

Fayetteville Council of Neighborhoods

February 16, 2006

Meeting a Nadine Baum Studios with Dover-Kohl and Associates

- I. Introductions
- II. Discussion with Margaret Flippen from Dover-Kohl
 - a. Key points in the Hands on Design studios during the week:
 - i. Where will people live? And How many?
 - ii. Create a walkable city
 - iii. Create more green spaces and parks
 - iv. Trees
 - v. Revitalize College Avenue
 - vi. Become ready for public transit
 - vii. Maintain the character of existing neighborhoods
 - b. Ms. Flippen added that the notes for the meetings are on the Access Fayetteville website and the whole process was filmed by the Government Channel.
 - c. Bob Caulk, from Mt Sequoyah south observed from the maps that most of the “growth dots” had been placed inside the current city limits.
 - d. Flippen responded that the city needs to discuss how they will physically develop in order to accommodate more population within its boundaries. Participants stated that they do not want sprawl.
 - e. Flippen said there was a lot of interest in a transit system (bus and rail).
 - f. It was stated that the City Planning commission approves 1000’s of lots without control of what happens on those lots. This can lead to more sprawl-type development.
 - g. Flippen said that Dover-Kohl wanted to be sure to meet with FCON, School Board, etc. in order to research the background information needed.
 - h. Affordable housing was mentioned, saying that there are few options for this in Fayetteville.
 - i. Flippen stated that their economist, Ed Starkey, was looking at the numbers and the possibilities of affordable housing. She said that one way to ensure more affordable housing is to have a variety in housing types.
 - j. Flippen stated that College Ave has a lot of potential for redevelopment and mixed-use development. This would need to involve the school board as a result.
 - k. A question was asked as to how the city sets up guidelines for developers to follow the Dover-Kohl suggestions?
 - l. Flippen stated that it takes incentives and impact fees.
 - m. Daniel Hintz asked about inclusionary zoning. Flippen responded that the Downtown Development Plan included inclusionary zoning and it has yet to be implemented.
 - n. It was suggested by one member that Fayetteville seems to want to be elitist.

- o. Flippen suggested that the development process needs to be examined by looking at the PZD process and to make sure there is communication between entities such as the city, the school board, the neighbors and the University.
- p. One member stated that we are letting people buy up land that could be used for parks.
- q. Flippen agreed that Fayetteville needs to increase its park space. Fayetteville needs to institutionalize paying for park land.
- r. Daniel Hintz – We must show investors and developers that it is economically feasible to have attainable, affordable housing.
- s. Flippen – Houses in Fayetteville are more expensive because they automatically come with benefits –culture, parks, etc.
- t. The Goal – Compact, Complete Connected – Three recurring themes for Fayetteville.
- u. Mr. Dover suggested reading “Urban Land Institute” Website at uli.org and the book “Valuing New Urbanism.
- v. He went on to say that Infill must match the existing neighborhoods and be compatible.
- w. One FCON member stated that people are worried that they will be priced out of their place of business. It was asked – How much power can neighborhoods have?
- x. Dover stated that the city needs more lasting covenants and that the city must implement them, but it takes time.
- y. Sarah Lewis from Sang Valley stated that people are worried that in the meantime the land is being bought up and developed before the goals of that Dover-Kohl suggests can even begin.
- z. Dover cited the Boulder, Colorado case where a small group of citizens meets every week and calls it “Plan Boulder.” They lobby their ideas.
- aa. Karon Reese asked them how the city can create infill with tall structures next to historic houses and retain the character of the neighborhood?
- bb. Dover cited Paris and Zurich which he stated have a lot of character and are cities of 6 story buildings. He suggested that the city frame the goals of the city and put them up for all to see. Mr. Dover suggested that there be architectural standards separate from height, parking, etc.
- cc. Jo Ann K from Root NA said that people in Fayetteville often want to come in, make money and get out with little concern for the controversy and outcry of the public.
- dd. Mr. Dover stated that you CAN change the system. If developers see that people mean what they say, the city needs to coach the applicants for permits, etc.
- ee. Nancy Allen, member of the planning commission stated that developers have the right to develop and that they cannot control what developers do. She went on to say that there is a feeling of suspicion concerning the planning of the city. For example, the city keeps saying, IF the Downtown Master Plan is adopted... This makes people wonder if the system works.

- ff. It was also stated that growth and change are inevitable and that we need to get out in front of it and direct it and not just react to it. For example, strip malls were put up before the city realized Fayetteville was a national treasure.
- gg. Nancy Allen reminded the group that the Beauty Mark Award is one attempt to reward community members for taking the initiative to make their place of business an interesting and attractive place within the city.
- hh. Mayor Dan Coody stated that they have suggested inclusionary housing, but the surrounding neighbors fought it both times. He said that there are two things people like infill and sprawl.
- ii. Tim Conklin discussed the Downtown Master Plan. He said that there is a sentence in there that mentions inclusionary housing. The planning commission pledged to work on code and got it done in March. This included the cultural district code and design standards, so there is some progress being made, he said.
- jj. Nancy stated that once the Downtown Plan is adopted it is done. There will not be any inclusionary housing and we don't want to have to tell the lower income people that it is too late.
- kk. Mr. Dover suggested implementing architectural standards and to put inclusionary housing on a new time table.

III. Closing by president Nancy Allen.

IV. Tour of the design studio.