

**City of Fayetteville, AR**  
**Cultural Arts Corridor Project**  
**Parking Deck Site: Input Meeting**  
**January 6, 2020**

[Purpose](#) | [Participants](#) | [Agenda](#)

**Meeting Purpose:** Input meeting in response to Fayetteville Housing Authority and Citizen inquiry on the site location for replacement parking and the specific desire to expand the Nadine Buam building to a multi-purpose facility

**Participants:**

- City of Fayetteville Staff (Jonathan Curth, Susan Norton, Wade Abernathy, Peter Nierengarten)
- Fayetteville City Council (Kyle Smith)
- Fayetteville Housing Authority (Angela Belford, Melissa Terry, Evelyn Stafford, Kristen Bensinger)
- Walton Arts Center (Peter Lane, Wendy Riggs)
- University of Arkansas Arts Department (Gerry Snyder)
- University of Arkansas (Laura Jacobs, Mike Johnson)
- University of Arkansas Architecture Department (Peter MacKeith, Steve Luoni)
- Theatre Squared (Joanna Bell)
- Fayetteville Citizen (Andrea Fournet)

**Agenda:**

1. City Plan 2040 – Land Use and Housing Strategies
2. Cultural Arts Corridor – Bond Obligations and Construction Timelines
3. Housing within Cultural Arts Corridor
4. Vision for Housing and the Parking Deck
5. Walton Arts Center Futures
6. UA School of Art Update

[Meeting Outcomes \(B.L.O.T. – \*bottom line on top\*\)](#)

1. Relative to Nadine Baum site for multi-use (parking) facility....
  - a. City Staff – key issue in meeting the bond obligations
  - b. Walton Art Center – to utilize the site for parking will tie WAC hands relative to future expansion, vision and goals
  - c. UA – use of site needs to remain consistent with current plan/utilization
  - d. FHA – desire to leverage opportunities for conversation early in the process on a go-forward basis; to contribute expertise and create synergies to meet common goals; keen desire to give back to the City
2. Verbal Commitment for an *intentional partnership* between City and FHA; initiate conversations early in the process to align with restrictions
3. Suggestion that the group participants agree to ongoing meetings to facilitate proactive collaboration

4. Collaboration Opportunities - Desire to proceed with eye toward future potential; view City projects with a “full-scope” lens

**Parting Comments (offered by UA School of Architecture) –**

- *Think like a City; think collaboratively to solve for complexity*
- *Any site (such as Nadine Baum) represents the opportunity to fulfill the vision of solving for complexity*

## Meeting Detail: Participant Input

### **City Staff**

*Overarching Objective: to work in “intentional partnership” with key stakeholders to achieve the City Plan stated goals*

*Requirement: meet the overall goals of the City Plan while operating within the guidelines set out by the approved bond; Greatest strength to accomplish goals and support multiple interests is economic development*

### **City Plan - Goals**

1. Infill
2. Reduce Sprawl
3. Incent Biking
4. Affordable Housing
5. Connected/Complete/Compact Neighborhoods
6. Enduring Green Network

### **Tools to Accomplish Goals**

1. Zoning
2. Capital Infusion
3. Partnerships (Public/Private)
4. Reduce Regulatory Barriers

### **Key Constraints: Replacement Parking Timeline and Bond Restrictions**

1. June 1 – Phase 1 bond sales \$22.2M
2. Bond funds are specific with \$10M designated for replacement parking
3. 85% must be spent by August 2022
4. Financial impact of delays = \$45k - \$90k per month

### **Fayetteville Housing Authority**

*Overarching Objective: demonstrate “Affordable Housing” by providing input and insights to help invest for the Highest and Best purpose; Look for the “Yes...And” scenario that will facilitate opportunities to collaborate with key players to achieve collective goals*

### **Key Points**

1. Parking deck is an opportunity that is being presented today

- a. Housing would be for “productive foundational” members of the workforce; affordable workforce housing, as a differentiation from low-income housing
  - b. Benefit of such housing extends to UA, Walton Arts Center, and City of Fayetteville staff as well as retail and restaurant service employees
  - c. Components include
    - i. FHA and City partnership
    - ii. Leverage established incentive afforded FHA, i.e. cheaper capital
    - iii. Parking deck
    - iv. Housing (FHA can provide expertise relative to affordable housing)
2. Consider creative design for “other” sites, i.e. sites under consideration other than Nadine Baum
    - a. Components include
      - i. FHA and City partnership
      - ii. Require developer to incorporate housing into design
      - iii. Leverage accountability of FHA
  3. Make FHA agenda go further
    - a. Leverage synergies
    - b. Create greater momentum toward common goals
    - c. Collaboration without detrimental impact
    - d. Create innovative partnership, i.e. explore “and then what” scenarios
  4. FHA being a good neighbor
    - a. Understand the value FHA brings to the equation

### **Walton Arts Center**

*Overarching Objective: Create a place where Arts and Culture can thrive; developed in a spirit of cooperation and community*

#### **Characteristics | Attributes | Goals**

1. Ensure region has access to world class Arts and Art Education
2. World class financial structure, i.e. 70/30 funding scenario (70% organic / 30% external)
3. Pillars of Purpose
  - a. World Class Programing
  - b. Education Programs
  - c. Anchor for Community Services and Community Growth
  - d. Festivals
4. History of support to City (land and \$\$ for parking garage)
5. Relative to Nadine Baum property
  - a. Would need to make the building/site “as good as or better than it is today”
  - b. Need to maintain focus on growth of Arts & Culture on the plaza
  - c. Growth can only happen if facilities remain available
  - d. Parking garage on the site handcuffs ability to grow
6. Walton Arts Center is an *Anchor* Institution, and the unencumbered use of current facilities is a necessity
7. The Cultural Arts Plan is important; the absence of which leads to reactive conversations
8. Utilizing Nadine Baum property will hamper the Walton Arts Center future plan

### UA School of Art

1. Program Update: Creating a “Arts Campus” operational in Summer 2020
2. A facility for design and studio programs in one location
3. Key focus is to *get students into the community*