

SCI 2010 PILOT CITY SELECTION Application Summary

City/Population: Fayetteville / pop. 67,158	Initiative Title: Low-Impact Development
Project Title: Neighborhood Development: The Houses at Willow Bend	Nonprofit Partner: National Center for Appropriate Technology (NCAT)
Staffing: Full-time Sustainability Director that works through an 18-member cross-departmental City Sustainability Team.	City Leadership: Mayor's 4-year term ends Dec. 2012.

City Sustainability Plan

Fayetteville's City Plan 2025 (adopted 2006): Includes these objectives--Make infill and revitalization high priority, discourage suburban sprawl, make traditional town form the standard, grow a livable transportation network, assemble an enduring green network, create attainable housing opportunities.

Fayetteville Forward 2009 (summit reps over 500 people from over 300 stakeholder groups): sets the agenda for community-driven action and city policy; produced the Economic Advisory Council (FEAC) made up of leaders from these groups and formally adopted by City Council: Citizen Empowerment & Volunteers, Communication, Creative Economy, Economic Incentives & Job Growth, Green Economy, Health, Historic & Heritage Resources, Inclusion, Land Use & Green Infrastructure, Local Food, Public Education, Transportation & Light Rail.

While Fayetteville does not have a comprehensive sustainability plan, the SCI Sustainability Scan would set the city on the path to develop, ratify and adopt a plan in 2011.

Initiative

Phase 1: The City will develop an LID Drainage and Engineering Specifications Manual to inform technical LID design processes and to provide technical guidance for compliance with City's recently adopted LID ordinance; manual would replace the City's Drainage Criteria Manual. Upon completion of the manual, the SCI project coordinator will work with the City staff to provide training on the use of the manual through a series of meetings/charrettes (which will include use of Community Design Center's LID non-tech design manual).

Phase 2: Establish a Green Infrastructure baseline metric--combine, codify and ratify goals from FF into a community plan with benchmarks, timelines and metrics.

With over 100 miles of streams, water protection is a high priority. Nutrient loads contributing to high phosphorus and sediment levels in watersheds have become a significant and expensive concern for the NW Arkansas region--lawsuit from State of Oklahoma against nutrient loading in the Illinois River watershed, and several urban streams have been found in violation of the Clean Water Act resulting in an "impaired" designation on the federal 303(d) list for water quality. LID manual and trainings will help meet City's NP source reduction goals.

Project

Willow Bend (Walker Park Neighborhood, one of the areas most economically depressed areas): build 40-50 single-family homes on acreage provided by Partners for Better Housing and utilizing City's master plan (developed in 2007 through weeklong charrette and part of City Plan 2025 goals); LID site design principles will be used, employing the LID manual mentioned in the initiative; LEED ND certification standards and Neighborhood Conservation zoning classification will be used; ENERGY STAR home certification; extensive urban forest exists on the site which present the opportunity for the project to serve as a model tree canopy conservation and urban cooling practice (city's tree preservation ordinance); scope will include community garden.

Scope will also include partially funding a section of the NW Arkansas regional multi-trail system to the Willow Bend Neighborhood. This trail access will provide residents with inexpensive transportation options.

Utilization of Funds

SCI Funds

- \$54,578: Direct salaries and wages for NCAT staff working on this project that will provide project direction, management, and consulting time directly related to the project.
- \$24,561: Fringe - NCAT is approved by its cognizant agent, USDA, to allocate a rate of 42% for fringe expense, plus anticipating an increase in fringe to 45% starting October 1, 2010.
- \$137,500: Community By Design - LID/Vertical and Horizontal Design Development and Master Planning for the Houses at Willow Bend.
- \$148,000: City of Fayetteville - Multi-use Trail linkage to Walker Park/Willow Bend Neighborhood that will connect to the main artery of the City's downtown multi-use trail.
- \$18,000: Energy Corp Members - Two, 1-year Energy Corps Members to be placed with the City of Fayetteville and the University of Arkansas' Applied Sustainability Center, respectively. Each Energy Corps member shall be responsible for facilitating direct community outreach and representing their host organization's program. For the City, this would include outreach and education around Low Impact Development and Sustainability. For the ASC, this would include facilitating direct enrollment outreach and services for [Eco-Logical Communities](#) in the Walker Park/Willow Bend neighborhood.
- \$20,000: Materials to be utilized directly on the project. Ex. Printing, postage, small tools, etc.
- \$20,000: Fayetteville Forward Outreach - LID as a template for Fayetteville Forward Sustainability process--includes outreach events such as community energy efficiency forums, investigating long-term financing strategies for LID and energy-efficiency



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within Fayetteville.

- \$5,000: Ecological Tool Enrollment - [Eco-logical Communities](#) Enrollment Campaign. This line item targets the 807 owner-occupied homes (as identified by the City of Fayetteville's CDBG Program) in the Walker Park/Willow Bend Neighborhood as participants of the Eco-Logical Fayetteville dashboard. Enrollment outreach will be conducted through the neighborhood association, senior center and churches within the defined area.
- \$26,907: Directly Allocated Costs - This category includes directly allocated expenses, as approved by USDA. These expenses are allocated to all contracts. This pool includes expenses for IT, facilities, equipment, insurance, library and resource center and personnel.
- \$45,454: General & Administrative - NCAT has a USDA approved Fixed G&A Indirect Rate of 10% that covers the cost of finance and accounting services, executive management services, outside auditing services, board of directors meeting and administration expense and other miscellaneous administrative expense. Indirect G&A is applied to total cost input including direct labor, direct fringe and all non-labor costs of the project.

Match Funds

- \$50,000: City of Fayetteville - development of LID manual and training.
- \$50,000: City of Fayetteville - Willow Bend trail connection.
- \$250,000 (in-kind): Partners for Better Housing - 7.5 acres project site for Willow Bend.
- \$140,000 (possible): Walton Family - trail system.
- \$60,000 (in-kind): Energy Corps - includes \$21,000 value of Energy Corp member + \$9,000 required investments (x2 corp members).

Non-Profit Partner

NCAT works at the local, regional and national level to foster sustainable development in small communities. NCAT has a 30+ year history of organizing community stakeholders; some NCAT projects: Evergreen Affordability (Tools for Building Sustainable Housing), National Energy Center for Sustainable Communities, the Smart Communities Network; NCAT will provide project and financial oversight, recruitment of Energy Corps members assigned to the FF process; NCAT familiar with outreach to minority communities; regularly uses TV, radio, social media, print, public forms to create "buzz" around projects.

Other partners and stakeholders include: City of Fayetteville, Partners for Better Housing, Community by Design, University of Arkansas Applied Sustainability Center, Community Adult Education Center, Jefferson Community Gardens, South Fayetteville Rehabilitation Program, Walker Park Neighborhood Association, and Fayetteville Senior Center.