



# Promote what we want. Preserve what we love.

Pre-charrette Direction Setting.



# Steering Committee Introductions

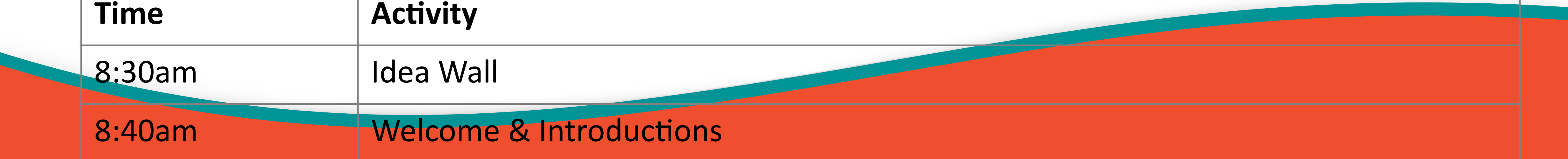
- ◆ Tell us about yourself and the community or interest you represent.  
(yes, a second time)

# Purpose and Outcomes

## **Meeting Purpose:**

- Prepare the committee, City, and Consultant team for their roles in preparing for the Charrette

## **Desired Outcomes:**

- Shared understanding and support of project purpose and co-design process
  - List of most important reasons for doing the project
  - List of most important outcomes for community engagement at the charrette
  - Shared understanding of committee role and process
  - Input on an example growth scenario as guidance to the design team
  - List of next steps
- 

# Idea Wall



For the upcoming public engagement event, what are the outcomes we should seek?

# The Charrette

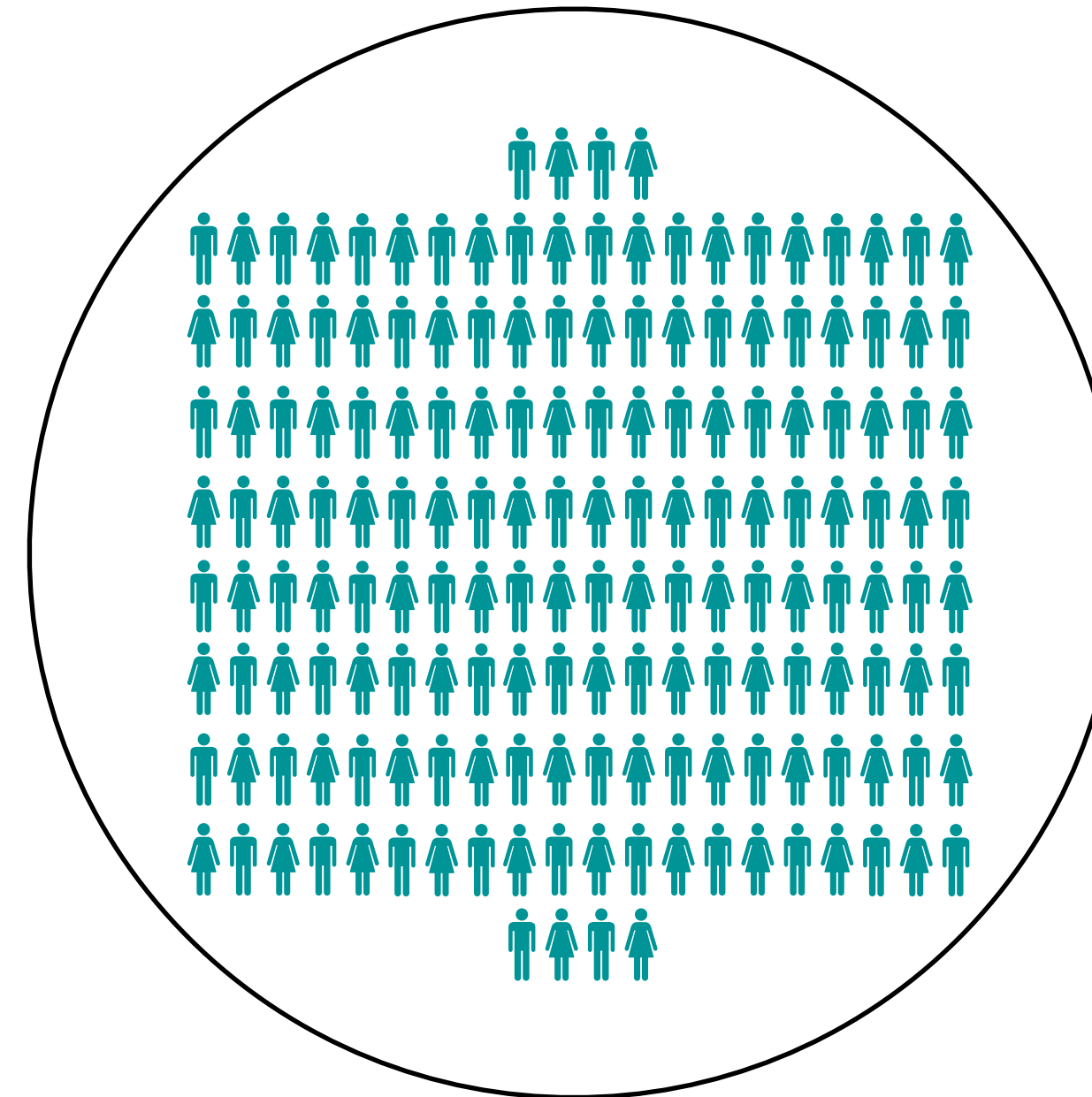
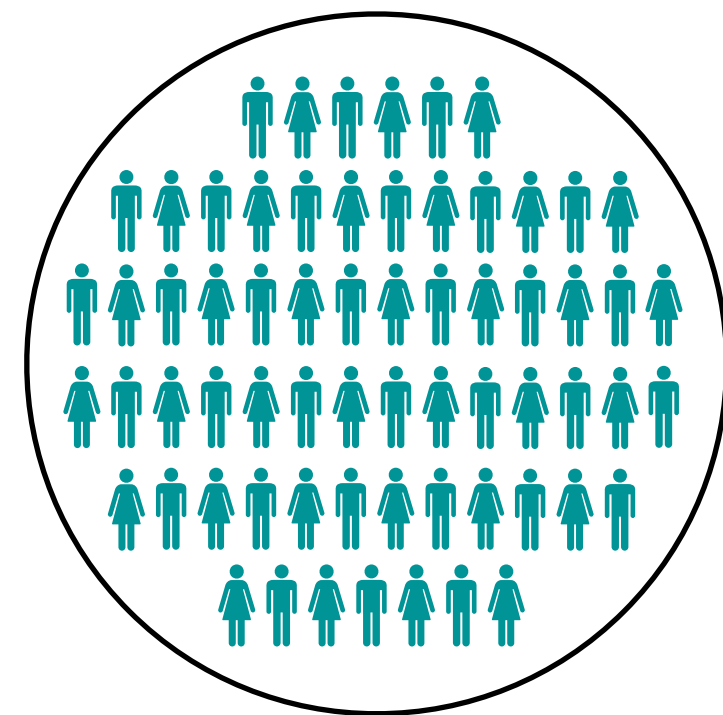


- ◆ Roles
- ◆ How we work
- ◆ What to expect from the charrette  
(further discussion to follow)

# Considering Growth

Today you have 65,000 residents.

In 2050 it will be more than double that.

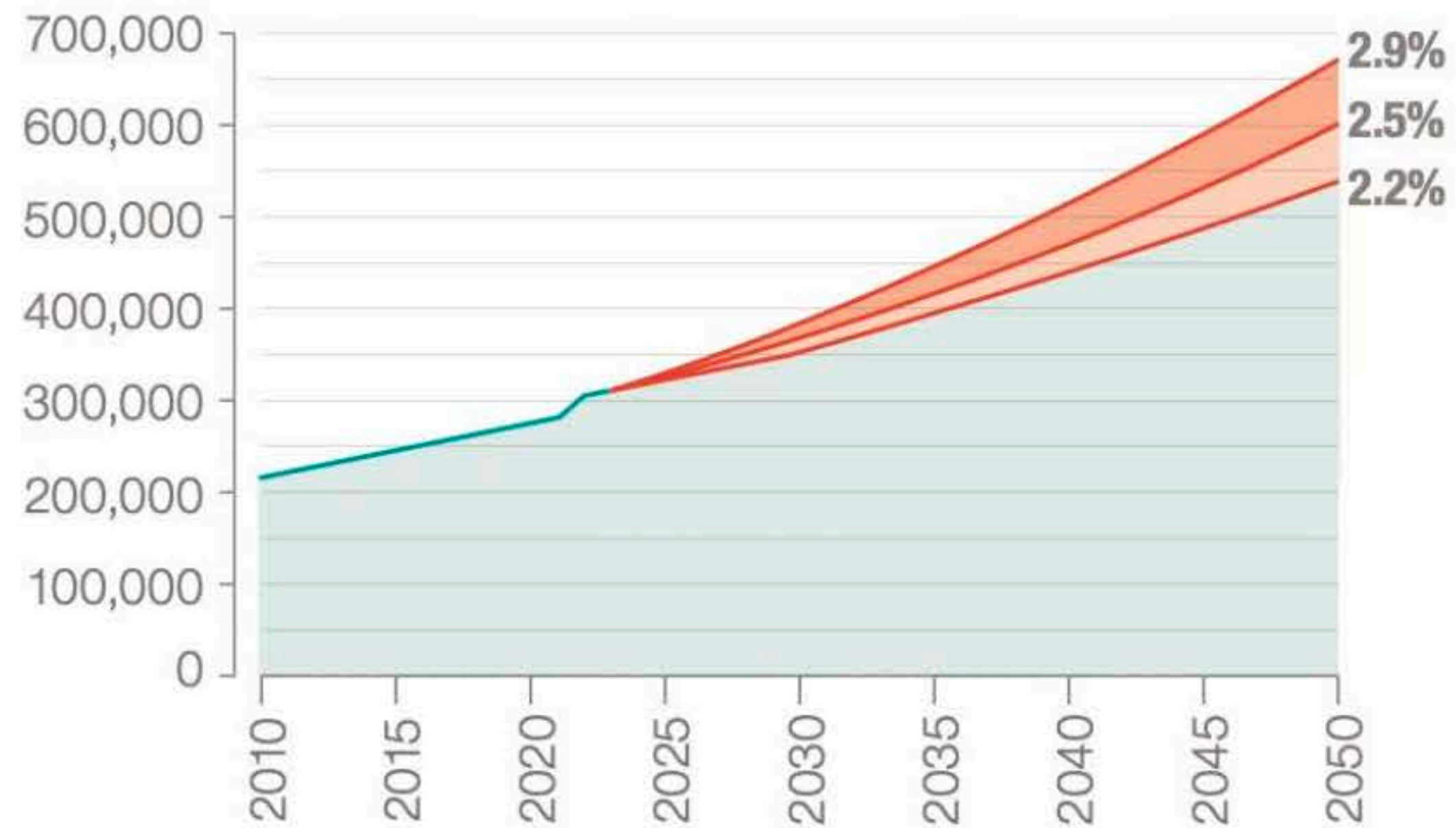


How can Bentonville accommodate such growth while maintaining its small town feel?

# Considering Growth

## Population

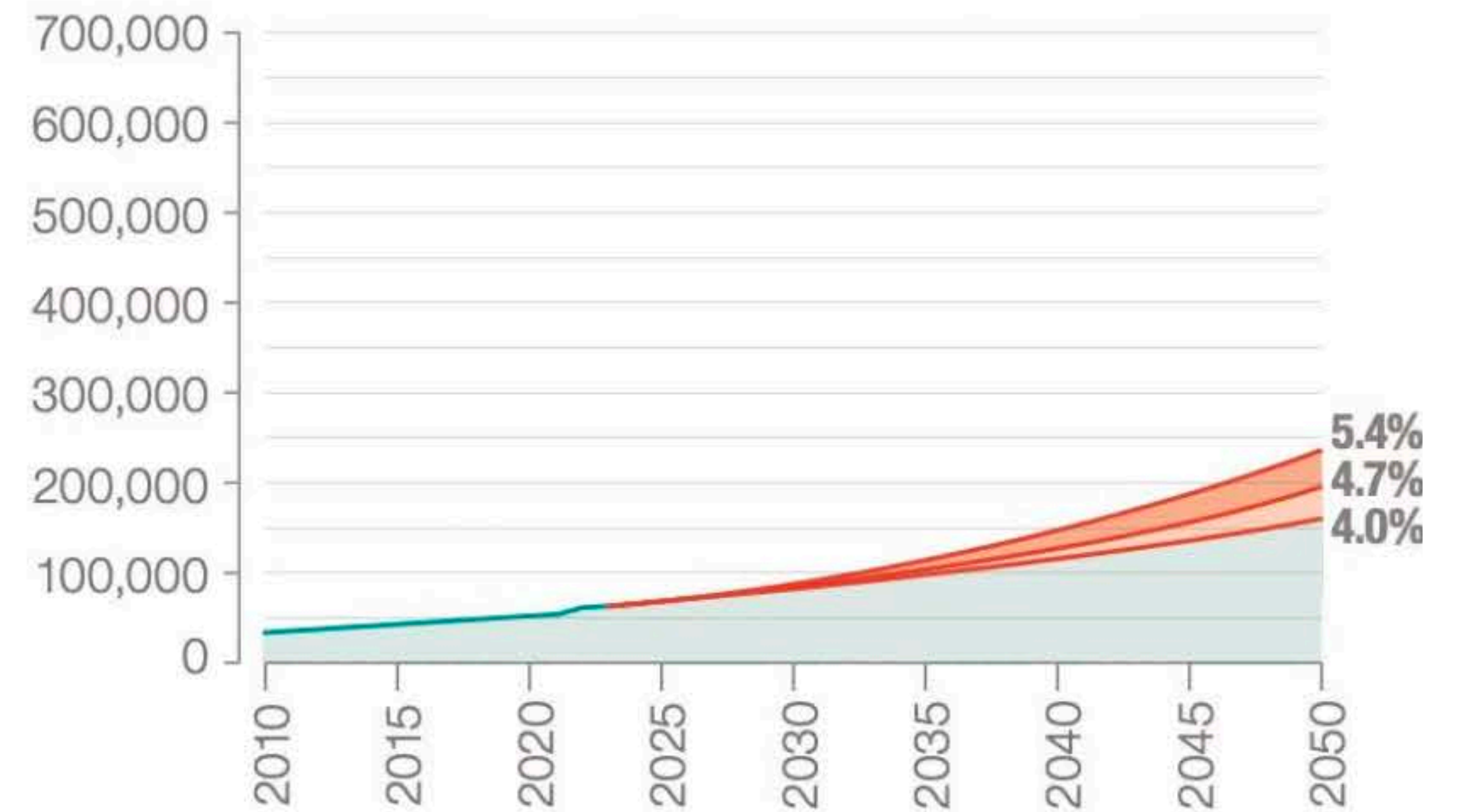
Benton County, AR



Source: U.S. Census, LandUse USA

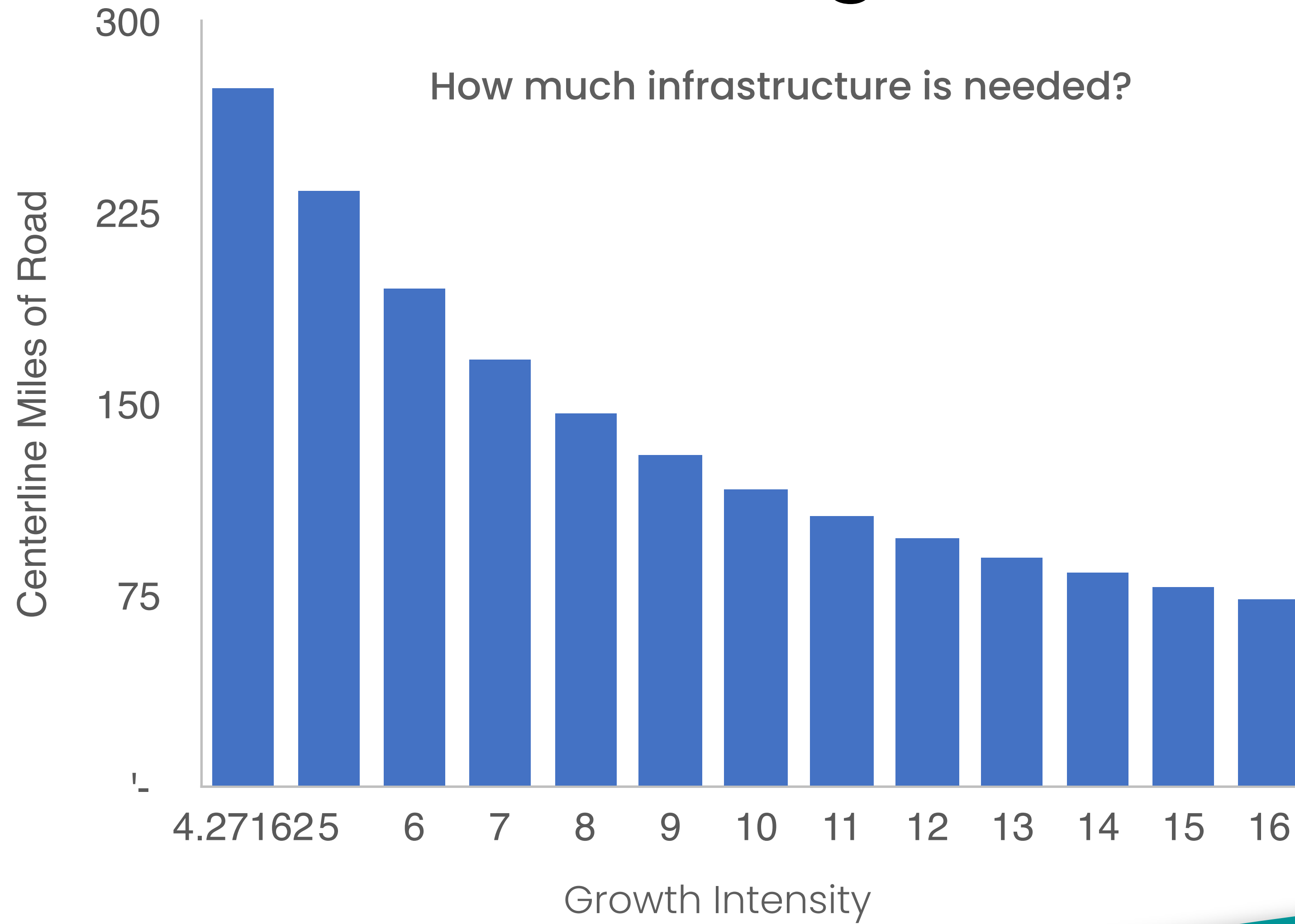
## Population

Bentonville

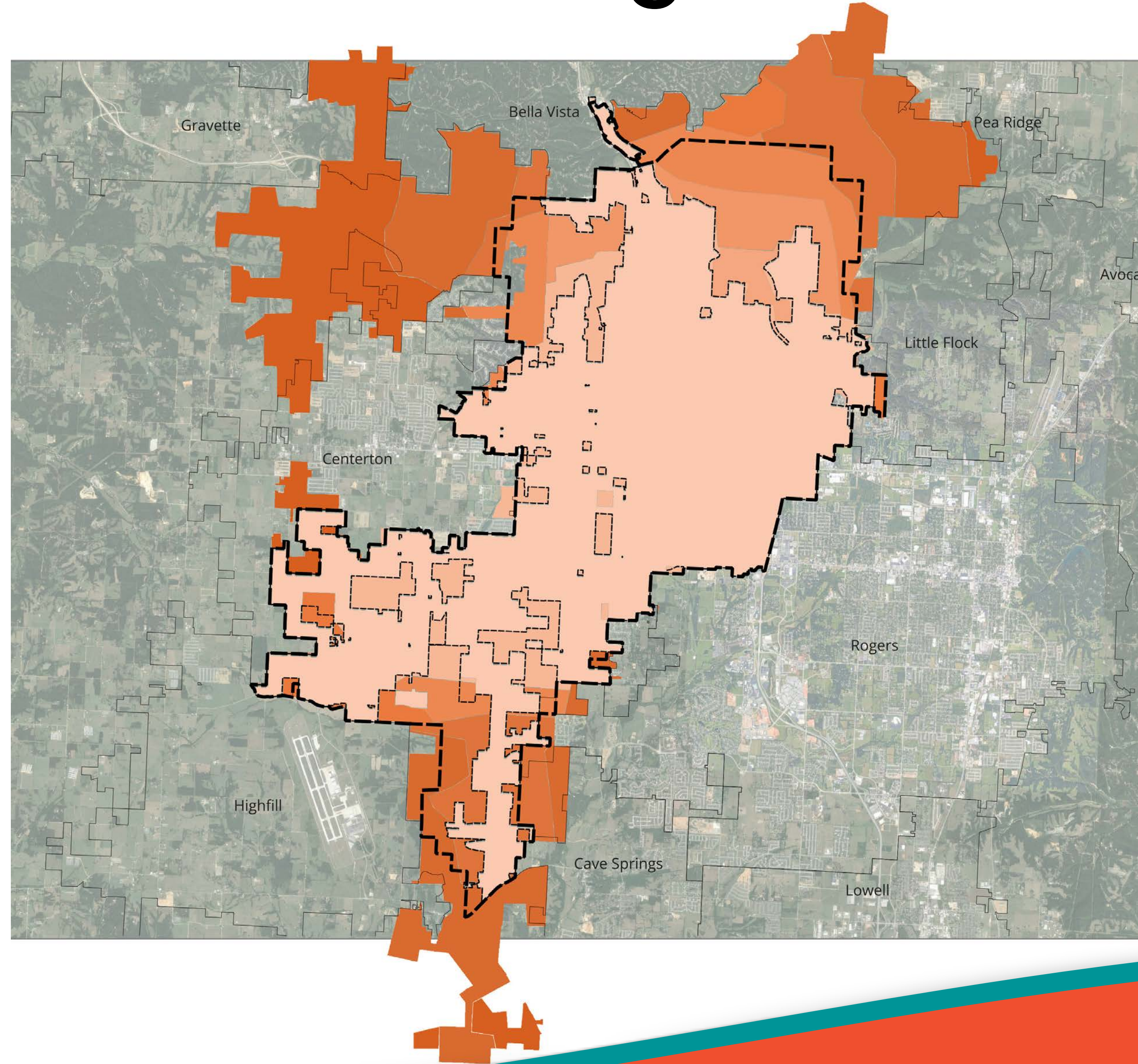


Source: U.S. Census, LandUse USA

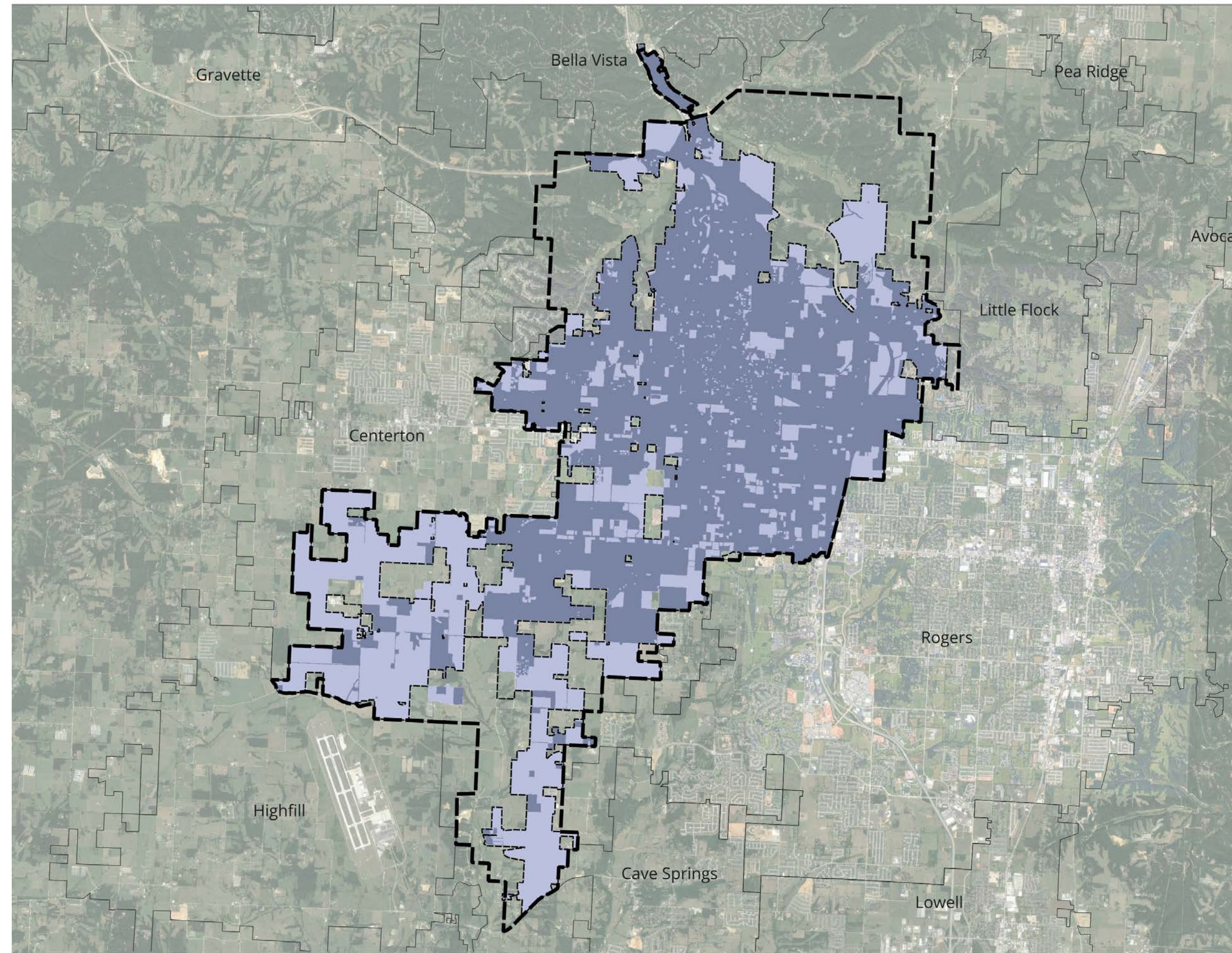
# Considering Growth



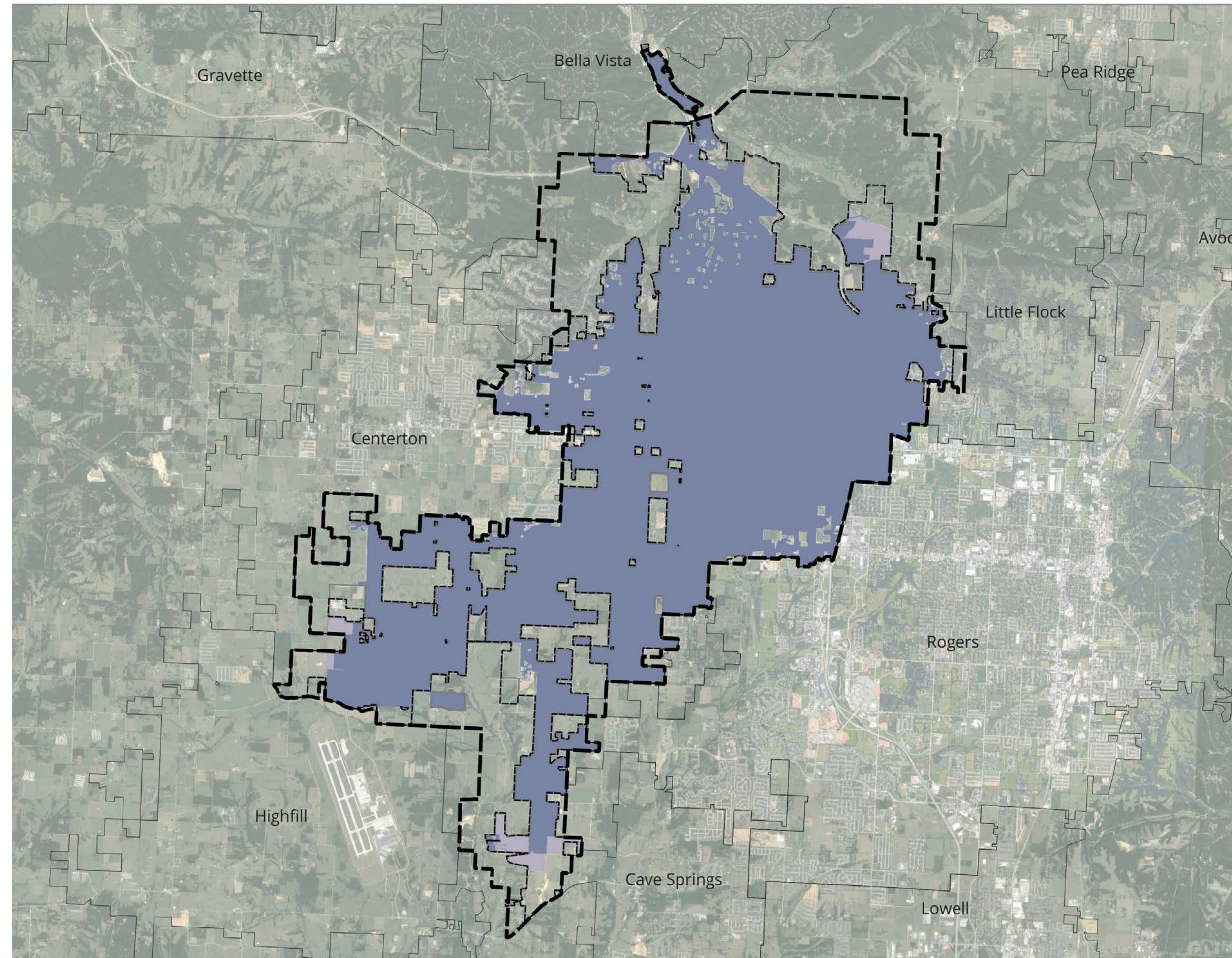
# Considering Growth



# Existing Conditions

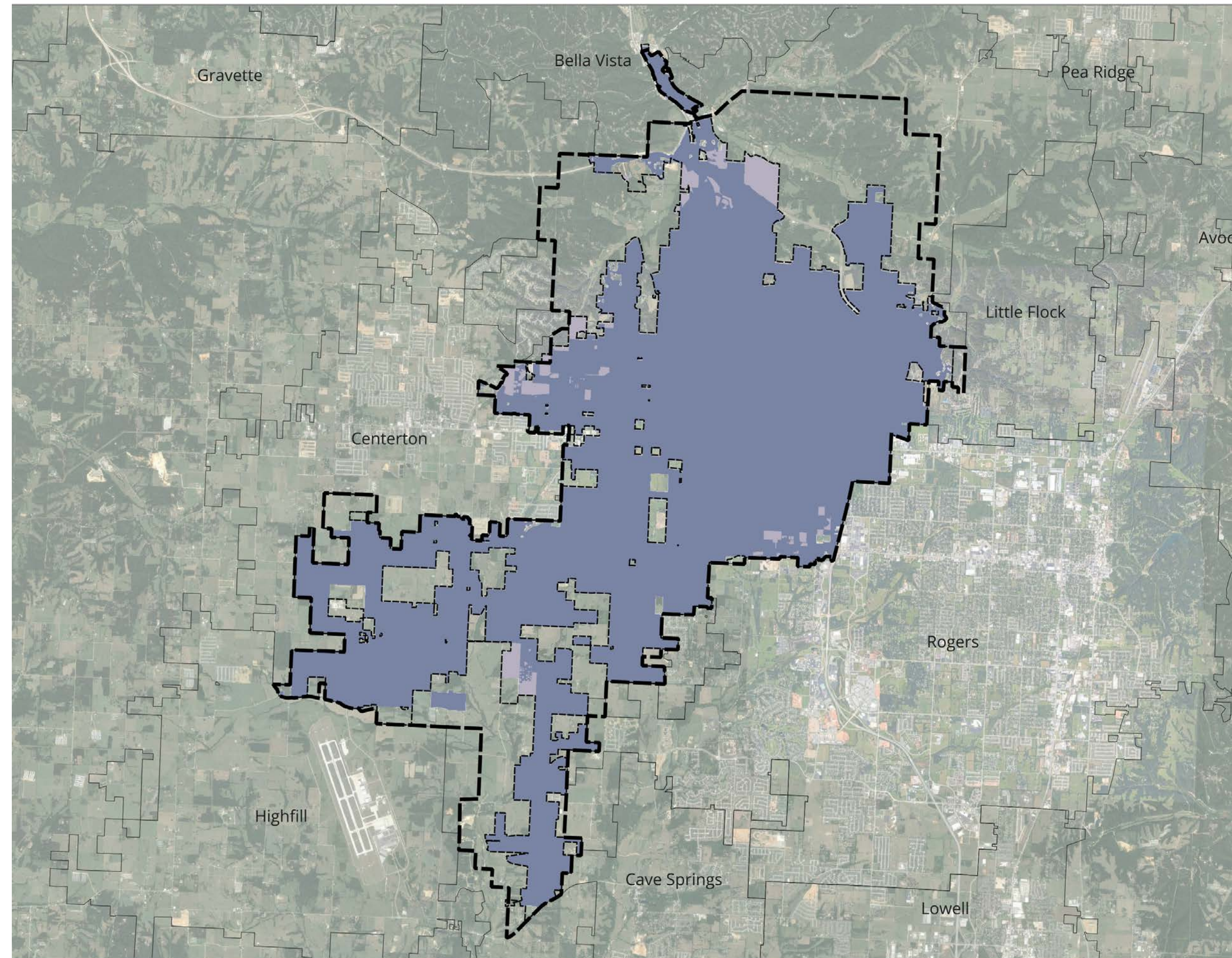


# 15 du / Acre



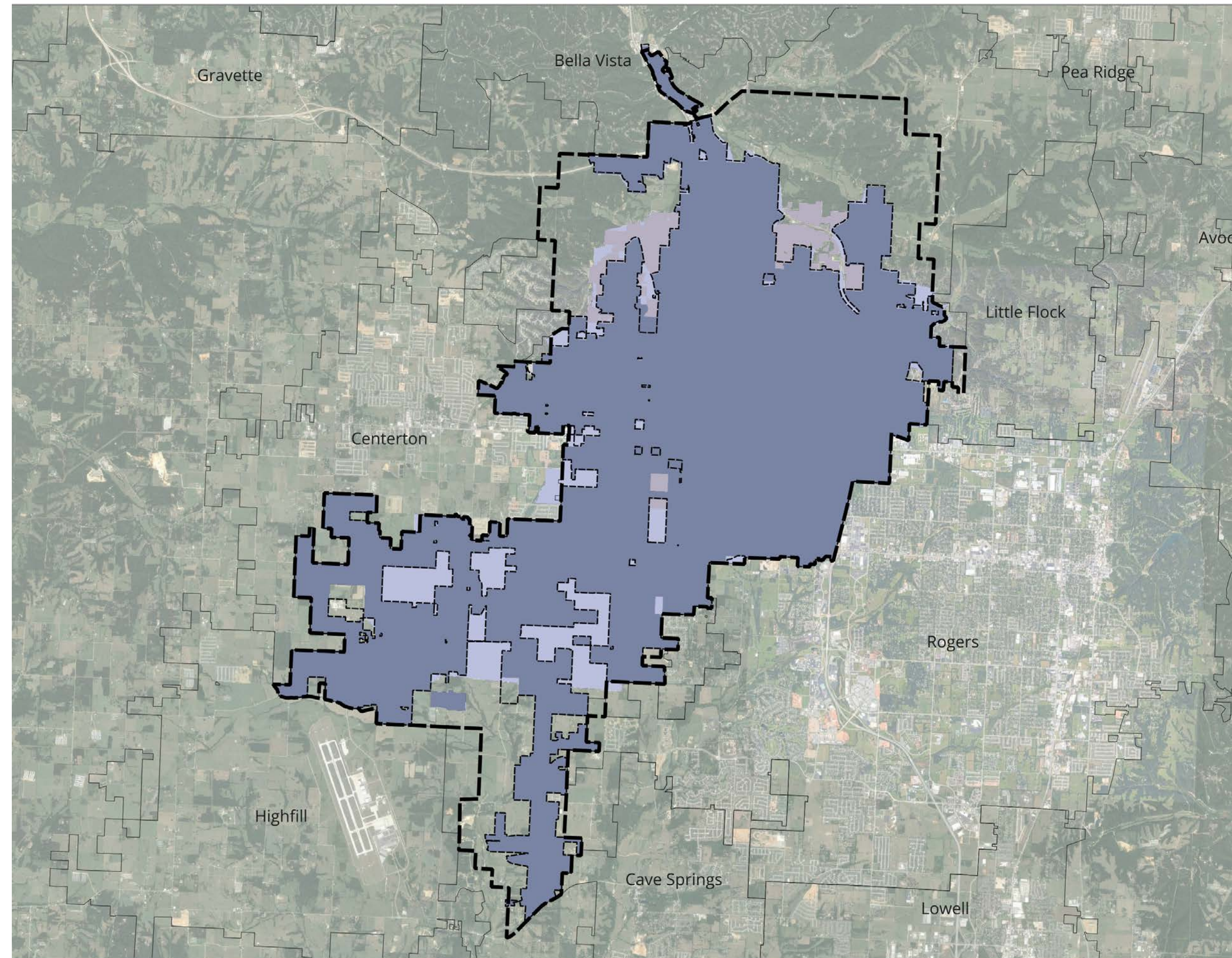
- 6,664 Acres Developed
- 16,736 Acres Undeveloped
- 73 Miles of New Road = \$133 million

# 13 du / Acre



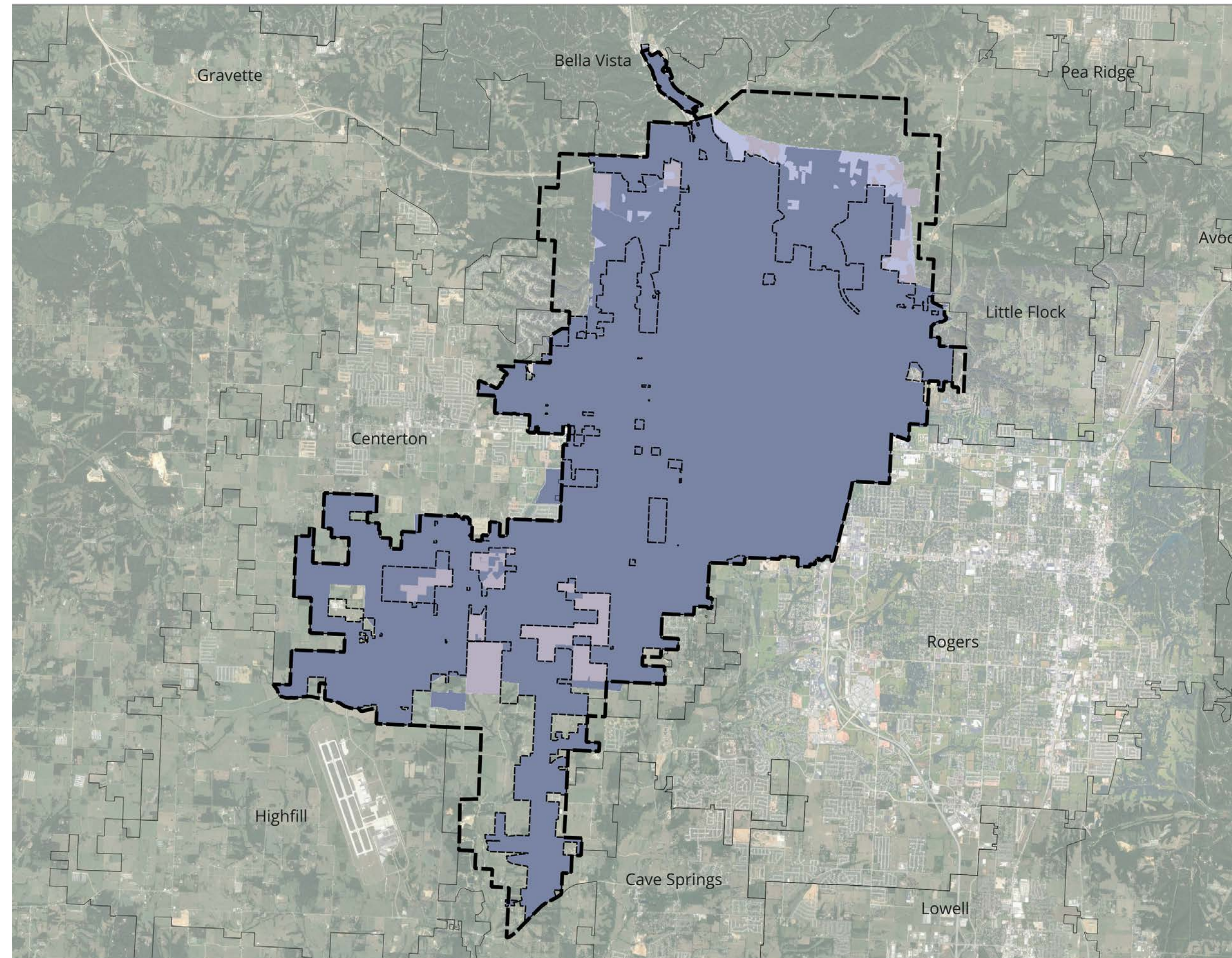
- 7,689 Acres Developed
- 15,711 Acres Undeveloped
- 90 Miles of New Road = \$163 million

# 11 du / Acre



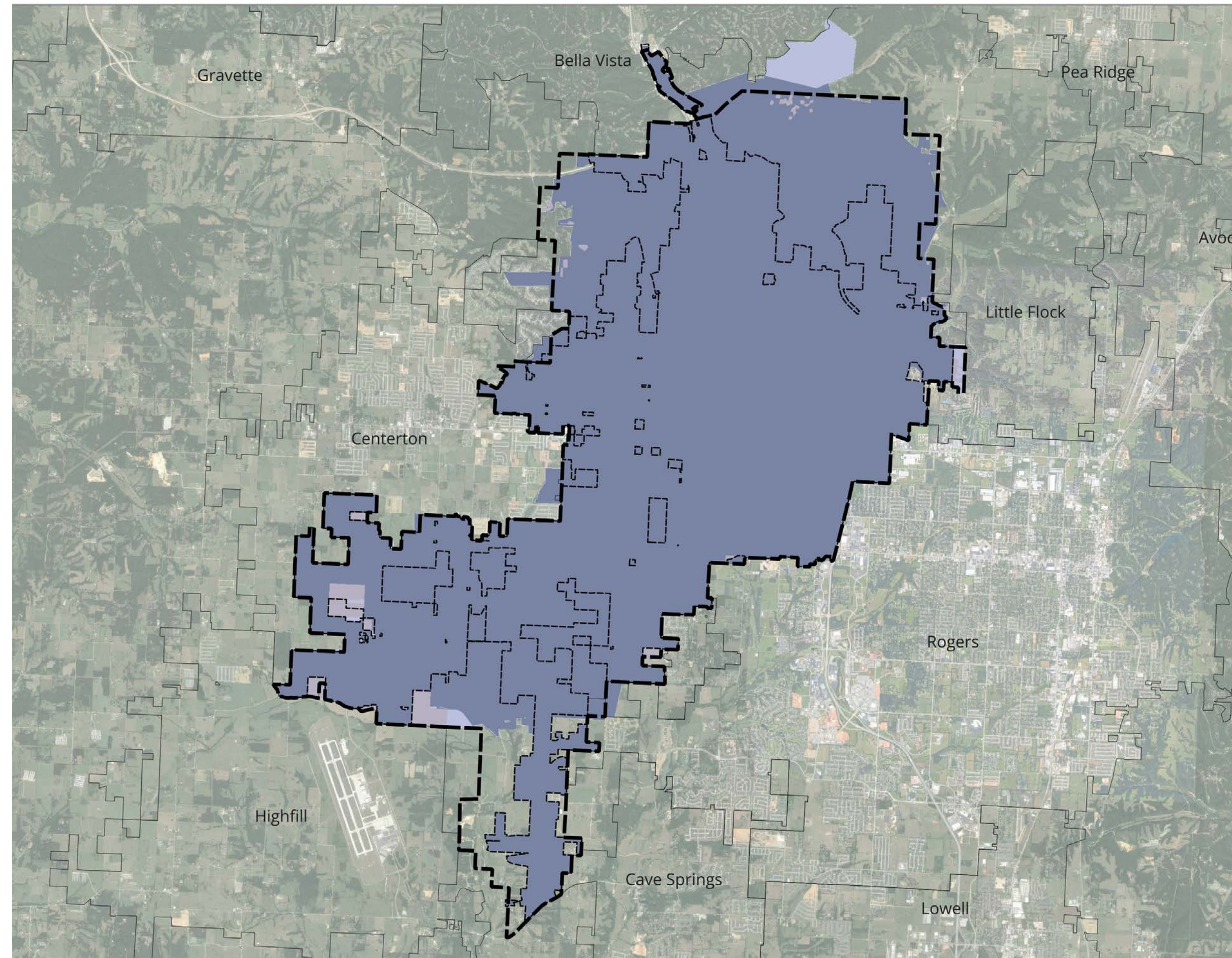
- 9,087 Acres Developed
- 14,313 Acres Undeveloped
- 106 Miles of New Road = \$193 million

# 9 du / Acre



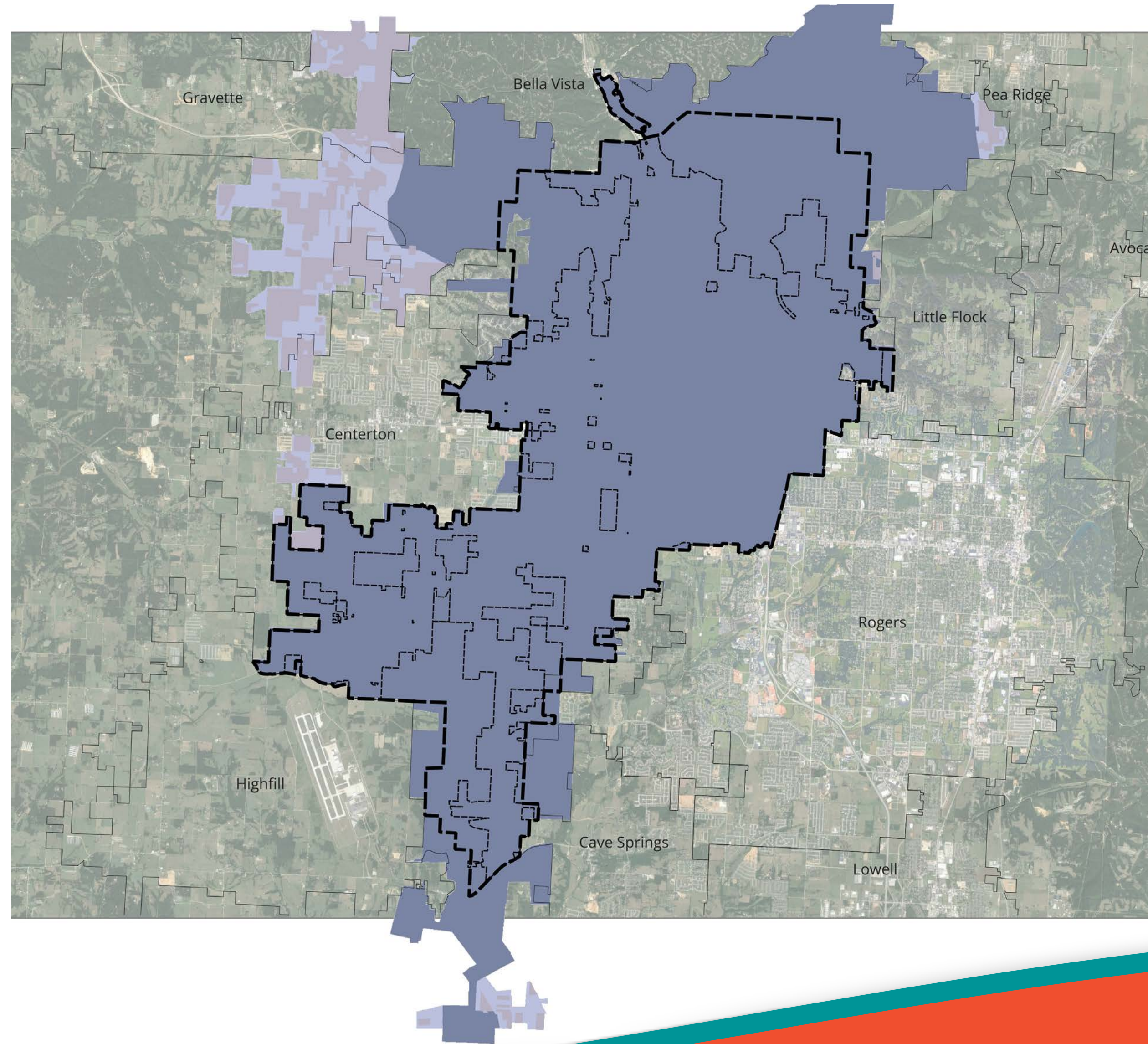
- 11,106 Acres Developed
- 12,293 Acres Undeveloped
- 130 Miles of New Road = \$236 million

# 7 du / Acre



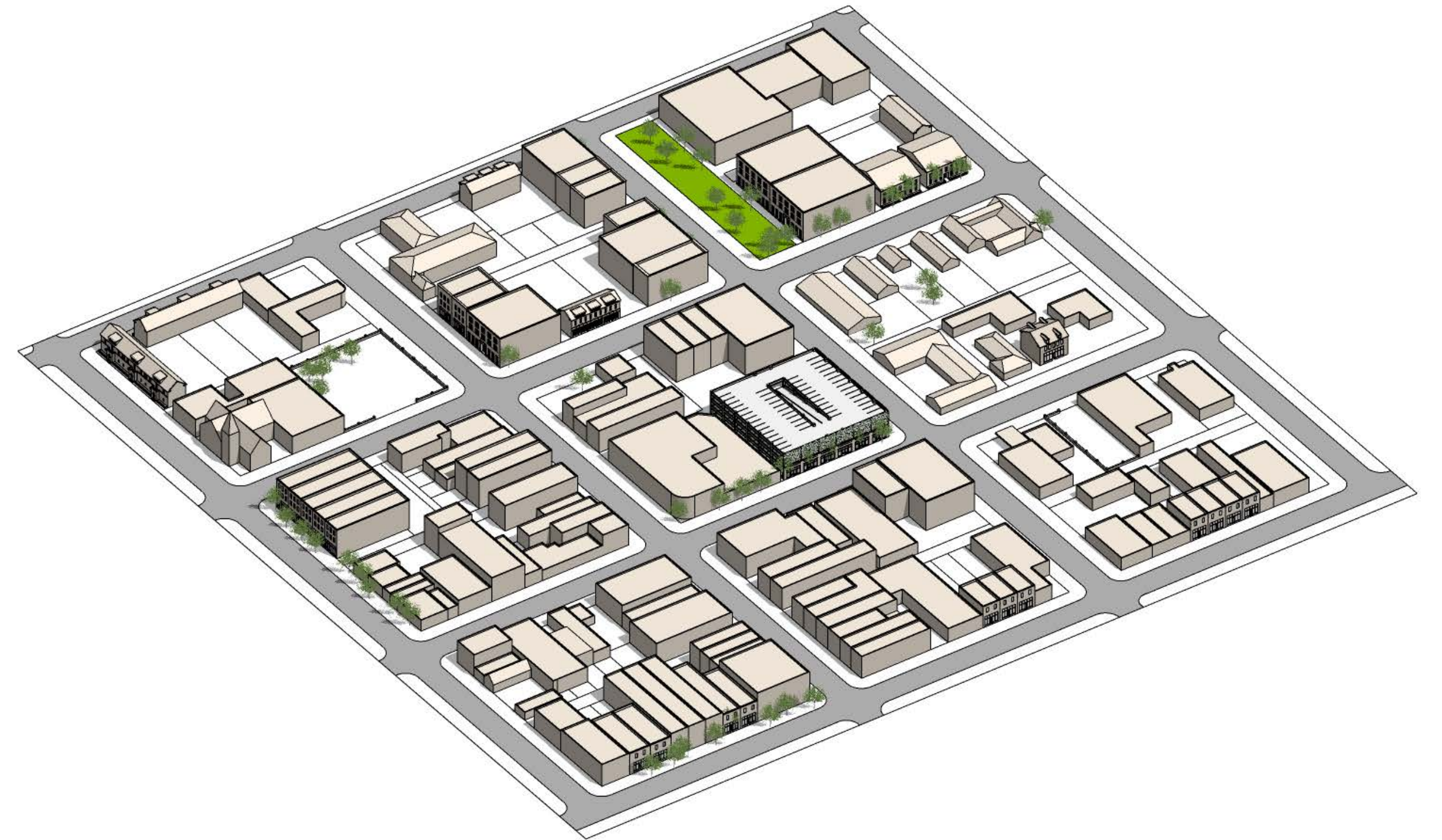
- 14,279 Acres Developed
- 9,120 Acres Undeveloped
- 167 Miles of New Road = \$303 million

# 4.3 du / Acre



- 23,399 Acres Developed
- 299 Miles of New Road = \$480 million

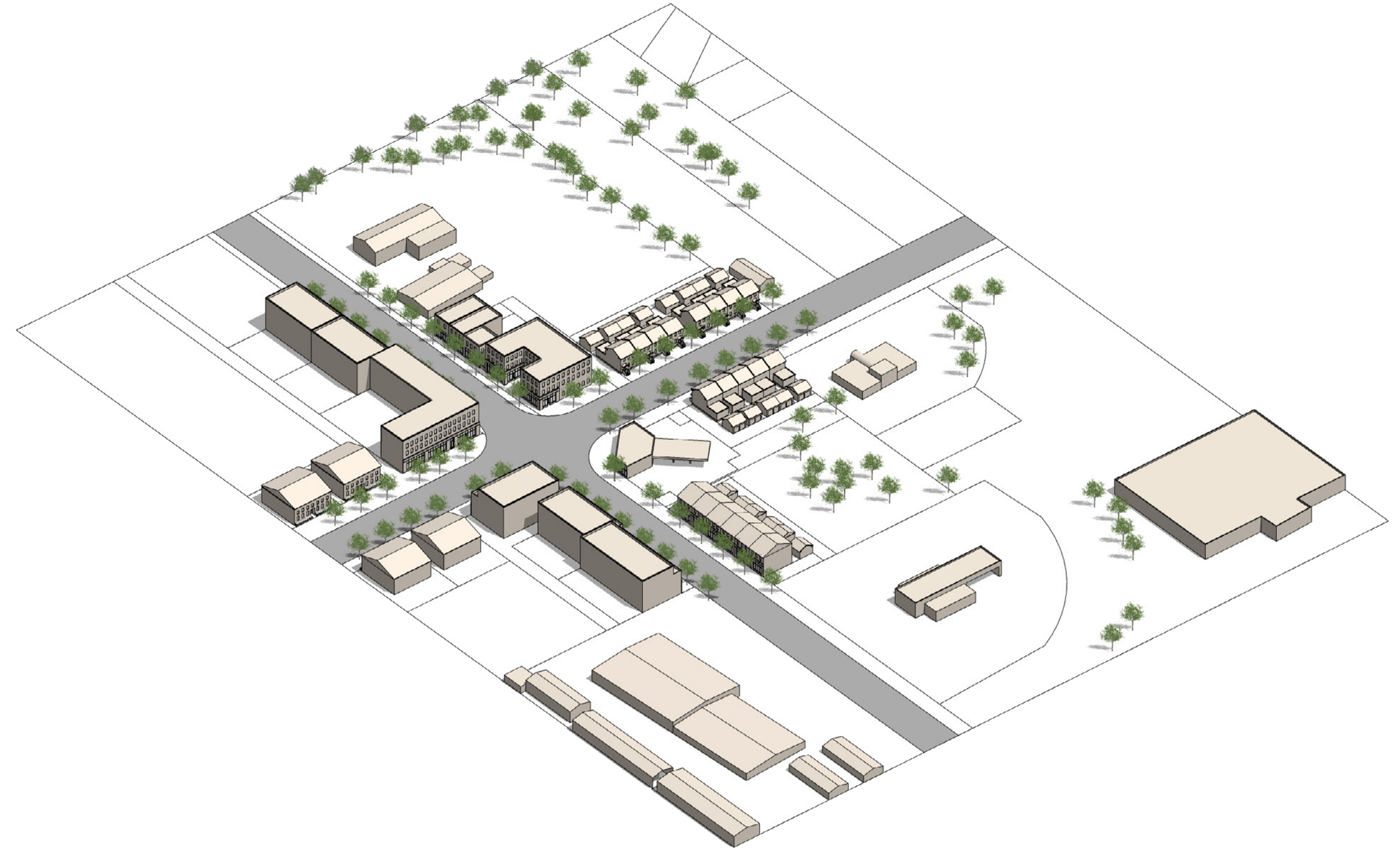
# Example Place Type: City Center



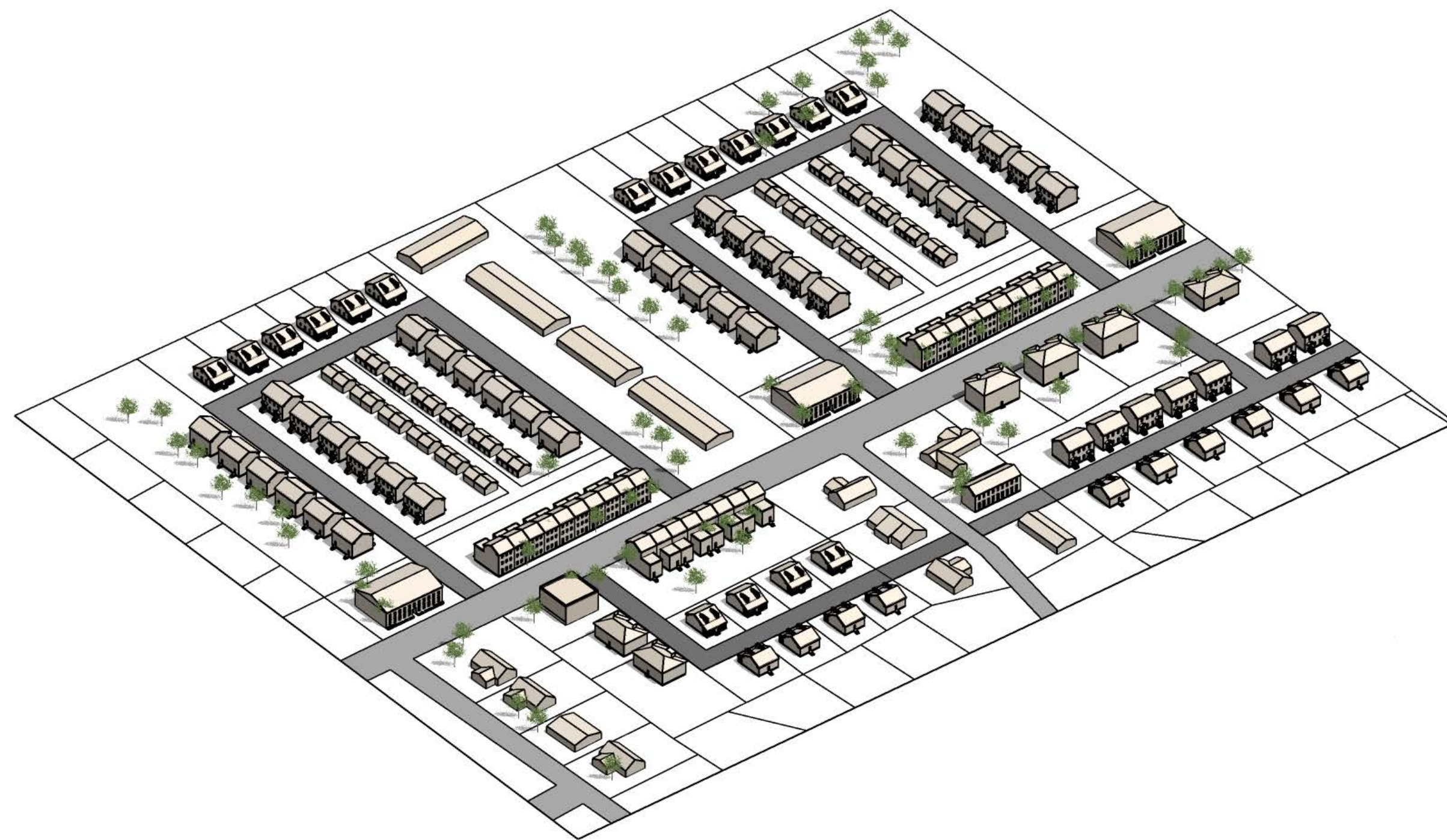
# Example Place Type: Regional Center



# Example Place Type: Neighborhood Center



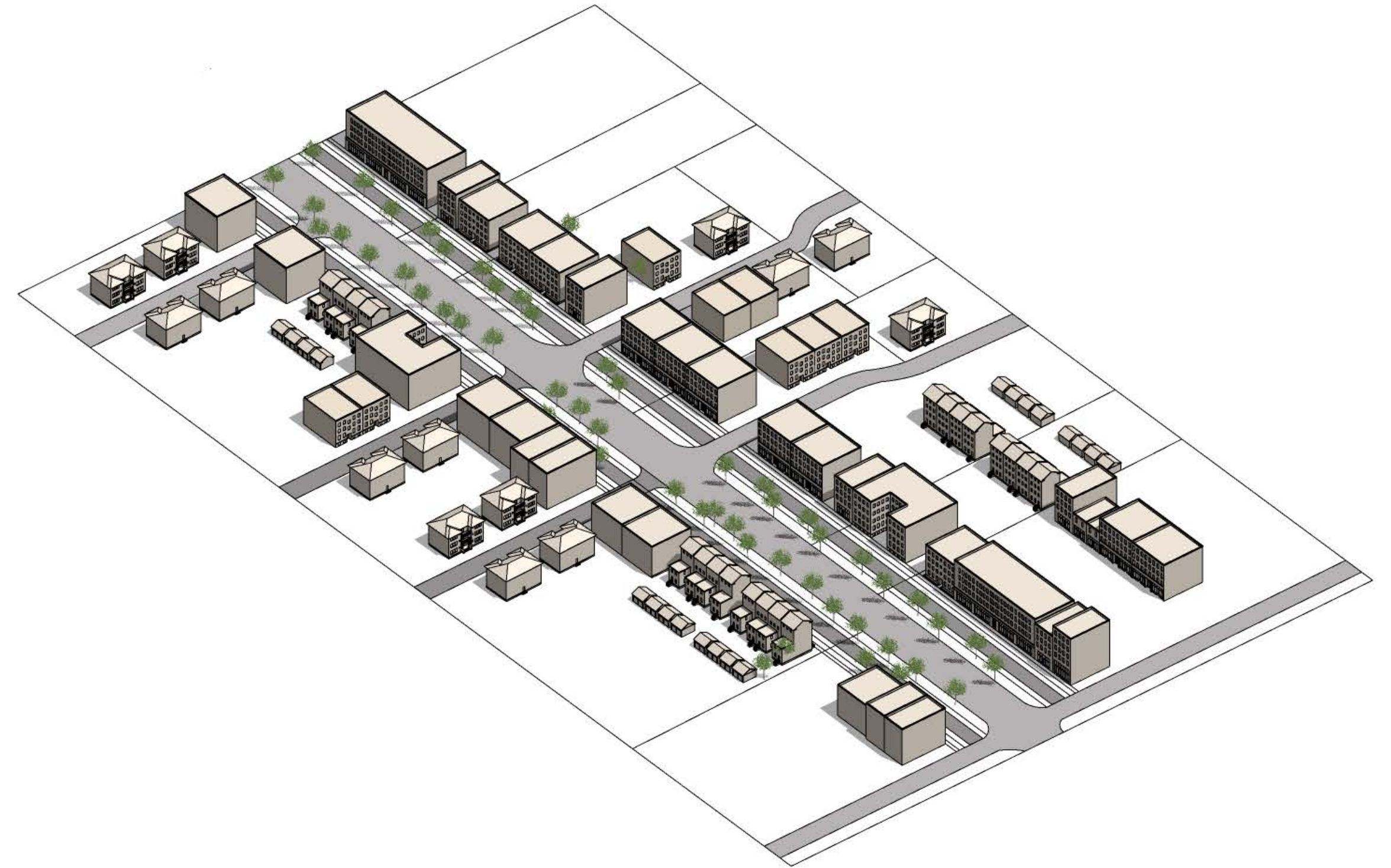
# Example Place Type: Mixed Neighborhood



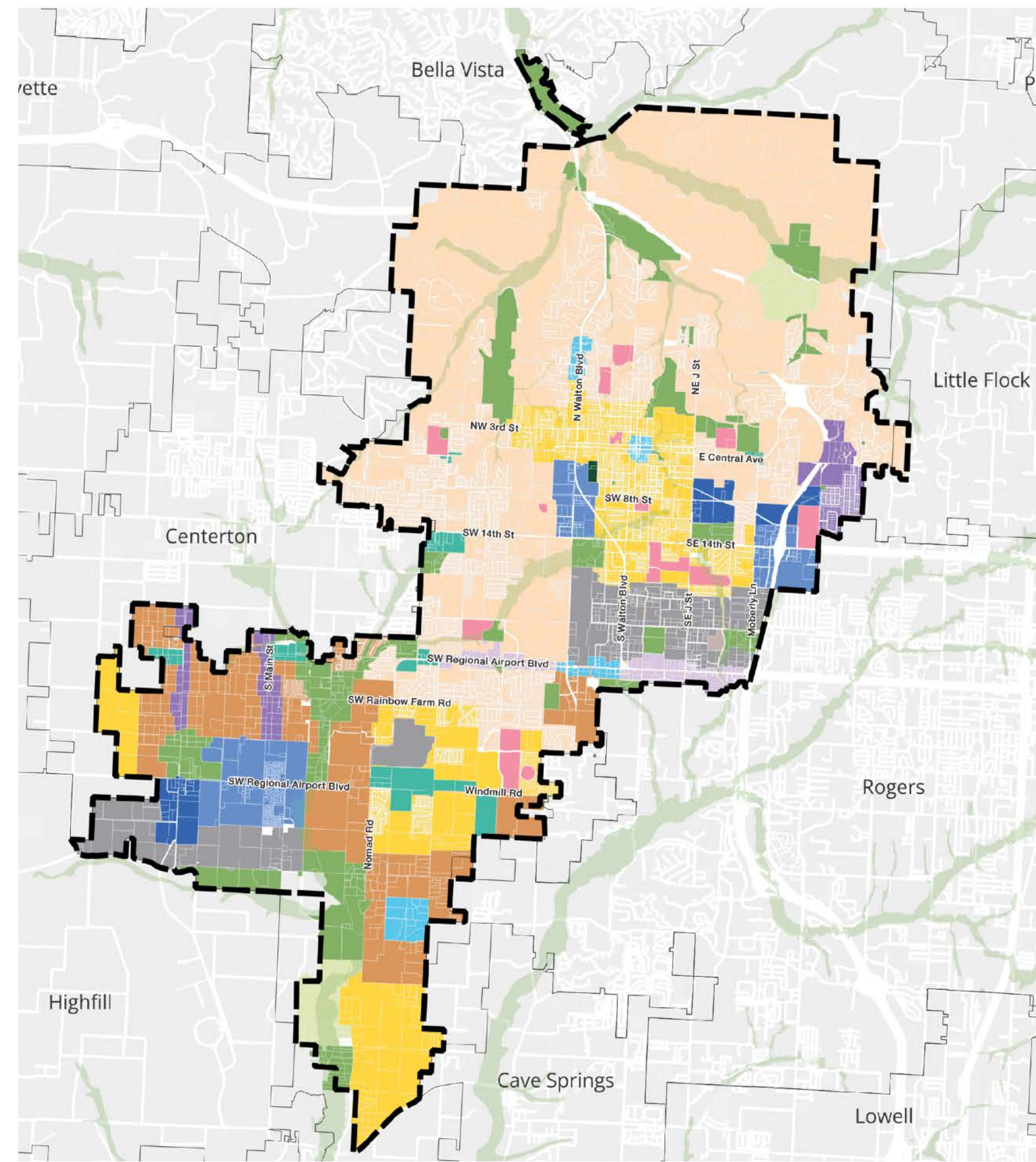
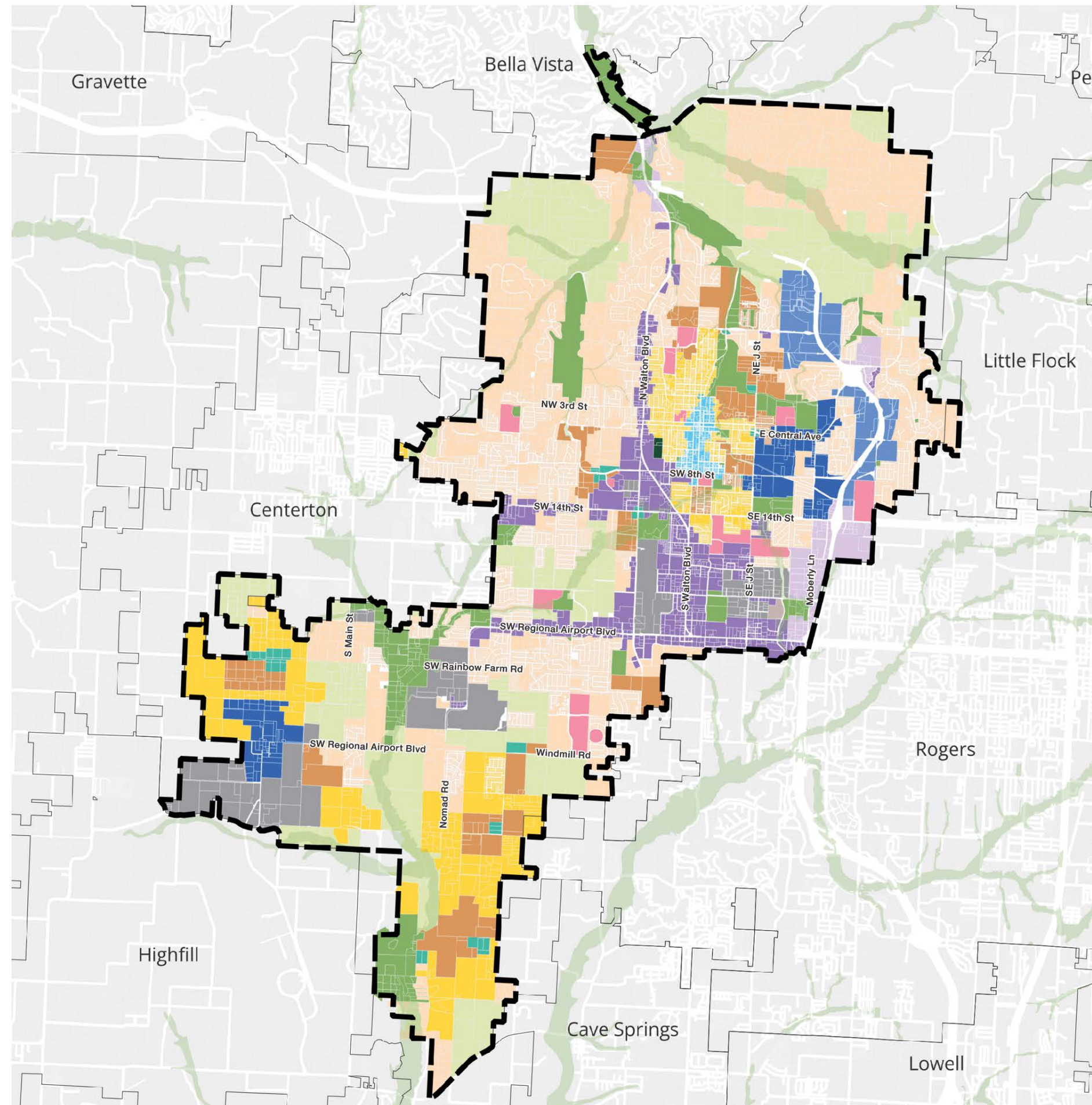
# Example Place Type: Suburban Neighborhood



# Example Place Type: Mixed-Use Corridor



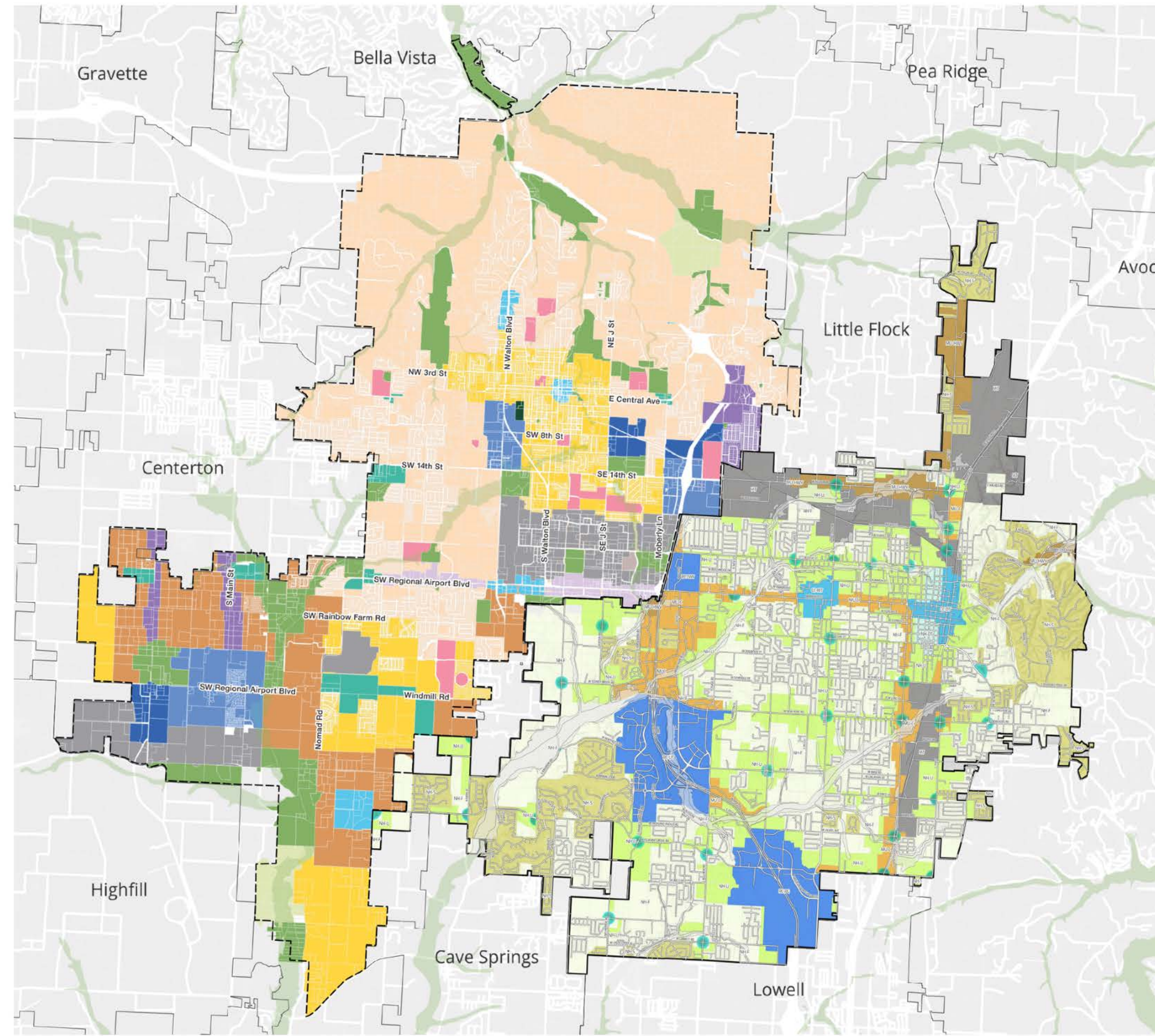
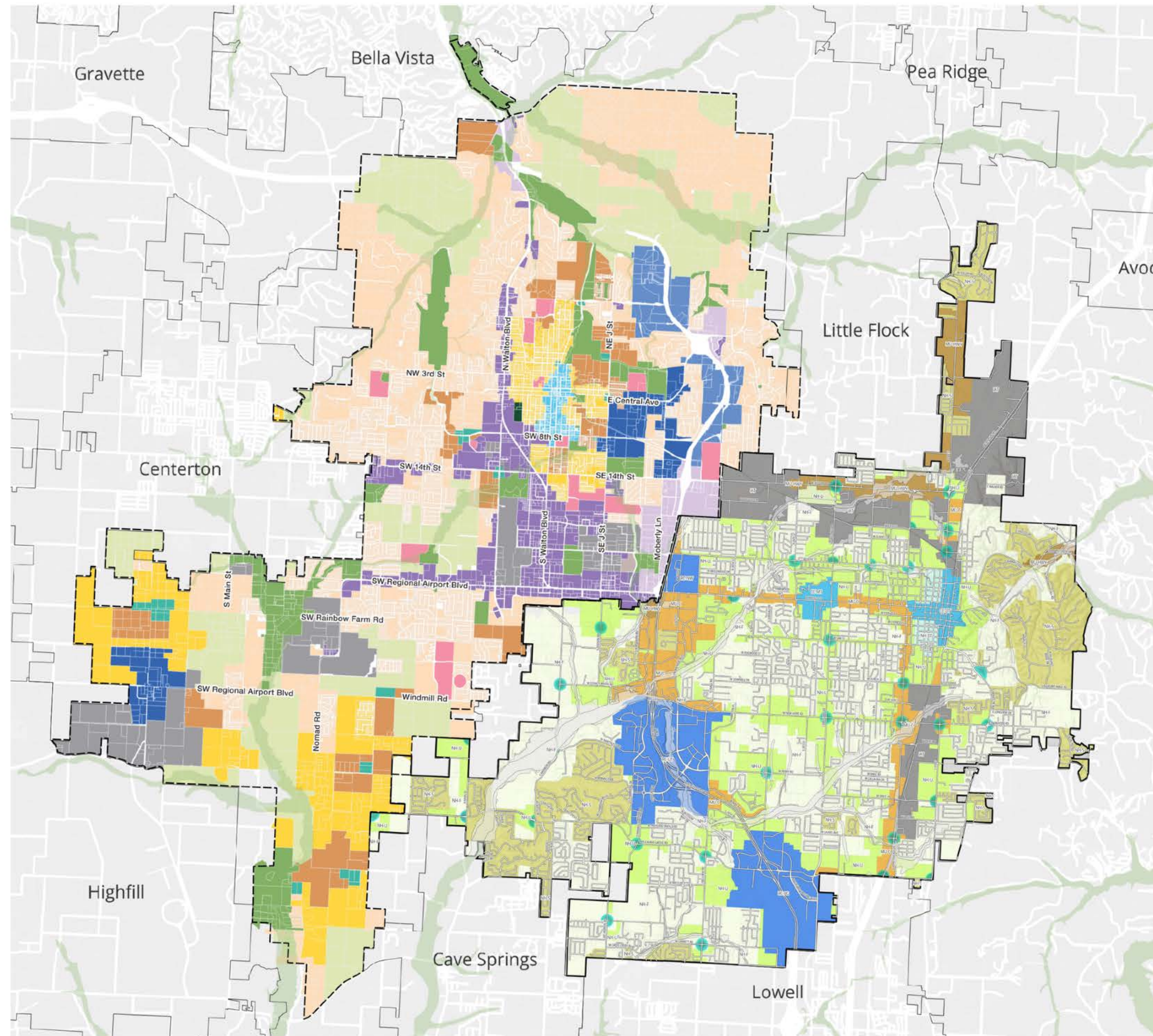
# Example Scenario Plans



## Place Types

- Center - Neighborhood
- Center - City
- Center - Regional
- Center - Employment
- Neighborhood - Urban
- Neighborhood - Mixed
- Neighborhood - Suburban
- Corridor - Mixed Use
- Corridor - Mixed Use Highway
- Industry & Technology
- Parks
- Parks - Greenways
- Rural
- Schools
- Hospital
- Cemetery
- Planning Boundary


# Example Scenario Plans



## Place Types

- Center - Neighborhood
- Center - City
- Center - Regional
- Center - Employment
- Neighborhood - Urban
- Neighborhood - Mixed
- Neighborhood - Suburban
- Corridor - Mixed Use
- Corridor - Mixed Use Highway
- Industry & Technology
- Parks
- Parks - Greenways
- Rural
- Schools
- Hospital
- Cemetery
- Planning Boundary

# Considering Growth

- ◆ What did we get wrong?
  - ◆ How will the community react?
  - ◆ What new questions come to mind?
  - ◆ What options should we consider for the charrette (3 scenarios)
- 

# The Charrette



February 26 – March 1

- ◆ Process
- ◆ Schedule
- ◆ Outreach
- ◆ Preliminary materials

# Next Steps

## WINTER 2024

### Testing Ideas

Community profile and conditions report; online survey #2; community workshop; solidified direction for Community Plan edits and Future Land Use Map (FLUM).

## SUMMER 2024

### Solidifying Ideas

Phase Two: Revised FLUM drafts released for community review; public and staff comments; FLUP adoption; Zoning code workshop.

## WINTER 2025

### Project Completion

Zoning code drafts 2 and 3 released; final zoning workshop; zoning update completed and submitted for adoption by May 2025.



## FALL 2023

### Project Launch

Phase One: Introductory meetings with commissions, committees and community groups; online survey conducted.



## WINTER 2024

### Testing Ideas

Community profile and conditions report; online survey #2; community workshop; solidified direction for Community Plan edits and Future Land Use Map (FLUM).



## SPRING 2024

### Community Review

Draft FLUM released for community review; public and staff comments collected.



## SUMMER 2024

### Solidifying Ideas

Phase Two: Revised FLUM drafts released for community review; public and staff comments; FLUP adoption; Zoning code workshop.



## FALL 2024

### Community Review

Online survey #3; zoning code draft released for community review; second zoning workshop.



## WINTER 2025

### Project Completion

Zoning code drafts 2 and 3 released; final zoning workshop; zoning update completed and submitted for adoption by May 2025.