



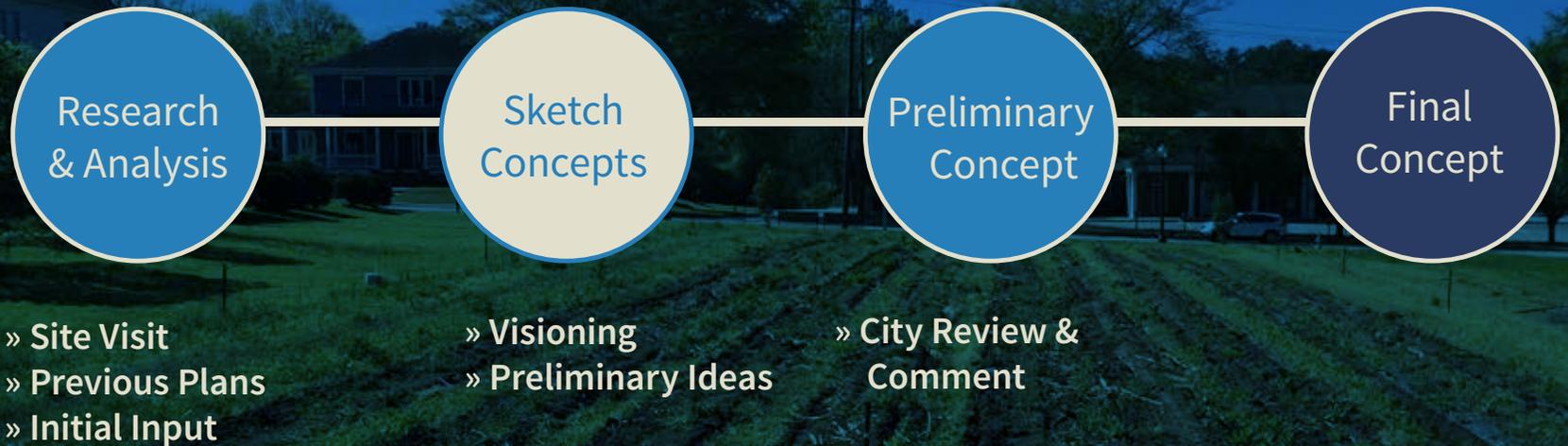
FAYETTEVILLE redevelopment

City of Fayetteville » Haddow & Company » TSW
2017

TSW

PLANNERS
ARCHITECTS
LANDSCAPE ARCHITECTS

PROCESS



LAFAYETTE AVENUE

POD "A"
5.6 ACRES

Potential
Adaptive Reuse

TIGER TRAIL

LANIER AVENUE

POD "B"
5.9 ACRES

GLYNN STREET

STONEWALL AVENUE

School Board
Property

Potential Land
Acquisition

City
Owned

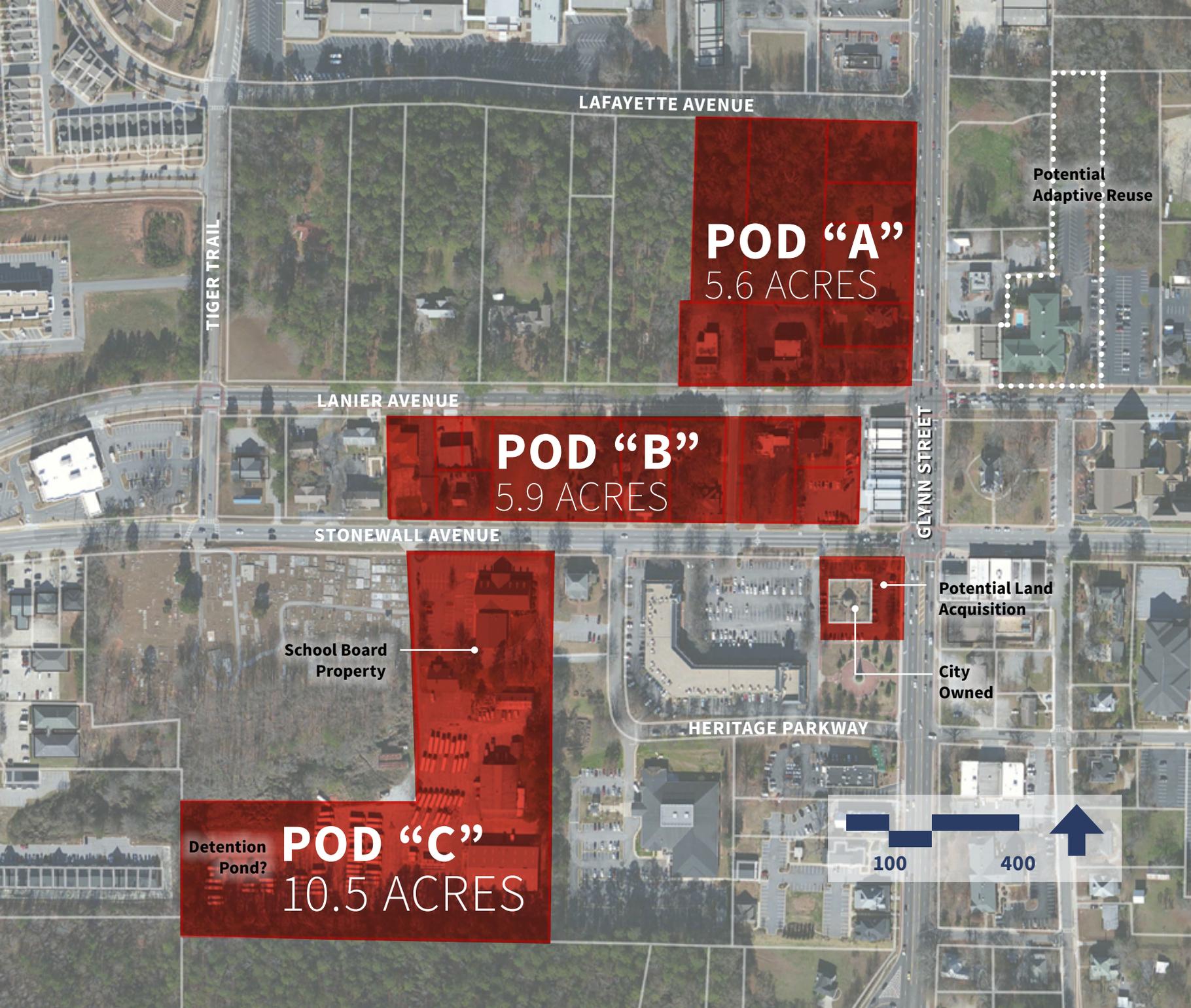
HERITAGE PARKWAY

Detention
Pond?

POD "C"
10.5 ACRES

100

400



INSPIRATION IMAGES



PARKING GROVE



SMALL-SCALE RETAIL



WOONERF / SHARED STREET



ROOFTOP RESTAURANTS



GDOT ROAD STREETScape ENHANCEMENTS



APARTMENTS



CITY HALL



CITY HALL - STREET FRONTAGE



WOONERF / SHARED STREET



HOUSES FRONTING A COMMON LAWN



VILLAGE GREEN



LIVE-WORK UNITS



DOWNTOWN STREETS WITH BIKE LANES

CONNECTIVITY FRAMEWORK » PROPOSED STREET CONNECTIONS

LAFAYETTE AVENUE



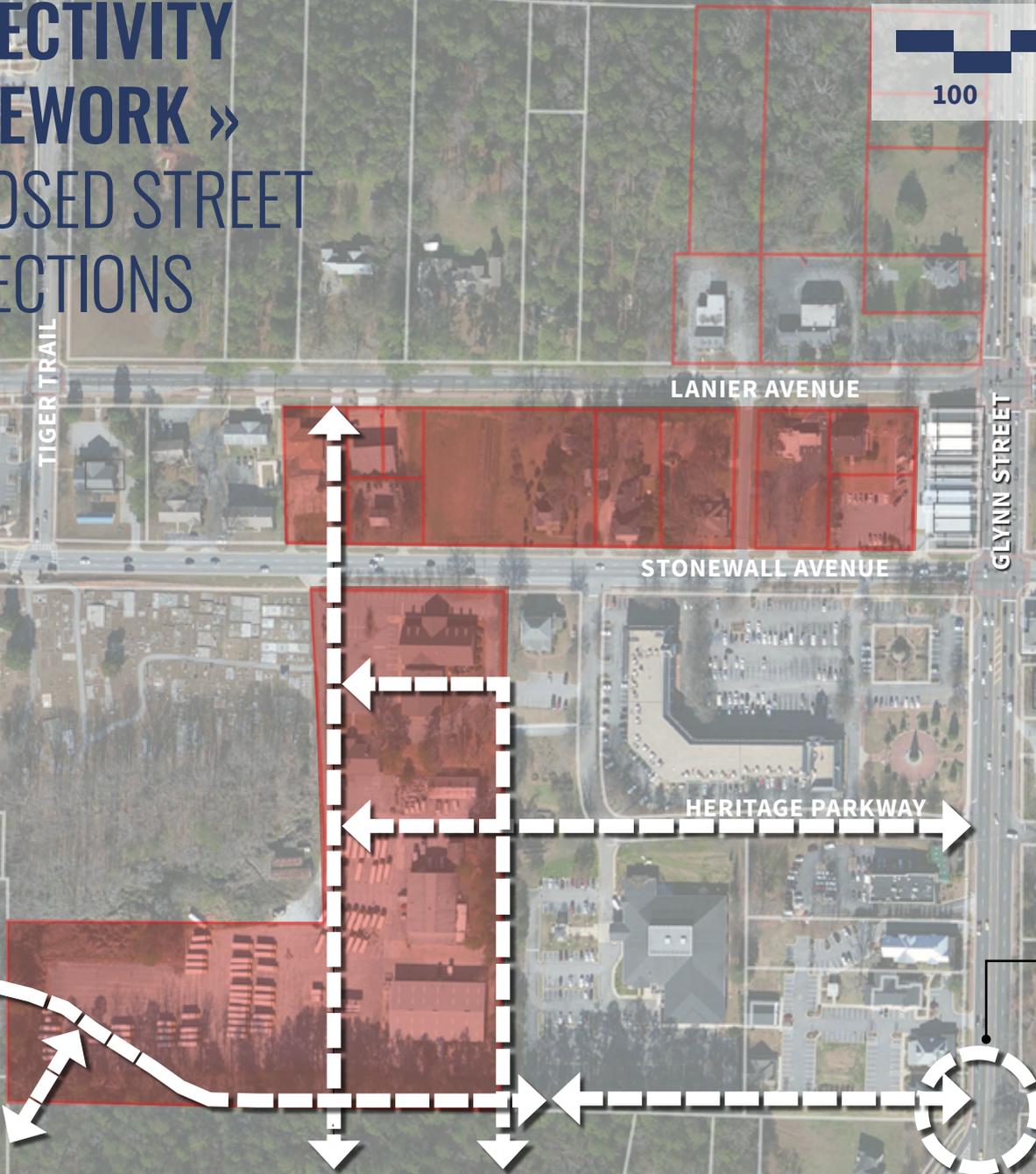
TIGER TRAIL

LANIER AVENUE

GLYNN STREET

STONEWALL AVENUE

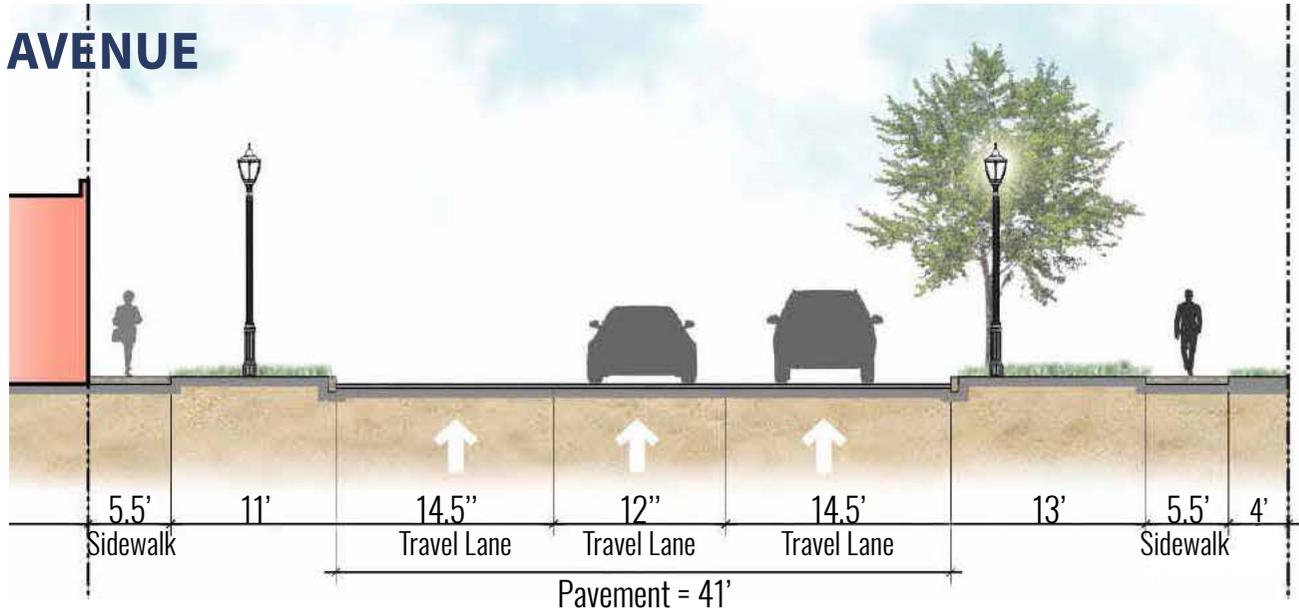
HERITAGE PARKWAY



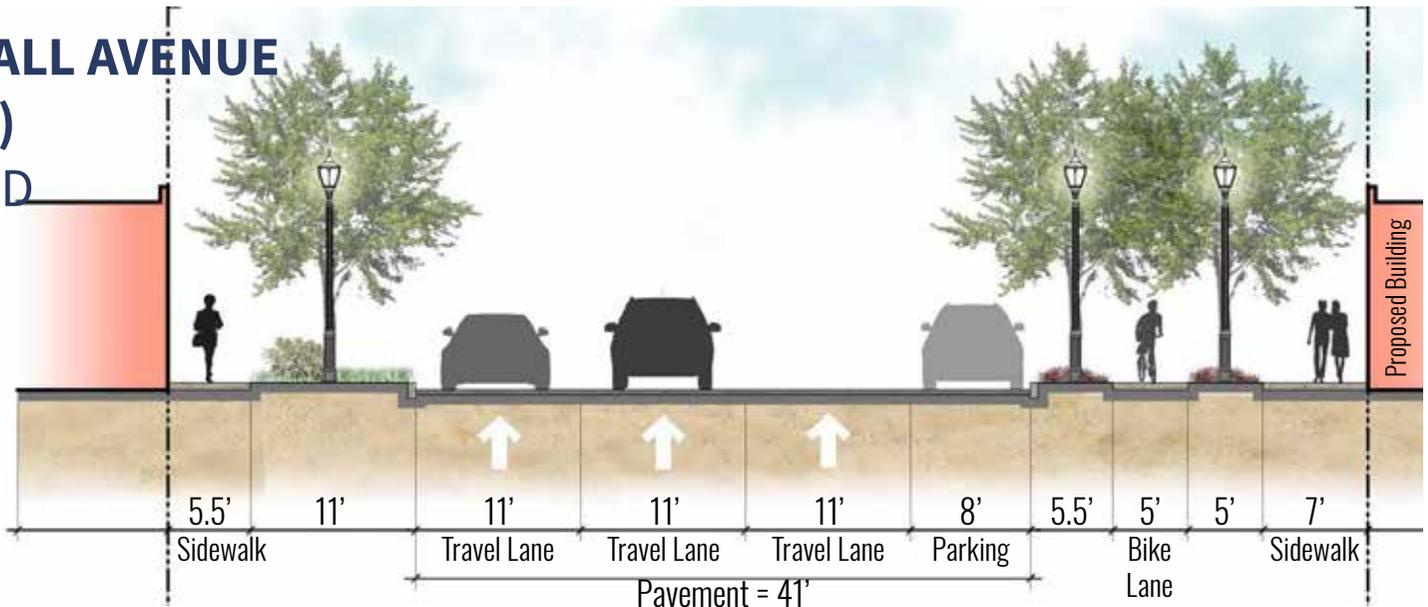
Roundabout
may be needed

CONNECTIVITY FRAMEWORK » PROPOSED STREET SECTIONS

STONEWALL AVENUE (80' ROW) EXISTING

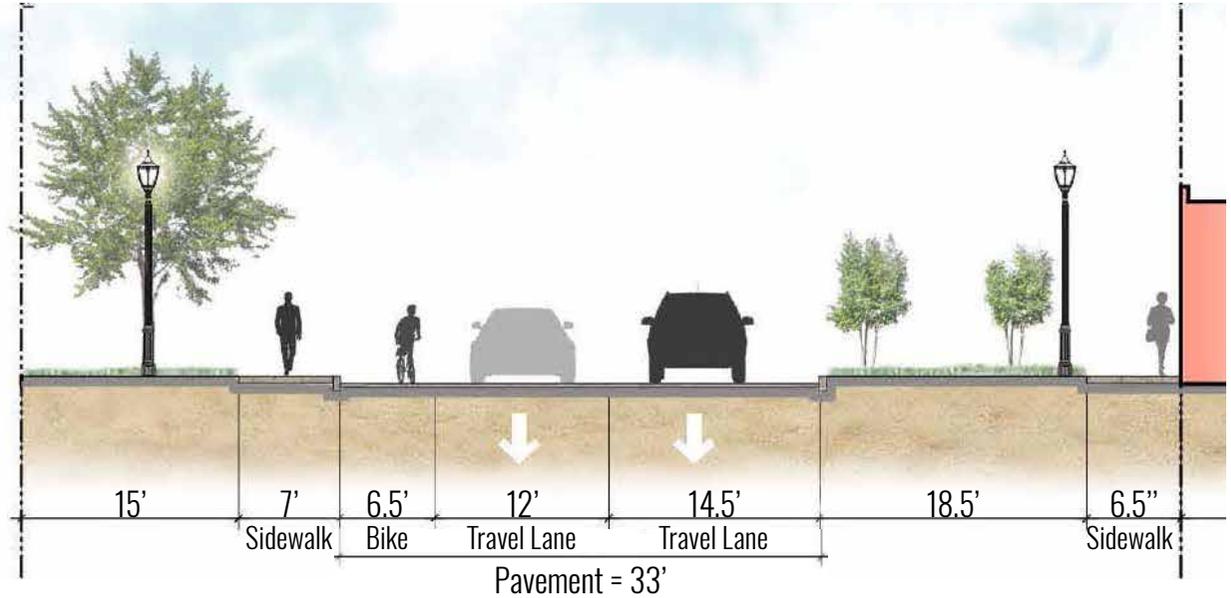


STONEWALL AVENUE (80' ROW) PROPOSED

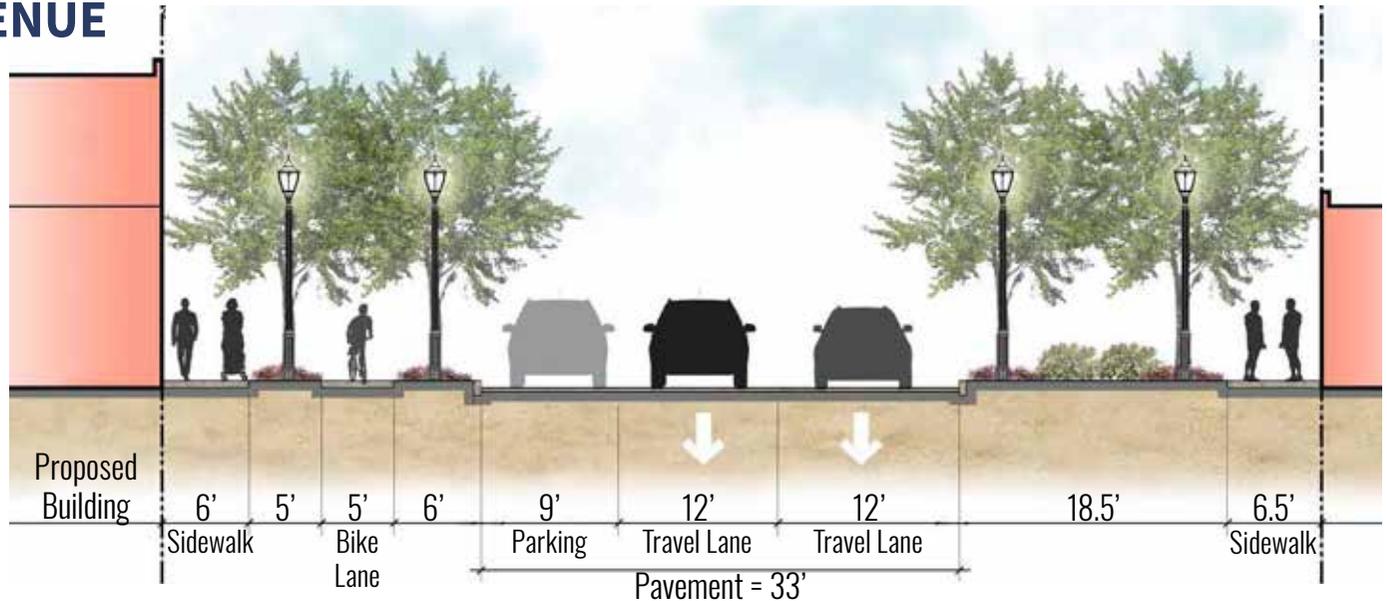


CONNECTIVITY FRAMEWORK » PROPOSED STREET SECTIONS

**LANIER AVENUE
(80' ROW)
EXISTING**

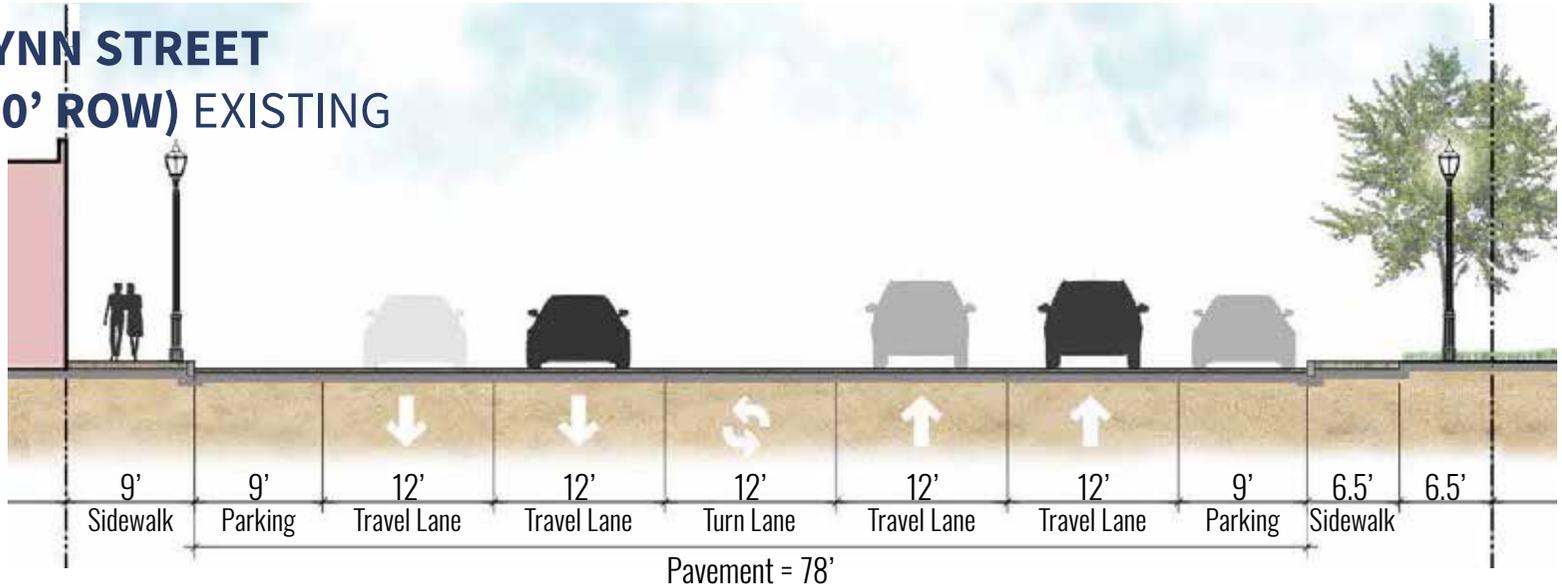


**LANIER AVENUE
(80' ROW)
PROPOSED**

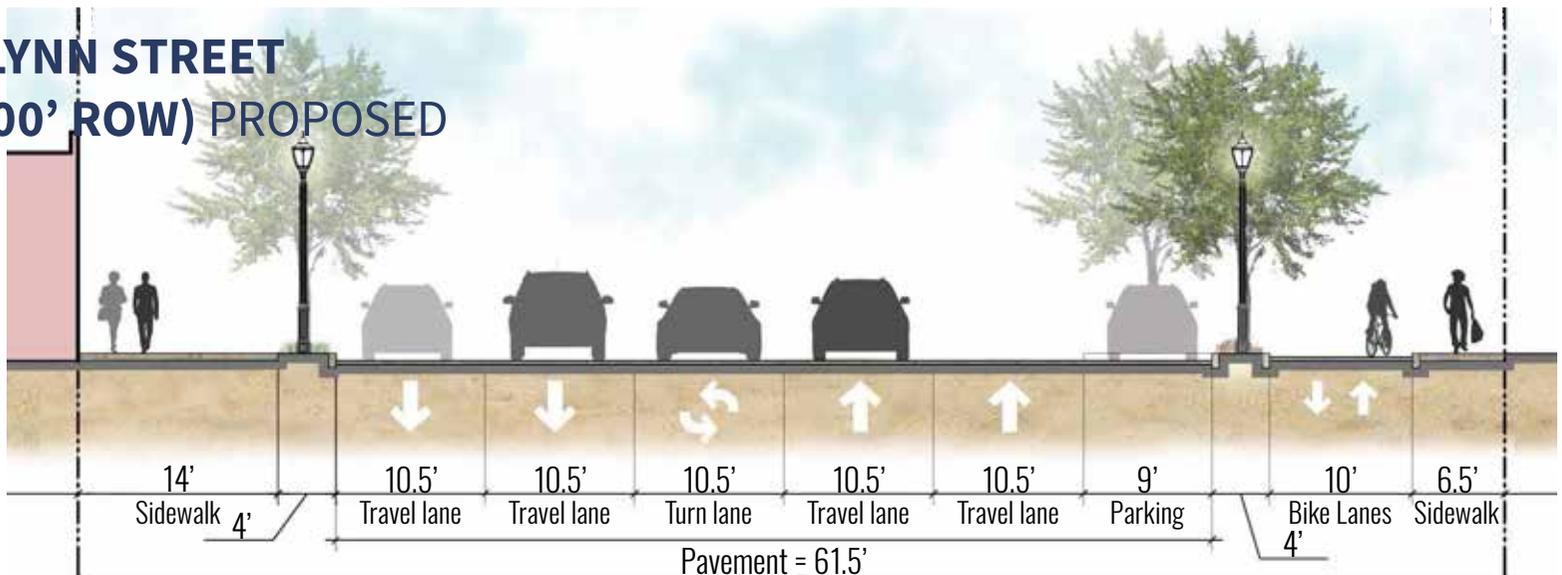


CONNECTIVITY FRAMEWORK » PROPOSED STREET SECTIONS

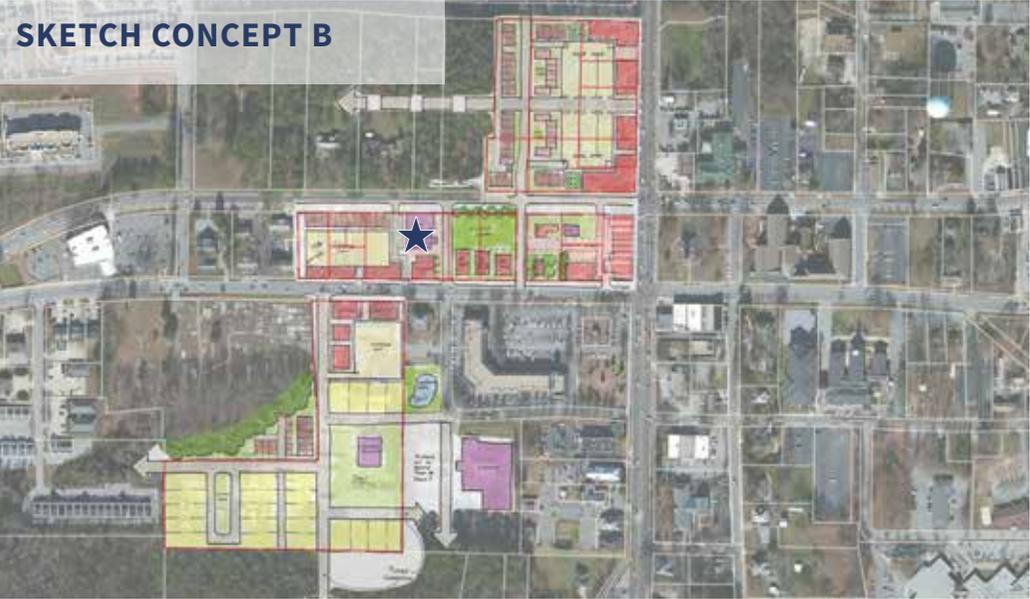
**GLYNN STREET
(100' ROW) EXISTING**



**GLYNN STREET
(100' ROW) PROPOSED**



PRELIMINARY CONCEPTS



RECOMMENDED CONCEPT POD B AND C ONLY

Offices



RECOMMENDED CONCEPT

POD B AND C ONLY

LAND USE SUMMARY**

RESIDENTIAL

TYPE	# UNITS	DESCRIPTION / LOCATION
Live / Work Units	2	Pod A: Building re-use; Pod B: One new building and 1 existing home
TOTAL RESIDENTIAL	2	

COMMERCIAL / OFFICE

TYPE	# SF	DESCRIPTION / LOCATION
Commercial (1-2 Floors)	43,400	Pod B: 2 Floors on County Parking Lot, and next to alley; Pod C: 2 Floors adjacent to City Hall
City Hall	37,000	2-story building
TOTAL COMMERCIAL / OFFICE	80,400	

GREEN SPACE

TYPE	# AC	DESCRIPTION / LOCATION
Plazas / Pocket Parks	0.73	Pod B: Woonerf space; Pod C: City Hall plaza
Village Green	2.11	Pod C: South of City Hall Building
Stormwater Park	3.40	Pod C: West of new streets and south of cemetery
TOTAL GREEN SPACE	6.24	

PARKING SPACES

TYPE	# SP	DESCRIPTION / LOCATION
On-street	303	All new streets; added on-street parking on existing streets
Parking Lots	127	Pod B: Parking grove and County parking lot
TOTAL PARKING	430	

POD A

CONCEPTUAL STUDY

* This is a Private Initiative, not a City-led project.

POTENTIAL STREET EXTENSION TO WEST



LAFAYETTE AVENUE

A

B

Pool & Amenity Area

NEW STREET CONNECTION

C

D

GLYNN STREET

Covered Parking

G

Rehab existing home for restaurant, live / work unit, or leasing office

E

F

Commercial buildings with rooftops for seating

0 50 100 200

LANIER AVENUE

POD A

CONCEPTUAL STUDY

* This is a Private Initiative, not a City-led project.

POD A LAND USE SUMMARY*

RESIDENTIAL

TYPE	# UNITS	DESCRIPTION / LOCATION
Apartments (3 Floors)		Typical unit size: 1,000 SF
Building A	48	
Building B	72	
Building C	6	
Building E	48	
Total	174	
Townhomes (Building D)	14	Self-parked townhome units
TOTAL RESIDENTIAL	188	

COMMERCIAL / OFFICE

TYPE	# SF	DESCRIPTION / LOCATION
Commercial (1 Floor; Building F)	8,400	Two 1-story commercial buildings with roof decks for seating
Restaurant in House (Building G)	2,900	Rehab house fronting Glynn Street for a restaurant
TOTAL COMMERCIAL / OFFICE	11,300	

GREEN SPACE

TYPE	# AC	DESCRIPTION / LOCATION
Amenity Area - Private**	0.32	Apartment community amenity area with pool, seating, grills, and games
TOTAL GREEN SPACE	0.32	

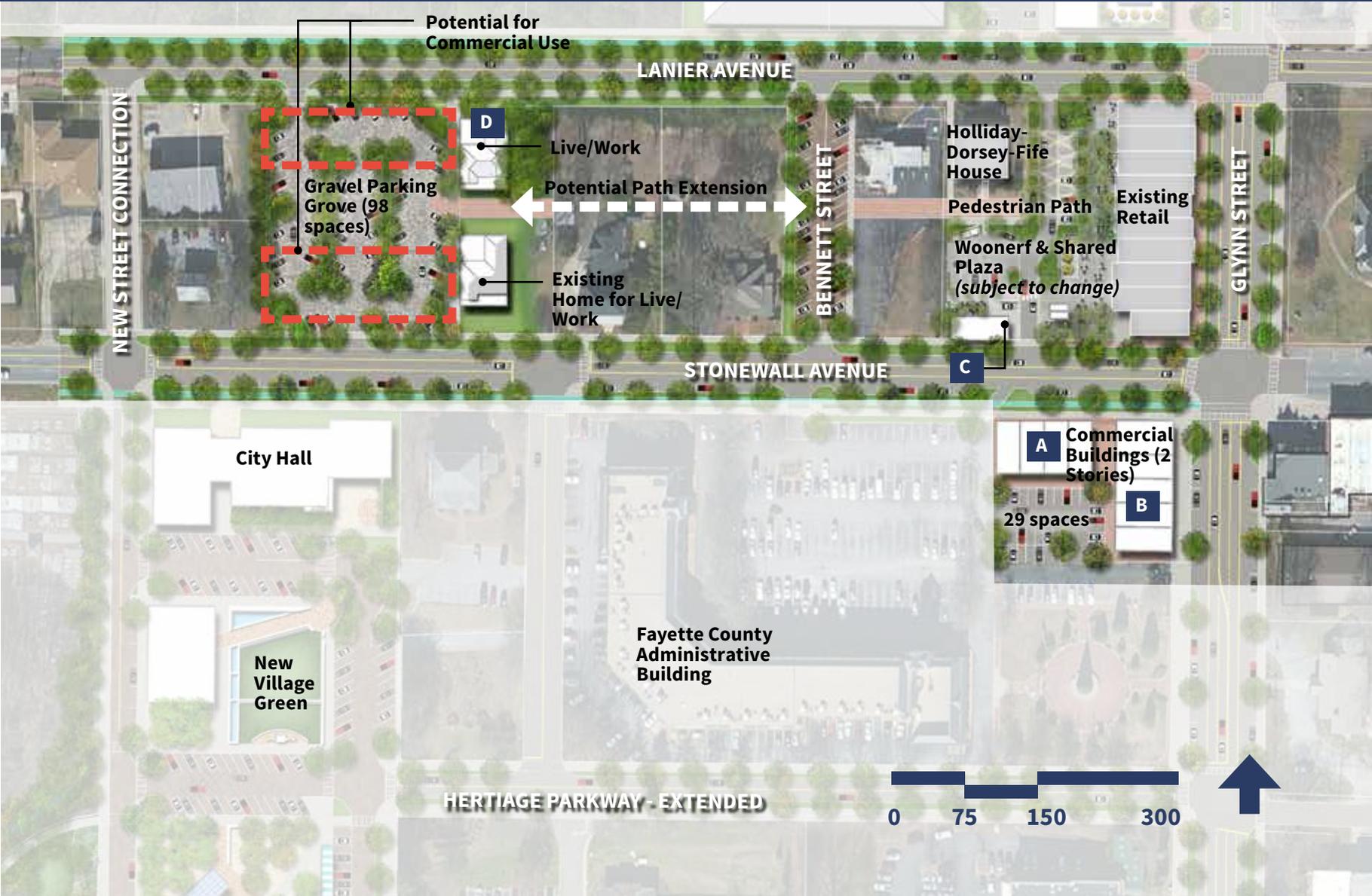
PARKING SPACES

TYPE	# SP	DESCRIPTION / LOCATION
On-street (angled & parallel parking)	109	New street connections have angled spaces, existing streets have parallel parking
Parking Lots	279	Apartment- & commercial-specific parking lots
TOTAL PARKING	388	

* This would be a privately-led initiative. The City would not construct the apartment, townhome, and commercial community.

** The amenity area (pool, games) for the apartment and townhome community is not counted in the total green space on page 16 because it is private space.

POD B



Potential for Commercial Use

LANIER AVENUE

NEW STREET CONNECTION



Gravel Parking Grove (98 spaces)

D

Live/Work

Potential Path Extension

Existing Home for Live/Work

BENNETT STREET

Holliday-Dorsey-Fife House

Pedestrian Path

Existing Retail

Woonerf & Shared Plaza (subject to change)

C

GLYNN STREET

STONEWALL AVENUE

City Hall

New Village Green

Fayette County Administrative Building

A Commercial Buildings (2 Stories)

29 spaces

B

HERITAGE PARKWAY - EXTENDED

0 75 150 300



POD B

POD B LAND USE SUMMARY

RESIDENTIAL

TYPE	# UNITS	DESCRIPTION / LOCATION
Live / Work Units <i>(Building D counted below)</i>	2	Commercial houses with living spaces (between Lanier and Stonewall)
TOTAL RESIDENTIAL	2	

COMMERCIAL / OFFICE

TYPE	# SF	DESCRIPTION / LOCATION
Commercial		New commercial buildings on current County lot on the southwest corner of Stonewall and Glynn Street. Parking is on the City-owned pocket park. Building C is north of Stonewall e next to the alley.
Building A (2 Floors)	11,000	
Building B (2 Floors)	16,200	
Building C (1 Floor)	1,500	
Building D (1 Floor)	3,600	
TOTAL COMMERCIAL / OFFICE	32,300	

GREEN SPACE

TYPE	# AC	DESCRIPTION / LOCATION
Woonerf - Shared Plaza Space	0.45	Woonerf uses existing alley for a shared flex space with parking, trees, seating areas
TOTAL GREEN SPACE	0.45	

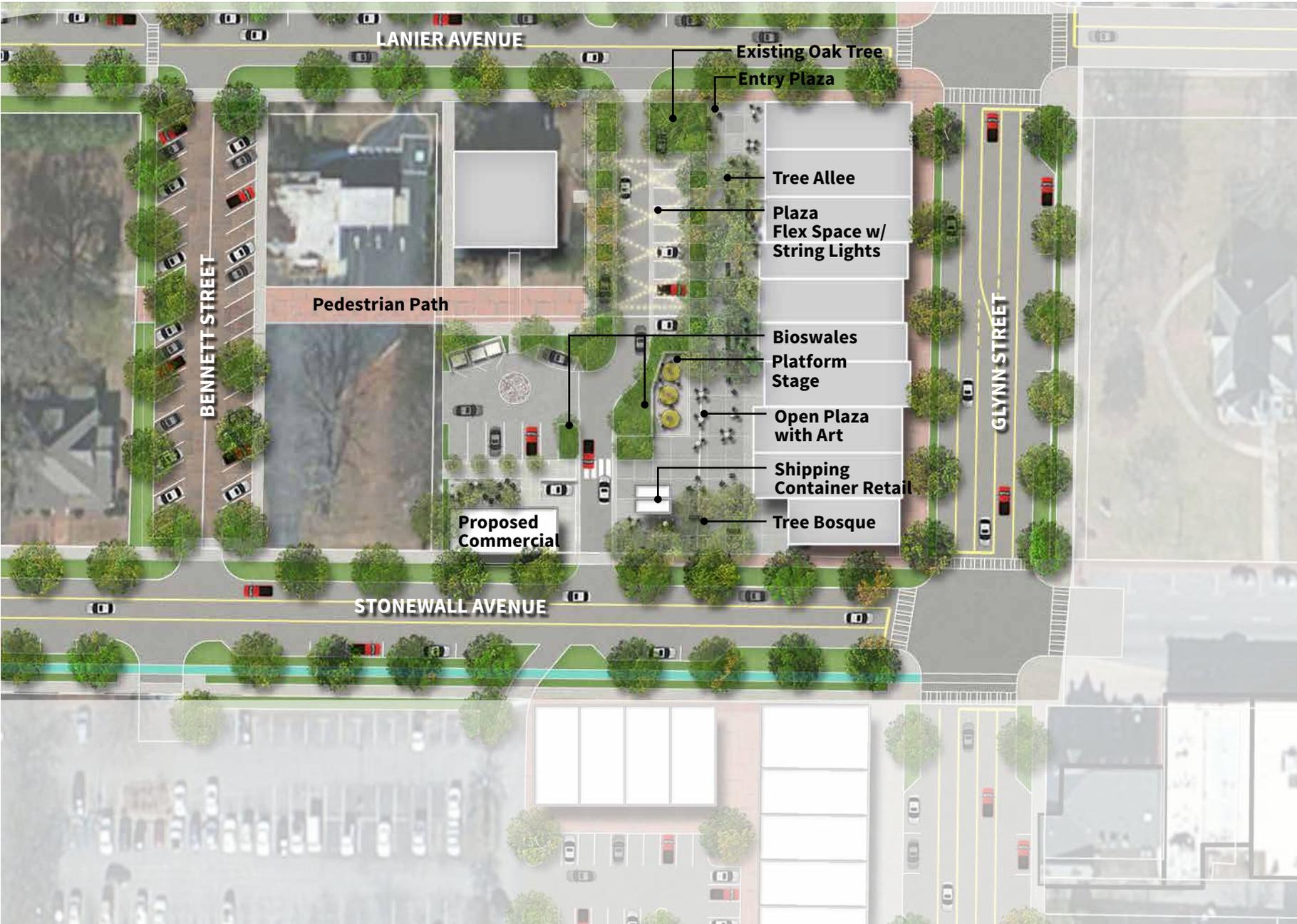
PARKING SPACES

TYPE	# SP	DESCRIPTION / LOCATION
On-street (Stonewall, Bennett, Woonerf)	121	Parallel and angled parking on-street
Parking Lot (Gravel Parking Grove)	98	Building Re-use in Pod A, others
Parking added back to County Lot **	29	Some spaces were removed to accommodate new buildings, and spaces were added over the top of the City-owned park parcel.
TOTAL PARKING	248	

** The County parking lot had a net loss of ~2 spaces, but all of the spaces are counted in this chart as created spaces.

POD B » WOONERF STREET & PLAZA

UNDER DEVELOPMENT & SUBJECT TO CHANGE



LANIER AVENUE

BENNETT STREET

Pedestrian Path

Proposed Commercial

STONEWALL AVENUE

Existing Oak Tree
Entry Plaza

Tree Allee

Plaza
Flex Space w/
String Lights

Bioswales
Platform
Stage

Open Plaza
with Art

Shipping
Container Retail

Tree Bosque

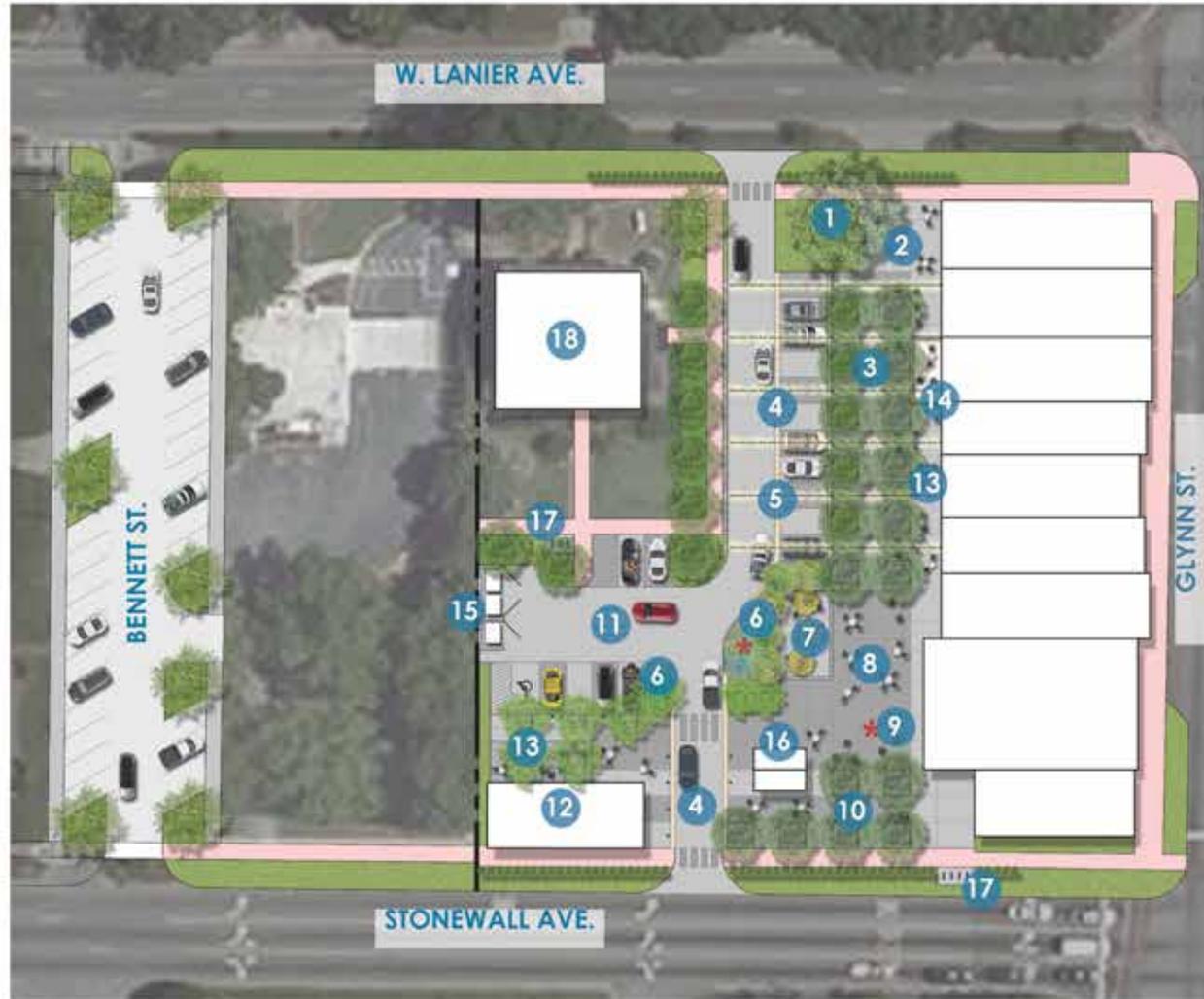
GLYNN STREET

POD B » WOONERF STREET & PLAZA

UNDER DEVELOPMENT & SUBJECT TO CHANGE

PROGRAM ELEMENTS

- (1) EXISTING LARGE OAK TREE
- (2) ENTRANCE PLAZA
- (3) TREE ALLEE
- (4) FLEX PLAZA SPACE
- (5) STRING LIGHTS
- (6) BIOSWALE
- (7) RAISED SITTING PLATFORM/STAGE
- (8) OPEN PLAZA
- (9) DEDICATED LOCATION FOR ART
- (10) BOSQUE
- (11) ROLLOVER MEDIAN
- (12) PROPOSED BUILDING - 60' X 25'
- (13) OUTDOOR CAFE PATIOS
- (14) EXISTING BRICK PATIO & WALL TO REMAIN
- (15) THREE DEDICATED DUMPSTERS
- (16) 2 SHIPPING CONTAINER BUILDINGS - 8' X 20' EACH / 16' X 40' TOTAL
- (17) BIKE RACKS
- (18) HOLLIDAY-DORSEY-FIFE HOUSE



POD B » WOONERF STREET & PLAZA
UNDER DEVELOPMENT & SUBJECT TO CHANGE



POD B » WOONERF STREET & PLAZA
UNDER DEVELOPMENT & SUBJECT TO CHANGE



POD C

Existing Cemetery

A City Hall

NEW STREET

Offices

B

Fountains & Amphitheater Lawn

Fayette County Administrative Building

Stormwater Feature
Rain Garden
Boardwalks

Path along Stream
Seating
Playground

Rain Gardens

Stormwater Detention

Splash Pad

Fountains

Rain Gardens

Grass Mounds

Lawn

Tree Bosques & Pavilion

Pedestrian Path

Lawn

HERITAGE PARKWAY - EXTENDED

Market Stalls

Fayette County Library

Market Stalls

Tree Bosque w/Seating & Vendor Stall

NEW STREET CONNECTION

FUTURE CONNECTION

Potential Townhomes

Potential Townhomes

FUTURE CONNECTION

FUTURE CONNECTION



POD C

POD C LAND USE SUMMARY

COMMERCIAL / OFFICE

TYPE	# SF	DESCRIPTION / LOCATION
Commercial (2 Floors; Building A)	14,000	Offices south of City Hall
City Hall (2 Floors; Building B)	37,000	Two-story building with atrium and plaza
TOTAL COMMERCIAL / OFFICE	51,000	

GREEN SPACE

TYPE	# AC	DESCRIPTION / LOCATION
Village Green & City Hall Plaza	2.38	Plazas around the City Hall building and the Village Green extending south
Stormwater Park <i>(further engineering study needed for capacity)</i>	3.40	Park to the west of the new streets and south of the cemetery
TOTAL GREEN SPACE	5.78	

PARKING SPACES

TYPE	# SP	DESCRIPTION / LOCATION
On-street (Shared Streets, new streets)	182	All new streets have angled or parallel parking spaces
TOTAL PARKING	182	

QUESTIONS?

