

STAKEHOLDER COMMITTEE

May 2, 2006

Meeting # 3: *Issues & Policies*

DCA Requirements

- Issues and Opportunities for Fayetteville
- Policies
 - Policies the City will adopt to provide guidance to local government officials for making decisions consistent with the Community Vision
- Short Term/Long Term Work Program

Issues and Opportunities



- Issues are intended to identify what should be addressed by the Plan
- City wide or area specific
- Organized by Functional Area, such as land use, transportation, economic development
- Opportunities lead to development of Policies and Short Term Work Program

Policies



- Policies the City will adopt to provide guidance to local government officials for making decisions consistent with the Community Vision
- State Planning Recommendations

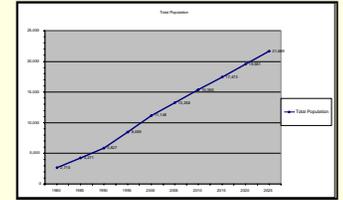
Short Term Work Program

- Implementation plan
 - Brief description of the activity
 - Timeframe for undertaking the activity
 - Responsible party for implementing the activity
 - Estimated cost (if any) of implementing the activity
 - Funding sources



Issues & Opportunities

Population



■ Issues

- Percentage of population over 45 is increasing
- Household size will continue to decrease: “empty nesters”

■ Opportunities

- Encourage development of special services and housing for older population.
- Develop alternative housing types for “empty nesters,” and single adults

Issues & Opportunities

Economic Development (Regional)



■ Issues

- Population not large enough to support additional regional commercial business.
- Development of a HWY 85 commercial corridor draws business away from historic downtown.
- Old declining shopping centers/strip malls on HWY 85

■ Opportunities

- Encourage development of commercial nodes rather than commercial corridor development.
- Encourage redevelopment of declining shopping centers
- Incentives and standards to encourage appropriate development/ redevelopment
- Assess Commercial zoning to ensure it encourages appropriate development

Issues & Opportunities

Economic Development (Downtown)



■ Issues

- Neighborhood businesses and mixed-use developments are needed.
- Activities/points of interest are needed to attract residents to the DHD.
- Perceived lack of parking

■ Opportunities

- Fayetteville should continue to be proactive on redevelopment projects in DHD.
- Marketing/incentive strategy needed to attract developers and residents
- Implement streetscape improvements to encourage pedestrian traffic
- Active small business recruitment and retention program
- Establish/encourage additional neighborhood commercial uses where appropriate
- Signage for parking

Issues & Opportunities

Housing



■ Issues

- Need more housing options
- More residential density in DHD.
- Deterioration and inappropriate redevelopment of historic homes

■ Opportunities

- Allow for alternative housing types that appeal to “empty nesters,” & single adults.
- Identify infill opportunities and encourage infill development in DHD.
- Develop design standards/incentives for infill housing in identified areas.
- Allow for a mix of residential density in appropriate locations near the downtown historic center or employment centers.
- Provide protection for existing historic homes. Encourage restoration of identified properties.

Issues & Opportunities

Land Use



■ Issues

- Mixed use developments are needed to allow a healthy mix of uses within easy walking/biking distance of residences.
- Pedestrian/bicyclist-friendly environments are needed to encourage alternative forms of transportation.
- Planned mixed-use developments must be monitored to ensure that commercial development is appropriate and suitable to surrounding residential uses.

■ Opportunities

- Require sidewalks that connect with the existing system/plan within residential developments
- Provide connectivity through bikeways, sidewalks, or multi-use trails from DHD to residential neighborhoods.
- Provide incentives for conservation and new urbanist designs.
- Develop mixed-use neighborhood zoning or overlay districts that allow for neighborhood commercial uses in appropriate areas.

Issues & Opportunities

Transportation



■ Issues

- Fayetteville's main street doubles as a major thoroughway.
- Traffic congestion
- Housing, jobs, daily needs and other activities are not within easy walking distance of one another in the community.

■ Opportunities

- Evaluate and make improvements to intersections that bottleneck traffic along major thoroughfares.
- Provide connectivity between regional commercial developments, to provide alternate routes to HWY 85.
- Promote vegetated medians on Hwy 85 as traffic calming and aesthetic improvement measures.
- Support the County CTP, including any bypass proposals that will alleviate congestion on HWY 85.
- Sidewalks and bike trails should be well-linked and connect existing destinations

Issues & Opportunities

Natural Resources



■ Issues

- Community is not aware of resources and the need for protection/preservation.
- Additional greenspace are desired.
- Parks, cultural and historic interest points are not well linked
- Land development activities must not increase the effects of stormwater runoff

■ Opportunities:

- Implement on-going and active education about resource conservation and protection
- Identify funding to obtain and preserve greenspace. Make Greenspace preservation a priority.
- Create linkages between local trail systems, state designated bike routes, and existing trails/sidewalks
- Implement SWMP in compliance with the City's Phase II MS4 NPDES permit

Issues & Opportunities

Cultural Resources



■ Issues

- Downtown historic structures are not always protected or maintained.
- Restored historic structures are underutilized

■ Opportunities:

- Develop standards and incentives for historic preservation/restoration.
- Strengthen requirements and design standards set by the historic overlay in the DHD.
- Enforce property maintenance requirements
- Work with historic preservation groups to obtain additional funding and assistance with revitalizations projects.
- Main Street Architectural Advisory Committee to be historic review board.
- Encourage adaptive reuse of existing historic buildings in the downtown historic and traditional neighborhood character areas.
- Encourage public use of the Courthouse
- Provide signage for historic structure
- Historic tours

Issues & Opportunities

Facilities and Services



■ Issues

- Public/institutional buildings in the downtown area that could be better utilized /redeveloped
- Cultural and educational opportunities are needed in the DHD
- Future growth will place a burden on existing infrastructure.

■ Opportunities:

- Work with public institutions to redevelop vacant or underutilized public buildings to provide educational/cultural opportunities.
- Future growth has necessitated expansion of existing the wastewater treatment facility.
- Masterplan the City by drainage basin, on a prioritized basis, to guide new development and plan the City's Capital Improvement/ Replacement program to alleviate potential stormwater issues arising from existing and future development.

Issues & Opportunities

Intergovernmental Coordination



■ Issues

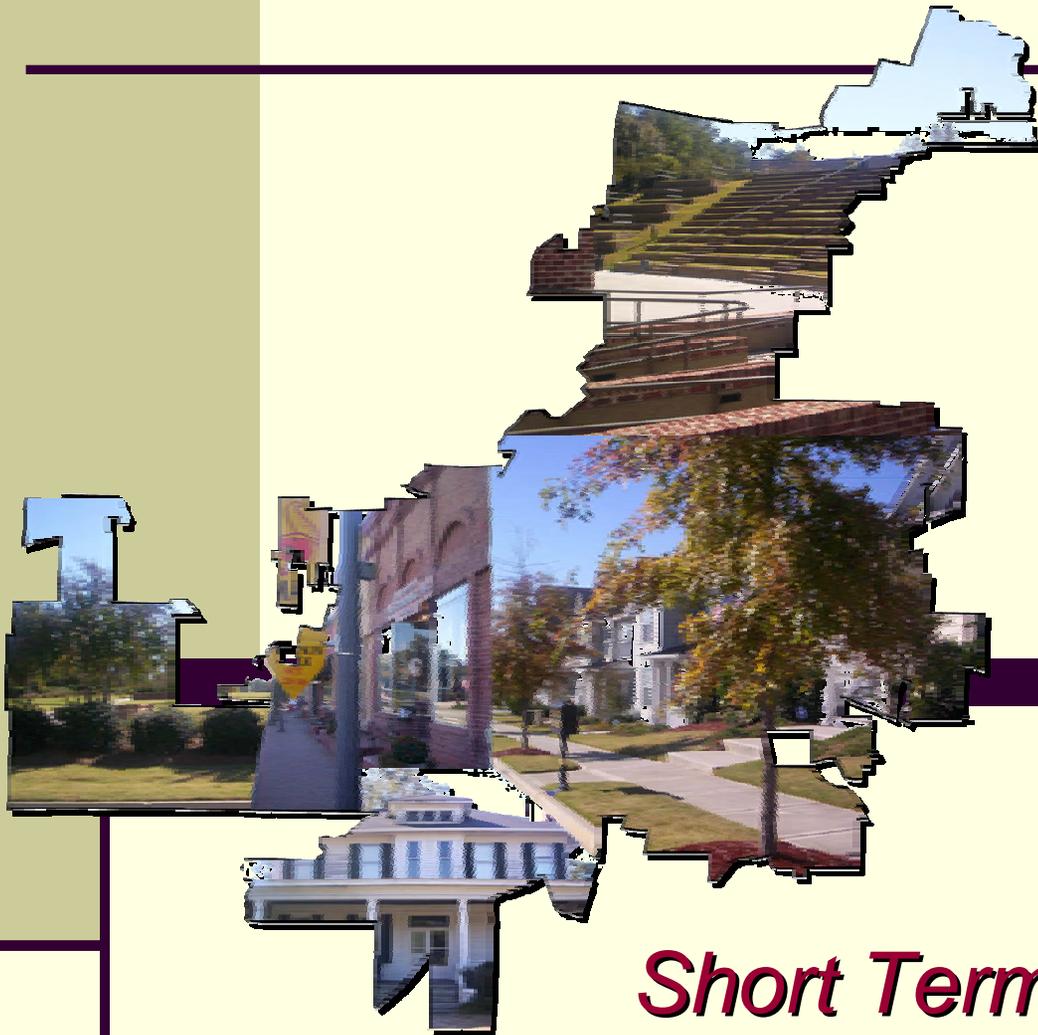
- Coordination with other local governments is necessary to manage regional programs.

■ Opportunities:

- Work with other local governments, when mutually beneficial, in order to ensure maintenance of roads; delivery of utility services; public safety, efficient investment in schools and other public buildings.
- Work towards compatibility with land use and development patterns in adjacent areas.
- Coordinate regional programs including: multiuse trail/greenspace preservation and educational/cultural opportunities.

Next Meeting

- Tuesday, June 20?
- Review Draft of Agenda
 - Character Areas (future Land Use)
 - Policies
 - Short Term Work Program



STAKEHOLDER COMMITTEE

June 20, 2006

Meeting # 4:

Short Term Work Program

Community Agenda

- Community Vision
 - Overall Vision Statement
 - Summary of Public Participation
- Character Areas (future Land Use)
 - Vision for Each Character Area
 - Development Patterns
 - Development Strategies
- Issues & Opportunities
- Policies
- Short Term Work Program

Short Term Work Program

- Implementation plan
 - Brief description of the activity
 - Timeframe for undertaking the activity
 - Responsible party for implementing the activity
 - Estimated cost (if any) of implementing the activity
 - Funding sources

Short Term Work Program

Natural Resources

- Utilize available material to educate and increase awareness of community resources
- Complete an inventory of environmentally sensitive areas and significant environmental areas for (potential) preservation
- Develop an Openspace Plan that includes development of recreational parks, protection of greenspace, establishment of greenways/multiuse trails, connectivity between parks, trails, and greenspace, and environmental education.
- Seek funding sources to implement the Greenspace Plan
- Work with BOE to develop an outdoor classroom for environmental education purposes.
- Implement SWMP including compliance with Cities Phase II MS4 NPDES permit and masterplanning/CIP program.

Short Term Work Program

Cultural Resources

- Develop an inventory of historic resources in Fayetteville
- Identify historic structures that could be restored and utilized as part of an Adaptive Reuse Program
- Utilize the Main Street Architectural Committee as a Historic Preservation Board to oversee preservation efforts
- Work with historic preservation groups to identify funding sources for City-sponsored restoration and redevelopment projects in the DHD
- Provide signage for historic resources
- Promote organized tours of the DHD

Short Term Work Program

Economic Development

- Develop an active small business recruitment and retention program.
- Consider revising liquor laws in the DHD to encourage restaurants to locate in the DHD
- Identify properties available for commercial infill development or redevelopment.
- Develop a marketing strategy to encourage appropriate businesses to locate in the Downtown Historic District
- Develop a campaign to promote the historic resources of the area to tourist (include walking tours, biking tours, etc.)
- Develop new signage to call attention to available parking, businesses, historic resources and cultural amenities in the DHD
- Establish events/activities to attract residents to the downtown area
- Facilitate a program to simplify the permitting process for DHD redevelopment projects
- Amend Zoning Ordinance to allow for development of commercial nodes on Hwy 85
- Identify greyfield shopping centers to be targeted for redevelopment
- Work with private owners to ensure the appropriate redevelopment of greyfields.

Short Term Work Program

Land Use

- Review and amend Historic District overlay to include design and architectural standards for new development, infill development, and redevelopment that match this historic character of the area and provide consistency with surrounding land uses
- Develop design and architectural standards for redevelopment and/or new development in regional commercial areas to assure consistency with surrounding land uses
- Work with developers to facilitate mixed-use developments in identified areas
- Work with developers to facilitate the development of Conservation and/or New Urbanist subdivisions.
- Enforce requirement for sidewalks in new residential development and require that these sidewalks conform with the City's Sidewalk Plan.
- Review and amend Zoning Ordinance as needed to allow for the development of commercial uses to serve residential neighborhoods proximate to those neighborhoods.
- Identify opportunities to provide connectivity between residential areas and other uses through multi-use trails/sidewalks and greenspace. Include in the Greenspace Plan.

Short Term Work Program

Facilities & Services

- Work with public institutions to redevelop vacant or underutilized public buildings in the DHD.
- Promote Tourism in the DHD by opening the Old Court House for public viewing//use
- Expand the existing wastewater treatment facility to accommodate additional capacity.
- Work with developers to establish special services and housing for an older population near the Medical Cluster
- Continue to implement capital improvement programs
- Utilize existing infrastructure by encouraging infill and redevelopment as apposed to greenfield development
- Continue to assess the needs of a growing community and update infrastructure accordingly.

Short Term Work Program

Housing

- Identify areas desirable for residential infill development and redevelopment
- Identify existing structures appropriate for conversion or restoration to provide housing.
- Work with development community to provide future housing through infill development and redevelopment
- Allow for a mix of residential densities in appropriate areas near the DHD or employment centers
- Review and amend Zoning Ordinance and design standards to ensure that they allow for a variety of housing options
- Work with local banks to provide education and assistance to increase the percentage of home ownership

Short Term Work Program

Transportation

- Support the County CTP, including bypass to alleviate congestion on HWY85.
- Provide educational material for residents that promotes alternative transportation modes (walking, biking, etc.) in the City
- Explore potential for public transportation from Medical area to key locations in the City
- Require inter-connectivity of roadways within and between new and existing commercial and mixed use developments.
- Continue to implement the City Sidewalk Plan and update as necessary.
- Coordinate with DOT to implement streetscape/vegetated median improvements on HWY 85 in the DHD.

Stakeholder Summary

- Public Hearings: September 2006
- Agenda Submittal: October 2006
 - DCA Review
 - Revise Agenda
- Agenda Approval February 2007
 - City Council Adoption