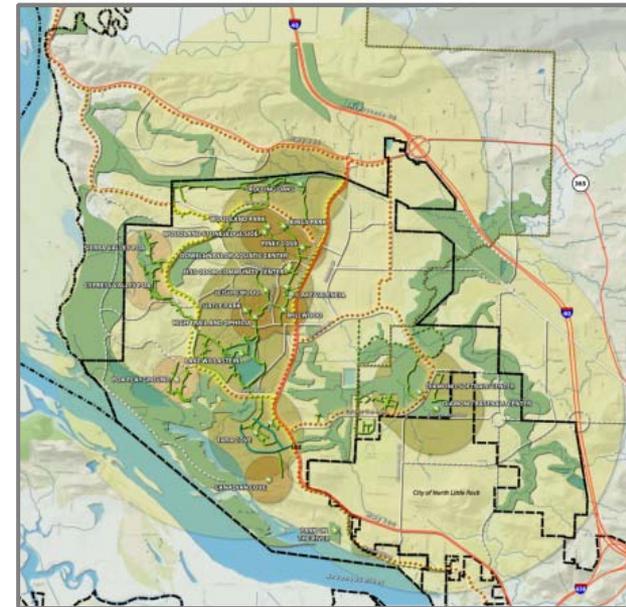
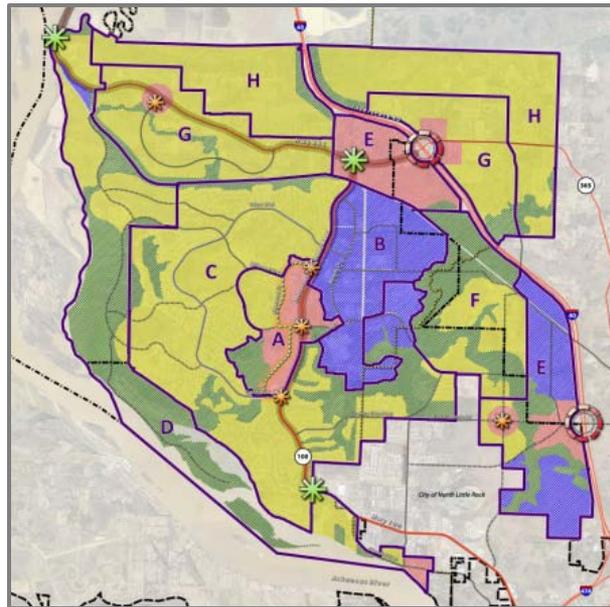
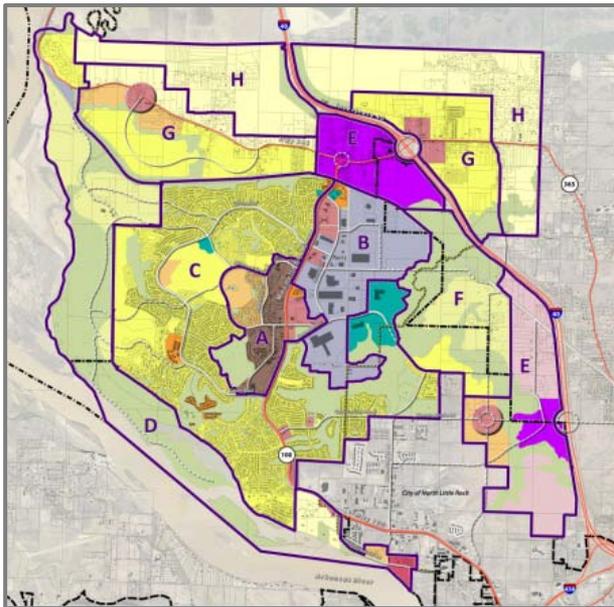


Maumelle Forward:

Forward Thinking, Forward Vision, Forward Progress

Community Meeting 4



January 29, 2013

PROCESS

VALUES

(public input, stakeholders, steering committee)

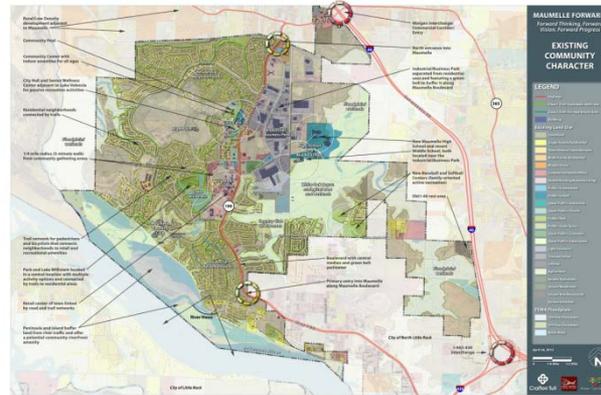
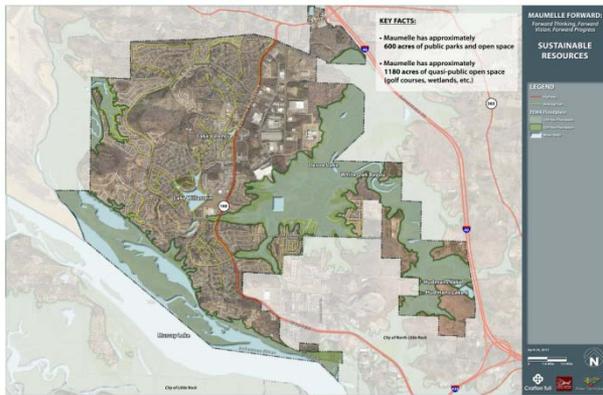
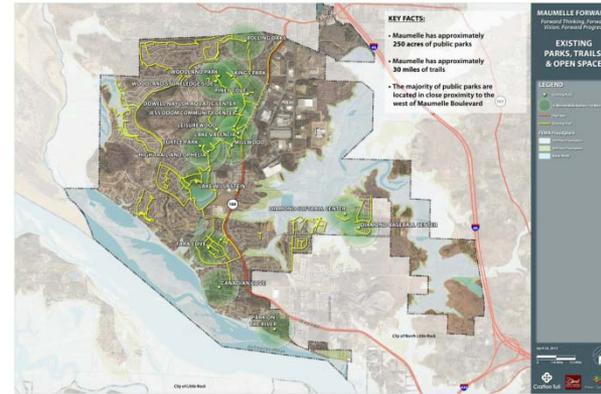
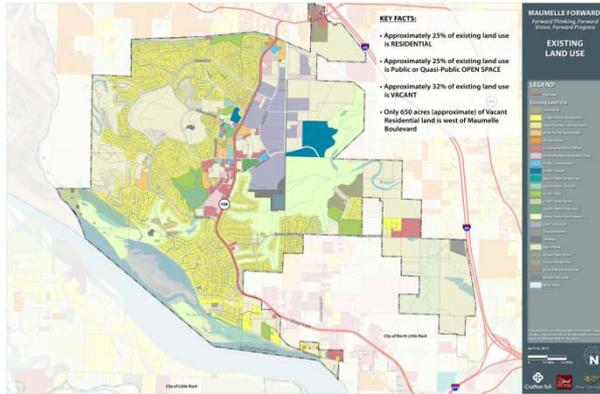
VISION & GOALS

PHYSICAL PLANNING

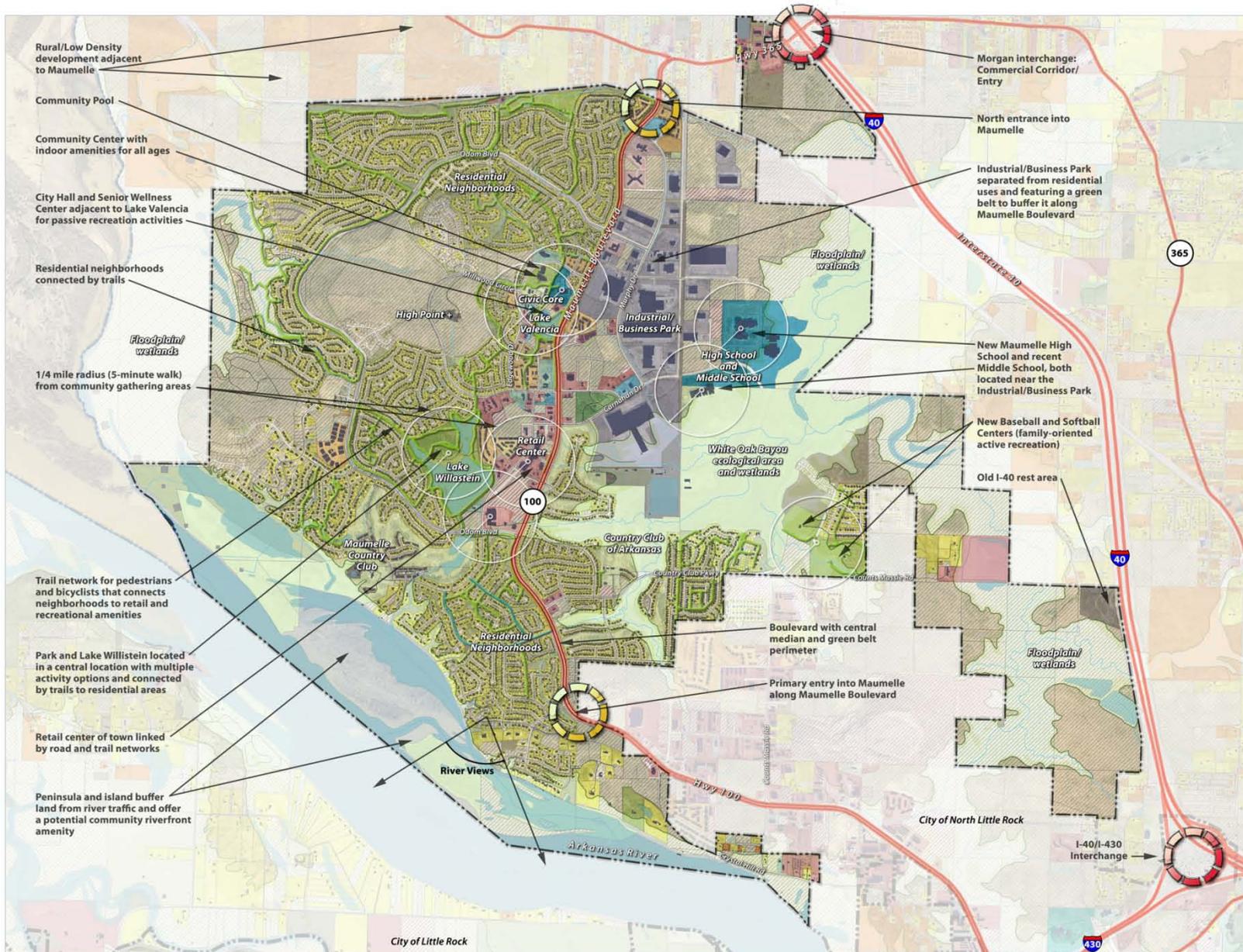
(scenarios, framework plan, plan elements)

ACTIONS & STRATEGIES

EXISTING CONDITIONS ASSESSMENT



EXISTING CONDITIONS ASSESSMENT



MAUMELLE FORWARD:
Forward Thinking, Forward Vision, Forward Progress

EXISTING COMMUNITY CHARACTER

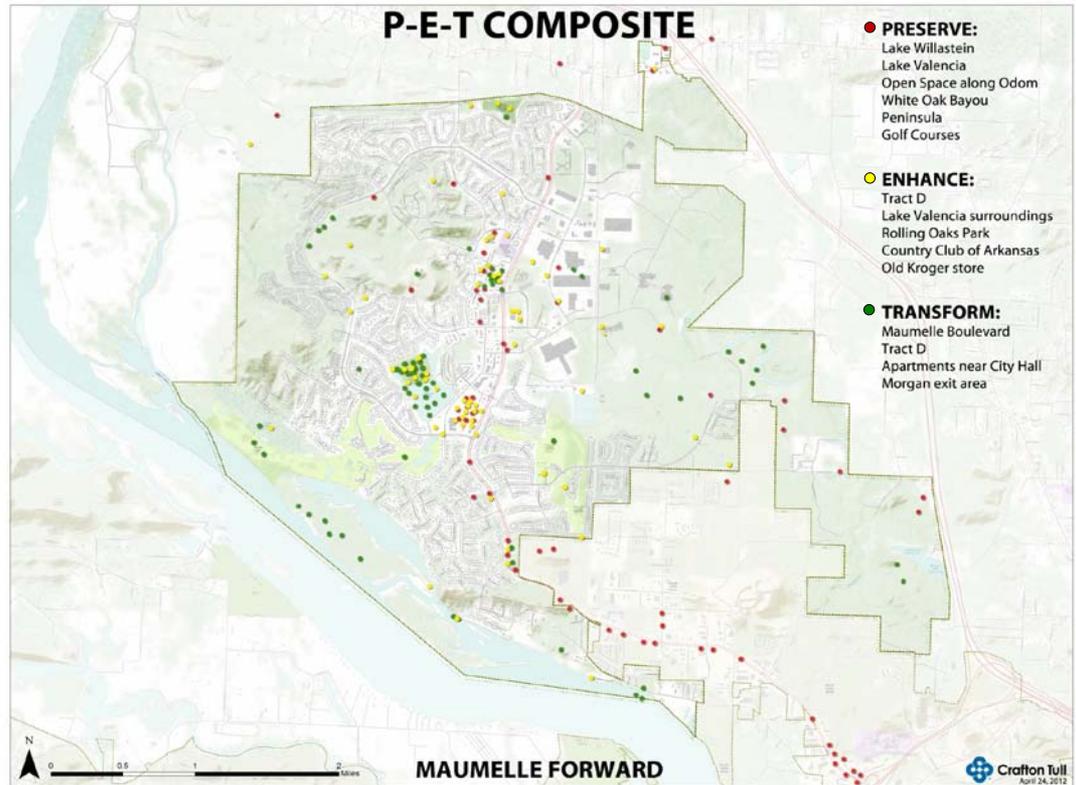
LEGEND

- Highway
 - Class 1 Trail: Separated, multi-use
 - Class 2 Trail: On-road bicycle lane
 - Building
- Existing Land Use**
- Undefined
 - Single-Family Residential
 - Town Homes/Condominiums
 - Multi-Family Residential
 - Mobile Home
 - Commercial/Retail/Office
 - Health/Nursing/Assisted Living
 - Public: Government
 - Public: School
 - Quasi-Public Institution
 - Quasi-Public: Church
 - Public: Park
 - Public: Open Space
 - Quasi-Public: Cemetery
 - Quasi-Public: Open Space
 - Light Industrial
 - Transportation
 - Utilities
 - Agriculture
 - Vacant Agriculture
 - Vacant Residential
 - Vacant Non-Residential
 - Vacant Industrial
- FEMA Floodplain**
- 100-Year Floodplain
 - 500-Year Floodplain
 - Water Body

VALUES: PUBLIC MEETING INPUT

– Community Survey & Public Meeting #1

PRESERVE/ENHANCE/TRANSFORM



PROCESS

VALUES

(public input, stakeholders, steering committee)

VISION & GOALS

PHYSICAL PLANNING

(scenarios, framework plan, plan elements)

ACTIONS & STRATEGIES

VISION STATEMENT

– June 12, 2012

VISION

*Maumelle aspires to be a **vibrant, economically healthy city that maintains its sense of community while embracing a forward-thinking attitude.***

COMMUNITY-WIDE GOALS

– June 12, 2012

COMMUNITY-WIDE GOALS

1. Approach growth in a **strategic, targeted,** manner that meets the needs of people **across the age spectrum.**
2. Preserve Maumelle's **safe, small town atmosphere.**
3. Ensure or improve the **conveniences** of living in Maumelle (proximity, ease of access, local services).
4. Support the **quality of local schools** in a proactive manner.

PLAN ELEMENT GOALS

– June 12, 2012

PLAN ELEMENT GOALS

1. Land Use
2. Community Character
3. Economic Development
4. Infill & Redevelopment
5. Sustainability
6. Transportation
7. Open Space & Recreation

PROCESS

VALUES

(public input, stakeholders, steering committee)

VISION & GOALS

PHYSICAL PLANNING

(scenarios, framework plan, plan elements)

ACTIONS & STRATEGIES

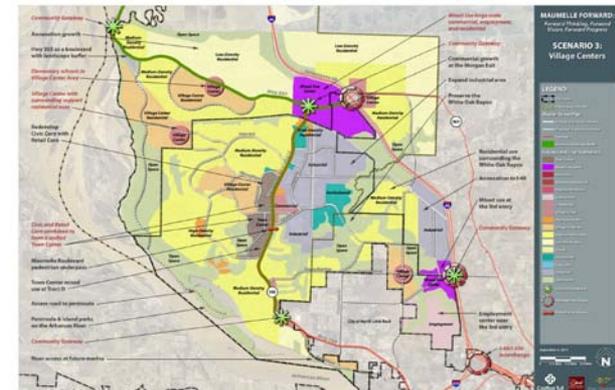
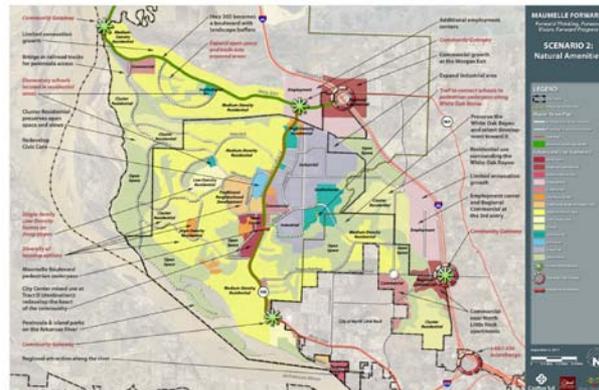
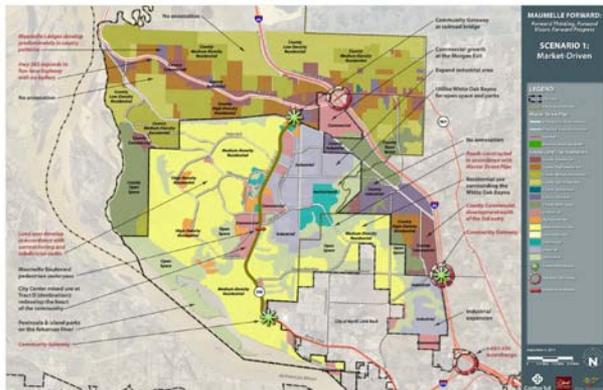
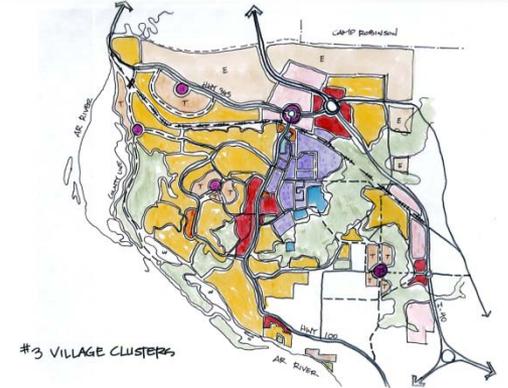
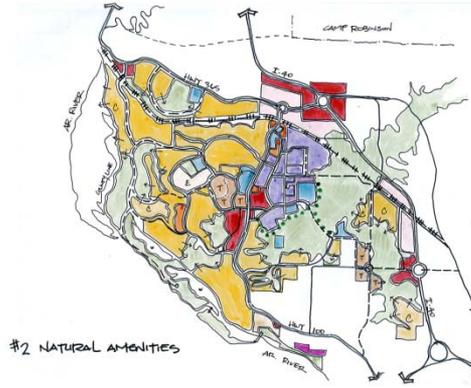
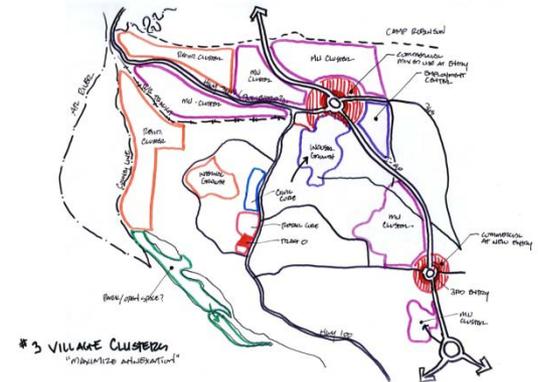
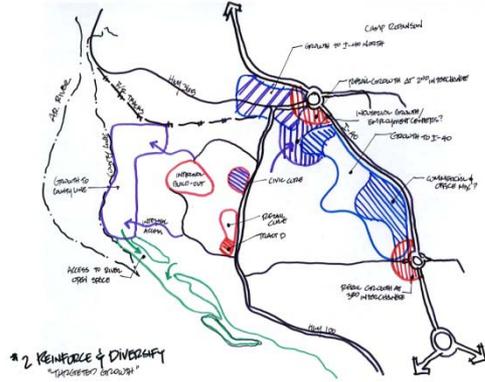
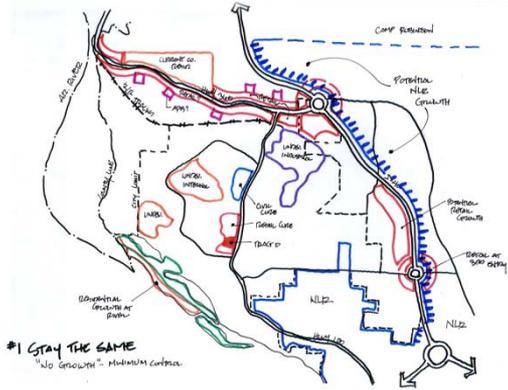
PLANNING SCENARIOS WORKSHOP

– Public Meeting #2

SCENARIOS CHARRETTE



DRAFT SCENARIOS



PUBLIC MEETING: SCENARIOS EVALUATION

– September 6, 2012

CRITERIA FOR EVALUATION

- **FORM:** physical layout of land uses and connections
 - Attributes and Implications
- **VALUES:** public input (vision, goals, survey data)
 - Goals Comparison
- **GROWTH:** physical expansion and population growth
 - Benefits and Consequences
- **FISCAL:** cost of growth versus return on investment
 - Fiscal Impact Estimates

VALUES COMPARISON

VISION: Maumelle aspires to be a vibrant, economically healthy city that maintains its sense of community while embracing a forward-thinking attitude.

	Scenario 1: Market-Driven	Scenario 2: Natural Amenities	Scenario 3: Village Centers
COMMUNITY-WIDE GOALS			
Goal 1. Approach growth in a strategic, targeted, manner that meets the needs of people across the age spectrum.		✓	✓
Goal 2. Preserve Maumelle's safe, small town atmosphere.	✓	✓	
Goal 3. Ensure the conveniences of living in Maumelle (proximity, ease of access, local services).			✓
Goal 4. Support the quality of local schools in a proactive manner.	✓	✓	✓
PLAN ELEMENT GOALS: LAND USE			
Goal 1. Encourage land uses that reinforce Maumelle's community character that are market supported.		✓	✓
Goal 2. Promote a diversity of land uses (residential, retail, industrial, parks, etc.).		✓	✓
Goal 3. Encourage mixed-use development in appropriate areas.			✓
PLAN ELEMENT GOALS: COMMUNITY CHARACTER			
Goal 1. Promote a town center "main street" identity.			✓
Goal 2. Provide public facilities and spaces that reinforce community pride.	✓	✓	✓
Goal 3. Improve gateways into Maumelle to define city entries.	✓	✓	✓
Goal 4. Maintain the current high development standards that currently make Maumelle aesthetically attractive.		✓	✓
PLAN ELEMENT GOALS: ECONOMIC DEVELOPMENT			
Goal 1. Become more self-sustaining and reduce economic "leakage" through the attraction of businesses that fill niches and existing gaps.		✓	✓
Goal 2. Encourage the further development of local jobs.		✓	✓
Goal 3. Support a stronger housing to jobs balance.		✓	
Goal 4. Retain existing local businesses.	✓	✓	✓
PLAN ELEMENT GOALS: INFILL & REDEVELOPMENT			
Goal 1. Implement policies and develop programs to stabilize aging neighborhoods.	✓	✓	✓
Goal 2. Encourage high quality, market supported infill development within the retail core.	✓	✓	✓
PLAN ELEMENT GOALS: SUSTAINABILITY			
Goal 1. Encourage future public facilities to be constructed to LEED standards.	✓	✓	✓
Goal 2. Implement standards to ensure environmental quality.	✓	✓	✓
Goal 3. Protect existing natural resources (the Arkansas River, wetlands, tree protection, drainage and storm water management).	✓	✓	✓
PLAN ELEMENT GOALS: TRANSPORTATION			
Goal 1. Continue to explore congestion mitigation solutions along Maumelle Boulevard.	✓	✓	✓
Goal 2. Support the development of a transportation trails network.	✓	✓	✓
Goal 3. Promote the development of safe vehicular and pedestrian routes to schools and work.	✓	✓	✓
PLAN ELEMENT GOALS: OPEN SPACE & RECREATION			
Goal 1. Maintain existing parks and recreational amenities.	✓	✓	✓
Goal 2. Provide public parks, trails, and open space as needed to keep pace with growth.		✓	✓
Goal 3. Provide a variety of amenities and public spaces for all age groups.	✓	✓	✓

PHYSICAL EXPANSION COMPARISON

	Scenario 1: Market-Driven	Scenario 2: Natural Amenities	Scenario 3: Village Centers
OPPORTUNITIES			
	No expansion	Expand EAST to I-40:	Expand EAST to I-40:
		Capture tax base at interchanges	Capture tax base at interchanges
		Add employment opportunities	Expand industrial opportunities
		Diversification of employment and commercial options	Diversify uses within the Mixed Use Center
	No expansion	Expand WEST to Arkansas River:	Expand WEST to Arkansas River:
		Gain open space and recreation opportunities and access	Gain open space and recreation opportunities and access
		Preserve river views	Preserve river views
		Diversify housing and development types	Diversify housing and development types
	No expansion	Expand NORTH to Hwy 365:	Expand NORTH to the fields:
		Influence growth patterns along 365	Influence growth patterns along 365
	Influence appearance of entry into Maumelle	Increase tax base and diversify uses within Mixed Use Center	
	Gain employment opportunities near interchange	Limit encroachment by outside influences	
CHALLENGES			
	No diversification of uses within city	Providing services in annexed areas	Providing services in annexed areas
	Accept surrounding development	Code enforcement in annexed areas	Code enforcement in annexed areas
	Tax base for development at interchanges goes elsewhere	Adding utilities in annexed areas	Adding utilities in annexed areas
	Limited access to peninsula and island parks	Pacing rate of expansion that city can accommodate	Pacing rate of expansion that city can accommodate

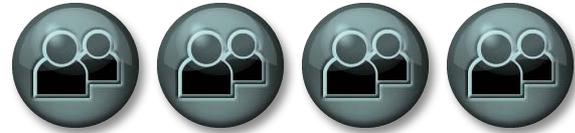
GROWTH COMPARISON

CITY

PLANNING AREA

Scenario 1

potential capacity



Scenario 2

potential capacity



Scenario 3

potential capacity



FISCAL ANALYSIS SUMMARY

Indicator	Total @ Build-Out		
	Scenario #1: Grow Per Existing Zoning	Scenario #2: Natural Amenities	Scenario #3: Village Centers
Estimated Development In Place Sq Ft/Units:			
Residential (Units)	6,990	10,850	18,530
Retail (SF)	2,200,000	6,300,000	9,000,000
Office/Industrial (SF)	6,600,000	12,700,000	11,200,000
Estimated Annual Revenues by Type:			
Property Tax	\$361,191	\$674,175	\$1,014,179
Sales Tax	\$4,598,000	\$13,167,000	\$21,161,250
Other Revenues*	\$5,996,866	\$11,336,698	\$14,568,473
Total New Annual Revenues to City:	\$10,956,058	\$25,177,873	\$36,743,902
Estimated General Fund Expenditures by Department:			
General Government/Administration	\$2,243,279	\$3,884,482	\$5,627,277
Public Safety	\$5,303,216	\$9,183,096	\$13,303,145
Community Development	\$633,551	\$1,097,062	\$1,589,265
Parks and Recreation	\$1,800,580	\$3,117,900	\$4,516,763
Public Works	\$733,629	\$1,270,358	\$1,840,312
Streets and Sanitation	\$2,267,778	\$3,926,905	\$5,688,734
Total New Annual Service Costs to City:	\$12,982,032	\$22,479,804	\$32,565,496
Total Net Annual City Surplus (Deficit):	(\$2,025,975)	\$2,698,069	\$4,178,407
% Net Annual City Surplus (Deficit):	-18%	11%	11%

* Includes Franchise Fees, Licenses and Permits, Charges for Services, Fines and Misc. Revenues.

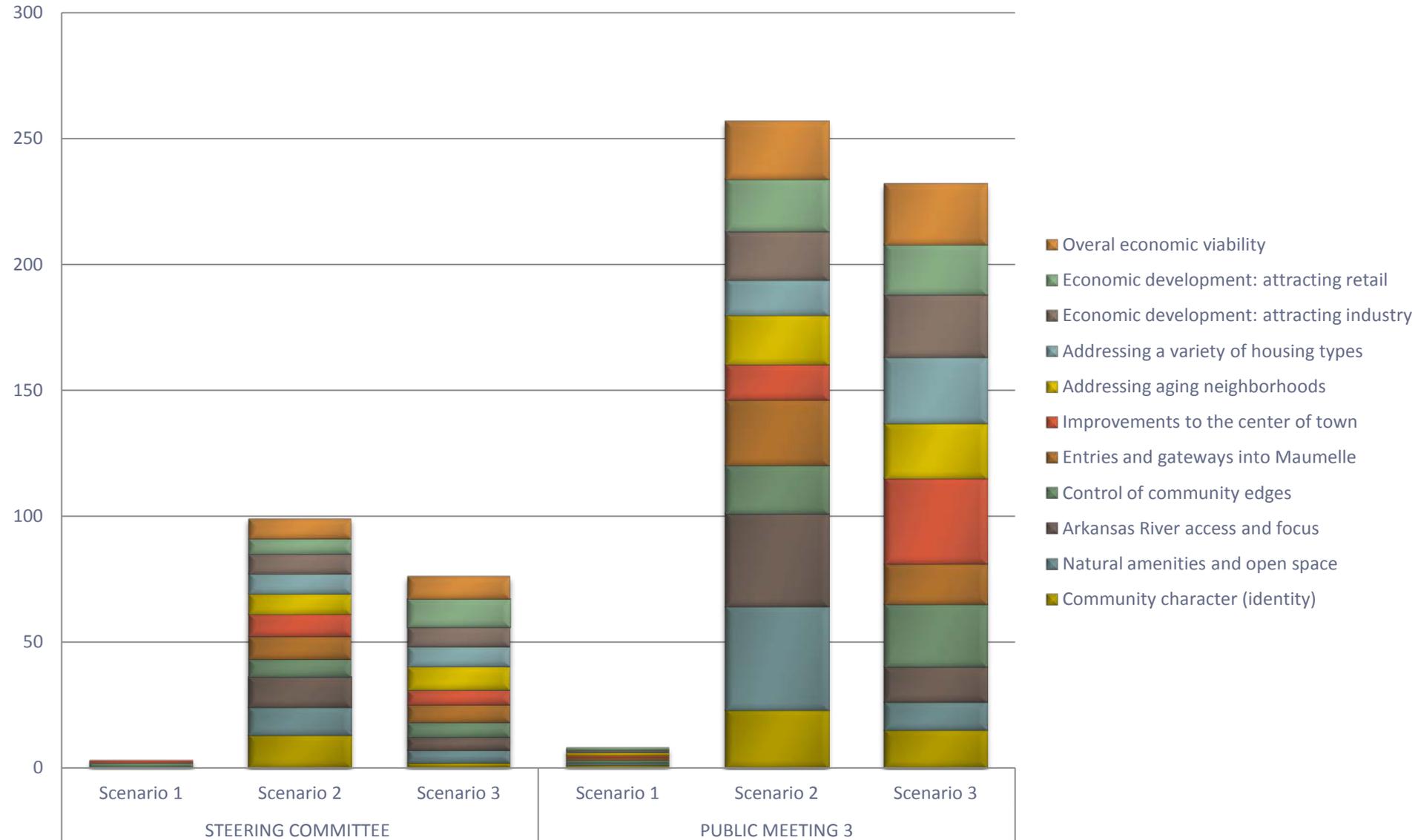
Source: City of Maumelle; Crafton Tull Sparks; and Ricker | Cunningham.

SCENARIOS FEEDBACK

– September 6, 2012

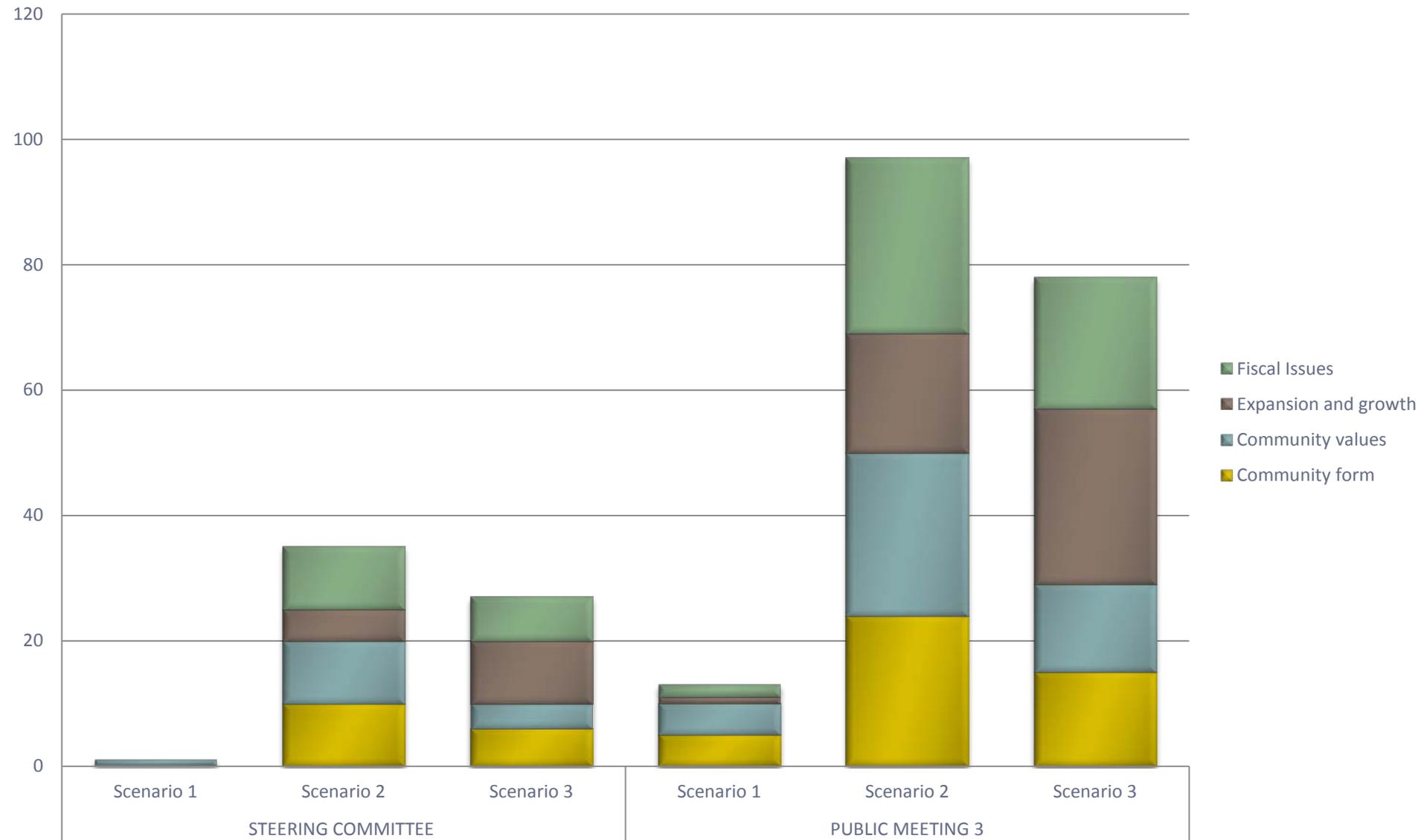
SCENARIOS FEEDBACK

1. Which scenario best met the following CONDITIONS?



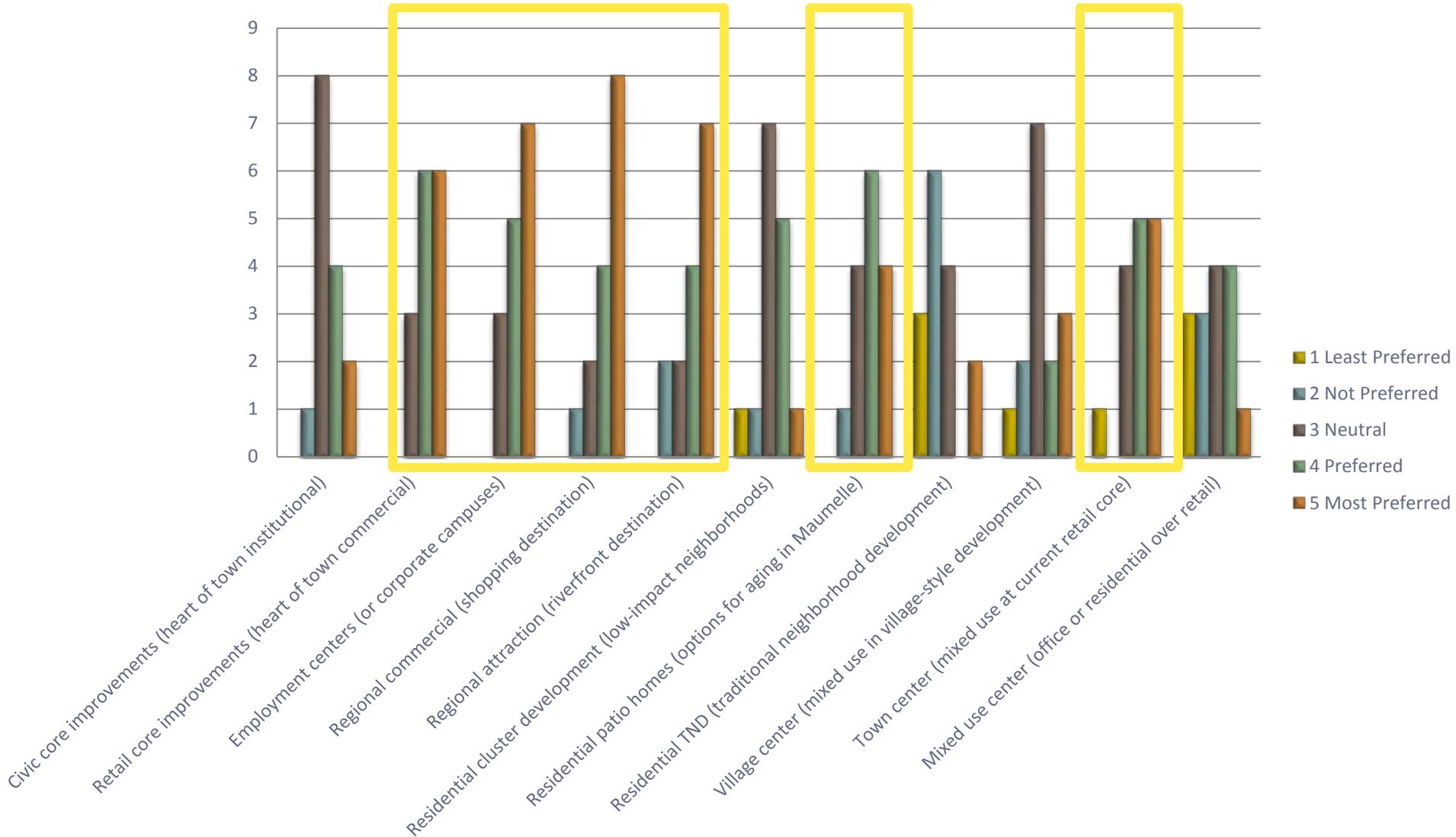
SCENARIOS FEEDBACK

2. Which scenario best addressed the following CRITERIA?



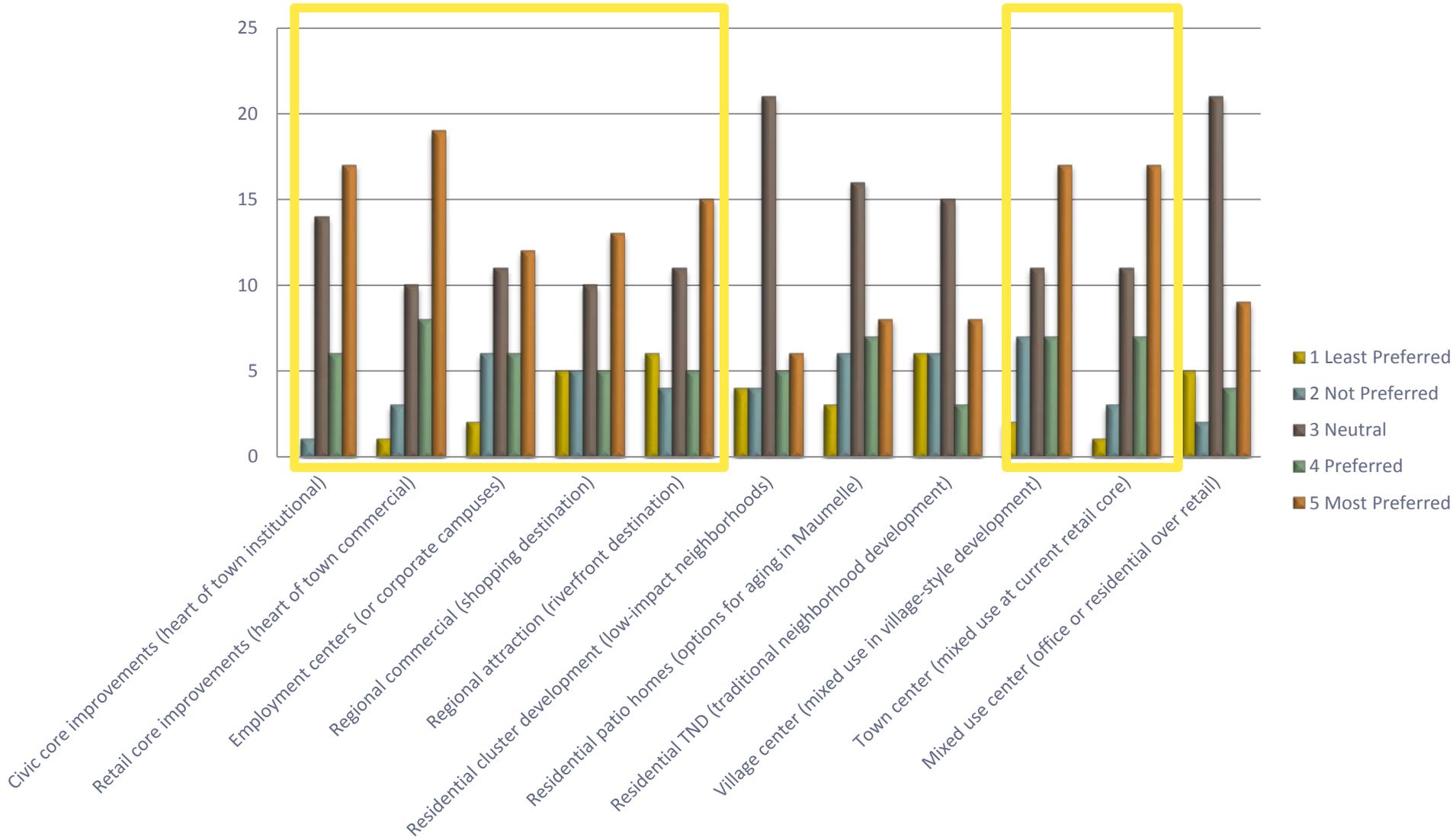
SCENARIOS FEEDBACK

3. Rate your preference toward the following LAND USE TYPES (Steering Committee)



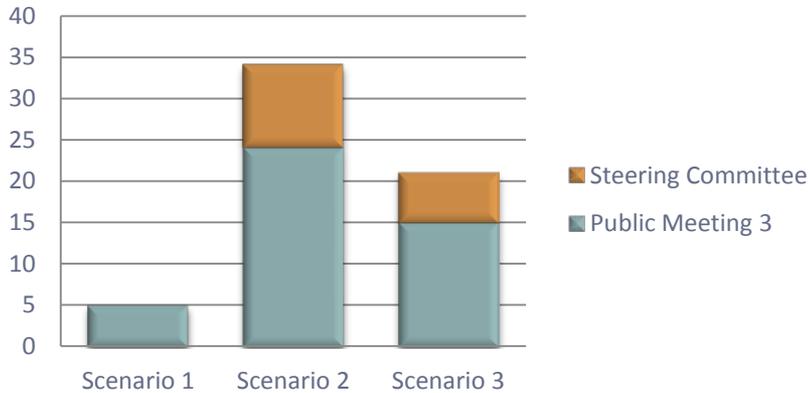
SCENARIOS FEEDBACK

3. Rate your preference toward the following LAND USE TYPES (Public Meeting 3)

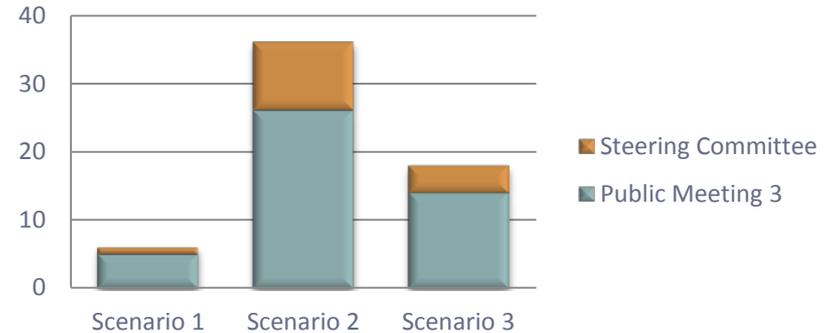


SCENARIOS FEEDBACK

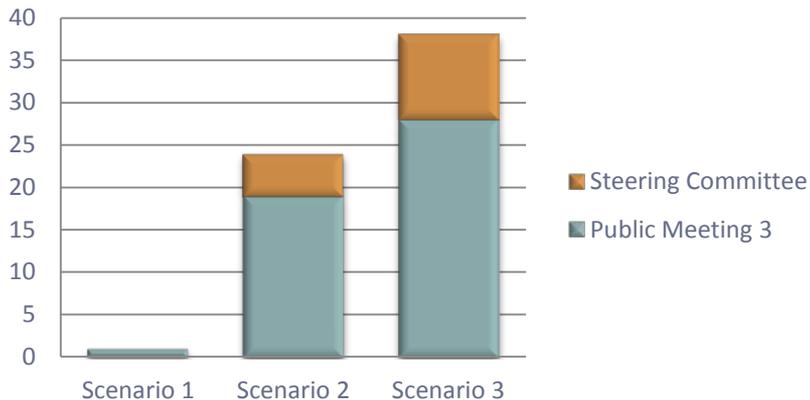
2a. Which scenario best addresses COMMUNITY FORM?



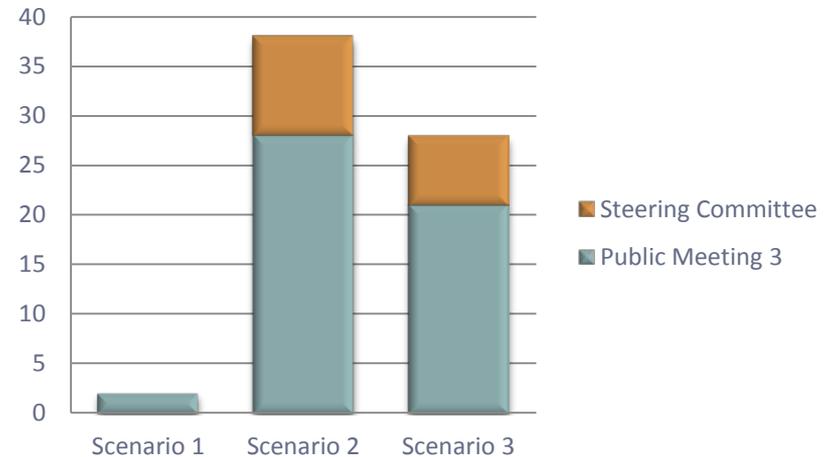
2b. Which scenario best addresses COMMUNITY VALUES?



2c. Which scenario best addresses EXPANSION and GROWTH?

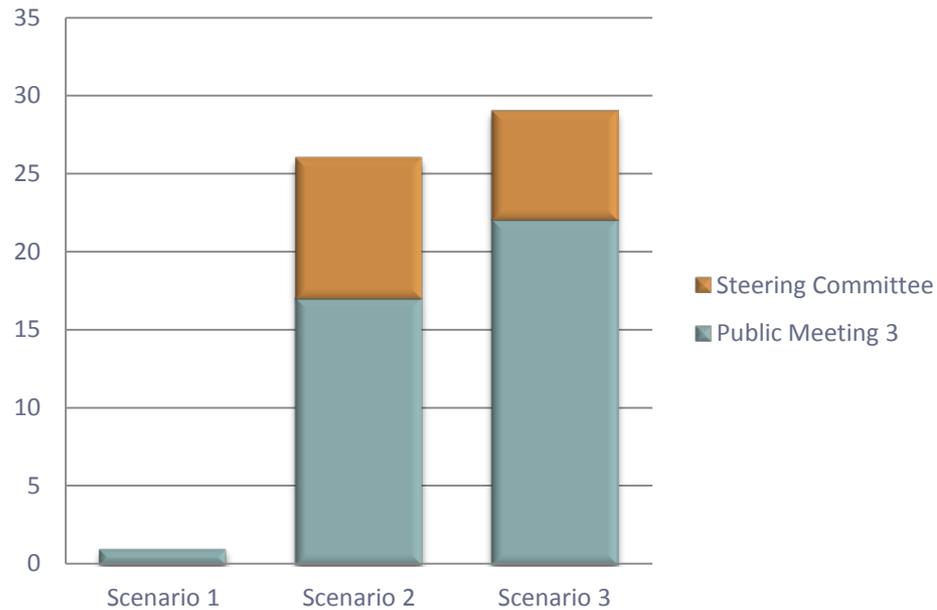


2d. Which scenario best addresses FISCAL ISSUES?



SCENARIOS FEEDBACK

4. Which scenario do you prefer?



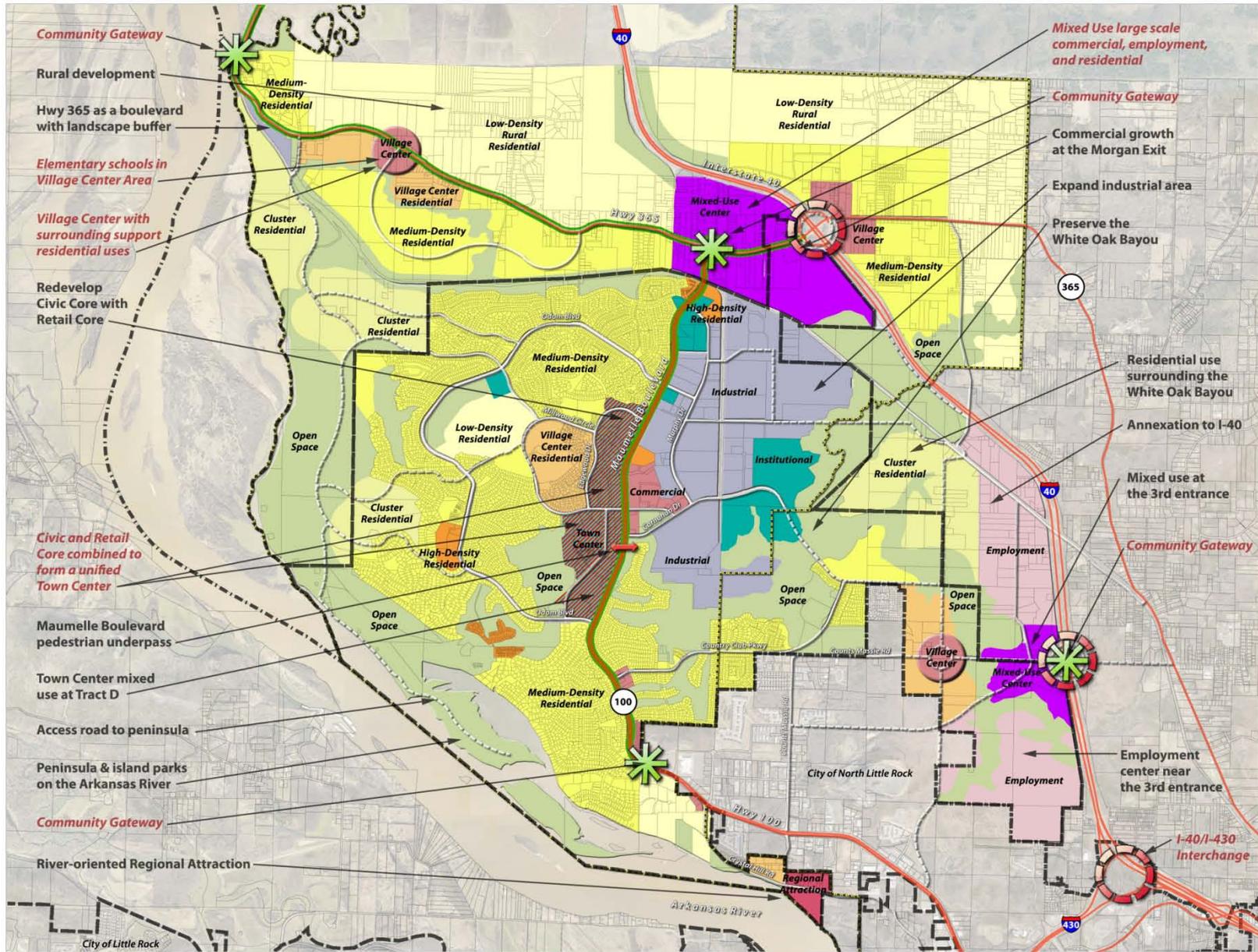
FRAMEWORK PLAN

– October 2012

FRAMEWORK PLAN

MAUMELLE FORWARD:
Forward Thinking, Forward Vision, Forward Progress

PREFERRED SCENARIO: Framework Plan



LEGEND

- City Limits
- Planning Jurisdiction
- Master Street Plan**
 - Existing Arterial or Collector
 - Proposed Arterial or Collector
 - Highway
 - Roadway Landscape Buffer
- Future Land Use**
 - Town Center
 - Mixed Use Center
 - Regional Attraction
 - Employment
 - Commercial
 - Village Center
 - High Density Residential
 - Village Center Residential
 - Medium Density Residential
 - Low Density Residential
 - Cluster Residential
 - Institutional
 - Industrial
 - Open Space
- Community Gateway
- Highway Interchange
- Pedestrian Underpass

October 23, 2012

