“Innovative Quality Growth”

Fayetteville Presentation
November, 2004
Fayetteville Projects

Overview

- The Villages at Lafayette Park
- Jeff Davis Intown: Traditional Neighborhood Development (TND)
- Jeff Davis Intown: Redevelopment Project
- Southside Master Plan: Planned Master Development Project
- Amphitheater Detention Pond Demonstration Project
The Villages at Lafayette Park

Overview

- In 1998, City set aside planning funds for 2 large undeveloped areas - The Villages at Lafayette Park and Southside of town
- The Villages is a 100+ acre master-planned development
- Located two blocks from Fayetteville square
- Traditional Neighborhood Development (TND) including town homes, single family homes with alleys, office, retail and institutional
The Villages at Lafayette Park

Planning Process

- Master-planned by City/DDA, property owner and developer
- City established Planned Community Development (PCD) zoning classification to control and permit development
- Comprehensive Development Agreement controls all aspects of development
The Villages at Lafayette Park

Current Status

- Single-family detached cottage homes with alleys
- Town homes
- The Villages Amphitheater – owned and operated by DDA/Main Street
- New hotel and retail recently approved
- The project received a Development of Excellence Award from the ARC in 2002
Jeff Davis Intown

Summary

- 40 unit dilapidated apartment complex approximately 30 years old
- Existing density = 12 units/acre which exceeds density permitted by ordinance
- High vacancy rates

Before
Jeff Davis Intown

Development Process

- Developer wanted to convert to fee-simple townhomes
- City established Redevelopment District (RD)
- One of the key requirements of the RD is that property values have to increase by over 150%
- Property values will increase by 700%
- Additional units were permitted to make the project economically feasible - 16 units/acre

After
Southside Existing Zoning

Summary

- Approximately 300 acre area on Southside of Fayetteville
- Multiple property owners
- Zoning was inconsistent with Land Use Plan and City’s Goals
- No overall development plan – property would develop in a haphazard manner
Southside Illustrative Plan

Development Process

- Mayor established Task Force to develop conceptual plan
- New plan includes residential, retail, office and institutional uses
- Residential densities were reduced
- Commercial nodes were established
- Useable open space was created
- Environmental issues were addressed – Master Stormwater Plan
Southside Transportation and Pedestrian Plans

- Transportation plan was developed
- New Southside Connector Road will be developed
- Obtained rights-of-way for future State and City widening projects
- Bike and Pedestrian plan was developed
- Plan interconnects all properties with multiuse paths and sidewalks
Amphitheater Detention Pond Demonstration Project

Overview

- Detention Pond Retrofit Project
- Water Quality Enhancement Demonstration Project
- Multiple Best Management Practices (BMPs) Incorporated into Design & Construction
- Low Maintenance BMP with High Pollutant Removal Efficiency
Amphitheater Detention Pond Demonstration Project

- Funded by Stormwater Utility and Tree Bank Funds
- NPDES Stormwater Permit Compliance Activity
Conclusion

- Establish a vision for your Community that supports quality growth initiatives
- Adopt Development Standards and Regulations that supports your vision and quality growth initiatives
- Be prepared to develop incentives, new ordinances, etc. to encourage quality growth initiatives (e.g. Redevelopment Ordinance, Planned Community Development District)
- One size doesn’t fit all – there are many types of quality growth projects and all are necessary for a viable community
- Be patient and adaptive
- State law has been helpful with various pieces of legislation (e.g. Impact Fees, Greenspace Program, Quality Growth Grants, HB 489, Local Option Sales Tax)
- Additional funding sources need to be made available to communities for transportation and infrastructure