site improvement plans, and large site improvement plans after review for compliance with all applicable codes subject to UDC 166.02(C).

(2) *Subdivision Committee.* The following development applications are required to be reviewed by the Subdivision Committee: Large scale development, planned zoning district with development, preliminary plat, and concurrent plat. From these applications, the Subdivision Committee may approve only large scale developments. Large scale development applications that are subject to administrative approval shall not be required to be reviewed by the Subdivision Committee.

(3) *Planning Commission.* The following development applications are required to be reviewed by the Planning Commission. Preliminary plat, concurrent plat, and planned zoning district with development. The Planning Commission may approve, deny, table, or approve development applications with conditions. A planned zoning district cannot be approved by the Planning Commission, but may be forwarded to City Council. Large scale development applications that are subject to administrative approval shall not be required to be reviewed by the Planning Commission.

(C) *Approval and Denial Criteria*

(1) *Administrative Approval.* The following applications shall be approved administratively by the Planning Division as long as the proposal meets all requirements of the Unified Development Code: Property line adjustment, lot split, final plat, small site improvement plan, and large site improvement plan. Approval by the Planning Commission for these applications is not required unless an appeal is filed in accordance with Ch. 156 of the UDC.

(a) *Reasons for Denial.* The Planning Division may refuse administrative approval based on the following criteria:

(i) *Property Line Adjustment; Lot Split.* The application does not comply with zoning and development requirements including, but not limited to: Lot width, lot area, setback requirements, buildable area, required parking, impervious surface, dedication of required right-of-way or easements, etc., or the requested action would make an existing non-conforming property or structure more non-conforming.

(ii) *Final Plat.* The conditions of approval of the preliminary plat have not been met, the proposed plat does not meet the zoning and development requirements of the UDC, and/or the required improvements have not been completed or guaranteed in accordance with Fayetteville Unified Development Code Chapter 158.

(iii) *Small or Large Site Improvement Plans.* The Planning Division may refuse to approve a small or large site improvement plan for any of the following reasons:

(a) The development plan is not submitted in accordance with the requirements of this chapter.

(b) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(c) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by this chapter.

(d) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factor such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(e) City water and sewer is not readily available to the property within the site improvement plat area and the developer has made no provision for extending such service to the development.

(f) The developer refused to comply with ordinance requirements or condition of approval for on-site and off-site improvements.

(2) *Subdivision Committee and Planning Commission Approval.* The following applications shall be approved by the Subdivision Committee or Planning Commission, subject to the criteria listed below: Large scale development, preliminary plat and concurrent plat.

(a) *Reasons For Denial.* The Subdivision Committee or Planning Commission may refuse to approve a large scale development, preliminary plat or concurrent plat for any of the following reasons:

(i) The plat or development plan is not submitted in accordance with the requirements of this chapter.

(ii) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(iii) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by this chapter.

(iv) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(v) City water and sewer is not readily available to the property within the large scale development, preliminary plat, or concurrent plat and the developer has made no provision for extending such service to the development.

(vi) The developer refused to comply with ordinance requirements or conditions of approval for on-site and off-site improvements.

(D) *Plat Recordation or Construction Plan Approval.* After obtaining approval by the appropriate governing body, the applicant shall follow the procedures set forth below in order to record the plat or obtain construction plan approval.

(1) *Property Line Adjustment, Lot Split, Building Permit, Final Plat, Concurrent Plat.* The applicant shall submit copies of the approved plats containing all required signatures to the Planning Division for final

approval. The plats shall be recorded by the applicant and copies of the recorded plats provided to the Planning Division as required.

(2) *Preliminary Plat, Large Scale Development and Small or Large Site Improvement Plan.* Receipt of the approval authorizes the applicant to proceed with:

(a) The preparation of plans, reports and specifications in accordance with City Engineering requirements including but not limited to:

(i) Street plans, profiles and specification accompanied by soil analyses and design calculations;

(ii) Storm drainage plans, profiles and specifications accompanied by soil analyses and design calculations; and

(iii) Water and sewer plans, profiles and specifications, accompanied by design calculations, to be reviewed and approved by City Engineering.

(iv) Final site plans, landscape plans, and other plans, reports and specifications required by the city to obtain approval.

(b) Once all approvals that are required have been obtained, the applicant may proceed with site preparation and construction in accordance with the permitted plans.

(E) *Building Permits.*

(1) Before a building permit is issued the developer shall:

(a) Dedication of Right-of-Way. Dedicate right-of-way in compliance with the city's Master Street Plan, and in compliance with the requirements for on or off-site improvements.

(b) Dedicate all easements necessary to serve the development as required by the utility providers and the city. This may be completed by easement plat or separate easement document(s), with approval of the Planning Division.

(c) Comply with all applicable zoning and development codes.

(d) In addition, for small site improvement plans, large site improvement plans and large scale developments, the developer shall:

(i) Obtain approval from the appropriate governing body.

(ii) On and Off-Site Improvements. Construct or guarantee required on- and off-site improvements in accordance with UDC Chapter 158.

(iii) Complete applicable conditions of approval.

(2) In addition to §166.02(E), before a building permit is issued for site that creates between 1,201 and 10,000 square feet of new impervious area, where a corresponding subdivision of land is not proposed, the developer shall complete, and receive approval of, appropriate grading and drainage documentation demonstrating compliance with UDC Chapters 169 and 170 as well as the current City Drainage Criteria Manual per the table below. Impervious areas will be considered as existing only if they are in place on March 3, 2021 which corresponds with the City of Fayetteville 2021 imagery.

Required Mitigation Measures and Documentation by Development Threshold			
Development Threshold	City-wide Standard	Grading and Drainage/ Stormwater Documentation	Water Quality, Flood, and Tree Mitigation Measures

Level 1	< or = 1,200 sf of IA	Exempt from Grading and Drainage provisions except for those still associated with the Building Permit process such as HHOD	Exempt
Level 2	1,201—6,000 sf of IA	• Completed Green Stormwater Practice (GSP) Worksheet, demonstrating Runoff Reduction via Better Site Design. • GSP Operation & Maintenance (O & M) Agreement to ensure the long-term functionality of these practices.	• 2 or more measures from Step 1 of Table 2 that Reduce Runoff via Better Site Design • 1 or more Green Stormwater Practices (GSPs) measures from Step 2 of Table 2 as required to treat 100% of the proposed additional impervious and gravel areas. • Abbreviated Tree Preservation Plan
Level 3	6,001—10,000 sf of IA	Same as Level 2.	• Same as Level 2. • As needed GSP measures from Step 3 to further reduce runoff referred to as extended detention • Abbreviated Tree Preservation Plan

(F) *Completion of Development/Certificate of Occupancy.* No certificate of occupancy for a large-scale development, large site improvement plan, or small site improvement plan shall be issued, and no final plat or concurrent plat shall be signed for recordation until the following have been completed:

(1) The requirements for on and off-site improvements have been completed, and maintenance bonds/guarantees deposited to city specifications.

(2) An "as built" plot plan has been approved by the City Engineer (where applicable) showing:

(a) The location of all buildings and the setback distance for said buildings from street right-of-way and adjoining property lines;

(b) The location of any freestanding signs and the setback distance of said signs from street right-of-way and adjoining property lines;

(c) The location, number, dimensions, and surfacing of all parking spaces and of all screens or fences;

(d) The location and size of all water, sewer, gas, electric, telephone, and television cable lines;

(e) The location and size of all stormwater features with associated drainage easements demarcated, where applicable; and

(f) The location and quantity of existing and new impervious area on the property.

(3) The development has been inspected and approved by all applicable city divisions.

(4) All applicable conditions of approval have been completed.

(Code 1965, App. C., Art. II, §§F—H; Ord. No. 2581, 12-4-79; Code 1991, §§159.16—159.18; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 5296, 12-15-09; Ord. No. 5653, 01-21-14; Ord. No. 6061, §2, 4-17-18; Ord. No. 6446, §8(Exh. C), 6-15-21; Ord. No. 6539, §5(Exh. A), 3-1-22)

166.23 Urban Residential Design Standards

(A) *Purposes.*

(1) To protect and enhance Fayetteville's appearance, identity, and natural and economic vitality.

(2) To create appealing street scenes so that development enhances the image of the city and provides safe, pedestrian-friendly neighborhood environments.

(3) To minimize service and parking impacts in order to preserve surrounding property values and scenic resources that contribute to the city's economic development.

(4) To compose attractive residential facades that enhance the economic viability of and provide compatibility with surrounding property.

(B) *Applicability.* All references to urban residential design standards shall include the following uses as permitted by right or conditional use in all zoning districts:

(1) Two (2) family dwellings

(2) Three (3) and four (4) family dwellings

(3) Multi-family dwellings

(C) *Site Development Standards.* The following site development standards shall apply for all urban residential development.

(1) *Intent.* The intent of these site development standards is to create a pedestrian-friendly streetscape.

(2) *Vehicular Access/Circulation/Parking.*

(a) Site access and internal circulation should promote pedestrian safety, efficiency, and convenience and minimize conflicts between vehicles and pedestrians. Continuous circulation shall be provided throughout the site to the greatest extent possible creating a complete, compact, and connected transportation network both within the development and to the surrounding neighborhood. The visual impact of parking areas should be minimized by locating parking behind buildings and internal to the site.

(i) Garage entries and carports shall not protrude forward from the principal facade. Driveways shall extend at least 18 feet into the property from the Master Street Plan right-of-way to allow parking to occur without encroaching into the right-of-way.

(ii) Parking areas should be accessed by mid-block alleys whenever possible. Developments should minimize multiple driveways and should utilize a shared access to reduce the number of vehicle conflicts at the street.

(iii) On-street parallel parking may be provided on at least one (1) side of the street in front of all multi-family buildings where feasible. Each on-street parking space provided along the project frontage shall count toward the total required spaces for the development.

(3) *[Reserved.]*

(4) *Pedestrian Circulation.*

(a) Ground floor dwelling units adjacent to a public street shall have a primary pedestrian entry that is visible from the street. This entry shall connect unobstructed to the public sidewalk where sidewalk exists in a manner to allow occupants to access from the interior of the structure to the city sidewalk. The connection shall match the sidewalk in material type and shall be at least 3 feet in width unless otherwise approved by the Zoning and Development Administrator in writing. The

entry may be gated and shared but must occur at a spacing of no fewer than one (1) entrance for every two (2) street level dwellings. The pedestrian connection to the street may run from the door along the façade of the building parallel to the street for a maximum of 12 feet from the door before connecting directly to the public sidewalk.

(b) Urban residential projects shall incorporate pedestrian connections to adjacent residential and commercial properties where sidewalks exist unless this requirement is otherwise waived by the Planning Commission.

(5) *Screening Requirements if Visible from the Highway/Street Right-of-Way.*

(a) *Mechanical and Utility Equipment.* All mechanical and utility equipment located on the wall and/or on the ground shall be screened, except for air conditioning window units. All roof mounted utilities and mechanical equipment shall be screened by incorporating screening into the structure utilizing materials compatible with the supporting building. Mechanical and utility equipment over 30 inches in height shall meet building setbacks, unless located in a utility easement.

(b) *Recycling and Trash Containers.* Adequate space and screening shall be provided for the placement of recycling and trash containers in urban residential developments.

(i) Urban residential developments are required to provide adequate space to provide both recycling and trash services for residents. The Recycling and Trash Collection Division Director may exercise discretion in approving the dimensional size of the required enclosure or dedicated space for servicing recycling and trash containers. Large multi-family urban residential developments typically will be required to provide adequate space for the placement of two (2) front-end load dumpsters that are easily accessible with a minimum enclosure dimension of 24 feet wide and 12 feet deep.

(ii) Recycling and trash containers shall be screened by enclosures with materials that are complementary to the principal structure, with access to the refuse containers not visible from the public right-of-way.

(c) *Screening.* Screening shall mean a view obscuring fence, berm, vegetation, architectural treatment consistent with the residential architecture, or a combination of the four of sufficient height to prevent the view of the screened items from the public right-of-way. Vegetation shall be planted at a density sufficient to become view obscuring within two years from the date of planting.

(6) *Fencing.* The following types, height, and location of fences shall be prohibited:

(a) *Razor and/or Barbed Wire.* Razor and/or barbed wire fences are prohibited, unless and except barbed wire fences are used for agricultural purposes.

(b) *Chain Link.* Chain link fence is prohibited if closer to the street than the front of the building.

(c) *Height of Fences in Front of Buildings.* Fences in the front yard area shall have a maximum height of 42 inches subject to visibility requirements in Chapter 164.09 and 164.17.

(D) *Architectural Design Standards.*

(1) *Intent.* The intent of these building design standards is:

(a) To ensure that urban residential buildings add to the character and quality of the community, offer a sense of security, and make a positive contribution to the life of the street.

(b) To maximize the quality, value and longevity of urban residential neighborhoods.

(c) To make housing appealing and comfortable for its inhabitants.

(2) *Construction and Appearance Design Standards for Urban Residential Development.*

(a) *Building Form and Design.*

(i) In order to provide a variety in form and design, one (1) building type may not be utilized more than three (3) times in a development. Each building type shall be differentiated by variations in materials, colors and roof forms.

(ii) Ancillary structures such as carports, garages, recreational buildings and storage structures shall be designed as an integral part of the project architecture.

(iii) The following architectural elements shall be required of all principal façades that are greater than 48 feet wide along the street frontage:

(a) Variations in materials;

(b) Insets or other relief in the wall plane;

(c) Incorporation of two or more of the following:

(1) Balconies;

(2) Bays or bay windows;

(3) Porches;

(4) Dormers;

(5) Porticoes;

(6) Turrets; or

(7) Other architectural feature approved by the Zoning Development Administrator that meets the intent of the code.

(iv) One (1) or more of the following architectural elements shall be required of all principal façades that are 48 feet wide or less along the street frontage:

(a) Balconies;

(b) Bays or bay windows;

(c) Porches;

(d) Dormers;

(e) Porticos;

(f) Turrets; or

(g) Other architectural feature approved by the Zoning and Development Administrator that meets the intent of the Code.

(E) *Planning Commission Approval.* An applicant may request approval from the Planning Commission of a variance from the maximum requirements where unique circumstances exist and the effect will not adversely impact adjoining or neighboring property owners. The applicant shall provide notification to adjacent property owners prior to the date of the meeting.

(Ord. No. 5118, 3-18-08; Ord. No. 5262, 8-4-09; Ord. No. 5679, 4-15-14; Ord. No. 6170 , §1, 4-2-19; Ord. No. 6357 , §§1, 2, 9-15-20; Ord. No. 6508 , §1, 11-16-21; Ord. No. 6658 , §10, 5-2-23)

167.04 Tree Preservation And Protection During Development

(A) *Applicability.* The provisions of this section shall apply to proposed developments as defined by the Unified Development Code as follows:

(1) *Large Scale Developments.*

(2) *Large Site Improvement Plan.*

(3) *Small Site Improvement Plan.*

(4) *Preliminary Plat.*

(5) *Final Plat.*

(6) *Concurrent Plat.*

(7) *Planned Zoning Districts.*

(8) *Parking Lots.* Tree preservation requirements apply to all permit applications for the construction of parking lots with five (5) or more spaces. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for permits on projects that are required to go through the subdivision or large scale development process.

(9) *Hillside/Hilltop Overlay District.* Undeveloped land located within the Hillside/Hilltop Overlay District shall submit a tree preservation plan with the preliminary plat or site plan. Single and two (2) family residential development shall submit an abbreviated tree preservation and site plan at the time of applying for a building permit.

(10) *Grading Permit.* A tree preservation plan or an abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for grading permits on projects that are not required to go through the development process.

(11) *Building Permits.* Tree preservation requirements apply to all permit applications for developments of greater than 1,200 square feet of impervious area. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision, large scale development, or site improvement plan process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved.

(12) *Exemptions.* Projects not listed above or not impacting tree canopy are not required to submit a tree preservation plan or review from Urban Forestry.

(a) Persons seeking to construct 1,200square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply.

(b) Structural changes to buildings located in the Hillside/Hilltop Overlay District that do not result in an enlargement of the building footprint or roof dripline shall not require an abbreviated tree preservation plan.

(B) *Tree Preservation Criteria.* The Urban Forester shall consider the following factors, and any other relevant information, when evaluating tree preservation plans:

(1) The desirability of preserving a tree or group of trees by reason of age, location, size, or species.

(2) Whether the design incorporates the required tree preservation priorities.

(3) The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.

(4) The impact of the reduction in tree cover on adjacent properties, the surrounding neighborhood and the property on which the tree or group of trees is located.

(5) Whether alternative construction methods have been proposed to reduce the impact of development on existing trees.

(6) Whether the size or shape of the lot reduces the flexibility of the design.

(7) The general health and condition of the tree or group of trees, or the presence of any disease, injury, or hazard.

(8) The placement of the tree or group of trees in relation to utilities, structures, and the use of the property.

(9) The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.

(10) Whether proposed roads and proposed utilities are designed in relation to the existing topography, and routed, where possible, to avoid damage to existing canopy.

(11) Construction requirements of on-site and off-site drainage.

(12) The effects of proposed on-site mitigation or off-site alternatives.

(13) The effect other chapters of the Unified Development Code, or city policies have on the development design.

(14) The extent to which development of the site and the enforcement of this chapter are impacted by state and federal regulations.

(15) The impact a substantial modification or rejection of the application would have on the applicant.

***Note—**The above items are not presented in any particular order of importance. The weight each is given will depend in large part on the individual characteristics of each project.

(C) *Canopy Area.* In all proposed developments that are required to submit a tree preservation plan or abbreviated tree preservation plan, trees shall be preserved as outlined in Table 1 under Percent Minimum Canopy, unless the applicant has been approved for on-site mitigation or off-site alternatives as set forth in §167.04(I) and (J) below. The square foot percentage of canopy area required for preservation in new development is based on the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. An applicant shall not be required to plant trees in order to reach the percent minimum canopy requirement on land where less than the minimum exists prior to development.

Table 1
Minimum Canopy Requirements

ZONING DESIGNATIONS	PERCENT MINIMUM CANOPY
R-A, Residential — Agricultural (nonagricultural uses)	25%
RSF-.5, Single-family Residential — One-Half Unit per Acre	25%
RSF-1, Single-family Residential — One Unit per Acre	25%
RSF-2, Single-family Residential — Two Units per Acre	20%
RSF-4, Single-family Residential — Four Units per Acre	25%
RSF-7, Single-family Residential — Seven Units per Acre	20%

RSF-8, Single-family Residential — Eight Units per Acre	20%
RSF-18, Single-family Residential — Eighteen Units per Acre	20%
R-O, Residential — Office	20%
RI-12, Residential Intermediate — Twelve Units Per Acre	20%
RI-U, Residential Intermediate — Urban	15%
RMF-6, Multi-family Residential — Six Units per Acre	20%
RMF-12, Multi-family Residential — Twelve Units per Acre	20%
RMF-18, Multi-family Residential — Eighteen Units per Acre	20%
RMF-24, Multi-family Residential — Twenty-Four Units per Acre	20%
RMF-40, Multi-family Residential — Forty Units per Acre	20%
NS-L, Neighborhood Services — Limited	20%
NS-G, Neighborhood Services — General	20%
C-1, Neighborhood Commercial	20%
CS, Community Services	20%
C-2, Thoroughfare Commercial	15%
UT, Urban Thoroughfare	15%
C-3, Central Business Commercial	15%
DC, Downtown Core	10%
MSC, Main Street Center	10%
DG, Downtown General	10%
NC, Neighborhood Conservation	20%
I-1, Heavy Commercial and Light Industrial	15%
I-2, General Industrial	15%
P-1, Institutional	25%
PZD, Planned Zoning District (HHOD)	25% (30%)

All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.

(D) *Prior Tree Removal.*

(1) If trees have been removed below the required percent minimum canopy within the five (5) years preceding application for a development, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional 10% of the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. The number of trees required to be planted shall be calculated using the base density for high priority trees.

(2) *Waiver.* If an applicant is able to demonstrate to the Planning Commission's satisfaction that the trees were removed for a bona fide agricultural purpose, and not with the intent to thwart enforcement of this chapter, the additional 10% reforestation requirement shall be waived.

(E) *Tree Preservation Priorities.*

(1) *Percent Minimum Canopy.* Proposed designs must meet the percent minimum canopy requirements for the particular zoning designation, emphasizing the preservation and protection of high priority trees on the site. Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement and such utilities shall be routed, wherever possible, to avoid existing canopy.

(2) *Existing Natural Features.* Each design shall consider the existing natural features of the site, the preservation priorities for the trees, and the impact their proposed removal may have both on and off-site.

(3) *Priority Trees.* The preservation and protection of high priority trees shall be enforced most stringently to meet the minimum percentage of canopy preservation. High priority trees are alive, healthy, greater than or equal to an 8-inch diameter at breast height for large and medium species of trees. High priority for small species of trees is greater than or equal to a 4-inch diameter. Low priority trees are invasive species or unhealthy as determined by a tree care professional pursuant to §167.07. Low priority trees are less than an 8-inch diameter at breast height for larger and medium species and less than a 4-inch diameter at breast height for smaller trees species.

(F) *Tree Preservation Requirements for Proposed Residential and Non-Residential Developments.*

(1) *Residential Developments.* The percent minimum canopy in residential developments shall be located in areas that have the least possibility of impact as public infrastructure and proposed utilities are installed and homes built. The intent is to leave undisturbed as many existing trees as possible for the use and enjoyment of prospective lot owners. Residential developments requesting tree removal below the percent minimum canopy requirement may choose either residential on-site mitigation, or to contribute to the Tree Escrow Account as set forth in §167.04(J)(4)(a). Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement, and such proposed utilities shall be routed to avoid existing canopy and shall count toward the percent minimum canopy requirement.

(2) *Nonresidential Developments.* Two (2) options are available for establishing a tree preservation plan for the development of nonresidential developments. The Urban Forester shall recommend to the Planning Commission the option that will potentially preserve the largest amount of high priority canopy based upon the tree preservation criteria set forth in §167.04(B) above.

(a) *Preservation Plan for Entire Development.* The developer may choose to preserve the percent minimum canopy required for the entire development. With this option, the preserved canopy shall be located in areas that will not be impacted by future development of the individual lots. Canopy to be preserved shall be noted on the final plat, and shall be protected as set forth in §167.04(L) below. Should the entire percent minimum canopy requirement for the site be so protected, the preserved canopy shall be placed in a tree preservation easement and the final plat shall include a statement that the individual lots, as represented thereon, shall not require separate tree preservation plans.

(b) *Preservation Plan for Infrastructure Only.* The developer, in consultation with city staff, shall delineate the area required for the construction of the infrastructure and improvements for the development. This area should include street rights-of-way, and utility and drainage easements. Proposed lot lines, streets, and easements shall be located to avoid placing a disproportionate percentage of existing canopy in any one (1) proposed lot. This option shall not allow the removal of trees during the grading of individual lots, unless shown by the developer to be essential to the project's engineering design. The developer will be required to compensate for the canopy removed from defined individual lots by making the appropriate payment into the Tree Escrow Account. On all other areas of the development, the developer shall protect the existing canopy during the construction phase in accordance with §167.05 below. The final plat shall include a statement that the individual lots shall require separate tree preservation plans.

(3) *Hillside/Hilltop Overlay District.* Individual parcels or lots located within the Hillside/Hilltop Overlay District boundary shall submit a tree preservation plan or an abbreviated tree preservation plan as set forth in §167.04(H)(3) indicating the location of the structure and the preservation of the minimum tree canopy requirement.

(4) Developers have the option of creating cluster development, such as a Planned Zoning District, which would encourage more open space and tree preservation. In this pattern of development, the trees preserved or open space on each lot can be transferred to a larger Tree Preservation Easement instead of individual lots required to meet minimum percent requirements. The Tree Preservation Easements shall be clearly depicted on easement plats or final plats.

(G) *Initial Review.*

(1) *Meeting with the Urban Forester*. It is strongly recommended that prospective applicants meet with the Urban Forester for an initial review of the proposed tree preservation plan for the site prior to submitting a proposed development to the city. During the initial review, the Urban Forester shall make recommendations to ensure the proposed subdivision or development complies with the requirements of this chapter. These recommendations shall be nonbinding. However, applicants proceed at the risk of higher costs and longer approval times due to changes required by a noncompliant submittal should they choose not to have the initial review or to disregard the recommendations of the Urban Forester.

(2) *Confirmation.* The Urban Forester shall document whether the applicant participated in the initial review meeting in the Tree Preservation and Protection staff report given to applicants going through the development review process. If the applicant chooses to attend an initial review meeting, the staff report shall also document any recommendations made. The Urban Forester shall ensure that a copy of the report or email becomes part of the permanent file for the project.

(H) *Submittal of Plans.* Applicants should bear in mind that all plans will be evaluated according to the tree preservation criteria and percent minimum canopy requirements as set forth under §167.04(B) and (C).

(1) *Tree Preservation Plan.* On sites with existing tree canopy, the applicant shall conduct a tree preservation analysis to determine the approximate age, health, size and species distribution of the trees, noting each on a tree preservation plan, and clearly showing the locations and types of all natural features on a site, including features 100 feet beyond the property lines. The tree preservation plan shall also specifically depict the applicable preservation priority level for each tree or group of trees on the site. The plan should include, but not be limited to, delineation of the following features as they exist on the site:

(a) The existing topography of the site highlighting slopes of 15% or greater, and indicating the natural drainage patterns;

(b) The property line boundaries of the site;

(c) Soils identified according to the Unified Soil Classification System;

(d) Any significant trees, as defined in the City of Fayetteville's Tree Preservation, Protection and Landscape Manual, existing on the site, and the location of trunks, spread of the canopy, species, diameter at breast height (DBH), and the overall health of each significant tree;

(e) Groupings of trees, delineating the edges of the overall canopy, noting the predominate species, average height, diameter at breast height (DBH), and general health of the trees.

(f) All existing utilities and utility easements;

(g) All features, including trees, buildings, perennial and intermittent streams and creeks that exist on the site or within 100 feet of the limits of disturbance;

(h) Floodplains and floodways on the site;

(i) All existing rights-of-way within and surrounding the project site, including any designated trails or bike paths; and,

(j) Any other factors that may impact the design of the site.

(2) *Additional Tree Preservation Plan Content.* The applicant shall indicate all proposed site improvements, and delineate in the tree preservation plan the trees to be retained on-site, and the measures to be implemented for their protection. These measures shall include, but need not be limited to, fencing, limits of root pruning, as well as restrictions on traffic and material storage. The plan shall also clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site, as well as the proposed location of utilities. The applicant should consult the City of Fayetteville Tree Preservation, Protection and Landscape Manual for details, examples and specific checklists. Examples can be provided upon request to the Urban Forester.

(3) *Abbreviated Tree Preservation Plan.* Applicants requesting approval of development projects for between 1,201 to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee, Subdivision Committee and/or Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan.

(4) *Analysis Report.* The applicant shall submit an analysis report when minimum percent canopy is not met. The report shall detail the design approaches used to minimize damage to or removal of existing canopy that were considered in arriving at the proposed design. Written justification shall be presented as to why individual trees or canopy must be removed. The report shall also detail proposed on-site mitigation options or off-site alternatives, as detailed below.

(5) *Grading and Utility Plans.* All subsequent grading and utility plans shall depict Tree Preservation Areas, preserved trees, and the physical limits of all protective measures on site required during construction.

(6) *Submittal Requirements.* The applicant shall submit a tree preservation plan. Development plans with removal of tree canopy below percent minimum canopy shall submit an analysis report to the Urban Forester, concurrently with their tree preservation plan. Applicants submitting abbreviated tree preservation plans shall not be required to submit analysis report.

(7) *Tree Preservation Easements.* The City of Fayetteville shall encourage the use of Tree Preservation Easements for the added protection of trees preserved to meet percent minimum canopy requirements or trees planted, in those instances where such would be of mutual benefit to the applicant and the City of Fayetteville.

(l) *Request for On-Site Mitigation.*

(1) *Timing of Request for On-Site Mitigation.* Requests to remove trees below the percent minimum canopy requirement must be incorporated with the applicant's tree preservation plan.

(2) *Plan Requirements.* The tree preservation plan must graphically represent the species and location for all existing trees on-site. It shall also include a chart clearly stating the following information:

(a) The number of trees requested for removal;

(b) The percentage below the percent minimum canopy requirement they represent; and

(c) The species and number of trees to be planted based on the forestation requirements below.

(3) *Planting Details and Notes.* Planting details and notes shall be included on the tree preservation plan or landscape plan as set forth in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(4) *Forestation Requirements.* The number and species of trees required for forestation shall be based upon the quality of the canopy lost:

(a) *High Priority Canopy.* When removing high priority canopy below the percent minimum canopy required, the canopy square footage removed shall be forested at a base density of two hundred (200), 2-inch caliper trees per acre removed.

(b) *Low Priority Canopy.* When removing low priority canopy below the percent minimum required, the canopy square footage removed shall be forested at a base density of one hundred (100), 2-inch caliper trees per acre removed.

(5) *Base Density.* Compensating for the environmental damage caused by removing tree canopy shall be accomplished by forestation on a per acre basis. The base density formula used above is based on 2-inch caliper trees. However, the urban forester may approve the use of trees with less than 2-inch caliper for the planting of smaller tree species required by spatial constraints on the site. In such cases, the number of trees to be planted may be adjusted in accordance with the species table to be found in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(6) *Preferred Species.* All trees to be planted shall be species native to the Ozark region or native cultivars, when available, or selected from the list of preferred tree species set forth in the City of Fayetteville Tree Preservation, Protection and Landscape Manual. Species selection shall be based upon the amount of space available for proper growth on the site, and must be approved by the Urban Forester.

(7) *Placement of Trees*. The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.

(8) *Residential On-Site Mitigation.* Applicants requesting on-site mitigation for residential developments shall comply with all the provisions of §167.04(I), as well as the following:

(a) The applicant's mitigation plan shall meet or exceed the required number of mitigation trees based on the forestation requirements as set forth at §167.04(I)(4).

(b) All plans requesting residential on-site mitigation shall include a binding three (3) year maintenance and monitoring plan, which shall hold the applicant responsible for the health of all planted trees.

(i) Approval of a plan requesting residential on-site mitigation shall be contingent upon the applicant depositing with the city an irrevocable letter of credit in an amount equal to the estimated cost of materials and labor for all trees at the time of planting. The irrevocable letter of credit must cover the entire three (3) year maintenance and monitoring period. Applicant shall submit cost estimates to the Urban Forester for approval.

(ii) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the city shall release the letter of credit.

(iii) In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary moneys from the landscape establishment guarantee to do so.

(iv) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.

(c) Developers requesting mitigation trees be planted along the street right-of-way of residential developments shall submit a landscape plan that complies with the standards outlined in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual in order to ensure that new trees planted are of the highest quality, require low maintenance, and do not interfere with public safety. The species of trees to be planted shall be selected from the approved street tree species list, or be otherwise specifically approved by the Urban Forester. The applicant's mitigation plan for planting street trees shall describe in detail the method for tracking the development of the individual lots, which shall best ensure that required number and species of mitigation trees are planted.

(9) *Request for On-Site Mitigation Alternatives (Green Roofs or Green Façades).*

(a) *Intent.* The intent is to allow previously developed sites with at least 50% existing impervious area and limited space for planting trees to use on-site mitigation alternatives to meet the mitigation requirements and still contribute beneficial plant materials that provide positive ecosystem services.

(b) *Applicability.* On-Site Mitigation Alternatives shall only be allowed as alternatives to planting trees in form-based zoning districts that allow for mixed-use and do not have a building area maximum requirement. On-Site Mitigation Alternatives may not be utilized on sites that have adequate space to meet landscape requirements.

(c) *Timing of Request for On-Site Mitigation Alternatives.* Requests for on-site alternatives must be incorporated and submitted concurrently with the applicant's tree preservation plan.

(d) *Intensive Green Roof.* A green roof with 6 inches or great soil medium that can sustain plant species with deeper root systems.

(e) *Extensive Green Roof.* A green roof with 2 to 5 inches of soil medium that can sustain plant species with shallow root systems.

(f) *Green Façade.* A green façade is created by growing climbing plants up and across the façade of a building, either from plants grown directly in the ground or a large container of at least 12 inches of soil medium. Plants can attach directly to the building or be supported with a 12-inch by 12-inch trellis system connected to the building.

(g) *Mitigation Alternative Calculations.* The applicant's plan to install an extensive green roof, intensive green roof, and green façade in lieu of a mitigation tree shall be based from square footage of tree canopy.

(i) The calculation for an extensive green roof shall be based from a ratio of 1 square foot of tree canopy to 2.5 square feet of extensive green roof.

(ii) The calculation for an intensive green roof shall be based from a ratio of 1 square foot of tree canopy to 1.4 square feet of intensive green roof.

(iii) The calculation for a green façade shall be done based from a ratio of 1 square foot of tree canopy to 2.5 square feet of green façade.

(J) *Request for Off-Site Alternatives.*

(1) *Timing of Request for Off-Site Alternatives.* Requests for off-site alternatives must be incorporated in, and submitted concurrently with the applicant's tree preservation plan.

(2) *Off-Site Preservation*. The applicant may seek approval of the Urban Forester to preserve an equal or greater amount of canopy cover at a site within the city limits.

(3) *Off-Site Forestation.*

(a) If off-site preservation cannot be achieved, the applicant may seek approval from the Urban Forester to plant the required number of trees on another site owned by the applicant and located within the city limits. A tree preservation easement must be conveyed concurrently with or prior to submission of a final plat by the applicant to the city to protect any off-site preservation or forestation and the legal description of the tree preservation easement shall also appear on the final plat.

(b) An applicant may plant and maintain mitigation trees needed for the applicant's development as to fulfill the obligation set forth in Chapter 167, Tree Preservation and Protection, in a nearby city park or public right-of-way if expressly approved by City Council resolution. The City Council shall seek advice from the Urban Forester, Parks and Recreation Department staff and citizens about the advisability of forestation of the nearby city park and may apply express conditions including requiring irrigation to be installed and regular maintenance to be performed by the applicant.

(4) *Tree Escrow Account.* Tree preservation on-site is always the preferred option, with on-site mitigation, off-site preservation, off-site forestation, and on-site mitigation alternatives to be considered in descending order only if the more preferred option cannot be fully achieved. If none of these options can completely fulfill a developer's obligation under this Tree Preservation and Protection Chapter, the developer shall pay into the City Tree Escrow Account $250.00 for each tree required to meet the Base Density requirements which fairly represents the costs of material and labor to plant a tree. The developer shall also pay into the Tree Escrow Fund $425.00 as three (3) years of maintenance costs to ensure each tree survives for that period of time. Tree planting and maintenance costs should be reviewed at least every four (4) years to ensure it remains the fair market costs for tree planting and maintenance for three (3) years.

(a) Developments proposed as building permits creating between 1,201 – 6000 square feet of impervious surface under Level 2 as outlined in §166.02(E)(2) are eligible for contribution to the tree escrow account as an option.

(b) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way, detention ponds, common areas or other areas where trees can be protected and have a high probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.

(c) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.

(d) Money contributed under this section:

(i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;

(ii) Shall not revert to the general fund for ongoing operations.

(e) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.

(f) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.

(g) Refunds shall be paid to the present owner of the property that was the subject of new development and against which the fee was assessed and collected.

(h) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.

(i) The refund shall be made on a pro rata basis, and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.

(j) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance.

(K) *Tree Preservation Plan Review Form.* The Urban Forester shall use a standardized form for all recommendations or administrative determinations made regarding an applicant's tree preservation plan.

(1) The form shall clearly indicate whether the Urban Forester is making a final administrative determination, or a recommendation to the Planning Commission or City Council.

(2) The form shall also clearly indicate the applicant's plan is "APPROVED," "DISAPPROVED," or "CONDITIONALLY APPROVED," and explain the reasoning therefore.

(3) A statement shall appear on the form explaining the process by which a final administrative determination may be appealed in accordance with Chapter 155 of the Unified Development Code.

(4) The Urban Forester shall sign and date the form, and ensure that a copy becomes part of the permanent file for the project.

(L) *Continuing Preservation and Protection Under Approved Tree Preservation Plans and Tree Preservation Easements.*

(1) Large scale developments, large site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing tree are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large and small site improvements, commercial final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing

the nature of the protection afforded, and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice.

(2) The geographic extent and location of tree preservation easements, once recorded, may only be modified, or abolished with the express approval of the City Council. Applicants requesting such action shall bear the burden of proving to the City Council's satisfaction that such modification or abolition is in the best interest of the City of Fayetteville. Such requests shall be submitted to the urban forester, who shall ask the City Clerk to place it on the agenda of the next regularly scheduled City Council meeting.

(3) Property owners wishing to remove diseased or dead trees from within a recorded tree preservation easement shall seek prior approval from the Urban Forester, who shall determine if such removal is consistent with sound arboricultural and horticultural practices, as well as the intent of this chapter. Any tree so removed shall be replaced with a tree of like or similar species, unless the Urban Forester determines that natural replacements of sufficient health and vigor are already present in the tree preservation easement.

(Code 1991, §162.10; Ord. No. 2699, §10, 4-20-93; Ord. No. 3901, §1, 7-5-95; Ord. No. 3963, §6, 4-16-96; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4340, 10-2-01; Ord. No. 4539 02-03-04; Ord. No. 4855, 4-18-06; Ord. No. 4930, 10-03-06; Ord. No. 5308, 3-16-10; Ord. No. 5312, 4-20-10; Ord. No. 5427, 8-2-11; Ord. No. 5513, 7-17-12; Ord. No. 5773, 5-19-15; Ord. No. 5818, 10-20-15; Ord. No. 5824 , §3, 11-17-15; Ord. No. 5945 , §17, 1-17-17; Ord. No. 5986 , §§4(Exh. A), 5—35, 7-6-17; Ord. No. 6442 , §§1(Exh. A1), 2(Exh. B), 5(Exh. E), 6(Exh. F), 6-1-21; Ord. No. 6446 , §9(Exh. D), 6-15-21)

CHAPTER 155: APPEALS

155.01 Circuit Court

Unless set forth otherwise below, all appeals from final actions taken by the City Council, Planning Commission, Board of Adjustment, Construction Board of Adjustment and Appeals, and the Zoning and Development Administrator shall be taken to the Circuit Court of Washington County.

(Code 1965, App. A., Art. 9(6); Ord. No. 1747, 6-29-70; Ord. No. 2323, 4-5-77; Ord. No. 2538, 7-3-79; Code 1991, §160.175; Ord. No. 3925, §7, 10-3-95; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4652, 12-07-04))

155.02 Form/Time/Place

Unless an appeal is filed with the court, the following requirements shall be met:

(A) *Form.* All appeals shall be submitted in writing referencing the applicable UDC section(s) and setting out the reasons the applicant contends the decision was in error and how the applicant is adversely impacted.

(B) *Time.*

(1) *Appeals.* Appeals shall be submitted within ten (10) working days from the date of the final action taken.

(2) *Hearings.* The entity hearing the appeal shall fix a reasonable time for hearing an appeal.

(C) *Place.* Appeals shall be filed with the following:

(1) *City Clerk.* Appeals made to the City Council shall be filed with the City Clerk.

(2) *Zoning and Development Administrator.* Appeals made to the Planning Commission or Board of Adjustment shall be filed with the Zoning and Development Administrator.

(3) *Building Safety Division Director.* Appeals made to the Construction Board of Adjustment and Appeals ~~Board of Adjustment~~, [for inspecting purposes] shall be filed with the Building Safety Division Director.

(Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4652, 12-07-04)

155.03 Stay

An appeal shall stay all proceedings in furtherance of the action appealed from unless the person in charge of administration of the chapter certified that a stay would, in their opinion cause imminent peril to life or property.

(Code 1965, App. A., Art. 13(3); Ord. No. 1747, 6-29-70; Code 1991, §160.173; Ord. No. 4100, §2 (Ex. A), 6-16-98)

155.04 Council Member Appeal On Behalf Of Resident

A Council Member may bring an appeal on behalf of any resident of the city of a decision by the Planning Commission to approve subdivision requests (plats, lot splits), and development requests (large scale developments and large or small site improvement plans). Variances, compliance with applicable design standards, tree preservation plans and conditions of approval for any development shall be appealed as part of the approval or denial of a development proposal. Variances, compliance with applicable design standards, tree preservation

plans and conditions of approval for any development not requiring approval by the Planning Commission or administrative approval by the Planning Division may be appealed independently.

(Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 5296, 12-15-09; Ord. No. 6342 , §1, 8-4-20)

155.05 Appeals From Planning Commission Decisions

(A) *Appeals to City Council*

(1) Owners of record of the property being considered may appeal a decision by the Planning Commission to deny the following requests in accordance with the procedure set forth in §155.02:

(a) Annexation;

(b) Rezoning;

(c) Required dedication and improvements of §155.06(C);

(d) Subdivision (plats, lot splits, lot line adjustments);

(e) Development (large scale development, large and small site improvement plans);

(f) Vacations of street right-of-way.

(2) *Conditions of Approval/Variances, etc.* An owner of record may appeal the conditions of approval determined by the Planning Commission and any adverse decision by the Planning Commission concerning applicable design standards, tree preservation requirements, streamside protection requirements and variance requests as part of the conditions of an approved development request or the denial of such development request. Variances, compliance with applicable design standards, tree preservation plans and conditions of approval for any development not requiring approval by the Planning Commission or administrative approval by the Planning Division may be appealed independently.

(3) *Conditional Use Request.* Three Council Members may in unison appeal a decision of the Planning Commission approving or denying a conditional use request.

(Code 1965, §13A-40, App. C., Art. II, Art. V., §B; Ord. No. 1509, 8-8-66; Ord. No. 1750, 7-6-70; Code 1991, §§156.017, 159.12, 159.54(F)(1), (2), 159.66; Ord. No. 3781, §1, 4-19-94; Ord. No. 3925, §6, 10-3-95; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4334, 9-4-01; Ord. No. 4340, 10-2-01; Ord. No. 6342 , §2, 8-4-20)

155.06 Appeals From Staff Interpretations And Actions

(A) *Appeals to City Council.*

(1) The City Engineer's decision to issue a violation notice or stop work order may be appealed to the City Council by an owner of record of the property in question or a council member on behalf of a resident of the city.

(2) The ~~Development Review Manager's~~Zoning and Development Administrator's decision to deny a vacation of any public easement (whether constructed or not) or portion thereof may be appealed by the owner of record of the property.

(B) *Appeals to the Board of Adjustment.* The following interpretations and decisions may be appealed by an owner of record of the property in question or a council member on behalf of a resident of the city to the Board of Adjustment:

(1) ~~*Development Review Manager—Zoning*~~*Zoning and Development Administrator*. An interpretation or decision regarding zoning matters.

(2) *Building Safety Officer—Airport Zone.* Any person aggrieved, or any taxpayer affected by any decision of the Building Safety Officer, made in the administration of Airport Zone, Chapter 165.

(C) *Appeals to the Planning Commission.*

(1) ~~*Development Review Manager's*~~*Zoning and Development Administrator's Required Dedications and Improvements.*

(a) An owner or developer who is aggrieved by the requirements of the Unified Development Code for land, right-of-way or easement dedications, construction of on-site or off-site improvements, or payments in lieu of any dedication or improvement, which are in excess of the "rough proportionality" of the impact of the development upon the city's infrastructure or services may appeal such requirement to the Planning Commission as a part of the submission of the preliminary plat, large scale development, subdivision, building permit, lot split, grading permit, floodplain development permit, or otherwise within ten (10) days of notification of such development requirements. The appeal must be presented to the Planning Division in writing and state the grounds, or reasons for the appeal.

(b) The Planning Commission shall determine after public hearing whether the required dedications, improvements, and fees meet the "rough proportionality" of the impact of the development on city infrastructure and services. If the requirements are in excess of the "rough proportionality," the Planning Commission is empowered to modify or reduce such requirements to achieve "rough proportionality."

(c) Any potential reduction of impact fees must be approved by the City Council.

(2) *Administrative Approvals and Interpretations by* ~~*Development Review Manager*~~*Zoning and Development Administrator*.

(a) A resident of the city or an owner/developer who is aggrieved by a decision of the ~~Development Review Manager~~Zoning and Development Administrator regarding development matters that are approved administratively (as required by Chapter 166.02(C)) may appeal the final development approval decision affected by this matter to the Planning Commission. The appeal shall be submitted in writing to the Planning Division within ten (10) working days of the final decision. The appeal shall be limited to the applicable approval or denial criteria as follows:

(i) The development plan is not submitted in accordance with the requirements of Chapter 166 of the Fayetteville Unified Development Code.

(ii) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(iii) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by Chapter 166 of the Fayetteville Unified Development Code.

(iv) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(v) City water and sewer is not readily available to the property within the large scale development or preliminary plat and the developer has made no provision for extending such service to the development.

(vi) The developer refused to comply with UDC Ch. 166 pertaining to required on-site and off-site improvements.

(b) The appellant must include in the letter of appeal the specific code section with which the development application does not comply.

(c) The Planning Commission shall determine after public hearing whether the interpretation or discretionary decision should be upheld or modified in part or in whole.

(d) Any staff recommendation to approve or deny some or all of a requested street right-of-way vacation shall be considered by the Planning commission with recommendations to the City Council.

(3) *City Engineer and Flood Plain Administrator.*

(a) *Development Matters.* An interpretation or decision of the City Engineer or Floodplain Administrator regarding development matters, including grading, drainage, water and sanitary sewer systems, and storm drainage systems.

(b) *Floodplain Regulations.* The decision of the Floodplain Administrator, provided that the Planning Commission shall hear and decide an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of Chapter 168.

(c) *Streamside Protection Zones.* An interpretation or decision of the City Engineer concerning the regulated uses, structures and activities, streamside boundary location or land use exemptions.

(4) ~~*Development Review Manager's*~~*Zoning and Development Administrator's Interpretation or Decision of Other Development Matters.* An interpretation or decision of the ~~Development Review Manager~~Zoning and Development Administrator regarding development matters including subdivisions, large scale developments, parking and loading, outdoor lighting, compliance with applicable design standards, or any other development matters.

(5) *Urban Forester—Landscape and Tree Preservation and Protection requirements.* Decisions of the Urban Forester related to landscape and tree preservation and protection requirements.

(D) *Appeals to the Construction Board of Adjustment and Appeals.* When the administrative authority under Chapter 173 shall disapprove an application, or the applicant is aggrieved by the interpretation of the administrative authority, the applicant may appeal the decision to the Construction Board of Adjustment and Appeals.

(Code 1965, §17B-11.2(d), (e), App. A., Art. 10(6), 19(2), App. B, §III, App. C., Art. 10(6), 19(2), App. B, §III, App. C., Art. V, §A; Ord. No. 1747, 6-29-70; Ord. No. 1750, 7-6-70; Ord. No. 2109, 6-375; Ord. No. 2252, 7-6-76; Ord. No. 2538, 7-3-79; Ord. No. 2585, 12-4-79; Ord. No. 2697, 1-20-81; Ord. No. 3153, 11-19-85; Ord. No. 3340, 3-14-88; Code 1991, §§150.03, 158.67(B), 158.68(A), (B), 159.65, 160.048, 160.172, 160.176(A), (B), 161.11, 162.03(B), (C), 163.10(D); Ord. No. 3551, 6-4-91; Ord. No.3587, §1, 1-7-92; Ord. No. 3699, §3, 4-20-93; Ord. No. 3716, §2, 6-15-93, Ord. No. 3806, §1, 6-28-94;Ord. No. 3895, §1, 6-20-95; Ord. No. 3901, §1, 7-5-95; Ord. No. 3901, §1, 7-5-95; Ord. No. 3925, §7, 10-3-95; Ord. No. 3963, §9, 4-16-96; Ord. No. 4100, §2 (Exh. A), 6-16-98; Ord. No. 4368, §2, 2-5-02; Ord. No. 4377, §§1, 2, 3-5-02; Ord. No. 4652, 12-07-04; Ord. No. 5206, 12-16-08; Ord. No. 5296, 12-15-09; Ord. 5390, 3-1-11; Ord. No. 6343 , §1(Exh. A), 8-4-20; Ord. No. 6446 , §5, 6-15-21)

155.07 Appeals To The Housing Board—Mobile Homes And Mobile Home Parks

(A) *Permit Denied.* Any person whose application for a permit under Chapter 175 has been denied may request and shall be granted a hearing on the matter before the Housing Board.

(B) *Permit Suspended.* Any person whose permit has been suspended, or who has received notice from the enforcement officer that his permit will be suspended unless certain conditions or practices at the mobile home park are corrected, may request and be granted a hearing on the matter before the Housing Board.

(C) *Petition Deadline.* When no petition for hearing shall have been filed within ten (10) days following the day on which notice of suspension was served, such permit shall be deemed to have been automatically revoked at the expiration of such ten (10) days.

(Code 1965, §17B11.2(e); Ord. No. 2109, 6-3-75; Ord. No. 2583, 12-4-79; Ord. No. 3152, 11-19-85; Ord. No. 3153, 11-19-85; Ord. No. 3153, 11-19-85; Ord. No. 3340, 3-15-88; Code 1991, §158.67; Ord. No. 4100, §2 (Exh. A), 6-16-98)

(Code 1965, §§13A-40, 13A-43; Ord. No. 1509, 8-8-66; Code 1991, §§156.017, 156.029; Ord. No. 4100, §2 (Exh. A), 6-16-98; Ord. No. 4652, 12-07-04).

155.08 Appeals From The Construction Board Of Adjustments And Appeals

If the Construction Board of Adjustments and Appeals refuses to extend a building permit pursuant to §173.02 (B)(8) or to issue a new building permit for property for which a building permit has expired pursuant to §173.02 (B)(8), the owner may appeal to the City Council.

(Ord. No. 5019, 5-15-07)

155.09—155.99 Reserved

166.02 Development Review Process

(A) *Application Submittal*

(1) *Submittal.* All development applications shall be submitted to the Planning Division and will be processed for review in accordance with Planning Division operating procedures.

(B) *Public Meetings.* Development applications are required to be processed through the Technical Plat Review Committee, Subdivision Committee, and Planning Commission as follows:

(1) *Technical Plat Review Committee.* The following development applications are required to be reviewed by the Technical Plat Review Committee: Lot split, small site improvement plans, large site improvement plans, large scale development, planned zoning district, preliminary plat, final plat, and concurrent plat. After the Technical Plat Review Committee meeting staff may administratively approve lot splits, final plats, small site improvement plans, and large site improvement plans after review for compliance with all applicable codes subject to UDC 166.02(C).

(2) *Subdivision Committee.* The following development applications are required to be reviewed by the Subdivision Committee: Large scale development, planned zoning district with development, preliminary plat, and concurrent plat. From these applications, the Subdivision Committee may approve only large scale developments. Large scale development applications that are subject to administrative approval shall not be required to be reviewed by the Subdivision Committee.

(3) *Planning Commission.* The following development applications are required to be reviewed by the Planning Commission. Preliminary plat, concurrent plat, and planned zoning district with development. The Planning Commission may approve, deny, table, or approve development applications with conditions. A planned zoning district cannot be approved by the Planning Commission, but may be forwarded to City Council. Large scale development applications that are subject to administrative approval shall not be required to be reviewed by the Planning Commission.

(C) *Approval and Denial Criteria*

(1) *Administrative Approval.* The following applications shall be approved administratively by the Planning Division as long as the proposal meets all requirements of the Unified Development Code: Property line adjustment, lot split, final plat, small site improvement plan, and large site improvement plan. Approval by the Planning Commission for these applications is not required unless an appeal is filed in accordance with Ch. 156 of the UDC.

(a) *Reasons for Denial.* The Planning Division may refuse administrative approval based on the following criteria:

(i) *Property Line Adjustment; Lot Split.* The application does not comply with zoning and development requirements including, but not limited to: Lot width, lot area, setback requirements, buildable area, required parking, impervious surface, dedication of required right-of-way or easements, etc., or the requested action would make an existing non-conforming property or structure more non-conforming.

(ii) *Final Plat.* The conditions of approval of the preliminary plat have not been met, the proposed plat does not meet the zoning and development requirements of the UDC, and/or the required improvements have not been completed or guaranteed in accordance with Fayetteville Unified Development Code Chapter 158.

(iii) *Small or Large Site Improvement Plans.* The Planning Division may refuse to approve a small or large site improvement plan for any of the following reasons:

(a) The development plan is not submitted in accordance with the requirements of this chapter.

(b) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(c) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by this chapter.

(d) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factor such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(e) City water and sewer is not readily available to the property within the site improvement plat area and the developer has made no provision for extending such service to the development.

(f) The developer refused to comply with ordinance requirements or condition of approval for on-site and off-site improvements.

(2) *Subdivision Committee and Planning Commission Approval.* The following applications shall be approved by the Subdivision Committee or Planning Commission, subject to the criteria listed below: Large scale development, preliminary plat and concurrent plat.

(a) *Reasons For Denial.* The Subdivision Committee or Planning Commission may refuse to approve a large scale development, preliminary plat or concurrent plat for any of the following reasons:

(i) The plat or development plan is not submitted in accordance with the requirements of this chapter.

(ii) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(iii) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by this chapter.

(iv) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(v) City water and sewer is not readily available to the property within the large scale development, preliminary plat, or concurrent plat and the developer has made no provision for extending such service to the development.

(vi) The developer refused to comply with ordinance requirements or conditions of approval for on-site and off-site improvements.

(D) *Plat Recordation or Construction Plan Approval.* After obtaining approval by the appropriate governing body, the applicant shall follow the procedures set forth below in order to record the plat or obtain construction plan approval.

(1) *Property Line Adjustment, Lot Split, Building Permit, Final Plat, Concurrent Plat.* The applicant shall submit copies of the approved plats containing all required signatures to the Planning Division for final

approval. The plats shall be recorded by the applicant and copies of the recorded plats provided to the Planning Division as required.

(2) *Preliminary Plat, Large Scale Development and Small or Large Site Improvement Plan.* Receipt of the approval authorizes the applicant to proceed with:

(a) The preparation of plans, reports and specifications in accordance with City Engineering requirements including but not limited to:

(i) Street plans, profiles and specification accompanied by soil analyses and design calculations;

(ii) Storm drainage plans, profiles and specifications accompanied by soil analyses and design calculations; and

(iii) Water and sewer plans, profiles and specifications, accompanied by design calculations, to be reviewed and approved by City Engineering.

(iv) Final site plans, landscape plans, and other plans, reports and specifications required by the city to obtain approval.

(b) Once all approvals that are required have been obtained, the applicant may proceed with site preparation and construction in accordance with the permitted plans.

(E) *Building Permits.*

(1) Before a building permit is issued the developer shall:

(a) Dedication of Right-of-Way. Dedicate right-of-way in compliance with the city's Master Street Plan, and in compliance with the requirements for on or off-site improvements.

(b) Dedicate all easements necessary to serve the development as required by the utility providers and the city. This may be completed by easement plat or separate easement document(s), with approval of the Planning Division.

(c) Comply with all applicable zoning and development codes.

(d) In addition, for small site improvement plans, large site improvement plans and large scale developments, the developer shall:

(i) Obtain approval from the appropriate governing body.

(ii) On and Off-Site Improvements. Construct or guarantee required on- and off-site improvements in accordance with UDC Chapter 158.

(iii) Complete applicable conditions of approval.

(2) In addition to §166.02(E), before a building permit is issued for site that creates between 1,201 and 10,000 square feet of new impervious area, where a corresponding subdivision of land is not proposed, the developer shall complete, and receive approval of, appropriate grading and drainage documentation demonstrating compliance with UDC Chapters 169 and 170 as well as the current City Drainage Criteria Manual per the table below. Impervious areas will be considered as existing only if they are in place on March 3, 2021 which corresponds with the City of Fayetteville 2021 imagery.

Required Mitigation Measures and Documentation by Development Threshold			
Development Threshold	City-wide Standard	Grading and Drainage/ Stormwater Documentation	Water Quality, Flood, and Tree Mitigation Measures

Level 1	< or = 1,200 sf of IA	Exempt from Grading and Drainage provisions except for those still associated with the Building Permit process such as HHOD	Exempt
Level 2	1,201—6,000 sf of IA	• Completed Green Stormwater Practice (GSP) Worksheet, demonstrating Runoff Reduction via Better Site Design. • GSP Operation & Maintenance (O & M) Agreement to ensure the long-term functionality of these practices.	• 2 or more measures from Step 1 of Table 2 that Reduce Runoff via Better Site Design • 1 or more Green Stormwater Practices (GSPs) measures from Step 2 of Table 2 as required to treat 100% of the proposed additional impervious and gravel areas. • Abbreviated Tree Preservation Plan
Level 3	6,001—10,000 sf of IA	Same as Level 2.	• Same as Level 2. • As needed GSP measures from Step 3 to further reduce runoff referred to as extended detention • Abbreviated Tree Preservation Plan

(F) *Completion of Development/Certificate of Occupancy.* No certificate of occupancy for a large-scale development, large site improvement plan, or small site improvement plan shall be issued, and no final plat or concurrent plat shall be signed for recordation until the following have been completed:

(1) The requirements for on and off-site improvements have been completed, and maintenance bonds/guarantees deposited to city specifications.

(2) An "as built" plot plan has been approved by the City Engineer (where applicable) showing:

(a) The location of all buildings and the setback distance for said buildings from street right-of-way and adjoining property lines;

(b) The location of any freestanding signs and the setback distance of said signs from street right-of-way and adjoining property lines;

(c) The location, number, dimensions, and surfacing of all parking spaces and of all screens or fences;

(d) The location and size of all water, sewer, gas, electric, telephone, and television cable lines;

(e) The location and size of all stormwater features with associated drainage easements demarcated, where applicable; and

(f) The location and quantity of existing and new impervious area on the property.

(3) The development has been inspected and approved by all applicable city divisions.

(4) All applicable conditions of approval have been completed.

(Code 1965, App. C., Art. II, §§F—H; Ord. No. 2581, 12-4-79; Code 1991, §§159.16—159.18; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 5296, 12-15-09; Ord. No. 5653, 01-21-14; Ord. No. 6061, §2, 4-17-18; Ord. No. 6446, §8(Exh. C), 6-15-21; Ord. No. 6539, §5(Exh. A), 3-1-22)

166.23 Urban Residential Design Standards

(A) *Purposes.*

(1) To protect and enhance Fayetteville's appearance, identity, and natural and economic vitality.

(2) To create appealing street scenes so that development enhances the image of the city and provides safe, pedestrian-friendly neighborhood environments.

(3) To minimize service and parking impacts in order to preserve surrounding property values and scenic resources that contribute to the city's economic development.

(4) To compose attractive residential facades that enhance the economic viability of and provide compatibility with surrounding property.

(B) *Applicability.* All references to urban residential design standards shall include the following uses as permitted by right or conditional use in all zoning districts:

(1) Two (2) family dwellings

(2) Three (3) and four (4) family dwellings

(3) Multi-family dwellings

(C) *Site Development Standards.* The following site development standards shall apply for all urban residential development.

(1) *Intent.* The intent of these site development standards is to create a pedestrian-friendly streetscape.

(2) *Vehicular Access/Circulation/Parking.*

(a) Site access and internal circulation should promote pedestrian safety, efficiency, and convenience and minimize conflicts between vehicles and pedestrians. Continuous circulation shall be provided throughout the site to the greatest extent possible creating a complete, compact, and connected transportation network both within the development and to the surrounding neighborhood. The visual impact of parking areas should be minimized by locating parking behind buildings and internal to the site.

(i) Garage entries and carports shall not protrude forward from the principal facade. Driveways shall extend at least 18 feet into the property from the Master Street Plan right-of-way to allow parking to occur without encroaching into the right-of-way.

(ii) Parking areas should be accessed by mid-block alleys whenever possible. Developments should minimize multiple driveways and should utilize a shared access to reduce the number of vehicle conflicts at the street.

(iii) On-street parallel parking may be provided on at least one (1) side of the street in front of all multi-family buildings where feasible. Each on-street parking space provided along the project frontage shall count toward the total required spaces for the development.

(3) *[Reserved.]*

(4) *Pedestrian Circulation.*

(a) Ground floor dwelling units adjacent to a public street shall have a primary pedestrian entry that is visible from the street. This entry shall connect unobstructed to the public sidewalk where sidewalk exists in a manner to allow occupants to access from the interior of the structure to the city sidewalk. The connection shall match the sidewalk in material type and shall be at least 3 feet in width unless otherwise approved by the Zoning and Development Administrator in writing. The

entry may be gated and shared but must occur at a spacing of no fewer than one (1) entrance for every two (2) street level dwellings. The pedestrian connection to the street may run from the door along the façade of the building parallel to the street for a maximum of 12 feet from the door before connecting directly to the public sidewalk.

(b) Urban residential projects shall incorporate pedestrian connections to adjacent residential and commercial properties where sidewalks exist unless this requirement is otherwise waived by the Planning Commission.

(5) *Screening Requirements if Visible from the Highway/Street Right-of-Way.*

(a) *Mechanical and Utility Equipment.* All mechanical and utility equipment located on the wall and/or on the ground shall be screened, except for air conditioning window units. All roof mounted utilities and mechanical equipment shall be screened by incorporating screening into the structure utilizing materials compatible with the supporting building. Mechanical and utility equipment over 30 inches in height shall meet building setbacks, unless located in a utility easement.

(b) *Recycling and Trash Containers.* Adequate space and screening shall be provided for the placement of recycling and trash containers in urban residential developments.

(i) Urban residential developments are required to provide adequate space to provide both recycling and trash services for residents. The Recycling and Trash Collection Division Director may exercise discretion in approving the dimensional size of the required enclosure or dedicated space for servicing recycling and trash containers. Large multi-family urban residential developments typically will be required to provide adequate space for the placement of two (2) front-end load dumpsters that are easily accessible with a minimum enclosure dimension of 24 feet wide and 12 feet deep.

(ii) Recycling and trash containers shall be screened by enclosures with materials that are complementary to the principal structure, with access to the refuse containers not visible from the public right-of-way.

(c) *Screening.* Screening shall mean a view obscuring fence, berm, vegetation, architectural treatment consistent with the residential architecture, or a combination of the four of sufficient height to prevent the view of the screened items from the public right-of-way. Vegetation shall be planted at a density sufficient to become view obscuring within two years from the date of planting.

(6) *Fencing.* The following types, height, and location of fences shall be prohibited:

(a) *Razor and/or Barbed Wire.* Razor and/or barbed wire fences are prohibited, unless and except barbed wire fences are used for agricultural purposes.

(b) *Chain Link.* Chain link fence is prohibited if closer to the street than the front of the building.

(c) *Height of Fences in Front of Buildings.* Fences in the front yard area shall have a maximum height of 42 inches subject to visibility requirements in Chapter 164.09 and 164.17.

(D) *Architectural Design Standards.*

(1) *Intent.* The intent of these building design standards is:

(a) To ensure that urban residential buildings add to the character and quality of the community, offer a sense of security, and make a positive contribution to the life of the street.

(b) To maximize the quality, value and longevity of urban residential neighborhoods.

(c) To make housing appealing and comfortable for its inhabitants.

(2) *Construction and Appearance Design Standards for Urban Residential Development.*

(a) *Building Form and Design.*

(i) In order to provide a variety in form and design, one (1) building type may not be utilized more than three (3) times in a development. Each building type shall be differentiated by variations in materials, colors and roof forms.

(ii) Ancillary structures such as carports, garages, recreational buildings and storage structures shall be designed as an integral part of the project architecture.

(iii) The following architectural elements shall be required of all principal façades that are greater than 48 feet wide along the street frontage:

(a) Variations in materials;

(b) Insets or other relief in the wall plane;

(c) Incorporation of two or more of the following:

(1) Balconies;

(2) Bays or bay windows;

(3) Porches;

(4) Dormers;

(5) Porticoes;

(6) Turrets; or

(7) Other architectural feature approved by the Zoning Development Administrator that meets the intent of the code.

(iv) One (1) or more of the following architectural elements shall be required of all principal façades that are 48 feet wide or less along the street frontage:

(a) Balconies;

(b) Bays or bay windows;

(c) Porches;

(d) Dormers;

(e) Porticos;

(f) Turrets; or

(g) Other architectural feature approved by the ~~Development Review Manager~~ Zoning and Development Administrator that meets the intent of the Code.

(E) *Planning Commission Approval.* An applicant may request approval from the Planning Commission of a variance from the maximum requirements where unique circumstances exist and the effect will not adversely impact adjoining or neighboring property owners. The applicant shall provide notification to adjacent property owners prior to the date of the meeting.

(Ord. No. 5118, 3-18-08; Ord. No. 5262, 8-4-09; Ord. No. 5679, 4-15-14; Ord. No. 6170 , §1, 4-2-19; Ord. No. 6357 , §§1, 2, 9-15-20; Ord. No. 6508 , §1, 11-16-21; Ord. No. 6658 , §10, 5-2-23)

167.04 Tree Preservation And Protection During Development

(A) *Applicability.* The provisions of this section shall apply to proposed developments as defined by the Unified Development Code as follows:

(1) *Large Scale Developments.*

(2) *Large Site Improvement Plan.*

(3) *Small Site Improvement Plan.*

(4) *Preliminary Plat.*

(5) *Final Plat.*

(6) *Concurrent Plat.*

(7) *Planned Zoning Districts.*

(8) *Parking Lots.* Tree preservation requirements apply to all permit applications for the construction of parking lots with five (5) or more spaces. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for permits on projects that are required to go through the subdivision or large scale development process.

(9) *Hillside/Hilltop Overlay District.* Undeveloped land located within the Hillside/Hilltop Overlay District shall submit a tree preservation plan with the preliminary plat or site plan. Single and two (2) family residential development shall submit an abbreviated tree preservation and site plan at the time of applying for a building permit.

(10) *Grading Permit.* A tree preservation plan or an abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for grading permits on projects that are not required to go through the development process.

(11) *Building Permits.* Tree preservation requirements apply to all permit applications for developments of greater than ~~6,000~~ 1,200 square feet of impervious area. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision, ~~or~~ large scale development, or site improvement plan process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved.

(12) *Exemptions.* Projects not listed above or not impacting tree canopy are not required to submit a tree preservation plan or review from Urban Forestry.

(a) Persons seeking to construct ~~6,000~~ 1,200 square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply.

(b) Structural changes to buildings located in the Hillside/Hilltop Overlay District that do not result in an enlargement of the building footprint or roof dripline shall not require an abbreviated tree preservation plan.

(B) *Tree Preservation Criteria.* The Urban Forester shall consider the following factors, and any other relevant information, when evaluating tree preservation plans:

(1) The desirability of preserving a tree or group of trees by reason of age, location, size, or species.

(2) Whether the design incorporates the required tree preservation priorities.

(3) The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.

(4) The impact of the reduction in tree cover on adjacent properties, the surrounding neighborhood and the property on which the tree or group of trees is located.

(5) Whether alternative construction methods have been proposed to reduce the impact of development on existing trees.

(6) Whether the size or shape of the lot reduces the flexibility of the design.

(7) The general health and condition of the tree or group of trees, or the presence of any disease, injury, or hazard.

(8) The placement of the tree or group of trees in relation to utilities, structures, and the use of the property.

(9) The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.

(10) Whether proposed roads and proposed utilities are designed in relation to the existing topography, and routed, where possible, to avoid damage to existing canopy.

(11) Construction requirements of on-site and off-site drainage.

(12) The effects of proposed on-site mitigation or off-site alternatives.

(13) The effect other chapters of the Unified Development Code, or city policies have on the development design.

(14) The extent to which development of the site and the enforcement of this chapter are impacted by state and federal regulations.

(15) The impact a substantial modification or rejection of the application would have on the applicant.

***Note—**The above items are not presented in any particular order of importance. The weight each is given will depend in large part on the individual characteristics of each project.

(C) *Canopy Area.* In all proposed developments that are required to submit a tree preservation plan or abbreviated tree preservation plan, trees shall be preserved as outlined in Table 1 under Percent Minimum Canopy, unless the applicant has been approved for on-site mitigation or off-site alternatives as set forth in §167.04(I) and (J) below. The square foot percentage of canopy area required for preservation in new development is based on the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. An applicant shall not be required to plant trees in order to reach the percent minimum canopy requirement on land where less than the minimum exists prior to development.

Table 1
Minimum Canopy Requirements

ZONING DESIGNATIONS	PERCENT MINIMUM CANOPY
R-A, Residential — Agricultural (nonagricultural uses)	25%
RSF-.5, Single-family Residential — One-Half Unit per Acre	25%
RSF-1, Single-family Residential — One Unit per Acre	25%
RSF-2, Single-family Residential — Two Units per Acre	20%
RSF-4, Single-family Residential — Four Units per Acre	25%
RSF-7, Single-family Residential — Seven Units per Acre	20%

RSF-8, Single-family Residential — Eight Units per Acre	20%
RSF-18, Single-family Residential — Eighteen Units per Acre	20%
R-O, Residential — Office	20%
RI-12, Residential Intermediate — Twelve Units Per Acre	20%
RI-U, Residential Intermediate — Urban	15%
RMF-6, Multi-family Residential — Six Units per Acre	20%
RMF-12, Multi-family Residential — Twelve Units per Acre	20%
RMF-18, Multi-family Residential — Eighteen Units per Acre	20%
RMF-24, Multi-family Residential — Twenty-Four Units per Acre	20%
RMF-40, Multi-family Residential — Forty Units per Acre	20%
NS-L, Neighborhood Services — Limited	20%
NS-G, Neighborhood Services — General	20%
C-1, Neighborhood Commercial	20%
CS, Community Services	20%
C-2, Thoroughfare Commercial	15%
UT, Urban Thoroughfare	15%
C-3, Central Business Commercial	15%
DC, Downtown Core	10%
MSC, Main Street Center	10%
DG, Downtown General	10%
NC, Neighborhood Conservation	20%
I-1, Heavy Commercial and Light Industrial	15%
I-2, General Industrial	15%
P-1, Institutional	25%
PZD, Planned Zoning District (HHOD)	25% (30%)

All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.

(D) *Prior Tree Removal.*

(1) If trees have been removed below the required percent minimum canopy within the five (5) years preceding application for a development, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional 10% of the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. The number of trees required to be planted shall be calculated using the base density for high priority trees.

(2) *Waiver.* If an applicant is able to demonstrate to the Planning Commission's satisfaction that the trees were removed for a bona fide agricultural purpose, and not with the intent to thwart enforcement of this chapter, the additional 10% reforestation requirement shall be waived.

(E) *Tree Preservation Priorities.*

(1) *Percent Minimum Canopy.* Proposed designs must meet the percent minimum canopy requirements for the particular zoning designation, emphasizing the preservation and protection of high priority trees on the site. Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement and such utilities shall be routed, wherever possible, to avoid existing canopy.

(2) *Existing Natural Features.* Each design shall consider the existing natural features of the site, the preservation priorities for the trees, and the impact their proposed removal may have both on and off-site.

(3) *Priority Trees.* The preservation and protection of high priority trees shall be enforced most stringently to meet the minimum percentage of canopy preservation. High priority trees are alive, healthy, greater than or equal to an 8-inch diameter at breast height for large and medium species of trees. High priority for small species of trees is greater than or equal to a 4-inch diameter. Low priority trees are invasive species or unhealthy as determined by a tree care professional pursuant to §167.07. Low priority trees are less than an 8-inch diameter at breast height for larger and medium species and less than a 4-inch diameter at breast height for smaller trees species.

(F) *Tree Preservation Requirements for Proposed Residential and Non-Residential Developments.*

(1) *Residential Developments.* The percent minimum canopy in residential developments shall be located in areas that have the least possibility of impact as public infrastructure and proposed utilities are installed and homes built. The intent is to leave undisturbed as many existing trees as possible for the use and enjoyment of prospective lot owners. Residential developments requesting tree removal below the percent minimum canopy requirement may choose either residential on-site mitigation, or to contribute to the Tree Escrow Account as set forth in §167.04(J)(4)(a). Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement, and such proposed utilities shall be routed to avoid existing canopy and shall count toward the percent minimum canopy requirement.

(2) *Nonresidential Developments.* Two (2) options are available for establishing a tree preservation plan for the development of nonresidential developments. The Urban Forester shall recommend to the Planning Commission the option that will potentially preserve the largest amount of high priority canopy based upon the tree preservation criteria set forth in §167.04(B) above.

(a) *Preservation Plan for Entire Development.* The developer may choose to preserve the percent minimum canopy required for the entire development. With this option, the preserved canopy shall be located in areas that will not be impacted by future development of the individual lots. Canopy to be preserved shall be noted on the final plat, and shall be protected as set forth in §167.04(L) below. Should the entire percent minimum canopy requirement for the site be so protected, the preserved canopy shall be placed in a tree preservation easement and the final plat shall include a statement that the individual lots, as represented thereon, shall not require separate tree preservation plans.

(b) *Preservation Plan for Infrastructure Only.* The developer, in consultation with city staff, shall delineate the area required for the construction of the infrastructure and improvements for the development. This area should include street rights-of-way, and utility and drainage easements. Proposed lot lines, streets, and easements shall be located to avoid placing a disproportionate percentage of existing canopy in any one (1) proposed lot. This option shall not allow the removal of trees during the grading of individual lots, unless shown by the developer to be essential to the project's engineering design. The developer will be required to compensate for the canopy removed from defined individual lots by making the appropriate payment into the Tree Escrow Account. On all other areas of the development, the developer shall protect the existing canopy during the construction phase in accordance with §167.05 below. The final plat shall include a statement that the individual lots shall require separate tree preservation plans.

(3) *Hillside/Hilltop Overlay District.* Individual parcels or lots located within the Hillside/Hilltop Overlay District boundary shall submit a tree preservation plan or an abbreviated tree preservation plan as set forth in §167.04(H)(3) indicating the location of the structure and the preservation of the minimum tree canopy requirement.

(4) Developers have the option of creating cluster development, such as a Planned Zoning District, which would encourage more open space and tree preservation. In this pattern of development, the trees preserved or open space on each lot can be transferred to a larger Tree Preservation Easement instead of individual lots required to meet minimum percent requirements. The Tree Preservation Easements shall be clearly depicted on easement plats or final plats.

(G) *Initial Review.*

(1) *Meeting with the Urban Forester*. It is strongly recommended that prospective applicants meet with the Urban Forester for an initial review of the proposed tree preservation plan for the site prior to submitting a proposed development to the city. During the initial review, the Urban Forester shall make recommendations to ensure the proposed subdivision or development complies with the requirements of this chapter. These recommendations shall be nonbinding. However, applicants proceed at the risk of higher costs and longer approval times due to changes required by a noncompliant submittal should they choose not to have the initial review or to disregard the recommendations of the Urban Forester.

(2) *Confirmation.* The Urban Forester shall document whether the applicant participated in the initial review meeting in the Tree Preservation and Protection staff report given to applicants going through the development review process. If the applicant chooses to attend an initial review meeting, the staff report shall also document any recommendations made. The Urban Forester shall ensure that a copy of the report or email becomes part of the permanent file for the project.

(H) *Submittal of Plans.* Applicants should bear in mind that all plans will be evaluated according to the tree preservation criteria and percent minimum canopy requirements as set forth under §167.04(B) and (C).

(1) *Tree Preservation Plan.* On sites with existing tree canopy, the applicant shall conduct a tree preservation analysis to determine the approximate age, health, size and species distribution of the trees, noting each on a tree preservation plan, and clearly showing the locations and types of all natural features on a site, including features 100 feet beyond the property lines. The tree preservation plan shall also specifically depict the applicable preservation priority level for each tree or group of trees on the site. The plan should include, but not be limited to, delineation of the following features as they exist on the site:

(a) The existing topography of the site highlighting slopes of 15% or greater, and indicating the natural drainage patterns;

(b) The property line boundaries of the site;

(c) Soils identified according to the Unified Soil Classification System;

(d) Any significant trees, as defined in the City of Fayetteville's Tree Preservation, Protection and Landscape Manual, existing on the site, and the location of trunks, spread of the canopy, species, diameter at breast height (DBH), and the overall health of each significant tree;

(e) Groupings of trees, delineating the edges of the overall canopy, noting the predominate species, average height, diameter at breast height (DBH), and general health of the trees.

(f) All existing utilities and utility easements;

(g) All features, including trees, buildings, perennial and intermittent streams and creeks that exist on the site or within 100 feet of the limits of disturbance;

(h) Floodplains and floodways on the site;

(i) All existing rights-of-way within and surrounding the project site, including any designated trails or bike paths; and,

(j) Any other factors that may impact the design of the site.

(2) *Additional Tree Preservation Plan Content.* The applicant shall indicate all proposed site improvements, and delineate in the tree preservation plan the trees to be retained on-site, and the measures to be implemented for their protection. These measures shall include, but need not be limited to, fencing, limits of root pruning, as well as restrictions on traffic and material storage. The plan shall also clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site, as well as the proposed location of utilities. The applicant should consult the City of Fayetteville Tree Preservation, Protection and Landscape Manual for details, examples and specific checklists. Examples can be provided upon request to the Urban Forester.

(3) *Abbreviated Tree Preservation Plan.* Applicants requesting approval of development projects for between ~~6,001~~ 1,201 ~~-~~to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee, Subdivision Committee and/or Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan.

(4) *Analysis Report.* The applicant shall submit an analysis report when minimum percent canopy is not met. The report shall detail the design approaches used to minimize damage to or removal of existing canopy that were considered in arriving at the proposed design. Written justification shall be presented as to why individual trees or canopy must be removed. The report shall also detail proposed on-site mitigation options or off-site alternatives, as detailed below.

(5) *Grading and Utility Plans.* All subsequent grading and utility plans shall depict Tree Preservation Areas, preserved trees, and the physical limits of all protective measures on site required during construction.

(6) *Submittal Requirements.* The applicant shall submit a tree preservation plan. Development plans with removal of tree canopy below percent minimum canopy shall submit an analysis report to the Urban Forester, concurrently with their tree preservation plan. Applicants submitting abbreviated tree preservation plans shall not be required to submit analysis report.

(7) *Tree Preservation Easements.* The City of Fayetteville shall encourage the use of Tree Preservation Easements for the added protection of trees preserved to meet percent minimum canopy requirements or trees planted, in those instances where such would be of mutual benefit to the applicant and the City of Fayetteville.

(l) *Request for On-Site Mitigation.*

(1) *Timing of Request for On-Site Mitigation.* Requests to remove trees below the percent minimum canopy requirement must be incorporated with the applicant's tree preservation plan.

(2) *Plan Requirements.* The tree preservation plan must graphically represent the species and location for all existing trees on-site. It shall also include a chart clearly stating the following information:

(a) The number of trees requested for removal;

(b) The percentage below the percent minimum canopy requirement they represent; and

(c) The species and number of trees to be planted based on the forestation requirements below.

(3) *Planting Details and Notes.* Planting details and notes shall be included on the tree preservation plan or landscape plan as set forth in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(4) *Forestation Requirements.* The number and species of trees required for forestation shall be based upon the quality of the canopy lost:

(a) *High Priority Canopy.* When removing high priority canopy below the percent minimum canopy required, the canopy square footage removed shall be forested at a base density of two hundred (200), 2-inch caliper trees per acre removed.

(b) *Low Priority Canopy.* When removing low priority canopy below the percent minimum required, the canopy square footage removed shall be forested at a base density of one hundred (100), 2-inch caliper trees per acre removed.

(5) *Base Density.* Compensating for the environmental damage caused by removing tree canopy shall be accomplished by forestation on a per acre basis. The base density formula used above is based on 2-inch caliper trees. However, the urban forester may approve the use of trees with less than 2-inch caliper for the planting of smaller tree species required by spatial constraints on the site. In such cases, the number of trees to be planted may be adjusted in accordance with the species table to be found in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(6) *Preferred Species.* All trees to be planted shall be species native to the Ozark region or native cultivars, when available, or selected from the list of preferred tree species set forth in the City of Fayetteville Tree Preservation, Protection and Landscape Manual. Species selection shall be based upon the amount of space available for proper growth on the site, and must be approved by the Urban Forester.

(7) *Placement of Trees*. The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.

(8) *Residential On-Site Mitigation.* Applicants requesting on-site mitigation for residential developments shall comply with all the provisions of §167.04(I), as well as the following:

(a) The applicant's mitigation plan shall meet or exceed the required number of mitigation trees based on the forestation requirements as set forth at §167.04(I)(4).

(b) All plans requesting residential on-site mitigation shall include a binding three (3) year maintenance and monitoring plan, which shall hold the applicant responsible for the health of all planted trees.

(i) Approval of a plan requesting residential on-site mitigation shall be contingent upon the applicant depositing with the city an irrevocable letter of credit in an amount equal to the estimated cost of materials and labor for all trees at the time of planting. The irrevocable letter of credit must cover the entire three (3) year maintenance and monitoring period. Applicant shall submit cost estimates to the Urban Forester for approval.

(ii) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the city shall release the letter of credit.

(iii) In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary moneys from the landscape establishment guarantee to do so.

(iv) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.

(c) Developers requesting mitigation trees be planted along the street right-of-way of residential developments shall submit a landscape plan that complies with the standards outlined in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual in order to ensure that new trees planted are of the highest quality, require low maintenance, and do not interfere with public safety. The species of trees to be planted shall be selected from the approved street tree species list, or be otherwise specifically approved by the Urban Forester. The applicant's mitigation plan for planting street trees shall describe in detail the method for tracking the development of the individual lots, which shall best ensure that required number and species of mitigation trees are planted.

(9) *Request for On-Site Mitigation Alternatives (Green Roofs or Green Façades).*

(a) *Intent.* The intent is to allow previously developed sites with at least 50% existing impervious area and limited space for planting trees to use on-site mitigation alternatives to meet the mitigation requirements and still contribute beneficial plant materials that provide positive ecosystem services.

(b) *Applicability.* On-Site Mitigation Alternatives shall only be allowed as alternatives to planting trees in form-based zoning districts that allow for mixed-use and do not have a building area maximum requirement. On-Site Mitigation Alternatives may not be utilized on sites that have adequate space to meet landscape requirements.

(c) *Timing of Request for On-Site Mitigation Alternatives.* Requests for on-site alternatives must be incorporated and submitted concurrently with the applicant's tree preservation plan.

(d) *Intensive Green Roof.* A green roof with 6 inches or great soil medium that can sustain plant species with deeper root systems.

(e) *Extensive Green Roof.* A green roof with 2 to 5 inches of soil medium that can sustain plant species with shallow root systems.

(f) *Green Façade.* A green façade is created by growing climbing plants up and across the façade of a building, either from plants grown directly in the ground or a large container of at least 12 inches of soil medium. Plants can attach directly to the building or be supported with a 12-inch by 12-inch trellis system connected to the building.

(g) *Mitigation Alternative Calculations.* The applicant's plan to install an extensive green roof, intensive green roof, and green façade in lieu of a mitigation tree shall be based from square footage of tree canopy.

(i) The calculation for an extensive green roof shall be based from a ratio of 1 square foot of tree canopy to 2.5 square feet of extensive green roof.

(ii) The calculation for an intensive green roof shall be based from a ratio of 1 square foot of tree canopy to 1.4 square feet of intensive green roof.

(iii) The calculation for a green façade shall be done based from a ratio of 1 square foot of tree canopy to 2.5 square feet of green façade.

(J) *Request for Off-Site Alternatives.*

(1) *Timing of Request for Off-Site Alternatives.* Requests for off-site alternatives must be incorporated in, and submitted concurrently with the applicant's tree preservation plan.

(2) *Off-Site Preservation*. The applicant may seek approval of the Urban Forester to preserve an equal or greater amount of canopy cover at a site within the city limits.

(3) *Off-Site Forestation.*

(a) If off-site preservation cannot be achieved, the applicant may seek approval from the Urban Forester to plant the required number of trees on another site owned by the applicant and located within the city limits. A tree preservation easement must be conveyed concurrently with or prior to submission of a final plat by the applicant to the city to protect any off-site preservation or forestation and the legal description of the tree preservation easement shall also appear on the final plat.

(b) An applicant may plant and maintain mitigation trees needed for the applicant's development as to fulfill the obligation set forth in Chapter 167, Tree Preservation and Protection, in a nearby city park or public right-of-way if expressly approved by City Council resolution. The City Council shall seek advice from the Urban Forester, Parks and Recreation Department staff and citizens about the advisability of forestation of the nearby city park and may apply express conditions including requiring irrigation to be installed and regular maintenance to be performed by the applicant.

(4) *Tree Escrow Account.* Tree preservation on-site is always the preferred option, with on-site mitigation, off-site preservation, off-site forestation, and on-site mitigation alternatives to be considered in descending order only if the more preferred option cannot be fully achieved. If none of these options can completely fulfill a developer's obligation under this Tree Preservation and Protection Chapter, the developer shall pay into the City Tree Escrow Account $250.00 for each tree required to meet the Base Density requirements which fairly represents the costs of material and labor to plant a tree. The developer shall also pay into the Tree Escrow Fund $425.00 as three (3) years of maintenance costs to ensure each tree survives for that period of time. Tree planting and maintenance costs should be reviewed at least every four (4) years to ensure it remains the fair market costs for tree planting and maintenance for three (3) years.

(a) Developments proposed as building permits under Level 2 as outlined in §166.02(E)(2) are eligible for contribution to the tree escrow account as an option.

(b~~a~~) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way, detention ponds, common areas or other areas where trees can be protected and have a high probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.

(c~~b~~) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.

(d~~c~~) Money contributed under this section:

(i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;

(ii) Shall not revert to the general fund for ongoing operations.

(ed) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.

(fe) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.

(gf) Refunds shall be paid to ~~the applicant who made the original contribution~~the present owner of the property that was the subject of new development and against which the fee was assessed and collected.

(hg) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.

(ih) The refund shall be made on a pro rata basis, and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.

(ji) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance.

(K) *Tree Preservation Plan Review Form.* The Urban Forester shall use a standardized form for all recommendations or administrative determinations made regarding an applicant's tree preservation plan.

(1) The form shall clearly indicate whether the Urban Forester is making a final administrative determination, or a recommendation to the Planning Commission or City Council.

(2) The form shall also clearly indicate the applicant's plan is "APPROVED," "DISAPPROVED," or "CONDITIONALLY APPROVED," and explain the reasoning therefore.

(3) A statement shall appear on the form explaining the process by which a final administrative determination may be appealed in accordance with Chapter 155 of the Unified Development Code.

(4) The Urban Forester shall sign and date the form, and ensure that a copy becomes part of the permanent file for the project.

(L) *Continuing Preservation and Protection Under Approved Tree Preservation Plans and Tree Preservation Easements.*

(1) Large scale developments, large ~~scale~~ site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing tree are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large ~~scale~~ and small site improvements, commercial

final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing the nature of the protection afforded, and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice.

(2) The geographic extent and location of tree preservation easements, once recorded, may only be modified, or abolished with the express approval of the City Council. Applicants requesting such action shall bear the burden of proving to the City Council's satisfaction that such modification or abolition is in the best interest of the City of Fayetteville. Such requests shall be submitted to the urban forester, who shall ask the City Clerk to place it on the agenda of the next regularly scheduled City Council meeting.

(3) Property owners wishing to remove diseased or dead trees from within a recorded tree preservation easement shall seek prior approval from the Urban Forester, who shall determine if such removal is consistent with sound arboricultural and horticultural practices, as well as the intent of this chapter. Any tree so removed shall be replaced with a tree of like or similar species, unless the Urban Forester determines that natural replacements of sufficient health and vigor are already present in the tree preservation easement.

(Code 1991, §162.10; Ord. No. 2699, §10, 4-20-93; Ord. No. 3901, §1, 7-5-95; Ord. No. 3963, §6, 4-16-96; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4340, 10-2-01; Ord. No. 4539 02-03-04; Ord. No. 4855, 4-18-06; Ord. No. 4930, 10-03-06; Ord. No. 5308, 3-16-10; Ord. No. 5312, 4-20-10; Ord. No. 5427, 8-2-11; Ord. No. 5513, 7-17-12; Ord. No. 5773, 5-19-15; Ord. No. 5818, 10-20-15; Ord. No. 5824 , §3, 11-17-15; Ord. No. 5945 , §17, 1-17-17; Ord. No. 5986 , §§4(Exh. A), 5—35, 7-6-17; Ord. No. 6442 , §§1(Exh. A1), 2(Exh. B), 5(Exh. E), 6(Exh. F), 6-1-21; Ord. No. 6446 , §9(Exh. D), 6-15-21)

To: Mayor Jordan and the City Council

From: Urban Forestry Advisory Board
113 West Mountain Street
Fayetteville, AR 72701

Subject: Administrative Item (Amend UDC Chapters 166.02, Development Review Process, 167.04 Tree Preservation and Protection): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to 166.02 and 167.04. The proposed code changes would modify development requirements associated with tree preservation requirements. (Originally heard with ADM-2024-0028)

Dear City Council Members and Mayor Jordan,

As a board with a primary focus on Arboricultural issues impacting the City of Fayetteville, we bring a wealth of expertise to our advisory role. Over the past two years, we have thoroughly reviewed the proposed code changes and believe that making projects with 1,201 square feet of new impervious area subject to abbreviated tree preservation plans is a crucial step. If approved, we are confident that this change will enhance our urban landscape and promote environmental stewardship.

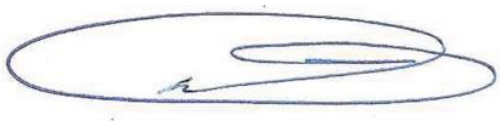
One of the biggest challenges of urban forests is the constant threat of tree removal for development. We understand that development is needed, but also have an acute understanding of the importance of trees. We also know that if developers are considerate of the environment, they can balance preservation, development, and profitability. If we continue to allow the status quo, we will lose canopy and the ecosystem benefits from trees removed during development activities. If we lose canopy from the development of single-family homes, duplexes, and triplexes, we are not supporting a livable City and will look back upon our decisions with regret.

Fayetteville's natural environment is a key attraction for many who are moving to the City. If we continue to allow a large segment of development to occur without tree preservation review, we risk undermining our long-term economic prosperity. We cannot continue to treat trees as disposable inanimate objects; if we do, our future will be a desolate, unlivable environment. Trees need to win on occasion, and this would be a win for trees.

We, the Urban Forestry Advisory Board, officially advise the City Council and the Mayor to support this code change. We stand firmly in support of our urban trees and the people of Fayetteville. Our commitment to this cause is unwavering, and we will continue to advocate for the protection of

urban trees and to balance development and the preservation of the natural environment. This code change will assist in striking this balance and ensuring Fayetteville is poised for responsible growth into the future.

Respectfully,



Carlo Bertani - Chair Urban Forestry Advisory Board

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-297

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager

FROM: Donna Wonsower, Planner

SUBJECT: **RZN-2024-0026: Rezoning (WEST OF 2910 N. OLD WIRE RD/LIVINGSTON SUBDIVISION, 254): Submitted by JORGENSEN AND ASSOCIATES for property located WEST OF 2910 N. OLD WIRE RD in WARD 3. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.87 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, EIGHTEEN UNITS PER ACRE.**

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 located in east Fayetteville, roughly 700 feet west of the intersection of N Crossover Rd. and N Old Wire Rd. The overall property was rezoned to NC, Neighborhood Conservation and R-A, Residential Agricultural on April 18, 2023 (RZN-2023-0004). The current request only applies to a 1.87-acre portion adjacent to N. Old Wire Rd. A preliminary plat was approved by the Planning Commission on July 10, 2023 (PPL-2023-0003) and an associated grading permit was issued on January 18, 2024. Associated infrastructure is currently under construction.

Request: The request is to rezone 1.87 acres from NC, Neighborhood Conservation to RSF-18, Residential Single-Family, Eighteen Units per Acre.

Public Comment: During the initial rezoning request in 2023, staff received one comment in favor and thirteen (13) comments opposed to the request, citing traffic, environmental concerns, impacts on home values and neighborhood character, and insufficient existing infrastructure. Prior to the Planning Commission, staff received a general inquiry but no comments specifically in favor or opposed to the new request.

Land Use Compatibility: On the balance of considerations, staff finds the request to be compatible with the surrounding context. Neighboring properties are a variety of sizes, uses, and densities (though with large areas of RSF-4, Residential Single-Family, Four Units per Acre) and generally follow a cul-de-sac development pattern. When the overall property was rezoned in 2023, the applicant downzoned 5.75 acres from RSF-4 to R-A, Residential Agricultural to limit development potential in environmentally sensitive areas. This downzone was paired with higher density in the remainder of the site. Staff notes that further increasing development intensity further along N. Old Wire Rd. is likely to have minimal impact on surrounding low density

neighborhoods given the large area of transitional NC, Neighborhood Conservation remaining.

The existing and proposed zoning districts both include an urban form build-to-zone of 0–25 feet. Rezoning from NC to RSF-18 will decrease the minimum lot size for single and two-family uses from 4,000 sf to variable widths based on uses (1,250 square feet for townhouses and 2,500 square feet for one- and two-family dwellings). The minimum lot width would also be reduced from 40 feet to 30 feet. Both districts include a three-story height limit. Since the subject property contains roughly 1.87 acres of NC, a maximum of eighteen (18) units are permitted under current entitlements where the proposed zoning would increase the density cap to thirty-three (33) units. That said, any future development would be subject to, and limited by, minimum parking requirements, tree preservation, drainage, and access management standards. While the area could benefit from a mixed-use district such as NS-L, Neighborhood Services Limited given the lack of commercial services in the area, staff notes that the narrow width of the rezoning request may not lend itself to commercial development and that additional residential density could support future commercial uses in the area.

Land Use Plan Analysis: Staff finds the proposal is consistent with the goals in City Plan 2040 and the future land use designation for this location. Rezoning from NC to RSF-18 serves to contribute towards City Plan 2040 Goals #1 – Appropriate Infill, Goal #2 – We will discourage suburban sprawl, Goal #4 – Growing a Livable Transportation Network, and Goal #6 – Create Opportunities for Attainable Housing. The site scores relatively low on the Infill Scoring Matrix (see below). The existing and proposed zoning districts have identical uses by right and similar conditional uses. The Future Land Use Map designates this portion of the site as a "Residential Neighborhood Area" – a designation which supports a wide variety of housing types of appropriate scale and context, including single-family, duplexes, rowhouses, multifamily and accessory dwelling units. The existing NC zoning would create a transition area between the denser development adjacent to N. Old Wire Rd. and larger lots further away from the corridor, and the creation of smaller lots could encourage smaller, more affordable residential units.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **4-6** for this site. The following elements of the matrix contribute to the score:
1. Adequate Fire Response (Station #5, 2979 N Old Wire Rd.)
2. Near Sewer Main (8" sewer main, N Old Wire Rd.)
3. Near Water Main (6" water main, N Old Wire Rd.)
4. Near Public School (Butterfield Trail Elementary School)
5. Near City Park (Gulley Park)
6. Near Paved Trail (Niokaska Creek Trail)

DISCUSSION:
At the June 24, 2024 Planning Commission meeting, a vote of 7-1-0 forwarded the request to City Council with a recommendation of approval. Commissioner Werner motioned and Commissioner McGetrick seconded. The commissioners in favor of the request cited a modest increase in density and the fact that any revised plans will require additional staff review. Commissioner Garlock voted against the rezoning, citing the area's low infill score and traffic concerns. Six members of the public stated opposition to the request during the meeting, citing concerns about increased impervious surface, current drainage problems in the area, increased traffic on a narrow road, impact to public schools, environmental impacts and inconsistencies with the number of proposed lots.

BUDGET/STAFF IMPACT:
NA

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Planning Commission Staff Report (#6), Pre And Post-Development Topography Exhibits (#7)

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

File #: 2024-297

RZN-2024-0026: Rezoning (WEST OF 2910 N. OLD WIRE RD/LIVINGSTON SUBDIVISION, 254): Submitted by JORGENSEN AND ASSOCIATES for property located WEST OF 2910 N. OLD WIRE RD in WARD 3. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.87 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, EIGHTEEN UNITS PER ACRE.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-26 FOR APPROXIMATELY 1.87 ACRES LOCATED WEST OF 2910 NORTH OLD WIRE ROAD IN WARD 3 FROM NC, NEIGHBORHOOD CONSERVATION TO RSF-18, RESIDENTIAL SINGLE FAMILY, EIGHTEEN 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 the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from NC, Neighborhood Conservation to RSF-18, Residential Single Family, Eighteen Units Per Acre.

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

2024-297

Item ID

7/16/2024

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

Jonathan Curth	6/28/2024	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN-2024-0026: Rezoning (WEST OF 2910 N. OLD WIRE RD/LIVINGSTON SUBDIVISION, 254): Submitted by JORGENSEN AND ASSOCIATES for property located WEST OF 2910 N. OLD WIRE RD in WARD 3. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.87 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, EIGHTEEN UNITS PER ACRE.

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 #

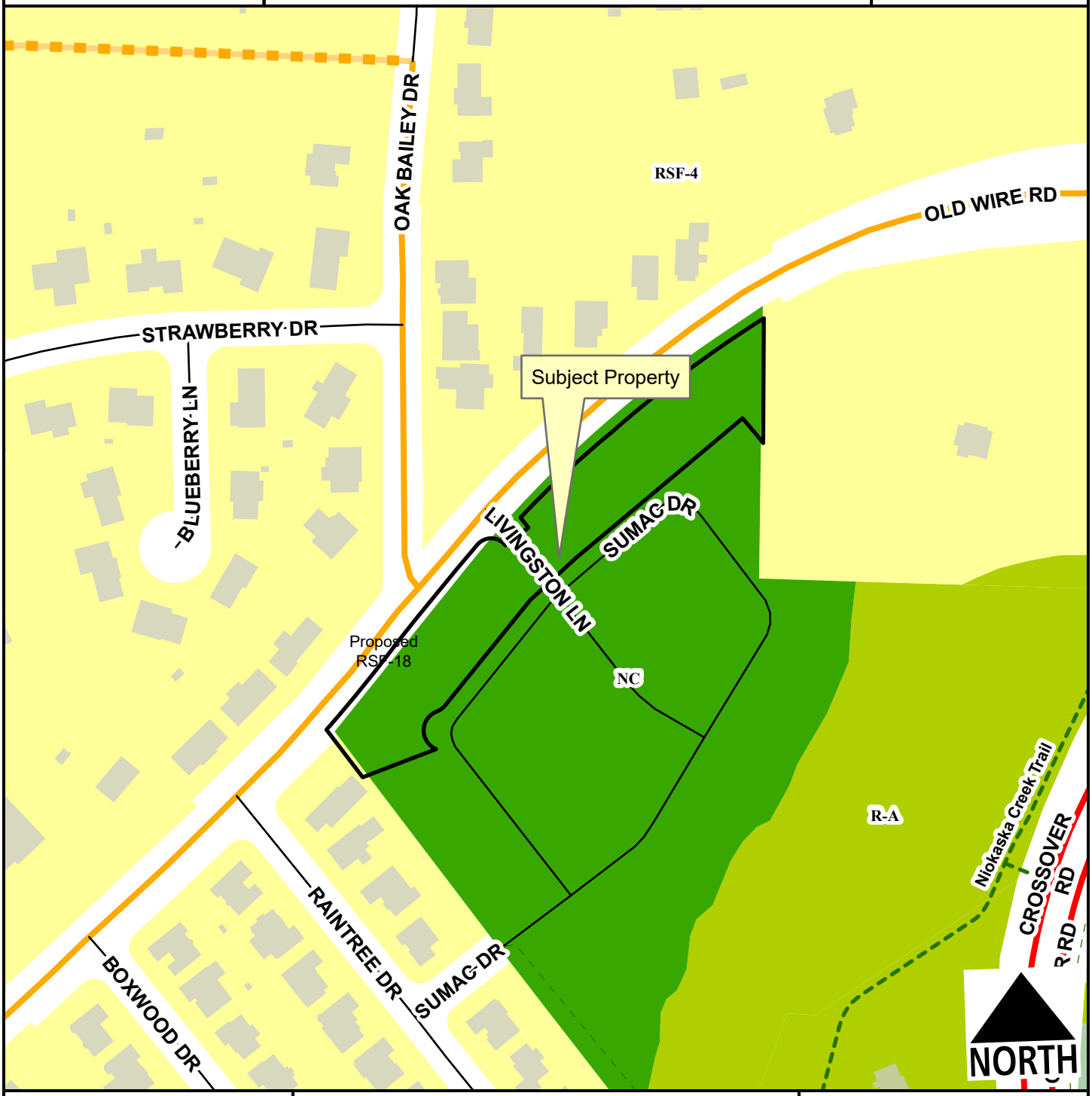
Change Order Number:

Approval Date:

Original Contract Number:

Comments:

RZN-2024-0026	WEST OF 2916 N. OLD WIRE RD	RZN-2024-0026 EXHIBIT 'A'
Close Up View		



- Regional Link
- Neighborhood Link
- Residential Link
- Planned Neighborhood Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
NC	1.8	0.0
RSF-18	0.0	1.9
RSF-4	0.0	0.0

Total 1.9 ac

RZN-2024-0026
EXHIBIT ‘B’

LEGAL DESCRIPTION:

A part of the SE1/4 of the NE1/4 of Section 36, T17N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of the Fractional SW1/4 of the NW1/4 of Section 31, T17N, R29W, thence S02°14'17"W 97.12 feet, thence S02°15'04"W 62.17 feet to the POINT OF BEGINNING; thence S02°15'04"W 172.50 feet, thence N37°55'46"W 44.41 feet, thence S52°04'14"W 301.30 feet, thence S49°17'22"W 85.53 feet, thence S40°56'22"W 186.90 feet, thence along a curve to the right 14.76 feet, said curve having a radius of 28.00 feet and a chord bearing and distance of S56°02'37"W 14.59 feet, thence along a reverse curve to the left 66.77 feet, said curve having a radius of 28.00 feet and a chord bearing and distance of S02°49'43"W 52.04 feet, thence S71°02'29"W 108.84 feet, thence N35°17'41"W 82.63 feet, thence along a non tangent curve to the left 156.20 feet, said curve having a radius of 2,080.39 feet and a chord bearing and distance of N41°01'12"E 156.16 feet, thence along a non tangent curve to the right 174.08 feet, said curve having a radius of 4,898.91 feet and a chord bearing and distance of N41°20'57"E 174.07 feet, thence along a compound curve to the right 44.51 feet, said curve having a radius of 25.00 feet and a chord bearing and distance of S86°37'36"E 38.86 feet, thence N54°22'47"E 40.00 feet, thence N35°37'13"W 17.64 feet, thence along a non tangent curve to the right 173.24 feet, said curve having a radius of 1,303.48 feet and a chord bearing and distance of N48°53'03"E 173.11 feet, thence along a non tangent curve to the right 254.73 feet, said curve having a radius of 1,637.23 feet and a chord bearing and distance of N55°02'19"E 254.47 feet, thence along a non tangent curve to the right 8.01 feet, said curve having a radius of 498.67 feet and a chord bearing and distance of N59°27'12"E 8.01 feet to the POINT OF BEGINNING: Containing 1.87 acres more or less subject to easements and right of way of record.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Donna Wonsower, Planner

MEETING DATE: June 24, 2024 (UPDATED WITH MEETING RESULTS)

SUBJECT: **RZN-2024-0026: Rezoning (WEST OF 2910 N. OLD WIRE RD/LIVINGSTON SUBDIVISION, 254):** Submitted by JORGENSEN AND ASSOCIATES for property located WEST OF 2910 N. OLD WIRE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.87 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, EIGHTEEN UNITS PER ACRE.

RECOMMENDATION:
Staff recommends forwarding **RZN-2024-0026** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:
"I move to forward **RZN-2024-0026** to City Council with a recommendation of approval."

BACKGROUND:
The subject property is located in east Fayetteville, roughly 700 feet west of the intersection of N Crossover Rd. and N Old Wire Rd. While the overall property was rezoned from RSF-4, Residential Single-Family, Four Units per Acre to a split zoning of NC, Neighborhood Conservation on the western half and R-A, Residential Agricultural over the eastern half on April 18, 2023 (RZN-2023-0004), the current request only applies to a 1.87-acre portion adjacent to N. Old Wire Rd. A preliminary plat was approved by Planning Commission on July 10, 2023 (PPL-2023-0003) and an associated grading permit was issued on January 18, 2024. The infrastructure for this project, including water, sewer, and interior roads is currently under construction. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-Family Residential (Under Construction)	NC, Neighborhood Conservation
East	Single-Family Residential (Under Construction)	NC, Neighborhood Conservation
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

Request: The request is to rezone 1.87 acres from NC, Neighborhood Conservation to RSF-18, Residential Single-Family, Eighteen Units per Acre.

Public Comment: Two members of the public offered comment in opposition of the item during the initial rezoning request in 2023, citing potential increase in traffic, environmental concerns, negative impact to home values and neighborhood character, and lacking existing infrastructure including schools. Since then, staff has received a general inquiry concerning the updated request but no comments specifically in favor or opposed.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW

Streets: The subject area has frontage along N. Old Wire Rd., a partially improved neighborhood link with asphalt paving and open. Any street or drainage improvements required in these areas would be determined at the time of the development proposal.

Water: Public water is available. An existing 8-inch water main is present on the southeast side of the subject property.

Sewer: Sanitary sewer is available. An existing 12-inch sewer main is present on the subject property and an existing 6-inch sewer main is present on the north side of N. Old Wire Rd.

Fire: Station 5, located at 2979 N. Crossover Rd., protects this site. The property is located approximately 0.3 miles from the fire station with an anticipated drive time of approximately 1 minute using existing streets. The anticipated response time would be approximately 3.2 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 6 minutes for an engine and 8 minutes for a ladder truck.

Police: The Police Department expressed no concerns with this request.

Drainage: No portion of the property lies within the Hillside-Hilltop Overlay District. The subject area does not include FEMA floodplain, streamside protection, or hydric soils.

Tree Preservation:

The proposed zoning district of RSF-18, Residential Single-Family, Eighteen Units per Acre requires **20% minimum canopy preservation.** The current zoning district of NC, Neighborhood Conservation 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 a **Residential Neighborhood** and **Natural Area.**

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. 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, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features

of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a ranged score of **4-6** for this site, with a weighted score of **6**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #5, 2979 N Old Wire Rd.)
- Near Sewer Main (8" sewer main, N Old Wire Rd.)
- Near Water Main (6" water main, N Old Wire Rd.)
- Near Public School (Butterfield Trail Elementary School)
- Near City Park (Gulley Park)
- Near Paved Trail (Niokaska Creek Trail)

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:*** **On the balance of considerations, staff finds the request to be compatible with the surrounding context. Residential uses and densities located near the subject property vary substantially, though with large areas of RSF-4, Residential Single-Family, Four Units per Acre. Neighboring properties are of a variety of sizes but generally follow a cul-de-sac development pattern. When the overall property was rezoned in 2023, the applicant downzoned 5.75 acres from RSF-4 to R-A, Residential Agricultural to limit development potential in an area with both FEMA floodplain and streamside protection zones. This downzoning was paired with higher density in the remainder of the site, allowing the site to increase density while minimizing negative impact within sensitive ecological areas. Staff notes that further increasing development intensity further along N. Old Wire Rd. is likely to have minimal impact on surrounding low density neighborhoods a sizeable portion of the proposed rezoning area will still have NC, Neighborhood Conservation as a transitional area.**

The existing and proposed zoning districts both include an urban form build-to-zone of 0-25 feet. When compared to NC, rezoning to RSF-18 will decrease the minimum lot size for single and two-family uses from 4,000 sf to variable widths based on uses (1,250 square feet for townhouses and 2,500 square feet for one- and two-family dwellings). Minimum lot widths would also be reduced from 40 feet to 30 feet. Both NC and RSF-18 include a three-story height limit. Since the subject property contains roughly 1.87 acres of NC, a maximum of eighteen (18) units are permitted under current entitlements, where the proposed rezoning to RSF-18 would increase the density cap to thirty-three (33) units. That said, any future development would be subject to, and limited by, minimum parking requirements, tree preservation, drainage, and access management standards. While the area could benefit from a mixed-use district such as NS-L, Neighborhood Services Limited given the lack of commercial services in the area, staff notes that the narrow width of the rezoning request may not lend itself to commercial development

and that additional residential density could support future commercial uses in the area.

Land Use Plan Analysis: **Staff finds the proposal is consistent with the goals in City Plan 2040 and the future land use designation for this location. Rezoning from NC to RSF-18 serves to contribute towards City Plan 2040 Goals #1 – Appropriate Infill, Goal #2 – We will discourage suburban sprawl, Goal #4 – Growing a Livable Transportation Network, and Goal #6 – Create Opportunities for Attainable Housing. The site scores relatively low on the Infill Scoring Matrix due to water/sewer access, public parks and trails, and the proximity of fire station #5 and Butterfield Trail Elementary School. The existing and proposed zoning districts have identical uses by right and similar conditional uses. The Future Land Use Map designates this portion of the site as "Residential Neighborhood Area" – a designation which supports support a wide variety of housing types of appropriate scale and context including single-family, duplexes, rowhouses, multifamily and accessory dwelling units. The existing NC zoning would create a transition area between the denser development adjacent to N. Old Wire Rd. and larger lots further away from the corridor, and the creation of smaller lots could encourage smaller residential units which could be more affordable.**

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: **Staff finds that rezoning to RSF-18 is justified. Because rezoning will better support infill redevelopment of the property, staff finds the proposed zoning to be consistent with the City's future land use goals and therefore needed at this time.**

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: **Rezoning to RSF-18 has an associated potential to increase traffic at this location. RSF-18 permits development at 18 units per acre where it is currently limited to 10 units per acre. Staff finds potential to increase the number of residential units above what is currently allowed by right subject to constraints such as steep slopes, tree preservation requirements, and other design requirements. Staff finds the increase in density is unlikely to result in increased traffic danger or congestion, particularly given the small size and narrow width of the requested rezoning area. The subject property has access to N. Old Wire Rd., an improved Neighborhood Link and future development would be required to meet the City's applicable access management and parking standards.**

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: **Rezoning the property to RSF-18 may increase the load on public services, but the impact is not expected to be detrimental. The size of the property and access to existing water and sewer infrastructure means future development**

will likely avoid the need for costly extensions to services. 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 recommends approval of RZN-2024-0026.

PLANNING COMMISSION ACTION: **Required** **YES**

Date: **June 24, 2024** ❒ **Tabled** ☒ **Forwarded** ❒ **Denied**

Motion: WERNER — FORWARDED TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL

Second: MCGETRICK

Vote: 7-1-0 (GARLOCK OPPOSED, MADDEN ABSENT)

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
    - §161.29 NC, Neighborhood Conservation
    - §161.10 RSF-18, Residential Single-Family, Eighteen (18) Units per Acre
- Applicant Request Letter
- Site Exhibit
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

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)

Ord. No. 6427 , § 2, adopted April 20, 2021, "determines that this ordinance and all amendments to Code sections ordained or enacted by this ordinance shall automatically sunset, be repealed, terminated, and become void twenty (20) months after the passage and approval of this ordinance, unless prior to that date, the City Council amends this ordinance to repeal this sunset, repeal and termination section."

161.10 District RSF-18, Residential Single-Family - Eighteen (18) Units Per Acre

(A) *Purpose.* The RSF-18 Single-family Residential District is designed to promote and encourage the efficient development of single-family detached residences in a variety of densities.

(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.*

Units per acre	Eighteen (18) or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	30 feet
Two (2) family	30 feet

(2) *Lot Area Minimum.*

Townhouses: individual lot	1,250 square feet
Single-family	2,500 square feet
Two-family	2,000 square feet

(E) *Setback Requirements.*

Front	Side	Side-Zero Lot Line*	Rear
A build-to zone that is located between the front property line and a line 25	5 feet on both sides	A setback of less than five feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is	5 feet

ft. from the front property line.		filed**. The remaining side setback(s) shall be 10 feet.	

* A zero lot line is an alternative to the 5 foot building setback. Applicants should consult the International Building Code when locating a structure in close proximity to property lines and/or adjacent structures.

** At least 5 feet of maintenance area shall be provided along a structure that is within 5 feet of a property line. This may be provided through a perpetual maintenance easement on the adjacent property, or through a combination of a maintenance easement and private property. Walls, fences and customary yard accessories are permitted in the maintenance area.

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

(G) *Building Area.* The area occupied by all buildings shall not exceed 60% 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 for two-family dwellings.

(Ord. No. 5800, §2(Exh. B), 10-6-15; Ord. No. 5824, §2, 11-17-15; 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.

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

June 4, 2024

City of Fayetteville
Development Services
113 West Mountain Street
Fayetteville, AR 72701

Re: Rezoning at 2910 N Old Wire Road (Livingston Subdivision)

Dear City Staff;

On Behalf of the Owner and their representatives, we are submitting a rezoning request for property located along 2910 N Old Wire, Fayetteville, AR 72703.

A. The current owner of this site is as follows: J&M Capital Ventures (Parcel Numbers 765-16047-000, 765-13287-000. 765-16043-000.
B. Currently this property is zoned NC
C. This property is surrounded by RSF-4 on the north and west, a portion of P-1 to the south and north, and section of R-O to the east.
D. Existing adequate water and sewer are already at this site.
E. We feel the requested rezoning is in line with the goals of the City Plan 2040 where the future land use calls for a portion of Residential Neighborhood and Natural.

Statement of Compatibility:

This request to rezone a portion of the NC to RSF-18 along Old Wire Road, will create a transitional zoning boundary that will allow for a more diverse type of housing within this neighborhood and help in addressing some of the housing issues within the City. Within reasonable proximity, our firm recently requested a rezoning of a portion of the property south of Butterfield Elementary (known as Stage Station) to RSF-18. The City Council passed this request and thus set a precedence for similar development patterns that serve to promote and protect the neighborhood character. This being said, we believe that this rezoning is compatible with the current surrounding uses.

JORGENSEN + ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

LEGEND

PROPERTY LINE

PROJECT DETAILS

PROJECT TITLE:
LIVINGSTON REZONING

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

DATE: 5.7.24
DRAWN BY: BEJ
PROJECT #2022-148
FILE PATH: Z:\SUB\2022148
SHEET SIZE: 22" x 34"

SHEET TITLE

REZONING EXHIBIT

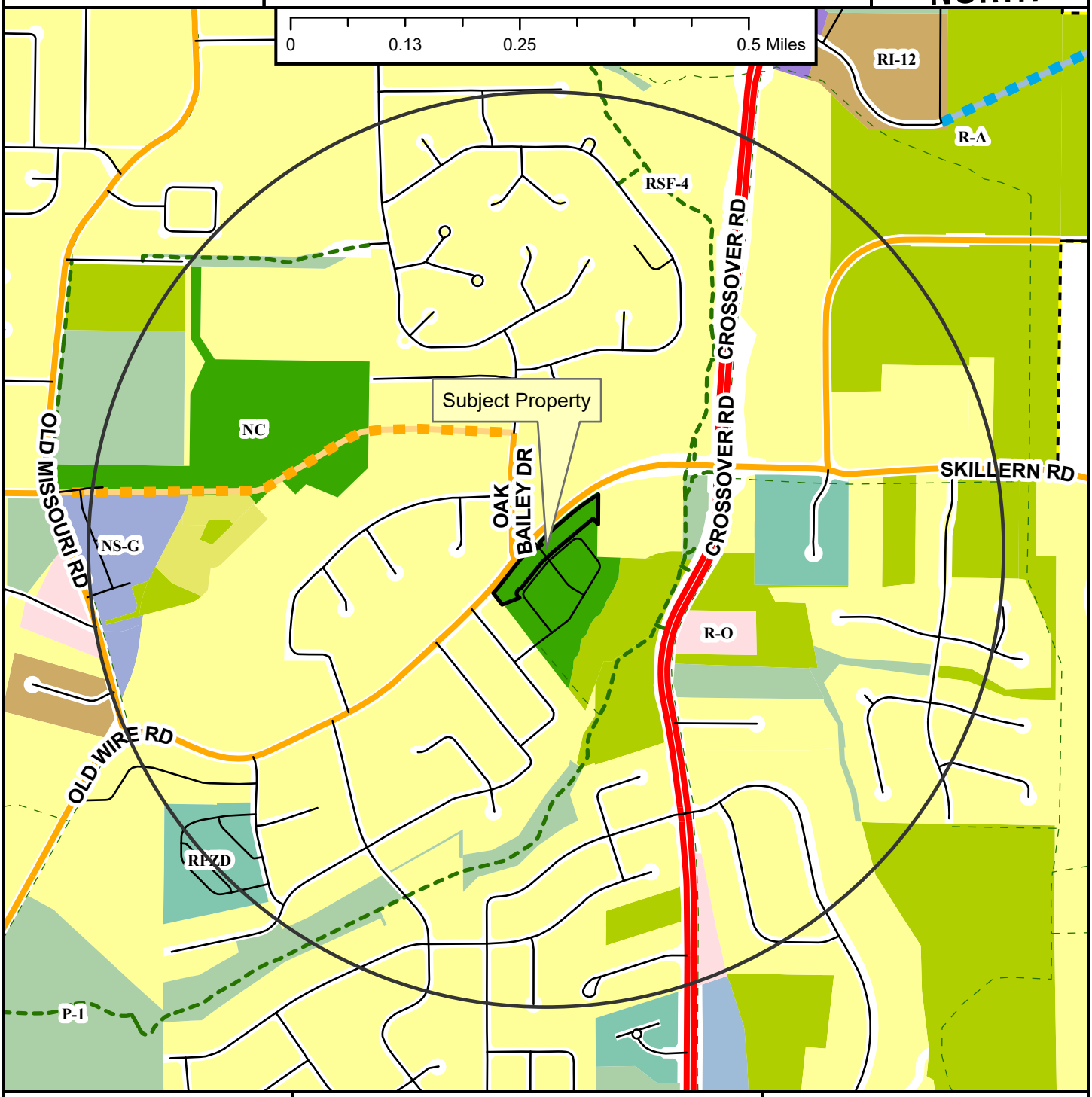
SHEET NUMBER

1

RZN-2024-0026

One Mile View

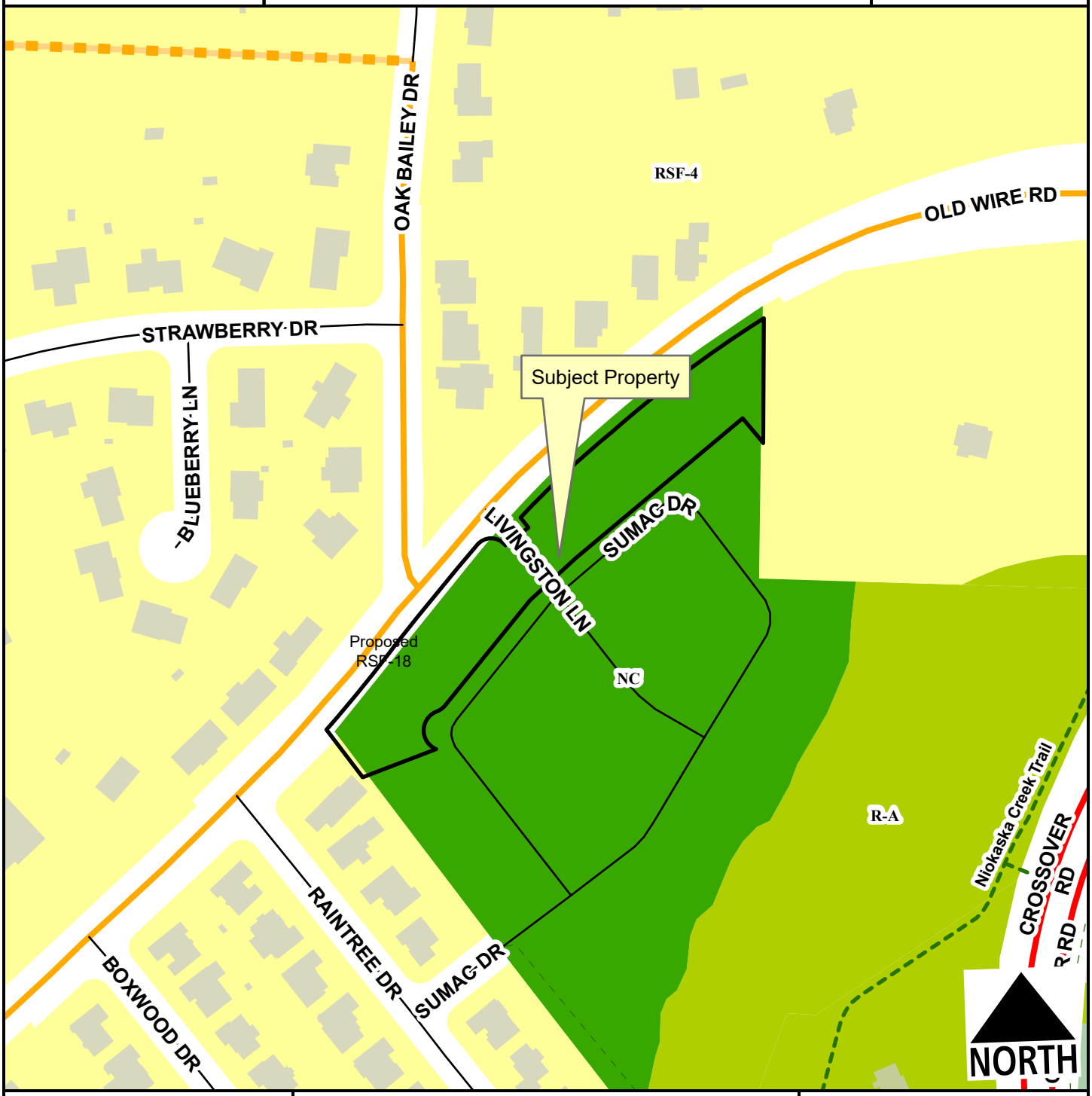
WEST OF 2916 N. OLD WIRE RD



RZN-2024-0026

Close Up View

WEST OF 2916 N. OLD WIRE RD



- Regional Link
- Neighborhood Link
- Residential Link
- Planned Neighborhood Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
NC	1.8	0.0
RSF-18	0.0	1.9
RSF-4	0.0	0.0

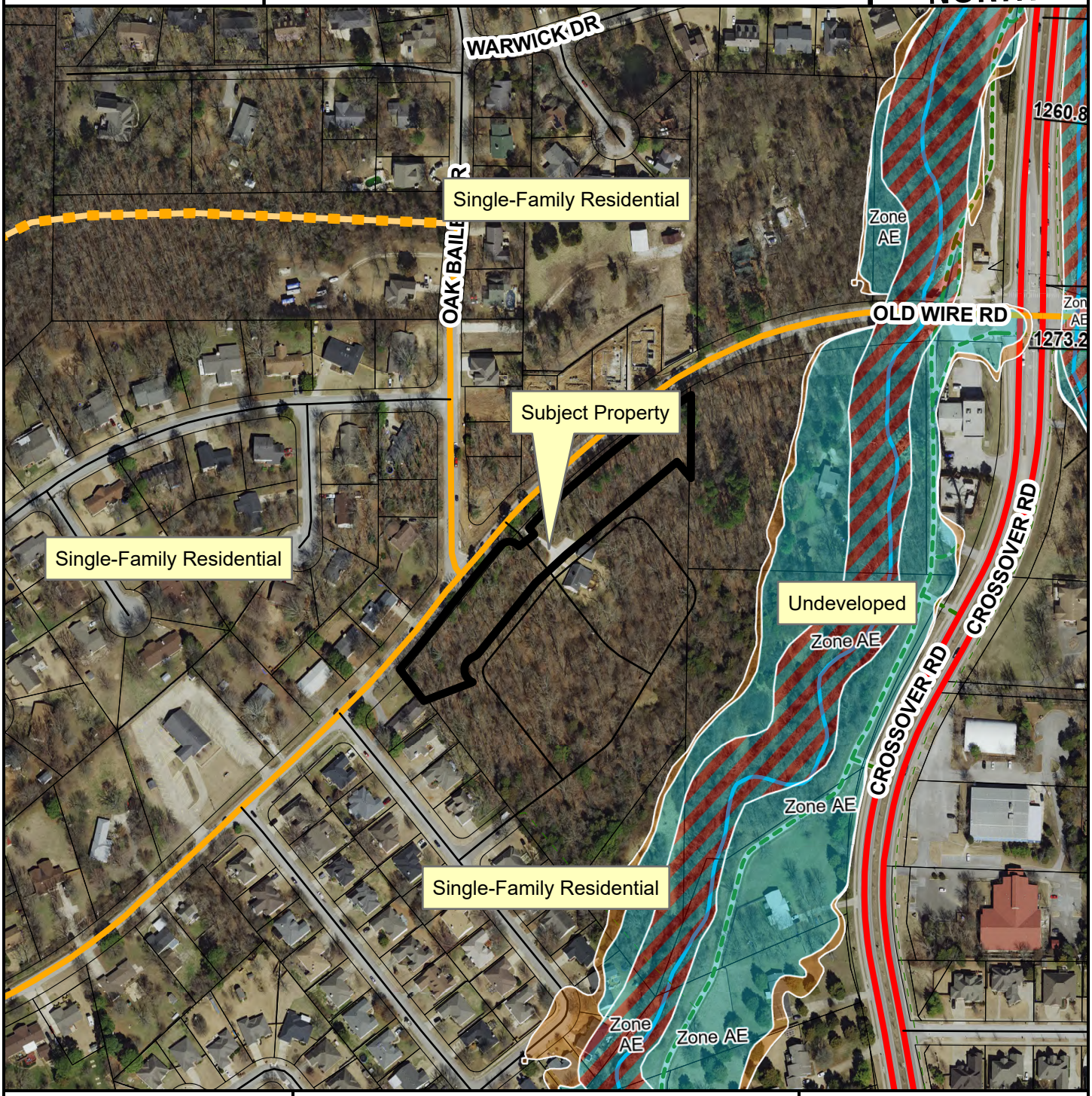
Total 1.9 ac

RZN-2024-0026

Current Land Use

2910 N. OLD WIRE RD

NORTH



- Regional Link
- Neighborhood Link
- Residential Link
- Planned Neighborhood Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

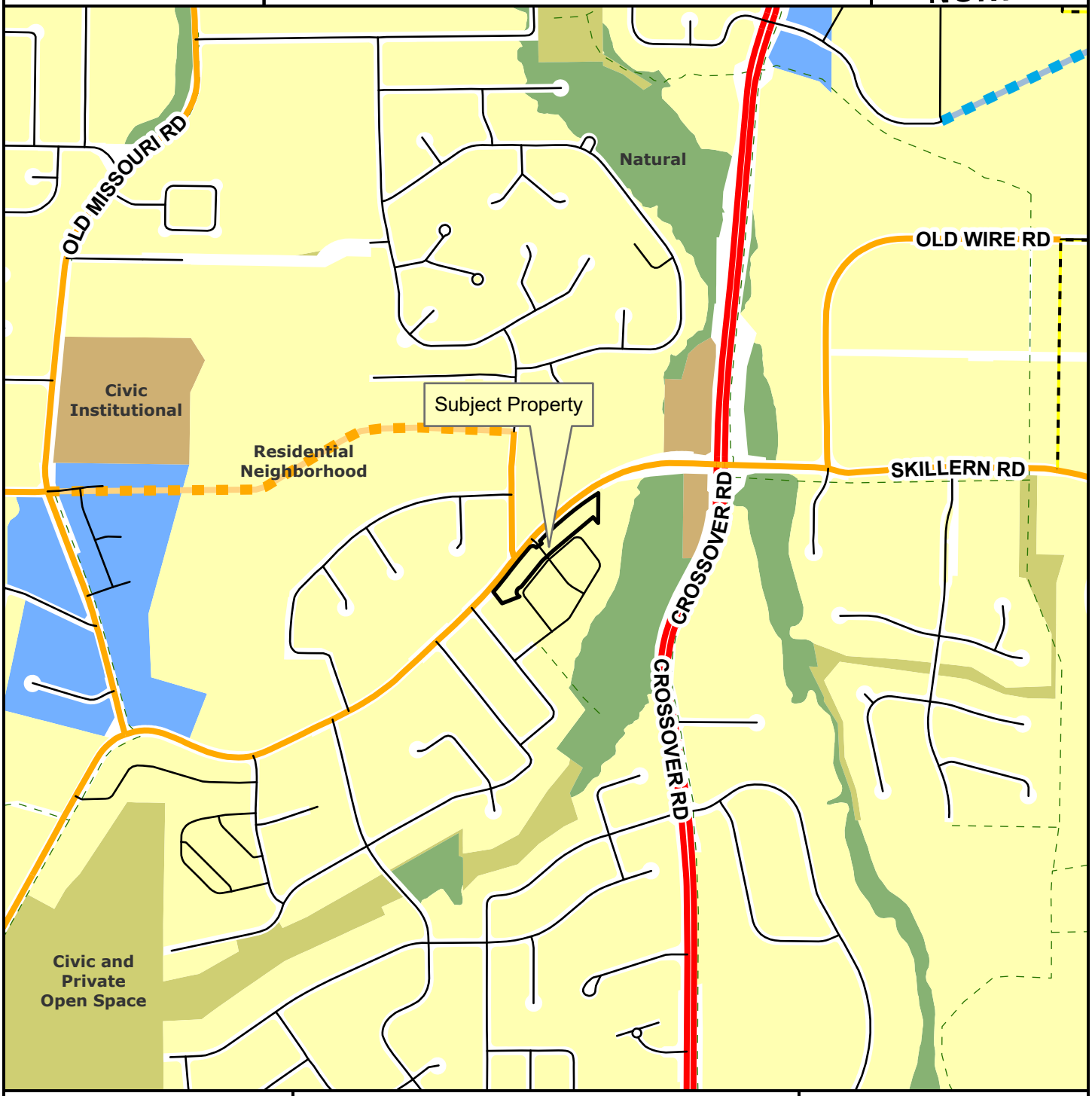
- 100-Year Floodplain
- Floodway

RZN-2024-0026

Future Land Use

2910 N. OLD WIRE RD

NORTH



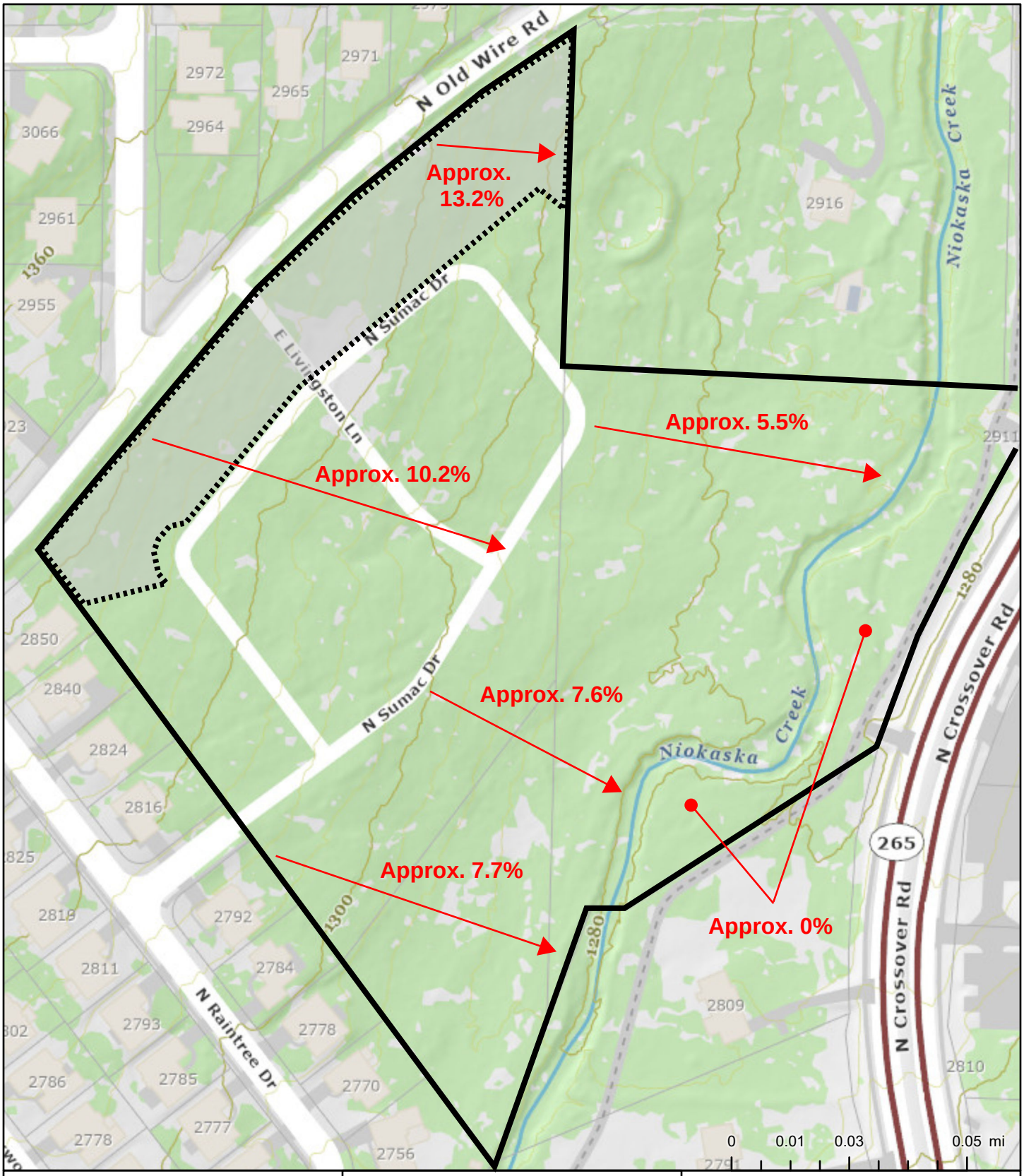
- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)

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



Approx. Area of Proposed Rezoning

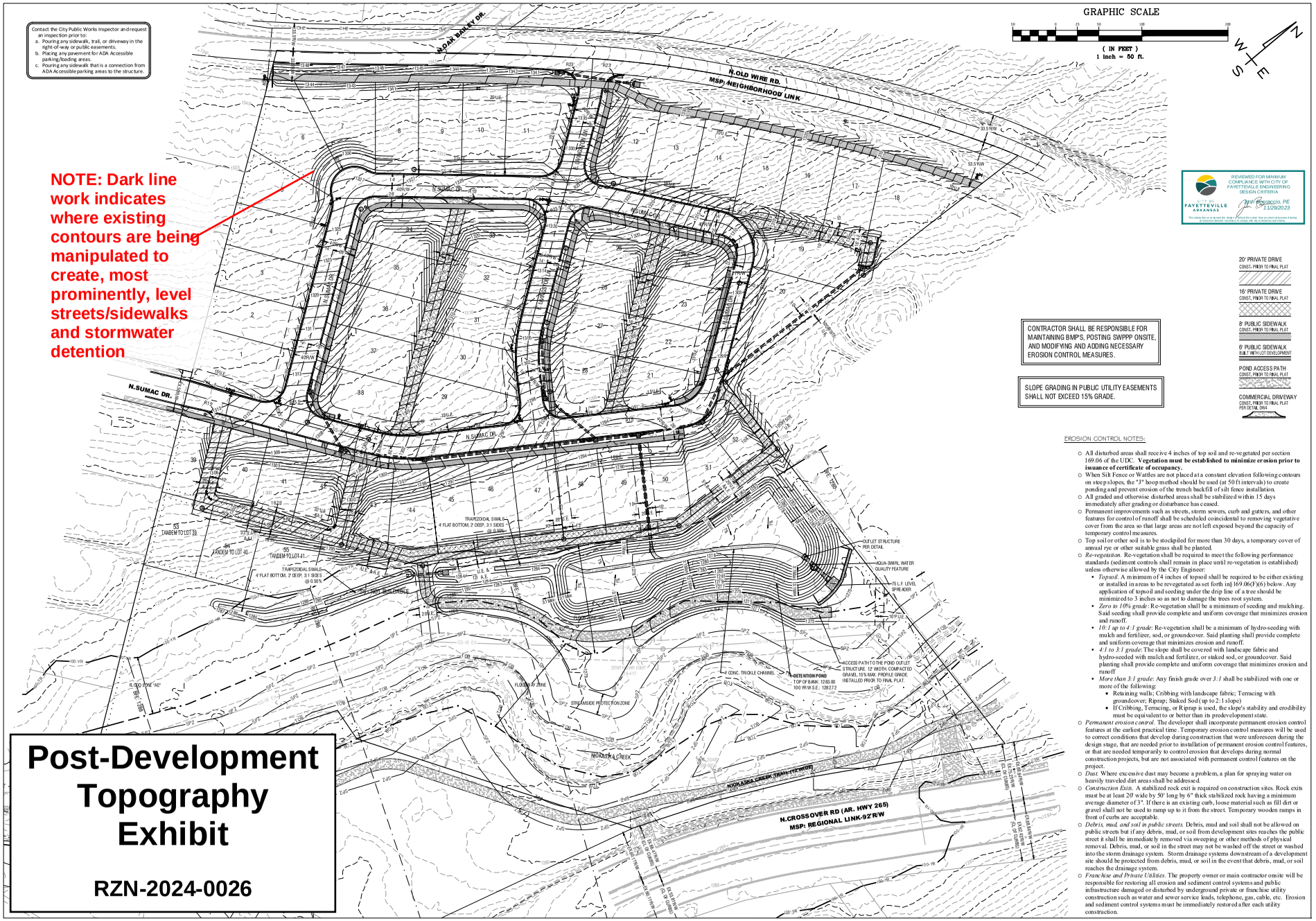
Overall Subject Property

Pre-Development Topography Exhibit

RZN-2024-0026

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

Created: 7/25/2024
Credits: City of Fayetteville, AR
Map Author:



Contact the City Public Works Inspector and request an inspection prior to:
a. Pouring any sidewalk, trail, or driveway in the right-of-way or public easements.
b. Placing any pavement for ADA Accessible parking/loading areas.
c. Pouring any sidewalk that is a connection from ADA Accessible parking areas to the structure.

NOTE: Dark line work indicates where existing contours are being manipulated to create, most prominently, level streets/sidewalks and stormwater detention

REVIEWED FOR MINIMUM COMPLIANCE WITH CITY OF FAYETTEVILLE ENGINEERING DESIGN CRITERIA
FAYETTEVILLE ARKANSAS
11/29/2023
This stamp does not in any way relieve the design professional from any errors or omissions during its instructions rendered. Indemnity is to comply with city of ordinances and criteria.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ONSITE, AND MODIFYING AND ADDING NECESSARY EROSION CONTROL MEASURES.

SLOPE GRADING IN PUBLIC UTILITY EASEMENTS SHALL NOT EXCEED 15% GRADE.

20' PRIVATE DRIVE CONST. PRIOR TO FINAL PLAT
16' PRIVATE DRIVE CONST. PRIOR TO FINAL PLAT
8' PUBLIC SIDEWALK CONST. PRIOR TO FINAL PLAT
6' PUBLIC SIDEWALK BUILT WITH LOT DEVELOPMENT
POND ACCESS PATH CONST. PRIOR TO FINAL PLAT
COMMERCIAL DRIVEWAY CONST. PRIOR TO FINAL PLAT PER DETAIL DWY

EROSION CONTROL NOTES:

- All disturbed areas shall receive 4 inches of top soil and re-vegetated per section 169.06 of the UDC. **Vegetation must be established to minimize erosion prior to issuance of certificate of occupancy.**
- When Silt Fence or Wattles are not placed at a constant elevation following contours on steep slopes, the "J" hoop method should be used (at 50 ft intervals) to create ponding and prevent erosion of the trench backfill of silt fence installation.
- All graded and otherwise disturbed areas shall be stabilized within 15 days immediately after grading or disturbance has ceased.
- Permanent improvements such as streets, storm sewers, curb and gutters, and other features for control of runoff shall be scheduled coincidental to removing vegetative cover from the area so that large areas are not left exposed beyond the capacity of temporary control measures.
- Top soil or other soil is to be stockpiled for more than 30 days, a temporary cover of annual rye or other suitable grass shall be planted.
- *Re-vegetation.* Re-vegetation shall be required to meet the following performance standards (sediment controls shall remain in place until re-vegetation is established) unless otherwise allowed by the City Engineer:
  - *Topsoil.* A minimum of 4 inches of topsoil shall be required to be either existing or installed in areas to be revegetated as set forth in§ 169.06(F)(6) below. Any application of topsoil and seeding under the drip line of a tree should be minimized to 3 inches so as not to damage the trees root system.
  - *Zero to 10% grade:* Re-vegetation shall be a minimum of seeding and mulching. Said seeding shall provide complete and uniform coverage that minimizes erosion and runoff.
  - *10:1 up to 4:1 grade:* Re-vegetation shall be a minimum of hydro-seeding with mulch and fertilizer, sod, or groundcover. Said planting shall provide complete and uniform coverage that minimizes erosion and runoff.
  - *4:1 to 3:1 grade:* The slope shall be covered with landscape fabric and hydro-seeded with mulch and fertilizer, or staked sod, or groundcover. Said planting shall provide complete and uniform coverage that minimizes erosion and runoff.
  - *More than 3:1 grade:* Any finish grade over 3:1 shall be stabilized with one or more of the following:
    - Retaining walls; Cribbing with landscape fabric; Terracing with groundcover; Riprap; Staked Sod (up to 2:1 slope)
    - If Cribbing, Terracing, or Riprap is used, the slope's stability and erodibility must be equivalent to or better than its predevelopment state.
- *Permanent erosion control.* The developer shall incorporate permanent erosion control features at the earliest practical time. Temporary erosion control measures will be used to correct conditions that develop during construction that were unforeseen during the design stage, that are needed prior to installation of permanent erosion control features, or that are needed temporarily to control erosion that develops during normal construction projects, but are not associated with permanent control features on the project.
- *Dust.* Where excessive dust may become a problem, a plan for spraying water on heavily traveled dirt areas shall be addressed.
- *Construction Exits.* A stabilized rock exit is required on construction sites. Rock exits must be at least 20' wide by 50' long by 6" thick stabilized rock having a minimum average diameter of 3". If there is an existing curb, loose material such as fill dirt or gravel shall not be used to ramp up to it from the street. Temporary wooden ramps in front of curbs are acceptable.
- *Debris, mud, and soil in public streets.* Debris, mud and soil shall not be allowed on public streets but if any debris, mud, or soil from development sites reaches the public street it shall be immediately removed via sweeping or other methods of physical removal. Debris, mud, or soil in the street may not be washed off the street or washed into the storm drainage system. Storm drainage systems downstream of a development site should be protected from debris, mud, or soil in the event that debris, mud, or soil reaches the drainage system.
- *Franchise and Private Utilities.* The property owner or main contractor on site will be responsible for restoring all erosion and sediment control systems and public infrastructure damaged or disturbed by underground private or franchise utility construction such as water and sewer service leads, telephone, gas, cable, etc. Erosion and sediment control systems must be immediately restored after each utility construction.

Post-Development Topography Exhibit

RZN-2024-0026

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
office: 479.442.9127
www.jorgensenassociates.com
Established 1985

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- UTILITY CROSSING LT.
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: LIVINGSTON

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 05/3/2023
DRAWN BY: CAZ
PROJECT #2022148
FILE PATH: Z:\SUBDIVISION\S.2022148
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13843
BLAKE R. JORGENSEN
11.15.23

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C1.12

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-306

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager

FROM: Donna Wonsower, Planner

SUBJECT: **RZN-2024-0028: Rezoning (EAST OF HARMON FIELD ON S. DUNCAN AVE./MODUS STUDIO, 522): Submitted by MODUS STUDIO for property located EAST OF HARMON FIELD ON S. DUNCAN AVE in WARD 2. The property is zoned RMF-40, RESIDENTIAL MULTIFAMILY, 40 UNITS PER ACRE and contains approximately 3.7 acres. The request is to rezone the property to MSC, MAIN STREET CENTER.**

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 area is in central Fayetteville directly east of Harmon Field and 600 feet northeast of the Fayetteville High School building. The subject area includes ten parcels along S. Duncan Ave. containing a total of 3.7 acres split between two areas (1 acre and 2.7 acres) which have been developed with a range of uses from single-, two-, three-and four-family dwellings and larger apartment buildings. The existing structures were built between 1926 -1986. Additional details on each parcel is included in a staff attachment. The subject area is currently zoned RMF-40, Residential Multifamily, 40 Units per Acre and does not fall within any overlay districts or Master Plan areas.

Request: The request is to rezone the property from RMF-40, Residential Multifamily, 40 Units per Acre to MSC, Main Street Center, subject to a bill of assurance.

Public Comment: One member of the public requested additional information regarding the project and associated public hearing. An additional commenter sent multiple emails discussing both this rezoning and the rezoning across the street (RZN-2024-0018) and their potential impacts to the existing neighborhood fabric and residents, potential removal of affordable housing, environmental concerns, and concern about the developer trying to acquire properties for this rezoning. Further comment was made at the Planning Commission hearing, which is summarized below.

Land Use Compatibility: On the balance of considerations, staff finds the request to be compatible with the surrounding context. The property is primarily surrounded by either large apartment structures or the Fayetteville High School campus, with mixed-density residential located to the east. The parcels within the subject area are currently developed with primarily single-family dwellings. Staff notes that since there is a gap in the proposed rezoning area occupied by an existing single-family dwelling, any development adjacent to this

parcel would be subject to the additional setbacks of UDC 164.11(C) Home Protection Requirements.

Based on a review of addresses, there are a total of 42 residential dwelling units currently within the subject area. The existing RMF-40 district would permit a maximum of 148 dwelling units on the overall 3.7-acre subject area with a maximum building height of 5 stories, while the proposed MSC district has no density limitations with a maximum building height of 7 stories when located greater than 15 feet from the right-of-way. Staff finds that the existing buildings are between 38-98 years old with an average age of 71.5 years old. No completed permits aside from one electrical permit for the replacement of meter packs were found for the subject area that indicate renovations since completion. No buildings within the subject area are listed in either the Federal or Arkansas Register of Historic Places, and the subject area is not within a city historic district. An analysis of each parcel's current development is included in a staff exhibit.

The subject area is bound by RMF-40 to both the north and east, which permits multifamily developments and building heights of up to 5 stories. The Cardinal Apartments to the north and the Atmosphere Apartments to the east are both constructed at 5 stories including a parking garage. Harmon Field, a major sports venue for Fayetteville Schools, is located to the west and the school intends to construct a parking lot extension directly south of the subject area. Additionally, a full city block adjacent to the property to the east was successfully rezoned to MSC with a bill of assurances at the June 18 City Council agenda. This area will likely be developed with a large mixed-use student housing complex. Other structures in direct proximity to the proposed rezoning area include a three-family dwelling and single-family residence south of the intersection of W. Putnam St. and S. Duncan Ave. Staff finds that the greater height permitted by MSC is not likely to negatively affect the surroundings given abutting multi-story apartments and the large school complex, particularly as any development would be limited to 5 stories when within 0'-15' of the front property line.

While rezoning from RMF-40 to MSC will remove the current density limitation of 40 units per acre, staff finds that the request is not likely to create development that is incompatible with the surroundings given that the other city requirements such as parking lot design standards and ratios, tree preservation, and drainage. A bill of assurances has been provided with the rezone to limit potentially incompatible uses, including Use Unit 17: Transportation Trades and Services, Use Unit 34: Liquor Stores, and Use Unit 45: Small Scale Production. Staff finds that rezoning to a mixed-use district would create the possibility of compatible development and that additional commercial uses could also serve the high density of existing residents within the immediate proximity as well as students and faculty of the adjacent high school.

Land Use Plan Analysis: On the balance of considerations, staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, and goals of City Plan 2040. Given the walkable location of the request and potential for mixed-use development, staff finds the request to be consistent with the following City Plan 2040 Goals: 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.

Staff finds the rezoning both positively and negatively contributes to Goal 6: We will create opportunities for affordable housing. The Fayetteville Housing Assessment completed by City staff in October 2023 discusses the preservation of affordable housing and notes that "new supply should be carefully balanced with preserving existing affordable housing – housing that can be in prime areas for redevelopment due to growing land values compared to the declining value of aging structures." While staff acknowledges that any redevelopment of the subject area and associated demolitions could remove naturally occurring affordable housing units within the subject area, staff also acknowledges that the property owners are legally able to redevelop the subject area with greater density by right under the existing Residential Multifamily, 40 Units per Acre (RMF-40) zoning district and that any redevelopment which includes only uses permitted by right is not subject to discretionary approval by either the Planning Commission or City Council provided that all applicable city ordinances and development standards are met. Further, cities in Arkansas are prohibited from enacting rent control

ordinances per Arkansas Statute.

The area is designated as a City Neighborhood Area, which recommends that commercial uses would have a residential component and vary in size, variety and intensity. The subject area is directly east of the Fayetteville High School campus and approximately 600 feet southeast of the University of Arkansas campus, which is designated as a special district by the 2040 growth map and described as “portions of the city that are historically or currently intended for more intensive commerce.” The closest Tier Centers are located just over half a mile east at the historic downtown square (Tier 1) and approximately half a mile southeast at the intersection of W. Martin Luther King Jr. Blvd. and S. Nelson Hackett Blvd (Tier 3).

The infill score for this parcel is very high, with a score between 11 and 12, indicating the property could likely support a wide range of uses and additional density, particularly given the close proximity of both the Fayetteville High School and University of Arkansas campus. Staff also finds that allowing additional residential in close proximity to major traffic drivers and within close proximity to both ORT and Razorback transit stops could allow for residents to use alternative transportation options such as walking, biking, or utilizing transit to these institutions, helping to mitigate or reduce potential traffic impacts. Given that denying the rezoning request would not necessarily prevent redevelopment of the property by the new owners, staff finds that approval of the rezoning to MSC may lead to results that are more compatible with city goals than could be met under the existing zoning by allowing a greater number of additional residential units to be constructed while providing potential for a mix of commercial and residential uses.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040’s Infill Matrix indicates a ranging score of **11-12** for this site**.**
The following elements of the matrix contribute to the score:
1. 4 Minute Fire Response (Station #1, 303 W. Center St.)
2. Near Sewer Main (6” Sewer Main, S. Duncan Ave.)
3. Near Water Main (12” Water Main, S. Duncan Ave.)
4. Near Grocery Store (Walmart Neighborhood Market)
5. Near Public School (Fayetteville High School)
6. Near U of A Campus
7. Near City Park (Lower Ramble)
8. Near Paved Trail (Oakridge Trail, Razorback Greenway)
9. Near ORT Bus Stop (Hillcrest Towers)
10. Near Razorback Transit Bus Stop (S. Hill Ave)
11. Appropriate Future Land Use
12. Sufficient Intersection Density

DISCUSSION:
At the June 24, 2024 Planning Commission meeting, a vote of 6-2-0 forwarded the request to City Council with a recommendation of approval. Commissioner Cabe motioned, and Commissioner Castin seconded. The commissioners in favor of the request cited the ability of the parcels to be redeveloped under existing zoning, potential for mixed-use development in a walkable area, the high infill score, and the proposed bill of assurances. Staff confirmed that consent of owner forms for the rezoning have been provided for all subject parcels and clarified the regulations of the home protection ordinance which would apply if development were adjacent to single-family homes in the MSC district. The applicant team explained that the request is primarily due to the allowance for mixing of uses and that MSC would allow flexibility in the design of the project given steepness of the site and existing tree canopy. Commissioner McGetrick noted that there is no guarantee these properties will remain as is given the willingness of the current owners to upzone their properties, that development is extremely likely here, and that any associated (re)development of the parcels would likely increase housing costs. Commissioners Payne and Cabe noted their agreement with Commissioner McGetrick. Commissioner Cabe further noted the Planning Commission’s limited ability to make policy

determinations, stating this is the role of the City Council. Commissioner Garlock and Werner voted against the rezoning, citing the removal of existing affordable housing and concerns about potential building heights on a steep site.

Two members of the public stated opposition to the request during the meeting, citing eviction of current residents, removal of affordable housing for expensive apartments, narrow streets without striped crossings, increased traffic adjacent to Fayetteville High School, increased noise, and potential impacts to existing trees and habitat. One member of the public spoke in favor of the request, stating that housing in close proximity to the university and other services such as grocery stores and trails is critical for students and is especially important for international students who do not have vehicles.

BUDGET/STAFF IMPACT:
NA

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Exhibit C (#6), Planning Commission Staff Report (#7), Bill of Assurance (#8), Revised Bill of Assurance - 071624 (#9), City Attorney Memo (#10), Topography Exhibit (#11), UA Student Housing Memo (#12)

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

File #: 2024-306

RZN-2024-0028: Rezoning (EAST OF HARMON FIELD ON S. DUNCAN AVE./MODUS STUDIO, 522): Submitted by MODUS STUDIO for property located EAST OF HARMON FIELD ON S. DUNCAN AVE in WARD 2. The property is zoned RMF-40, RESIDENTIAL MULTIFAMILY, 40 UNITS PER ACRE and contains approximately 3.7 acres. The request is to rezone the property to MSC, MAIN STREET CENTER.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-28 FOR APPROXIMATELY 3.7 ACRES LOCATED EAST OF HARMON FIELD ON SOUTH DUNCAN AVENUE IN WARD 2 FROM RMF-40, RESIDENTIAL MULTIFAMILY, 40 UNITS PER ACRE TO MSC, MAIN STREET CENTER, SUBJECT TO A BILL OF ASSURANCE

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 RMF-40, Residential Multifamily, 40 Units Per Acre to MSC, Main Street Center, subject to the attached Bill of Assurance.

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

2024-306

Item ID

7/16/2024

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

Jonathan Curth	6/28/2024	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN-2024-0028: Rezoning (EAST OF HARMON FIELD ON S. DUNCAN AVE./MODUS STUDIO, 522): Submitted by MODUS STUDIO for property located EAST OF HARMON FIELD ON S. DUNCAN AVE in WARD 2. The property is zoned RMF-40, RESIDENTIAL MULTIFAMILY, 40 UNITS PER ACRE and contains approximately 3.7 acres. The request is to rezone the property to MSC, MAIN STREET CENTER.

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: _____

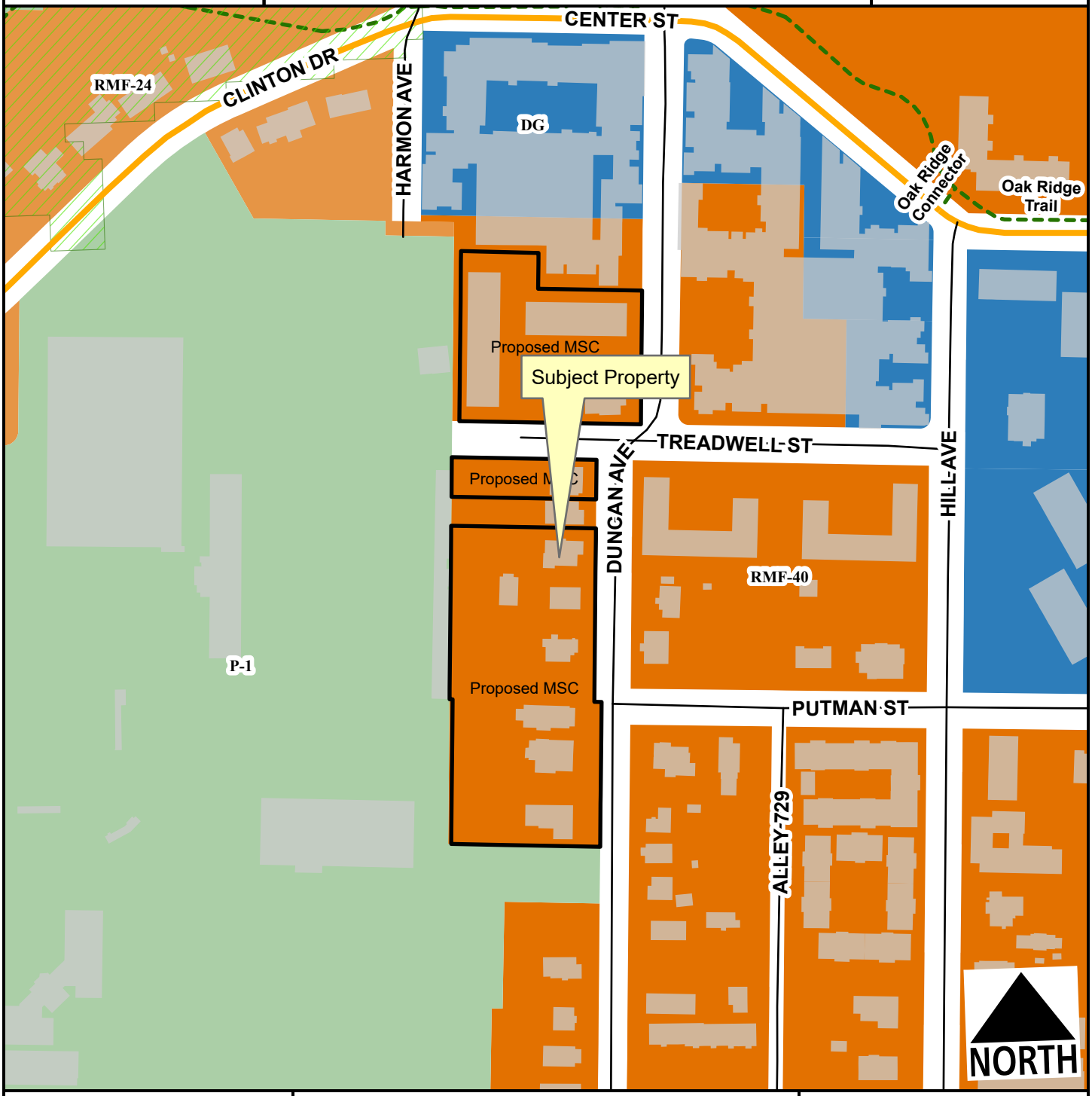
Comments:

RZN-2024-0028

Close Up View

65 S. DUNCAN AVE

RZN-2024-0028
EXHIBIT 'A'



- Neighborhood Link
- Alley
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
MSC	0.0	3.5
P-1	0.0	0.0
RMF-40	3.5	0.0

Total 3.5 ac

RZN-2024-0028
EXHIBIT 'B'

The West 117.0 feet of the South 14.5 feet of Lot Two (2), and the West 117.0 feet of the North 35 feet of Lot Three (3), and the South 20 feet of Lot Three (3), and all of Lots Four (4), Five (5), and Six (6) in Block Seven (7), in I.W. Duncan's Addition to the City of Fayetteville, Washington County, Arkansas,

And

Lot One (1) and the South 15 feet of Lot Two (2), and all of Lots Three (3), Four (4), Five (5) and Six (6), in Block Six (6) in I. W. Duncan's Addition to the City of Fayetteville, Washington Couty, Arkansas

and

A part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 16 North, Range 30 West, Washington County, Arkansas, and being described as follows, to-wit: Beginning at a point that is 660 feet (40 Rods) South of the Northeast corner of said forty-acre tract; said point being in Duncan Street in the City of Fayetteville; thence with said Street, South 45 feet; thence leaving said street, West 215.4 feet (Deed Call 220 feet) to a fence; thence North 45 feet along said fence; thence East 215.4 feet (Deed Call 220 feet) to the Point of Beginning.

and

A part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 16 North, Range Thirty (30) West, Washington County, Arkansas, described as follows: Beginning at a point which is 705 feet South of the Northeast corner of said forty-acre tract; thence South 85 feet; thence West 220 feet; thence North 85 feet; thence East 220 feet to the Point of Beginning.

and

A part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 16 North, Range 30 West, Washington County, Arkansas, described as follows: Beginning at a point which is 800 feet South of the Northeast corner of said forty-acre tract; and running thence South 60 feet; thence West 220 feet; thence North 60 feet; thence East 220 feet to the Point of Beginning.

and

A part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 16 North, Range 30 West, Washington County, Arkansas, and being more particularly described as follows: Beginning at a point which is 800 feet South of the Northeast corner of said forty-acre tract; and running thence West 200 feet; thence North 10 feet; thence East 200 feet; thence South 10 feet to the point of the beginning.

BILL OF ASSURANCE

FOR THE CITY OF FAYETTEVILLE, ARKANSAS

In support of its application for a zoning reclassification, the owner, developer, or buyer of this Property, (hereinafter "Petitioner") South Duncan, LLC, hereby voluntarily offers this Bill of Assurance to the City of Fayetteville, Arkansas.

The Petitioner expressly grants to the City of Fayetteville the right to enforce the terms of this Bill of Assurance in the Circuit Court of Washington County, Arkansas. The Petitioner acknowledges that the Fayetteville Planning Commission and the Fayetteville City Council will rely upon the terms and conditions within this Bill of Assurance in considering whether to approve Petitioner's rezoning request.

Petitioner hereby voluntarily offers assurances that the Property subject to the rezoning request shall be restricted as follows IF Petitioner's rezoning and large-scale development applications are approved and as a part of the approval process of the Fayetteville City Council:

1. The following uses shall not be permitted:
    a. Unit 17, Transportation trades and services;
    b. Unit 34, Liquor stores; and
    c. Unit 45, Small scale production.
2. A Bill of Assurance containing the above restricted uses shall be filed for record in the Washington County Circuit Clerk's Office after Petitioner's rezoning and large-scale development application are approved and shall be noted on any Final Plat or Large Scale Development Plan of the Property. The Bill of Assurance will provide that the use restrictions will run with the land and bind all future owners unless and until specifically released by Resolution of the Fayetteville City Council.

IN WITNESS WHEREOF the undersigned Petitioner executes this document.

6/27/24
Date

By: Vicki Bronson
Its: Authorized Agent

4375 N. Vantage Drive Fayetteville, AR
Address

Vicki Bron agent
Signature

Notary Oath

STATE OF ARKANSAS }

COUNTY OF WASHINGTON }

And now on this the 24 day of June, 2024, Vicki Bronson as authorized agent of South Duncan, LLC appeared before me, a Notary Public in and for said county and state, and after being placed upon her oath swore or affirmed that she did sign her name to the within and foregoing document in her capacity as authorized agent of South Duncan, LLC.

Linda Bolte
NOTARY PUBLIC

My Commission Expires:

9-11-32

LINDA BOLTE
NOTARY PUBLIC
WASHINGTON COUNTY, ARKANSAS
COMM. EXP. 09/11/32
COMMISSION NO. 12389588

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Donna Wonsower, Planner

MEETING DATE: June 24, 2024 (UPDATED WITH MEETING RESULTS)

SUBJECT: **RZN-2024-0028: Rezoning (EAST OF HARMON FIELD ON S. DUNCAN AVE./MODUS STUDIO, 522):** Submitted by MODUS STUDIO for property located EAST OF HARMON FIELD ON S. DUNCAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTIFAMILY, 40 UNITS PER ACRE and contains approximately 3.7 acres. The request is to rezone the property to MSC, MAIN STREET CENTER.

RECOMMENDATION:
Staff recommends **RZN-2024-0028** be forwarded to the City Council with a recommendation for approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2024-0028** to the City Council with a recommendation of approval."*

BACKGROUND:
The subject area is in central Fayetteville directly east of Harmon Field and 600 feet northeast of the Fayetteville High School building. The subject area contains ten parcels along S. Duncan Ave. containing a total of 3.7 acres split between two areas (1 acre and 2.7 acres) which have been developed with a range of uses from single-, two-, three-and four-family dwellings and larger apartment buildings. The existing structures were built between 1926 -1986. Additional details on each parcel is included in a staff attachment. The subject area is currently zoned RMF-40, Residential Multifamily, 40 Units per Acre and does not fall within any overlay districts or Master Plan areas. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Residential Multifamily–	RMF-40, Residential Multifamily, 40 Units per Acre DG, Downtown General
South	Fayetteville High School Campus (Parking Lot / Driveway)	P-1, Institutional
East	Mixed-Density Residential	RMF-40, Residential Multifamily, 40 Units per Acre (Pending MSC, Main Street Center)
West	Harmon Field	P-1, Institutional

Request: The request is to rezone the property from RMF-40, Residential Multifamily, 40 Units per Acre to MSC, Main Street Center.

Public Comment: Staff has received multiple public comments. One member of the public

requested additional information regarding the project and associated public hearing. An additional commenter sent an email discussing both this rezoning and the rezoning across the street (RZN-2024-0018) and their potential impacts to the existing neighborhood fabric and residents, potential removal of affordable housing, environmental concerns, and concern about the developer trying to acquire properties for this rezoning.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW

Streets: The subject area has frontage along S. Duncan Ave., a fully improved residential link street with asphalt paving, curb and gutter, and sidewalks. The subject area also has frontage along W. Treadwell St., a partially improved residential link street with asphalt and curb and gutter. Any street or drainage improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. An existing 12-inch water main is present on the west side of S. Duncan Ave.

Sewer: Sanitary sewer is available to the subject area. An existing 6-inch sewer main is present on the west side of the subject property.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 1, located at 303 W. Center St., protects this site. The property is located approximately 0.6 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

Police: The Police Department expressed no concerns with this request.

Drainage: No portion of the property is within a FEMA floodplain, the Hillside-Hilltop Overlay District or includes a protected stream. Additionally, no hydric soils are present.

Tree Preservation:

The proposed zoning district of MSC, Main Street Center requires **10% minimum canopy preservation.** The current zoning district of RMF-40, Residential Multifamily, 40 Units per Acre 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 **City Neighborhood.**

City Neighborhoods are more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single family to multi-family. Non-residential and commercial uses are primarily located at street intersections and along major corridors. Ideally, commercial uses would have a residential component and vary in size, variety and intensity. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Building setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a ranging score of **11-12** for this site, with a weighted score of **17.** The following elements of the matrix contribute to the score:

- 4 Minute Fire Response (Station #1, 303 W. Center St.)
- Near Sewer Main (6" Sewer Main, S. Duncan Ave.)
- Near Water Main (12" Water Main, S. Duncan Ave.)
- Near Grocery Store (Walmart Neighborhood Market)
- Near Public School (Fayetteville High School)
- Near U of A Campus
- Near City Park (Lower Ramble)
- Near Paved Trail (Oakridge Trail, Razorback Greenway)
- Near ORT Bus Stop (Hillcrest Towers)
- Near Razorback Transit Bus Stop (S. Hill Ave)
- Appropriate Future Land Use
- Sufficient Intersection Density

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** **On the balance of considerations, staff finds the request to be compatible with the surrounding context. The property is primarily surrounded by either large apartment structures or the Fayetteville High School campus, with mixed-density residential located to the east. The parcels within the subject area are currently developed with primarily single-family dwellings. Staff notes that since there is a gap in the proposed rezoning area occupied by an existing single-family dwelling, any development adjacent to this parcel would be subject to the additional setbacks of UDC 164.11(C) Home Protection Requirements.**

Based on a review of addresses, there are a total of 42 residential dwelling units currently within the subject area. The existing RMF-40 district would permit a maximum of 148 dwelling units on the overall 3.7-acre subject area with a maximum building height of 5 stories, while the proposed MSC district has no density limitations with a maximum building height of 7 stories when located greater than 15 feet from the right-of-way. Staff finds that the existing buildings are between 38-98 years old with an average age of 71.5 years old. No completed permits aside from one electrical permit for the replacement of meter packs were found for the subject area that indicate renovations since completion. No buildings within the subject area are listed in either the Federal or Arkansas Register of Historic Places, and the subject area is not within a city historic district. An analysis of each parcel's current development is included in a staff exhibit.

The subject area is bound by RMF-40 to both the north and east, which permits multifamily developments and building heights of up to 5 stories. The Cardinal Apartments to the north and the Atmosphere Apartments to the east are both constructed at 5 stories including a parking garage. Harmon

Field, a major sports venue for Fayetteville Schools, is located to the west and the school intends to construct a parking lot extension directly south of the subject area. Additionally, a full city block adjacent to the property to the east was successfully rezoned to MSC with a bill of assurances at the June 18 City Council agenda. This area will likely be developed with a large mixed-use student housing complex. Other structures in direct proximity to the proposed rezoning area include a three-family dwelling and single-family residence south of the intersection of W. Putnam St. and S. Duncan Ave. Staff finds that the greater height permitted by MSC is not likely to negatively affect the surroundings given abutting multi-story apartments and the large school complex, particularly as any development would be limited to 5 stories when within 0'-15' of the front property line.

While rezoning from RMF-40 to MSC will remove the current density limitation of 40 units per acre, staff finds that the request is not likely to create development that is incompatible with the surroundings given that the other city requirements such as parking lot design standards and ratios, tree preservation, and drainage. A bill of assurances has been provided with the rezone to limit potentially incompatible uses, including Use Unit 17: Transportation Trades and Services, Use Unit 34: Liquor Stores, and Use Unit 45: Small Scale Production. Staff finds that rezoning to a mixed-use district would create the possibility of compatible development and that additional commercial uses could also serve the high density of existing residents within the immediate proximity as well as students and faculty of the adjacent high school.

Land Use Plan Analysis: **On the balance of considerations, staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, and goals of City Plan 2040. Given the walkable location of the request and potential for mixed-use development, staff finds the request to be consistent with the following City Plan 2040 Goals: 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.**

Staff finds the rezoning both positively and negatively contributes to Goal 6: We will create opportunities for affordable housing. The Fayetteville Housing Assessment completed by City staff in October 2023 discusses the preservation of affordable housing and notes that "new supply should be carefully balanced with preserving existing affordable housing – housing that can be in prime areas for redevelopment due to growing land values compared to the declining value of aging structures." While staff acknowledges that any redevelopment of the subject area and associated demolitions could remove naturally occurring affordable housing units within the subject area, staff also acknowledges that the property owners are legally able to redevelop the subject area with greater density by right under the existing Residential Multifamily, 40 Units per Acre (RMF-40) zoning district and that any redevelopment which includes only uses permitted by right is not subject to discretionary approval by either the Planning Commission or City Council provided that all applicable city ordinances and

development standards are met. Further, cities in Arkansas are prohibited from enacting rent control ordinances per Arkansas Statute.

The area is designated as a City Neighborhood Area, which recommends that commercial uses would have a residential component and vary in size, variety and intensity. The subject area is directly east of the Fayetteville High School campus and approximately 600 feet southeast of the University of Arkansas campus, which is designated as a special district by the 2040 growth map and described as "portions of the city that are historically or currently intended for more intensive commerce." The closest Tier Centers are located just over half a mile east at the historic downtown square (Tier 1) and approximately half a mile southeast at the intersection of W. Martin Luther King Jr. Blvd. and S. Nelson Hackett Blvd (Tier 3).

The infill score for this parcel is very high, with a weighted score of 17, indicating the property could likely support a wide range of uses and additional density, particularly given the close proximity of both the Fayetteville High School and University of Arkansas campus. Staff also finds that allowing additional residential in close proximity to major traffic drivers and within close proximity to both ORT and Razorback transit stops could allow for residents to use alternative transportation options such as walking, biking, or utilizing transit to these institutions, helping to mitigate or reduce potential traffic impacts. Given that denying the rezoning request would not necessarily prevent redevelopment of the property by the new owners, staff finds that approval of the rezoning to MSC may lead to results that are more compatible with city goals than could be met under the existing zoning by allowing a greater number of additional residential units to be constructed while providing potential for a mix of commercial and residential uses.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: **On the balance, staff finds the proposed zoning is justified and necessary at this time. While any redevelopment of these parcels could negatively impact existing affordable housing stock, staff notes that the property owners could legally redevelop the parcels with new multifamily dwellings by right under the existing zoning district. The proposed zoning of MSC could permit a mixed-use development with higher density allowances in an area with a weighted infill score of 17 where only residential uses are currently permitted by right under RMF-40.**

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: **A rezoning from RMF-40 to MSC has the potential to increase traffic at this location when considering that MSC would allow for more dense development than the existing zoning which has a stated density limitation. The lots under consideration have direct access to a public street and staff finds that given the property's location near a transit route close to the university and the Fayetteville High School campus, many trips have the capacity to be completed through alternative transportation such as walking,**

biking, or transit. Any necessary street improvements and potential traffic impacts would be determined 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 alter the population density since it would allow for increased residential development. However, the property is in close proximity to public streets and existing water and sewer mains. Any necessary upgrades or improvements to existing infrastructure would be determined at the time of development. Fayetteville Public Schools did not comment on this request.**

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:

   a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;

   b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: **N/A**

RECOMMENDATION: Planning staff recommends forwarding RZN-2024-0028 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 24, 2024	❒ **Tabled**	☒ **Forwarded**	❒ **Denied**
Motion: CABE	FORWARDED TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL		
Second: CASTIN			
Vote: 6-2-0 (WERNER & GARLOCK OPPOSED, MADDEN ABSENT)			

BUDGET/STAFF IMPACT:
None

Attachments:

- Unified Development Code:
  - §161.17 District RMF-40, Residential Multi-Family - Forty (40) Units Per Acre
  - §161.27 Main Street/Center
- Applicant Request Letter
- Proposed Bill of Assurance
- Staff Exhibit
  - Current Development
  - Fayetteville Housing Assessment Excerpts
  - Proximity to Tier Center Exhibit
  - Traffic Accidents Exhibits
- Public Comment
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

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.

161.27 Main Street/Center

(A) *Purpose.* A greater range of uses is expected and encouraged in the Main Street/Center. The Center is more spatially compact and is more likely to have some attached buildings than Downtown General or Neighborhood Conservation. Multi-story buildings in the Center are well-suited to accommodate a mix of uses, such as apartments or offices above shops. Lofts, live/work units, and buildings designed for changing uses over time are appropriate for the Main Street/Center. The Center is within walking distance of the surrounding, primarily residential areas. For the purposes of Chapter 96: Noise Control, the Main Street/Center district is a commercial zone.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
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 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 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling (all unit types)	18 feet

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Minimum Buildable Street Frontage.* 75% of lot width.

(G) *Building Height Regulations.*

Building Height Maximum	5 stories/7 stories*

* A building or a portion of a building that is located between 0 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 a portion of a building that is located greater than 15 feet from the master street plan right-of-way line shall have a maximum height of seven (7) stories.

(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5042, 8-07-07; 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—9, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6223 , §1, 9-3-19; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

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STAFF EXHIBIT
CURRENT DEVELOPMENT

Individual Property Findings

65 S. Duncan Avenue (PID: 765-04823-001 & PID 765-04824-000)

- Current Owner: Pryor Properties LLC
- Two-story multifamily apartments (28 units) constructed in 1986 per Washington County Assessor (38 years old).
- Electrical Permit issues 9/23/2020 to replace four gang meter packs

77 S. Duncan Avenue (PID 765-04825-000)

- Current Owner: John E. Adam
- Single-family dwelling constructed in 1928 per Washington County Assessor (96 years old).

89 S. Duncan Avenue (PID 765-04810-000)

- Current Owner: Internation Student Christian
- Two-family dwelling constructed in 1926 per Washington County Assessor (98 years old).

93 S. Duncan Avenue (PID 765-04812-000)

- Current Owner" Lynch Family Trust:
- Three-family dwelling constructed in 1936 per Washington County Assessor (88 years old).

95 S. Duncan Ave (PID 765-04813-000)

- Current Owner: Well-Placed Inc.
- Single-family dwelling constructed in 1926 per Washington County Assessor (98 years old).
- One expired electrical permit (2019) and one voided mechanical permit.

99 S. Duncan Avenue (PID 765-04814-000)

- Current Owner: Samuel O. Donelson, Edward Mick, and Elizabeth S. Mick):
- Single-family dwelling constructed in 1926 per Washington County Assessor (98 years old).

101 S. Duncan Avenue (PID 765-14436-000)

- Current Owner: Edward Mick & Elizabeth S. Mick
- Single-family dwelling constructed in 1931 per Washington County Assessor (93 years old).

103 & 107 S. Duncan Avenue (PID 765-14441-000 and 765-14440-000)

- Current Owner: DFP LLC
- Four-family dwelling constructed in 1936 per Washington County Assessor. Single-family dwelling constructed in 1956 per Washington County Assessor (68 years old).

Statistics:

Total Existing Structures: Ten (10)
Total Existing Residential Units: Forty-two (42)
Average Age of Structures: 71.5 years

Policy Options for the Future

This assessment does not propose that the solution to housing affordability is to rezone the entirety of Fayetteville to RMF–24 zoning. Similarly, zoning is not the only solution to high and growing housing costs. Policy choices can, however, focus on adding housing density in strategic places to take advantage of existing infrastructure in high intensity areas that don't currently allow for housing. When combined with existing services, infrastructure, and amenities, these housing units can provide a number of benefits, including reducing vehicle trips. Fayetteville's City Plan 2040, the comprehensive plan adopted in 2020, includes several options for additional housing density in core areas that are already high intensity and offer close access to services.

Staff in the City of Fayetteville's Long Range Planning and Sustainability divisions worked with University of Arkansas graduate students in the Master of Public Administration program in the spring semester of 2023 to analyze three scenarios for single–family housing. The students produced a report at the end of the semester that aimed to identify the most effective zoning policy to increase single family residential density in Fayetteville. The three scenarios explored were a baseline analysis of maintaining the zoning status quo; rezoning all residential single–family zones to the RSF–8 zoning district; and allowing duplex, triplex, and fourplex construction by right in all current single–family zoning districts. Based on their analysis, the students recommended the third option, writing, "Increased housing diversity has the greatest net social benefit for Fayetteville. In addition to having the greatest potential for increased housing supply, this policy is the most efficient and equitable. Overall, creating the option for multifamily unit construction by right provides the strongest policy for Fayetteville's future growth." Although the report focused on single–family zoning, the lessons learned and the main point — that creating the option for multi–unit housing by right is the strongest policy for Fayetteville's future growth — align with the planning work and master plan documents/corridor planning that Fayetteville has been engaged in for the last several years.

Prior to the onset of the COVID–19 pandemic the City of Fayetteville was engaged in writing and implementing two key plans that set a priority for both housing and a high–quality urban environment. City Plan 2040 was adopted only months prior to the pandemic–related closure of city offices and the quick adjustment to online meetings and engagement. Several plan implementation steps were paused for about two years while community health and safety were prioritized, and the city is now moving forward again to engage with the community to address the challenges that arose just prior to and during the pandemic that are the impetus to bring the implementation actions from these adopted plans back into the spotlight.

Long Range Plan Implementation

Fayetteville's City Plan 2040 was written to support the city's six goals:

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.**

All six goals have short–term, long–term, and ongoing "benchmarks," or action items to implement the adopted plan. Page 47 of the plan lists the short–term benchmarks, or action items meant to be accomplished between 2019 and 2025. Although plan implementation has been somewhat delayed by the COVID–19 pandemic, 8 of the 25 short–term benchmarks are not yet underway but are directly related to the city's role in responding to population growth and increasing housing supply, and that the Fayetteville City Council could consider prioritizing (City Plan 2040 associated goals and current status listed in parentheses):

- Develop internal processes to align funding, development and planning of city infrastructure with the goals of City Plan 2040. (Goal 1 & 2; ongoing with streamlined permitting and new software)

- Identify existing properties that are vacant or prime for redevelopment and initiate form–based rezoning discussions with property owners. (Goal 1, 2, & 3; ready to begin with 71B rezoning)
- Evaluate development thresholds based on quantitative metrics such as building form, not building type, and the encouragement of missing middle housing. (Goal 1, 2, 3, and 6; ongoing)
- Evaluate conditional use permit vs. use–by–right for appropriate infill. (Goal 1; ongoing)
- 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. (Goal 1, 3, 4, & 6; initiated with this analysis)
- Promote long–term affordability by 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. (Goal 6; ongoing with federal HOME and American Rescue Plan Act funds)
- 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. (Goal 1 & 6; development fee study underway)
- 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. (Goal 6; initial discussions and review of potential projects underway)

Long–term benchmarks (more than five years from plan adoption) that are directly related to housing but not yet underway are:

- Evaluate the development and implementation of a tiered impact fee system. (Goals 1 & 2; not yet begun)
- Evaluate existing street design speed, operating speed and posted speed limits, to ensure that each is appropriate based on the roadway design and context of the surrounding environment. (Goal 4; ongoing with speed limit review and traffic calming procedures in residential neighborhoods)
- Create a complete neighborhood or street corridor plan every other year utilizing a charrette process and analyze water and sewer capacity to identify opportunities or limitations for development. (Goal 1, 4, & 6; not yet begun)

Ongoing benchmarks should also be highlighted here given the pause in plan implementation, as some may need to be prioritized for action:

- Support rezoning proposals that result in increased density around logical future transit stops, rail corridors and major transportation corridors. Recommendations should generally align with the Growth Concept Map. (Goal 4)
- Support development and redevelopment opportunities along the existing rail line. (Goal 4)
- Support and implement the goals, strategies and actions of the transformational 71B Corridor plan. (Goal 1, 2, & 4)
- Implement and utilize the Growth Concept Map to strategically incentivize the development of Tier–1, Tier–2, and Tier–3 commercial and mixed–use nodes along major corridors and as neighborhood centers. (Goal 1, 2, 3, 4, 5, & 6)
- 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. (Goal 6)
- Promote long–term affordability by 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. (Goal 6)

The remaining benchmarks do not have to be approached separately, but could instead be pulled together in a complete approach to developing housing solutions, particularly in areas of the city that have been identified as best able to support dense housing along major corridors and in places that support a mix of

housing and commercial development, such as Fayetteville's downtown area. As an example of the potential for a cohesive approach to plan implementation, three of the items listed in the ongoing benchmarks are closely tied together and could be approached as a single project. Supporting zoning proposals around major transportation corridors, supporting and implementing the goals, strategies and actions of the 71B Corridor Plan, and implementing and utilizing the Growth Concept Map on pages 13–16 of the plan document could all come together with a city–initiated project to rezone property along the 71B corridor (College Avenue, Nelson Hackett Boulevard, and South School Avenue) to allow for housing on properties that have extensive existing infrastructure, are located along a major transportation corridor that is already scheduled for additional investment to support development and alternative transportation, and that have limited proximity to existing residential neighborhoods. Additionally, there are multiple tier centers along this route that could be incorporated as part of the implementation of the growth concept map, furthering plan implementation in the same project.

Preserve Existing Affordable Housing

Table 3 on page 20 of this assessment showed current average monthly rents for new apartments, with average rent for a two bedroom apartment just over $1,400 per month. Table 4 on the same page showed that affordable housing costs for the median household income in Fayetteville should not exceed $1,325 per month, which includes utilities and insurance costs. Current rents for newly constructed housing units are above affordable costs for at least half of Fayetteville households, and building new housing units does not provide a successful solution if the new units are at the cost of losing existing affordable housing.

In 2019 the City of San Antonio, Texas, engaged the firm PlaceEconomics to assess the risks to older and existing affordable housing stock as the city experienced rapid population growth and redevelopment. The results of this assessment, published as the report *Opportunity at Risk*,[13] were a caution against the assumption that newly constructed housing is the best way to achieve affordable housing goals. Some of the context of the 2019 report presented in the Executive Summary would be familiar to Fayetteville today:

- One in three San Antonio households is spending more than 30 percent of their income on housing and nearly half of all renters meet this "cost burdened" threshold.
- Over the last decade, while median household income increased 1.9% per year, housing prices increased at 4.7% per year.
- While San Antonio is experiencing greater than national average growth in jobs and housing, most of the new homes are large and expensive, and much of the job growth is in lower wage jobs.
- The existing pre–1960 housing stock is providing largely unsubsidized and unprotected affordable housing.
- Single family, renter–occupied structures in fair and poor condition are the most at–risk of demolition.

The main takeaway of the report is clear and succinct: "A city cannot build itself out of a housing crisis — the retention of existing housing stock is critical." Additionally, the report claimed three demonstrable premises:

1. One cannot build new and rent or sell cheap without subsidy.
2. Almost by definition when a unit of older housing is razed, a unit of affordable housing is lost forever.
3. Existing affordable housing programs — as useful and successful as they may be — must be realigned to address older housing stock.

The conclusion provided a caution to other rapidly growing cities facing housing affordability challenges:

[13] Report available at sanantonio.gov/Portals/0/Files/HistoricPreservation/CurrentProjects/AffordableHousing/OpportunityAtRisk–Report.pdf

"Until the City of San Antonio can put new programs and policies into place, to reach the goal that the "average San Antonio family can afford to buy a home," the data illustrates that San Antonio is systematically razing housing that is affordable and building housing that is not." As Fayetteville looks to add housing units to supply, it is worth noting that new supply should be carefully balanced with preserving existing affordable housing — housing that can be in areas prime for redevelopment due to growing land values compared to declining value of aging structures.

Programs that provide assistance to low income households to help residents stay in their homes are a key part of preserving existing affordable housing. The City of Fayetteville's Community Resources Department completed home repair and rehabilitation projects for eighteen housing units and thirty–two residents in 2022 with funding from federal Community Development Block Grants (CDBG). The CDBG Program supports community development activities to build stronger and more resilient communities. To support community development, activities are identified through an ongoing process. Activities may address needs such as infrastructure, economic development projects, public facilities installation, community centers, housing rehabilitation, public services, clearance/acquisition, microenterprise assistance, code enforcement, homeowner assistance, etc.[14] The 2022 housing program projects in Fayetteville included roof repair, replacement and installation of heating and cooling equipment, repairs of holes in floors, new plumbing fixtures, new flooring, new windows, and plumbing repairs.

As of this assessment in 2023, the Community Resources Department has supported thirteen projects and eighteen residents with repair work that has included drywall repair, new roofs, new windows, new plumbing fixtures, basement remediation, and new plumbing fixtures. Total project costs for 2023 currently total $118,365 with an average project cost of $9,105. Participation in the CDBG program and accessing federal home repair funds will continue to be an important tool for preserving affordable housing for residents and keeping families in their homes.

[14] hudexchange.info/programs/cdbg/

STAFF EXHIBIT: PROXIMITY TO TIER CENTERS (CITY PLAN 2040)

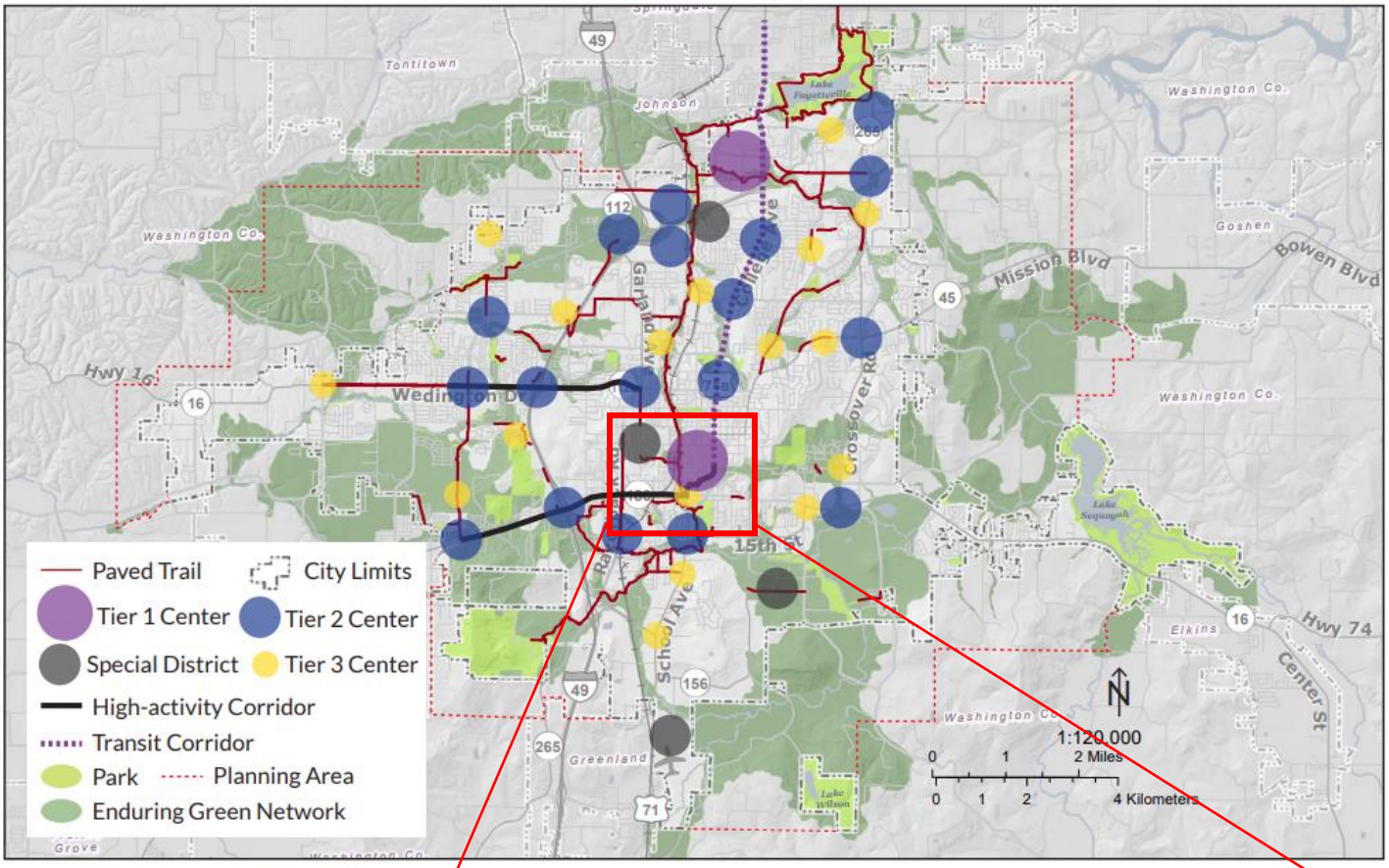
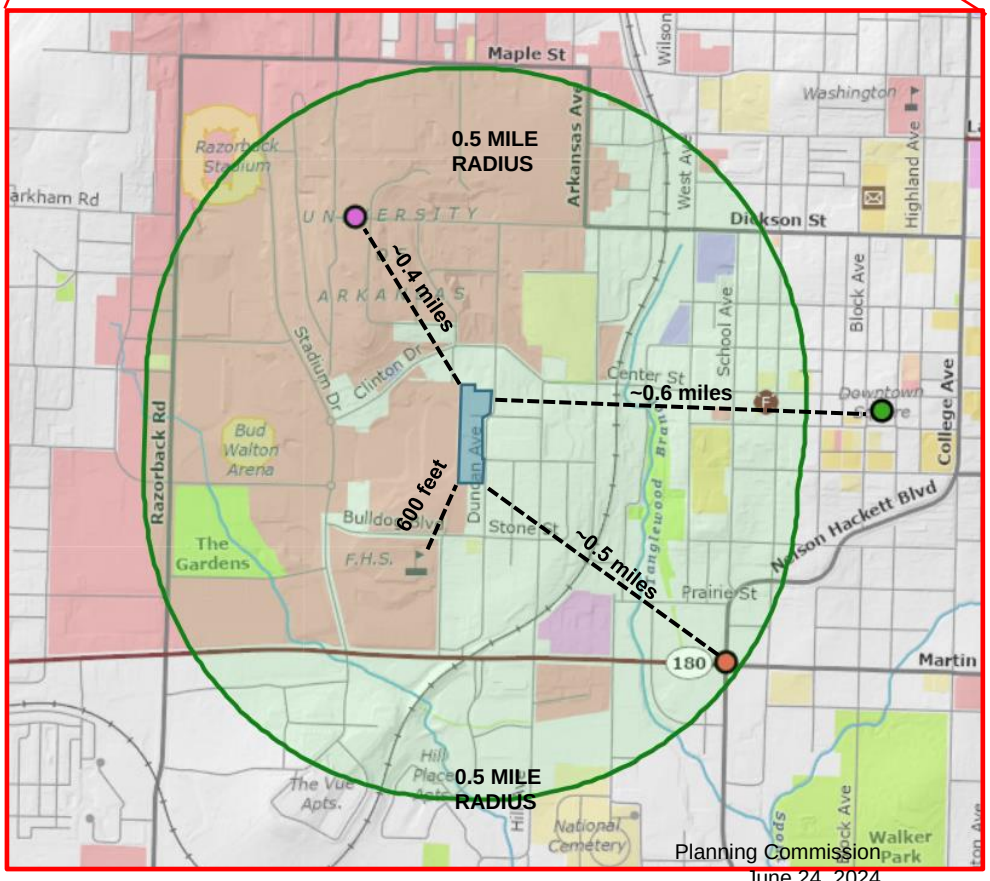


Figure 2.0 - Growth Concept Map



STAFF EXHIBIT: ENERGY ACTION PLAN EXCERPTS
STAFF EXHIBIT: TRAFFIC ACCIDENTS

Wonsower, Donna

From: Planning Shared
Sent: Tuesday, June 11, 2024 2:00 PM
To: Wonsower, Donna
Subject: FW: Treadwell/Hill/Duncan rezone & rzn2024-0028

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: Kathryn Cook <kat.a.cook3@gmail.com>
Sent: Tuesday, June 11, 2024 1:44 PM
To: Moore, Sarah <sarah.moore@fayetteville-ar.gov>; Wiederkehr, Mike <mike.wiederkehr@fayetteville-ar.gov>; Planning Shared <planning@fayetteville-ar.gov>
Subject: Treadwell/Hill/Duncan rezone & rzn2024-0028

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,

I'm still asking you vote "No" on this rezone. I understand the UofA needs more student housing but they need to put a cap back on their acceptance until they get caught up or they need to at least, build some student housing themselves, on their campus. They have plenty of parking lots they can make into parking decks with forms above. They have not built any new housing themselves since this mess started.

The City 2040 plan discusses pockets of neighborhood rezone to save certain neighborhoods, this should fall directly in that category. It's such a true neighborhood. It's all about the correct zoning for this area, and a seven story "Marshall" type building is not what needs to be here. When did we start letting developers run the city zoning and decide to turn our city into a faceless, overpriced metropolis?

It's so expensive to build that we can't build cheap enough to create new housing that's this affordable - we have to depend on the existing housing for that. Once it's gone, it's gone.

There is also one person, who owns one lot, across the street from us on Duncan and he is trying to also rezone that entire side of the neighborhood. He's posturing to the city, and the neighbors like he owns

more than he does and has agreed to more than he actually has. He is twisting some neighbor's arms into selling because he's fronting like he's definitely putting a huge seven story development across the street (between Duncan and the High School football field. One landlord in the rezone told me he has no plans to sell, another owner is on some sort of Estate ownership so nothing can be done or purchased until he passed away (and if he magically was forced to move, it'd kill him like other elderly friends I've had), and one lot is even excluded.

If both of these rezoned go through, the entire top of this hill will be stripped, not only of the housing but of the community, ALL OF THE TREES, the birds, foxes, racoons, opossum, deer, etc, the public green space, not to mention all of the transformers and infrastructure updates they would need to deal with all of the water runoff since 90% of the existing green space/previous surface (which is a lot) would be gone.

The attached photo is of the other rezoned, the yellow lot is the only lot he owns.

Please stop all of this madness and vote no, please don't let these developers come in her and lie and scare people into selling their homes for greed. It's all purely about money and it shouldn't be.

Thank you for your time,

Kathryn Cook

Wonsower, Donna

From: Planning Shared
Sent: Monday, June 24, 2024 4:19 PM
To: Wonsower, Donna
Subject: FW: RZN-2024-0028
Attachments: PXL_20240624_153431668.jpg; PXL_20240624_153524589.jpg; PXL_20240624_153447904.jpg; PXL_20240606_150902674.jpg; PXL_20240621_022411716.jpg; PXL_20240621_142912313.jpg

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Kathryn Cook <kat.a.cook3@gmail.com>
Sent: Monday, June 24, 2024 2:21 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Cc: Moore, Sarah <sarah.moore@fayetteville-ar.gov>; Turk, Teresa <teresa.turk@fayetteville-ar.gov>
Subject: RZN-2024-0028

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.

Please, I am begging you to not send this to City Council. Please vote 'No'. Any rezone here should be to protect the neighborhood and the habits and ecosystems. I have attached pictures.

Also, many neighbors have said they don't plan to sell and others are only selling because this developer has been posturing like he owns more than the one lot he owns, and has been essentially making them feel like they have no choice but to sell. This type of thing has been forcing out people who have lived here for 50 years. Not to mention, one person has a Life Estate so they can't do anything until he dies but they've said they want him out. This is what we're doing?

Our city has the opportunity to save this area. The ecosystem alone. Many of us want to request and habitat study. We have owls, deer, groundhogs, foxes, cats, birds - owls, Mississippi Kite, Eagle, etc. so many homes. How will the removal and destruction of the area be addressed? Will they be rehomed or ran into the streets? If you look at a current Google maps image that shows the actual trees, you'll see 50% of these lots are covered in beautiful, untouched nature that deserves to be preserved.

Not to mention the steep grade down to the high school football field. How will this affect that drainage and will it be seven stories on the street edge or the high school edge? Depending, the building could be a ln echo monstrosity on the football field side.

The UofA has yet to build it's own fair share of housing. They have plenty of parking lots that can be turned into three story parking decks (triples parking) with student housing above.

Please reconsider and thank you for your time and consideration.

-Kathryn Cook

Wonsower, Donna

From: Wonsower, Donna
Sent: Thursday, June 6, 2024 8:21 AM
To: hoghouse104@gmail.com
Cc: Curth, Jonathan
Subject: RE: FW: RZN-2024-0018; Request to Table
Attachments: 03 - rezoning request letter_v1.pdf; 04 - bill of assurance_v2.pdf

Good Morning,

See attached for the request letter and proposed bill of assurances for RZN-2024-0028. This item is scheduled to be heard at the June 24 Planning Commission meeting, and I will save your email for inclusion in the Planning Commission packet. Please let me know if you have any further comments you would like to see included.

Please note that the "Approved" stamp on the drawings is only an indication that the document is ready to be heard at the commission and is not an indication of overall project approval.

Best Regards,
Donna Wonsower, AICP Candidate (she/her)
Planner, Development Services

479-575-8358
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Sent: Thursday, June 6, 2024 8:09 AM
To: Wonsower, Donna <dwonsower@fayetteville-ar.gov>
Subject: FW: FW: RZN-2024-0018; Request to Table

Donna,

During the back-and-forth keeping the public appraised about the Treadwell zoning's tabling at this week's Council, I received the request below for information about the rezoning west of Duncan. It appears you are considering this one as well, right? If so, please accommodate the request below for information on RZN-2024-0028.

Thanks in advance,

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

Website l Facebook l Twitter l Youtube

From: Scott and Jasmine 104 Duncan <hoghouse104@gmail.com>
Sent: Wednesday, June 5, 2024 6:08 PM
To: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: Re: FW: RZN-2024-0018; Request to Table

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Jonathan! Do you mind sending me the information about the rezoning request for RZN-2024-0028 when it's available? It looks like this is a similar request for MSG. I don't see how the infrastructure in this area could handle this large of an increase in density. We'll be submitting comments in objection for this one too.

Jasmine Nile

On Wed, Jun 5, 2024 at 8:29 AM Curth, Jonathan <jcurth@fayetteville-ar.gov> wrote:

> Certainly, and to confirm, the item was indeed tabled to the next Council meeting on June 18th.
>
> Thanks,
>
> **Jonathan Curth, AICP**
>
> Development Services Director
>
> Development Services Department
>
> City of Fayetteville, Arkansas
>
> jcurth@fayetteville-ar.gov
>
> 479.575.8308
>
> Website l Facebook l Twitter l Youtube

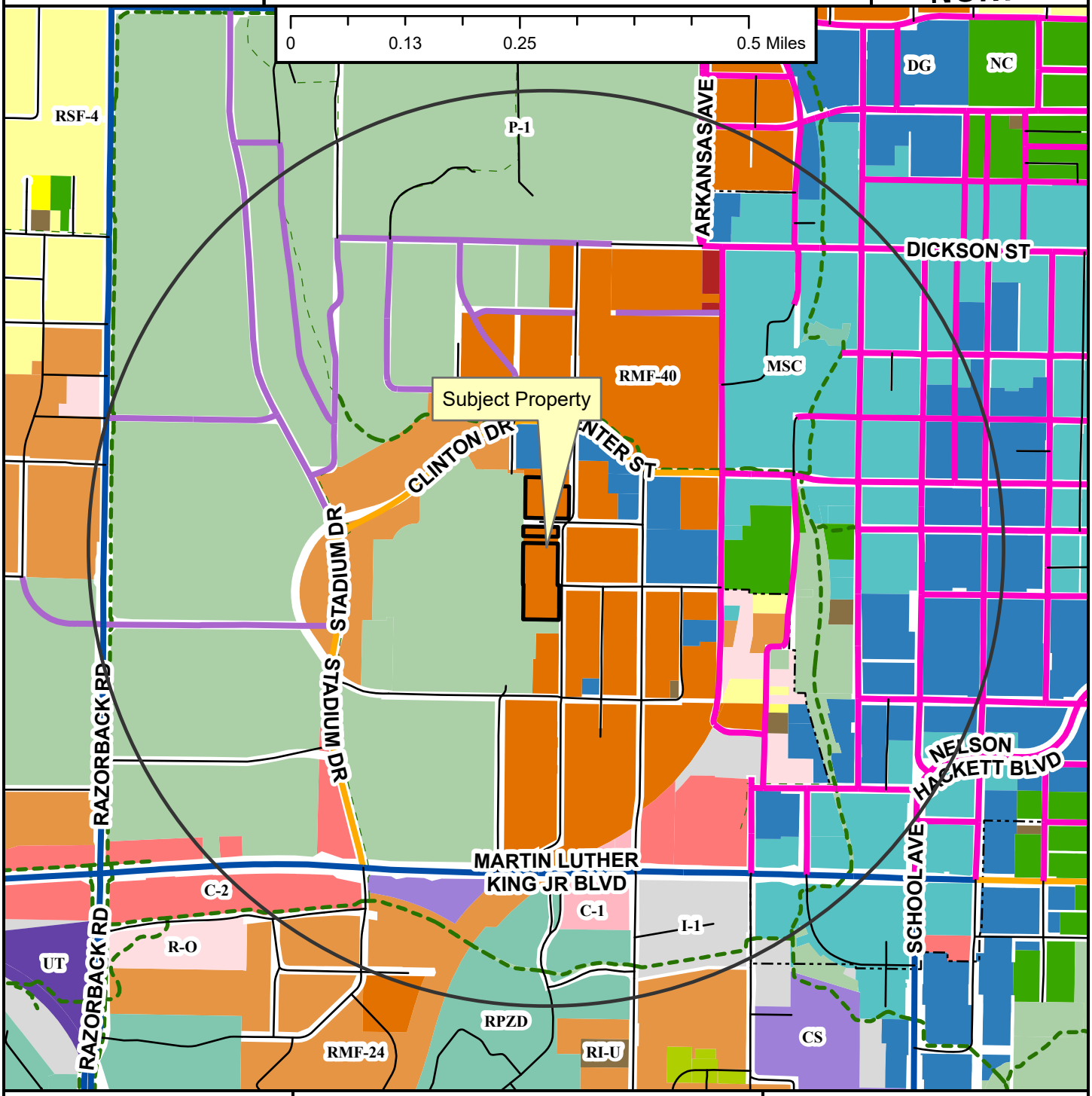
From: Scott and Jasmine 104 Duncan <hoghouse104@gmail.com>
Sent: Tuesday, June 4, 2024 4:05 PM
To: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: Re: FW: RZN-2024-0018; Request to Table

RZN-2024-0028

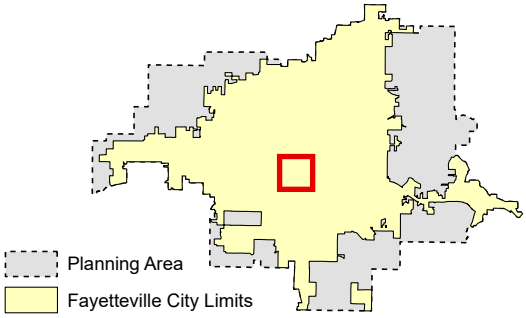
One Mile View

65 S. DUNCAN AVE

NORTH



- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

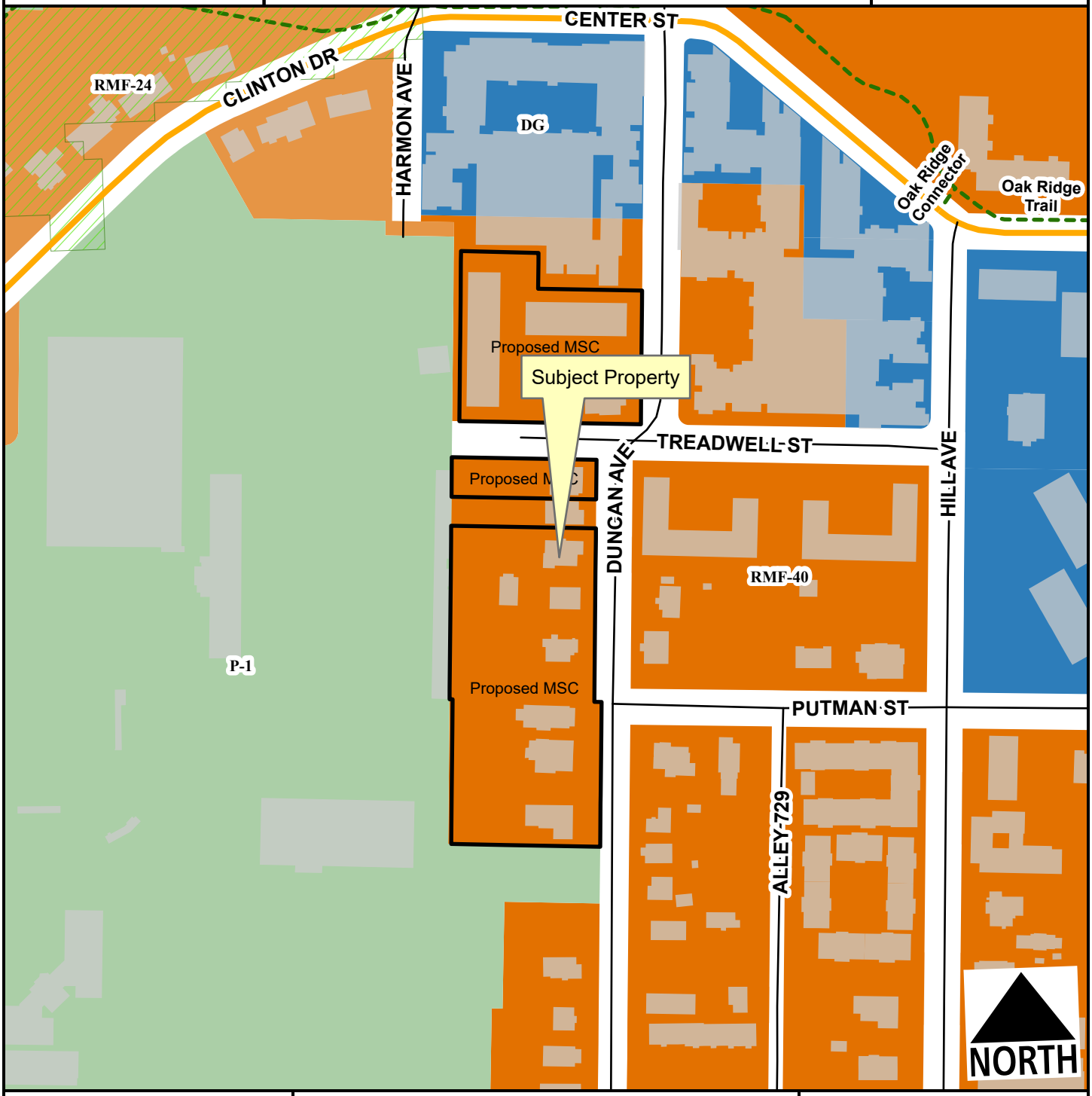
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

RZN-2024-0028

Close Up View

65 S. DUNCAN AVE



Neighborhood Link
Alley
Residential Link
Hillside-Hilltop Overlay District
Planning Area
Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
MSC	0.0	3.5
P-1	0.0	0.0
RMF-40	3.5	0.0

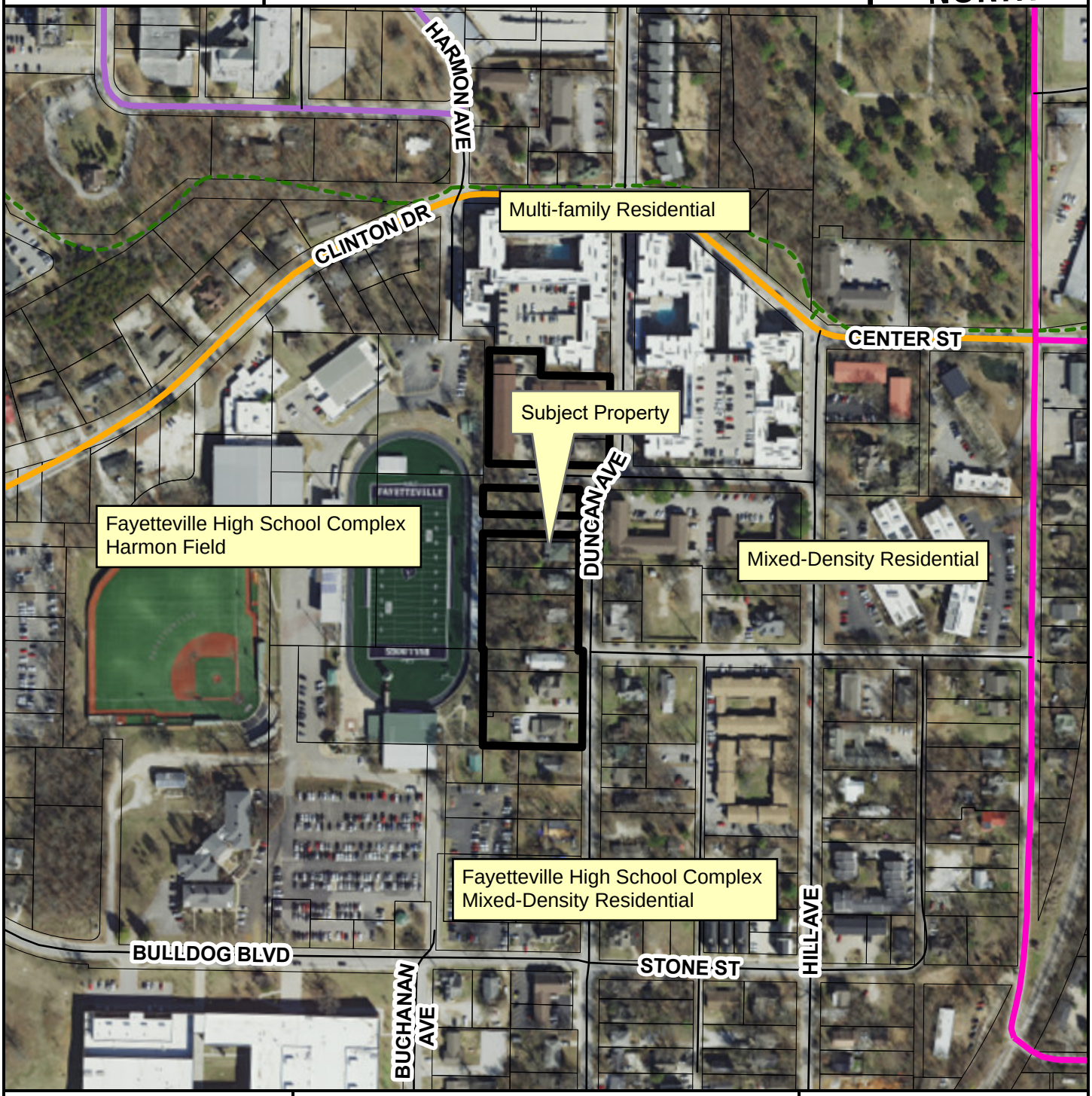
Total 3.5 ac

RZN-2024-0028

Current Land Use

65 S. DUNCAN AVE

NORTH



- Neighborhood Link
- Institutional Master Plan
- Urban Center
- Unclassified
- Alley
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

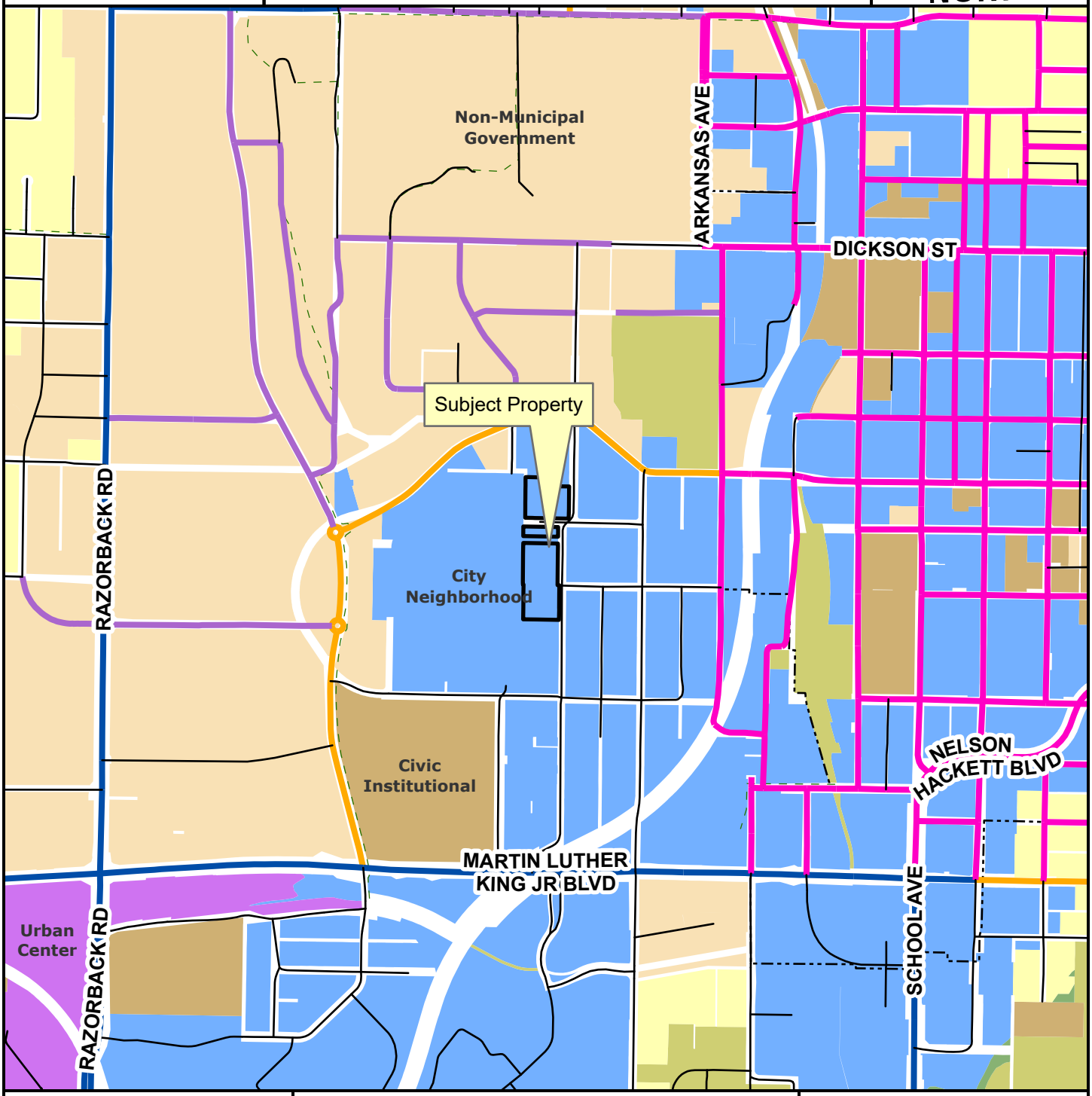
- 100-Year Floodplain
- Floodway

RZN-2024-0028

Future Land Use

65 S. DUNCAN AVE

NORTH



- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District

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

PUBLIC COMMENTS RECEIVED AFTER PACKET FINALIZED

From: Green, Jana <Jana.Green@adtalem.com>
Sent: Wednesday, June 26, 2024 3:47 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: RZN-2024-0028 (EAST OF HARMON FIELD ON S. DUNCAN AVE)

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'm trying to find out more about the rezoning of my apartment building on S. Duncan Ave. I missed the hearing because I had the wrong date, sent to me by the attorney's office. **RZN-2024-0028 (EAST OF HARMON FIELD ON S. DUNCAN AVE)**
I need to know how long it will be before they plan on tearing down the property. I also want to note that these apartments and the ones across the street on Treadwell are some of the LAST affordable rentals in Fayetteville, I'm not sure where you expect people with lower incomes to live, but it clearly isn't in this town or the surrounding area. There has been a housing crisis declared, but there has been no indication that anything will be done except to proceed to exclude those with lower incomes and fewer options. It's very unfortunate given that Fayetteville was once an incredibly inclusive community.

Please send any information you can on the timeline so I can act accordingly and inform my neighbors. Thank you.

Regards,

Jana D. Green | *Representative II, Global Transcript Evaluation Team | Institutional Support Services*
E jana.green@adtalem.com
500 W Monroe St. | Chicago, IL 60661 | adtalem.com
ADTALEM
GLOBAL EDUCATION

BILL OF ASSURANCE

FOR THE CITY OF FAYETTEVILLE, ARKANSAS

In support of its application for a zoning reclassification, the owner, developer, or buyer of this Property, (hereinafter "Petitioner") South Duncan, LLC, hereby voluntarily offers this Bill of Assurance to the City of Fayetteville, Arkansas.

The Petitioner expressly grants to the City of Fayetteville the right to enforce the terms of this Bill of Assurance in the Circuit Court of Washington County, Arkansas. The Petitioner acknowledges that the Fayetteville Planning Commission and the Fayetteville City Council will rely upon the terms and conditions within this Bill of Assurance in considering whether to approve Petitioner's rezoning request.

Petitioner hereby voluntarily offers assurances that the Property subject to the rezoning request shall be restricted as follows IF Petitioner's rezoning and large-scale development applications are approved and as a part of the approval process of the Fayetteville City Council:

1. The following uses shall not be permitted:
    a. Unit 17, Transportation trades and services;
    b. Unit 34, Liquor stores; and
    c. Unit 45, Small scale production.
2. A Bill of Assurance containing the above restricted uses shall be filed for record in the Washington County Circuit Clerk's Office after Petitioner's rezoning and large-scale development application are approved and shall be noted on any Final Plat or Large Scale Development Plan of the Property. The Bill of Assurance will provide that the use restrictions will run with the land and bind all future owners unless and until specifically released by Resolution of the Fayetteville City Council.

IN WITNESS WHEREOF the undersigned Petitioner executes this document.

6/27/24
Date

By: Vicki Bronson
Its: Authorized Agent

4375 N. Vantage Drive Fayetteville, AR
Address

Vicki Bron agent
Signature

Notary Oath

STATE OF ARKANSAS }

COUNTY OF WASHINGTON }

And now on this the 24 day of June, 2024, Vicki Bronson as authorized agent of South Duncan, LLC appeared before me, a Notary Public in and for said county and state, and after being placed upon her oath swore or affirmed that she did sign her name to the within and foregoing document in her capacity as authorized agent of South Duncan, LLC.

Linda Bolte
NOTARY PUBLIC

My Commission Expires:

9-11-32

LINDA BOLTE
NOTARY PUBLIC
WASHINGTON COUNTY, ARKANSAS
COMM. EXP. 09/11/32
COMMISSION NO. 12389588

BILL OF ASSURANCE
FOR THE CITY OF FAYETTEVILLE, ARKANSAS

In order to attempt to obtain approval of my request for a zoning reclassification of MSC, Main Street Center for the following property: see legal description on Exhibit A attached, I, as the authorized agent for the owner or buyer of this property, Vicki Bronson (hereinafter called "Petitioner") hereby voluntarily offers this Bill of Assurance and enters into this binding agreement and contract with the City of Fayetteville, Arkansas.

The Petitioner expressly grants to the City of Fayetteville the right to enforce any and all of the terms of this Bill of Assurance in the Circuit Court of Washington County and agrees that if Petitioner or Petitioner's heirs, assigns, or successors violate any term of this Bill of Assurance, substantial irreparable damage justifying injunctive relief has been done to the citizens and City of Fayetteville, Arkansas. The Petitioner acknowledges that the Fayetteville Planning Commission and the Fayetteville City Council will **reasonably rely** upon all of the terms and conditions within this Bill of Assurance in considering whether to approve Petitioner's rezoning request.

Petitioner hereby voluntarily offers assurances that Petitioner and Petitioner's property shall be restricted as follows **IF** Petitioner's requested rezoning is approved by the Fayetteville City Council:

Specific activities that will not be allowed upon Petitioner's property include:

Unit 17, transportation trade services

Unit 34, liquor stores

Unit 45, small scale production

Petitioner specifically agrees that all such restrictions and terms shall run with the land and bind all future owners unless and until specifically released by Resolution of the Fayetteville City Council. This Bill of Assurance shall be filed for record in the Washington County Circuit Clerk's Office as part of the rezoning ordinance. After Petitioner's rezoning is effective, the Bill of Assurance shall be noted on any Final Plat, Large Scale Development, or other development approval which includes some or all of Petitioner's property affected by the rezoning.

IN WITNESS WHEREOF and in agreement with all the terms and conditions

stated above, I, Vicki Bronson, as the authorized agent of Petitioner **voluntarily offer** all such assurances and sign my name below.

Vicki Bronson
Printed Name of Authorized Agent

Authorized Agent
Position or Title of Authorized Agent

Vicki Bronson
Signature

7/16/24
Date

NOTARY OATH

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

On this, the 16th day of July 2024, before me, the undersigned notary, personally appeared Vicki Bronson, known to me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the above and, after being placed upon their oath, swore or affirmed that they were authorized to sign the above Bill of Assurance, agreed with the terms of the Bill of Assurance, and executed the Bill of Assurance in an attempt to have their property rezoned as requested.

Cristi Lyn Maxwell
NOTARY PUBLIC

My Commission Expires:

11-8-33

EXHIBIT A
Legal Description

The West 117.0 feet of the South 14.5 feet of Lot Two (2) and the West 117.0 feet of the North 35 feet of Lot Three (3) Block Seven (7), I. W. Duncan's Addition to the City of Fayetteville, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

and

Twenty (20) feet of equal and uniform width off the South side of Lot Numbered Three (3), all of Lots Four (4) and Five (5) and all Lot Numbered Six (6), except one hundred fifty (150) feet of equal and uniform width off the East end of Lot Six (6), all in Block Seven (7) in I. W. Duncan's Addition to the City of Fayetteville, Arkansas.

and

One hundred fifty (150) feet of equal width off the East end of Lot Numbered Six (6) in Block Numbered Seven (7) in I. W. Duncan's Addition to the City of Fayetteville, as designated upon the recorded plat of said Addition.

and

Lot 1, Block 6, I. W. Duncan's Addition to the City of Fayetteville, Arkansas, as shown on plat of record in Plat Book 4 at Page 192, plat records of Washington Couty, Arkansas.

and

The North forty (40) feet of Lot Numbered Two (2) in Block Numbered Six (6) of I. W. Duncan's Addition to the City of Fayetteville, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

and

15 feet of equal and uniform width off the South side of Lot Numbered 2 and 45 feet of equal and uniform width off the North side of Lot Numbered 3 in Block Numbered 6 of I. W. Duncan's Addition to the City of Fayetteville, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

and

Ten (10) feet of equal and uniform width off the South side of Lot Numbered Three (3) and all of Lot Numbered Four (4) in Block Numbered Six (6) in I. W. Duncan's Addition to the City of Fayetteville, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

and

Lots Numbered Five (5) and Six (6) in Block Numbered (6) in I. W. Duncan's Addition to the City of Fayetteville, as shown and designated upon the recorded plat of said Addition, EXCEPT a strip of equal and uniform width of fifteen (15) feet off the South side of said Lot Six (6).

and

A part of the NW ¼ of the SW ¼ of Section 16, Township 16 North, Range 30 West, of the Fifth Principal Meridian, Washington County, Arkansas, and being described as follows, to-wit: Beginning at a point that is 660 feet (40 Rods) South of the NE corner of said forty acre tract; said point being in Duncan Street in the City of Fayetteville; thence with said Street, South 45 feet; thence leaving said street, West 215.4 feet (Deed Call 220 feet) to a fence; thence North 45 along said fence; thence East 215.4 feet (Deed Call 220 feet) to the Point of Beginning, containing 0.22 acres, more or less. Subject to that portion that lies in Duncan Street on the East.

and

A part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 16 North, Range Thirty (30) West, Washington County, Arkansas, described as follows: Beginning at a point which is 705 feet South of the Northeast corner of said forty-acre tract, thence South 85 feet; thence West 220 feet; thence North 85 feet; thence East 220 feet to the point of beginning.

and

A part of the NW ¼ of the SW ¼ of Section 16, Township 16 North, Range 30 West, Washington County, Arkansas, described as follows: Beginning at a point which is 800 feet South of the NE corner of said 40-acre tract; and running thence South 60 feet; thence West 220 feet; thence North 60 feet; thence East 220 feet to the point of beginning.

and

a part of the NW ¼ of the SW ¼ of Section 16, Township 16 North, Range 30 West, of the Fifth Principal Meridian, and being more particularly described as follows: Beginning at a point which is 800 feet South of the NE corner of the NW ¼ of the SW ¼ of Section 16, Township 16 North, Range 30 West, and running thence West 200 feet; thence North 10 feet; thence East 200 feet; thence South 10 feet to the point of the beginning.

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**
City Council
Kara Paxton, City Clerk/Treasurer

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

FROM: **Kit Williams**, City Attorney

DATE: **July 16, 2024**

RE: Proposed rezoning on South Duncan

Attached please find the proposed revised rezoning ordinance which now states it is subject to the revised proffered Bill of Assurance submitted by the applicant. Once the applicant officially offers this Bill of Assurance to remove transportation trade services, liquor stores, and small scale production facilities as permitted uses from its requested Main Street Center rezoning, I will ask the City Council to amend the initial rezoning ordinance to the new one with "subject to a bill of assurance" added.

The motion should be to amend the current ordinance to the one attached to this memo (or handed out at this meeting) and amend the previously mentioned Bill of Assurance to the new slightly amended and improved Bill of Assurance (which is attached to this memo).

These two amendments in one motion should occur before public comment so that the public can comment if they desire to about the Bill of Assurance as well as the proposed rezoning itself.

ORDINANCE NO. _____

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-28 FOR APPROXIMATELY 3.7 ACRES LOCATED EAST OF HARMON FIELD ON SOUTH DUNCAN AVENUE IN WARD 2 FROM RMF-40, RESIDENTIAL MULTIFAMILY, 40 UNITS PER ACRE TO MSC, MAIN STREET CENTER, SUBJECT TO A BILL OF ASSURANCE

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 RMF-40, Residential Multifamily, 40 Units Per Acre to MSC, Main Street Center, subject to the attached Bill of Assurance.

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.

PASSED and **APPROVED** this 16th day of July, 2024.

APPROVED:

By: _____
LIONELD JORDAN, Mayor

ATTEST:

By: _____
KARA PAXTON, City Clerk/Treasurer

BILL OF ASSURANCE
FOR THE CITY OF FAYETTEVILLE, ARKANSAS

In order to attempt to obtain approval of my request for a zoning reclassification of MSC, Main Street Center for the following property: see legal description on Exhibit A attached, I, as the authorized agent for the owner or buyer of this property, Vicki Bronson (hereinafter called "Petitioner") hereby voluntarily offers this Bill of Assurance and enters into this binding agreement and contract with the City of Fayetteville, Arkansas.

The Petitioner expressly grants to the City of Fayetteville the right to enforce any and all of the terms of this Bill of Assurance in the Circuit Court of Washington County and agrees that if Petitioner or Petitioner's heirs, assigns, or successors violate any term of this Bill of Assurance, substantial irreparable damage justifying injunctive relief has been done to the citizens and City of Fayetteville, Arkansas. The Petitioner acknowledges that the Fayetteville Planning Commission and the Fayetteville City Council will **reasonably rely** upon all of the terms and conditions within this Bill of Assurance in considering whether to approve Petitioner's rezoning request.

Petitioner hereby voluntarily offers assurances that Petitioner and Petitioner's property shall be restricted as follows **IF** Petitioner's requested rezoning is approved by the Fayetteville City Council:

Specific activities that will not be allowed upon Petitioner's property include:

Unit 17, transportation trade services

Unit 34, liquor stores

Unit 45, small scale production

Petitioner specifically agrees that all such restrictions and terms shall run with the land and bind all future owners unless and until specifically released by Resolution of the Fayetteville City Council. This Bill of Assurance shall be filed for record in the Washington County Circuit Clerk's Office as part of the rezoning ordinance. After Petitioner's rezoning is effective, the Bill of Assurance shall be noted on any Final Plat, Large Scale Development, or other development approval which includes some or all of Petitioner's property affected by the rezoning.

IN WITNESS WHEREOF and in agreement with all the terms and conditions

stated above, I, Vicki Bronson, as the authorized agent of Petitioner **voluntarily offer** all such assurances and sign my name below.

Vicki Bronson
Printed Name of Authorized Agent

Authorized Agent
Position or Title of Authorized Agent

Vicki Bronson
Signature

7/16/24
Date

NOTARY OATH

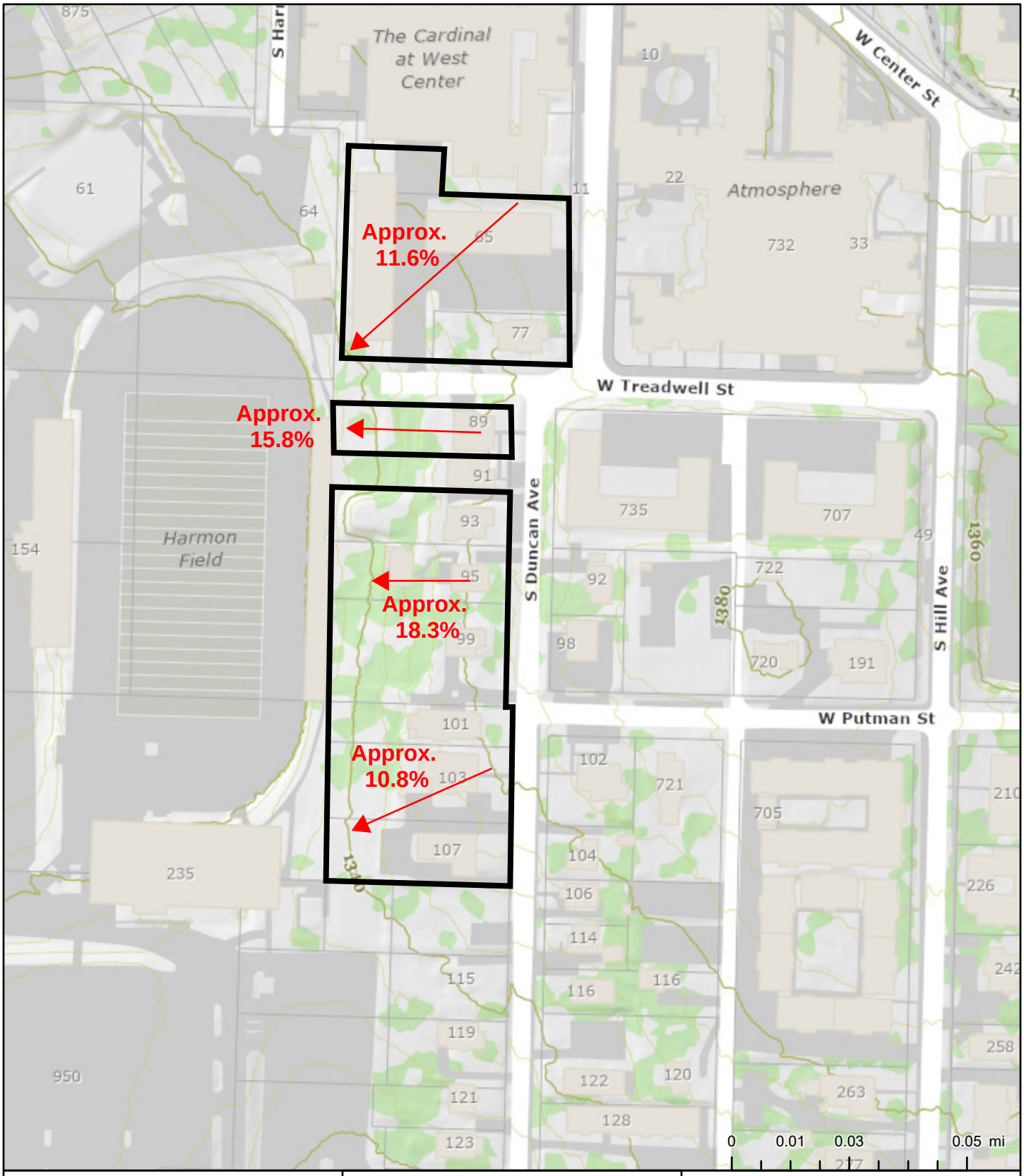
STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

On this, the 16th day of July 2024, before me, the undersigned notary, personally appeared Vicki Bronson, known to me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the above and, after being placed upon their oath, swore or affirmed that they were authorized to sign the above Bill of Assurance, agreed with the terms of the Bill of Assurance, and executed the Bill of Assurance in an attempt to have their property rezoned as requested.

Cristi Lyn Maxwell
NOTARY PUBLIC

My Commission Expires:

11-8-33



Overall Subject Property

Topography Exhibit

RZN-2024-0028

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

Created: 8/1/2024
Credits: City of Fayetteville, AR
Map Author:

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO

MEETING OF AUGUST 6, 2024

TO: Mayor and City Council

THRU: Susan Norton, Chief of Staff

FROM: Jonathan Curth, Development Services Director

DATE: August 1, 2024

SUBJECT: **UA Student Housing**

BACKGROUND:
At the July 16, 2024 City Council meeting, councilmember inquiries were made about off-campus students enrolled at the University of Arkansas-Fayetteville (UA). These questions were posed in the context of a rezoning request (RZN-2024-0028) for approximately 3.7 acres of land on the west side of S. Duncan Avenue near Fayetteville High School and situated between the main UA campus to the north and the expanding UA School of Art facilities to the south.

SUMMARY:
- 2023 UA student enrollment was 32,140, an increase of 86.1% since 2004
- Current on-campus housing totals 6,229 beds, 2,800 of which were opened since 2004
    - UA has entered in to off-campus master leases for approximately 1,200 beds in 2024
    - 1,265 new on-campus beds are proposed for Summer 2027
- An estimated 24,000 UA students live off campus
- Five projects in various states of development review are identified as fully- or partially student oriented, constituting an approximate 3,400 beds

DISCUSSION:
To ground any consideration of UA students, a clear understanding of their number and the University's enrollment growth is important. Between 2004 and 2023, student enrollment increased 86.1%, from 17,269 to 32,140. Most prominently, between 2010 and 2012, and 2021 and 2023, enrollment increased by more than 1,200 students annually.

Over the same time, the availability of on-campus UA housing has grown at a slower rate despite the addition of 2,800 new beds with projects like Maple Hill East and West, the Duncan Avenue Apartments, and Adohi Hall. Combined with older facilities, the UA has 6,229 on-campus beds spread among dorms, suites, apartments, and other housing types.

This is not adequate to house the approximately 6,400 freshman that enrolled in Fall of 2023, which is a factor, when combined with the COVID pandemic, in the UA loosening their policy for the requirement of freshman to live on-campus. To partially address this shortfall, the UA

entered in to master leases with off-campus housing providers. In 2023, this included 720 beds with estimates for 2024 exceeding 1,200 beds. Additionally, the UA undertook a housing study that recommends construction of additional on-campus housing, with plans underway for 1,265 new, on-campus beds in the Maple Hill area. Combined, this represents about 8,600 beds when considering currently available, on-campus bedrooms, properties under master lease, and the new, on-campus housing scheduled to open Summer of 2027.

Expanding beyond freshman enrollment and housing needs, 2023 UA data suggests there are approximately 20,604 undergraduate students living off-campus, or approximately 75% of the total. Less apparent is the number of graduate students, who totaled 4,668 in 2023, that are housed off-campus. Taking a conservative estimate and assuming comparable proportions of graduate and undergraduates live off-campus, indicates that an estimated 24,000 UA students seek off-campus housing.

Perhaps unsurprisingly, a robust private market for student housing has resulted. While there is not readily identifiable data on the number of existing units and beds utilized for off-campus students, development review staff are familiar with the nature and intended occupants of many incoming residential projects. Currently, this includes five locations with student-oriented projects in varying stages of development, ranging from recently rezoned to nearing construction permitting. Based on the current details for these projects, all are intended to be fully or partially marketed towards students with an overall bed count of 3,415.

Attachments:

- Table 1: UA Enrollment
- Table 2: On-Campus UA Housing & Master Leases
- Table 3: Off-Campus Student Estimates
- Table 4: Pending/In-Development Student Housing

Table 1: UA Enrollment

Enrollment			
Year	Total Enrollment	% YoY Change	# YoY Change
2023	32,140	3.9%	1,204
2022	30,936	6.4%	1,868
2021	29,068	5.5%	1,506
2020	27,562	0.0%	3
2019	27,559	-0.8%	(219)
2018	27,778	0.8%	220
2017	27,558	1.3%	364
2016	27,194	1.6%	440
2015	26,754	2.0%	517
2014	26,237	3.5%	896
2013	25,341	3.3%	804
2012	24,537	5.8%	1,338
2011	23,199	8.4%	1,794
2010	21,405	7.8%	1,556
2009	19,849	3.4%	655
2008	19,194	2.9%	546
2007	18,648	4.0%	722
2006	17,926	0.6%	105
2005	17,821	3.2%	552
2004	17,269	-	-
TOTAL Change 2004-2023		86.1%	14,871

Source: UA Office of Strategic Analytics & Insights

Table 2: On-Campus UA Housing & Master Leases

On-Campus Housing & Master Leases		
2024	On-campus	Notes
Traditional	3,373	
Semi-suite	828	
Suites	1,632	
Apartments	188	
Staff	208	
TOTAL Existing On-Campus	6,229	
Proposed New	1,265	Maple Hill North: 645, Maple Hill Central: 620 - SUMMER 2027
TOTAL On-Campus Summer 2027	7,494	
Master Leased	1,257	Versus 720 in 2023 (Marshal, Cardinal, Locale, Ozark Villas)
TOTAL On- & Off-Campus Leases	8,751	

Source: Vice Chancellor Battjes presentation to Spring 2024 Town & Gown

Table 3: Off-Campus Student Estimates

Off-Campus Student Estimates			
2023 Enrollment	**Total**	**Off-Campus Est.**	
Undergraduate Students	27,472		
Off-campus/Commuter Undergrads		20,604	*
Graduate Students	4,668		
Off-campus/Commuter Grads		3,501	**
TOTAL Off-Campus Estimate		24,105	

*Based on source estimate of 75% of undergrads as off-campus/commuter
**Assuming comparable proportion of graduate students as off-campus/commuter

SOURCE: UA Common Data Set (College Board, Peterson's, US News & World Report collaboration)

Table 4: Pending/In-Development Student Housing

Pending/In-Development Student Housing		
Parcel Number (Project Name)	**Units**	**Beds**
765-13732-012 (Axis)	209	630
765-14008-000 (1301 N. Gregg Ave.)	174	650
Various (151 Dickson)	185	611
Various (612 Center)	226	674
Various (Subtext)	270	850
W. of Duncan (Unknown)	Unknown	
TOTAL Pending/In-Development Off-Campus		3,415
On-Campus (Maple Hill)		1,265
TOTAL Pending/In-Development On- & Off-Campus		4,680

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-382

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff

FROM: Tim Nyander, Utilities Director

SUBJECT: **ORDINANCE TO AMEND § 51.001 WATER SHORTAGES**

RECOMMENDATION:
Staff recommends amending § 51.001 Water Shortages to clarify the power to issue prohibitions and moratoriums on certain types of water usage to prevent water shortages from imperiling public health and welfare and to pass an emergency clause.

BACKGROUND:
Climate change is causing increased flooding issues for the City of Fayetteville, but also causing more intense potential droughts and water shortages for our citizen Population growth needing water supply has occurred faster than predicted in water plane districts in southeastern Fayetteville to Elkins and in Goshen and the county area east of Fayetteville along Highway 45. Proposed solutions to this water supply issue need to be rapidly advanced, but will regardless take substantial time as well as significant resources to enlarge certain water mains and to bring new water towers or storage online.

DISCUSSION:
§ 51.001 Water Shortages needs to be amended to include increased powers to the Mayor and his designee if a portion of the water district needs protective actions limiting irrigation and other measures to try to ensure the City can maintain 25 p.s.i. for its customers throughout our water distribution system.

BUDGET/STAFF IMPACT:
None.

ATTACHMENTS: SRF (#3), Ord Amend 51.001 Water Shortage (#4), City Attorney Memo (5)

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

File #: 2024-382

ORDINANCE TO AMEND § 51.001 WATER SHORTAGES

AN ORDINANCE TO AMEND § 51.001 WATER SHORTAGES TO CLARIFY THE POWER TO ISSUE PROHIBITIONS AND MORATORIUMS OF CERTAIN TYPES OF WATER USAGE TO PREVENT WATER SHORTAGES FROM IMPERILING PUBLIC HEALTH AND WELFARE AND TO PASS AN EMERGENCY CLAUSE

WHEREAS, climate change is causing increased flooding issues for the City of Fayetteville, but also causing more intense potential droughts and water shortages for our citizens; and

WHEREAS, population growth needing water supply has occurred faster than predicted in water plane districts in southeastern Fayetteville to Elkins and in Goshen and the county area east of Fayetteville along Highway 45; and

WHEREAS, proposed solutions to this water supply issue need to be rapidly advanced, but will regardless take substantial time as well as significant resources to enlarge certain water mains and to bring new water towers or storage online; and

WHEREAS, § 51.001 **Water Shortages** needs to be amended to include increased powers to the Mayor and his designee if a portion of the water district needs protective actions limiting irrigation and other measures to try to ensure the City can maintain 25 p.s.i. for its customers throughout our water distribution system.

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 § 51.001 **Water Shortages** by repealing subsection (G) and enact a new (G) as follows:

"(G) In order to prevent a likely potential unhealthy loss of water pressure below 25 pounds per square inch (p.s.i.) in our water system, the Mayor or designee may not only take all measures listed in (C) of this code section, but may also issue a moratorium of up to six months for the water endangered areas:

1. to limit, regulate, or prohibit the provision of new water service to customers within a water endangered area which have not already secured valid and enforceable development or building

permits approval from the City of Fayetteville;

2. to prohibit installation of yard and irrigation hydrants or meters and to regulate or prohibit the use of any existing yard or irrigation hydrants or meters; and
3. to limit customers' volume and usage of water through existing water meters by time of day and hours of allowed use during a day, and by days of the week or month when usage is allowed;
4. to limit the total amount of water used daily, weekly or monthly by any customer beyond the city limits and to terminate water service for a period of 24 hours to any customer exceeding the allowed volume and usage for the first time;
5. to respond to subsequent failures of the customer to limit its usage to the amount allowed by the City to preserve all other customers' needs for water, the City authorizes the denial of water services for two days for the first repeat violation, three days for the next violation and so on during the moratorium period;
6. to lock out or remove the water meter when the City has reasonable grounds to believe that a water customer's meter has been tampered with or turned back on without City authority;
7. the customer may seek a Due Process Hearing conducted by the Chief of Staff by filing with the City Clerk's Office a written and signed request for such hearing within one week of the suspension of water service with all reasons why such water meter should not be locked out or removed and water service should be restored;
8. notice of a new authorized moratorium shall be published in the NWA Democrat-Gazette as soon as possible;
9. the moratorium may be extended by City Council Resolution prior to its expiration date when determined necessary by the City Council to protect citizens' peace, health and safety."

Section 2: Emergency Clause. The City is currently facing a possible water shortage delivery ability in our water district east of Fayetteville toward Goshen and from eastern Fayetteville near Stonebridge to and including Elkins that could result in water pressure falling below 25 p.s.i. which could endanger those residents' peace, health, safety and welfare without prompt and necessary water conservation measures and other action. Therefore, the City Council of the City of Fayetteville, Arkansas hereby declares an emergency exists requiring this ordinance to be effective immediately upon its passage and approval.

City of Fayetteville Staff Review Form

2024-382

Item ID

8/6/2024

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

Tim Nyander	7/19/2024	WATER SEWER (720)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends amending § 51.001 Water Shortages to clarify the power to issue prohibitions and moratoriums on certain types of water usage to prevent water shortages from imperiling public health and welfare and to pass an emergency clause.

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:

ORDINANCE NO. _____

AN ORDINANCE TO AMEND § 51.001 **WATER SHORTAGES** TO CLARIFY THE POWER TO ISSUE PROHIBITIONS AND MORATORIUMS OF CERTAIN TYPES OF WATER USAGE TO PREVENT WATER SHORTAGES FROM IMPERILING PUBLIC HEALTH AND WELFARE AND TO PASS AN EMERGENCY CLAUSE

WHEREAS, climate change is causing increased flooding issues for the City of Fayetteville, but also causing more intense potential droughts and water shortages for our citizens; and

WHEREAS, population growth needing water supply has occurred faster than predicted in water plane districts in southeastern Fayetteville to Elkins and in Goshen and the county area east of Fayetteville along Highway 45; and

WHEREAS, proposed solutions to this water supply issue need to be rapidly advanced, but will regardless take substantial time as well as significant resources to enlarge certain water mains and to bring new water towers or storage online; and

WHEREAS, § 51.001 **Water Shortages** needs to be amended to include increased powers to the Mayor and his designee if a portion of the water district needs protective actions limiting irrigation and other measures to try to ensure the City can maintain 25 p.s.i. for its customers throughout our water distribution system.

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

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"(G) In order to prevent a likely potential unhealthy loss of water pressure below 25 pounds per square inch (p.s.i.) in our water system, the Mayor or designee may not only take all measures listed in (C) of this code section, but may also issue a moratorium of up to six months for the water endangered areas:

(1) to limit, regulate, or prohibit the provision of new water service to customers within water endangered area which have not already secured valid and enforceable development or building permits approval from the City of Fayetteville;
(2) to prohibit installation of yard and irrigation hydrants or meters and to regulate or prohibit the use of any existing yard or irrigation hydrants or meters; and
(3) to limit customers' usage of water through existing water meters by time of day and hours of allowed use during a day, and by days of the week or month when usage is allowed;
(4) to limit the total amount of water used daily, weekly or monthly by any customer beyond the city limits and to terminate water service for a period of 24 hours to any customer exceeding the allowed usage for the first time;

(5) to respond to subsequent failures of the customer to limit its usage to the amount allowed by the City to preserve all other customers' needs for water, the City authorizes the denial of water services for two days for the first repeat violation, three days for the next violation and so on during the moratorium period;
(6) to lock out or remove the water meter when the City has reasonable grounds to believe that a water customer's meter has been tampered with or turned back on without City authority;
(7) the customer may seek a Due Process Hearing in front of the Chief of Staff by filing with the City Clerk's Office a written and signed request for such hearing within one week of the suspension of water service with all reasons why such water meter should not be locked out or removed and water service should be restored;
(8) notice of a new authorized moratorium shall be published in the NWA Democrat-Gazette as soon as possible;
(9) the moratorium may be extended by City Council Resolution prior to its expiration date when determined necessary by the City Council to protect citizens peace, health and safety."

Section 2: Emergency Clause. The City is currently facing a possible water shortage delivery ability in our water district east of Fayetteville toward Goshen and from Stonebridge to Elkins that could result in water pressure falling below 25 p.s.i. which could endanger those residents' peace, health, safety and welfare without prompt and necessary water conservation and other action. Therefore, the City Council of the City of Fayetteville, Arkansas hereby declares an emergency exists requiring this ordinance to be effective immediately upon its passage and approval.

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**
City Council
Kara Paxton, City Clerk/Treasurer

CC: **Susan Norton,** Chief of Staff
Tim Nyander, Utilities Director
Corey Granderson, Utilities Engineer

FROM: **Kit Williams,** City Attorney

DATE: **July 19, 2024**

RE: Two Areas of East Fayetteville, Eastern Unincorporated Land, Goshen, and Elkins Are Facing Water Problems

I have been informed by Utilities Director Tim Nyander, Utilities Engineer Corey Granderson, Water and Sewer Operations Manager Aaron Watkins, and Assistant Water and Sewer Operations Manager Cody Ashworth that some parts of East Fayetteville, Goshen, Elkins and unincorporated land near Highways 45 and 16 East have grown faster than expected in population and water usage demands. This rapid growth in both population and water usage have outpaced our efforts to fully and constantly supply all homes and businesses in the affected areas during some Summer periods with sufficient volume of water delivered at a minimum water pressure of 25 p.s.i. as recommended to ensure the most healthful potable water is supplied to all customers.

Plans to increase water delivery capabilities for this area are underway, but constructing new pump stations or water towers and installing and replacing existing water mains with larger mains to provide sufficient water flow are difficult, expensive, and lengthy construction projects. Our water department is also still suffering from slow delivery of some necessary parts.

Therefore, to best ensure the safety of our citizens and customers, the Water and Sewer Department needs the authority to issue a moratorium with

limitations and regulations to reduce or even prohibit new water meters and taps for proposed projects that have not yet received their necessary development approvals. The *Fayetteville Code* is currently silent regarding the City Water and Sewer Department's authority to issue such temporary moratorium to limit new water taps and take other significant measures in areas with insufficient water delivery facilities to ensure our water customers' health and safety. The attached ordinance seeks to provide the necessary authority so that Utilities Director Tim Nyander with the approval of Mayor Jordan can take the necessary temporary actions until the City can successfully increase its water delivery abilities in these areas.

This late summer period with normally hotter temperatures and less rainfall that we are entering is when these water conservation measures would be most needed in our two water capacity endangered areas. This ordinance needs to be passed quickly to avoid safety issues from too low pressurized water during this most critical time of the year. That is also why the proposed ordinance contains an emergency clause to provide our Utilities Director Tim Nyander with the Mayor's permission to timely issue a moratorium for new taps and any necessary restrictions on irrigation and large volume water uses to ensure sufficient safely pressurized water for domestic use for our current customers in these endangered areas.

Please find attached the enacting ordinance providing the authority and requirements for the Mayor or designee to issue a temporary moratorium. Any moratorium cannot exceed six months in duration unless it is renewed by the City Council by passing a Resolution to continue the moratorium in effect.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND § 51.001 **WATER SHORTAGES** TO CLARIFY THE POWER TO ISSUE PROHIBITIONS AND MORATORIUMS OF CERTAIN TYPES OF WATER USAGE TO PREVENT WATER SHORTAGES FROM IMPERILING PUBLIC HEALTH AND WELFARE AND TO PASS AN EMERGENCY CLAUSE

WHEREAS, climate change is causing increased flooding issues for the City of Fayetteville, but also causing more intense potential droughts and water shortages for our citizens; and

WHEREAS, population growth needing water supply has occurred faster than predicted in water plane districts in southeastern Fayetteville to Elkins and in Goshen and the county area east of Fayetteville along Highway 45; and

WHEREAS, proposed solutions to this water supply issue need to be rapidly advanced, but will regardless take substantial time as well as significant resources to enlarge certain water mains and to bring new water towers or storage online; and

WHEREAS, § 51.001 **Water Shortages** needs to be amended to include increased powers to the Mayor and his designee if a portion of the water district needs protective actions limiting irrigation and other measures to try to ensure the City can maintain 25 p.s.i. for its customers throughout our water distribution system.

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 § 51.001 **Water Shortages** by repealing subsection (G) and enact a new (G) as follows:

"(G) In order to prevent a likely potential unhealthy loss of water pressure below 25 pounds per square inch (p.s.i.) in our water system, the Mayor or designee may not only take all measures listed in (C) of this code section, but may also issue a moratorium of up to six months for the water endangered areas:

(1) to limit, regulate, or prohibit the provision of new water service to customers within a water endangered area which have not already secured valid and enforceable development or building permits approval from the City of Fayetteville;
(2) to prohibit installation of yard and irrigation hydrants or meters and to regulate or prohibit the use of any existing yard or irrigation hydrants or meters; and
(3) to limit customers' volume and usage of water through existing water meters by time of day and hours of allowed use during a day, and by days of the week or month when usage is allowed;
(4) to limit the total amount of water used daily, weekly or monthly by any customer beyond the city limits and to terminate water service for a period of

24 hours to any customer exceeding the allowed volume and usage for the first time;

(5) to respond to subsequent failures of the customer to limit its usage to the amount allowed by the City to preserve all other customers' needs for water, the City authorizes the denial of water services for two days for the first repeat violation, three days for the next violation and so on during the moratorium period;

(6) to lock out or remove the water meter when the City has reasonable grounds to believe that a water customer's meter has been tampered with or turned back on without City authority;

(7) the customer may seek a Due Process Hearing conducted by the Chief of Staff by filing with the City Clerk's Office a written and signed request for such hearing within one week of the suspension of water service with all reasons why such water meter should not be locked out or removed and water service should be restored;

(8) notice of a new authorized moratorium shall be published in the NWA Democrat-Gazette as soon as possible;

(9) the moratorium may be extended by City Council Resolution prior to its expiration date when determined necessary by the City Council to protect citizens' peace, health and safety."

Section 2: Emergency Clause. The City is currently facing a possible water shortage delivery ability in our water district east of Fayetteville toward Goshen and from eastern Fayetteville near Stonebridge to and including Elkins that could result in water pressure falling below 25 p.s.i. which could endanger those residents' peace, health, safety and welfare without prompt and necessary water conservation measures and other action. Therefore, the City Council of the City of Fayetteville, Arkansas hereby declares an emergency exists requiring this ordinance to be effective immediately upon its passage and approval.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-336

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

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

FROM: Jessica Masters, Development Review Manager

SUBJECT: **VAC-2024-0012: Vacation (EAST OF 1202 E. SAIN STREET/TRAILS ON THE CREEK APARTMENTS, 174): Submitted by BLEW AND ASSOCIATES for property located EAST OF 1202 E. SAIN STREET in WARD 3. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.60 acres. The request is to vacate 0.94 acres of street right-of-way.**

RECOMMENDATION:
Staff and Planning Commission recommend approval of VAC-2024-0012 as shown in the attached Exhibits 'A' and 'B', and with the following conditions of approval:

1. Any damage or relocation of existing facilities will be at the property owner/developer's expense;

2. Any and all conflicting water or sewer lines must be relocated and accepted by the City of Fayetteville.

BACKGROUND:
The subject property is in north Fayetteville, south of Mud Creek, and west of Butterfield Trail Village. The property received its current zoning designation of RPZD on November 5, 2020 with the passage of Ordinance 6377 by City Council. An associated large-scale development for multi-family housing was approved by the Planning Commission on November 28, 2022 and is currently working its way through the permitting process. Previous easement and right-of-way vacation requests were heard and approved by City Council on February 21, 2023 (Ordinance 6645 and 6646, respectively). An additional drainage easement was vacated by City Council on May 21, 2024 (Ordinance 6752). Finally, a utility easement vacation was heard by City Council on July 2, 2024, where it was ultimately approved (Ordinance 6769).

Request: The applicant proposes to vacate 0.94 acres of right-of-way that was platted in 1989 with the Vantage Square final plat. The subdivision was never developed, and the applicant requests its vacation to record an easement plat and finalize building permits for approved multi-family development.

DISCUSSION:
City of Fayetteville staff recommends in favor of the requested right-of-way vacation, since all final documents have been received by City staff with no objections or issues identified. Following the construction and the opening of the Sain Street connection, staff finds that this platted right-of-way will no longer continue to serve a public purpose and supports its full vacation. At the July 8, 2024 meeting, Planning Commission forwarded the request with a recommendation of approval. Little comment was offered on the item, with the Commissioners finding that the request was appropriate and that the right-of-way was no longer necessary. No public comment

was offered at the meeting, or prior to the meeting.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Planning Commission Staff Report (#6)

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

File #: 2024-336

VAC-2024-0012: Vacation (EAST OF 1202 E. SAIN STREET/TRAILS ON THE CREEK APARTMENTS, 174): Submitted by BLEW AND ASSOCIATES for property located EAST OF 1202 E. SAIN STREET in WARD 3. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.60 acres. The request is to vacate 0.94 acres of street right-of-way.

AN ORDINANCE TO APPROVE VAC-24-12 FOR PROPERTY LOCATED EAST OF 1202 EAST SAIN STREET IN WARD 3 TO VACATE A 0.94 ACRE PORTION OF STREET RIGHT-OF-WAY

WHEREAS, the City Council has the authority under A.C.A. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

WHEREAS, the City Council has determined that the following described portion of street right-of-way is not required for corporate purposes.

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 vacates the portion of street right-of-way as described in Exhibit B attached to the Planning Department's memo.

Section 2: A copy of this Ordinance duly certified by the City Clerk along with the map attached as Exhibit A to the Planning Department's memo shall be filed in the office of the Washington County Circuit Clerk.

Section 3: This vacation approval is subject to the following conditions:

1. Any damage to or relocation of existing facilities will be at the property owner/developer's expense; and
2. Any conflicting water or sewer lines must be relocated and accepted by the City of Fayetteville.

City of Fayetteville Staff Review Form

2024-336

Item ID

8/6/2024

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

Jonathan Curth	7/19/2024	DEVELOPMENT SERVICES (620)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

VAC-2024-0012: Vacation (EAST OF 1202 E. SAIN STREET/TRAILS ON THE CREEK APARTMENTS, 174): Submitted by BLEW AND ASSOCIATES for property located EAST OF 1202 E. SAIN STREET in WARD 3. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.60 acres. The request is to vacate 0.94 acres of street right-of-way.

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 #

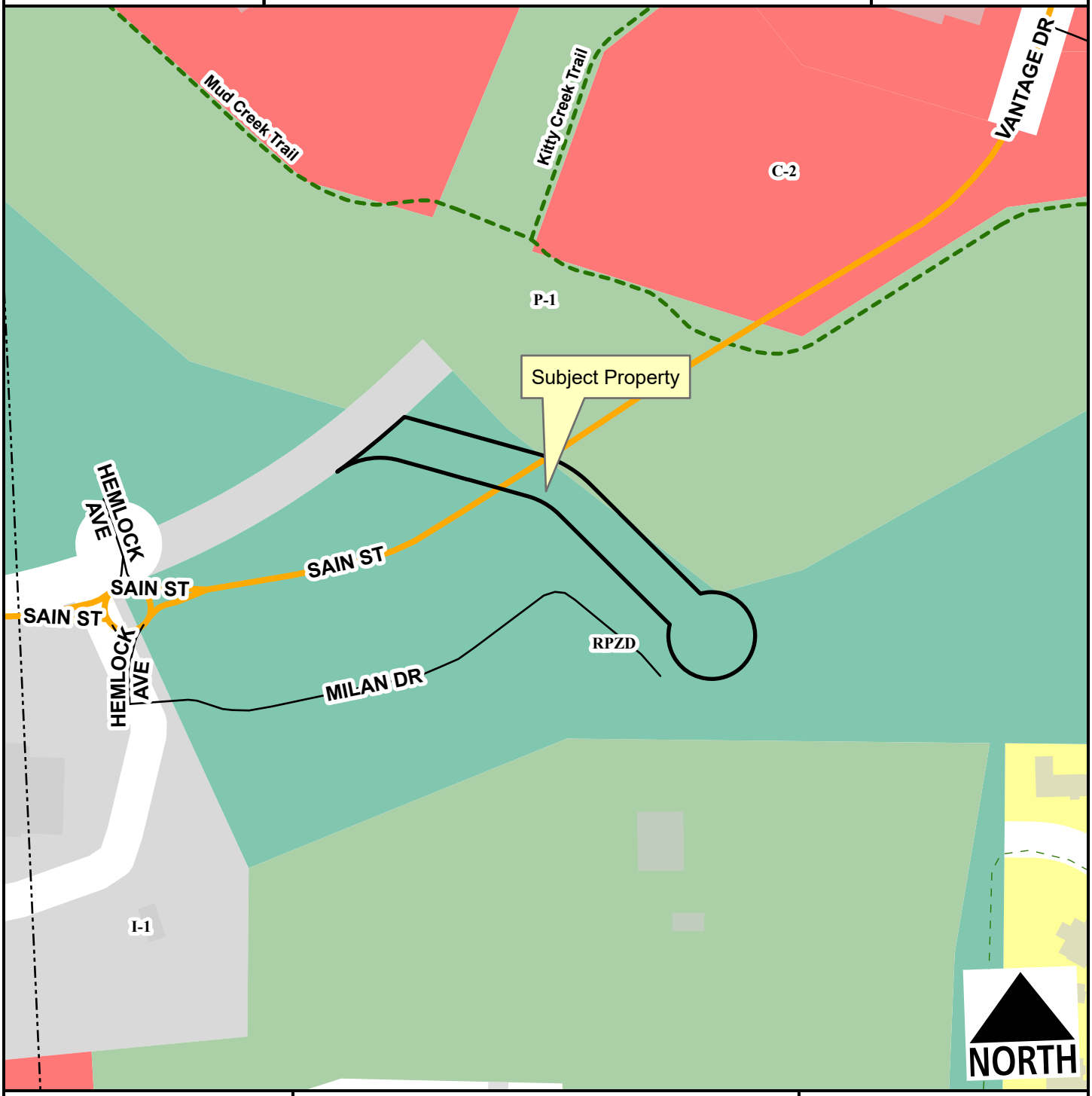
Change Order Number:

Approval Date:

Original Contract Number:

Comments:

VAC-2024-0012 *Close Up View*	**1202 E. SAIN ST**	**VAC-2024-0012** **EXHIBIT 'B'**



- Neighborhood Link
- Unclassified
- Residential Link
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District

Feet

0 75 150 300 450 600

1:2,400

- RSF-4
- RMF-24
- I-1 Heavy Commercial and Light Industrial
- C-2
- Commercial, Industrial, Residential
- P-1

BLEW
Surveying | Engineering
Environmental

VAC-2024-0012
EXHIBIT 'B'

RIGHT-OF-WAY VACATION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S87°23'08"E 140.00', THENCE N02°36'52"E 168.78' TO THE POINT OF BEGINNING, THENCE S43°11'08"E 9.53', THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00', WITH A CHORD BEARING OF N46°48'52"E, AND AN ARC LENGTH OF 314.16', THENCE N43°11'08"W 215.49', THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00', WITH A CHORD BEARING AND DISTANCE OF N57°47'29"W 80.69', THENCE N72°23'50"W 184.29', THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00', WITH A CHORD BEARING AND DISTANCE OF N74°07'10"W 9.62', THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1175.51', WITH A CHORD BEARING AND DISTANCE OF S52°46'47"W 119.90', THENCE WITH ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00', WITH A CHORD BEARING AND DISTANCE OF N81°39'21"E 87.51', THENCE S72°23'50"E 184.29', THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00', WITH A CHORD BEARING AND DISTANCE OF S57°47'29"E 50.43', THENCE S43°11'08"E 205.96' TO THE POINT OF BEGINNING. CONTAINING 0.94 ACRES, MORE OR LESS.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING DATE: July 8, 2024 Updated with results from 7/8/2024 PC Meeting

SUBJECT: **VAC-2024-0012: Vacation (EAST OF 1202 E. SAIN STREET/TRAILS ON THE CREEK APARTMENTS, 174):** Submitted by BLEW AND ASSOCIATES for property located EAST OF 1202 E. SAIN STREET. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.60 acres. The request is to vacate 0.94 acres of street right-of-way.

RECOMMENDATION:
Staff recommends forwarding **VAC-2024-0012** to the City Council with a recommendation of approval, with conditions.

RECOMMENDED MOTION:
*"I move to forward **VAC-2024-0012** to the City Council with a recommendation of approval, with conditions as outlined by staff."*

BACKGROUND:
The subject property is in north Fayetteville, south of Mud Creek, and west of Butterfield Trail Village. The property received its current zoning designation of RPZD on November 5, 2020 with the passage of Ordinance 6377 by City Council. An associated large-scale development for multi-family housing was approved by the Planning Commission on November 28, 2022 and is currently working its way through the permitting process. Previous easement and right-of-way vacation requests were heard and approved by City Council on February 21, 2023 (Ordinance 6645 and 6646, respectively). An additional drainage easement was vacated by City Council on May 21, 2024 (Ordinance 6752). Finally, a utility easement vacation was heard by City Council on July 2, 2024, where it was ultimately approved. Final ordinance is still pending on that request. Surrounding land use and zoning is depicted on *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Multi-Family Residential (Under development)	RPZD, Residential Planned Zoning District
South	Multi-Family Residential (Under development)	RPZD, Residential Planned Zoning District
East	Multi-Family Residential (Under development)	RPZD, Residential Planned Zoning District
West	Multi-Family Residential (Under development)	RPZD, Residential Planned Zoning District

Proposal: The applicant proposes to vacate 0.94 acres of right-of-way that was platted in 1989 with the Vantage Square final plat. The subdivision was never developed, and the applicant requests its vacation to record an easement plat and finalize building permits for approved multi-family development.

DISCUSSION:
City of Fayetteville staff recommends in favor of the requested right-of-way vacation, since all final documents have been received by City staff with no objections or issues identified. Following the construction and the opening of the Sain Street connection, staff finds that this platted right-of-way will no longer continue to serve a public purpose, and supports its full vacation.

Vacation Approval: The applicant has submitted the required vacation forms to the relevant City departments and franchise utility companies with the following responses.

Utility	Response
Cox Communications	No objections, provided any damage or relocation of existing facilities will be at the property owner/developer's expense.
AEP/SWEPCO	No objections and no comment.
Black Hills Energy AR	No objections and no comment.
AT&T	No objections and no comment.
Ozarks Electric	No objections and no comment.

City of Fayetteville	Response
Water/Sewer	No objections, provided any and all conflicting water or sewer lines must be relocated and accepted by the City of Fayetteville.
Solid Waste & Recycling	No objections and no comment.
Transportation	No objections and no comment.

Public Comment: Staff have not received any public comment regarding this request.

RECOMMENDATION: Staff recommends forwarding **VAC-2024-0012** to City Council with a recommendation of approval, with the following conditions:

Conditions of Approval:

1. Any damage or relocation of existing facilities will be at the property owner/developer's expense;

2. Any and all conflicting water or sewer lines must be relocated and accepted by the City of Fayetteville.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 8, 2024	❒ **Tabled**	☒ **Forwarded** with a recommendation of approval.	❒ **Denied**
Motion: Garlock			
Second: Werner			
Vote: 8-0-0			

BUDGET/STAFF IMPACT:
None

Attachments:

- Final Plat – Vantage Square Unit 2
- Applicant Request Letter
- Applicant Petition to Vacate
- Survey – Right-of-way to be vacated
- One Mile Map
- Close-up Map
- Current Land Use Map

VAC-2024-0012 (TRAILS ON THE CREEKS APARTMENTS)
Planning Commission
July 8, 2024
Page 4 of 12
Packet Pg. 1351 of 1528

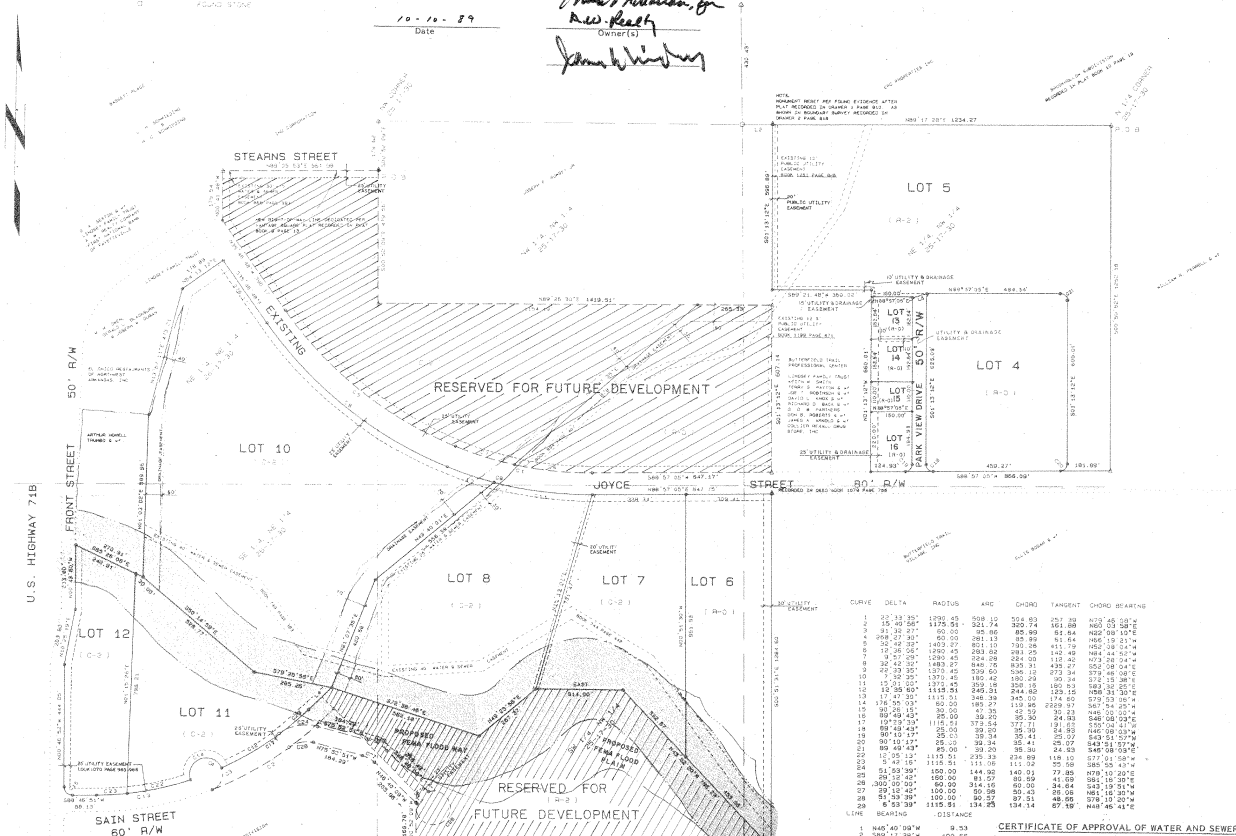
"We, the undersigned owners of the real estate shown and described herein do hereby dedicate to the public all streets, alleys, parks and other public lands shown upon this plat and do hereby establish the easements shown upon this plat. Said easements shall be for the benefit of the City of Fayetteville and all utility companies, including cable television companies, and said easements shall be for the purpose of construction, maintaining, repairing and replacing utility lines, cable television lines, and drainage structures. The City of Fayetteville, and all utility companies, and all cable television companies shall have the right of ingress and egress to said easements and shall have the right to remove or trim trees within the said easements and the right to prohibit the erection of buildings, structures, or fences within said easements.

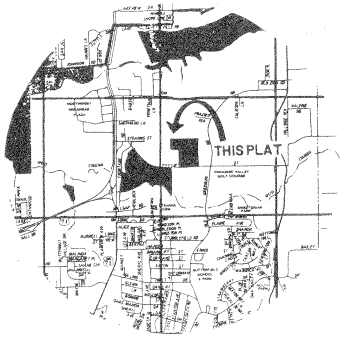
10-10-89
Date

A.W. Realty
Owner(s)

LEGEND

- FOUND MONUMENT
- SET MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- FOUND STONE





CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
1	23°13'35"	1290.45	508.10	504.83	257.39	N79°46'59"W
2	15°40'56"	1175.51	321.74	320.74	161.88	N80°03'58"W
3	91°32'27"	60.00	95.86	85.99	61.64	N22°08'15"E
4	258°27'30"	60.00	261.13	85.89	51.64	N56°19'21"W
5	23°13'35"	1490.45	801.10	791.26	411.79	N52°28'24"W
6	12°56'05"	1290.45	293.82	293.25	147.49	N84°44'52"W
7	7°57'29"	1290.45	179.28	179.13	89.78	N73°28'24"W
8	32°42'30"	1493.27	852.42	841.00	439.27	S52°08'04"E
9	22°33'35"	1370.45	539.60	535.91	272.94	S79°46'59"E
10	7°30'25"	1370.45	180.42	180.29	90.34	S72°15'28"E
11	15°35'00"	1375.45	359.16	358.15	180.64	S83°13'28"E
12	12°35'50"	1115.51	245.21	244.82	123.15	N88°31'30"E
13	17°47'30"	1115.51	346.39	345.00	174.80	S79°53'06"W
14	176°55'03"	60.00	185.27	119.96	2229.97	S67°54'25"W
15	90°26'15"	30.00	47.35	42.59	30.23	N46°00'05"W
16	89°49'43"	25.00	39.20	35.30	24.93	S48°08'09"E
17	19°33'19"	1115.51	373.54	371.71	189.65	S55°04'41"W
18	90°49'43"	25.00	39.63	35.64	24.93	N46°08'09"W
19	90°10'17"	25.00	39.34	35.41	25.07	S43°51'57"W
20	89°49'43"	25.00	39.34	35.41	25.07	S43°51'57"W
21	90°49'43"	25.00	39.20	35.30	24.93	S46°08'09"E
22	19°33'19"	1115.51	235.33	234.89	118.10	S77°01'58"W
23	5°43'16"	1115.51	111.06	111.02	55.58	S85°55'43"W
24	51°59'39"	160.00	144.92	140.01	77.85	N79°10'20"E
25	32°42'30"	160.00	81.57	80.59	41.69	S52°08'04"E
26	300°16'09"	60.00	314.46	60.00	34.64	S43°19'51"W
27	29°43'40"	100.00	50.98	50.43	26.08	N61°18'30"W
28	51°43'39"	100.00	90.25	87.31	48.95	S78°10'20"W
29	8°53'39"	1115.51	134.23	134.14	67.19	N48°45'41"E

LINE	BEARING	DISTANCE
1	N45°40'09"W	9.53
2	S89°17'28"W	100.66
3	N89°12'24"E	99.41
4	N45°19'51"E	119.32
5	N79°19'09"E	35.14

ACREAGE CHART

25-17-30
NE, NE 9.84
SE, NE 23.29

25-17-30
NW, NW 0.84
SW, NW 25.64
NE, NW 30.00
SE, NW 2.81

TOTAL 92.42 ACRES

SCALE 1"=200 FEET

ENGINEER
Crafton, Tull & Associates, Inc.
2900 N. 2nd Street
Rogers, Arkansas

OWNER - DEVELOPER
VANTAGE SQUARE JOINT VENTURE
3900 FRONT STREET
FAYETTEVILLE, ARKANSAS 72701

Total No. Lots 12
Total Acreage 92.42
Zoning - As Shown

ADDITIONAL EASEMENTS/RIGHT-OF-WAY GRANTS NOT SHOWN

TO	FOR	
The Arkansas Western Gas Company	Pipelines	Book 504 Page 121
The City of Fayetteville	Waterlines	Book 451 Page 425
The City of Fayetteville	Waterlines	Book 451 Page 375

CERTIFICATE OF SURVEY AND ACCURACY:

"I hereby certify that the plan shown and described hereon is a true and correct survey and that the monuments have been placed as stated hereon as required by the subdivision regulations of the City of Fayetteville, Arkansas.

9-29-89
Date

Tom Hooper
Land Surveyor

REGISTERED STATE OF ARKANSAS NO. 761 TOMMIE E. HOOPER PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

A PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 26 WHICH INCLUDES A PART OF BLOCK 2 OF THE REPLAT OF A.W. REALTY SUBDIVISION, BLOCKS 1 AND 2 AND A PART OF THE NW 1/4 OF SECTION 25, WHICH INCLUDES TRACTS 2 AND 3 OF VANTAGE SQUARE AS RECORDED IN DRAWER 1, SLOT 90, ALL IN TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS DESCRIBED AS:

BEGINNING AT THE N 1/4 CORNER OF THE AFORESAID SECTION 25; THENCE S 00°58'52" E 1252.18 FEET ALONG THE QUARTER SECTION LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF JOYCE STREET; THENCE S 88°57'05" W 866.99 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N 01°03'12" W 869.01 FEET; THENCE S 89°13'48" W 360.02 FEET; THENCE N 01°03'12" W 594.89 FEET TO THE NORTH LINE OF SAID SECTION 25; THENCE N 89°17'28" E 1234.27 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING CONTAINING 30.00 ACRES MORE OR LESS.

AND:

FROM THE SE CORNER OF THE SW 1/4, NW 1/4 OF THE AFORESAID SECTION 25 RUN N 89°12'24"E 99.41 FEET ALONG THE 1/4 SECTION LINE TO THE POINT OF BEGINNING; THENCE N 43°52'20"W 786.25 FEET; THENCE WEST 314.00 FEET; THENCE S 49°23'55" W 267.37 FEET; THENCE N 72°39'41" W 562.18 FEET TO A POINT IN LINE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAIN STREET; THENCE TO AND ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES; S 45°19'51"W 115.32 FEET; THENCE 379.54 FEET ALONG A 1115.51 FOOT RADIUS RIGHT CURVE WITH A 19°29'39" DELTA ANGLE TO A NONTANGENTIAL POINT OF REVERSE CURVE; THENCE 185.27 FEET ALONG A 60.00 FOOT RADIUS CURVE TO THE LEFT WITH A S 67°54'25"W 119.96 FOOT CHORD TO A NONTANGENTIAL POINT OF REVERSE CURVE; THENCE 346.39 FEET ALONG A 1115.51 FOOT RADIUS RIGHT CURVE WITH A 17°47'30" DELTA ANGLE; THENCE S 68°46'51" W 80.13 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE 47.35 FEET ALONG A 30.00 FOOT RADIUS RIGHT CURVE TO THE EASTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES, N 00°46'52" W 444.05 FEET; THENCE N 10°25'19" E 203.80 FEET; THENCE N 00°43'50" W 233.90 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE S 45°20'09" E 270.91 FEET; THENCE N 01°03'02" E 599.96 FEET; THENCE N 13°57'11" E 403.21 FEET; THENCE N 88°13'12" E 178.89 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF JOYCE STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES, S 35°46'48" E 276.17 FEET; THENCE 846.76 FEET ALONG A 1493.27 FOOT RADIUS LEFT CURVE WITH A 32°42'32" DELTA ANGLE; THENCE 529.60 FEET ALONG A 1370.45 FOOT RADIUS LEFT CURVE WITH A 22°33'35" DELTA ANGLE; THENCE N 88°57'05" E 647.75 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S 00°58'31" E 1284.60 FEET TO THE POINT OF BEGINNING CONTAINING 62.42 ACRES MORE OR LESS.

IN ALL CONTAINING 92.42 ACRES MORE OR LESS.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEM:

"I hereby certify that the water supply and sewage disposal utility systems installed or proposed for installation in this subdivision fully meet the requirements of the Arkansas State Board of Health and the City of Fayetteville.

10/10/89
Date

Donald K. Brum
Water & Sewer Superintendent

CERTIFICATE OF APPROVAL OF BUILDING SETBACK DIMENSIONS:

"I hereby certify that all the building setback dimensions shown on this plat are in accordance with the current building setback requirements.

10-10-89
Date

Truman L. Wood
Building Inspector

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, & UTILITY EASEMENTS:

"I hereby certify that all streets, drainage, grading, utility easements and other improvements installed or proposed to be installed and platted in this subdivision fully meet requirements of the City of Fayetteville. Construction of all sidewalks should be inspected by the City Street Superintendent to comply with City Specifications.

10/10/89
Date

Donald K. Brum
City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING:

"This plat was approved by the Fayetteville Planning Commission at a meeting held on June 26, 1989.

Oct 16, 1989
Date

Fred Vann
Secretary

10-79

765-17-30-0-26-300-04-0790
765-17-30-0-25-400-04-0790

FINAL PLAT
VANTAGE SQUARE
UNIT 2
FAYETTEVILLE, ARKANSAS

Crafton, Tull & Associates, Inc.
Architects & Engineers Rogers, AR.

REVISIONS		
DATE	BY	DESCRIPTION
9-15-89	MK	ADD 5 PLAT CURVES
9-27-89	MK	ADD 1 PLAT CURVE
10-5-89	MK	ADD 1 PLAT CURVE
DRAWN/DATE		SCALE
MK 6-5-89		1"=200'
CHECK/DATE		DRAWING NO
TMH 9-89		87117

Book 10 Page 79

BLEW

Surveying | Engineering
Environmental

May 14, 2024

City of Fayetteville City Council
125 W. Mountain Street
Fayetteville, AR 72701

SUBJECT: Right-of-way Vacation for Trails on the Creek

Dear Council Members:

We are requesting to vacate the obsolete right-of-way south of the right-of-way of Sain Street. This right-of-way was established before the area was developed. The area is under development and new right-of-way has been dedicated. Please see the attached exhibit.

Sincerely,

Cody Sexton
Blew & Associates, PA

PETITION

PETITION TO VACATE A RIGHT-OF-WAY LOCATED IN PART OF LOT 11, VANTAGE SQUARE, UNIT II,, CITY OF FAYETTEVILLE, ARKANSAS.

TO: The Fayetteville City Planning Commission and
The Fayetteville City Council

We, the undersigned, being all the owners of the real estate abutting the easement hereinafter sought to be abandoned and vacated, lying in Lot 11, Vantage Square, Unit II, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate an easement which is described as follows:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S87°23'08"E 140.00', THENCE N02°36'52"E 168.78' TO THE POINT OF BEGINNING, THENCE S43°11'08"E 9.53', THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00', WITH A CHORD BEARING OF N46°48'52"E, AND AN ARC LENGTH OF 314.16', THENCE N43°11'08"W 215.49', THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00', WITH A CHORD BEARING AND DISTANCE OF N57°47'29"W 80.69', THENCE N72°23'50"W 184.29', THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00', WITH A CHORD BEARING AND DISTANCE OF N74°07'10"W 9.62', THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1175.51', WITH A CHORD BEARING AND DISTANCE OF S52°46'47"W 119.90', THENCE WITH ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00', WITH A CHORD BEARING AND DISTANCE OF N81°39'21"E 87.51', THENCE S72°23'50"E 184.29', THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00', WITH A CHORD BEARING AND DISTANCE OF S57°47'29"E 50.43', THENCE S43°11'08"E 205.96' TO THE POINT OF BEGINNING. CONTAINING 0.94 ACRES, MORE OR LESS.

That the abutting real estate affected by said abandonment of the alley are Lot 11, Vantage Square, Unit II, City of Fayetteville used by the public for a period of many years, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above described easement.

The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject, however, to the existing utility easements and sewer easements as required, and that the above described real estate be used for their respective benefit and purpose as now approved by law.

The petitioners further pray that the above described real estate be vested in the abutting property owners as provided by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject to said utility and sewer easements, and that title to said real estate sought to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners be free from the easements of the public for the use of said alley.

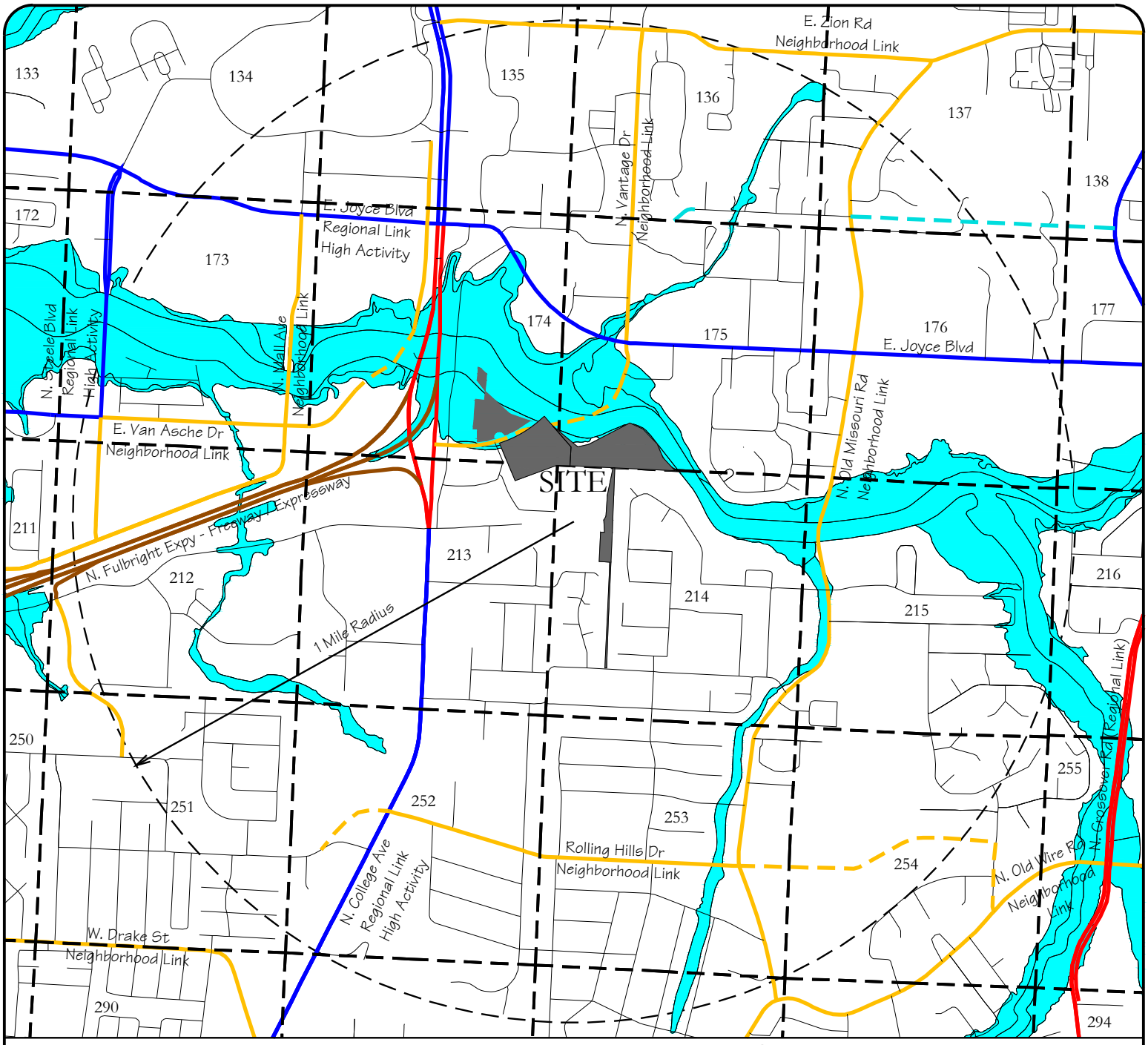
Dated this 15TH day of MAY, 2024.

JAMES EARL "LYNDY" LINDSEY, PRES. OF LP
Printed Name

Signature

Printed Name

Signature



VICINITY MAP

N.T.S.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

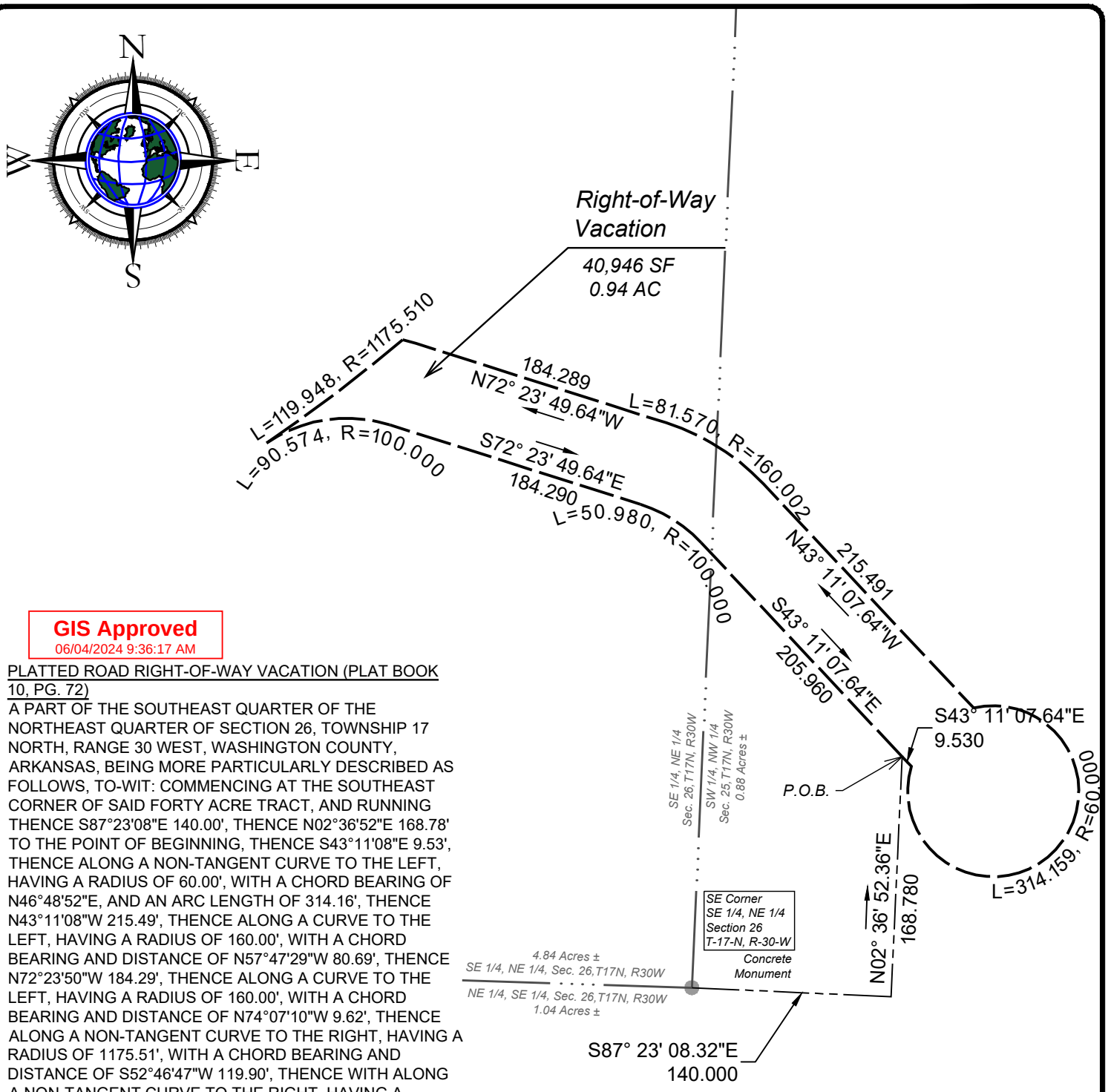
Vicinity Map

Project Number:
19-3732

Certificate of Authorization № 1534

Date: 05/14/2024

3825 N. Shiloh Drive ♦ Fayetteville, Arkansas 72703 ♦ 479.443.4506 Office ♦ 479.582.1883 Fax



GIS Approved
06/04/2024 9:36:17 AM

PLATTED ROAD RIGHT-OF-WAY VACATION (PLAT BOOK 10, PG. 72)

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S87°23'08"E 140.00', THENCE N02°36'52"E 168.78' TO THE POINT OF BEGINNING, THENCE S43°11'08"E 9.53', THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00', WITH A CHORD BEARING OF N46°48'52"E, AND AN ARC LENGTH OF 314.16', THENCE N43°11'08"W 215.49', THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00', WITH A CHORD BEARING AND DISTANCE OF N57°47'29"W 80.69', THENCE N72°23'50"W 184.29', THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00', WITH A CHORD BEARING AND DISTANCE OF N74°07'10"W 9.62', THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1175.51', WITH A CHORD BEARING AND DISTANCE OF S52°46'47"W 119.90', THENCE WITH ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00', WITH A CHORD BEARING AND DISTANCE OF N81°39'21"E 87.51', THENCE S72°23'50"E 184.29', THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00', WITH A CHORD BEARING AND DISTANCE OF S57°47'29"E 50.43', THENCE S43°11'08"E 205.96' TO THE POINT OF BEGINNING. CONTAINING 0.94 ACRES, MORE OR LESS.

Right-of-Way Vacation Exhibit

100 0 50 100

(in feet) 1 inch = 100 ft.

BLEW & ASSOCIATES, P.A. Surveying Engineering Mapping

Project Number:
20-4434 Trails on the Creek

Certificate of Authorization № 1534

Date: 05/14/2024

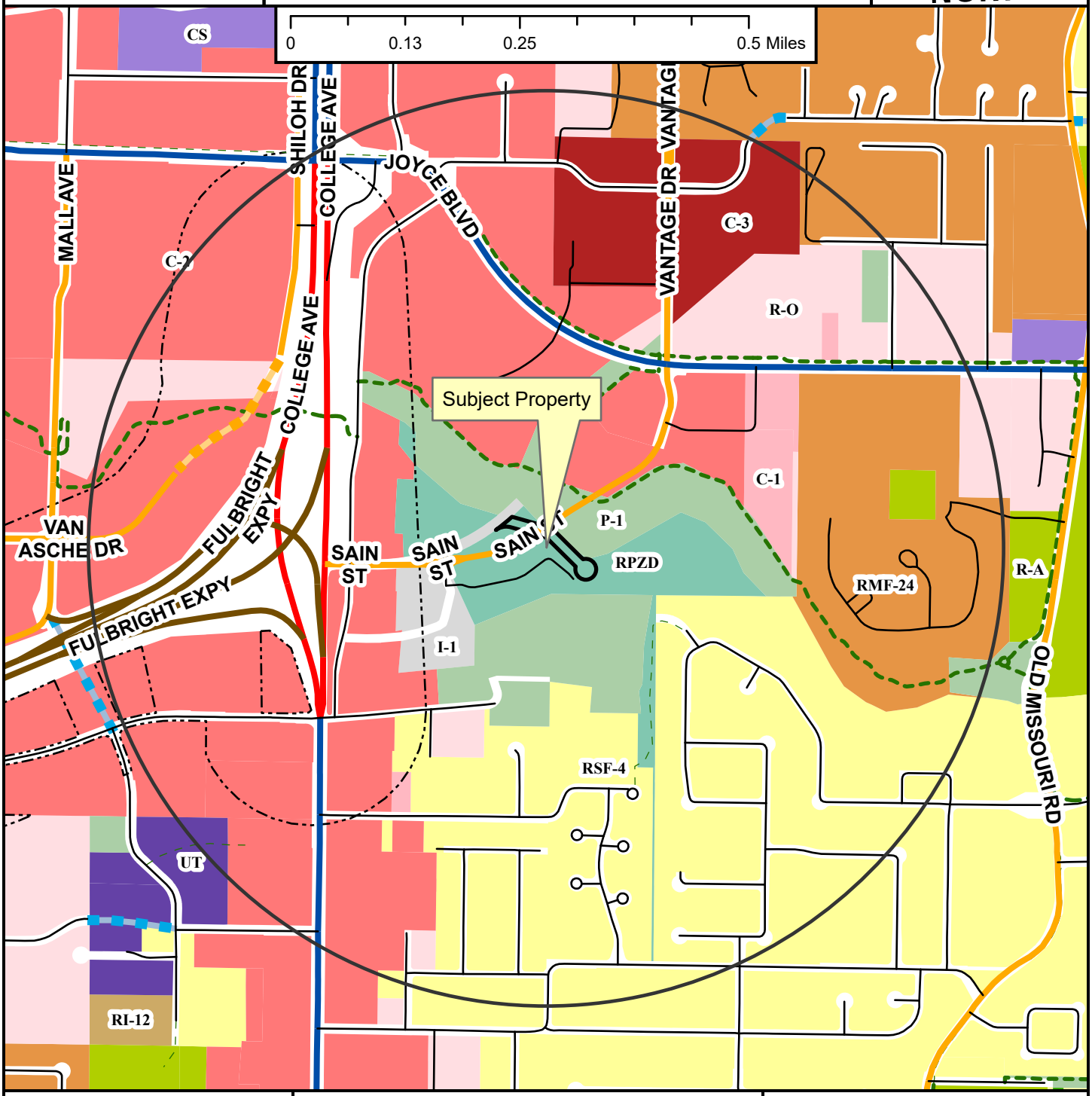
5104 S. Pinnacle Hills Pkwy ♦ Rogers, Arkansas 72758 ♦ 479.443.4506 Office ♦ 479.582.1883 Fax

VAC-2024-0012

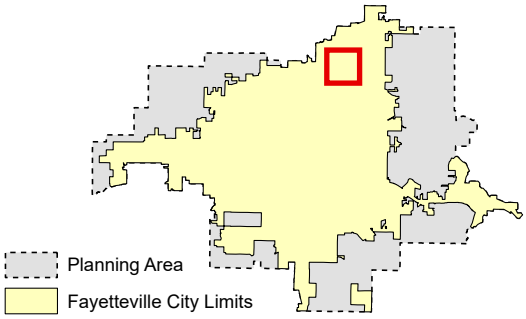
One Mile View

1202 E. SAIN ST

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

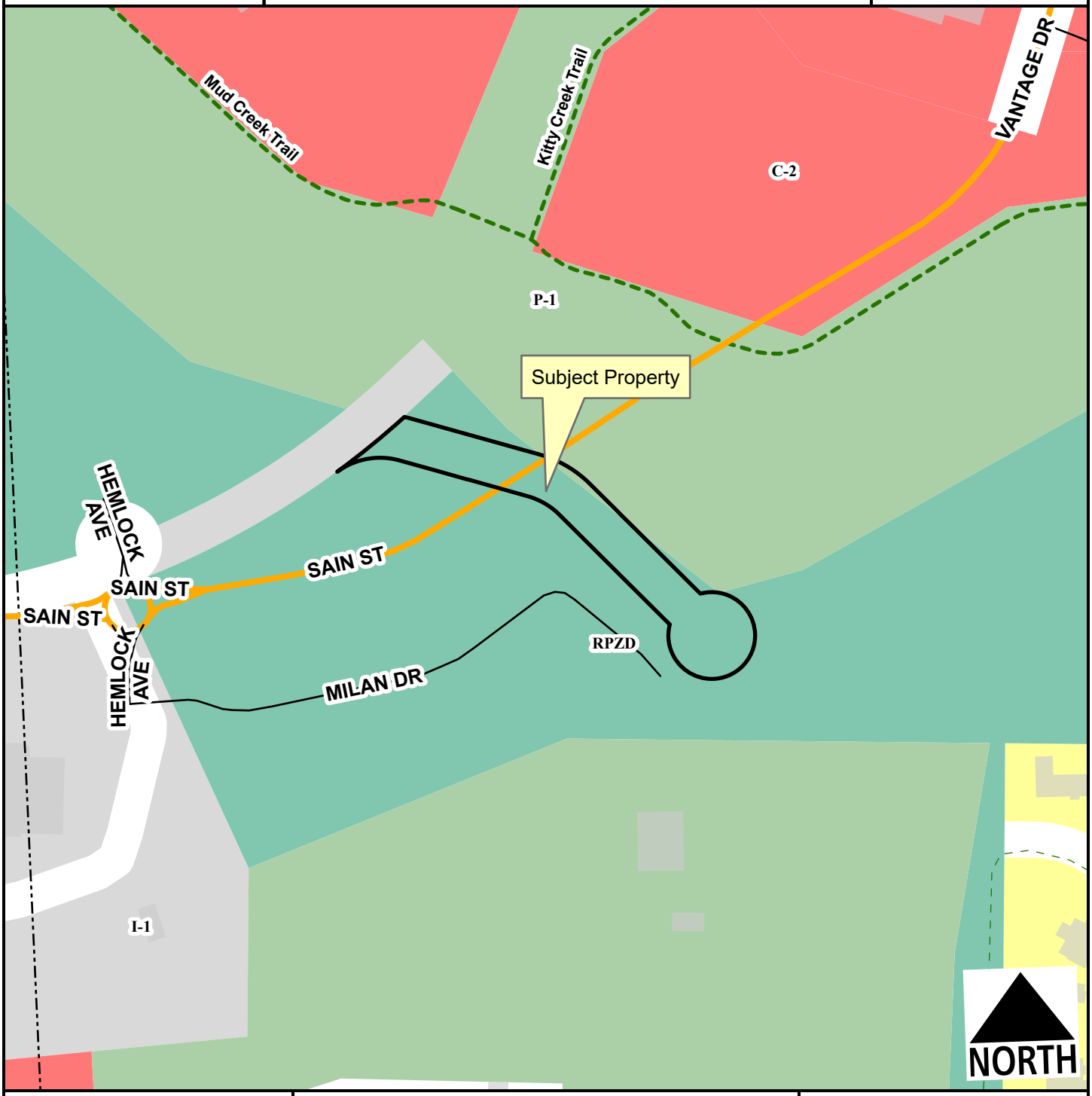
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

VAC-2024-0012

Close Up View

1202 E. SAIN ST



- Neighborhood Link
- Unclassified
- Residential Link
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District

Feet

0 75 150 300 450 600

1:2,400

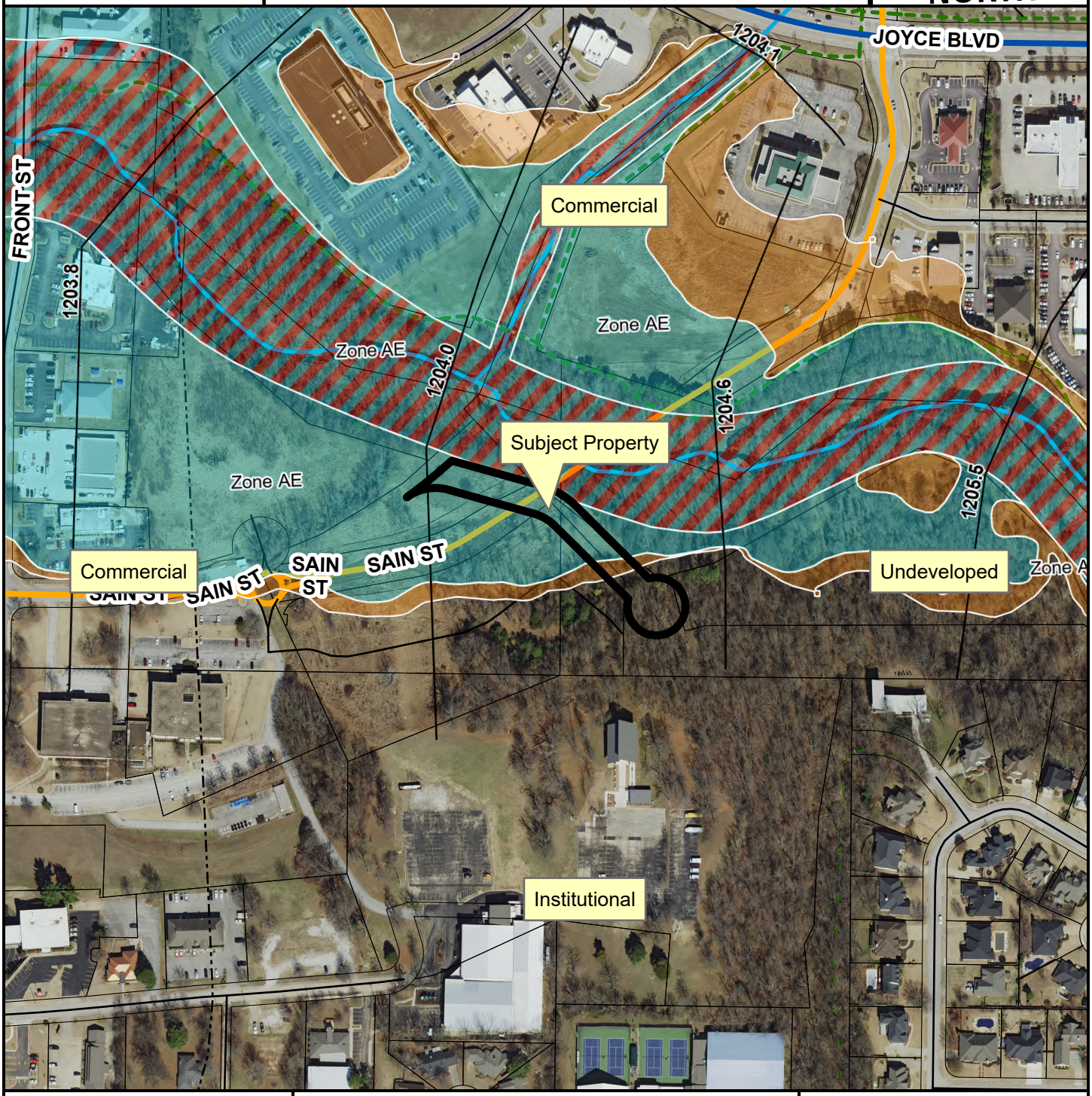
- RSF-4
- RMF-24
- I-1 Heavy Commercial and Light Industrial
- C-2
- Commercial, Industrial, Residential
- P-1

VAC-2024-0012

Current Land Use

1202 E. SAIN ST

NORTH



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-337

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager

FROM: Kylee Cole, Planner

SUBJECT: **RZN-2024-0031: Rezoning (2400 N. CROSSOVER RD./TAYLOR, 294): Submitted by MARK TAYLOR for property located at 2400 N. CROSSOVER RD. in WARD 3. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 1.73 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 at the northeast corner of the intersection of E. Township St. and N. Crossover Rd. The property is zoned R-A, Residential-Agricultural and contains approximately 1.73 acres, and is developed with a single-family dwelling constructed in 1990.

Request: The request is to rezone the subject property from R-A, Residential-Agricultural to NS-G, Neighborhood Services – General.

Public Comment: To date, staff has received one written comment in opposition. At the July 8, 2024 one member of the public spoke in opposition of the request citing increased traffic associated with commercial uses and the area being generally unwalkable at present.

Land Use Compatibility: Staff finds the proposed rezoning from R-A to NS-G to be compatible with the surrounding area. The subject property is adjacent to NS-L-zoned single-family properties to the north and P-1-zoned St. John's Lutheran Church to the west across N. Crossover Rd. To the east and south are single-family properties zoned R-A and RSF-4, respectively. A rezoning to NS-G would allow for the by-right development of single- to four- family dwellings with a density of up to eighteen units per acre. NS-G would also permit some moderately-intense commercial uses (less than 8,000 square feet in nonresidential floor area). The property's location at the intersection of E. Township St. and N. Crossover Rd. is a logical location for small-scale commercial uses that serve the surrounding neighborhood. It also provides a transition from the slightly less intense NS-L zoned properties to the north to the intersection.

In comparing the existing and proposed zoning districts, R-A and NS-G have significantly different bulk and area requirements. Lot width minimum in R-A is 200 feet, but in NS-G is only 35 feet for all dwelling types. Lot

area in R-A is a minimum of two acres, but in NS-G is 4,000 square feet (.09 acres) for single-family development. Given the surrounding non-agricultural context, 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. A rezoning to NS-G could allow for the creation of residential properties with reduced lot sizes and offer some flexibility in housing types. The property has a moderate infill score, with access to trails, parks, public schools, and grocery stores and other infill elements that make it appropriate for higher density infill development. Staff finds that the requested rezoning could allow for the creation of missing middle housing and neighborhood services that meets City Goals 1 (appropriate infill), 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 **7**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 5, 2979 N. Crossover Rd.)
- Near Sewer Main (8-inch main, E. Township St.)
- Near Water Main (2-inch main and 24-inch transmission line, N. Crossover Rd.; 6-inch main, E. Township St.)
- Near Grocery Store (Walmart Neighborhood Market, 2690 E. Citizens Dr.)
- Near Public School (Vandergriff Elementary School; McNair Middle School)
- Near City Park (Braden Park, Gulley Park)
- Near Paved Trail (N. Crossover Rd. and E. Township St. bike lanes; Niokaska Trail)

DISCUSSION:
At the July 8, 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. As stated above, one member of the public spoke in opposition to the request, citing increased traffic associated with commercial uses and the area being generally unwalkable.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Planning Staff Report (#6)

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

File #: 2024-337

RZN-2024-0031: Rezoning (2400 N. CROSSOVER RD./TAYLOR, 294): Submitted by MARK TAYLOR for property located at 2400 N. CROSSOVER RD. in WARD 3. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 1.73 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 2024-31 FOR APPROXIMATELY 1.73 ACRES LOCATED AT 2400 NORTH CROSSOVER ROAD IN WARD 3 FROM R-A, RESIDENTIAL-AGRICULTURAL 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 R-A, Residential-Agricultural 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

2024-337

Item ID

8/6/2024

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jonathan Curth	7/19/2024	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN-2024-0031: Rezoning (2400 N. CROSSOVER RD./TAYLOR, 294): Submitted by MARK TAYLOR for property located at 2400 N. CROSSOVER RD. in WARD 3. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 1.73 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:

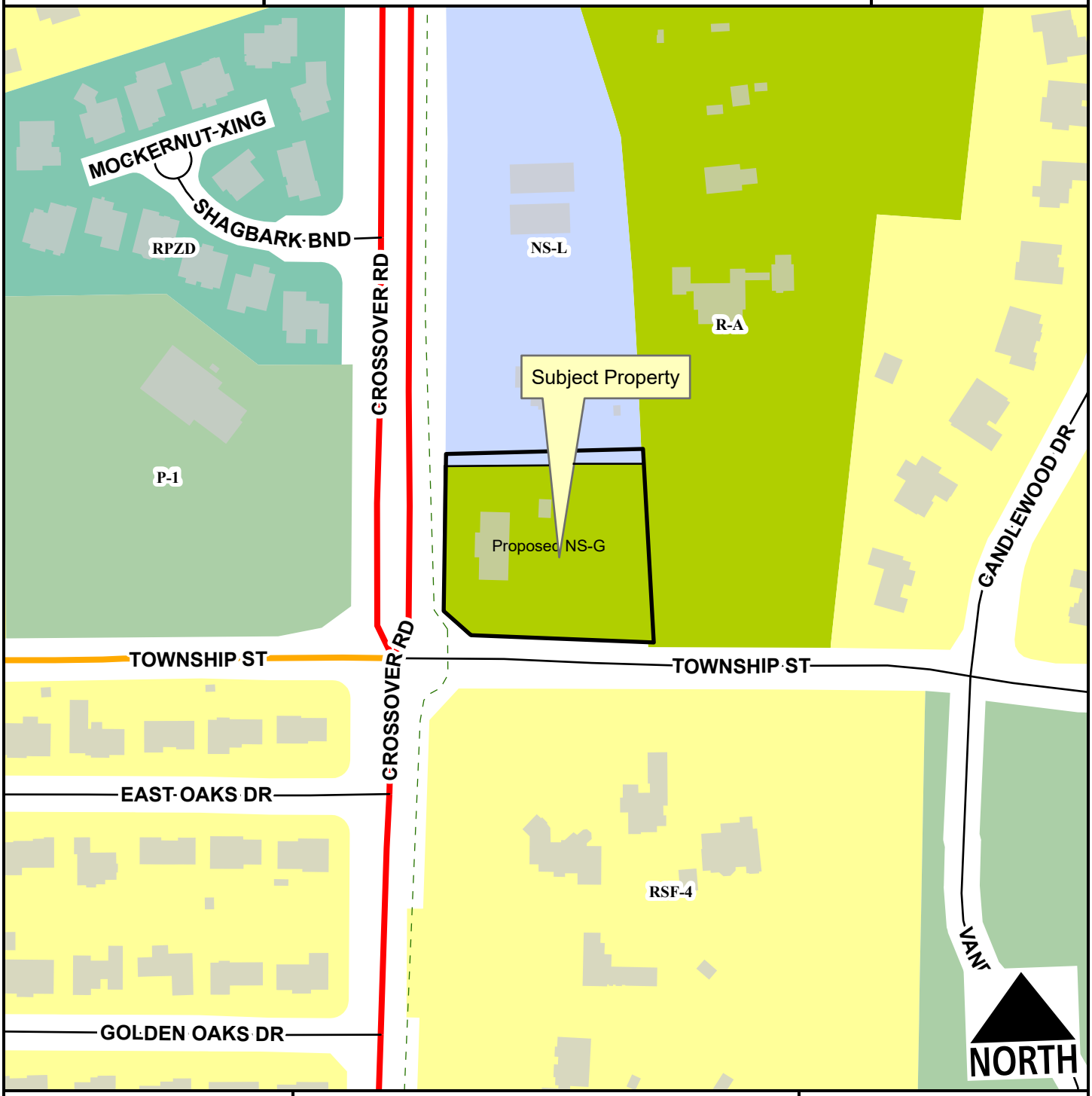
Comments:

RZN-2024-0031

Close Up View

2400 N. CROSSOVER RD

Exhibit 'A'
RZN-2024-0031



- Regional Link
- Neighborhood Link
- Unclassified
- 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	1.73
R-A	1.73	0.0

Total 1.73 ac

Parcel ID: 765-13305-000

Legal Description:

A strip of land approximately thirty-two (32) feet in width that adjoins the south end of the real property described hereinbelow and the north boundary line of a strip of land conveyed by the Grantors to the City of Fayetteville, Arkansas, in 1978 for street purposes, which land conveyed to Grantees is described as follows:

Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-One (31), Township Seventeen (17) North of Range Twenty-Nine (29) West, beginning at a point on the East right-of-way line of State Highway #265, said point being 555.02 feet East and 32.3 feet North of the Southwest corner of said 50 acre tract, running thence North 1 degree 57 minutes East 225.0 feet along the East right of way line of State Highway #265, thence East 324.56 feet; thence along an existing fence line South 1 degree 10 minutes 43 seconds East 230.41 feet; thence North 89 degrees 04 minutes West 337.0 feet to the point of beginning, containing 1.73 acres.

Less and Except

Historically Described as Follows:

Beginning at the Northwest Corner of the Northwest Quarter (NW1/4) of Section One (1), Township Sixteen (16) North, Range Thirty (30) West, Thence South 88° 32’ 00” East 665.50 feet; thence South 01° 46’ 00” West 40.98 feet; thence north 89° 04’ 00” West 714.95 feet; thence North 01° 06’ 00” East 47.07 feet; thence South 88° 32’ 00” East 49.94 feet to the Point of Beginning.

AND

A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 31, Township 17 North, Range 29 West, described as beginning at a Found Iron Pin which is south 89° 07’ 20” East 554.45 feet and North 00° 49’ 28” East 14.00 feet from the Southwest Corner of said SW1/4 of the SW1/4, being also the Northwest Corner of the Crossroads East Subdivision; thence along the North line of said Subdivision South 88° 39’ 00” East 338.90 feet; thence North 01° 49’ 24” West 20.98 feet; thence North 87° 14’ 27” West 267.97 feet; thence North 89° 10’ 52” West 34.59 feet; thence northwesterly along a 35.00 foot radius curve to the right 19.98 feet (Chord Bearing and Distance = North 72° 49’ 05” West 19.71 feet); thence North 89° 31’ 16” West 16.43 feet to the East right of way of Arkansas Highway No. 265; thence along said East right of way South 01° 06’ 00” West 32.35 feet to the Point of Beginning, containing 8,534 square feet, more or less.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Kylee Cole, Planner

MEETING DATE: July 8, 2024 updated w/ meeting results

SUBJECT: **RZN-2024-0031: Rezoning (2400 N. CROSSOVER RD./TAYLOR, 294):** Submitted by MARK TAYLOR for property located at 2400 N. CROSSOVER RD. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 1.73 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL

RECOMMENDATION:
Staff recommend forwarding **RZN-2024-0031** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2024-0031** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in east Fayetteville at the northeast corner of the intersection of E. Township St. and N. Crossover Rd. The property is zoned R-A, Residential-Agricultural and contains approximately 1.73 acres and is developed with a single-family dwelling constructed in 1990. Surrounding land uses and zoning are listed in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	NS-L, Neighborhood Services - Limited
South	Single-Family Residential/Undeveloped	RSF-4, Residential Single-Family, 4 Units per Acre
East	Agricultural	R-A, Residential-Agricultural
West	Church	P-1, Institutional

Request: The request is to rezone the subject property from R-A, Residential-Agricultural to NS-G, Neighborhood Services – General.

Public Comment: To date, staff has received no public comment on this item.
After publication of this report, staff received one email in opposition. One member of the public spoke at the meeting.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The property has frontage along N. Crossover Rd., a fully improved Regional Link Street with asphalt paving, curb and gutter, and sidewalks. The property also has frontage along E. Township St., a partially improved Residential Link Street with asphalt paving, curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal.

asphalt paving, curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. An existing 2-inch water main and 24-inch transmission water line is present on the east side of N. Crossover Rd. An existing 6-inch water main is present on the south side of E. Township St.

Sewer: Sanitary sewer is available to the subject area. An existing 8-inch sewer main is present on the north side of E. Township St.

Drainage: No portion of the subject property lies within the Hillside/Hilltop Overlay District or a FEMA-designated floodplain and no protected streams or hydric soils are present. Any improvements or requirements for drainage would be determined at the time of development submittal.

Fire: Station 5, located at 2979 N. Crossover Rd., protects this site. The property is located approximately 0.8 miles from the fire station with an anticipated drive time of approximately 2 minutes using existing streets. The anticipated response time would be approximately 4.2 minutes. Fire Department response time is calculated based on the drive time plus 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 R-A, Residential-Agricultural 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 **7** for this site with a weighted score of **7.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 5, 2979 N. Crossover Rd.)
- Near Sewer Main (8-inch main, E. Township St.)
- Near Water Main (2-inch main and 24-inch transmission line, N. Crossover Rd.; 6-inch main, E. Township St.)
- Near Grocery Store (Walmart Neighborhood Market, 2690 E. Citizens Dr.)

- Near Public School (Vandergriff Elementary School; McNair Middle School)
- Near City Park (Braden Park, Gulley Park)
- Near Paved Trail (N. Crossover Rd. and E. Township St. bike lanes)

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 R-A to NS-G to be compatible with the surrounding area. The subject property is adjacent to NS-L-zoned single-family properties to the north and P-1-zoned St. John's Lutheran Church to the west across N. Crossover Rd. To the west and south are single-family properties zoned R-A and RSF-4, respectively. A rezoning to NS-G would allow for the by-right development of single- to four- family dwellings with a density of up to eighteen units per acre. NS-G would also permit some moderately-intense commercial uses (less than 8,000 square feet in floor area). The property's location at the intersection of E. Township St. and N. Crossover Rd. is a logical location for small-scale commercial uses that serve the surrounding neighborhood. It also provides a transition from the slightly less intense NS-L zoned properties to the north to the intersection. R-A and NS-G have significantly different bulk and area requirements. Lot width minimum in R-A is 200 feet, but in NS-G is only 35 feet for all dwelling types. Lot area in R-A is a minimum of two acres, but in NS-G is 4,000 square feet (.09 acres) for single-family development. 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. A rezoning to NS-G could allow for the creation of residential properties with reduced lot sizes and offer some flexibility in housing types. The property has a moderate infill score, with access to trails, parks, public schools, and grocery stores and other infill elements that make it appropriate for higher density infill development. Staff finds that the requested rezoning could allow for the creation of missing middle housing and neighborhood services that meets City Goals 1 (appropriate infill), 3 (compact, complete and connected development), and 6 (opportunities for attainable housing).**

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: **Staff finds that there is sufficient justification to rezone the property from R-A 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 R-A to NS-G does have the potential to increase traffic danger and congestion due to increased density. Potential development could connect to both N. Crossover Rd. and E. Township St. which would disperse traffic. 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 alter the population density since it would allow for increased 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-2024-0031 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 8, 2024	❒ **Tabled**	☒ **Forwarded** w/ recommendation of approval	❒ **Denied**
Motion: Payne			
Second: Cabe			
Vote: 8-0-0			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.03 District R-A, Residential-Agricultural
  - §161.19 NS-G, Neighborhood Services - General
- Request Letter

- Public Comment

- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

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.

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.

Mark and Rick Taylor
Trustees

May 15, 2024
Fayetteville Planning Department
City of Fayetteville
113 W. Mountain St.
Fayetteville, AR 72701

Re: Request letter to rezone property at 2400 N. Crossover Rd. Fayetteville, AR

We are writing to formally submit a rezoning request for the property located at 2400 N. Crossover Rd.

Current Zoning: R-A, Residential Agricultural

Proposed Zoning: NS-G, Neighborhood Services – General

Statement of Compatibility:

This property received its current zoning designation of R-A Residential-Agricultural in 2003. Since that time, this area has continued to develop and this zoning is no longer appropriate. The 3.9 acre property to the north is zoned NS-L, Neighborhood Services Limited and to the west is the P-1-zoned St. John's Lutheran Church. Rezoning this property to NS-G is appropriate given the property's location on the northeast corner of the intersection of N. Crossover and E. Township. This is an ideal location for medium intensity uses permitted in NS-G and provides a logical transition from the NS-L zoned property to the north.

There are no anticipated adverse affects associated with this request. Any future traffic would have direct access to the property from the adjacent streets and would avoid routing through adjacent neighborhoods. No single-family residential properties immediately abut the property lines, so any potential noise or traffic associated with the permitted uses would be buffered by streets or other undeveloped property, trees, and other vegetation.

PUBLIC COMMENT

Cole, Kylee

From: Brink, Andrew
Sent: Monday, July 8, 2024 5:04 PM
To: Masters, Jessica; Harrison, Gretchen; Cole, Kylee; Wonsower, Donna
Subject: Fwd: RZN-2024-0031

I received this opposition. Not sure if everyone received.

Get Outlook for iOS

From: Lauren Wheeler <lbreyno@gmail.com>
Sent: Monday, July 8, 2024 4:57:13 PM
To: Brink, Andrew <andrew.brink@fayetteville-ar.gov>
Subject: RZN-2024-0031

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.

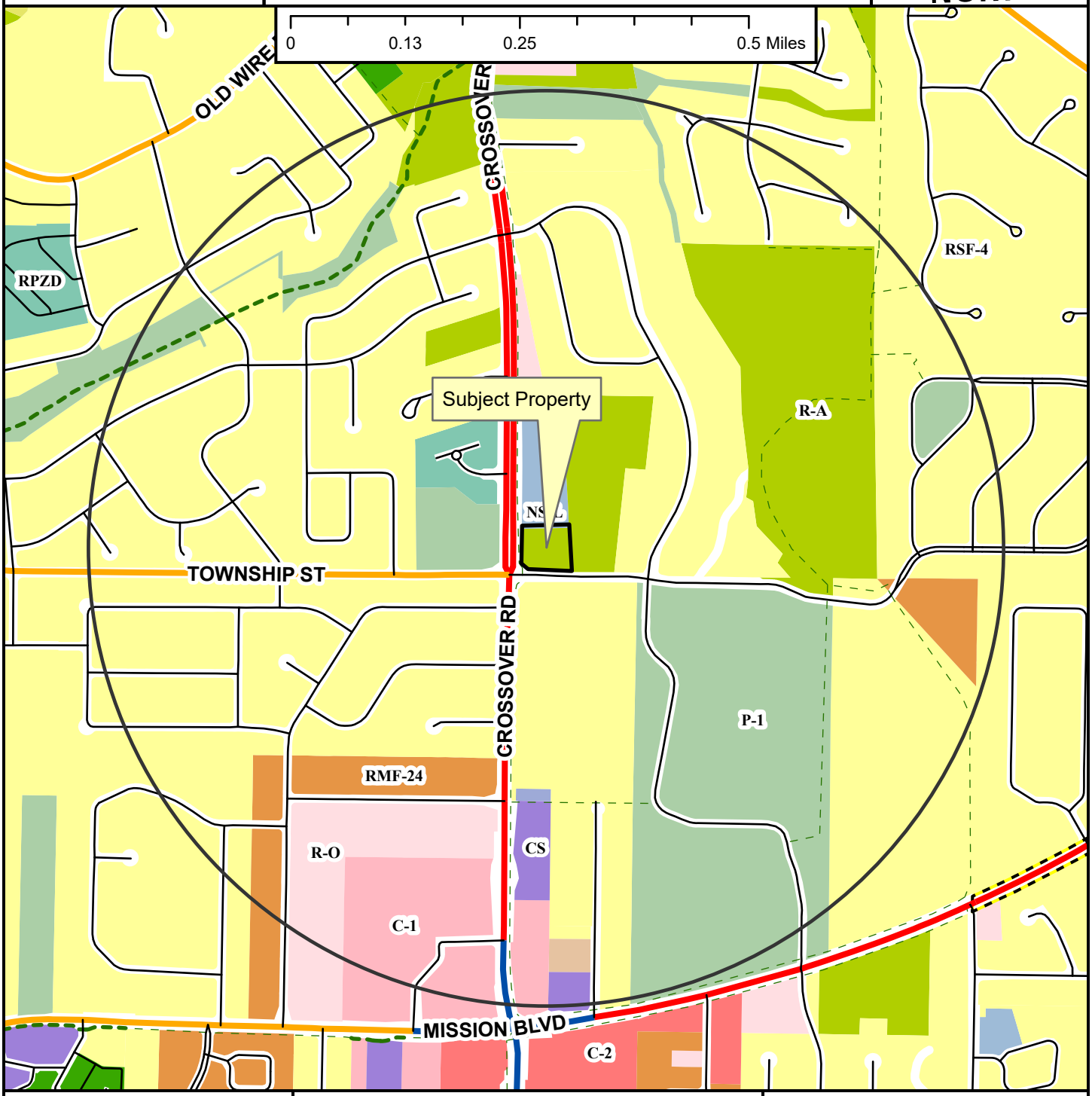
Hi Andrew,
Thank you for the information earlier. I live in the Candlewood neighborhood (behind the property that is up for rezoning tonight). Unfortunately, I am unable to attend in person due to children at home, but I wanted to voice my opposition of this re-zoning. My children walk/ride their bike to school most days during the school year. With this rezoning, the increase in traffic could cause this (already VERY busy) area to become more dangerous for children. There are several available lots on crossover, further down from the school and neighborhood, that would work better for this type of zoning. Please let me know if there is a formal document for me to file in opposition.
Thanks for your help!
Lauren Wheeler
501-231-5423
Lbreyno@gmail.com

RZN-2024-0031

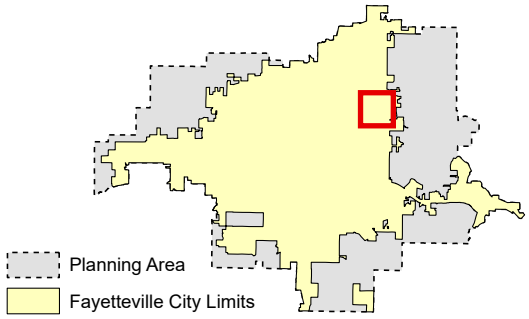
One Mile View

2400 N. CROSSOVER RD

NORTH



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

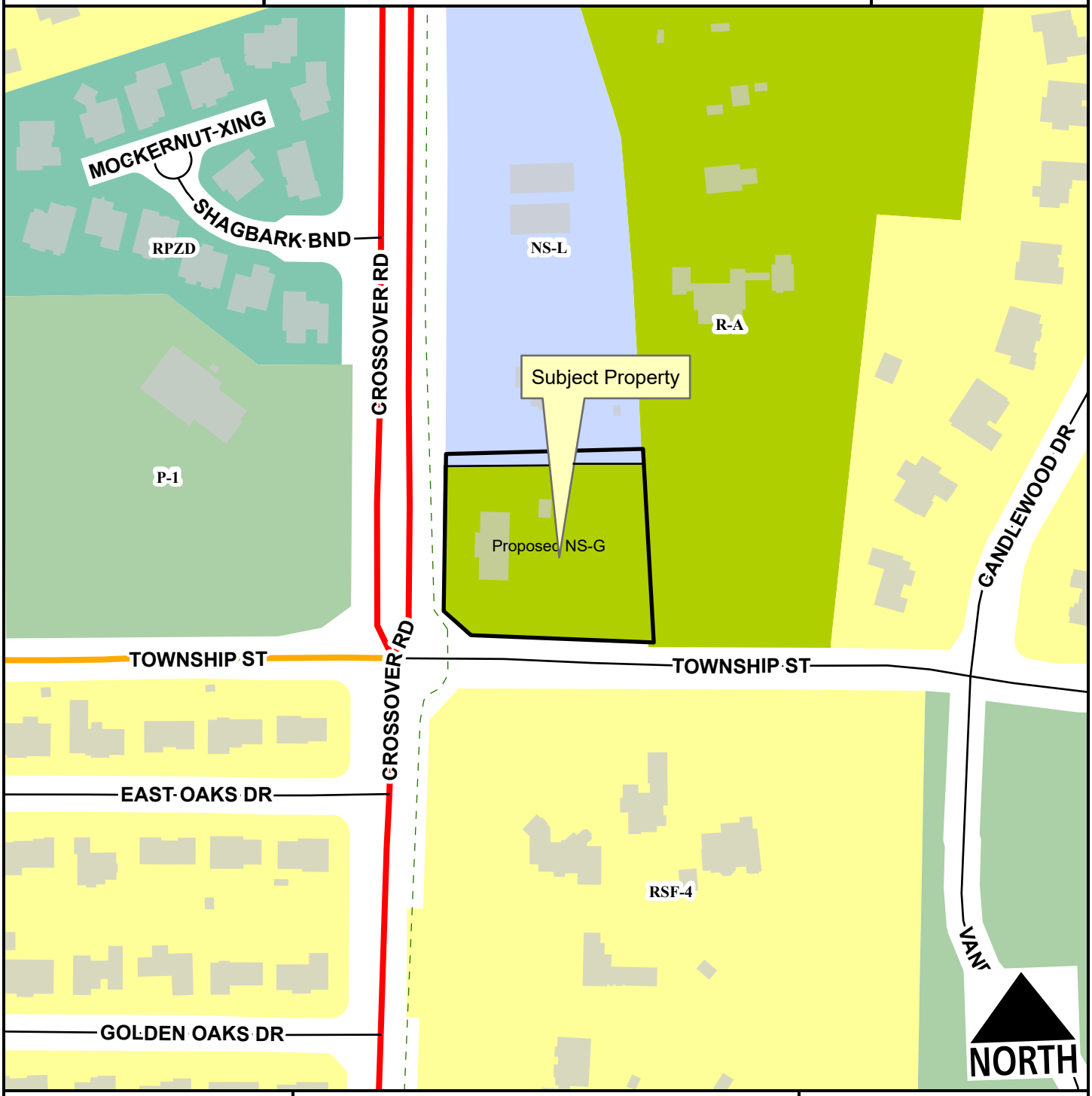
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

RZN-2024-0031

Close Up View

2400 N. CROSSOVER RD



- Regional Link
- Neighborhood Link
- Unclassified
- 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	1.43
R-A	1.43	0.0

Total 1.43 ac

RZN-2024-0031

Current Land Use

2400 N. CROSSOVER RD

NORTH

- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

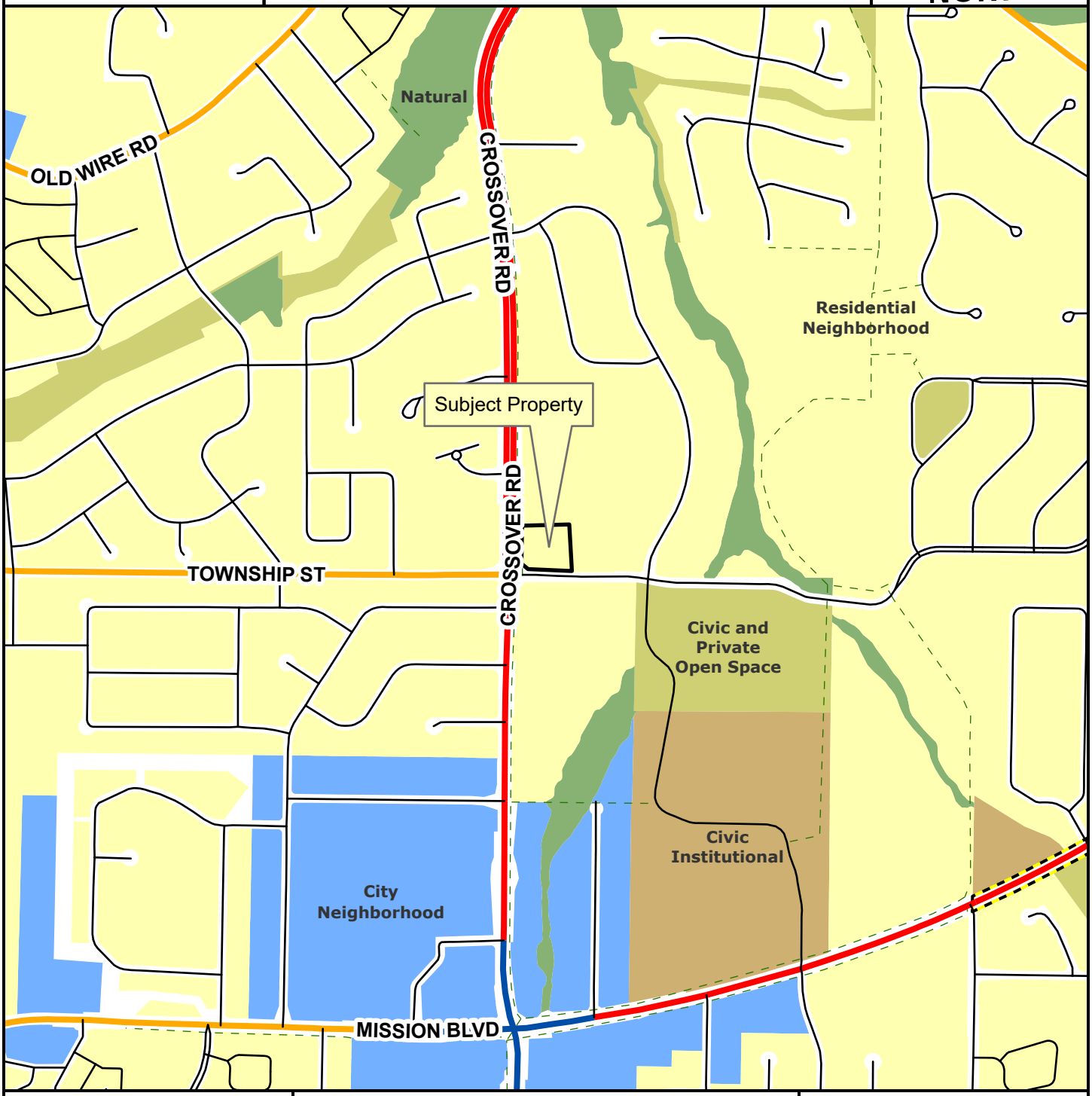
- 100-Year Floodplain
- Floodway

RZN-2024-0031

Future Land Use

2400 N. CROSSOVER RD

NORTH



- Regional Link
- 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
2024-338

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager

FROM: Kylee Cole, Planner

SUBJECT: **RZN-2024-0032: Rezoning (439 S. CHURCH AVE./PBS PROPERTIES LLC, 523): Submitted by SITEWISE CIVIL ENGINEERING PLLC for property located at 439 S. CHURCH AVE. in WARD 1. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.32 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.**

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 south Fayetteville approximately 350 feet north of the intersection of S. Church Ave. and W. Martin Luther King Jr. Blvd. The property contains approximately 0.32 acres and is developed with a single-family dwelling constructed around 1940, according to Washington County Assessor records. The property is in the 71B Corridor Plan and Downtown Master Plan areas, and it received its current zoning designation of NC, Neighborhood Conservation as a result of the latter plan in 2006.

Request: The request is to rezone the subject property from NC, Neighborhood Conservation to RI-U, Residential Intermediate – Urban.

Public Comment: To date, staff has received no public comment on this item, but did receive one general inquiry via phone.

Land Use Compatibility: Staff finds the proposed rezoning from NC to RI-U to be compatible with the surrounding area. The intent of the RI-U zoning district is to encourage development of attached and detached dwellings to provide a range of housing types and meet the demands for walkable urban living. The subject property is adjacent to single-family properties to the east, south, and west and undeveloped property to the north. Properties to the north and east are zoned NC, properties to the west are zoned DG, Downtown General, and the property to the south is zoned RI-U. There are also nearby commercial uses. While the immediate vicinity is currently developed with single-family dwellings, a rezoning to RI-U could allow for higher density residential development consisting of single- to four-family dwellings, which is consistent with the variety of housing in the wider area. The property itself is of a relatively small size and

located mid-block with public right-of-way platted to the south. Rezoning to RI-U would reduce the bulk and area requirements from 40-feet-wide lots with a 4,000 square-foot minimum area, to 18-foot-wide lots with no minimum area. Essential City services are available to the site, and other public amenities are located nearby. Given the size of the site, proximity to public services and amenities, and the availability of public right-of-way, staff finds the proposed rezoning to be appropriate.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land use plans. The proposed zoning complements the property's Future Land Use Map designation as Residential Neighborhood area since it would support a variety of housing types of appropriate scale and context. A rezoning to RI-U would meet several goals of City Plan 2040 by encouraging appropriate infill development (Goals 1, 2, and 6). While the current zoning of NC is intended to encourage low-density, single-family residential development, RI-U allows additional housing diversity in larger numbers that could bridge the gap between 5th Street through the platted right-of-way to the south of the property, which would support Goal 3 of City Plan 2040.

The subject property is in the Mill Subdistrict of the 71B Corridor Plan. Establishing a commercial/residential edge between School and Locust Avenue and encouraging moderate-density attainable urban housing between Locust and Church Avenue were guiding principles identified for this subdistrict. The subject property is also located within the Downtown Master Plan area. Rezoning to RI-U would support downtown living and walkability, key principles of the Downtown Master Plan.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **10**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 1, 303 W. Center St.)
- Near Sewer Main (8-inch main, S. Church Ave.)
- Near Water Main (6-inch main, S. Church Ave.)
- Near Grocery Store (Walmart Neighborhood Market, 660 W. Martin Luther King Jr. Blvd.)
- Near UA Campus
- Near City Park (Walker Park, Lower Ramble)
- Near Paved Trail (W. 7th St. Bike Lane; Razorback Greenway)
- Near Transit (ORT Route 20)
- Master Plan Area (Downtown Master Plan; 71B Corridor Plan)
- Sufficient Intersection Density

DISCUSSION:
At the July 8, 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. No public comment was offered at the meeting.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Planning Staff Report (#6)

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

File #: 2024-338

RZN-2024-0032: Rezoning (439 S. CHURCH AVE./PBS PROPERTIES LLC, 523): Submitted by SITEWISE CIVIL ENGINEERING PLLC for property located at 439 S. CHURCH AVE. in WARD 1. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.32 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-32 FOR APPROXIMATELY 0.32 ACRES LOCATED AT 439 SOUTH CHURCH AVENUE IN WARD 1 FROM NC, NEIGHBORHOOD CONSERVATION TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from NC, Neighborhood Conservation to RI-U, Residential Intermediate-Urban.

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

2024-338

Item ID

8/6/2024

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jonathan Curth	7/19/2024	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN-2024-0032: Rezoning (439 S. CHURCH AVE./PBS PROPERTIES LLC, 523): Submitted by SITEWISE CIVIL ENGINEERING PLLC for property located at 439 S. CHURCH AVE. in WARD 1. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.32 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

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: _____

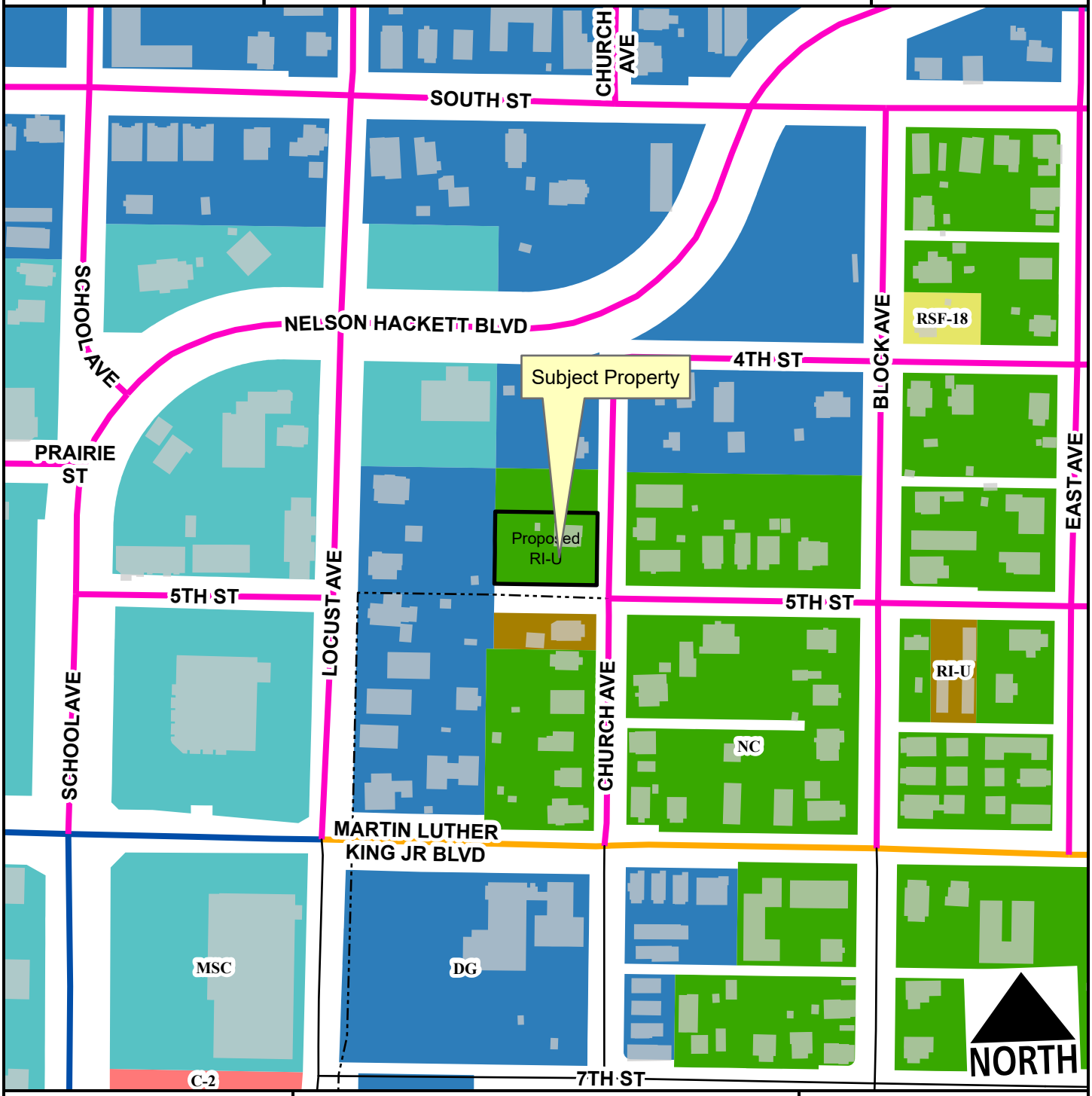
Comments:

RZN-2024-0032

Close Up View

439 S. CHURCH AVE

Exhibit 'A'
RZN-2024-0032



- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Residential Link
- Design Overlay District
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
NC	0.3	0.0
RI-U	0.0	0.3

Total 0.3 ac

PARCEL NUMBER 765-07131-000

ALL OF LOT 5 AND ALL OF LOT 6 OF BLOCK 26 OF THE JENNINGS ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS. ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 6 OF BLOCK 26 OF THE JENNINGS ADDITION, BEING ON THE WEST RIGHT-OF-WAY LINE OF S. CHURCH AVENUE (40' R/W); THENCE N87°40'34"W 140.89 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N02°14'24"E 100.00 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 5 OF BLOCK 26 OF THE JENNINGS ADDITION; THENCE S87°40'34"E 141.32 FEET THE NORTHEAST CORNER OF SAID LOT 5, BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID S. CHURCH AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S02°26'06"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Kylee Cole, Planner

MEETING DATE: July 8, 2024 updated w/ meeting results

SUBJECT: **RZN-2024-0032: Rezoning (439 S. CHURCH AVE./PBS PROPERTIES LLC, 523):** Submitted by SITEWISE CIVIL ENGINEERING PLLC for property located at 439 S. CHURCH AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.32 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

RECOMMENDATION:
Staff recommend forwarding **RZN-2024-0032** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2024-0032** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in south Fayetteville approximately 350 feet north of the intersection of S. Church Ave. and W. Martin Luther King Jr. Blvd. The property contains approximately 0.32 acres and is developed with a single-family dwelling constructed around 1940, according to Washington County Assessor records. The property is in the 71B Corridor Plan and Downtown Master Plan areas, and it received its current zoning designation of NC, Neighborhood Conservation as a result of the latter plan in 2006. Surrounding land uses and zoning are listed in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Undeveloped	NC, Neighborhood Conservation
South	Single-Family Residential	RI-U, Residential Intermediate - Urban
East	Single-Family Residential	NC, Neighborhood Conservation
West	Single-Family Residential	DG, Downtown General

Request: The request is to rezone the subject property from NC, Neighborhood Conservation to RI-U, Residential Intermediate – Urban.

Public Comment: To date, staff has received no public comment on this item, but did receive one general inquiry via phone.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The property has frontage along S. Church Ave., a partially improved Downtown/Urban Street with asphalt paving, curb and gutter, and sidewalk along

the east side. Any additional street improvements would be determined at the time of development proposal.

Water: Public water is available to the subject area. An existing 6-inch water main is present on the west side of S. Church Ave.

Sewer: Sanitary sewer is available to the subject area. An existing 8-inch sewer main is present on the west side of S. Church Ave.

Drainage: No portion of the subject property lies within the Hillside/Hilltop Overlay District or a FEMA-designated floodplain and no protected streams or hydric soils are present. Any improvements or requirements for drainage would be determined at the time of development submittal.

Fire: Station 1, located at 303 W. Center St., protects this site. The property is located approximately 0.6 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

Tree Preservation:

The current zoning district of NC, Neighborhood Conservation requires **20% minimum canopy preservation.** The proposed zoning district of RI-U, Residential Intermediate – Urban requires **15% 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 **10** for this site with a weighted score of **13.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 1, 303 W. Center St.)
- Near Sewer Main (8-inch main, S. Church Ave.)
- Near Water Main (6-inch main, S. Church Ave).
- Near Grocery Store (Walmart Neighborhood Market, 660 W. Martin Luther King Jr. Blvd.)
- Near UA Campus

- Near City Park (Walker Park, Lower Ramble)
- Near Paved Trail (W. 7th St. Bike Lane; Razorback Greenway)
- Master Plan Area (Downtown Master Plan; 71B Corridor Plan)
- Sufficient Intersection Density

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** **Staff finds the proposed rezoning from NC to RI-U to be compatible with the surrounding area. The intent of the RI-U zoning district is to encourage development of attached and detached dwellings to provide a range of housing types and meet the demands for walkable urban living. The subject property is adjacent to single-family properties to the east, south, and west and undeveloped property to the north. Properties to the north and east are zoned NC, properties to the west are zoned DG, and the property to the south is zoned RI-U. There are also nearby commercial uses. While the immediate vicinity is currently developed with single-family dwellings, a rezoning to RI-U could allow for higher density residential development consisting of single- to four-family dwellings. The property itself is of a relatively small size and located mid-block with public right-of-way platted to the south. Rezoning to RI-U would reduce the bulk and area requirements from 40-feet-wide lots with a 4,000 square-foot minimum area, to 18-foot-wide lots with no minimum area. to Essential City services are available to the site, and other public amenities are located nearby. Given the size of the site, proximity to public services and amenities, and the availability of public right-of-way, staff finds the proposed rezoning to be appropriate.**

Land Use Plan Analysis: **Staff finds the proposed rezoning to be consistent with the City's adopted land use plans. The proposed zoning complements the property's Future Land Use Map designation as Residential Neighborhood area since it would support a variety of housing types of appropriate scale and context. A rezoning to RI-U would meet several goals of City Plan 2040 by encouraging appropriate infill development (Goals 1, 2, and 6). While the current zoning of NC is intended to encourage low-density, single-family residential development, RI-U allows higher density residential development that could bridge the gap between 5th Street through the platted right-of-way to the south of the property, which would support Goal 3 of City Plan 2040.**

The subject property is in the Mill Subdistrict of the 71B Corridor Plan. Establishing a commercial/residential edge between School and Locust Avenue and encouraging moderate-density attainable urban housing between Locust and Church Avenue were guiding principles identified for this subdistrict. The subject property is also located within the Downtown Master Plan area. Rezoning to RI-U would support downtown living and walkability, key principles of the Downtown Master Plan.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: **Staff finds that there is sufficient justification to rezone the property from NC to RI-U since the rezoning would be consistent with the property's future land use designation and supports several goals of City Plan 2040 and relevant master plans.**

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: **A rezoning from NC to RI-U does have the potential to increase traffic danger and congestion due to increased density. Potential development would have frontage along S. Church Ave., a Downtown/Urban Street, and platted right-of-way. Access management will be reviewed at the time of development. The property is also in proximity to Ozark Regional Transit bus stops and other walkable amenities, which may mitigate some traffic.**

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 alter the population density since it would allow for increased 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-2024-0032 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 8, 2024	❒ **Tabled**	☒ **Forwarded** w/ recommendation of approval	❒ **Denied**
Motion: Garlock			
Second: McGetrick			
Vote: 8-0-0			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.12 – District RI-U, Residential Intermediate - Urban
  - §161.29 – Neighborhood Conservation
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.12 District RI-U, Residential Intermediate - Urban

(A) *Purpose.* The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

(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 26	Multi-family dwellings
Unit 36	Wireless communications facilities

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)
Lot width minimum	18 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property, line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 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 60% 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.

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

May 24, 2024

Jessica Masters
Development Review Manager
125 W Mountain Street
Fayetteville, AR 72701

RE: 439 S Church Ave – Rezone Application

We are requesting to rezone the property addressed 439 S Church Ave (Parcel # 765-07131-000) from NC, Neighborhood Conservation to RI-U, Residential Intermediate – Urban. The intent of this rezone request is to afford flexibility in housing types and density while maintaining compatibility in scale with the surrounding single-family housing in neighboring NC-zoned properties.

The subject property is located near the intersection of W Martin Luther King Jr. Blvd and S Nelson Hackett Blvd. The 0.3-acre site is currently zone NC, Neighborhood Conservation and contains a single-family residence. The property is situated within the Downtown Neighborhood Plan and 71B Corridor plan. The Future Land Use according to the City Plan 2040 is Residential Neighborhood.

The rezone from NC to RI-U will provide the opportunity for increased residential density that we believe is appropriate given the surrounding land uses. With DG, Downtown General zoning to the West and NC, Neighborhood Conservation to the east, RI-U acts as a natural transition zone. An infill score of 12 suggests that this property is an appropriate location for strategic density in our growing city. We believe the adjacent alley right-of-way adjacent to the south further complements this rezone request by providing additional opportunities for improved site access and traffic control.

Thank you for your consideration. If I can be of any further assistance please contact me at zhixson@sitewisecivil.com.

Respectfully submitted,

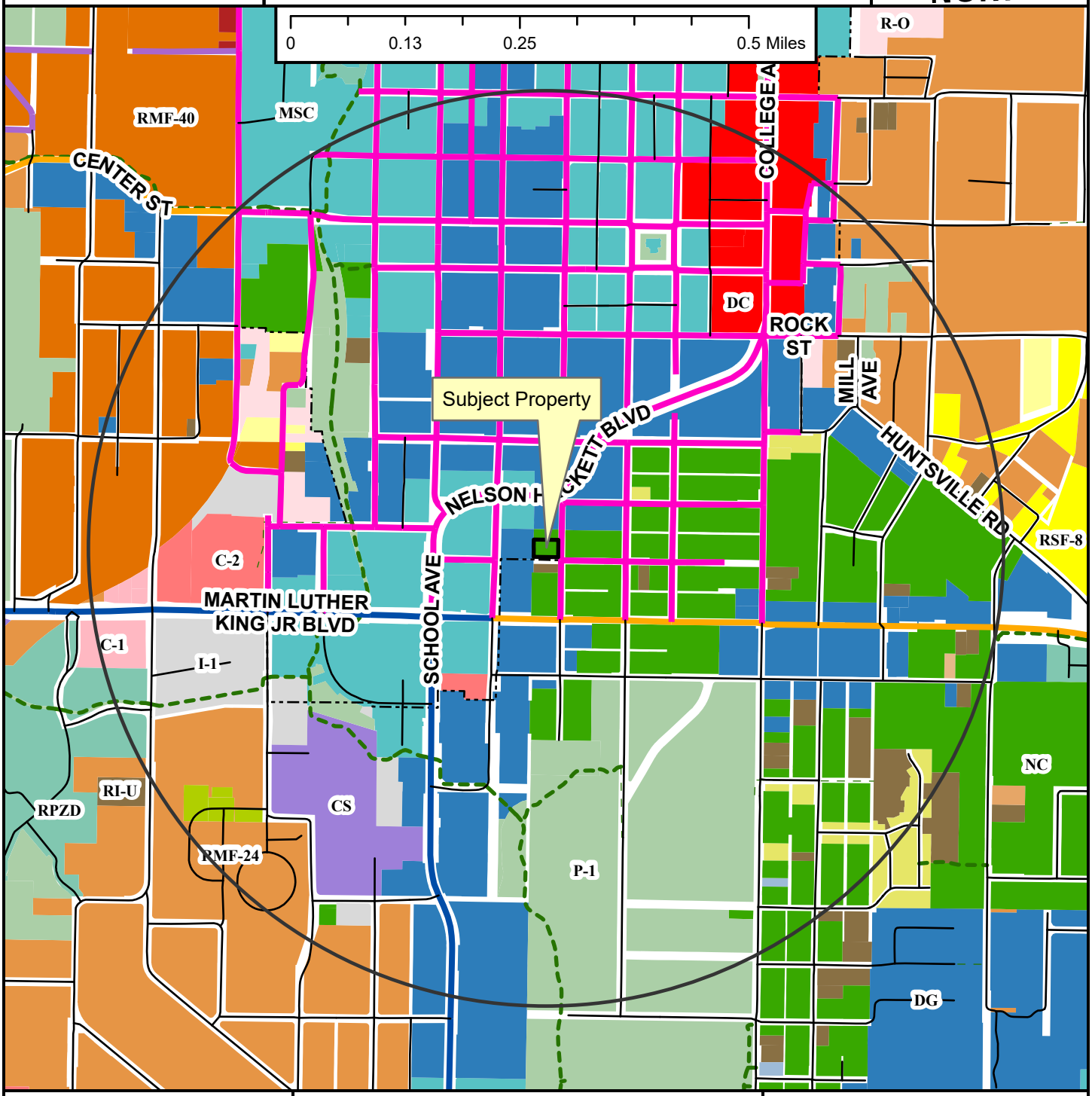
Zach Hixson, PE

RZN-2024-0032

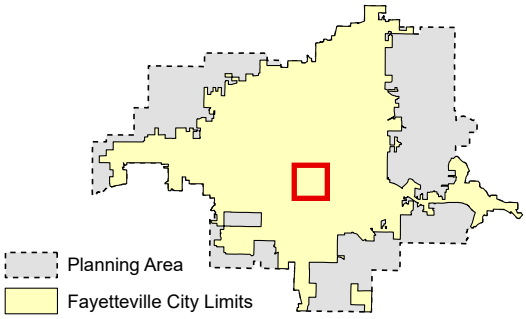
One Mile View

439 S. CHURCH AVE

NORTH



- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

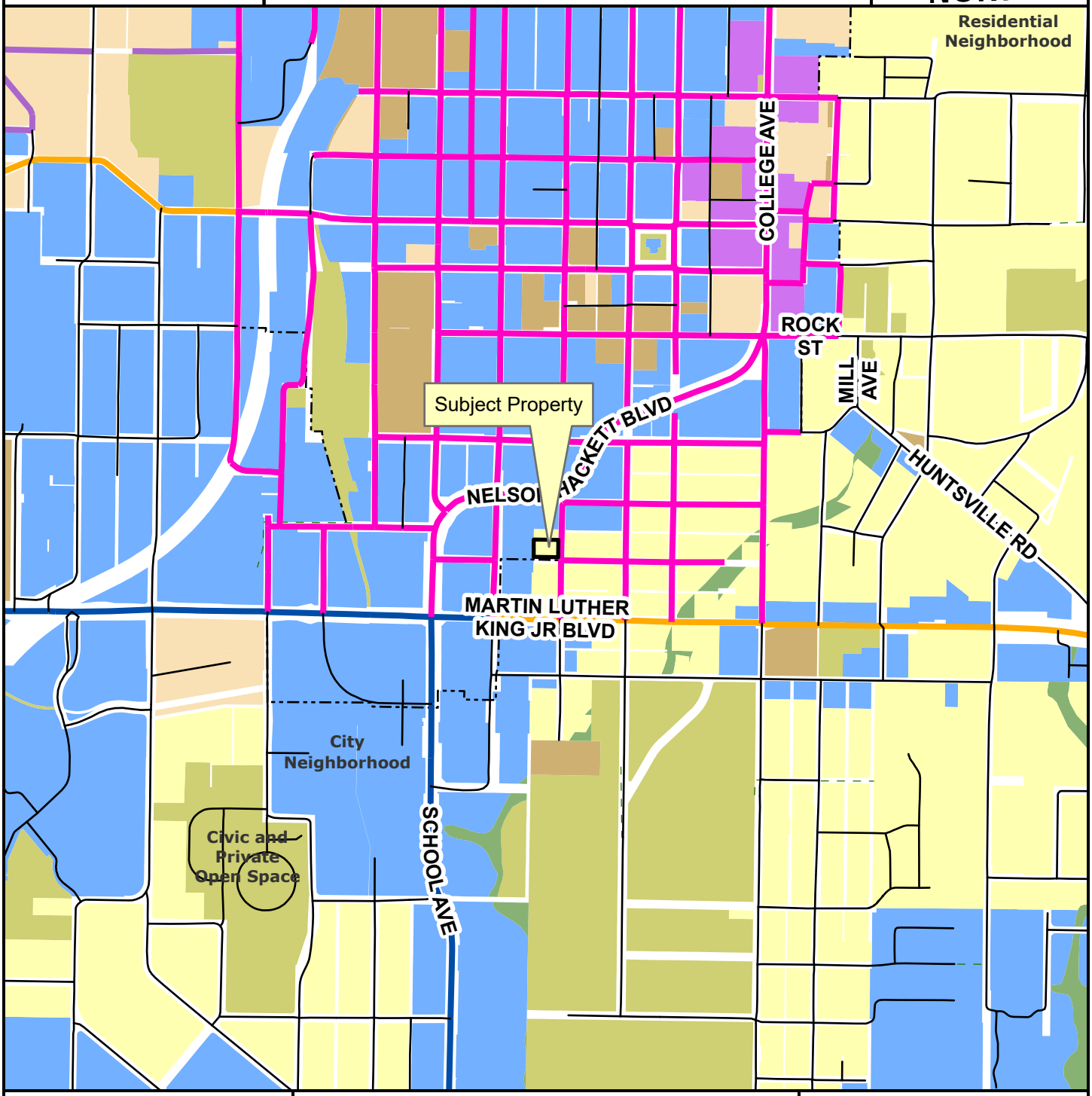
INSTITUTIONAL
P-1

RZN-2024-0032

Future Land Use

439 S. CHURCH AVE

NORTH



- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District

Feet

0 305 610 1,220 1,830 2,440

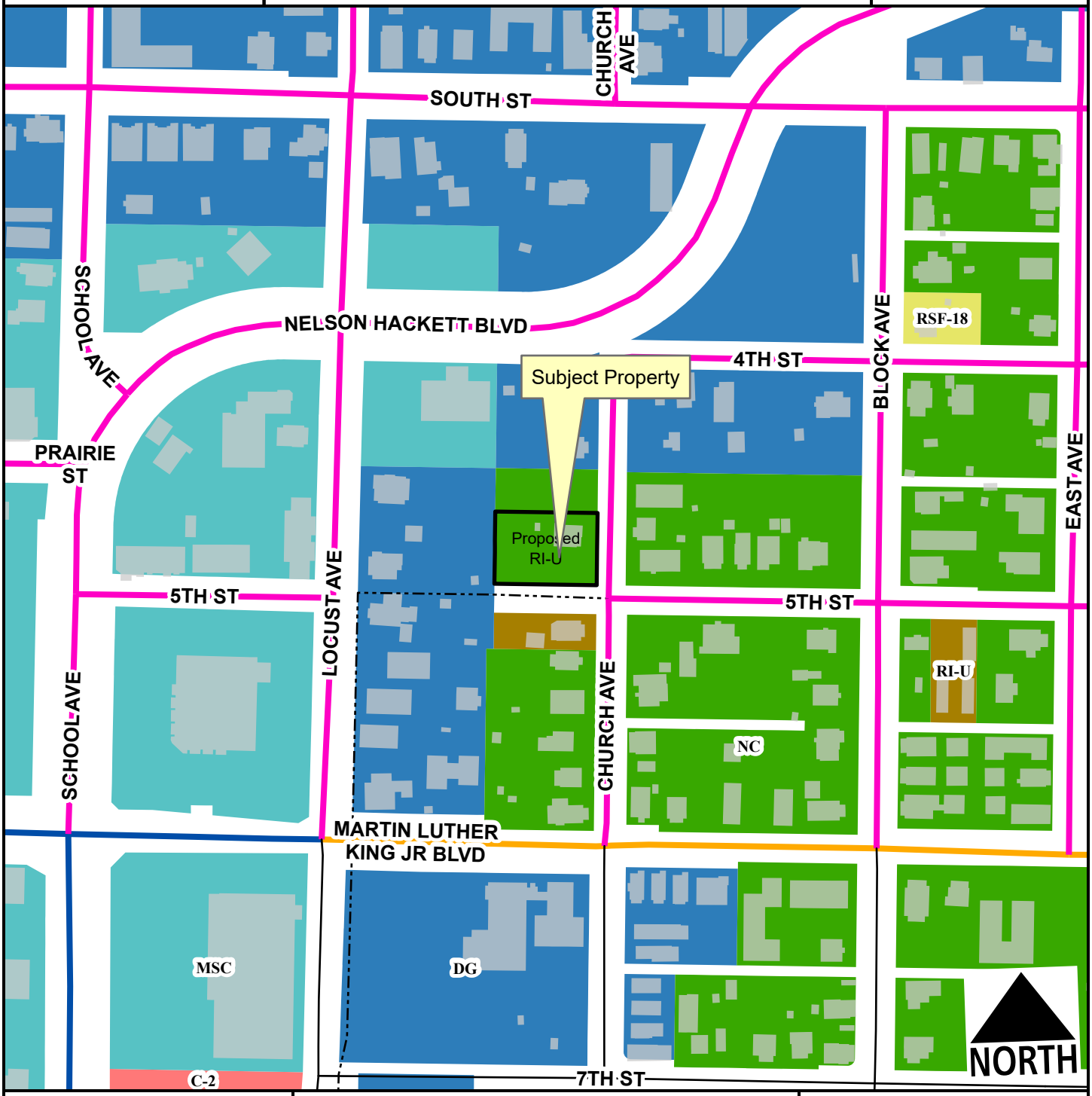
1:10,000

- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center

RZN-2024-0032

Close Up View

439 S. CHURCH AVE



- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Residential Link
- Design Overlay District
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
NC	0.3	0.0
RI-U	0.0	0.3

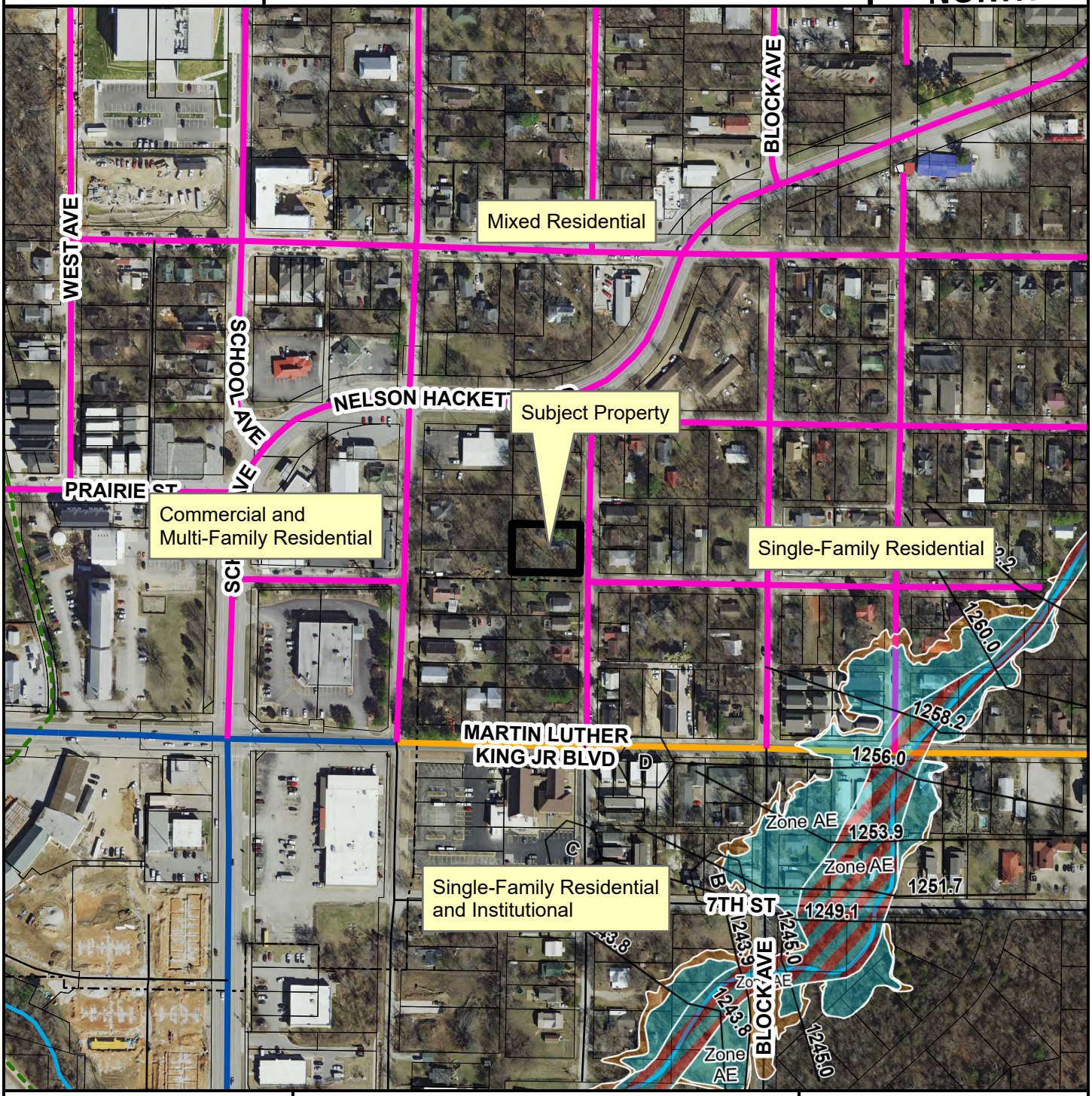
Total 0.3 ac

RZN-2024-0032

Current Land Use

439 S. CHURCH AVE

NORTH



- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-366

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

SUBJECT: **RZN-2024-0033: Rezoning (1919 S. ASHWOOD AVE./ARNOLD, 598 599): Submitted by CRAFTON TULL for property located at 1919 S. ASHWOOD AVE. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.40 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.**

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 southwest Fayetteville on the west side of Ashwood Avenue about 700 feet north of the street's intersection with Razorback Road. The property contains one parcel totaling 2.40 acres which is currently zoned RSF-4, Residential Single-Family, Four Units per Acre, and developed with a single-family dwelling that Washington County records indicate was built in 1951. The property received its current zoning designation as a result of a neighborhood-initiated rezoning in 2006 which downzoned the property from RMF-24, Residential Multi-Family, 24 Units per Acre. The subject property is within the boundaries of the Fayette Junction Master Plan which was adopted in 2009 as part of City Plan 2025.

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to RI-12, Residential Intermediate, 12 Units per Acre.

Public Comment: Prior to the Planning Commission, staff did not receive any public comment regarding this request. Comment received at the Planning Commission meeting is summarized below.

Land Use Compatibility: Staff finds the requested rezoning to be compatible with the surrounding area. The property is directly surrounded by single-family residences and there are duplexes, multi-family dwellings, and nonresidential uses nearby. The proposed rezoning would allow for the by-right development of single-family to four-family dwellings at a density of 12 units per acre. Staff finds that a rezoning to RI-12 could complement the zoning pattern in the area which contains a variety of residential and mixed use districts such as RSF-4, RMF-24, NS-L, and CS. Where RSF-4 would currently allow for the creation of lots with a minimum width of 70 feet and a minimum area of 8,000 square feet, a rezoning to RI-12 would allow lots with a minimum width of 50 feet and a minimum area of 5,000 square feet. With regard to setbacks, RSF-4 requires a 15-foot front and rear setback while RI-12 requires a 25-foot build-to zone and a five-foot or 20-foot rear setback.

Land Use Plan Analysis: Staff finds the applicant's request to be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as Residential Neighborhood Area and its Infill Matrix indicates a score range of 6-9. Staff finds that a rezoning to RI-12 would be aligned with those designations since Residential Neighborhood Areas are intended to encourage a wider variety of building types of appropriate scale and context, and since the property is in proximity to public services and infrastructure. A rezoning from RSF-4 to RI-12 could also support Goal 1 of City Plan 2040 by encouraging infill, and it could support the Fayette Junction Neighborhood Plan by allowing for a gradual increase in residential density between the single-family neighborhood to the south and multi-family dwellings and nonresidential uses to the north.

City Plan 2040 Infill Matrix: City Plan 2040's Infill Matrix indicates a score range of 6-9 for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 6, 900 S. Hollywood Ave.)
- Near Water Main (6-inch main, Ashwood Avenue)
- Near Sewer Main (6-inch main, Ashwood Avenue)
- Near U of A Campus
- Near City Park (Town Branch Trail Corridor)
- Near Paved Trail (Town Branch Trail)
- Near ORT Bus Stop (Baum Stadium Stop)
- Near Razorback Bus Stop (Route 48)
- Within Master Plan Area (Fayette Junction Neighborhood Plan)

DISCUSSION:
At the July 8, 2024, Planning Commission meeting, a vote of 7-0-1 forwarded this request to City Council with a recommendation of approval. Commissioner Werner made the motion and Commissioner McGetrick seconded it. Commissioner Cabe recused. Commissioner McGetrick shared her support for the rezoning and said that RI-12 could serve as a good transition between multi-family dwellings to the north and single-family dwellings to the south. Commissioner Werner also stated that he was supportive of the proposed rezoning since it would allow for a greater variety of housing types, specifically three-family and four-family dwellings. One member of the public spoke at the meeting and stated their opposition to the applicant's request, finding RI-12 to be out of scale with the surrounding neighborhood, which she said is primarily developed with single-story, owner-occupied houses.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Planning Commission Staff Report (#6), Topography Exhibit (#7)

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

File #: 2024-366

RZN-2024-0033: Rezoning (1919 S. ASHWOOD AVE./ARNOLD, 598 599): Submitted by CRAFTON TULL for property located at 1919 S. ASHWOOD AVE. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.40 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-33 FOR APPROXIMATELY 2.40 ACRES LOCATED AT 1919 SOUTH ASHWOOD AVENUE IN WARD 1 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO RI-12, RESIDENTIAL INTERMEDIATE, 12 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 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 RI-12, Residential Intermediate, 12 Units per Acre.

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

2024-366

Item ID

8/6/2024

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jonathan Curth	7/19/2024	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN-2024-0033: Rezoning (1919 S. ASHWOOD AVE./ARNOLD, 598 599): Submitted by CRAFTON TULL for property located at 1919 S. ASHWOOD AVE. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.40 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

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: _____

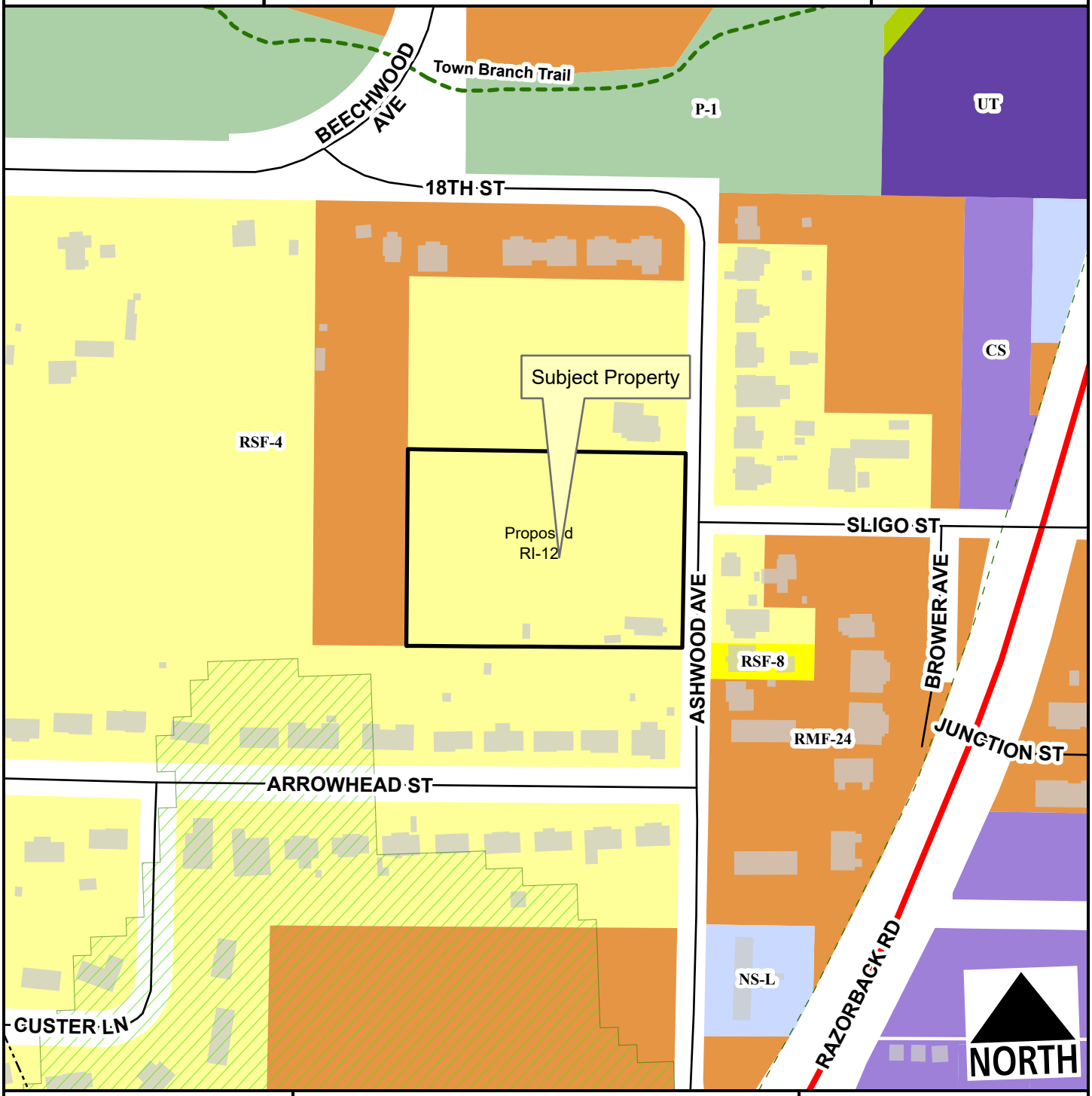
Comments:

RZN-2024-0033

Close Up View

1919 S. ASHWOOD AVE

RZN-2024-0033
EXHIBIT 'A'



- Regional Link
- Unclassified
- Residential Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Design Overlay District
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RI-12	0.0	2.4
RSF-4	2.4	0.0

Total 2.4 ac

Legal Description

Lot No. 3 in Cornelius Subdivision now on file in the office of the Recorder for Washington County, Arkansas, the same being a part of the SE¼ of the SW¼ and a part of the SW¼ of the SE¼ of Section twenty (20), Township Sixteen (16) North of Range Thirty (30) West. Also a water privilege for the use of water for domestic purposes out of a well on the adjoining property conveyed by C.T Cornelius and Gertrude Cornelius to the predecessors in title to herein Grantor, as shown by deed recorded in the deed record "384" at page "79" thereof.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: July 8, 2024 (updated with results)

SUBJECT: **RZN-2024-0033: Rezoning (1919 S. ASHWOOD AVE./ARNOLD, 598 599):** Submitted by CRAFTON TULL for property located at 1919 S. ASHWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.40 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

RECOMMENDATION:
Staff recommends forwarding **RZN-2024-0033** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2024-0033** to the City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in southwest Fayetteville on the west side of Ashwood Avenue about 700 feet north of the street's intersection with Razorback Road. The property contains one parcel totaling 2.40 acres which is currently zoned RSF-4, Residential Single-Family, Four Units per Acre, and developed with a single-family dwelling that Washington County records indicate was built in 1951. The property received its current zoning designation as a result of a neighborhood-initiated rezoning in 2006 which downzoned the property from RMF-24, Residential Multi-Family, 24 Units per Acre. The subject property is within the boundaries of the Fayette Junction Master Plan which was adopted in 2009 as part of City Plan 2025. Surrounding land uses and zoning are depicted below in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre RSF-8, Residential Single-Family, Eight Units per Acre
West	Single-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to RI-12, Residential Intermediate, 12 Units per Acre.

Public Comment: To date, staff has not received any public comment regarding this request.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along Ashwood Avenue. Ashwood Avenue is a partially improved Residential Link Street with asphalt paving and open ditches. Any street improvements required in this area would be determined at the time of development proposal.

Water: Public water is available to the subject property. An existing six-inch water main is present on the east side of Ashwood Avenue.

Sewer: Sanitary sewer is available to the subject property. An existing six-inch sewer main is present along the west side of Ashwood Avenue.

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 will be determined at the time of development submittal.

Fire: Station 6, located at 900 S. Hollywood Ave., protects this site. The property is located approximately 1.3 miles from the fire station with an anticipated drive time of approximately three 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 one minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

Tree Preservation:

The proposed zoning district, RMF-24, Residential Multi-Family, 24 Units per Acre, requires **20% minimum canopy preservation**. The current zoning district, RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood Area** within the **Fayette Junction Neighborhood Plan** area.

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

The **Fayette Junction Master Plan** is the City's second complete neighborhood plan, adopted in the Spring of 2009, as part of City Plan 2025. The plan aims to integrate the built and natural

environment to support a clean tech cluster, a multi-modal transit hub, and support the protection of, and expansion to, the neighborhoods within the Fayette Junction area.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **6-9** for this site with a weighted score of **10** at the highest level. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 6, 900 S. Hollywood Ave.)
- Near Water Main (6-inch main, Ashwood Avenue)
- Near Sewer Main (6-inch main, Ashwood Avenue)
- Near U of A Campus
- Near City Park (Town Branch Trail Corridor)
- Near Paved Trail (Town Branch Trail)
- Near ORT Bus Stop (Baum Stadium Stop)
- Near Razorback Bus Stop (Route 48)
- Within Master Plan Area (Fayette Junction Neighborhood Plan)

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 requested rezoning to be compatible with the surrounding area. The property is directly surrounded by single-family residences and there are duplexes, multi-family dwellings, and nonresidential uses nearby. The proposed rezoning would allow for the by-right development of single-family to four-family dwellings at a density of 12 units per acre. Staff finds that a rezoning to RI-12 could complement the zoning pattern in the area which contains a variety of residential and mixed use districts such as RSF-4, RMF-24, NS-L, and CS. Where RSF-4 would currently allow for the creation of lots with a minimum width of 70 feet and a minimum area of 8,000 square feet, a rezoning to RI-12 would allow lots with a minimum width of 50 feet and a minimum area of 5,000 square feet. With regard to setbacks, RSF-4 requires a 15-foot front and rear setback while RI-12 requires a 25-foot build-to zone and a five-foot or 20-foot rear setback.**

Land Use Plan Analysis: **Staff finds the applicant's request to be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as Residential Neighborhood Area and its Infill Matrix indicates a score range of 6-9. Staff finds that a rezoning to RI-12 would be aligned with those designations since Residential Neighborhood Areas are intended to encourage a wider variety of building types of appropriate scale and context, and since the property is in close proximity to public services and infrastructure. A rezoning from RSF-4 to RI-12 could also support Goal 1 of City Plan 2040 by encouraging infill, and it could support the Fayette Junction Neighborhood Plan by allowing for a gradual increase in residential density between the single-family neighborhood to the south and multi-family dwellings and nonresidential uses to the north.**

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 for rezoning the property from RSF-4 to RI-12 since the proposed rezoning would be consistent with the property's future land use designation as Residential Neighborhood Area and be aligned with the goals of City Plan 2040 and the Fayette Junction Neighborhood Plan.**

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 RI-12 has the potential to increase vehicular traffic in the area when considering that RI-12 would allow for more dense residential development. However, staff finds that the property's proximity to nonresidential uses, bus routes, and trails may help reduce the number of vehicle trips generated by future development and limit impacts on vehicular traffic congestion and danger.**

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: **Rezoning the property from RSF-4 to RI-12 has the potential to alter the population density since RI-12 would allow for increased residential development. Given the property's proximity to public streets, water, and sewer, staff finds that the proposed rezoning is not likely to undesirably increase the load on public services. Any necessary upgrades or improvements to existing infrastructure would be determined at the time of development. Fayetteville Public Schools did not comment on this request.**

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:

    a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;

    b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: **N/A**

RECOMMENDATION: Planning staff recommends forwarding RZN-2024-0033 to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	Required YES		
Date: July 8, 2024	❒ Tabled	☒ Forwarded with a recommendation of approval.	❒ Denied
Motion: Werner			
Second: McGetrick			
Vote: 7-0-1			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family – Four (4) Units Per Acre
  - §161. 1 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map
- Public Comment Received After Publication of Planning Commission Staff Report

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.

161.11 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)

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

June 27, 2024

City of Fayetteville
Planning Department
125 W. Mountain Street
Fayetteville, AR 72701

RE: RZN-2024-0033

Dear Planning Staff:

This letter is intended to accompany a rezone request for Parcel No. 765-04059-000, located at 1919 Ashwood Ave, near the intersection of S. Ashwood Avenue and W. Sligo Street in South Fayetteville.

The parcel is currently zoned RSF-4, Residential Single Family – 4 Units per Acre. The applicant is requesting that it be rezoned to RI-12, Residential Intermediate–Twelve (12) Units Per Acre. This request is in line with many of the surrounding zoning districts. To the West, East, Southeast, and North of the site, there properties which have already been rezoned to RMF-24, with other zoning districts nearby such as RI-U, C-1, C-2, UT, CS, RSF-8 and RSF-4. Further, a rezoning to RI-12 would act as a buffer between the single family housing to the South and the multiple student oriented multi-family properties to the North.

This property is near both Interstate 49 (Freeway/Expressway) and Razorback Road (Regional Link) and in a prime location for a higher density development. This parcel is also part of the Fayette Junction Neighborhood Plan adopted in Spring of 2009, which shows this area as higher density single-family residential.

This rezoning would encourage infill and development of missing middle housing and would provide the opportunity to diversity housing stock in an area that is largely comprised of student-oriented multi-family and single family housing.

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ *Will A. Kellstrom*

Will A. Kellstrom

WK:
pc:

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

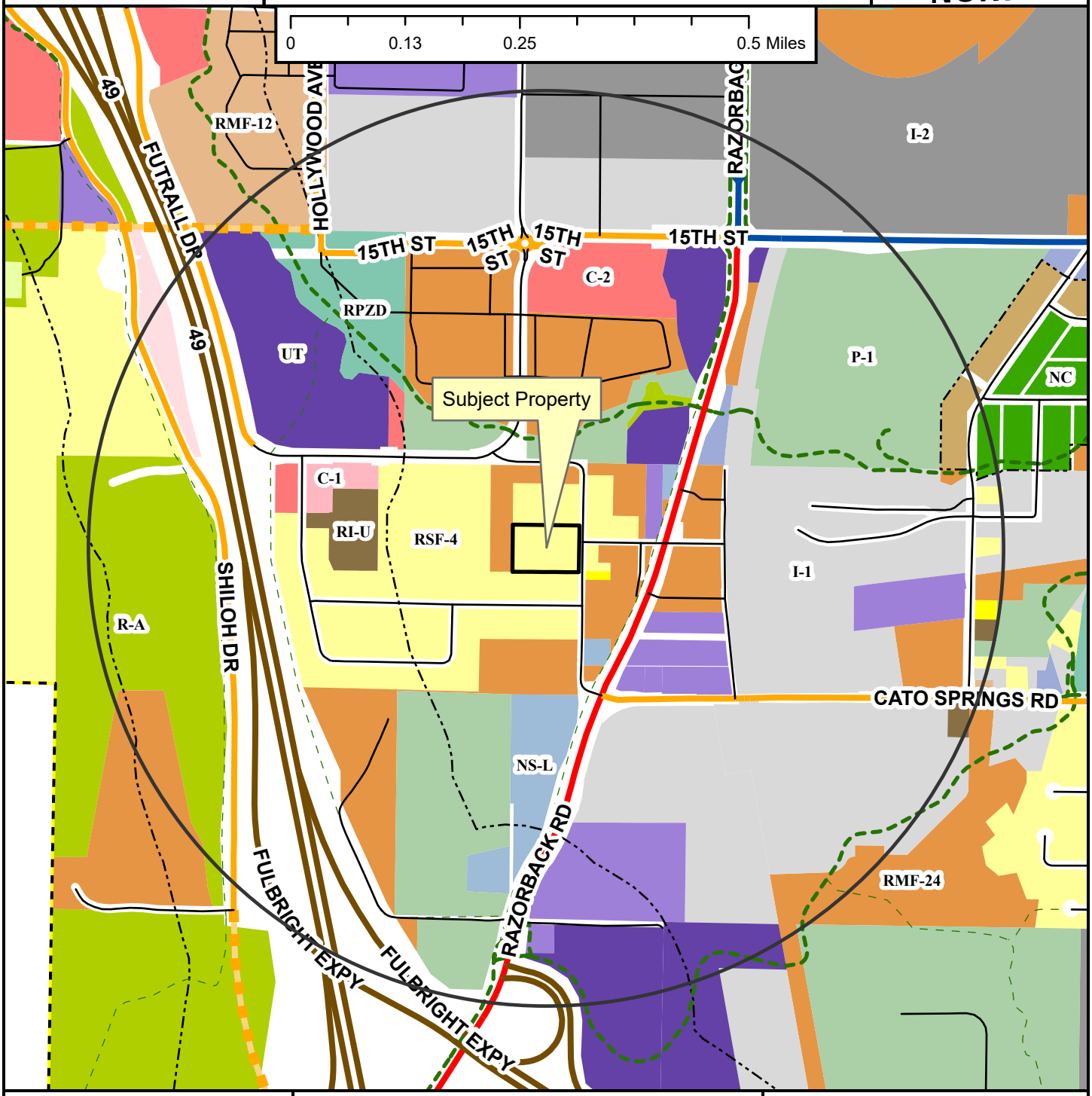
REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

RZN-2024-0033

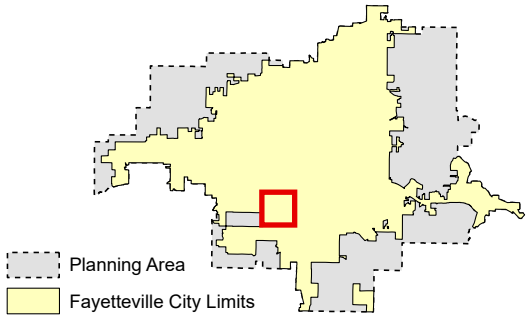
One Mile View

1919 S. ASHWOOD AVE

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

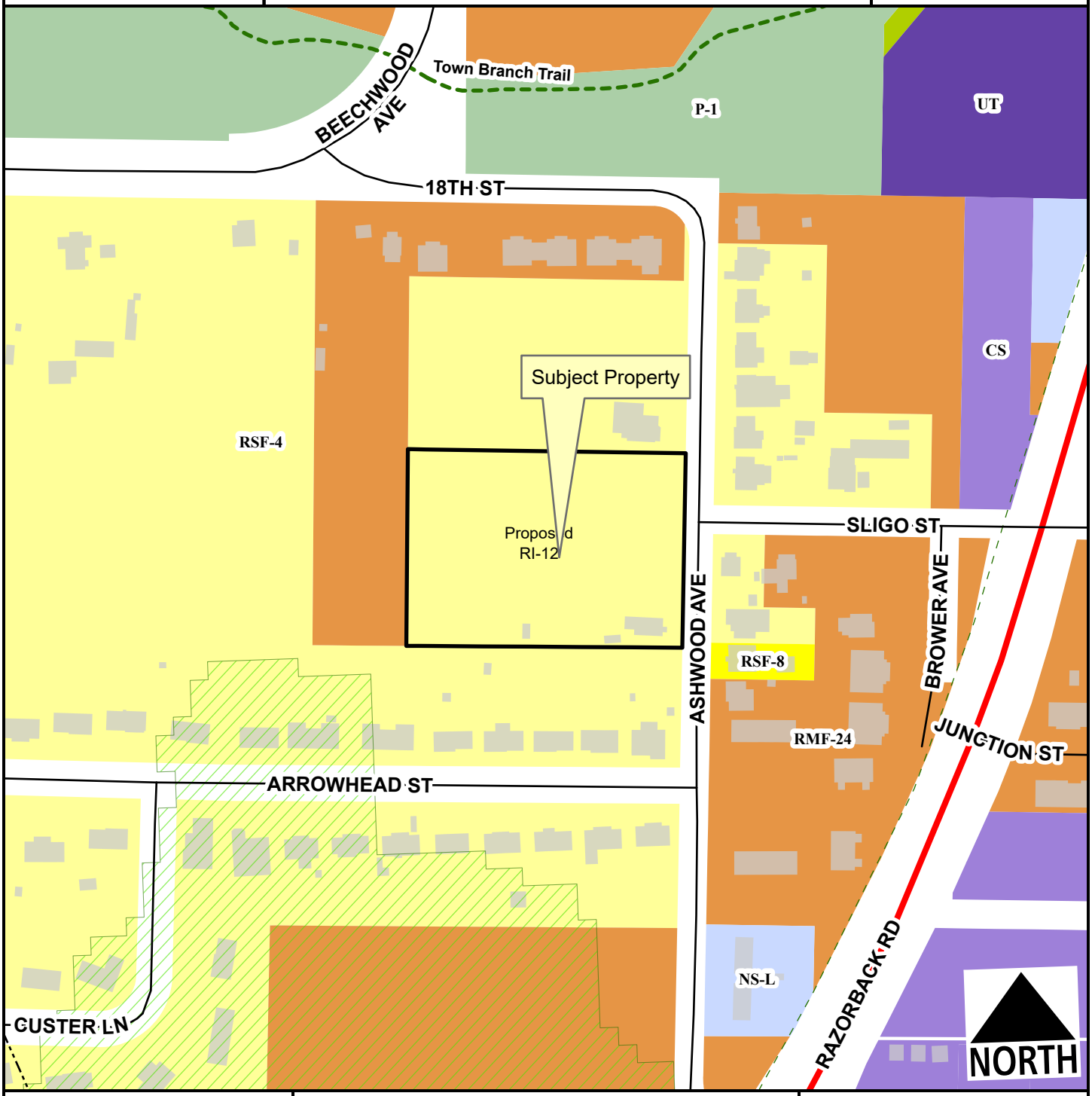
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

RZN-2024-0033

Close Up View

1919 S. ASHWOOD AVE



- Regional Link
- Unclassified
- Residential Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Design Overlay District
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RI-12	0.0	2.4
RSF-4	2.4	0.0

Total 2.4 ac

RZN-2024-0033

Current Land Use

1919 S. ASHWOOD AVE

NORTH

- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

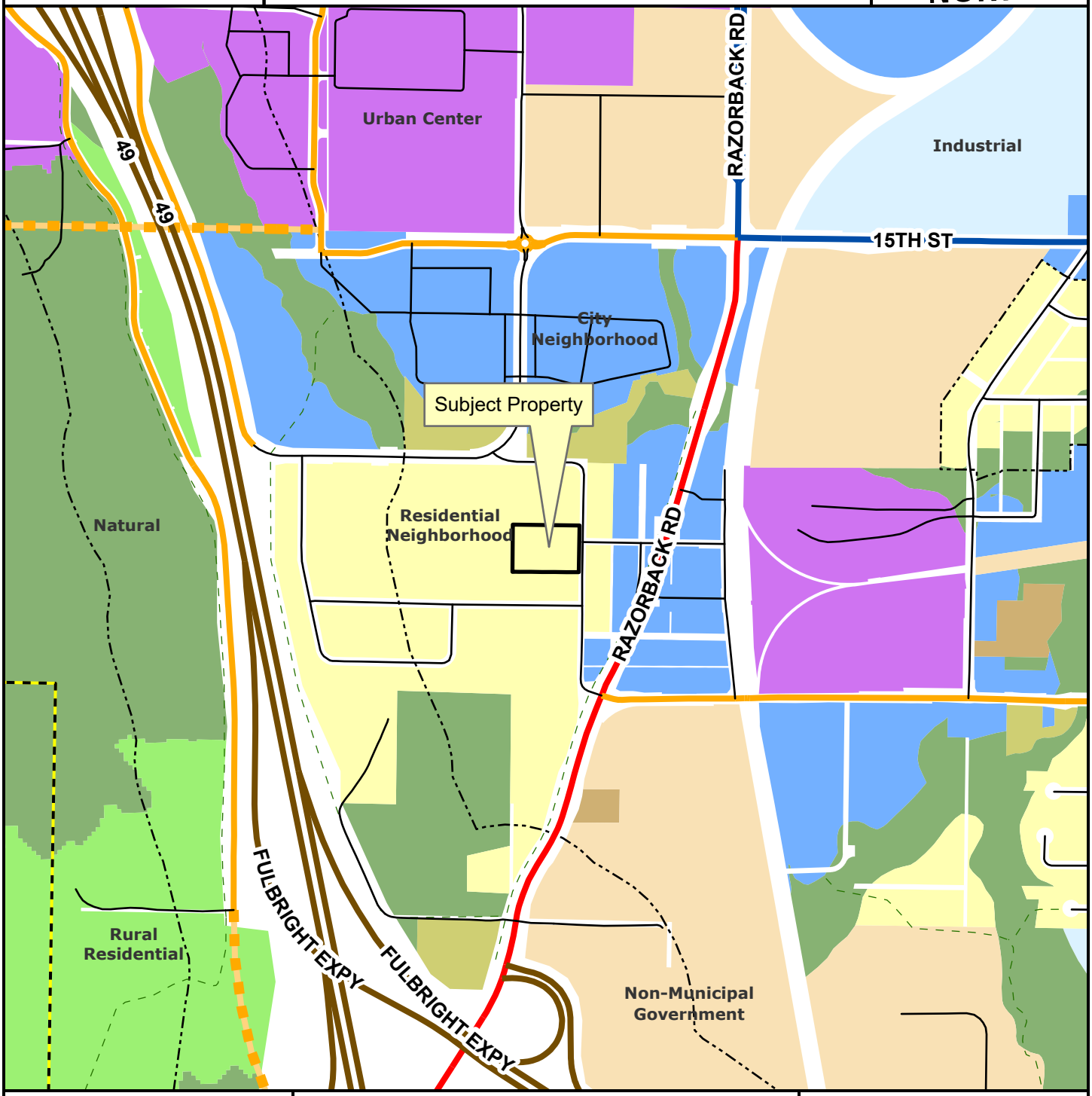
- 100-Year Floodplain
- Floodway

RZN-2024-0033

Future Land Use

1919 S. ASHWOOD AVE

NORTH



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

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

From: Wonsower, Donna <dwonsower@fayetteville-ar.gov>
Sent: Friday, July 5, 2024 3:36 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: RZN-2024-0033 & 0034 Public Comment

Jessie,

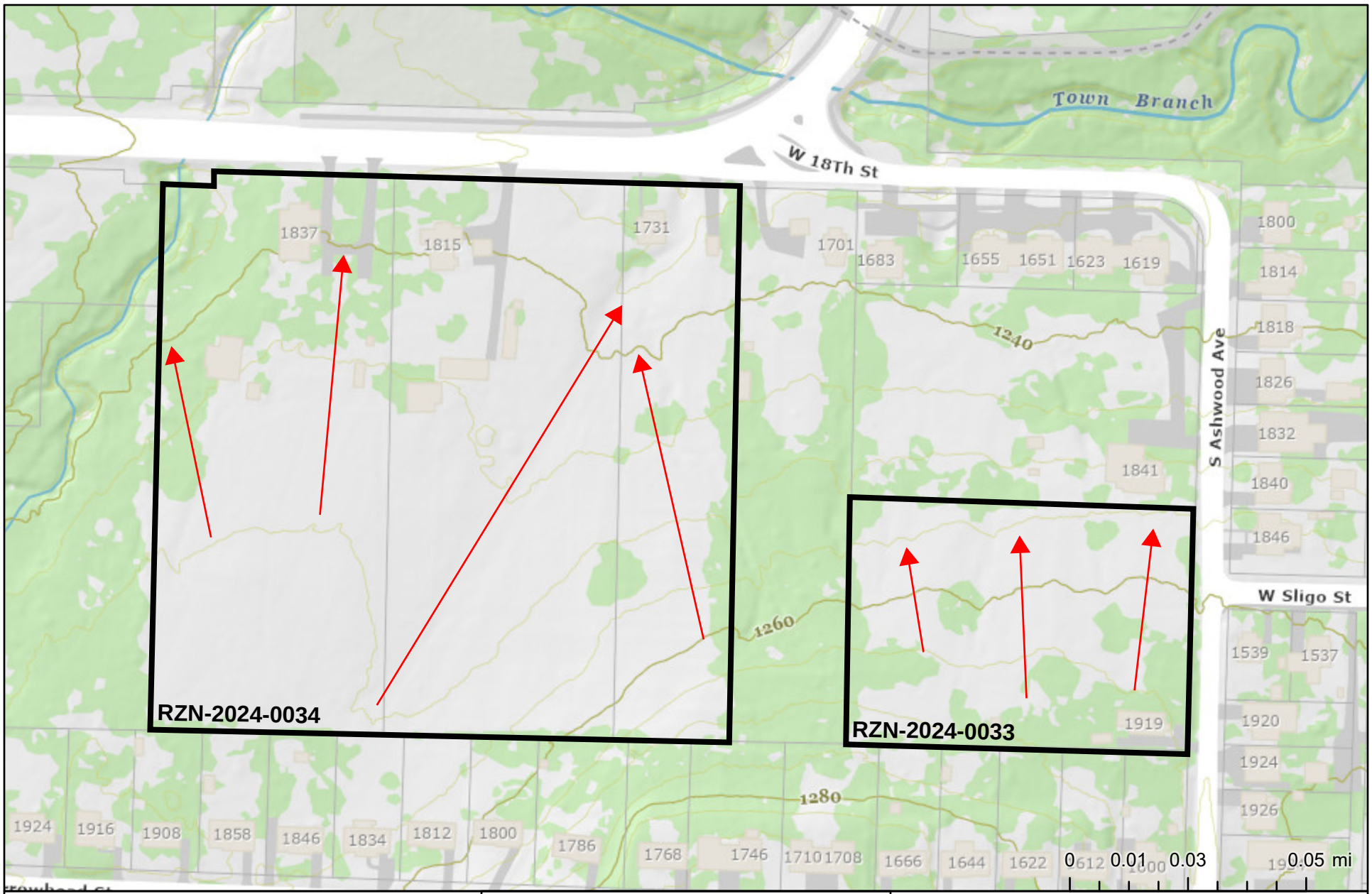
I had a lengthy conversation with one of the neighbors adjacent to RZN-2024-0033 & 0034. The talking points are summarized below:

- Concerned about proposed increase in density and effect on neighborhood
- Very concerned about potential 3-story buildings adjacent to existing 1-story residences. I explained that 3-story residences could be built by right now under the existing RSF-4 district. Wanted to know if it's possible for the city to reduce heights, and I informed her that the city cannot lower the height restrictions allowed by zoning but that the applicant could self-limit.
- Does not want to see development in streamside zone
- Very concerned that not enough affordable housing is being built in the city

Best Regards,
Donna Wonsower, AICP
Planner, Development Services

479-575-8358
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS



Overall Subject Property

Topography Exhibit

RZN-2024-0033 & 0034

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

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Credits: City of Fayetteville, AR
Map Author:

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-368

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

SUBJECT: **RZN-2024-0034: Rezoning (1731, 1815, & 1837 W. 18TH ST./ARNOLD, 598): Submitted by CRAFTON TULL for property located at 1731, 1815, & 1837 W. 18TH ST. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 9.10 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.**

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 just southwest of the intersection of 18th Street and Beechwood Avenue in southwest Fayetteville. The property contains three parcels totaling 9.10 acres which are currently zoned RSF-4, Residential Single-Family, Four Units per Acre, and developed with single-family residences. The property received its current zoning designation as a result of a neighborhood-initiated rezoning in 2006 which downzoned the property from RMF-24, Residential Multi-Family, 24 Units per Acre. The subject property is within the boundaries of the Fayette Junction Master Plan which was adopted in 2009 as part of City Plan 2025. An unnamed tributary of the Town Branch, part of the Beaver Reservoir, bisects the far northwest corner of the property. The tributary is protected per the streamside protection ordinance, and its associated protection zone encumbers a portion of the site.

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to RI-12, Residential Intermediate, 12 Units per Acre.

Public Comment: Prior to the Planning Commission, staff did not receive any public comment on the request. Comment received at the Planning Commission meeting is summarized below.

Land Use Compatibility: Staff finds the requested rezoning to be compatible with the surrounding area. The property is surrounded by single-family dwellings to the south and multi-family dwellings to the north. The proposed rezoning would allow for the by-right development of single-family to four-family dwellings at a density of 12 units per acre. Staff finds that a rezoning to RI-12 could complement the zoning pattern in the area which contains a variety of residential and mixed use districts such as RSF-4, RMF-24, NS-L, and CS. Where RSF-4 would currently allow for the creation of lots with a minimum width of 70 feet and a minimum

area of 8,000 square feet, a rezoning to RI-12 would allow lots with a minimum width of 50 feet and a minimum area of 5,000 square feet. With regard to setbacks, RSF-4 requires a 15-foot front and rear setback while RI-12 requires a 25-foot build-to zone and a five-foot or 20-foot rear setback. A small portion of the north and west sides of the property are encumbered by a protected stream and floodplain, and hydric soils are present on site. Any impacts to those areas would be fully evaluated at the time of development review. Staff finds that the proposed rezoning is not likely to adversely affect those areas given its relatively limited density allowance and the City's development regulations.

Land Use Plan Analysis: Staff finds the applicant's request to be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as Residential Neighborhood Area and its Infill Matrix indicates a score range of 6-9. Staff finds that a rezoning to RI-12 would be aligned with those designations since Residential Neighborhood Areas are intended to encourage a wider variety of building types of appropriate scale and context, and since the property is in close proximity to public services and infrastructure. A rezoning from RSF-4 to RI-12 could also support Goal 1 of City Plan 2040 by encouraging infill, and it could support the Fayette Junction Neighborhood Plan by allowing for a gradual increase in residential density between the single-family neighborhood to the south and multi-family dwellings and nonresidential uses to the north.

City Plan 2040 Infill Matrix: City Plan 2040's Infill Matrix indicates a score range of 6-9 for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 6, 900 S. Hollywood Ave.)
- Near Water Main (12-inch main, 18th Street)
- Near Sewer Main (6-inch main, 18th Street)
- Near U of A Campus
- Near City Park (Town Branch Trail Corridor)
- Near Paved Trail (Town Branch Trail)
- Near ORT Bus Stop (Baum Stadium Stop)
- Near Razorback Bus Stop (Route 48)
- Within Master Plan Area (Fayette Junction Neighborhood Plan)

DISCUSSION:
At the July 8, 2024, Planning Commission meeting, a vote of 7-0-1 forwarded this request to City Council with a recommendation of approval. Commissioner Werner made the motion and Commissioner McGetrick seconded it. Commissioner Cabe recused. Commissioner Werner stated that he would support the applicant's request since it would allow for a greater variety of housing types. Commissioner Payne empathized with the members of the public who spoke at the meeting, but said that he would support the requested rezoning since it aligns with the City's planning objectives. Three members of the public spoke at the meeting. Two expressed their opposition to the proposed rezoning and said that RI-12 would allow too much density and adversely affect the character of the neighborhood. The other member of the public expressed their support for the proposed rezoning, finding RI-12 to be more favorable than the applicant's original request to rezone the property to RMF-24.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Planning Commission Staff Report (#6),

Topography Exhibit (#7)

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

File #: 2024-368

RZN-2024-0034: Rezoning (1731, 1815, & 1837 W. 18TH ST./ARNOLD, 598): Submitted by CRAFTON TULL for property located at 1731, 1815, & 1837 W. 18TH ST. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 9.10 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-34 FOR APPROXIMATELY 9.10 ACRES LOCATED AT 1731, 1815, & 1837 WEST 18TH STREET IN WARD 1 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO RI-12, RESIDENTIAL INTERMEDIATE, 12 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 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 RI-12, Residential Intermediate, 12 Units per Acre.

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

2024-368

Item ID

8/6/2024

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jonathan Curth	7/19/2024	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN-2024-0034: Rezoning (1731, 1815, & 1837 W. 18TH ST./ARNOLD, 598): Submitted by CRAFTON TULL for property located at 1731, 1815, & 1837 W. 18TH ST. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 9.10 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

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: _____

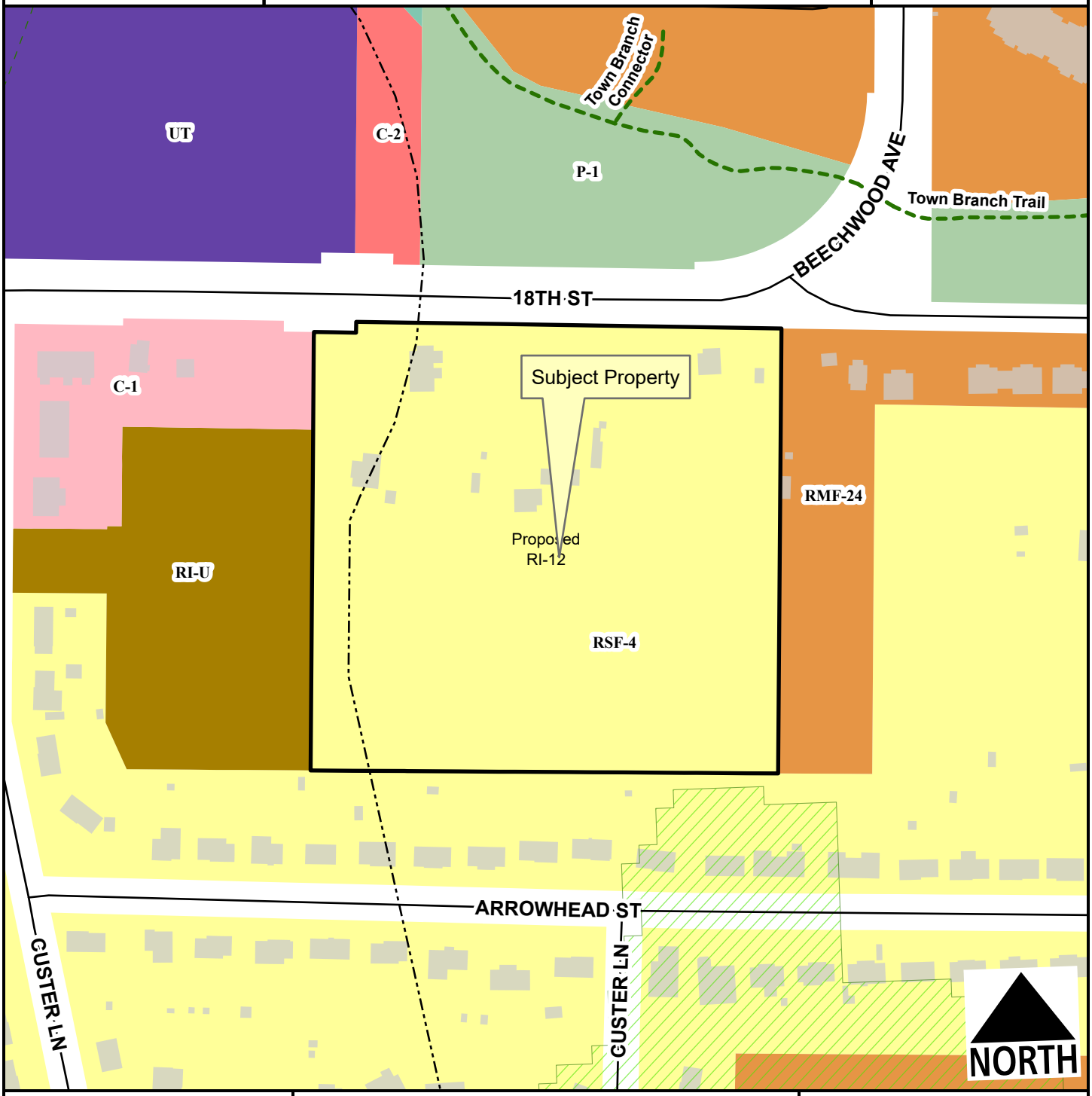
Comments:

RZN-2024-0034

Close Up View

1731, 1815 & 1837 W. 18TH ST

RZN-2024-0034
EXHIBIT 'A'



- Unclassified
- Residential Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Design Overlay District
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RI-12	0.0	9.2
RI-U	0.0	0.0
RSF-4	9.2	0.0

Total 9.2 ac

Legal Descriptions

Lot 6 Deed

Lot Numbered Six (6) in Cornelius Subdivision of Fayetteville, Arkansas, being part of the Southeast quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty (20) , Township Sixteen (16) North, Range Thirty (30) West of the Fifth Principal Meridian, containing One and Eighty-five Hundredths (1.85) acres, more or less.

Lot 7-8 Deed

Lots Seven (7) and Eight (8) in Cornelius Subdivision to the City of Fayetteville, Arkansas, as per plat of said Subdivision on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, at Plat Book Page 258.

Lot 9-10

Lots Nine (9) and Ten (10) in Cornelius Sub-division to the City of Fayetteville, Arkansas, as per plat on file in the office of the Circuit Clerk of Washington County, State of Arkansas at Page 258 of the plat book.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: July 8, 2024 (updated with results)

SUBJECT: **RZN-2024-0034: Rezoning (1731, 1815, & 1837 W. 18TH ST./ARNOLD, 598):** Submitted by CRAFTON TULL for property located at 1731, 1815, & 1837 W. 18TH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 9.10 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

RECOMMENDATION:
Staff recommends forwarding **RZN-2024-0034** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2024-0034** to the City Council with a recommendation of approval."*

BACKGROUND:
The subject property is just southwest of the intersection of 18th Street and Beechwood Avenue in southwest Fayetteville. The property contains three parcels totaling 9.10 acres which are currently zoned RSF-4, Residential Single-Family, Four Units per Acre, and developed with single-family residences. The property received its current zoning designation as a result of a neighborhood-initiated rezoning in 2006 which downzoned the property from RMF-24, Residential Multi-Family, 24 Units per Acre. The subject property is within the boundaries of the Fayette Junction Master Plan which was adopted in 2009 as part of City Plan 2025. An unnamed tributary of the Town Branch, part of the Beaver Reservoir, bisects the far northwest corner of the property. The tributary is protected per the streamside protection ordinance, and its associated protection zone encumbers a portion of the site. Surrounding land uses and zoning are depicted below in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Town Branch Trail Corridor Undeveloped	P-1, Institutional C-2, Thoroughfare Commercial UT, Urban Thoroughfare
South	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
West	Single-Family Residential Undeveloped	C-1, Neighborhood Commercial RI-U, Residential Intermediate-Urban

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to RI-12, Residential Intermediate, 12 Units per Acre.

Public Comment: To date, staff has not received any public comment on the request.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along 18th Street. 18th Street is a partially improved Residential Link Street with asphalt paving and open ditches. Any street improvements required in this area would be determined at the time of development proposal.

Water: Public water is available to the subject property. An existing 12-inch water main is present on the south side of 18th Street.

Sewer: Sanitary sewer is available to the subject property. An existing six-inch sewer main is present on the south side of 18th Street.

Drainage: Any improvements or requirements for drainage will be determined at the time of development submittal. No portion of the subject property lies within the Hillside/Hilltop Overlay District though a FEMA-designated floodplain, protected stream, and hydric soils are present on site. Since a FEMA-designated floodplain is present, a floodplain development review will be required at the time of permit or plan submittal. This will restrict the type of development and impact in flood zones and may require additional documentation, such as flood studies or elevation certificates, depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA.

Streamside protection zones generally consist of a protected area on each side of a stream or creek. This “protected area” is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, it is 50 feet wide as measured from the top of bank but depending on the shape and extents of the floodway, it could be substantially wider. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited.

Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water) and shallow water during parts of the year. Hydric soils can be found across many areas of Fayetteville including valleys, floodplains, and open prairies. It’s important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits are issued for the property, a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal.

Fire: Station 6, located at 900 S. Hollywood Ave., protects this site. The property is located approximately 1.1 miles from the fire station with an anticipated drive time of approximately three 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 one minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

Tree Preservation:

The proposed zoning district, RMF-24, Residential Multi-Family, 24 Units per Acre, requires **20% minimum canopy preservation**. The current zoning district, RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood Area** within the **Fayette Junction Neighborhood Plan** area.

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

The **Fayette Junction Master Plan** is the City's second complete neighborhood plan, adopted in the Spring of 2009, as part of City Plan 2025. The plan aims to integrate the built and natural environment to support a clean tech cluster, a multi-modal transit hub, and support the protection of, and expansion to, the neighborhoods within the Fayette Junction area.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **6-9** for this site with a weighted score of **10** at the highest level. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 6, 900 S. Hollywood Ave.)
- Near Water Main (12-inch main, 18th Street)
- Near Sewer Main (6-inch main, 18th Street)
- Near U of A Campus
- Near City Park (Town Branch Trail Corridor)
- Near Paved Trail (Town Branch Trail)
- Near ORT Bus Stop (Baum Stadium Stop)
- Near Razorback Bus Stop (Route 48)
- Within Master Plan Area (Fayette Junction Neighborhood Plan)

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 requested rezoning to be compatible with the surrounding area. The property is surrounded by single-family dwellings to the south and multi-family dwellings to the north. The proposed rezoning would allow for the by-right development of single-family to four-family dwellings at a density of 12 units per acre. Staff finds that a rezoning to RI-12 could complement the zoning pattern in the area which contains a variety of residential and mixed use districts such as RSF-4, RMF-24, NS-L, and CS. Where RSF-4 would currently allow for the creation of lots with a minimum width of 70 feet and a minimum area of 8,000 square feet, a rezoning to RI-12 would allow lots with a minimum width of 50 feet and a minimum area of 5,000 square feet. With regard to setbacks, RSF-4 requires a 15-foot front and rear setback while RI-12 requires a 25-foot build-to zone and a five-foot or 20-foot rear setback. A small portion of the north and west sides of the property are encumbered by a protected stream and floodplain, and hydric soils are present on site. Any impacts to those areas would be fully evaluated at the time of development review. Staff finds that the proposed rezoning is not likely to adversely affect those areas given its relatively limited density allowance and the City's development regulations.**

Land Use Plan Analysis: **Staff finds the applicant's request to be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as Residential Neighborhood Area and its Infill Matrix indicates a score range of 6-9. Staff finds that a rezoning to RI-12 would be aligned with those designations since Residential Neighborhood Areas are intended to encourage a wider variety of building types of appropriate scale and context, and since the property is in close proximity to public services and infrastructure. A rezoning from RSF-4 to RI-12 could also support Goal 1 of City Plan 2040 by encouraging infill, and it could support the Fayette Junction Neighborhood Plan by allowing for a gradual increase in residential density between the single-family neighborhood to the south and multi-family dwellings and nonresidential uses to the north.**

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 for rezoning the property from RSF-4 to RI-12 since the proposed rezoning would be consistent with the property's future land use designation as Residential Neighborhood Area and be aligned with the goals of City Plan 2040 and the Fayette Junction Neighborhood Plan.**

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 RI-12 has the potential to increase vehicular traffic in the area when considering that RI-12 would allow for more dense residential development. However, staff finds that the property's proximity to nonresidential uses, bus routes, and trails may help reduce the number of vehicle trips generated by future development and limit impacts on vehicular traffic congestion and danger.**

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: **Rezoning the property from RSF-4 to RI-12 has the potential to alter the population density since RI-12 would allow for increased residential development. Given the property's proximity to public streets, water, and sewer, staff finds that the proposed rezoning is not likely to undesirably increase the load on public services. Any necessary upgrades or improvements to existing infrastructure would be determined at the time of development. Fayetteville Public Schools did not comment on this request.**

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:

   a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;

   b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: **N/A**

RECOMMENDATION: Planning staff recommends forwarding RZN-2024-0034 to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 8, 2024	❒ **Tabled**	☒ **Forwarded** with a recommendation of approval.	❒ **Denied**
Motion: Werner			
Second: McGetrick			
Vote: 7-0-1			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family – Four (4) Units Per Acre
  - §161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map
- Public Comment Received After Publication of Planning Commission Staff Report

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.

161.11 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)

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

June 27, 2024

City of Fayetteville
Planning Department
125 W. Mountain Street
Fayetteville, AR 72701

RE: RZN-2024-0034

Dear Planning Staff:

This letter is intended to accompany a rezone request for Parcel Nos. 765-04064-000, 765-04065-000, and 765-04066-000, located at 1731 W. 18th St., 1815 W. 18th St., and 1837 W. 18th St. in South Fayetteville ("the Property").

The Property is currently zoned RSF-4, Residential Single Family – 4 Units per Acre. The applicant is requesting that it be rezoned to RI-12, Residential Intermediate–Twelve (12) Units Per Acre. This request is in line with many of the surrounding zoning districts. To the West of the site is RI-U and, to the East, is RMF-24. Additionally, there is UT, C-1 and C-2 just Northwest of the site, as well as RMF-24 north of the site. RSF-4 is located to the South of the site. Further, a rezoning to RI-12 would act as a buffer between the single family housing to the South and the multiple student oriented multi-family properties to the North.

This property is near both Interstate 49 (Freeway/Expressway) and Razorback Road (Regional Link) and in a prime location for a higher density development. This parcel is also part of the Fayette Junction Neighborhood Plan adopted in Spring of 2009, which shows this area as higher density single-family residential.

This rezoning would encourage infill and development of missing middle housing and would provide the opportunity to diversity housing stock in an area that is largely comprised of student-oriented multi-family and single family housing.

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ *Will A. Kellstrom*

Will A. Kellstrom

WK:

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

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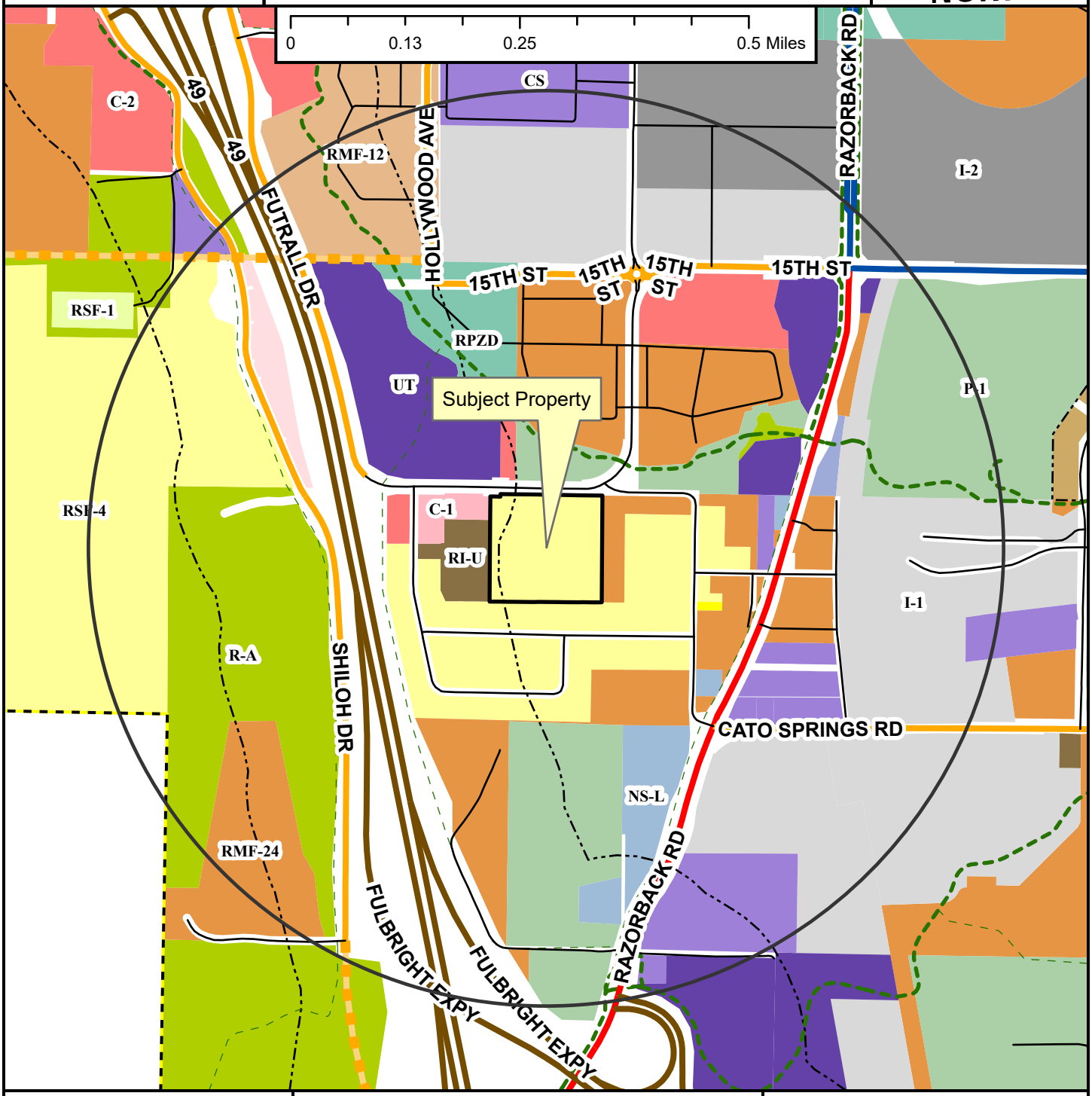
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

RZN-2024-0034

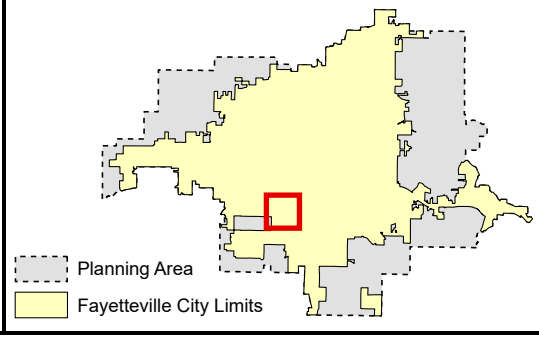
One Mile View

1731, 1815 & 1837 W. 18TH ST

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

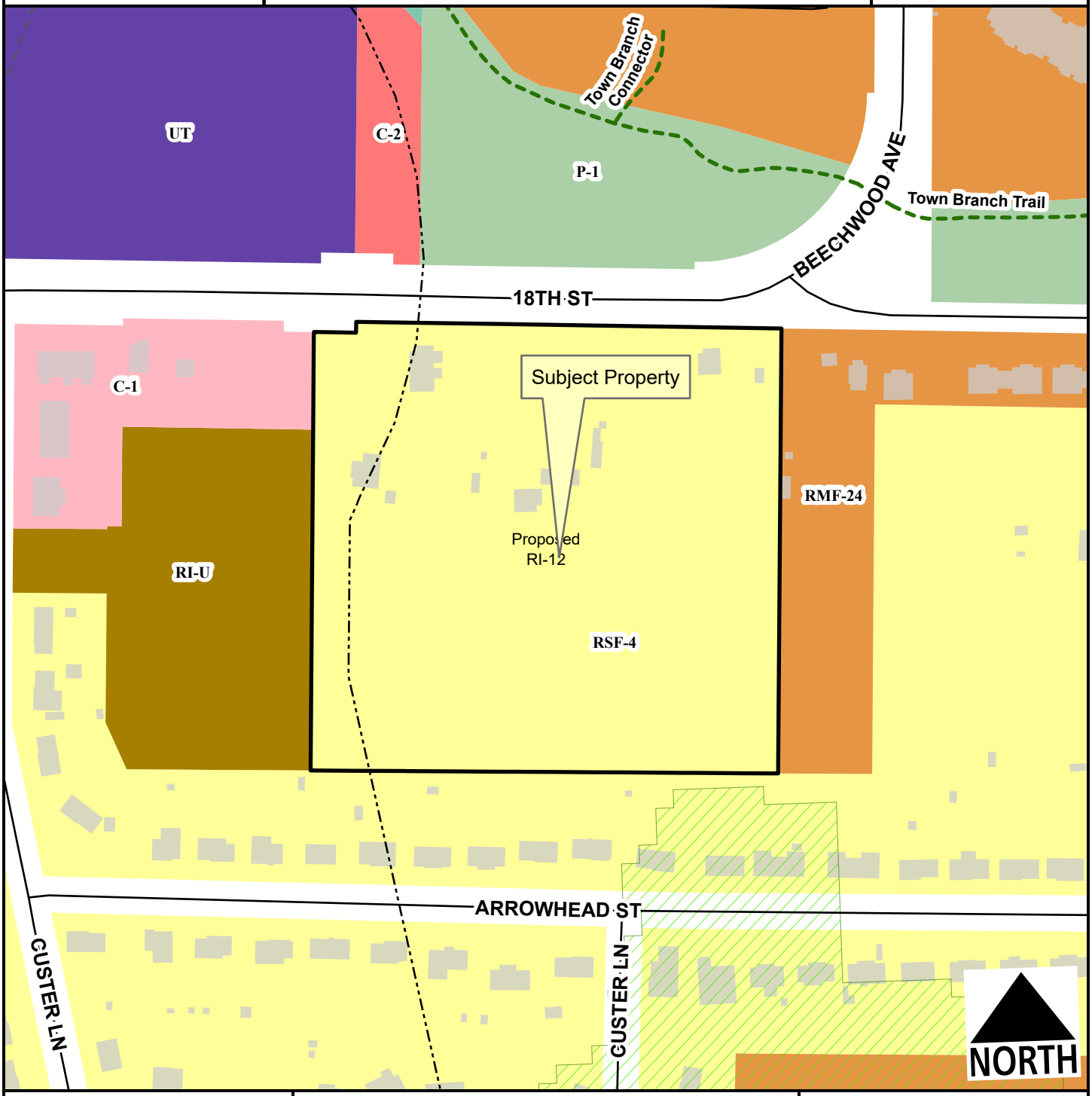
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

RZN-2024-0034

Close Up View

1731, 1815 & 1837 W. 18TH ST



Unclassified
Residential Link
Hillside-Hilltop Overlay District
Trail (Proposed)
Design Overlay District
Planning Area
Fayetteville City Limits

Feet
0 75 150 300 450 600
1:2,400

Zone	Current	Proposed
RI-12	0.0	9.2
RI-U	0.0	0.0
RSF-4	9.2	0.0

Total 9.2 ac

RZN-2024-0034

Current Land Use

1731, 1815 & 1837 W. 18TH ST

NORTH

- Regional Link
- Neighborhood Link
- Freeway/Expressway
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

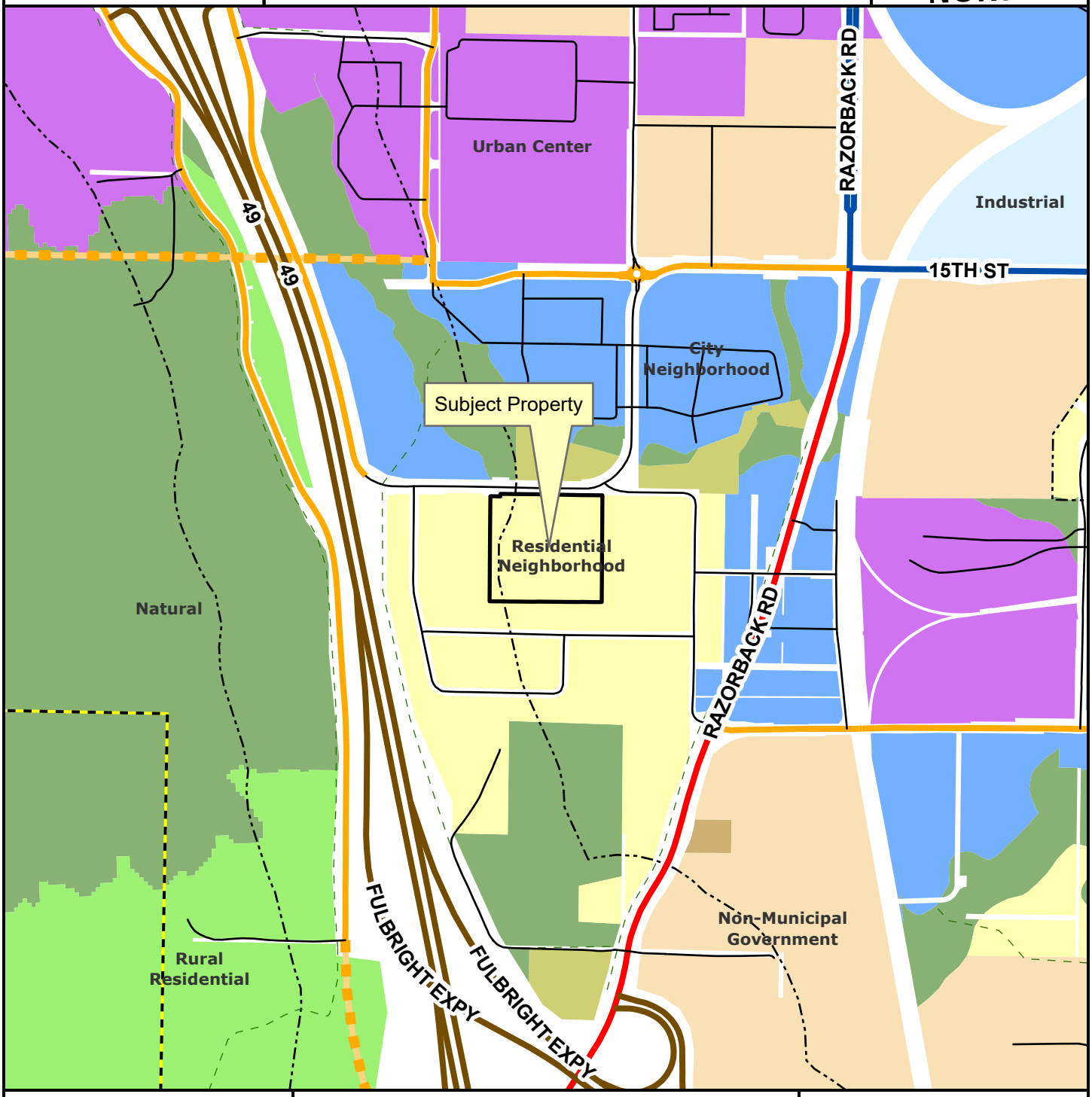
- 100-Year Floodplain
- Floodway

RZN-2024-0034

Future Land Use

1731, 1815 & 1837 W. 18TH ST

NORTH



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

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

From: Wonsower, Donna <dwonsower@fayetteville-ar.gov>
Sent: Friday, July 5, 2024 3:36 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: RZN-2024-0033 & 0034 Public Comment

Jessie,

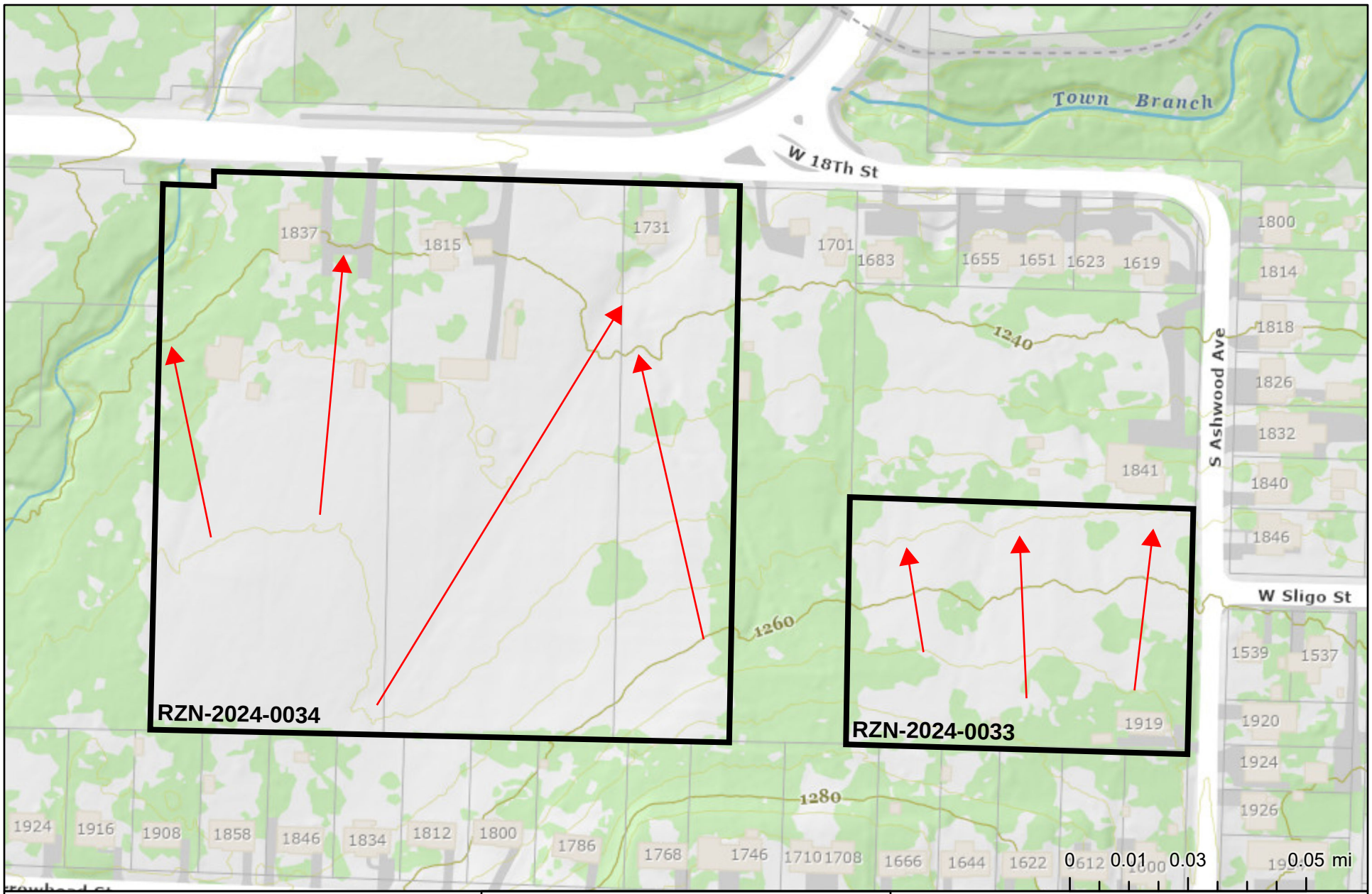
I had a lengthy conversation with one of the neighbors adjacent to RZN-2024-0033 & 0034. The talking points are summarized below:

- Concerned about proposed increase in density and effect on neighborhood
- Very concerned about potential 3-story buildings adjacent to existing 1-story residences. I explained that 3-story residences could be built by right now under the existing RSF-4 district. Wanted to know if it's possible for the city to reduce heights, and I informed her that the city cannot lower the height restrictions allowed by zoning but that the applicant could self-limit.
- Does not want to see development in streamside zone
- Very concerned that not enough affordable housing is being built in the city

Best Regards,
Donna Wonsower, AICP
Planner, Development Services

479-575-8358
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS



Overall Subject Property

Topography Exhibit

RZN-2024-0033 & 0034

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

Created: 8/1/2024
Credits: City of Fayetteville, AR
Map Author:

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-335

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager

FROM: Donna Wonsower, Planner

SUBJECT: **RZN-2024-0035: Rezoning (1831 & 1835 W. MITCHELL ST/ NWARECO LLC, 520): Submitted by RMP, LLC for property located at 1831 & 1835 W. MITCHELL ST in WARD 1. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approximately 0.22 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE.**

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 located in central Fayetteville, roughly 1/3 of a mile west of the intersection of S, Razorback Rd. and W. Martin Luther King Jr. Blvd. The property was previously zoned RMF-24 but was rezoned to its current designation of RSF-8, Residential Single-Family, Eight Units per Acre by the City Council in 2015 (ORD 5788). The parcels currently contain one 912 square foot single-family home constructed in 1987 and one 874 square foot single-family home constructed in 1939.

Request: The request is to rezone 0.22 acres from RSF-8, Residential Single-Family, Eight Units per Acre to RMF-24, Residential Multi-Family, Twenty-Four Units per Acre.

Public Comment: Staff has not received any comments on the request.

Land Use Compatibility: Staff finds the request to be compatible with the surrounding context. It is not immediately clear why the property was previously rezoned from RMF-24 to RSF-8. The staff report for this rezoning indicates that the intent was to permit the construction of an additional single-family residence and associated lot split. However, as the subject property contains only 0.22 acres of RSF-8, a maximum of one unit is permitted under RSF-8 where up to five would be permitted under RMF-24. Additionally, RSF-8 requires a minimum lot size of 5,000 square feet, which the lots do not appear to meet. Therefore, while the lots conformed with zoning requirements under the previous (and now proposed) RMF-24 district, they are not conforming under the current RSF-8 zoning district.

Residential uses and densities located near the subject property vary, though with large numbers of multifamily structures ranging from two-, three-, and four-family structures to large apartment complexes. Neighboring properties are of a variety of sizes but generally follow a block development pattern. Given the predominance

of multifamily structures in the area and the sites' previous zoning designation as RMF-24, staff finds that returning to this zoning designation is not likely to result in negative impacts on the surroundings.

The existing zoning district includes traditional setbacks, while the proposed zoning district includes an urban form build-to-zone of 0–25 feet. Staff finds that restoring this build-to-zone would likely contribute to more consistent development with neighboring properties by requiring structures to be located at a similar distance from the street. When compared to RSF-8, rezoning to RMF-24 will decrease the minimum lot size for single and two-family uses from 5,000 sf to 3,000 or 4,000 square feet. RMF-24 also includes a range of other uses with varying lot width requirements, ranging from 2,000 square feet to three acres. Minimum lot widths would also be reduced from 50 feet to 35 feet for single-family dwellings. RSF-8 has a blanket three-story height limit, while RMF-24 would limit heights to two, three, or five stories depending on distance from the property lines. Any future development would be subject to, and limited by, minimum parking requirements, tree preservation, drainage, and access management standards.

Land Use Plan Analysis: Staff finds the proposal is consistent with the goals in City Plan 2040 and the future land use designation for this location. Rezoning from RSF-8 to RMF-24 serves to contribute towards City Plan 2040 Goals #1 – Appropriate Infill, Goal #2 – We will discourage suburban sprawl, Goal #4 – Growing a Livable Transportation Network, and Goal #6 – Create Opportunities for Attainable Housing. The site has a high infill score and is close to Fayetteville Schools, the University of Arkansas, and other services. The subject parcels are surrounded by existing RMF-24 zoning on all sides, and the Future Land Use Map designates this portion of the site as "City Neighborhood Area" – a designation which encourages density in all housing types, from single family to multifamily.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a ranging score of 9-10for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #6, 900 S. Hollywood Ave.)
- Near Sewer Main (8" sewer main, W. Mitchell St.)
- Near Water Main (6" water main, W. Mitchell St.)
- Near Public School (Ramay Junior High School)
- Near University of Arkansas
- Near City Park (Hotz Park)
- Near Paved Trail (W. Mitchell St. (On-street) and W. Martin Luther King Jr. Blvd (Trail))
- Near ORT Bus Stop (On-Demand)
- Near Razorback Bus Stop (S. Sang Ave., and W. Martin Luther King Jr. Blvd.)
- Appropriate Future Land Use (City Neighborhood)

DISCUSSION:
At the July 8, 2024 Planning Commission meeting, a vote of 8-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Brink motioned, and Commissioner Cabe seconded. Commissioner Brink asked staff if any other zoning district had been considered or recommended. Staff stated that no alternative zoning district had been discussed given the parcel's previous zoning as RMF-24 and the RMF-24 surrounding the parcels on all four sides. The applicant team confirmed that the intent of the rezoning is to bring the non-conforming parcels into alignment with city codes. There was no additional discussion by the commissioners and no members of the public spoke at the meeting.

BUDGET/STAFF IMPACT:
NA

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Planning Commission Staff Report (#6), Topography Exhibit (#7)

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

File #: 2024-335

RZN-2024-0035: Rezoning (1831 & 1835 W. MITCHELL ST/ NWARECO LLC, 520): Submitted by RMP, LLC for property located at 1831 & 1835 W. MITCHELL ST in WARD 1. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approximately 0.22 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-35 FOR APPROXIMATELY 0.22 ACRES LOCATED AT 1831 & 1835 WEST MITCHELL STREET IN WARD 1 FROM RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE TO RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-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 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-8, Residential Single-Family, 8 Units per Acre to RMF-24, Residential Multi-Family, 24 Units per Acre.

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

2024-335

Item ID

8/6/2024

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

Jonathan Curth	7/19/2024	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN-2024-0035: Rezoning (1831 & 1835 W. MITCHELL ST/ NWARECO LLC, 520): Submitted by RMP, LLC for property located at 1831 & 1835 W. MITCHELL ST in WARD 1. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approximately 0.22 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE.

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: _____

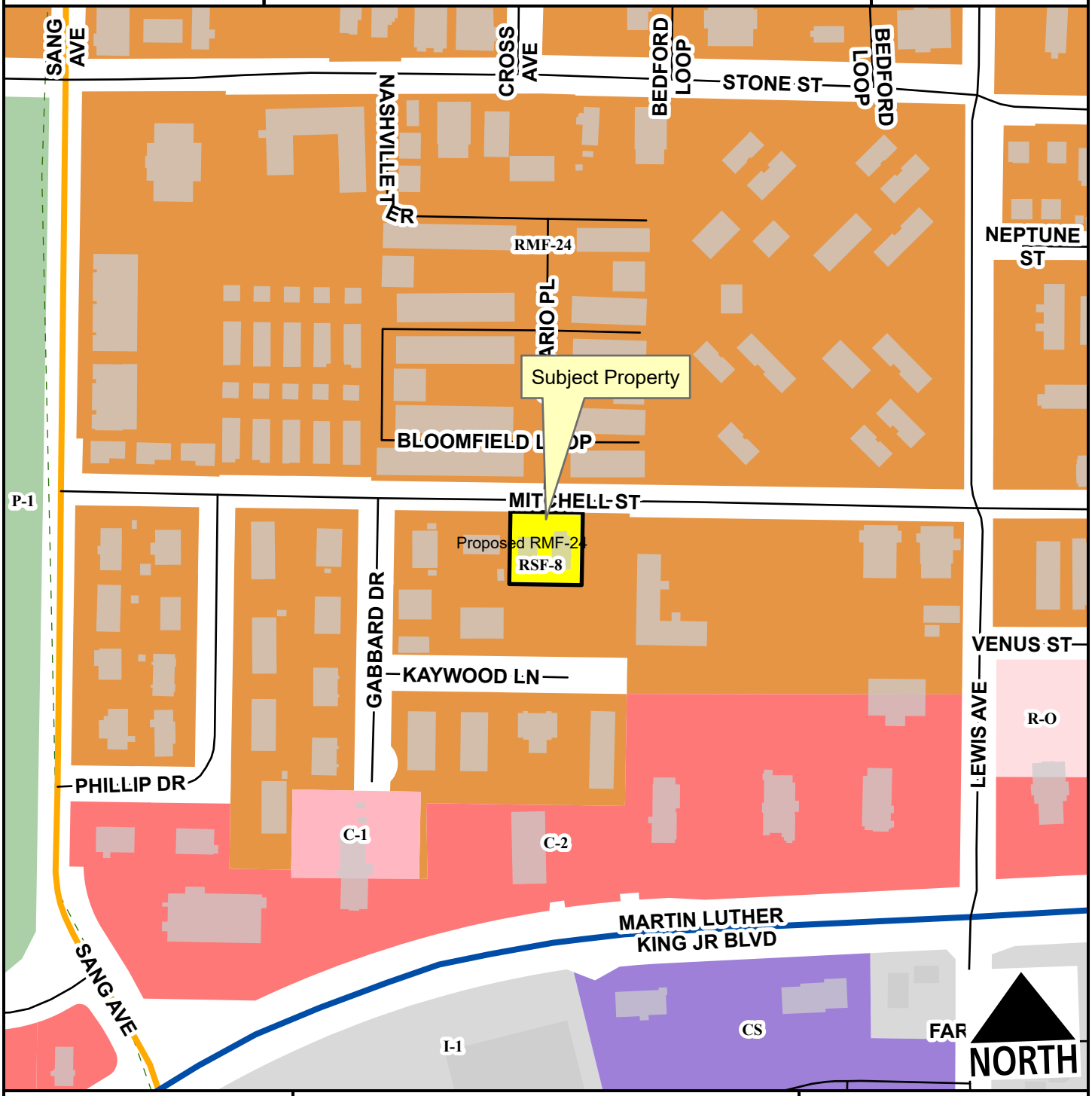
Comments:

RZN-2024-0035

Close Up View

1831 & 1835 W. MITCHELL ST

RZN-2024-0035
EXHIBIT 'A'



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RMF-24	0.0	0.2
RSF-8	0.2	0.0

Total 0.2 ac

RZN-2024-0035
EXHIBIT 'B'

Legal Description

1835 W Mitchell St., Fayetteville, AR 72701

765-11667-000

Lot 1-A of the Lot Split Survey of the Blew & Associates, Surveyors, dated May 1, 2018, and recorded May 16, 2018, as Instrument Number 2018-00013869 in the office of the Circuit Clerk and Recorder of Washington County, Arkansas and being the West Half of Lot 1, Block 1, of valley Vista Subdivision to the City of Fayetteville, Arkansas, as shown on Plat of Record in Plat Book 1, at page 153, plat records of Washington County, Arkansas. Subject to all easements of record or fact.

Legal Description

1831 W Mitchell St., Fayetteville, AR 72701

765-11667-001

Lot 1-B of the Lot Split Survey of the Blew & Associates, Surveyors, dated May 1, 2018, and recorded May 16, 2018, as Instrument Number 2018-00013869 in the office of the Circuit Clerk and Recorder of Washington County, Arkansas and being the East Half of Lot 1, Block 1, of valley Vista Subdivision to the City of Fayetteville, Arkansas, as shown on Plat of Record in Plat Book 1, at page 153, plat records of Washington County, Arkansas. Subject to all easements of record or fact.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Donna Wonsower, Planner

MEETING DATE: July 8, 2024 (UPDATED WITH MEETING RESULTS)

SUBJECT: **RZN-2024-0035: Rezoning (1831 & 1835 W. MITCHELL ST/ NWARECO LLC, 520):** Submitted by RMP, LLC for property located at 1831 & 1835 W. MITCHELL ST. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approximately 0.22 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULYI-FAMILY, TWENTY-FOUR UNITS PER ACRE.

RECOMMENDATION:
Staff recommends forwarding **RZN-2024-0035** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:
"I move to forward **RZN-2024-0035** to City Council with a recommendation of approval."

BACKGROUND:
The subject property is located in central Fayetteville, roughly 1/3 of a mile west of the intersection of S, Razorback Rd. and W. Martin Luther King Jr. Blvd. The property was previously zoned RMF-24 but was rezoned to its current designation of RSF-8, Residential Single-Family, Eight Units per Acre by the City Council in 2015 (ORD 5788). The parcels currently contain one 912 square foot single-family home constructed in 1987 and one 874 square foot single-family home constructed in 1939. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Multi-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
South	Undeveloped	RMF-24, Residential Multi-Family, 24 Units per Acre
East	Undeveloped	RMF-24, Residential Multi-Family, 24 Units per Acre
West	Single-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre

Request: The request is to rezone 0.22 acres from RSF-8, Residential Single-Family, Eight Units per Acre to RMF-24, Residential Multi-Family, Twenty-Four Units per Acre.

Public Comment: Staff has not received any comments on the request.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW

Streets: The subject area has frontage along W. Mitchell St., a partially improved

Residential Link with asphalt paving, curb and gutter, and sidewalk along the north side. Any drainage or street improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available. An existing 6-inch water main is present on the south side of W. Mitchell St.

Sewer: Sanitary sewer is available. An existing 8-inch sewer main is present on the north side of W. Mitchell St.

Fire: Station 6, located at 900 S. Hollywood Ave., protects this site. The property is located approximately 1 mile from the fire station with an anticipated drive time of approximately 2 minutes using existing streets. The anticipated response time would be approximately 4.2 minutes. Fire Department response time is calculated based on the drive time plus 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 6 minutes for an engine and 8 minutes for a ladder truck.

Police: The Police Department expressed no concerns with this request.

Drainage: No portion of the property lies within the Hillside-Hilltop Overlay District. The subject area does not include FEMA floodplain, streamside protection, or hydric soils.

Tree Preservation:

The proposed zoning district of RMF-24, Residential Multi-Family, Twenty-Four Units per Acre requires **20% minimum canopy preservation.** The current zoning district of RSF-8, Residential Single-Family, Eight Units per Acre also 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 a **City Neighborhood.**

City Neighborhood Areas are more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single family to multi-family. Non-residential and commercial uses are primarily located at street intersections and along major corridors. Ideally, commercial uses would have a residential component and vary in size, variety and intensity. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Building setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a ranged score of **9-10** for this site, with a weighted score of 13. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #6, 900 S. Hollywood Ave.)
- Near Sewer Main (8" sewer main, W. Mitchell St.)
- Near Water Main (6" water main, W. Mitchell St.)
- Near Public School (Ramay Junior High School)
- Near University of Arkansas

- Near City Park (Hotz Park)
- Near Paved Trail (W. Mitchell St. (On-street) and W. Martin Luther King Jr. Blvd (Trail))
- Near ORT Bus Stop
- Near Razorback Bus Stop
- Appropriate Future Land Use

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 request to be compatible with the surrounding context. It is not immediately clear why the property was previously rezoned to RSF-8. The staff report for this rezoning indicates that the intent was to permit the construction of an additional single-family residence and associated lot split. However, as the subject property contains only 0.22 acres of RSF-8, a maximum of one unit is permitted under RSF-8 where up to five would be permitted under RMF-24. Additionally, RSF-8 requires a minimum lot size of 5,000 square feet which the lots do not appear to meet. Therefore, while the lots were conforming with zoning requirements under the previous (and now proposed) RMF-24 district, they are not conforming under the current RSF-8 zoning district.**

Residential uses and densities located near the subject property vary, though with large numbers of multifamily structures ranging from two-, three-, and four-family structures and large apartment complexes. Neighboring properties are of a variety of sizes but generally follow a block development pattern. Given the predominance of multi-family structures in the area and the sites' previous zoning designation as RMF-24, staff finds that returning to this zoning designation is not likely to result in negative impacts to the surroundings.

The existing zoning district includes traditional setbacks, while the proposed zoning district includes an urban form build-to-zone of 0-25 feet. Staff finds that restoring this build-to-zone would likely contribute to more consistent development with neighboring properties by requiring structures to be located at a similar distance from the street. When compared to RSF-8, rezoning to RMF-24 will decrease the minimum lot size for single and two-family uses from 5,000 sf to 3,000 or 4,000 square feet. RMF-24 also includes a range of other uses with varying lot width requirements, ranging from 2,000 square feet to three acres. Minimum lot widths would also be reduced from 50 feet to 35 feet for single-family dwellings. RSF-8 has a blanket three-story height limit, while RMF-24 would limit heights to two, three, or five stories depending on distance from the property lines. Any future development would be subject to, and limited by, minimum parking requirements, tree preservation, drainage, and access management standards.

Land Use Plan Analysis: **Staff finds the proposal is consistent with the goals in City Plan 2040 and the future land use designation for this location. Rezoning from RSF-8 to RMF-24 serves to contribute towards City Plan 2040**

Goals #1 – Appropriate Infill, Goal #2 – We will discourage suburban sprawl, Goal #4 – Growing a Livable Transportation Network, and Goal #6 – Create Opportunities for Attainable Housing. The site has a high infill score and is close to Fayetteville Schools, the University of Arkansas, and other services. The subject parcels are surrounded by existing RMF-24 zoning on all sides, and the Future Land Use Map designates this portion of the site as "City Neighborhood Area" – a designation which encourages density in all housing types, from single family to multi-family.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: **Staff finds that rezoning to RMF-24 is justified. The parcels do not conform with either density or lot size requirements under the current RSF-8 zoning district, therefore a rezoning is needed at this time.**

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: **Rezoning to RMF-24 has an associated potential to increase traffic at this location. RMF-24 permits development at 24 units per acre where it is currently limited to eight units per acre (five units versus one). Staff finds the increase in density is marginal and unlikely to result in increased traffic danger or congestion. The subject property has access to W. Mitchell St., an improved Residential Link and future development would be required to meet the City's applicable access management and parking standards.**

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: **Rezoning the property to RMF-24 may increase the load on public services, but the impact is not expected to be detrimental. The size of the property and access to existing water and sewer infrastructure means future development will likely avoid the need for costly extensions to services. 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 recommends approval of RZN-2024-0035.

PLANNING COMMISSION ACTION:	**Required**	**YES**
Date: July 8, 2024	❒ **Tabled**	☒ **Forwarded** ❒ **Denied**
Motion: BRINK	FORWARDED TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL	
Second: CABE		
Vote: 8-0-0		

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
  - §161.09 RSF-8, Residential Single-Family, Eight (8) Units per Acre
  - §161.16 RMF-24, Residential Multi-Family, Twenty-Four (24) Units per Acre
- Applicant Request Letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.09 District RSF-8, Residential Single-Family - Eight (8) Units Per Acre

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(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.*

	By Right
Single-family dwelling units per acre	8 or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	50 feet
Two (2) family	50 feet
Townhouse, no more than two (2) attached	25 feet

(2) *Lot Area Minimum.*

Single-family	5,000 square feet
Two-family	5,000 square feet

(3) *Land Area Per Dwelling Unit*.

Single-family	5,000 square feet
Two-family	5,000 square feet
Townhouse, no more than two (2) attached	2,500 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	5 feet

(F) *Height Regulations.*

Building Height Maximum	3 stories

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(Ord. No. 4783, 10-18-05; 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.

161.16 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.

RMP LLP
ATTORNEYS AT LAW
LICENSED IN AR, AL, MO, OK, TN, TX
Established 2005
www.rmp.law

LARRY McCREDY | Attorney
lmccredy@rmp.law

PO Box 1788 | Fayetteville AR 72702
5519 Hackett St. Suite 300 | Springdale AR 72762
T 479 443 2705 | F 479 443 2718

June 23, 2024

City of Fayetteville Planning Commission
125 W Mountain St.
Fayetteville, AR 72701

Re: Rezoning Application for 1831 and 1835 W Mitchell St., Fayetteville, AR

To Whom It May Concern:

I represent Nan Ginger, Manager of NWARECO, LLC. NWARECO, LLC is applying to rezone the above-referenced properties from RSF-8 to RMF-24. Please see attached documents for the Rezoning Application for 1831 and 1835 W Mitchell St., Fayetteville, AR. Those documents include:

- Legal Description of both properties.
- Statement of Compatibility
- Consent of Owner Form
- GIS Map of the property and surrounding area
- GIS Map of the neighboring properties and relation to the above properties

Please let me know if there is any additional information needed at this time. I am also available to discuss this matter if that would be helpful. Thank you for your assistance.

Sincerely,

/s/ Larry McCredy

Larry McCredy

LMc/rab
Encls.

Statement of Compatibility

The owner of Parcels 765-11667-000 and 765-11667-001 (collectively the "Property") is seeking to rezone her lots. The Property is currently zoned as RSF-8, Residential Single Family, under City of Fayetteville, Arkansas Code of Ordinances. The Applicant wishes to rezone the Property to RMF-24, Residential Multi-Family.

Rezoning the property to RMF-24 would be compatible with the surrounding 30+ acres of properties that are zoned RMF-24. Currently the Property is being used for Single-Family Dwellings which is an authorized use under RMF-24. The Property complies with all other restrictions and regulations that apply to RMF-24. Rezoning the property will not unreasonably adversely affect or conflict with surrounding land use as the Property, if rezoned, would match the surrounding land use.

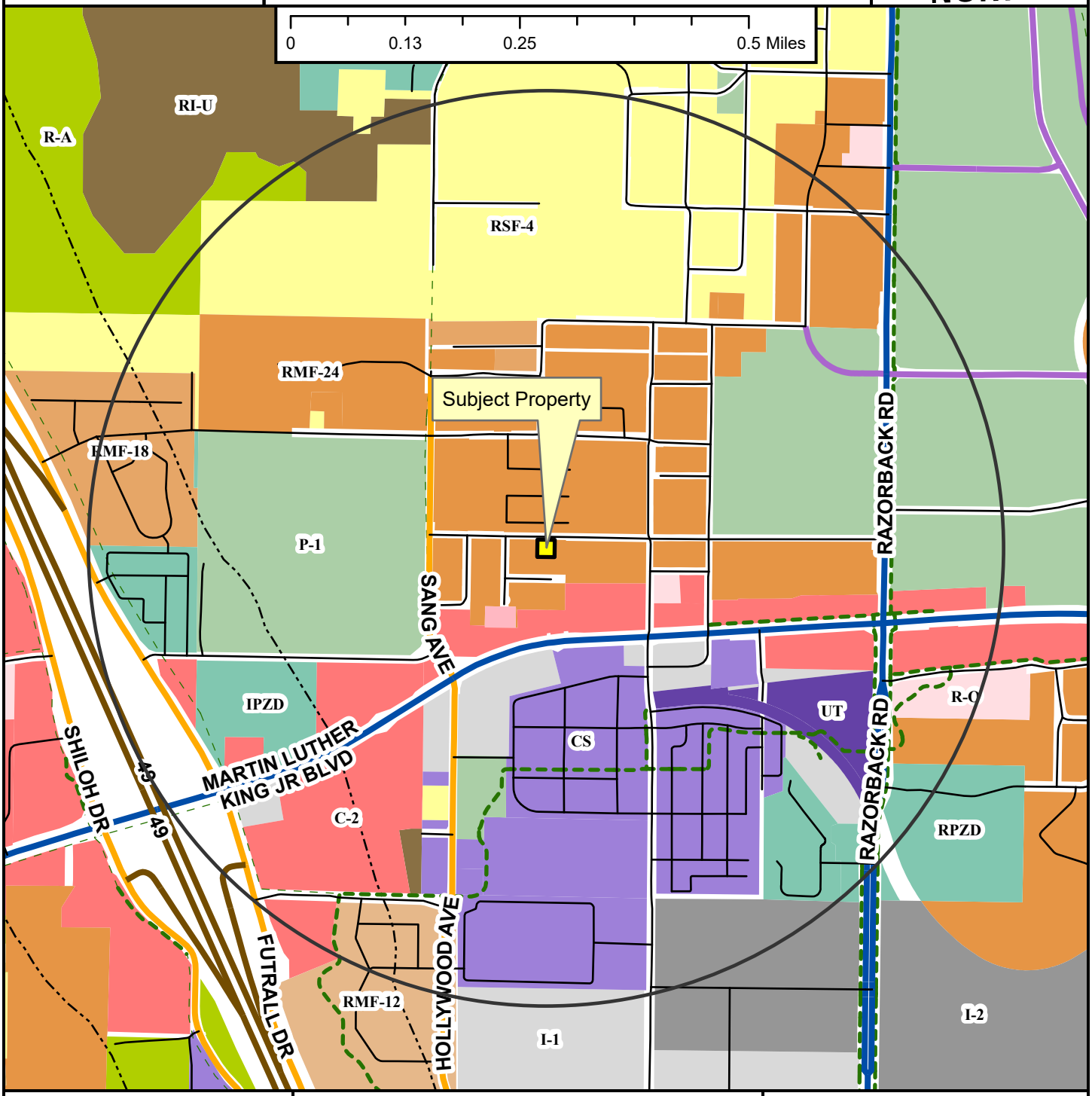
The setback requirements for RMF-24 are 25 feet from the front of the property line while the front setback requirements for RSF-8 are 15 feet. Both RMF-24 and RSF-8 have side and rear setback requirements of 5 feet for single family dwellings. The structures on the Property meet the current setback requirements and would remain in compliance once rezoned. Rezoning the Property would allow the Property to the zoning classification of all properties that surround it in every direction. In addition, this Property more closely applies to the purpose of RMF-24, as "*[t]he 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.*" By contrast, the "*[t]he RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of a new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area*". RSF-8 no longer fits to the Property as it is currently the only property of that type in the immediate area.

RZN-2024-0035

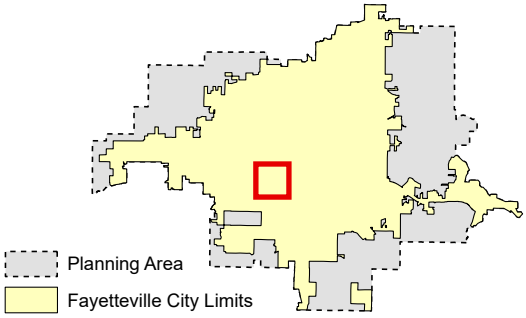
One Mile View

1831 & 1835 W. MITCHELL ST

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G, RI-U, RI-12, NS-L, Residential-Agricultural, RSF-.5, RSF-1, RSF-2, RSF-4, RSF-7, RSF-8, RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6, RMF-12, RMF-18, RMF-24, RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial, I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office, C-1, C-2, C-3

FORM BASED DISTRICTS
Downtown Core, Urban Thoroughfare, Main Street Center, Downtown General, Community Services, Neighborhood Services, Neighborhood Conservation

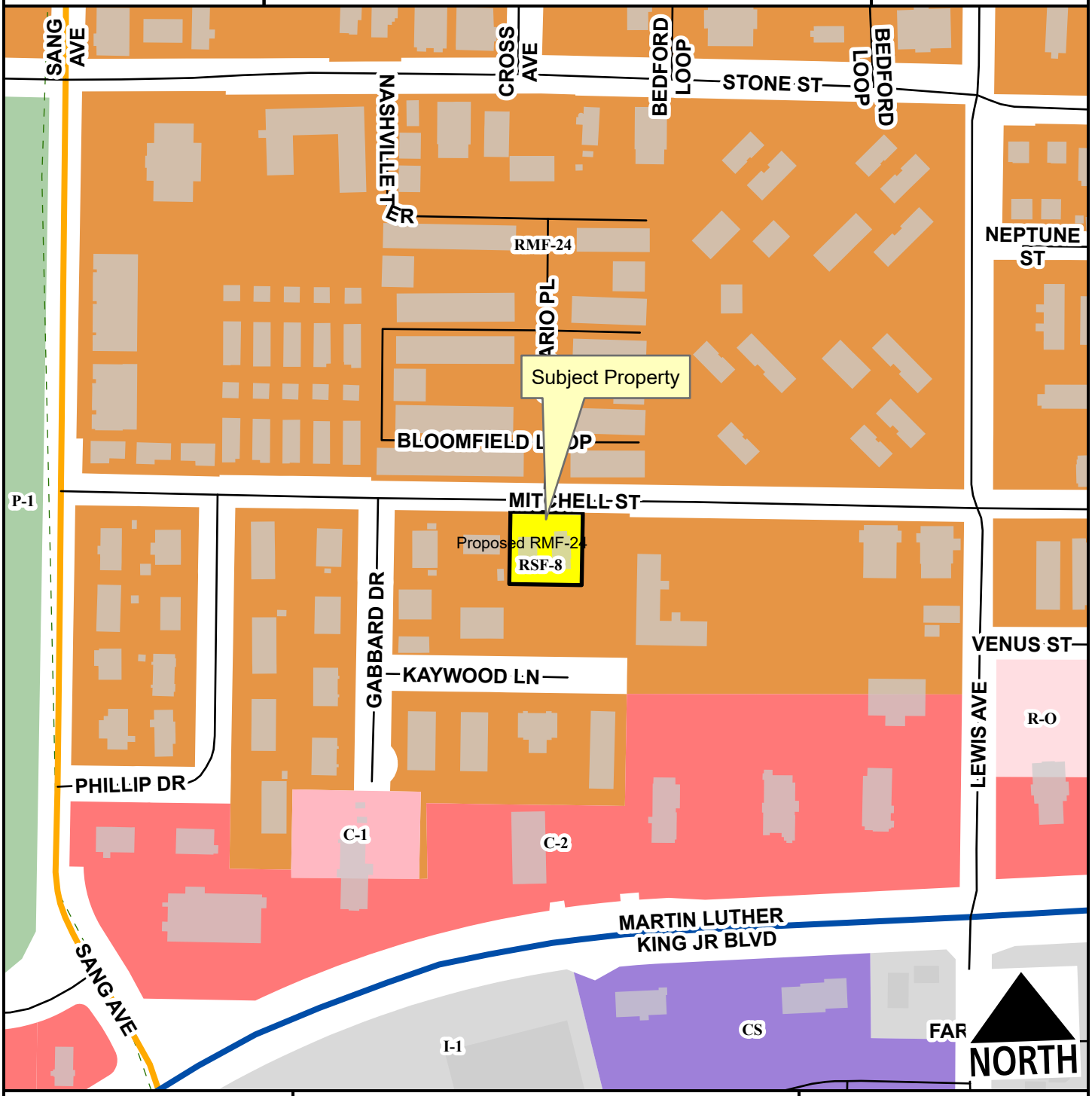
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

RZN-2024-0035

Close Up View

1831 & 1835 W. MITCHELL ST



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RMF-24	0.0	0.2
RSF-8	0.2	0.0

Total 0.2 ac

RZN-2024-0035

Current Land Use

1831 & 1835 W. MITCHELL ST

NORTH

- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

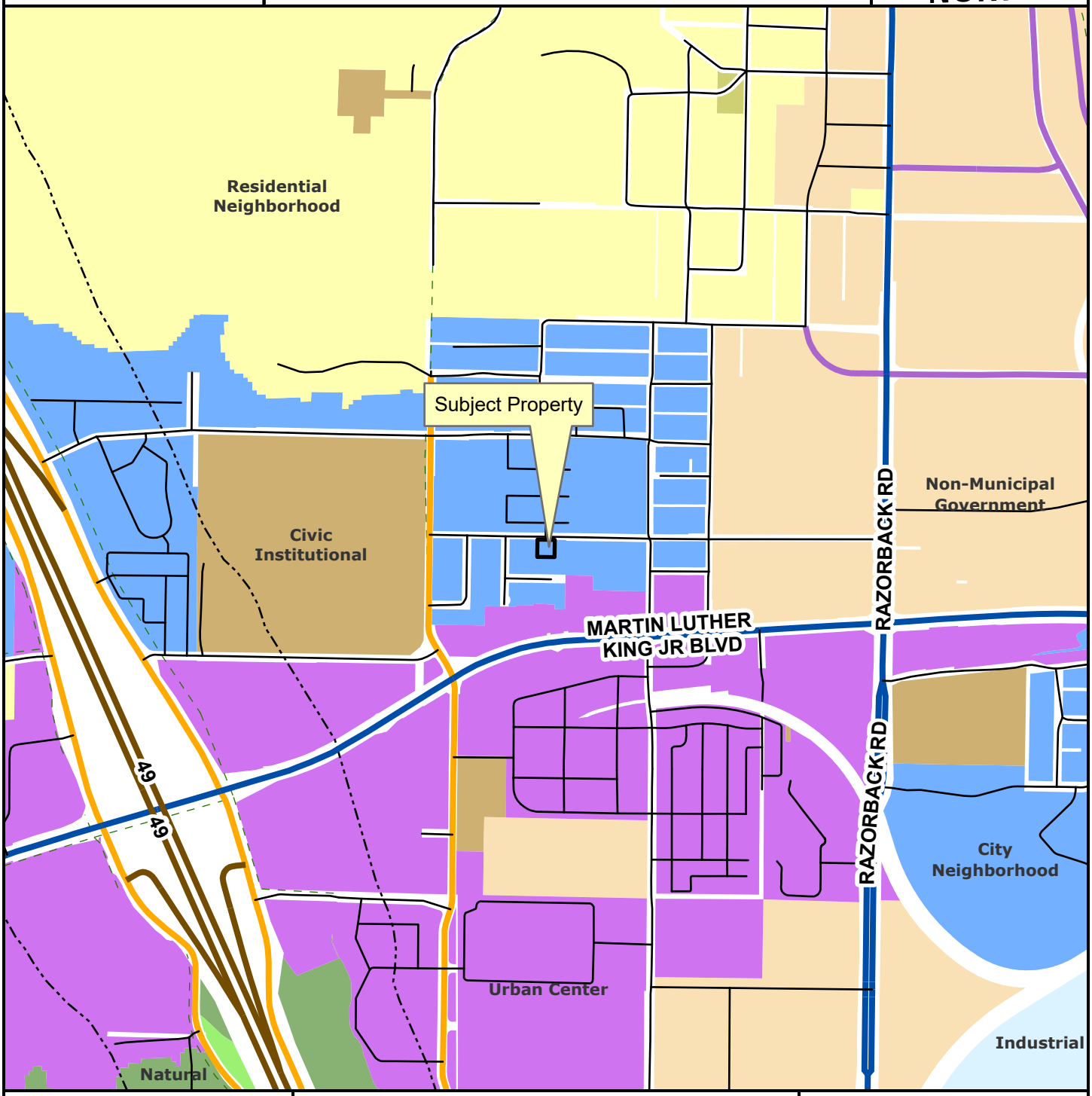
- 100-Year Floodplain
- Floodway

RZN-2024-0035

Future Land Use

1831 & 1835 W. MITCHELL ST

NORTH



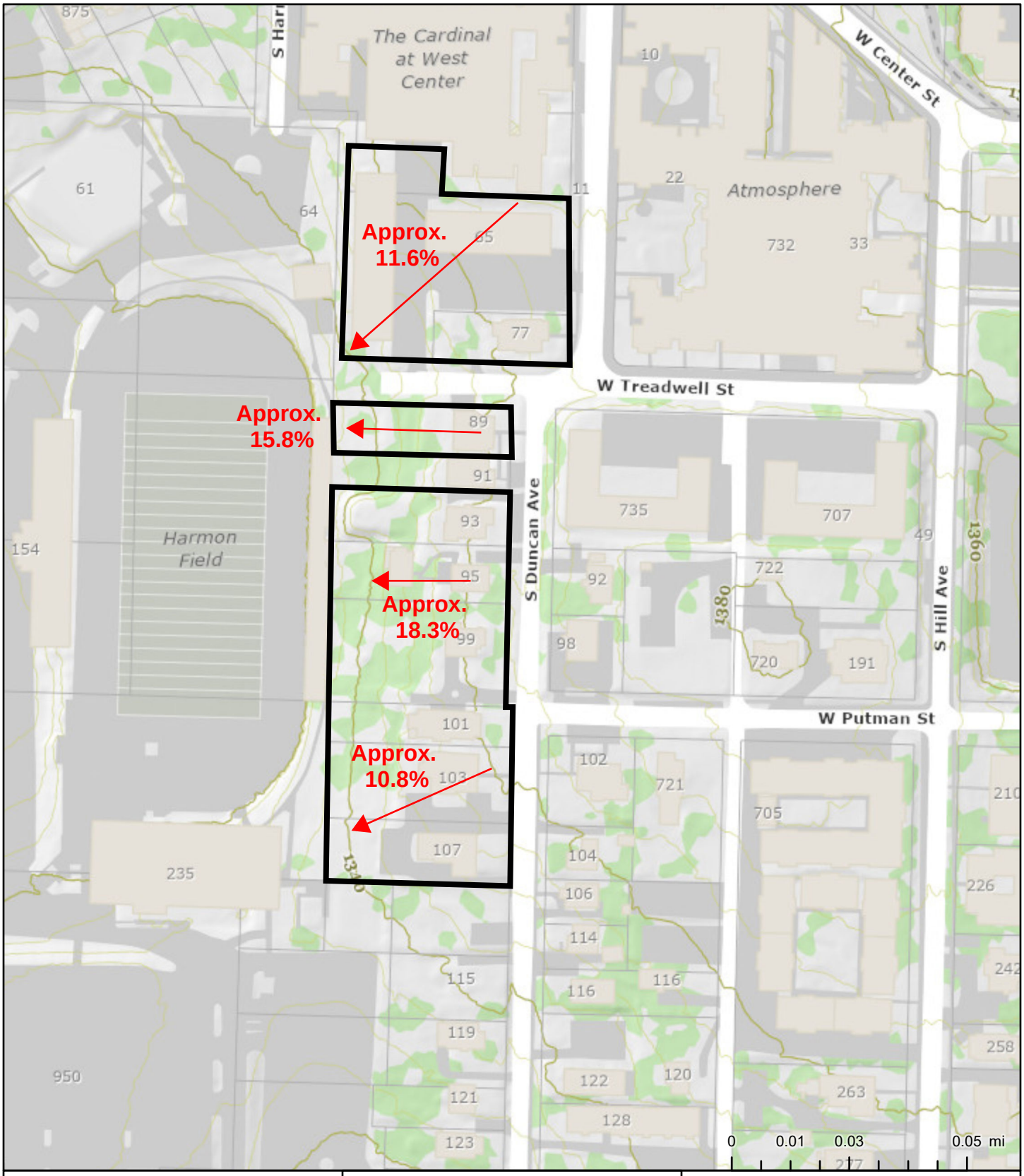
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Freeway/Expressway
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District

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



Overall Subject Property

Topography Exhibit

RZN-2024-0028

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

Created: 8/1/2024
Credits: City of Fayetteville, AR
Map Author:

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-339

MEETING OF AUGUST 6, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager

FROM: Kylee Cole, Planner

SUBJECT: **APPEAL: RZN-2024-0029: Rezoning (3179 N. OLD WIRE RD./PLEASANT HAVEN SUBDIVISION, 216): Submitted by CRAFTON TULL for property located at 3179 N. OLD WIRE RD. in WARD 3. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 13.65 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE.**

RECOMMENDATION:
Planning Commission denied a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'. City Planning staff recommend approval of the request.

BACKGROUND:
The subject property is in northeast Fayetteville approximately 0.47 miles northeast of the intersection of N. Old Wire Rd. and N. Crossover Rd. The property contains approximately 13.65 acres and is developed with a single-family dwelling constructed in 1967. The property is zoned R-A, Residential-Agricultural which it received in 2003 with the adoption of the new city zoning map.

Request: The request is to rezone the subject property from R-A, Residential-Agricultural to RSF-8, Residential Single-Family, Eight Units per Acre.

Public Comment: To date, staff have received 25 written comments and five phone calls in opposition to the request, citing additional traffic, water capacity issues, welfare of nearby farm animals, and overall loss of rural, natural character. At the June 24, 2024 Planning Commission meeting, a petition with 84 signatures in opposition was provided and 12 members of the public also spoke in opposition to the request.

Land Use Compatibility: On the balance of considerations, staff finds the proposed rezoning to be compatible with the surrounding area. The subject property is adjacent to RI-12-zoned two-and three-family senior-living facility north of E. Glory Dr to the northwest. To the north, east, and south are agricultural, undeveloped, and single-family properties. A rezoning to RSF-8 would allow for the by-right development of single-family dwellings with a density of up to eight units per acre. At the highest level, this 13.65 acre property could be developed with a maximum of 109 units. Once right-of-way, tree preservation, and drainage requirements are considered this number is likely significantly lower.

Additional housing options providing increased density are available through conditional use, such as two-family dwellings and cluster housing. Although the proposed rezoning on its face may appear somewhat incompatible, it would provide a logical transition in density from the higher density development to the northwest and lower density to the south and east. R-A and RSF-8 have significantly different bulk and area requirements. Lot width minimum in R-A is 200 feet, but in RSF-8 is only 50 feet for single-family development. Lot area in R-A is a minimum of two acres, but in RSF-8 is 5,000 square feet (.11 acres). Staff finds the requested rezoning to be compatible with surrounding land uses providing a logical density transition and potential for increased housing opportunities.

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. A rezoning to RSF-8 could allow for the creation of residential properties with reduced lot sizes and offer some flexibility in housing types. A Master Street Plan planned street connection bisects the property from east to west, connecting to E. Glory Drive at the west. Staff finds that the requested rezoning could allow for the creation of missing middle housing that meets City Goals 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 **3-5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 5, 2979 N. Crossover Rd.)
- Near Sewer Main (8-inch main, E. Glory Dr.)
- Near Water Main (8-inch, E. Glory Dr.; 4-inch, south side of N. Old Wire Rd.)
- Near City Park (Sweetbriar Park; Rocky Branch Park)

DISCUSSION:
At the June 24, 2024 Planning Commission meeting, a vote of 5-1-1 denied the request. The commissioners voting to deny the request cited public comment in opposition, a low infill score, and inadequate utility capacity as reasons for denial. Chairman Brink voted 'no' to denial, citing the site's connectivity, RSF-8 being a low-density zoning district, the opportunities for additional housing, and the redevelopment in the area as reasons to support the request. Commissioner Cabe recused.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: Appeal Letter (#3), Exhibit A (#4), Exhibit B (#5), Planning Staff Report (#6)

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

File #: 2024-339

APPEAL: RZN-2024-0029: Rezoning (3179 N. OLD WIRE RD./PLEASANT HAVEN SUBDIVISION, 216): Submitted by CRAFTON TULL for property located at 3179 N. OLD WIRE RD. in WARD 3. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 13.65 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-29 FOR APPROXIMATELY 13.65 ACRES LOCATED AT 3179 NORTH OLD WIRE ROAD IN WARD 3 FROM R-A, RESIDENTIAL-AGRICULTURAL TO RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT 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 the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from R-A, Residential-Agricultural to RSF-8, Residential Single-Family, Eight Units per Acre.

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.

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

July 3, 2024

City of Fayetteville
City Clerk-City of Fayetteville
113 W Mountain Street
Fayetteville, AR 72701

Re: Appeal of June 24, 2024 Planning Commission's denial of RZN 2024-0029
Attn: City Clerk-Kara Patton

Ms. Paxton,

On behalf of our client, Pleasant Haven, LLC, we are appealing to City Council the determination of the June 24th, 2024 Planning Commission to deny RZN 2024-0029, a 6-1-1 vote. The request was to rezone the property R-A to RSF-8.

Rezoning this property to RSF-8 aligns with Fayetteville's Future Land Use designation as Residential Neighborhood. RSF-8 zoning will promote more efficient use of urban space by allowing denser development, thus contributing to Fayetteville's infill goals and addressing the housing crisis. Additionally, RSF-8 zoning will serve as a good transitional zone between the commercial, institutional and residential intermediate zoning located west/northwest of the property and less dense residential location east.

Given that this property is designated as Residential Neighborhood on Fayetteville's Future Land Use Map, is adjacent to zones permitting commercial, institutional, and residential intermediate uses, and connects to two collector streets (Crossover Road and Old Wire Road) and a trail system (Glory Road), we do not believe it qualifies as urban sprawl.

Initial talks with the city, it is our understanding that there are readily available utilities with adequate capacity to our site. A recent sanitary sewer study was done accounting for our property being a neighborhood. A recent flow test was on fire hydrants along Glory Drive that showed adequate flows and pressures. We will continue that conversation with city staff utility connections at future permits.

We understand there are concerns about livestock and animals. City code requires us to catch and treat all added impervious surface. It is also the intent of the developer to keep the existing perimeter trees as a natural buffer.

We respect and understand the public's opposition to the rezone. We hope this letter addresses the public's concerns. We respectfully ask for the City Council to approve this request and thank you for your consideration in this matter.

Sincerely,

Caroline Gardner

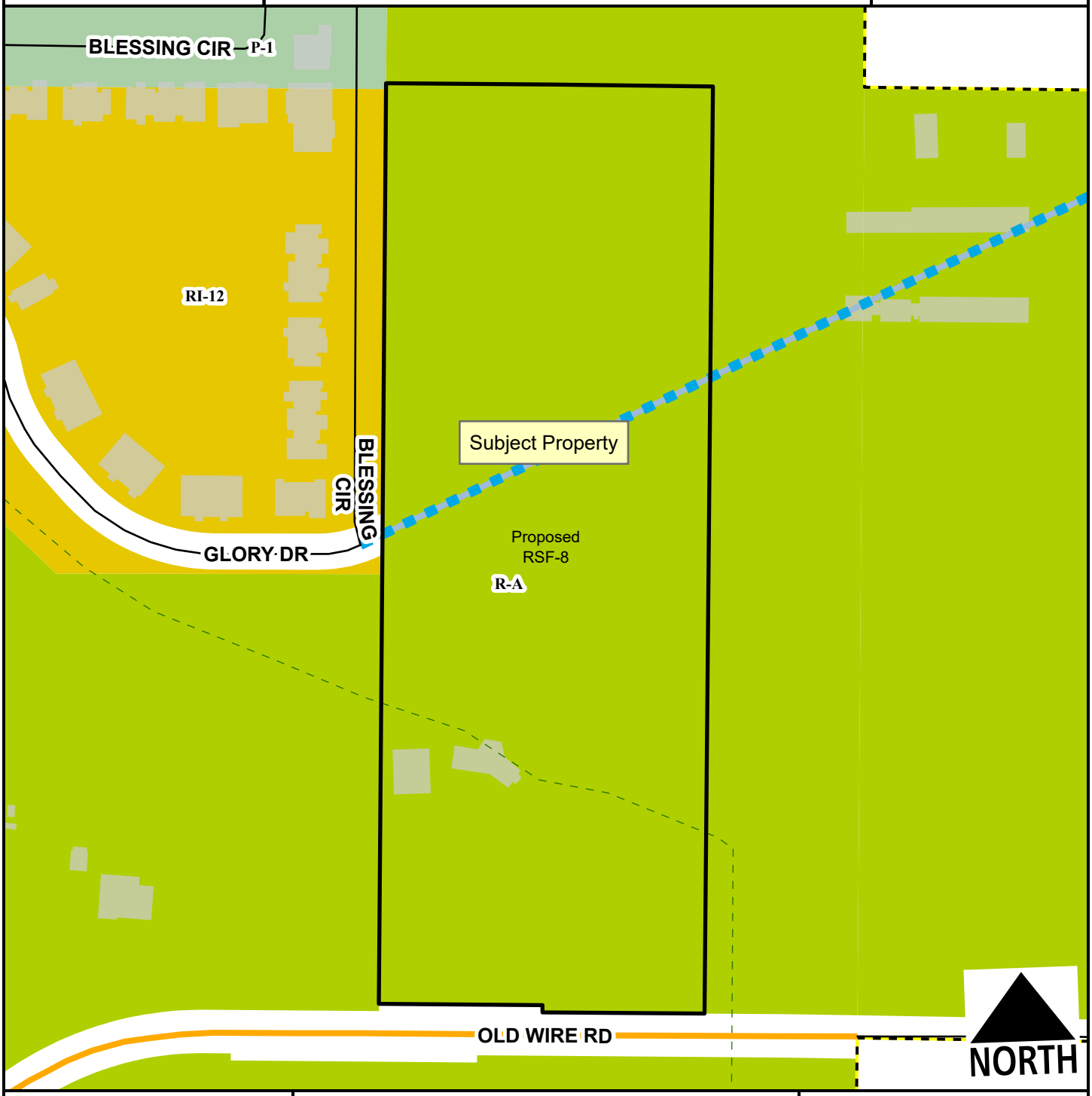
Caroline Gardner, P.E.
Project Engineer
Crafton Tull

RZN-2024-0029

Close Up View

3179 N. OLD WIRE RD

Exhibit 'A'
RZN-2024-0029



- Neighborhood Link
- Residential Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
R-A	13.65	0.0
RSF-8	0.0	13.65

Total 13.65 ac

SITE DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 29 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLWOS, TO-WIT:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF AN EXISTING POWER LINE EASEMETN, SAID POINT BEING 209.7 FEET WEST OF THE NORTHEAST CORNER OF SAID 40 ACRES TRACT AND RUNNING THENCE WEST 225.3 FEET, THENCE SOUTH 1320 FEET; THENCE EAST 225.3 FEET TO THE WEST RIGHT OF WAY OF SAID EXISTING POWER LINE EASEMENT; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Kylee Cole, Planner

MEETING DATE: Jun 24, 2024 updated w/ meeting results

SUBJECT: **RZN-2024-0029: Rezoning (3179 N. OLD WIRE RD./PLEASANT HAVEN SUBDIVISION, 216):** Submitted by CRAFTON TULL for property located at 3179 N. OLD WIRE RD. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 13.65 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE.

RECOMMENDATION:
Staff recommend forwarding **RZN-2024-0029** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2024-0029** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in northeast Fayetteville approximately 0.47 miles northeast of the intersection of N. Old Wire Rd. and N. Crossover Rd. The property contains approximately 13.65 acres and is developed with a single-family dwelling constructed in 1967. The property is zoned R-A, Residential-Agricultural which it received in 2003 with the adoption of the new city zoning map. Surrounding land uses and zoning are listed in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Agricultural/Undeveloped	R-A, Residential-Agricultural
South	Single-Family Residential	R-A, Residential-Agricultural
East	Agricultural/Undeveloped	R-A, Residential-Agricultural
West	Two- and Three-Family Residential/Undeveloped	RI-12, Residential Intermediate, 12 Units per Acre; R-A, Residential-Agricultural

Request: The request is to rezone the subject property from R-A, Residential-Agricultural to RSF-8, Residential Single-Family, Eight Units per Acre.

Public Comment: To date, staff have received eight written comments in opposition to the request, citing additional traffic, water capacity issues, welfare of nearby farm animals, and overall loss of rural, natural character. These comments are attached.

Additional public comment was received after publication of the staff report. In total 26 written comments in opposition were received, 5 calls in opposition, and a petition signed by neighbors. All are included in this revised report.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The property has frontage along N. Old Wire Rd., a partially improved Neighborhood Link Street with asphalt paving and open ditches. The property also has access to E. Glory Dr., a fully improved Residential Link Street with asphalt paving, curb and gutter, and sidewalk. 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 8-inch water main is present at the end of E. Glory Dr. and an existing 4-inch water main is present along the south side of N. Old Wire Rd.

Sewer: Sanitary sewer is available to the subject area. An existing 8-inch sewer main is present at the end of E. Glory Dr.

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 0.6 miles from the fire station with an anticipated drive time of approximately 2 minutes using existing streets. The anticipated response time would be approximately 4.2 minutes. Fire Department response time is calculated based on the drive time plus 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 R-A, Residential-Agricultural requires **25% minimum canopy preservation.** The proposed zoning district of RSF-8, Residential Single-Family, Eight Units per Acre, 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 **3-5** for this site with a weighted score of **3.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 5, 2979 N. Crossover Rd.)

- Near Sewer Main (8-inch main, E. Glory Dr.)
- Near Water Main (8-inch, E. Glory Dr.; 4-inch, south side of N. Old Wire Rd.)
- Near City Park (Sweetbriar Park; Rocky Branch Park)

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:*** **On the balance of considerations, staff finds the proposed rezoning to be compatible with the surrounding area. The subject property is adjacent to RI-12-zoned two-and three-family senior-living facility north of E. Glory Dr to the northwest. To the north, east, and south are agricultural, undeveloped, and single-family properties. A rezoning to RSF-8 would allow for the by-right development of single-family dwellings with a density of up to eight units per acre. At the highest level, this 13.65 acre property could be developed with a maximum of 109 units. Once right-of-way, tree preservation, and drainage requirements are considered this number is likely significantly lower. Additional housing options providing increased density are available through conditional use, such as two-family dwellings and cluster housing. Although the proposed rezoning on its face may appear somewhat incompatible, it would provide a logical transition in density from the higher density development to the northwest and lower density to the south and east. R-A and RSF-8 have significantly different bulk and area requirements. Lot width minimum in R-A is 200 feet, but in RSF-8 is only 50 feet for single-family development. Lot area in R-A is a minimum of two acres, but in RSF-8 is 5,000 square feet (.11 acres). Staff finds the requested rezoning to be compatible with surrounding land uses providing a logical density transition and potential for increased housing opportunities.**

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. A rezoning to RSF-8 could allow for the creation of residential properties with reduced lot sizes and offer some flexibility in housing types. A Master Street Plan planned street connection bisects the property from east to west, connecting to E. Glory Drive at the west. Staff finds that the requested rezoning could allow for the creation of missing middle housing that meets City Goals 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 R-A to RSF-8 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 R-A to RSF-8 does have the potential to increase traffic danger and congestion due to increased density. Potential development could connect to both N. Old Wire Rd. and E. Glory Dr., which would disperse traffic. 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 alter the population density since it would allow for increased residential development. However, the property currently has access to public streets, water, and sewer, 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-2024-0029 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 24, 2024	❒ **Tabled**	❒ **Forwarded**	☒ **Denied**
Motion: Garlock	Motion to deny RZN-2024-0029.		
Second: Werner			
Vote: 6-1-1 (Cabe recused; Brink voting no)			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.03 District R-A, Residential-Agricultural
  - §161.09 District RSF-8, Residential Single-Family, Eight (8) Units Per Acre
- Request Letter

- Public Comment
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

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.

161.09 District RSF-8, Residential Single-Family - Eight (8) Units Per Acre

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(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.*

	By Right
Single-family dwelling units per acre	8 or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	50 feet
Two (2) family	50 feet
Townhouse, no more than two (2) attached	25 feet

(2) *Lot Area Minimum.*

Single-family	5,000 square feet
Two-family	5,000 square feet

(3) *Land Area Per Dwelling Unit*.

Single-family	5,000 square feet
Two-family	5,000 square feet
Townhouse, no more than two (2) attached	2,500 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	5 feet

(F) *Height Regulations.*

Building Height Maximum	3 stories

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

May 15, 2024

City of Fayetteville
Planning Department
113 W Mountain Street
Fayetteville, AR 72701

Re: Rezoning Request for Parcel 765-13255-000 and 765-13254-000
Attn: Planning Staff

Planning Staff,

On behalf of our client, Thomas and Nina Luther, we are submitting the attached application to rezone the above referenced parcel from R-A to RSF-8. Rezoning this parcel to RSF-8 aligns with Fayetteville's Future Land Use designation as Residential Neighborhood. RSF-8 zoning will promote more efficient use of urban space by allowing denser development, thus contributing to Fayetteville's infill goals and addressing the housing crisis. Additionally, RSF-8 zoning will serve as a good transitional zone between the commercial, institutional and residential intermediate zoning located west/northwest of the property and less dense residential location east.

All infrastructure is readily available to the site.

Thank you for your consideration in this matter.

Sincerely,

Caroline Gardner

Caroline Gardner, P.E.
Project Engineer
Crafton Tull

To Whom it May Concern:

I would like to officially state my opposition to the rezoning of the property located at 3179 N Old Wire Rd, Fayetteville, AR 72703. Currently zoned RA; I object to rezoning it to RSF8 – or any other future proposed rezoning. Reasons for my objection fall under the consideration for infrastructure, safety, animal (domestic) welfare and an overall interruption of existing zoning usages.

Development of this magnitude would not be supported by the current roadways in and out of the area. We understand development and progress will take place, but it needs to be done so in a responsible and timely manner. Growth in Fayetteville has far outpaced its ability to allow for safe and reasonable commute throughout it. This is evidenced by an influx in traffic accidents due to roadways that haven't adapted to the increase of traffic caused by the increase in dwellings. Changing the zoning to allow for 8 dwellings per acre will only increase the infrastructural load that isn't currently being met. Old Wire Rd and contributary/distributary roads are not yet ready to handle the increase. Consider also, a new Jr High is going in which will add a significant amount of extra morning and afternoon traffic in this specific neighborhood.

Another consideration is safety and the existing zoning usages. Properties all around are zoned RA. On either side of this property is agriculture production. There is a breeding horse operation to the north, and cattle farms on the east and west. Additionally, there are hay operations, sod farms and small homesteads within the vicinity. A neighborhood in this area presents a potential danger; especially for people moving into a subdivision-type setting that have no knowledge of animal husbandry – what would they do when cows and horses get out? While it's the responsibility of the owners to keep and maintain proper fencing, risk of animal escape is still present. This leads directly into animal welfare.

The presence of neighborhood people adds stress to the animals. We understand people like to approach the fence "to see and pet the animals." While this seems harmless it triggers animals' flight responses. Dogs present a problem as well when they get out to chase the livestock. Again, the owner has a responsibility to keep their pets enclosed, but escape remains a risk and dog like to chase animals or bark at them as they try to graze on adjacent fields creating unwanted stress. Horses and cattle being raise for a specific purpose have very specific dietary requirements and while it may seem harmless to feed the animals treats it may be averse or even harmful/toxic to their diet potentially harming the animals. Further people may be harming themselves from being kicked, bucked, or bitten by animals that are unpredictable. This is why subdivisions exist where they do, and agriculture areas are separate – as it should remain.

Thank you for concern and consideration,

Ryan Siebenmorgen

To Whom it May Concern,

I hope this letter finds you well. I am writing to share my concerns regarding the proposed rezoning of the property at 3179 N Old Wire Rd, Fayetteville, AR 72703. This property is currently zoned as Residential Agricultural (RA), and I strongly believe it should remain zoned the way it is currently.

Our current road simply cannot support a development of this scale. While I recognize the importance of growth and progress, it must be done responsibly and thoughtfully. Our beautiful city of Fayetteville has been growing rapidly, and unfortunately, our infrastructure has its opportunities. Rezoning to allow for eight homes per acre will only put more strain on our already overburdened roads, particularly on Old Wire Rd and its connecting streets. The amount of investment in the development from the city could be significant. Old Wire Road would have to be expanded and widen for entry, a light would have to be put in place at the current stop sign on Old Wire as it intersects Skillern road, and it would be impossible to exit onto HWY 265 without a significant wait.

Thank you for taking the time to consider my concerns. I believe that keeping this property zoned as RA is in the best interest of our community.

Thank you for your consideration.

Dwight & Debbie Power

3212 N. Old Wire Rd.

Fayetteville, AR 72703

Cole, Kylee

From: Planning Shared
Sent: Thursday, June 13, 2024 2:51 PM
To: Cole, Kylee
Subject: FW: RZN-2024-0029 (3179 N. Old Wire Rd.)

Please advise.

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Andrew Garner <andrewgarner1@yahoo.com>
Sent: Thursday, June 13, 2024 2:39 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: RZN-2024-0029 (3179 N. Old Wire Rd.)

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.

Dear City of Fayetteville Staff, Elected and Appointed Officials,

Thank you for the opportunity to comment on the subject rezoning. I am a nearby property owner and have a few thoughts I would like to share. Given the high growth rates in Northwest Arkansas, it is inevitable that rural and low-density areas near the cities will be filled in with more dense growth, the subject property included. The primary concern with this rezoning is timing. The public infrastructure in this area and along this section of Old Wire Road is not yet suitable for 8 dwelling units per acre. The area is rural residential and agricultural with the incremental filling in of parcels with low density residences and small businesses. A jump to the subject rezoning would put too much strain on the City water and street system at this time.

The streets are generally two-lane rural roads with open ditch and no sidewalks. The nearby intersection of Old Wire and Skillern Roads is dangerous with a blind curve that needs to be re-aligned and is congested at peak hours. The Skillern Road bridge over Flynn Creek does not have guardrails, and pedestrian and bicycle connections have large gaps. These issues are typical and acceptable in low-density areas where risk to public is low. The public safety and welfare become challenged when more intense development patterns are introduced before infrastructure and community character is ready.

The water system in east Fayetteville and the Goshen vicinity does not appear equipped for increased growth. A major loop to the system is needed and the area has received water shortage notices during summer months.

Over the past 5 years City water has been completely shut off to this area numerous times because of leaks or other issues. The water line in Old Wire Road adjacent to this location is one of the repeat maintenance issues. Water to my residence has been shut off two times in last month because of some sort of maintenance issue in this area. The bigger issue is pressure and redundancy of the water system that is lacking in this area.

The regional growth and development pressure supports higher density. However, if this property is rezoned to RSF-8, the public infrastructure issues described above may put the City in a position of having to deny or impose an unreasonable amount of public improvements for development. Thank you for your service to the community and for taking time to consider these issues.

Sincerely,

Andrew Garner
3110 N. Lancaster Lane
Fayetteville, AR 72703

To Fayetteville City Planning Commission:

I recently received correspondence regarding rezoning of the property located at 3179 N Old Wire Road. I am writing to officially state my opposition to the rezoning of that property from R-A to RSF-8. Succinctly, the proposed rezoning of this property will cause it to "stick out like a sore thumb" (it is not in keeping with the general "feel" of the neighborhood), will cause overload to the roadways lending to unsafe conditions, and will create danger to people and livestock.

While most of the area is zoned R-A, which allows 1 single family home per every 2 acres, the actual usage of the land is much less than that on average (i.e. much less dense than 0.5 house per acre). This is in keeping with the rural nature of these properties. This proposed rezoning completely changes that. Suddenly, there would be a much greater concentration of homes/people in a small area. With this brings many dynamics that are in direct opposition to the condition that most of the surrounding property owners cherish.

Besides being completely out of place, the proposed subdivision would immensely increase congestion to roads that are already congested at certain times of day. This would invariably cause unsafe conditions.

I raise cattle on properties that I own immediately adjacent to the subject property and within a quarter mile of it. The property owner to the north has breeding horses. Other properties in the vicinity have livestock as well. Introduction of this type of "non-rural" densely populated subdivision introduces risks to both the people and the livestock.

Thank you for allowing me to express my opposition to this rezoning request. I hope that you will give consideration to the irreversible harm this would cause.

Patty K. Siebenmorgen

Patty Siebenmorgen

To whom it may concern,

In this letter I would like to formally state my opposition to the rezoning of 3179 N. Old Wire rd. for the following reasons:

I believe that Fayetteville is yet another example of how the natural state is transitioning into an unnatural state. The clearing of land at areas such as Old Missouri Rd., Rolling Hills Dr. and Old Wire Rd. west of Crossover are all examples of a newly found disregard for those natural environs and the beauty which they contain. A once thriving and healthy ecosystem of mature trees and diverse wildlife has been replaced by a multitude of cheap houses that only serve a developer's goal of a quick buck.

I must ask: What is happening to this town? The infrastructure and area in general are not prepared for the massive influx of people and vehicles that will further degrade our local natural resources. It seems like these changes that should occur over decades are happening over a span of a few years, and because of this every opportunist around the country is piling on top of each other to get their cut of the hog. This excessive growth is exemplified by the quarter mile traffic back ups on small side roads like Joyce St. or Old Wire Rd. while school is in session. Rezoning at 3179 N. Old Wire Rd. will further exacerbate this issue immensely as this sector of the city has not had the supporting infrastructure or proper DoT research to unclog the bottlenecks that happen multiple times a day, *every* day.

I am fully aware that growth is inevitable, but it should be done responsibly and should not come at the cost of the mores that have defined our city for over 100 years. Simply put, Fayetteville, in my mind, has always strived for coexistence and respect for the natural world. As a farmer, I hold these values very dear, and it certainly would be a great disrespect not only to me, but all of the other agriculturists in this area to have this projected subdivision as a neighbor. I do not shun development in general, as it is a necessary reaction to a growing population. However, after reviewing the plans for this project it seems that the ideals of sustainable and responsible growth are an after thought for Pleasant Haven, LLC. Can you, as a collective, honestly look at these plans and argue that they are an appropriate addition to this area? If you could imagine it, would you appreciate this being built up against your home of 40 years?

As taxpayers, we in this area have provided funding for parks, bike paths and trails- all elements of a societal respect for nature and the citizens appreciate thereof. These efforts, I believe, are being actively negated by the stacks and rows of cheap and inefficient housing emerging all around the city. The only ones that "win" outright in these deals are the faceless out of state corporate developers. They have no remorse for the negative changes they imbue our city with, because they have no connection to the area, flagrant disregard for the natural world, and are guided by greed and impatience.

Therefore I, as a decades-long member of this city, do not feel as though this rezoning is justified. I appreciate the time you have spent reading my humble opinions, and I trust that your decisions are reflective of the will of the citizens which you represent.

Thank you,

Cynthia J. Amram Knox

Cole, Kylee

From: Andrew Taylor <aotreaux@gmail.com>
Sent: Friday, June 14, 2024 8:11 AM
To: Cole, Kylee
Subject: Opposition to RZN-2024-0029

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 Kylee,

I would like to officially express my opposition to the rezoning of the property located at 3179 N Old Wire Rd, Fayetteville, AR 72703. The current roadway infrastructure does not, in my mind, support such a rezoning with the proposed conceptual neighborhood in play and associated population increase. I respectfully request that my opposition be included in your staff report to the Commissioners or presented at the hearing on 6/24 to ensure my voice is heard. Thank you.

Andrew Taylor
3886 E. Natchez Trce
Fayetteville, AR 72703

Cole, Kylee

From: Larryoyd <larryfloyd417@gmail.com>
Sent: Sunday, June 16, 2024 1:26 PM
To: Cole, Kylee
Subject: Reasoning request 3179 N Old Wire Rd

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 live at 3162 N Rom Orchard Rd- Fayetteville. All the farms here are 5-20 acres. The traffic around the corner going to Skillern rd is horrendous Now! The curve stays completely tree covered and the dump trucks FLY around it Now. More traffic coming on that road would be horrible. We can't get the city to cut the trees and it is almost impassable now. Several years of construction would stop traffic on Old Wire Rd. All properties are single family and most have quiet farms for their animals and guests. The mornings at skillern and old wire rd are very congested already during the school years. Please deny this request-,this is rural property not dense. Property values would also be affected .
Sent from my iPhone

Christopher and Jessica Elmore
3184 N Old Wire Road
Fayetteville, AR 72703
jessicaelmoredesign@gmail.com
405.628.9464

June 17, 2024

City of Fayetteville Planning Division
113 West Mountain Street
Fayetteville, AR 72701

Dear Fayetteville City Council/Planning Division Members,

I am writing to express my strong opposition to the proposed residential rezoning of the property located at 3179 N Old Wire Road Fayetteville, AR 72703. As a concerned resident living directly across the street from this property, I believe that this rezoning initiative (from R-A to RSF-8) would have significant negative impacts on our community.

The proposed rezoning from R-A (Residential Agricultural) to RSF-8 (Residential allowing for 8 homes per acre) raises several concerns that I would like to highlight:

1. **Impact on Traffic and Safety**: Increasing the residential density in this area will undoubtedly lead to higher traffic volumes on our already congested streets. Old Wire Road is already a dangerous street, with zero room for error around several twists, turns and blind corners. Adding an additional 48 homes with approximately 2 cars per home would increase the traffic dramatically, posing a heightened risk to the safety of pedestrians, cyclists, and drivers. We have a son that is nearing driving years and this is of utmost concern for us!!!
2. **Strain on Infrastructure**: Our community's infrastructure, including roads, sewage systems, and public services, is not equipped to handle the increased demand that will come with higher population density. This could lead to degradation in the quality of essential services.
3. **Environmental Concerns**: Rezoning for higher density residential use often leads to greater environmental degradation, including loss of green space, increased pollution, and strain on local water resources. Preserving our environment is crucial for maintaining the quality of life in our community.

4. **Community Character**: The proposed rezoning threatens to alter the character and cohesion of our sweet neighborhood. We purchased our home 4 years ago this month – and we chose this home given the character of the areas around us. East Fayetteville is known for its sprawling yards, country roads, larger lots and the valuation of the properties. It is a sought after area, and adding in a single street neighborhood with 48 homes on ZERO lot lines will certainly undermine these qualities and negatively impact the residents who cherish them.
5. **Property Values**: The introduction of high-density housing can adversely affect property values in the surrounding area. Many residents, including myself, have invested in this community with the expectation of stability and gradual, thoughtful development. We have recently invested a significant amount of money to put in a pool and pool house on our property, and we are wildly concerned that this proposed neighborhood will devalue our property and therefore not hold for the money we've invested.

I urge you to consider these points and the long-term implications of rezoning this area. Maintaining the current zoning designation is essential to preserving the safety, integrity, and quality of life that our community currently enjoys.

Thank you for considering my concerns. I am hopeful that the City Council/Planning Department will prioritize the well-being of its residents and reject the proposed rezoning of 3179 N Old Wire Road Fayetteville, AR 72703. I am open to discussing this matter further and would appreciate any updates on the status of this proposal.

Sincerely,

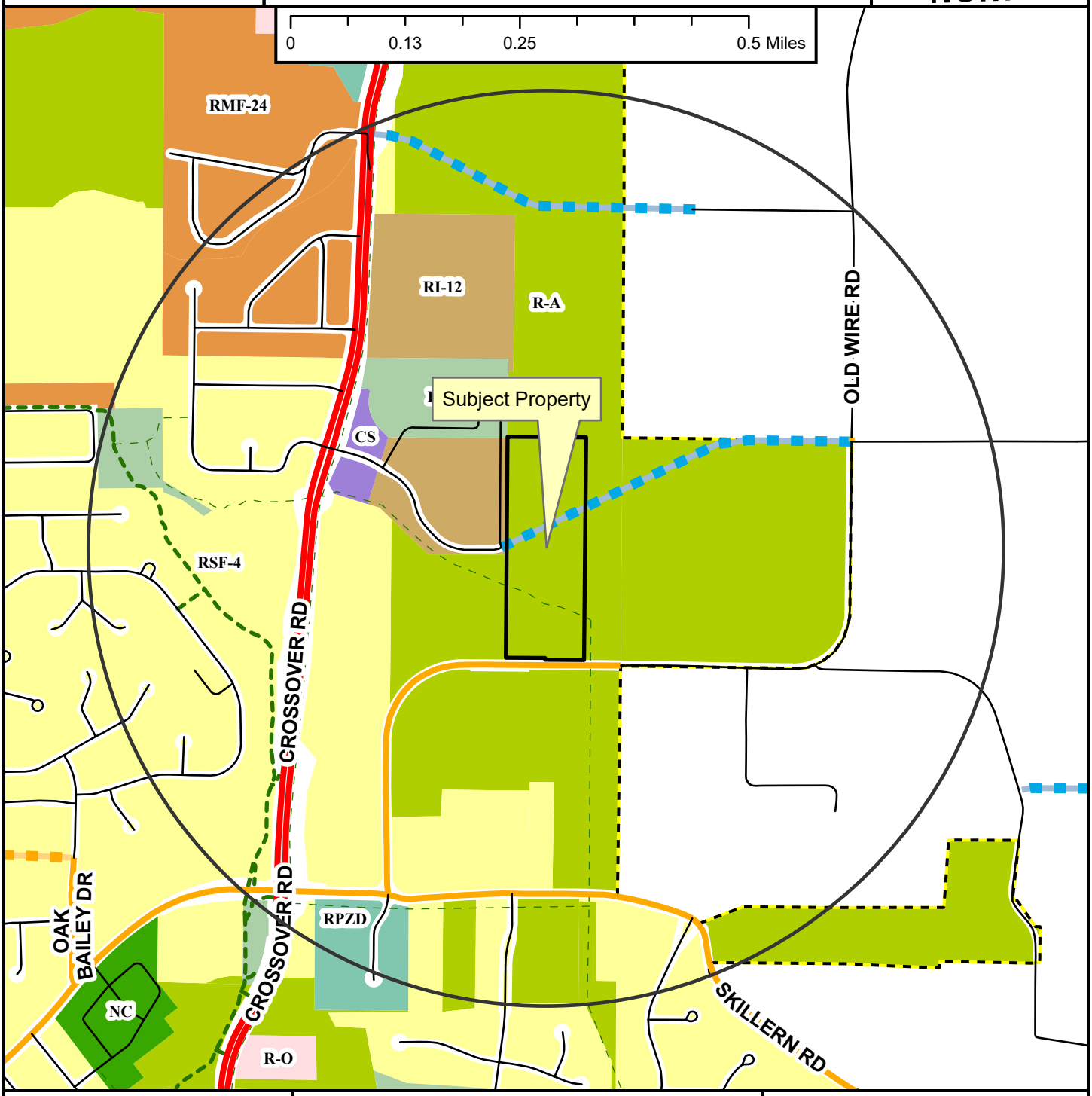
Chris and Jessica Elmore, along with our children (Maddox, 14; Grady, 10 and Murray 6)

RZN-2024-0029

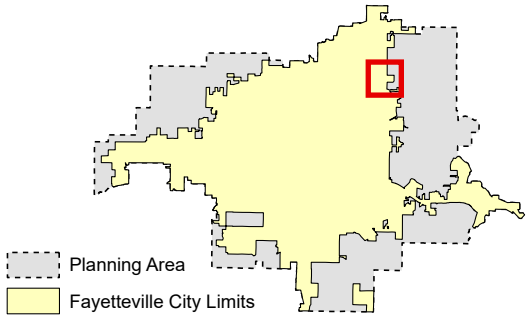
One Mile View

3179 N. OLD WIRE RD

NORTH



- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

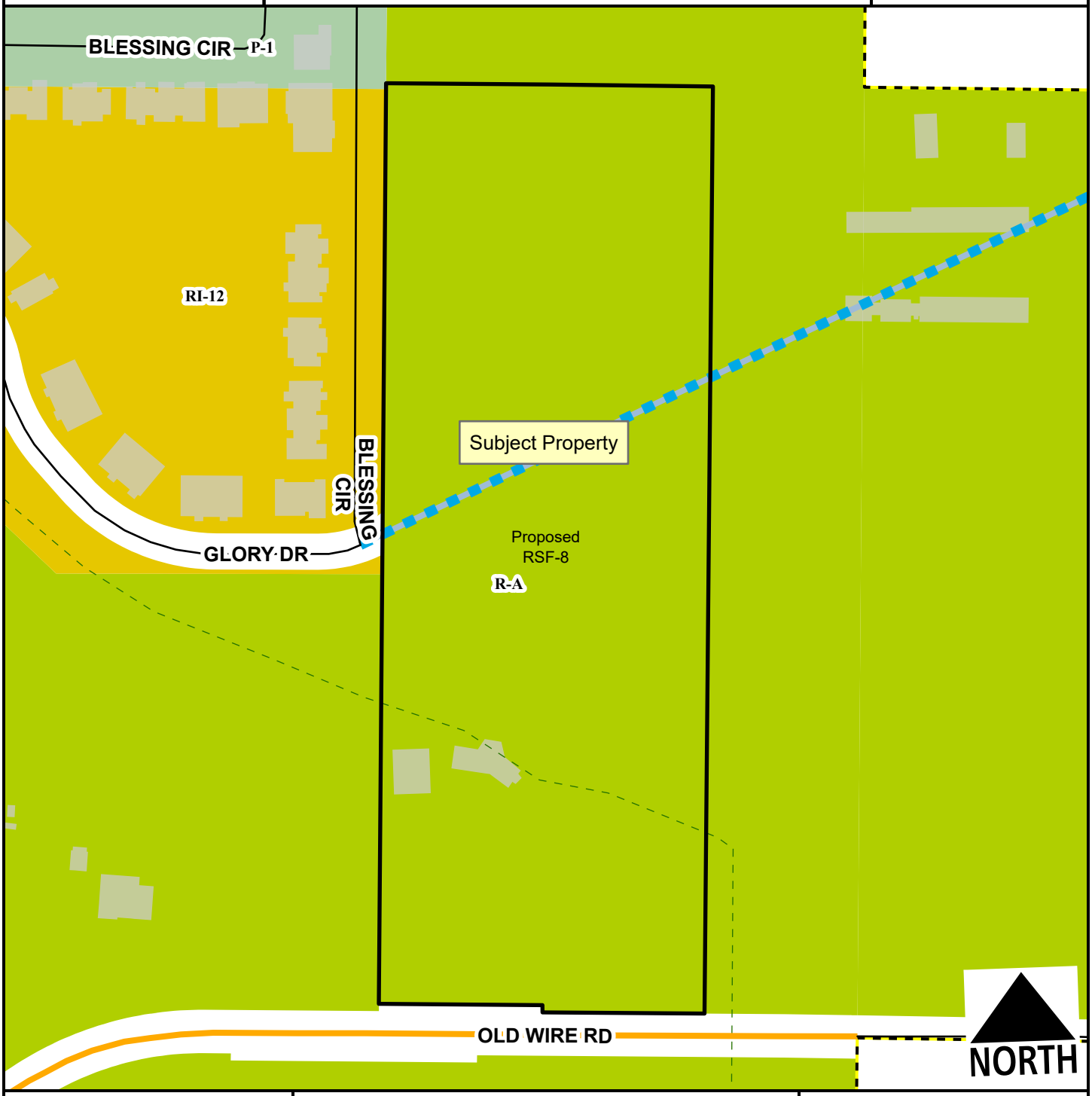
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

RZN-2024-0029

Close Up View

3179 N. OLD WIRE RD



Neighborhood Link
Residential Link
Planned Residential Link
Trail (Proposed)
Planning Area
Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
R-A	13.65	0.0
RI-12	0.0	0.0
RSF-8	0.0	13.65

Total 13.65 ac

RZN-2024-0029

Current Land Use

3179 N. OLD WIRE RD

NORTH

- Regional Link
- Neighborhood Link
- Residential Link
- Planned 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-2024-0029

Future Land Use

3179 N. OLD WIRE RD

NORTH

- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planned 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

To Whom it May Concern:

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Development of this magnitude would not be supported by the current roadways in and out of the area. We understand development and progress will take place, but it needs to be done so in a responsible and timely manner. Growth in Fayetteville has far outpaced its ability to allow for safe and reasonable commute throughout it. This is evidenced by an influx in traffic accidents due to roadways that haven't adapted to the increase of traffic caused by the increase in dwellings. Changing the zoning to allow for 8 dwellings per acre will only increase the infrastructural load that isn't currently being met. Old Wire Rd and contributary/distributary roads are not yet ready to handle the increase.

Another consideration is safety and the existing zoning usages. Properties all around are zoned RA. On either side of this property is agriculture production. There is a breeding horse operation to the north, and cattle farms on the east and west. Additionally, there are hay operations, sod farms and small homesteads within the vicinity. A neighborhood in this area presents a potential danger; especially for people moving into a subdivision-type setting that have no knowledge of animal husbandry – what would they do when cows and horses get out? While it's the responsibility of the owners to keep and maintain proper fencing, risk of animal escape is still present. This leads directly into animal welfare.

The presence of neighborhood people adds stress to the animals. We understand people like to approach the fence "to see and pet the animals." While this seems harmless it triggers animals' flight responses. Dogs present a problem as well when they get out to chase the livestock. Again, the owner has a responsibility to keep their pets enclosed, but escape remains a risk and dogs like to chase animals or bark at them as they try to graze on adjacent fields creating unwanted stress. Horses and cattle being raise for a specific purpose have very specific dietary requirements and while it may seem harmless to feed the animals treats it may be averse or even harmful/toxic to their diet potentially harming the animals. Further, people may be harming themselves from being kicked, bucked, or bitten by animals that are unpredictable. This is why subdivisions exist where they do, and agriculture areas are separate – as it should remain.

Thank you for concern and consideration,

Donna Meinecke 479 409 3701
James Meinecke 479-409-3702

2932 Brookbury Crossing
Fayetteville, AR 72703

To Whom it May Concern:

I would like to officially state my opposition to the rezoning of the property located at 3179 N Old Wire Rd, Fayetteville, AR 72703. Currently zoned RA; I object to this rezoning or any other future proposed rezoning. Reasons for my objection fall under the consideration for infrastructure, safety, animal (domestic) welfare and an overall interruption of existing zoning usages.

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Thank you for concern and consideration,

Terry Payton 479-601-4198
Sharon Payton 479-841-0355
Home address: 3845 East Bridgewater Lane
Fayetteville, Ar 72703

Regarding the rezoning request at 3179 N. Old Wire Road (RZN – 2024-0029)

June 21, 2024

Dear Fayetteville Planning Commission,

The zoning laws do not exist solely for the benefit of city planners, utilities, developers, and their lawyers to craft change. The zoning laws are supposed to provide continuity that allows common citizens to plan their lifestyles. Yet, the Fayetteville Planning Commission seems to find no piece of agricultural land that they are unwilling to rezone at the behest of residential developers.

We chose to live on the outskirts of town because we had had enough of urban life. We wanted distance from our neighbors, quiet evenings, and lighter traffic. We gave up things like sidewalks, the city sewer, and access to natural gas to live in a more rural setting. Since we moved to our home, your commission has changed the Fayetteville city plan so many times that the life we sought is becoming a forgotten hope. Multiple homes have been built around us, the light pollution has invaded our night, and the seemingly unregulated traffic can be heard screaming, whirring, and zipping down the narrow roads of East Fayetteville late into the night.

In considering the many zoning changes you have made around our address in the past few years, you have paid little heed to the concerns of the neighbors, and you have just done what the developers have asked of you. Honestly, I have little doubt that you won't do their bidding now. However, hoping it will not be in vain, I write to protest the rezoning request submitted for the property at 3179 N. Old Wire Road.

No doubt, Thomas and Nina Luther, and their developer, will become wealthy should this rezoning take place. For that, I suppose, the planning commission can be proud. But the wealth, that will surely lead to the Luthers moving from Fayetteville, will be derived at the expense of those neighbors who remain. So many homes in such a small spot will lead to an eternal glow in the west, insane traffic, more garbage thrown in the ditch, and a general diminishment of the pastoral nature of the existing landscape. I feel for the wildlife and my human neighbors who all, to a man, oppose this zoning change.

On the issue of traffic, I invite the members of the planning commission to come to the intersection of Skillern and Old Wire Road on any given school day to see how bad the traffic is before 109 houses are built 300 yards away. I would submit that the Planning Commission might be better served trying to solve the existing problems in this area before approving a massive development that will only make things worse. Has the Commission even contemplated the traffic issues that are going to arrive - Surprise! - with the building of a middle school at Joyce and Old Wire? Ask yourselves how you would navigate dropping your fist kid off at Vandergriff/McNair and then your second at the new middle school. The result of these planning decisions is going to be a traffic disaster. Yours in the making.

Certainly, there will be more forceful voices than mine to be heard on this matter. But I do hope that you will consider my opposition to this zoning change when you make your decision.

Sincerely,

Jack MacGregor Campbell
3950 E Bridgewater Lane, Fayetteville, AR 72703

To Whom it May Concern:

I would like to officially state my opposition to the rezoning of the property located at 3179 N Old Wire Rd, Fayetteville, AR 72703. Currently zoned RA; I object to this rezoning or any other future proposed rezoning. Reasons for my objection fall under the consideration for infrastructure, safety, animal (domestic) welfare and an overall interruption of existing zoning usages.

Development of this magnitude would not be supported by the current roadways in and out of the area. We understand development and progress will take place, but it needs to be done so in a responsible and timely manner. Growth in Fayetteville has far outpaced its ability to allow for safe and reasonable commute throughout it. This is evidenced by an influx in traffic accidents due to roadways that haven't adapted to the increase of traffic caused by the increase in dwellings. Changing the zoning to allow for 8 dwellings per acre will only increase the infrastructural load that isn't currently being met. Old Wire Rd and contributary/distributary roads are not yet ready to handle the increase.

Another consideration is safety and the existing zoning usages. Properties all around are zoned RA. On either side of this property is agriculture production. There is a breeding horse operation to the north, and cattle farms on the east and west. Additionally, there are hay operations, sod farms and small homesteads within the vicinity. A neighborhood in this area presents a potential danger; especially for people moving into a subdivision-type setting that have no knowledge of animal husbandry – what would they do when cows and horses get out? While it's the responsibility of the owners to keep and maintain proper fencing, risk of animal escape is still present. This leads directly into animal welfare.

The presence of neighborhood people adds stress to the animals. We understand people like to approach the fence "to see and pet the animals." While this seems harmless it triggers animals' flight responses. Dogs present a problem as well when they get out to chase the livestock. Again, the owner has a responsibility to keep their pets enclosed, but escape remains a risk and dogs like to chase animals or bark at them as they try to graze on adjacent fields creating unwanted stress. Horses and cattle being raise for a specific purpose have very specific dietary requirements and while it may seem harmless to feed the animals treats it may be averse or even harmful/toxic to their diet potentially harming the animals. Further, people may be harming themselves from being kicked, bucked, or bitten by animals that are unpredictable. This is why subdivisions exist where they do, and agriculture areas are separate – as it should remain.

Thank you for concern and consideration,

Kylee, We built our home here on Lancaster In 34 years ago. I strongly oppose the housing addition. It would have a negative effect on our roads, taxes, traffic and almost everything. Please make sure my voice is heard.

STRONGLY OPPOSE!!!!!!

Thank you!

Peggy Graham
3141 N. Lancaster Ln.
Fay, AR 72703

Recieved via email
Saturday 6.22.24
11:23 AM

To whom it may concern:

I would like to officially state my opposition to the rezoning of the property located at 3179 N Old Wire Rd, Fayetteville, AR 72703. Currently zoned RA; I object to this rezoning or any other future proposed rezoning. Reasons for my objection fall under the consideration for infrastructure, safety, animal (domestic) welfare and an overall interruption of existing zoning usages.

Development of this magnitude would not be supported by the current roadways in and out of the area. We understand development and progress will take place, but it needs to be done in a conscious, responsible, and timely manner. Growth in Fayetteville has far outpaced its ability to allow for safe and reasonable commute through it. This is evidenced by an influx in traffic accidents due to roadways that haven't adapted to the increase of traffic caused by the increase in dwellings. Changing the zoning to allow for eight dwellings per acre will only increase the infrastructural load that is not currently being met. Old Wire Road and contributary/distributary roads are not yet ready to handle the increase.

Another consideration is safety and the existing zoning usages. Properties all around are zoned RA. On either side of this property is agriculture production. There is a breeding horse operation to the north, and cattle farms on the east and west. Additionally, there are hay operations, sod farms, and small homesteads within the vicinity. A neighborhood in this area presents potential danger for both animals and people. What would people moving into a subdivision- type setting that have no knowledge of animal husbandry, do when cows and horses get out? While it is the responsibility of the owners to keep and maintain proper fencing, risk of animal escape is still present. This leads directly to animal welfare.

The presence of more cars and neighborhood people adds stress to the animals. We understand people like to approach the fence "to see and pet the animals." While this seems harmless it triggers animals flight responses. Dogs present a problem as well when they get out and chase the livestock. Again, the owner has a responsibility to keep their pets enclosed, but escape remains a risk and dogs like to chase animals or bark at them as they are grazing on adjacent fields creating unwanted stress. Horses and cattle being raised for a specific purpose have specific dietary requirements and while it may seem harmless to feed the animals 'treats' it may be adverse or even harmful/toxic to their diet potentially harming the animals. Further, people may harm themselves by being kicked, bucked, or bitten by animals that are unpredictable. This is why subdivisions exist where they do, and agriculture areas are separate – as it should remain.

It is a positive thing that we have agricultural areas mixed into our city. It allows for more green space and balance to an area. Please do not allow this re-zoning. Keep Fayetteville unique and a wonderful place to live.

Thank you,

Tom & Terri Dorais

tdorais1957@icloud.com

Cole, Kylee

From: Ernie Rothrock <eermjr2@gmail.com>
Sent: Saturday, June 22, 2024 10:30 PM
To: Cole, Kylee
Subject: Rezoning Request at 3179 N. Old Wire Rd

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 am opposed to the request to rezone 13 acres located at 3179 N. Old Wire Rd. I live in the immediate area and am very concerned that current roads in our area are unable to handle the additional traffic which would be created by this very dense housing development.
Old Wire Rd is heavily used, especially during early school and work traffic. When Woodland Junior High is relocated, there will be a dramatic increase in morning and after school traffic.
All available routes from this location involve very narrow roads with sharp 90 degree curves without any shoulders. It is already dangerous to travel with the current traffic.
We understand that Fayetteville's growth is necessary and desirable if done carefully and with adequate planning. This high density housing would dramatically change the character of our neighborhood where most houses are on 1-5 acre lots. Any development should not alter the neighborhood. One acre lots would be more appropriate for this area.

Thank you for your consideration.

Ernie Rothrock

Cole, Kylee

From: JO ROTHROCK <eermjr@att.net>
Sent: Sunday, June 23, 2024 4:27 PM
To: Cole, Kylee
Subject: Rezoning request 3179 N old Wire Rd RZN-2024-0029

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 am very opposed to the request to rezone 13 acres located at 3179 N Old Wire Rd. .I live just up the road from this property. Old Wire Road is too narrow for additional traffic of this volume near the already dangerous curve leading to Skillern. Either direction on Old Wire has sharp 90 degree curves without shoulders.

This high density housing would dramatically change the character of our neighborhood where most houses are located on 1-2 acre lots. The present zoning of 2 acres per home should remain. Any development should match Bridgewater. This would be fair to developer and to those of us who treasure our neighborhood.

Mary Rothrock
3244 N. Old Wire Road
Fayetteville, AR 72703

Cole, Kylee

From: Heather Rothrock <hrothrock@gmail.com>
Sent: Sunday, June 23, 2024 9:18 PM
To: Cole, Kylee
Subject: rezoning of 3179 N. Old Wire Rd

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.

Kylee,

I wanted to let you know of our opposition to the rezoning request at 3179 N. Old Wire Rd that is scheduled for public hearing RXN-2024-0029.

We are concerned with the magnitude of the request to rezone to allow for 8 houses per acre — adding a total of 42 homes! We do not have the infrastructure present to allow for this subdivision, especially in light of Woodland Jr High being moved very near to us. Where are all the cars and traffic going to go? What about emergency vehicles? It already takes a significant amount of time to get to one of the major thoroughfares from our house. The proposed plan is going to significantly increase traffic that is already backed up. We think a smaller or less populated subdivision would be more reasonable.

The decreased property values due to such a highly populated subdivision so close are also a concern of ours, not to mention the rural life we love. There are people around us raising farm animals and growing hay. That doesn't seem the right place to add 42 homes packed so closely together. What impact will that have on the animals? The noise pollution alone will affect all of us.

We love Fayetteville and we know growth is inevitable. We just ask that the growth be paced to allow for the the infrastructure to keep up.

We would appreciate you denying the request for rezoning. Thank you for your time and attention.

Mike and Heather Heltemes
3111 N. Lancaster Ln
Fayetteville, AR, 72703

Cole, Kylee

From: Deirdre Garrison <deirdregarrison@gmail.com>
Sent: Monday, June 24, 2024 7:47 AM
To: Cole, Kylee
Subject: Rezoning request -3179 N Old WireRd

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.

To whom it may concern:

I would like to officially state my opposition to the rezoning request of the property located at 3179 N Old Wire Rd, Fayetteville, AR 72703. Currently zoned RA; I object to this rezoning or any other future proposed rezoning. Reasons for my objection fall mainly under the consideration of infrastructure and safety.

Development of this magnitude would not be supported by the current roadways in and out of the area. We understand development and progress will take place, but it needs to be done so in a responsible manner. It seems not at all responsible to be potentially planning the rezoning of this property but also the addition of Woodland junior high to the area as well. The implications on not only morning traffic but traffic in general seems absolutely ludicrous with the surrounding and supporting roads.

Growth in Fayetteville has far outpaced its ability to allow for a safe and reasonable commute throughout. This is evidenced by an influx in not only traffic accidents, due to roadways that have not adapted to the increase of traffic caused by increasing dwellings but also the sheer volume of cars on the surrounding roads. Changing the zoning to allow for eight dwellings per acre will only increase the infrastructural load that isn't currently being met. Old Wire Road and contributary/distributary roads are not yet ready to handle the increase.

PLEASE do not consider the rezoning of this property.

Many thanks for your consideration,

Deirdre Garrison
2868 N Rom Orchard Rd

Cole, Kylee

From: Glenn Garrison <glenn.garrison94@yahoo.com>
Sent: Monday, June 24, 2024 8:26 AM
To: Cole, Kylee
Subject: Rezoning opposition- 3179 N Old Wire Rd

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.

Planning Commission Team,

I would like to officially state my opposition to the rezoning request of the property located at 3179 N Old Wire Rd, Fayetteville, AR 72703. Currently zoned RA; I object to this rezoning or any other future proposed rezoning. Reasons for my objection fall mainly under the consideration of infrastructure and safety.

I understand you are all having to go through due process for consideration of rezoning this property, but I am in disbelief that this would even be a consideration and have gotten this far. Anyone who lives in the surrounding North Old Wire/Skillern corridors has experienced the troubling congestion (and please make sure someone doesn't try to "test" the traffic during the Summer and when the traffic volume without school in session is clearly not indicative) of traffic trying to head west to and across Crossover Road.

Coupled with the recent decision to build the new Woodland Junior High School on East Joyce Boulevard, this rezoning consideration would cripple the community. There are no outlets and infrastructure in place to support this increased volume.

This decision to rezone would be an irresponsible act that will not only reverse a historical legislation of a properly zoned parcel of land but completely deteriorate the trust of the Planning Commission's ability to objectively and safely foster development in our community.

Thank you in advance for the due process and the consideration of current taxpayers and neighbors affected by this rezoning decision.

Again, we respectfully object to the rezoning of 3179 N. Old Wire Road.

Glenn Garrison
2868 N. Rom Orchard Rd
Fayetteville, AR 72703

Cole, Kylee

From: John Pearson <johnpearson1602@gmail.com>
Sent: Monday, June 24, 2024 8:45 AM
To: Cole, Kylee
Subject: 3179 N Old Wire Rd.

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.

To Whom it May Concern:

I would like to express my objection to the proposed rezoning of the property located at 3179 N Old Wire Rd. for the following reasons:
1) Negative impact on surrounding property values. The proposed housing density of 8 homes per acre in a neighborhood of 1 house per two acres would be an increase in housing density, sixteen times the current zoned level.
2) Negative impact on the current infrastructure. People struggle to egress the current area during the morning commute.
3) Negative impact on an already impacted school system. Even with the schools new plan of increased capacity it would eat up most of the new school plan of increased capacity in one single development.

I am not opposed to development of the area, but in a manner more consistent with the current housing density of the properties in the surrounding area would be a much more responsible approach.

Thank you for your time and consideration on this matter.

Sincerely,
John Pearson
3588 N Old Wire Rd.

Cole, Kylee

From: Planning Shared
Sent: Monday, June 24, 2024 8:52 AM
To: Cole, Kylee
Subject: FW: Objection to Re-zoning Application: RZN 2024-0029

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: John Garlinghouse <jghouse2016@gmail.com>
Sent: Saturday, June 22, 2024 2:14 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Objection to Re-zoning Application: RZN 2024-0029

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.

Fayetteville Planning Commission,
My name is John Garlinghouse. As a long time resident of East Fayetteville (Savannah and currently 3640 E Bridgewater Lane), I am writing to express my deep concern for the application to rezone RZN 2024-0029.
My concern centers around the obvious traffic congestion, safety and quality of life that the proposed rezoning will affect. Rather than restating each point in detail that Allen Mazzanti has stated in his letter to you, I ask that you truly study all the valid points that Mr. Mazzanti clearly points out in his letter.
As it currently stands, our traffic saturation level at peak times and even now, non peak times , is approaching dangerous levels. It's not easy to access Skillern from Old Wire at peak times and the only other option is an extended wait at the intersection behind Signature Bank. It's no secret that accidents are now commonplace at both areas and will only increase with the proposed rezoning.
I ask you to please reconsider the approval of this rezoning application and consider proactive solutions to the current growth levels in our area before any high density residential and schools are built to create a chaos with no solution.

Sincerely,
John L. Garlinghouse

THE MAZZANTI FIRM PLLC
♦ ATTORNEY AT LAW ♦

Partner
Allen Mazzanti

1590 East Joyce Boulevard, # 8932 | Fayetteville, AR | 72703
Telephone 479.966.4949 | Fax 1.888.511.4202

June 17, 2024

Fayetteville Planning Commission
Via email: planning@fayetteville-ar.gov

RE: Objection to Re-zoning Applications: RZN – 2024 – 0029

Dear Planning,

I am writing to express my strong opposition to the two proposed rezoning applications associated with Washington County properties, both located on the east side of Crossover Road in Washington County. As a long-time resident, and property owner less than 1/3 of a mile from the proposed rezoning, I am deeply concerned about the significant and adverse impacts that this rezoning will have on all residents living in the east Fayetteville community.

The first area in question, application RZN – 2024 – 0029, affects property that is currently zoned for agricultural use, and the proposed rezoning to allow for the development of higher-density (multi-family) residential units, a substantial and troubling departure from the current land use of all surrounding property. This change is not only inconsistent with the existing zoning but also incompatible with the surrounding land use, which primarily consists of single-family dwellings situated on parcels of land that are 3 acres or larger. In fact, most homes in direct proximity to this location are situated on parcels substantially larger than three acres of land. To my knowledge, there are no multi-family complexes within miles of the proposed rezoning site (east of Crossover Ave.), making this proposal particularly out of character with the established community fabric.

Over the past five years, we have already experienced a notable increase in traffic along Old Wire Road, particularly during morning hours between 7:00 and 8:00 AM. This increase is directly associated with the growth of single-family homes in the area, which is a natural and expected nuisance with the growing population of the area. However, there is a big distinction with this natural population growth, its

increase is due to the construction of homes which are consistent with the surrounding land uses. A much more acceptable inconvenience. In fact, if you took the 109 homes on Old Wire Road, closest to the proposed rezoning, I am willing to bet the total land area comprising those 109 homes would be well over 1000 acres, whereas these 109 homes would be situated on less than 14 acres. No argument can be made that such a use is consistent with the surrounding land use.

It should further be pointed out that the Fayetteville planning staff has not found, nor could they, that the proposed rezoning is currently compatible with the surrounding area, which one would think would be a paramount consideration for rezoning property. Instead, what the Fayetteville planning staff has found, is that the rezoning is consistent with how they want to develop the land according to a 2040 Future Land Use Plan, meaning they want the land that is currently being used as agricultural land and low-density homes, to instead be converted into higher density residential homes (homes built on as little as .11 acres). Regardless of the fact that such a use is wholly inconsistent with the current usage (non-large-scale development).

As the Commission may or may not know, depending on how often they frequent east Fayetteville, Old Wire Road serves as the primary thoroughfare for the entire east side of Washington County, with only two real outlets for egress out of east Fayetteville: the stop sign at the intersection of Old Wire Road and East Skillern Road (WC 536), and the traffic light at the intersection of East Joyce Street and Crossover Road. Both of these outlets are extremely congested, especially in morning time hours. The planning department has not cited or referenced any empirical data to suggest it knows how allowing high density residential use will impact the already substantial traffic issues present at Old Wire Road and East Skillern during work commuting times. Although planning clearly is aware that their recommendation would make the issue worse with no solutions given other than giving a theoretical solution, stating:

"A rezoning from R-A to RSF-8 does have the potential to increase traffic danger and congestion due to increased density. Potential development could connect to both N. Old Wire Rd. and E. Glory Dr., which would disperse traffic. Access management will be reviewed at the time of development."

Summarized this basically means, we know it is going to cause a ton more congestion and traffic problems, but we are recommending going ahead and permitting the rezoning and then we will see how much more issues it creates and

then could possibly try to figure a way to fix it. A very problematic and reactionary solution to a problem they should not create now.

The undisputable fact is that the existing infrastructure is already under significant strain during peak hours. Traffic congestion at these intersections has increased substantially, leading to longer wait times, heightened frustration among residents, and increased safety risks. The proposed rezoning, which would likely result in a higher population density and increased vehicle use, would exacerbate these issues to an untenable level. The specific intersection of Old Wire Road and East Skillern, the intersection that will be most impacted by substantially increased traffic from high density single-family, has a stop sign forcing traffic from Old Wire Road to wait through numerous lights (at the traffic signal just ahead at East Skillern and Crossover) waiting for a good Samaritan to "let you out" as traffic is substantially backed up down East Skillern as well. Many days it is a 15-20 minute (or more) process to get out at this intersection. Simply stated, the infrastructure in the area of the proposed high density single-family development cannot even support the current needs created by increasing low density single-family developments. Approval of high-density single-family developments would be devastating to area.

Moreover, the proposed rezoning is at odds with the community's character and long-term development plans. The current agricultural zoning preserves the rural and open nature of the area, providing residents with a peaceful environment and maintaining property values. Changing the zoning to allow for higher-density residential development would disrupt this balance and a significant shift in the community's character.

Environmental concerns also need to be considered. Higher-density developments typically result in increased impervious surfaces, which can lead to greater runoff and potential flooding issues. The natural landscape and local ecosystems could be irreparably harmed by such a substantial change in land use.

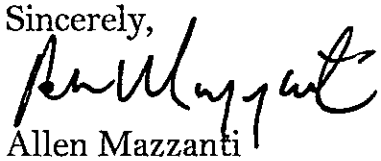
Furthermore, the lack of existing high density single-family complexes in the area suggests that there has been no demonstrated need for such developments. The current zoning supports a lifestyle that residents have chosen and invested in, and altering this without substantial evidence of necessity or benefit to the community would be unjust.

In conclusion, I urge you to reconsider the proposed rezoning of this property. The potential negative impacts on traffic congestion, community character, environmental sustainability, and overall quality of life for current residents far

outweigh any monetary benefits for the developer. A agricultural (or even low density residential) zoning is appropriate for this area and should be maintained to preserve the integrity and well-being of our community.

Thank you for your consideration of my concerns. I trust that you will take into account the voices of the residents who will be most affected by this decision and will act in the best interest of our community.

Sincerely,



Allen Mazzanti

Cole, Kylee

From: shellysmyth@icloud.com
Sent: Monday, June 24, 2024 2:32 PM
To: Cole, Kylee
Cc: 'Jimmy Smyth'
Subject: RZN-2024-0029 - Rezone for 3179 N. Old Wire Rd/Luther

Importance: High

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.

To Whom it May Concern,

I am writing to express my opposition to the rezone request in front of the Fayetteville City Planning Commission for 3179 N. Old Wire Road. I have been a homeowner less than a half mile away from this address for almost 18 years. Not only is the density of this request far too high relative to the area, but the current infrastructure simply cannot support this number of homes.

The existing roadway is already a safety concern as there is a blind corner with "hidden drives" immediately before the current entrance to the property. Cars and dump trucks travel at extremely high rates of speeds going into this corner and often cross over into the incoming lane. My husband was almost hit head-on. In years prior, myself and other neighbors have requested the city place clearer lane markers on the road, but these never last because they are driven over and destroyed. Adding at least 80 cars turning on & off Old Wire Rd in this precise location is simply dangerous. Furthermore, morning traffic in this area is a disaster, especially while schools are in session. The two lane roads with no turn lanes (or shoulders) just can't handle more cars.

In addition, the water lines cannot support these homes. Our water pressure has decreased tremendously over the years, even with development of much, much lower density. Our neighbors report the same. We have water outages frequently and the location of the problem at issue is immediately across the street from 3179 Old Wire Road. As I type, the ground there has been dug up and there are emergency cones out due to repairs to this problematic water line. Adding 42 homes is going to make this worse.

I understand development is going to happen, however leaping from RA to RSF-8 is a huge departure and should NOT be allowed to futher burden to the deteriorating infrastructure.

Thank you,
Shelly Smyth
3125 N. Lancaster Ln.
Fayetteville, AR 72703

Cole, Kylee

From: Taylor Kelamis <taylorkelamis@gmail.com>
Sent: Monday, June 24, 2024 12:10 PM
To: Cole, Kylee
Subject: Planning Commission Rezoning Consideration Request

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 to you. I hope this finds you well.

Thank you for allowing public comment related to the proposed rezoning request at 3179 N. Old Wire Rd. (RZN-2024-0029) from RA (1 unit per 2 acres) to RSF-8 (8 units per acre).

My name is Taylor Kelamis and I live on Rom Orchard Rd. in Fayetteville near the proposed housing development. I am grateful for and support the city working diligently to create affordable housing opportunities for all who live in Fayetteville. Adequate and affordable housing is a basic human right. My concern with the rezoning proposal relates to the adequacy of surrounding infrastructure (public works including water, roads, schools, etc.) to meet the needs of this population density. Perhaps the planning commission might consider a middle-of-the-road proposal such as 2 units per 1 acre or similar.

Thank you for allowing me to share my thoughts and for working on this important issue. Feel free to reach out with questions and/or feedback.

Sincerely,

Taylor

--
Taylor Kelamis
Fayetteville, Arkansas, USA
(571) 271-3139

Cole, Kylee

From: Rosie Fountain <rosie.fountain@icloud.com>
Sent: Monday, June 24, 2024 2:59 PM
To: Cole, Kylee
Subject: Opposition to rezoning request

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.

Kylee,

I would like to officially state that I oppose the rezoning of property located at 3179 N. Old Wire Rd. in Fayetteville. I feel that this development would not be supported by the current road ways in area and does not fit the current feel of the area.

Rosie Fountain

Attn: Kylee Cole; Planning Commission; 113 West Mountain St. Fayetteville, AR 72701

Hello Kylee,

It has come to my attention effort to rezone per Public Hearing The Farmland at 3179 N Old Wire RD. Proposal RZN-2024-0029 (8 homes per acre) currently zoned
RA (1 home per 2 acres). This letter is to voice my determined position AGAINST this rezone effort. I live in extremely close proximity to this proposal and
wanted to very briefly outline my concerns here Below:

*CRIME: We don't have City Police Patrols in my area, We only have County Deputies which with this proposal would throw them a sizable addition right on the edge
of their already stretched patrol area. As good as those Deputies are we simply don't need to add to their workload right here.

*Traffic/Emergency Vehicles: It's already a serious (Read "dangerous") congestion problem not just for other homeowners that live here but also to emergency vehicles that
would have to find their way around the "parking lot" that Old Wire RD and Skillern RD create at the intersection of Highway 265 from 6am-8am and to a lesser degree
4:30pm to 6pm.

*Schools: Woodland Jr High effectively turns Highway 265 into yet another parking lot mostly implicating morning traffic. I already have lost traffic cutting thru
and turning around in my driveway and construction traffic including dump trucks and cement mixers roaming through here daily

*Taxes/Property Value: I'm sure we pay some of the highest taxes in Fayetteville per acre right here. I can see this addition increasing tax burden to eventually bring the
area up to the expected city standards regarding police and roadways. When folks bought in and paid higher taxes in this area and built their homes they had expectations
and a vision for the future. When the neighborhoods south of Skillern RD were built, they mostly were done so as to add to the fundamental benefit of the area rather
rather than a money grab to stack as many apartments as possible onto a acre such as proposal RZN-2024-0029 would like imposing a reduction in property values

In Summary: The developer making this zoning request is simply wanting to make a bunch of money and do so without any regard to the surrounding area now or in the future.
The developer may not be from around here, he might not even live in this country meaning he may not realize better locations more suited to his proposal.
Myself, I am second generation on this property with family living here since the 1970s. I have expectation of my kids living here on this property as a 3rd generation.
I always had a belief in the Abstract of this property once belonging to Mr. Skillern that when he sold the property it would remain here as 1 house per 3 acres.

almost everyone who has bought property here understands this restriction and endorses it. Of course, unfortunately there seems always one guy that thinks he can get

rich by swimming upstream grabbing everything he can whether it was intended or not. He will be out of it in 2 years and move on. He doesn't care. He's not buying a

small farm for his family, he's not buying anything if he can help it. He's on the side to take. I don't see any advantage in changing the zoning around here for benefit

of those that have paid their dues and already live here. Kylee, stuff like this dilutes our future to the point we won't even be able to look at the past and recognize it.

William and Dianne Meissinger
3287 Rom Orchard RD
Fayetteville, AR
479-283-2788

June 24, 2024

RE: RZN-2024-0029 (3179 N. Old Wire Road)

Dear Members of the Fayetteville Planning Commission:

Thank you for the opportunity to comment on the rezoning request for the 13.65 acres at 3179 N. Old Wire Road. We live approximately three-tenths of a mile east of the subject property. We **oppose** the requested rezoning from Residential-Agricultural (R-A) to Residential Single-Family, Eight Units per Acre (RSF-8).

Please do not automatically dismiss our opposition, and those of our neighbors, as no more than a Not-in-My-Back-Yard complaint. It is not. There are very real infrastructure and traffic problems already present in our area. The proposed development would compound those problems. The incompatibility of the proposed rezoning with the surrounding area also is very real.

Please take into consideration the following:

- The streets in this area are predominately two-lane rural roads without shoulders. There are no sidewalks or bike lanes. Old Wire Road just southwest of the proposed rezoning has a blind curve. A few tenths of a mile east of the proposed rezoning on Old Wire is another dangerous curve. There have been multiple accidents at these curves.
- The intersection of Old Wire and Skillern Roads also is dangerous. Cars approaching from the east on Skillern cannot be seen from Old Wire Road (and often are speeding, as Oakland-Zion Road to Skillern Road to Crossover Road has become a bypass for those wishing to avoid the traffic congestion at the intersection of Mission Boulevard and Crossover Road (Highway 265)).
- At peak hours, which are expanding, cars are backed-up in all directions from the intersection of Old Wire Road and Crossover Road. The backup on Old Wire Road at times extends west to the stoplight at the intersection with Old Missouri Road.
- We have received notifications from the City that there are localized drinking water system capacity issues in our area due to growth. We have been asked to voluntarily reduce our water usage during specified times. These notifications are specific to the area that includes the proposed rezoning and they go well beyond generalized advice to conserve water.
- There are frequent water line breaks in this area. We have been without water at our house at least two times in the last month.
- The subject property is in the Illinois River watershed. We assume that wastewater from development of the property would flow by gravity to Fayetteville's West Side Wastewater Treatment Plant (WWTP). The National Pollutant Discharge Elimination System (NPDES) Permit for the WWTP expired in 2010. The NPDES Permit has not been renewed primarily because of the concern of the U.S. Environmental Protection Agency and the State of Oklahoma regarding the loadings of phosphorus going to the Illinois River from the WWTP. While the City currently is authorized to discharge from the WWTP under the expired permit, the Planning Commission should take into

consideration the very real possibility of future mass loading and capacity restrictions under a renewed NPDES Permit for the WWTP. We recognize that this issue may apply to other development proposals as well.

- The finding of City Staff on page 3 of the Planning Commission Memo that the proposed rezoning is compatible with the surrounding area relies on the proximity of a senior-living facility accessed from Crossover Road. Because of the topography of the area and the road layout, the senior-living facility generally isn't visible from the nearby rural residences and neighborhoods and doesn't change the character of the area. The proposed rezoning would.
- The rural character and open space of this area provides ecosystem services for the City. That would be lost in a jump from R-A to RSF-8 zoning.

Thank you for your consideration,

Colene Gaston Roger Montgomery

Colene Gaston and Roger Montgomery
3270 N. Rom Orchard Road
Fayetteville, AR 72703

PETITION in OPPOSITION to Requested Rezoning Submitted to the Fayetteville Planning Commission For Property Located at 3179 N. Old Wire Road (RZSN-2024-0029)

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	Printed Name	Signature	Street Address	City	Zip Code	Date Signed
1.	Amber Evins		3002 E Summershade	Fayetteville	72703	6-22-24
2.	Jason Evins		3002 E Summershade	Fayetteville	72703	6/22/24
3.	Jack Sheridan		3250 E. Summershade	Fayetteville	72703	6/22/24
4.	Colleen Shepherd		3125 E. Summershade	Fayetteville	72703	6-23-24
5.	RP Shepherd		3125 E. Summershade	Fayetteville	72703	6/23/24
6.	Jerilyn Nicholson		1923 E Joyce Blvd ~~212~~ C-110	Fayetteville	72703	6/23/24
7.	Richard Nicholson		1923 E Joyce Blvd C-110	Fayetteville	72703	6/23/24
8.	COLENE GASTON		3270 N. ROM ORCHARD RD.	FAYETTEVILLE	72703	6·23·24
9.	DONNA Meinecke		2932 Brookbury Xing	Fayetteville	72703	6-23-24
10.	James Meinecke		2932 Brookbury Xing	Fayetteville	72703	6-23-24

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1.	TAMARA Burnett	Tm Burnett	3714 E Bridgewater Ln	Fayetteville	72703	6/24/24
2.	K. Brynne Dyrhood		4025 E Bridgewater Ln	Fayetteville	72703	6/24/24
3.	Andrew Dyrhood		4025 E Bridgewater Ln	Fayetteville	72703	6/24/24
4.	Janet Sweetman		4096 Bridgewater Ln	Fayetteville	72703	6-24-24
5.	Laura Jane Hewett		3347 N Oakland Zion Rd	Fayetteville	72703	6-24-24
6.	Dean H Stone		3347 N Oakland Zion Rd	Fayetteville	72703	6-24-24
7.	Deena Fitzgerald		4721 E maywood Rd	fayetteville	72703	6-24-24
8.	Tammy Shipley		5001 E Maywood Rd	Fayetteville	72703	6-24-24
9.	Debbi Mohler		3404 N. Gulley	Fayetteville	72703	6-24-24
10.	Michael P. Mohler		3404 N. Gulley	FAY	72703	6-24-24

2

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1.	TED BORGSTADT	Ted Borgstadt	3102 Summershade	Fayetteville	72703	6/22/24
2.	Carol Borgstadt	Carol Borgstadt	3102 Summershade	Fayetteville	72703	6/22/24
3.	Colin Gearity		3075 Summershade	Fayetteville	72703	6/22/24
4.	Ann Gearity	Ann Gearity	3075 Summershade Dr.	Fayetteville	72703	6/22/24
5.	Bryan Goff	Bryan Goff	3043 Summershade Dr	Fayetteville	72703	6/22/24
6.	Charles Cudlipp	Charles Cudlipp	3021 Summershade Dr	Fayetteville	72703	6/22/24
7.	MARK WAGSTAFF		3001 E Summershade Dr.	Fayetteville	72703	6/22/24
8.	Heather Wagstaff	Heather	3001 E Summershade Dr.	Fayetteville	72703	6/22/24
9.	Jaime Renfroe	Jaime Renfroe	3645 Brodie Station	Fayetteville	72703	6/22/24
10.	DAVID RENFROE	David Renfroe	3645 BRODIE STATION	FAYETTEVILLE	72703	6/22/24

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1.	Ryan Siebenmorgen		3233 N Old Wire Rd	Fayetteville	72703	6/23/24
2.	Abbey Siebenmorgen	Abbey Siebenmorgen	3233 N Old Wire Rd	Fayetteville	72703	6/23/24
3.	Patty Siebenmorgen	Patty Siebenmorgen	3733 N Old Wire Rd	Fayetteville	72703	6/23/24
4.	JOHN PEARSON		3588 N OLD WIRE RD	FAYETTEVILLE	72703	6-23-24
5.	Deidra Pearson	Deidra Pearson	3588 N Old Wire Rd	Fayetteville	72703	6/23/24
6.	Kirby Davis	Kirby Davis	3550 N Old Wire Rd	Fayetteville	72703	6/23/24
7.	Philip Davis	Philip Davis	3550 N Old Wire Rd	Fayetteville	72703	6/23/24
8.	Shelly Miller	Shelly Miller	4206 E Bridgewater Ln	Fayetteville	72703	6/23/24
9.	Mark Miller	Mark Miller	4206 E Bridgewater Ln	Fayetteville	72703	6/23/24
10.	Cindy Mix	Cindy Mix	4188 E Bridgewater Ln	Fayetteville	72703	6/23/24

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1.	LORETTA GARRISON	Loretta Harrison	4693 Bridgewater Ln.	Fayetteville	72703	6.23-2024
2.	JACK CAMPBELL		3950 Bridgewater LN.	Fayetteville	72703	6.23-2024
3.	Rose Fountain		3772 E. BRIDGEWATER LN	Fayetteville	72703	6-23-2024
4.	Allen Muzzanti		3651 E. Bridgewater Ln	Fayetteville	72703	6-23-2024
5.	DARRELL Ledbetter		3687 N Old Wire Rd	Fayetteville	72703	6/24/24
6.	Lennis Ledbetter	Lennis Ledbetter	3687 N. old Wire Rd	Fayetteville	72703	6-24-24
7.	John Combs		2957 N ACADIANA CD	Fayetteville	72703	6-24-24
8.	Erin Combs		2957 N. Acadiana Ct	Fayetteville	72703	6-24-24
9.	Harper Combs		2957 N. Acadiana Ct	Fayetteville	72703	6-24-24
10.	Craig Russell		2933 N. Acadiana Ct.	Fayetteville	72703	6-24-24

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	Printed Name	Signature	Street Address	City	Zip Code	Date Signed
1.	Jessica Hall		5260 E. Saddleridge Dr.	Fayetteville	72703	
2.	Wendy Moss		4906 E. Maywood Rd.	Fayetteville	72703	6-24-24
3.	Julie Ralston		3599 Horse Meadow Dr.	Fayetteville	72703	6.24.24
4.	Mark Walker		4470 E Bridgewater Ln	Fayetteville	72703	6/24/24
5.	Thomas Balla		3448 N. Oakland Zion	Fayetteville	72703	6/24/24
6.	Eric Heil		~~3344~~ 3344 N. Oakland Zion	"	72703	6/24/24
7.	Sharon Payton		3845 E. Bridgewater	"	72703	6/24/24
8.	Anna Montgomery		~~3210~~ 1705 N Appleberry Pl	Fayetteville	72701	6/24/24
9.						
10.						

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1.	Allison Blake	Allie Blake	2922 Acadiana Ct.	Fayetteville	72703	6.24.24
2.	Jennifer Kestner	Jennifer Kestner	2906 Acadiana	Fay		6.24.24
3.	Susan Heil	Susan Heil	3133 Old Wire Rd N	Fay	72703	6/24/24
4.	Luke Kovar		3015 E. Joyce Blvd.	Fay	72703	6/24/24
5.	Cindy Amram	Cindy Amram	3015 E. Joyce Blvd	Fay	72703	6/24/24
6.	Mildred Winborn	Mildred Winborn	3139 Old Wire Rd	Fayetteville	72703	6/24/24
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1.	ROGER MONTGOMERY	Roger Montgomery	3220 ROCK ORCHARD ROAD	FAYETTEVILLE	72703	6.21.2024
2.	Laura Dooley		401 W. Watson #505	Fayetteville	72701	6-21-24
3.	Susan Benedetti		1000 E. Missouri Way	Fayetteville	72701	6-21-24
4.	DOUG BENEDETTI		1000 E Missouri Way	Fayetteville	72701	6-21-24
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1.	India Dangeau	India Dangeau	3284 Rom Orchard Rd	Fay	72703	6-22-24
2.	Jeff Dangeau	Jeff Dangeau	3264 N. Rom Orchard Rd	Fayetteville	72703	6/22/24
3.	Zack Dangeau	Zack Dangeau	3284 N Rom Orchard Rd	Fayetteville	72703	6/22/24
4.	Kathleen Winkler	Kathleen Winkler	3293 N. Rom Orchard Road	Fayetteville	72703	6-22-24
5.	Vance Thompson		3275 N Rom Orchard Rd	Fayetteville	72703	6/22/24
6.	Tanya Floyd	Tanya Floyd	3162 N Rom Orchard	Fayetteville	72703	6/22/24
7.	Susan Brisiel	Susan Brisiel	3150 N Rom Orchard	Fayetteville	72703	6/22/24
8.	Robert Brisiel	R.F. Brisiel	3150 N Rom Orchard	Fay	72703	6/22/24
9.	Alex Martin		2998 N Rom Orchard	Fay	72703	6/22/24
10.	Taylor Kelamis	Taylor Kelamis	2905 N Rom Orchard Rd.	Fayetteville	72703	6/22/24

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1.	Darrin King		2881 N Rom	Fay	72703	6-22-24
2.	Roy Cate		2876 N Rom	Fay	72703	6.22.24
3.	Shana Cate		2872 Rom	Fay	72703	6-22-24
4.	Glenn Garrison		2868 N Rom Orchard	Fayetteville	72703	6-22-24
5.	Kimberly McClure		3998 E. Skillern Rd.	Fayetteville	72703	6-22-24
6.						
7.						
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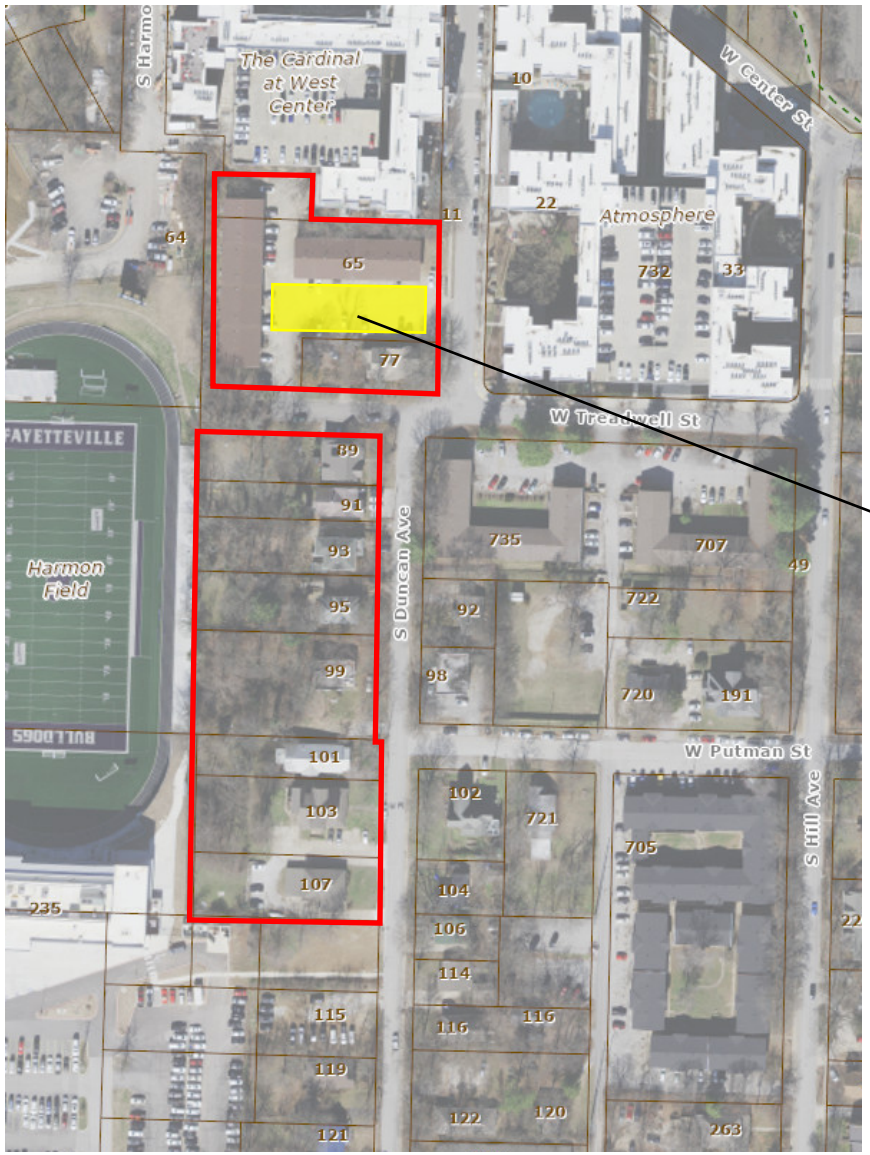
Public Comment Calls

1. Peggy Graham – 3179 N. Old Wire Rd. (479.466.8105)
    a. Peggy called 6.20.24 to let me know that she was in opposition to the request due to traffic impacts, increased property taxes, and loss of rural character.
    b. She said she had received a letter and made notes on the bottom and mailed to me (KC, planner).
2. Diana Shefte – 3741 Old Wire
    a. Spoke to Gretchen on 6.20.24 and said that she was opposed to the rezoning due to the increased density and potential adverse impacts on traffic and the rural character of the area.
3. Allen Mazzanti (479-966-4949)
    a. Called 6.21.24 in opposition to the rezoning. He had questions about the staff report, how staff reached their findings and why. He said the rezoning is out of character with the surrounding properties. Concern about traffic and lack of traffic study.
4. Colene Gaston
    a. In opposition. Asked several questions. Traffic, proximity to parks (lack of actual parks there)
5. 5. Scott Fountain
    a. in opposition. No reason given.

August 5th, 2024 City Council Tours

4:00 PM - Modus Studio Rezoning
RZN-2024-0028
65 S. Duncan Avenue



PARKING: Off-street parking is available at the Harmon Place Apartments; the applicant will be present with parking passes.

N

Subject Property

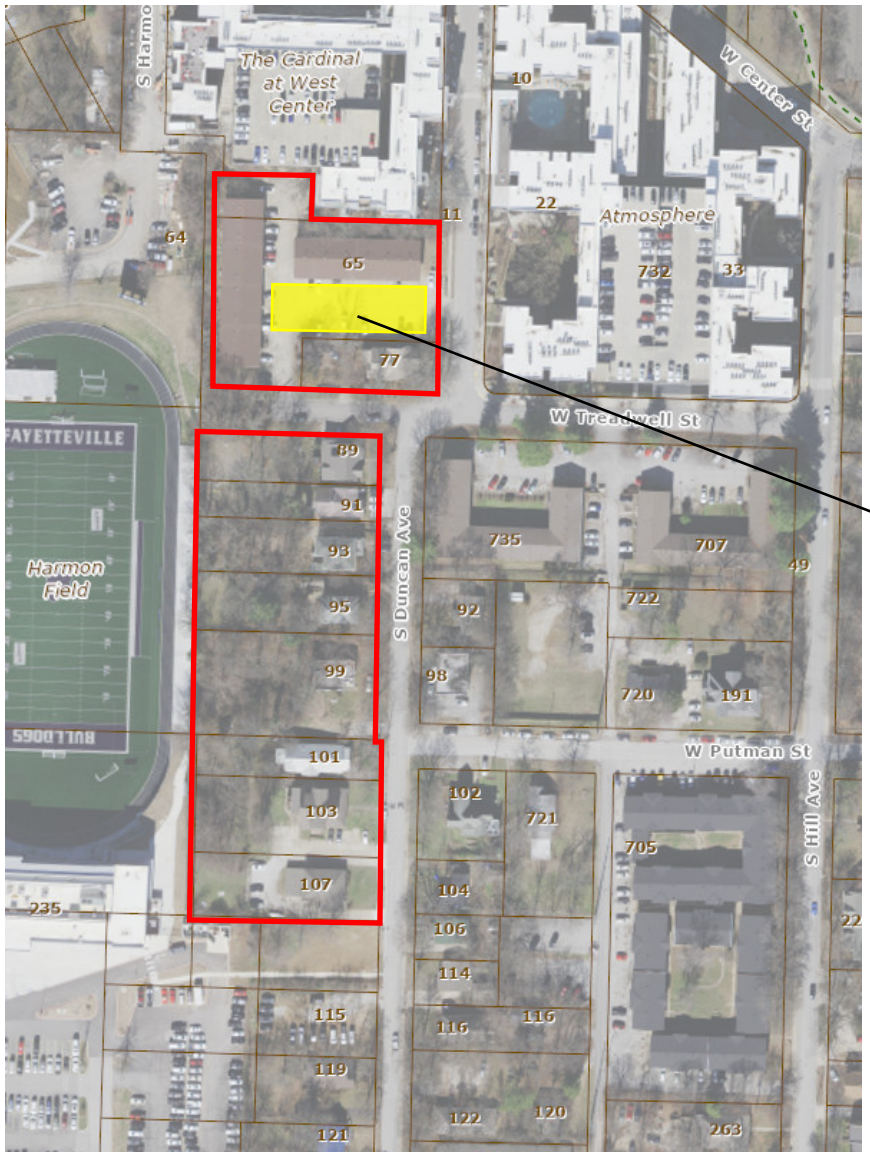
4:45 PM - Arnold Rezonings RZN-2024-0033 & RZN-2024-0034 1815 W. 18th St.

N

Subject Property

On-street parking is available on the shoulder of 18th Street, adjacent to 1731, 1815, and 1837 W. 18th Street.

August 5th, 2024 City Council Tours



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