

# **OAK FOREST NEIGHBORHOOD ACTION PLAN**



**UPDATE**  
**2008**

**A Revision of the July 1999 Plan**

# **OAK FOREST NEIGHBORHOOD ACTION PLAN: EXISTING CONDITIONS**

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Special thanks to Barrett Allen and Ron Copeland of the University District.

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# Summary of Area Changes and Goal Accomplished

## **Parks**

There are two municipal parks in the Oak Forest neighborhood, Curran Conway Park and Oak Forest Park. Curran Conway has undergone several changes since the previous neighborhood plan report. Little Rock Parks and Recreation has added a trail around the park in addition to repairing the sidewalks. Underbrush was cleaned up and improvements were made to the community garden, including the addition of an irrigation system. Picnic tables, benches, and a control gate were added to the park, and the parking lot was improved. Handicap ramps were also installed to improve accessibility. While major renovations have occurred at Curran Conway, Oak Forest Park has not been renovated. Oak Forest Park is near the intersection of W14th St and Pierce, but it is not accessible by car. It is a small, neighborhood park (<20 acres) with a playground and basketball court.

## **Planning**

The Little Rock Planning and Development Department has made progress towards some of the goals and action statements listed in the previous plan. As part of the original neighborhood action plan development process, staff reviewed the land use plan for the neighborhood. Since then, preliminary work was done on a Crime Prevention Through Environmental Design Program (CPTED), but there has been no movement to implement such a program in the building or zoning codes. Staff has also worked with Community Development Corporations (CDCs), specifically Black Community Developers, for infill housing. In addition, the Planning staff intends to review and consider the proposals of the UALR University District Revitalization Plan, including proposals for land use and a pedestrian and bike system through the neighborhood. The Planning staff is willing to assist the neighborhood in identifying locations for commercial services, like a grocery store or neighborhood commercial shops.

## **Police**

The Little Rock Police Department has worked to accomplish some of the goals of the previous plan. The Downtown Patrol Division meets monthly with neighborhood associations in an effort to communicate and maintain a good relationship with citizens. During these meetings, citizens are provided with contact numbers for the Alert Center, Division Commander, Adjutant Sergeant, and Crime Prevention Officers. At these meetings, information is provided to help organize and maintain the crime watch programs that have been established, and any information that the citizens have concerning criminal activity in the area is forwarded to the appropriate Division for further investigation and follow-up. These meetings provide an opportunity for both parties involved to share information and develop solutions to problems that may be occurring.

The Police Department provides information to citizens upon request about Crime Prevention Through Environmental Design (CPTED) programs. Also, citizens can make an appointment with the Crime Prevention Officers to have a personalized home security survey conducted in order to better prevent residential crimes from occurring.

Traffic is monitored in the neighborhood and enforcement actions are taken as needed. Officers are also familiar with the juvenile curfew ordinance, and it is enforced when appropriate. In addition,

the Tyler Street Alert Center provides information concerning different topics and programs, including anti-drug programs for youth in the area.

### **Public Works**

Since the previous report, the Public Works Department has reconstructed 26<sup>th</sup> Street and drainage was addressed. The Department has also worked on the drainage around Curran Conway Park that affects nearby Harrison Street from W 26<sup>th</sup> to W 28<sup>th</sup>. Several of the problems listed in the previous neighborhood plan, including street and sidewalk resurfacing and repair as well as gutter cleaning, have been reported to Public Works Operations, but no funds are available at this time. Unfortunately, the Citywide Unfunded Infrastructure List is currently over \$700 million.

City Policy does not allow speed bumps on collector streets; according to the current Master Street Plan, this includes W 29<sup>th</sup> Street, mentioned in the previous report. Also, according to Public Works, federal guidelines prohibit the installation of STOP signs for speed control.

### **CATA**

In 2007, CATA contracted McDonald Transit Associates to conduct a thorough review of the CATA system including Oak Forest. It included 1) An analysis of demographic & economic trends 2) Public Input including stakeholders, steering committee, public hearings, on-board surveys, telephone surveys, and employee quality circles 3) Ridership analysis and 4) Extensive field observation by experienced transit professionals.

From this analysis, McDonald Transit Associates developed a 5- year plan designed to make the system more effective and customer friendly. Subject to funding availability, the Plan calls for increased service frequencies with extended evening and weekend service hours. An improved "crosstown" route is proposed for University Avenue corridor to reduce the need for Oak Forest residents to have to travel downtown to make connections. Because of UALR's desire to move bus service to the periphery of the campus, there may be alignment changes in the immediate UALR campus area, but these have not yet been decided on.

### **City Attorney**

In 2005 the City Attorney's Office was successful in having legislation passed that strengthens the city's ability to proceed against out-of-state property owners of substandard rental properties. The Office has not been involved in any discussion with UALR concerning liability issues of sharing recreational resources, such as the UALR swimming pool, with neighboring residents. However, the Office notes that in the past, the University has insisted that the City pay for any liability that may occur in a joint event, and the City has consistently refused to do so. Likewise, UALR refuses to agree to compensate for losses when it uses City facilities.

### **Housing**

The Department of Housing and Neighborhood Programs provides several services that address the action statements listed in the previous Neighborhood Action Plan. First, down payment and closing cost assistance is available through the City of Little Rock to promote home-ownership. Also, the rental inspection program and Housing Code Enforcement are in place to bring substandard housing up to code. In addition, financial assistance for home rehabilitations is available through the Leveraged Loan Program and Elderly Rehabilitation Program. Details and requirements for qualification are available on the City website.

Since the previous report, the City of Little Rock has taken several steps to address housing issues. In 2003, the City of Little Rock passed a local ordinance requiring out-of-state property owners to have a local agent for service. In addition, the City is moving towards developing a Landbank, which could help accelerate the use of vacant lots and better utilize abandoned structures.

In addition to the City of Little Rock, Black Community Developers, ACORN, and IN-Affordable Housing provide homebuyer counseling and bank referrals. UALR is also considering establishing a Community Development Corporation that could further assist the neighborhood.

### **Community Programs**

The goal of the Department of Community Programs is to provide the quality programs that improve positive outcomes and quality of life for the children, youth, and families of Little Rock. The following programs, that are the most accessible to the Oak Forest Community, have been funded by the Department of Community Programs over the past two years: Faith Care, Inc/Inner City Futurenet; Thrasher Boys/Girls Clubs; Brothers United at Arkansas Baptist College; Black Community Developers; Center for Healing and Hope; UAMS Adolescent outpatient substance abuse treatment services; New Futures for Youth, Inc; Girls Scouts of Ouachita Council; St. John's Baptist Church; and the Alcohol and Drug Abuse Prevention program. Most of these organizations are neighborhood-based and provide after-school/out-of-school time programs to youth of all ages. Black Community Developers provides Youth Initiative Programs for youth ages 13-18 and pre- and post- substance abuse treatment supportive services. The Center for Healing & Hope provides domestic violence education, awareness, groups and other activities and services. In addition, New Futures for Youth, Inc. provides capacity building services for faith-based and community-based organizations. See Appendix F for a complete list of programs and contact information for 2008.

# OAK FOREST GOALS

## COMMUNITY IMAGE

### GOAL:

To foster neighborhood pride and to improve the neighborhood's image.

### OBJECTIVES:

- Attract people to the neighborhood and counter negative perception by improving the neighborhood's physical appearance
- Encourage and strengthen efforts of the neighborhood associations
- Promote positive aspects of the neighborhood
- Create a Neighborhood Beautification Program
- Define gateways or entrances to the neighborhood
- Establish clear standards and expectations for absentee landlords
- Eliminate vacant or blighted structures
- Ensure signage is consistent with the neighborhood's image
- Encourage quarterly joint meetings of all neighborhood associations

### ACTION STATEMENTS:

- Establish annual neighborhood clean-up days
- Utilize community punishment program for neighborhood clean-up
- Maintain all parks in the Oak Forest area
- Develop designs for each neighborhood gateway
- Develop a brochure promoting positive aspects of the neighborhood
- Work with the Department of Housing and Neighborhood Programs to ensure the enforcement of city property codes
- Review Land Use Plan and existing zoning to ensure compatibility with neighborhood goals
- Support a program to assist disabled and elderly in maintaining homes in the area
- Request the Department of Housing and Neighborhood Programs update its list of unsafe and vacant structures in the Oak Forest area quarterly report
- Support and continue a bi-annual Neighborhood-wide Cleanup Day
- Utilize youth programs for neighborhood cleanup
- Partner with a community hardware store to establish a neighborhood tool bank
- Apply for the City's neighborhood grants and beautification program
- Recognize a "Yard of the Month" and "Most Improved Yard of the Month"
- Initiate other programs to encourage residents to exhibit pride in the neighborhood
- Have an annual festival in the Oak Forest area
- Encourage residents to park in alleys rather than on streets or yards
- All new buildings should 'fit in' with the existing neighborhood
- Encourage participation in the neighborhood National Night Out
- Explore the possibility of a design overlay district to ensure a cohesive neighborhood.

## **PARKS AND RECREATION**

### **GOAL:**

- To provide safe recreational programs and facilities for all residents.

### **OBJECTIVES:**

- Provide recreational opportunities for senior citizens
- Provide recreational programs and facilities for youth
- Ensure parks are safe and well-maintained
- Ensure equitable distribution of recreational facilities throughout the neighborhood
- Ensure that all existing and proposed recreational facilities are accessible to all segments of the neighborhood through use of various modes of transportation (i.e. pedestrian and bicycle)
- Attract youth organizations to the neighborhood (Boy and Girl Scouts, 4-H, Big Brothers, etc.)
- Partner with the church community to provide additional recreational resources
- Provide recreational programs and facilities for all age groups
- Publicize available recreational opportunities in the neighborhood
- Provide year around and unique activities for the neighborhood by developing a community center
- Establish a stronger partnership with UALR and LRSD to provide needed recreational space

### **ACTION STATEMENTS:**

- Clean up underbrush and limb up trees at all area parks
- Facilitate use of the UALR Swimming Pool (for Oak Forest Residents)
- Consult with the Legal Departments of the City and UALR to develop a solution to the liability issues when sharing recreational resources such as UALR's swimming pool
- Work to secure a site for new Adult Center so that the existing Adult Center might be used as a Recreational/Community Center
- Design and construct safer basketball courts (fenced, well-lighted)
- Get corporate sponsors of recreational activities
- Contact Boy/Girl Scout Councils and 4-H Organization to identify need for more neighborhood troops and organize proper training for potential leaders
- Publicize in neighborhood newsletter recreational opportunities for senior citizens
- Contact agencies that provide senior citizens activities
- Identify existing youth services (to help identify additional needs)
- Coordinate with War Memorial plan for the management of open space
- Use existing easements to enhance and protect Coleman Creek throughout the neighborhood
- Use Coleman Creek as open space with a bike/walking path to provide a safe recreation place for the neighborhood
- Work with Parks and Recreation Department to ensure routine maintenance of recreational facilities
- Add electricity and water hookups to Curran Conway Park for special events

## **PUBLIC SAFETY**

### **GOAL:**

- To provide a safe environment for area residents, businesses, institutions and visitors.

### **OBJECTIVES:**

- Work to eliminate criminal activity.
- Reduce speeding and traffic hazards in the neighborhood
- Establish an on-going program to ensure that vacant lots and alleys are kept clean
- Eliminate stray dog problem by working with the Housing Department.
- Encourage better police involvement in community activities
- Encourage youth to engage in organized programs and activities
- Encourage strict enforcement of city ordinances regarding public safety
- Familiarize neighborhood with crime prevention practices
- Improve proactive communication between residents and law enforcement

### **ACTION STATEMENTS:**

- Publish and distribute phone numbers of crime prevention offices/officers in the neighborhood newsletter
- Attend periodic community meetings with LRPD officers to exchange information and build rapport
- Organize and expand neighborhood crime watch programs and other neighborhood crime prevention programs
- Improve communications among neighborhood residents, businesses, etc.
- Work with the Police Department to identify and eliminate crack houses
- Request that the Public Works Department identify and implement techniques to reduce speeding and traffic hazards in the neighborhood
- Engage neighborhood youth in planning and implementation of crime prevention activities
- Develop an on-going anti-substance abuse program
- Start Crime Prevention Through Environmental Design (CPTED) program
- Conduct periodic crime prevention classes at the alert center, UALR and neighborhood churches
- Encourage residents to utilize the 311 system for non-emergency calls.
- Encourage neighborhood residents to attend quarterly meetings with police.

# HOUSING

## GOALS:

- To enhance the quality of life in the neighborhood by strengthening the housing fabric
- To plan and implement housing programs designed to renovate older homes, rehabilitate sub-standard homes and construct new residential units
- To stabilize and increase property values

## OBJECTIVES:

- Encourage home ownership and responsible rental management
- Encourage enhancement and maintenance of all houses
- Utilize the 311 system to help bring all sub-standard housing up to code
- Improve curb appeal and appearance of residential units
- Encourage accountability among property owners, especially those with sub-standard property
- Promote Oak Forest Neighborhoods as residential neighborhoods to UALR staff and students, local businesses, and governmental agencies
- Encourage neighborhood associations and individuals to become more active in the rehabilitation and renovation of existing housing stock
- Better utilize vacant lots and work to turn abandoned structures into feasible housing
- Work to improve commercial areas and services so that area residents have a variety of shopping/service opportunities within their community

## ACTION STATEMENTS:

- Develop a network of neighborhood associations and develop, share and maintain a list of available housing units
- Promote new construction of single-family homes on vacant lots
- Locate and work with appropriate agencies to pre-qualify potential home buyers
- Work with appropriate agencies to create incentives to encourage home ownership
- Locate and work with appropriate agencies to pre-approve potential renters
- Work with the University District Development Corporation to assist with providing affordable, quality single-family homes
- Locate or develop programs to accelerate the use of vacant lots to meet the housing needs of a neighborhood
- Develop programs/services to help welcome new residents to the neighborhood (free first year membership dues in associations, local shopping assistance, list of local handy-men and those kinds of services, etc.)
- Develop neighborhood-oriented facilities and community centers (Adult Centers, etc.)
- Identify all programs intended to provide financial assistance for home rehabilitation. Learn to write grants to obtain that financial assistance
- Work with Housing and Neighborhood Programs to identify residents who qualify for home rehabilitation assistance programs
- Recognize well-maintained housing units through a “Home of the Month/Quarter/Year”/”Yard of the Month/Quarter/Year” program

- Develop programs to educate potential homeowners about responsibilities of owning and maintaining a home (i.e.: workshops on adequate insurance, crime watch, association memberships)
- Sponsor quarterly home improvement workshops utilizing local tradesmen and local businesses.
- Support legislation that will allow the City of Little Rock to take enforcement action against out of state property owners

## **TRANSPORTATION AND TRAFFIC**

### **GOALS:**

- To ensure safe and efficient movement of pedestrian, bike and vehicular traffic in, around and through the neighborhood
- To provide means of transportation for all residents including those without vehicles

### **OBJECTIVES:**

- Reduce traffic hazards at dangerous intersections
- Eliminate speeding in the neighborhood by implementing traffic calming devices where feasible
- Explore alternative means of transportation for those residents without vehicles
- Communicate with police department to help them enforce traffic laws consistently throughout the neighborhood

### **ACTION STATEMENTS:**

- Amend Master Street Plan so that Fair Park Boulevard (W. 13th to W. 30th Streets) can remain as a two-lane roadway
- Request that Public Works study the feasibility of installing speed bumps on W. 29th Street
- Encourage better enforcement of speed limits on Fair Park Boulevard
- Encourage better enforcement of speed limits on W. 22nd Street or install traffic calming devices
- Request that CATA review the existing bus routes to ensure that they are effective and meeting the needs of all residents
- Support the University District sidewalk plan for the neighborhood and to establish priorities for further development while considering trees and existing sidewalks
- Apply for Safe Routes to Schools funding
- Expand the University District Plan for sidewalks to the whole neighborhood once completed
- Request that Public Works evaluate the need for additional stop signs along 24th Street at Monroe
- Encourage residents to maintain and utilize alleys for parking (where alleys exist)
- Discourage the abandonment of alleyways

## **YOUTH PROGRAMS**

### **GOAL:**

- To provide parity with the rest of the city in educational, recreational, vocational and social services for the youth.

### **OBJECTIVES:**

- Conduct a survey of all 501c3s in the area
- Identify existing youth programs and determine what additional programs are needed in the area
- Attract youth organizations and programs to the neighborhood
- Make all youth programs and services accessible
- Encourage adults and neighborhood groups and institutions to become more involved with the neighborhood youth
- Partner with Little Rock School District and UALR schools to provide space for youth activities
- Make vocational training programs available in the neighborhood

### **ACTION STATEMENTS:**

- Conduct a neighborhood assessment to determine what youth programs exist in the area and what programs are needed
- Engage youth in planning new programs
- Establish a neighborhood task force on youth
- Develop a community-learning center
- Encourage neighborhood youth to volunteer in the community
- Involve the youth in neighborhood associations
- Contact churches about participating in youth programs
- Work with the UALR, the City, and other appropriate agencies to develop summer job opportunities for youth
- Encourage summer youth and mentoring programs
- Establish mentoring programs
- Make library services available and accessible to all youth
- Implement Prevention, Intervention, and Treatment (PIT) programs
- Encourage neighborhood groups to submit proposals for PIT programs (where feasible)
- Make vocational training programs available to the youth of the neighborhood
- Provide neighborhood based counseling programs and services for the youth
- Enforce curfew laws
- Involve youth to make Oak Forest a safe and livable neighborhood for everyone
- Start a youth community service program
- Organize neighborhood-based youth programs that address the specific needs of Oak Forest's youth
- Make the youth feel that they are an important element to the wellbeing and future of the neighborhood
- Survey neighborhood youth through the schools and teachers

## **ECONOMIC DEVELOPMENT**

### **GOAL:**

- To create a healthy economic climate that encourages investment, reinvestment, and diversity of employment opportunities.

### **OBJECTIVES:**

- Establish job training/location programs that are accessible to all residents
- Encourage residents to support local businesses
- Work with other organizations to improve neighborhood commercial locations
- Provide more neighborhood oriented commercial services for the residents
- Support the University District Development Corporation (UDDC)

### **ACTION STATEMENTS:**

- Locate available commercial space for a grocery store
- Provide programs that will assist residents in getting proper training and good jobs
- Encourage development for a number of needed commercial services:
  - Shoe repair
  - Dry cleaners
  - Service Stations
- Establish and implement programs to retain existing businesses in the neighborhood
- Develop an inventory of vacant commercial buildings and fill vacant commercial buildings with uses that are compatible with the neighborhood
- Work with Oak Forest Community Garden to establish a locally owned and operated produce (farmers') market
- Promote Asher Avenue. and W. 12th Street as viable commercial and service oriented locations/corridors
- Strengthen/reinforce the Asher/University intersection as a major commercial node
- Work with the available agencies to help market neighborhood as viable business area

## **INFRASTRUCTURE**

### **GOAL:**

- To improve and maintain the Oak Forest infrastructure network for the purpose of producing a safe and attractive neighborhood.

### **OBJECTIVES:**

- Support the University District sidewalk plan for the neighborhood and to establish priorities for further development while considering trees and existing sidewalks
- Work with the City of Little Rock to develop a resurfacing program for the neighborhood
- Provide better drainage systems in the neighborhood
- Install more streetlights that are vandal resistant throughout the neighborhood

### **ACTION STATEMENTS:**

- Improve roadway on Princeton Drive
- Install streetlights at W. 23rd and Jackson Streets
- Repair the street at the intersection of W. 30th and Van Buren Streets
- Improve the street surface on Washington Street
- Repair the intersection at W. 24th and Harrison Streets
- Construct sidewalks
  - on Adams Street from W. 12th to W. 16th Streets
  - at W. 27th and Tyler Streets
  - on W. 28th from Peyton to Abigail Streets
  - on W. 14th from Adams to Lewis Streets
  - on Fair Park Boulevard from W. 12<sup>th</sup> Street to Asher Avenue
- Utilize the 311 system to help alert Public Works of maintenance issues in the neighborhood
- Monitor and maintain the following drainage problems:
  - at South University Avenue and W. 32<sup>nd</sup> Street
  - at W. 14th from Abigail to Lewis Streets
  - at W. 15th and Abigail Streets
  - at the W. 24th and Harrison Streets intersection
  - at W. 20th and Van Buren Streets
  - at W. 15th and Abigail Streets
  - at W. 26th and Van Buren Streets
- Correct the drainage problem by reconstructing the drainage system on Harrison Street between W. 26th and W. 27th Streets
- Improve the drainage facilities (cover) at Fair Park Boulevard and W. 31st Street
- Clear the drainage ditch in the vicinity of W. 24th Street and Boulevard Avenue
- Improve street and drainage for a twelve (12) block area--I-630 on the north, W. 12th Street on the south, Harrison Street on the west and Jonesboro Street on the east

# Implementation Plan

The steering committee for the Oak Forest Neighborhood Plan recognized the need to organize the goals in a way in which they could be implemented. The Oak Forest Neighborhood Plan group recognizes the influence of the University District in this area and is ready to work with the University District to achieve these common goals. Area residents should work with the neighborhood associations and the University District partnership to help reach these goals.

Over a series of many meetings, certain topics were discussed time and again. These issues are identified as top priority for implementation. The priorities (as determined by staff) are listed below:

- Encourage residents to utilize the 311 system to report problems to the city (i.e. problems with drainage, excessive speeding, code violations, etc.)
- Improve area housing through code enforcement
- Encourage residents to maintain and utilize the alley-ways for parking, where alleys exist
- Identify existing youth programs and determine what additional programs are needed in the area
- Encourage the development of a new grocery store in the neighborhood

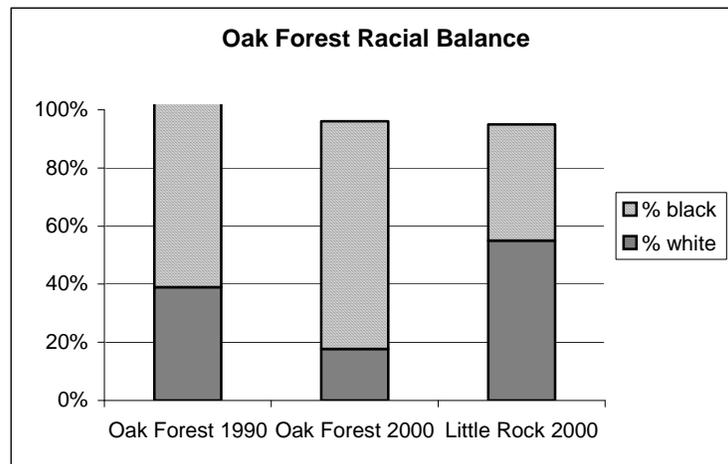
# Existing Conditions

## Geography

The Oak Forest Neighborhood boundaries are University Avenue on the west and Elm St on the east. The northern boundary from University to Jonesboro St is I-630. From Jonesboro St to Elm St, the northern boundary is 12<sup>th</sup> St (See Appendix A). In the original Neighborhood Action Plan, the southern border of Oak Forest was Asher Avenue. Now the southern border is just south of Asher, around Fourche Creek. The Oak Forest neighborhood encompasses all of Census Tract 19, and almost all of Census Tract 18. A small portion of Census Tract 21.02, Block Group 3 is encompassed by the UALR campus on the western side of Oak Forest. Census data for Census Tract 18 and 19 were used for the Demographics and Housing Conditions section of this report. Building permits issued in Census Tract 19, and the addresses in Tracts 18 and 21.02 that are within the Oak Forest boundaries, were used for the Building Permits section of this report.

## Socio-Economic Conditions

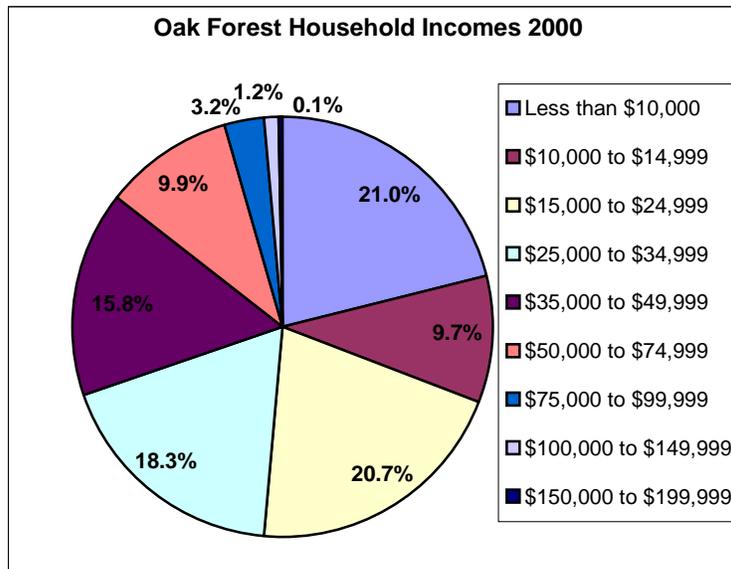
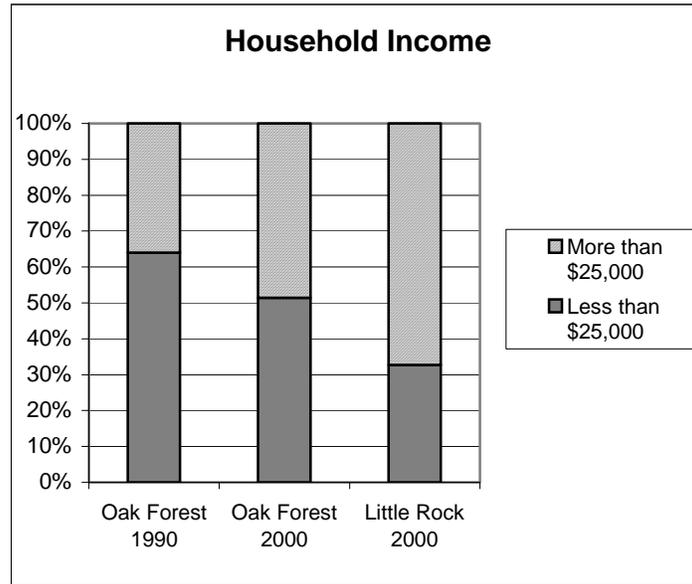
According to the 2000 census, the population of the Oak Forest area is approximately 9,252. This is about a 2% increase in the 10 years since the 1990 census estimate of 9,085. The Oak Forest population accounts for about 5% of the total Little Rock population. According to the 2000 census, 18% of Oak Forest residents are white and 78% are black, as compared to Little Rock as a whole where 55% of residents are white and 40% are black (see Table 1). This indicates that the changing racial balance reported in the first Oak Forest neighborhood plan continues to widen today. The white population has declined even more from its 1990 level of 30%, and the black population has increased even more from its 1990 level of 69%.



The majority of the population of Oak Forest (58%) is between the ages of 18 and 65, as was true in the previous neighborhood report when 55% of the population was in this range. As of 2000, 28% of the Oak Forest population was 18 or younger, and 9% was 65 or older as compared to Little Rock as a whole where 25% of the population is 18 or younger and 21% are 65 and older.

The median household income in Oak Forest is around \$24,203, more than \$10,000 less than the median income of the city as a whole which is \$37,574. The median household income reported in the 1990 Census for Oak Forest was \$19,184. However, when adjusted for inflation, this figure is

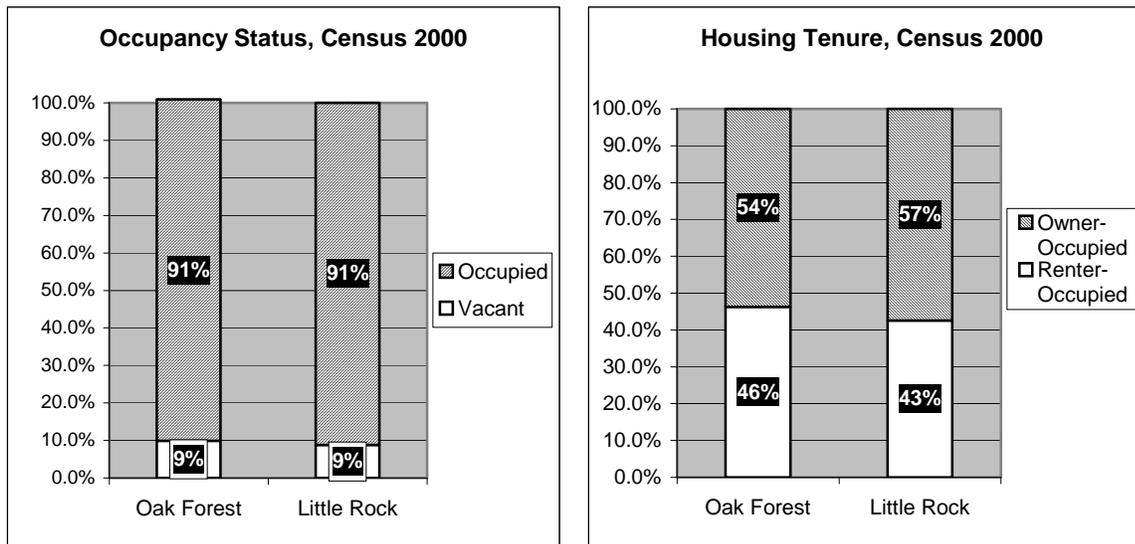
about \$1,400 more than the current figure. Thus, there was actually a decrease in median household income in Oak Forest when taken in 1999 dollars, a percent change of -5.5% (see Table 2a-2d). Currently, 51% of households have incomes less than \$25,000, and 44% have incomes between \$25,000 and \$75,000. In addition, 614 families (28%) in Oak Forest are living below the poverty line while only 9.2% of families are below the poverty line in the greater Little Rock area (see Tables 3-4).



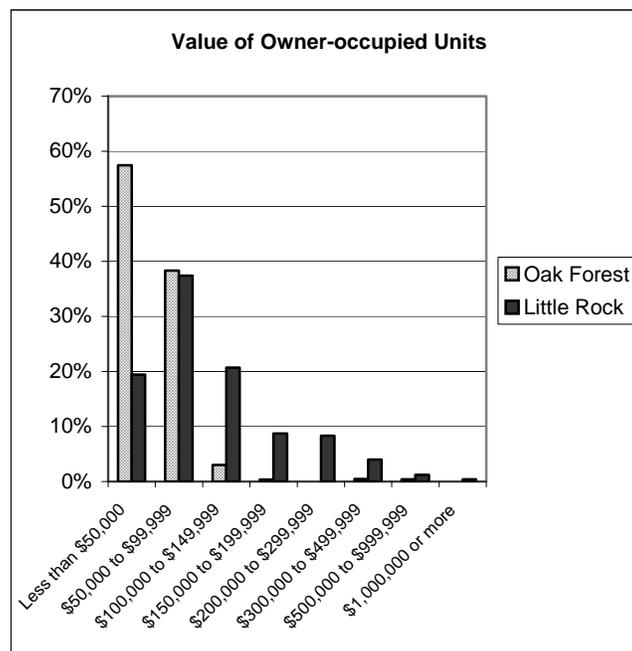
### Housing Conditions

There are 3,917 total housing units in the Oak Forest area according to 2000 census reports. Ninety-one percent (3,564) of these units are occupied, while 9% (353) are vacant. Of the occupied units, 54% are owner-occupied, and 46% are renter-occupied. This is very similar to the occupancy status of housing in Little Rock as whole where 91% of housing is occupied, and 9% is vacant. Of

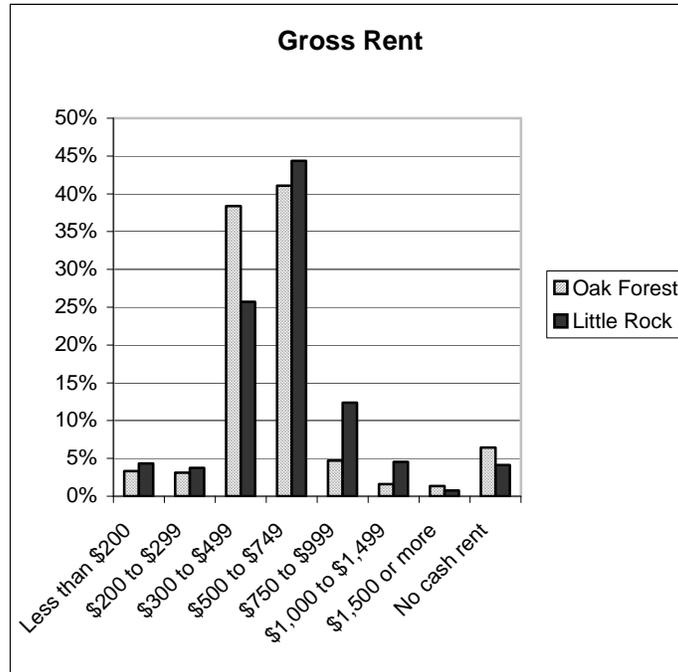
the occupied housing in Little Rock, 57% is owner occupied, and 43% is renter-occupied (see Tables 5-6).



Fifty-seven percent (1024) of owner-occupied units in Oak Forest are valued less than \$50,000, and only 4% (75) are valued above \$100,000. This is significantly different than Little Rock as a whole where 19% of owner-occupied units are valued less than \$50,000, and 43% are valued above \$100,000 (see Table 7).



Of the renter-occupied units in Oak Forest, 6% (105) have a gross rent of \$229 or less; 38% (625) have a gross rent of \$300-\$499; and 49% (794) have a gross rent of \$500 or more. In Little Rock as a whole, 8% of renter-occupied units have a gross rent of \$299 or less; 26% have a gross rent of \$300-\$499; and 62% have a rent of \$500 or more (see Table 8).



Thirty-five occupied houses in the neighborhood (1%) lack complete plumbing facilities, 49 (1.4%) lack complete kitchen facilities, and 182 (5.1%) have no telephone service. Close to 77% (2751) of occupied houses in Oak Forest use utility gas to heat their homes, and 0.4% (13) have no heating fuel of any kind.

Of the occupied households in Oak Forest, 17% do not have a car. However, most residents do not live within walking distance of their job. For those residents who do not work at home, the mean travel time to work is 19 minutes.

**Vacant Land**

Besides having 353 vacant structures, Oak Forest also has several vacant lots. Out of approximately 3,889 parcels in the Neighborhood Action Plan area, approximately 448 parcels (12%) are vacant. This vacant land includes surface parking lots and a cemetery.

**Building Permits**

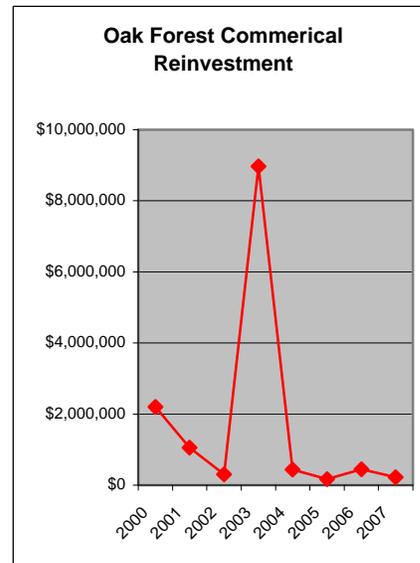
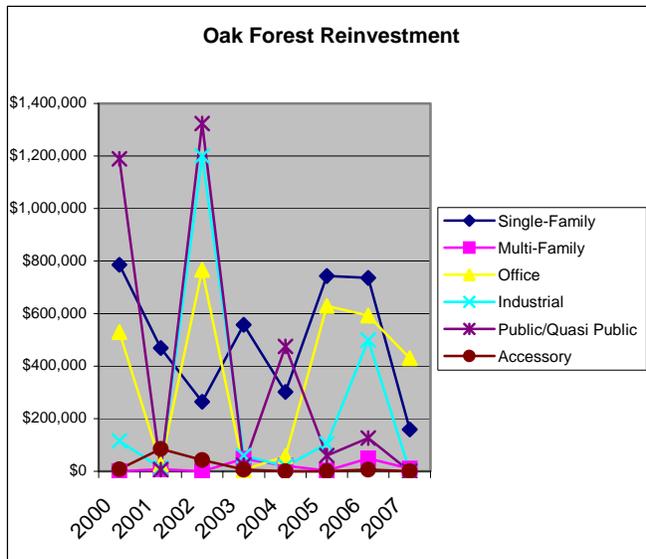
There has been some new development and investment in Oak Forest since the first Neighborhood Action Plan was written in 1999. Between 2000 and 2007, there were a total of 76 new structures built in the Oak Forest neighborhood. Of these structures, 11 were new single-family structures and 26 were new multi-family structures, as well as 19 new accessory structures. In addition, 1 office, the Twin City Bank on S. University Avenue, was constructed as well as 14 new commercial structures. There were 2 new industrial structures built during this time, Western Foods warehouse in 2002 and Kaufman Lumber Co in 2004. Also, 3 new public/quasi-public structures were built in 2002-2003 including the Little Rock Compassion Center, the Greater Christ Temple Pentecostal Church, and the UALR field house. The total construction cost of these 76 new structures was \$21,278,578. There were other construction projects on the UALR campus during this time as well, mentioned below in the UALR Campus Changes section.

Between 2000 and 2007, a total of 64 structures were demolished, 52 of which were single-family structures. One single-family structure was also moved out of the neighborhood in 2007. With demolition and new construction, there was a net total of 12 new structures in the Oak Forest area in May 2007. This includes a net total of -17 residential structures, +1 office, +9 commercial structures, +2 industrial structures, +2 public/quasi-public structures, and +15 accessory structures.

In addition, there were 517 structures renovated in the Oak Forest neighborhood between 2000 and 2007. Of the structures renovated, 375 were single-family with a total cost of \$3,600,927. Twenty-five renovations were to multi-family structures for \$135,698; 18 were to offices for \$2,504,515; 74 were to commercial structures for \$12,071,329; 8 were to industrial structures for \$1,433,950; 13 were to public/quasi-public structures for \$3,135,945; and 4 were to accessory structures for \$34,500. A total of \$22,916,864 was reinvested in the neighborhood through these renovation projects.

There were also 40 new additions constructed during this period that cost \$3,532,606 all together. With new renovations and additions, the total amount of money reinvested in the Oak Forest neighborhood through these projects was \$26,449,470. The total amount of money spent on new construction was \$47,728,048.

	New Construction		Demolition		Additions		Renovations		Net BLDG (bldg-demo)
	Permits	Cost	Permits	Cost	Permits	Cost	Permits	Cost	
Single-family	11	\$821,374	52	-	27	\$415,140	375	\$3,600,927	-41
Multi-family	26	\$6,389,529	2	-	0	0	25	\$135,698	24
Office	1	700,000	0	-	2	530,000	18	2,504,515	1
Commercial	14	\$8,211,896	5	-	1	\$1,750,000	74	\$12,071,329	9
Industrial	2	\$2,313,000	0	-	2	\$575,000	8	\$1,433,950	2
Pub/quasi-pub	3	\$2,494,800	1	-	2	\$67,500	13	\$3,135,945	2
Accessory	19	\$347,979	4	-	6	\$194,966	4	\$34,500	15
<b>TOTALS</b>	<b>76</b>	<b>\$21,278,578</b>	<b>64</b>	<b>0</b>	<b>40</b>	<b>\$3,532,606</b>	<b>517</b>	<b>\$22,916,864</b>	<b>12</b>
<b>TOTAL CONSTR COSTS</b>	<b>\$47,728,048</b>				<b>TOTAL REINVESTMENT</b>		<b>\$26,449,470</b>		



### UALR Campus Changes

Because the University of Arkansas at Little Rock is a state university, its construction and demolition projects are not reflected in the City data above. However, since the previous Oak Forest plan, UALR has undergone several changes on its campus. Its 2005 Campus Master Plan Update provides renovation and expansion projects in order to accommodate an enrollment growth of 66% (20,000 students) over 10 years. Several changes have already been made to the campus with an attempt to keep the welfare of the surrounding Oak Forest community in mind. There have been renovation projects to both Stabler and Fribourgh Hall as well as Parking Lot 13. Parking lots 14 and 15 were created to accommodate students and visitors on campus as opposed to their parking in the neighborhood. These new parking lots and the renovated lot 13 include lighting fixtures that point downwards in order to keep light off neighboring residences.

In addition, UALR bought the University Plaza shopping center on the south end of campus and has renovated it to accommodate academic and university support buildings. Before buying this property, half of the units in the shopping center were vacant. Replacing these vacant units with academic centers will hopefully decrease crime and create a safer environment along Asher Avenue.

In 2007, the eastern section of University Plaza was demolished as part of the Coleman Creek Greenway Initiative. The land has been reclaimed as part of a greenway around Coleman Creek in order to create a major recreational and environmental amenity for the campus and surrounding community.

Major changes have occurred on the north side of campus as well. In November 2005, UALR unveiled the Jack Stephens Center, a new multi-purpose arena. The arena is home to the UALR Trojan basketball and volleyball teams. It has also served as a venue for UALR commencement and several community events such as the AAAAA basketball tournament and University District meetings.

Construction of the Donald W. Reynolds Center for Business and Economic Development in the northwest corner of the campus was completed in 2004. The 98,700 square foot building houses the three units of the College of Business and provides a venue for the community to address economic development and important community issues.

Furthermore, the 8,200 square foot Bailey Alumni and Friends Center was completed in 2002. It provides spaces for rent to campus and community groups for meetings, programs, and social functions. It also houses the UALR University District staff.

In addition, UALR has developed a new student housing complex, doubling the number of beds offered since the previous report. The new student-housing complex is located on Fair Park Blvd, between 30<sup>th</sup> and 32<sup>nd</sup> streets. The complex includes 2 large apartment buildings with a total of 326 beds. It also includes a commons area that provides several amenities to students.

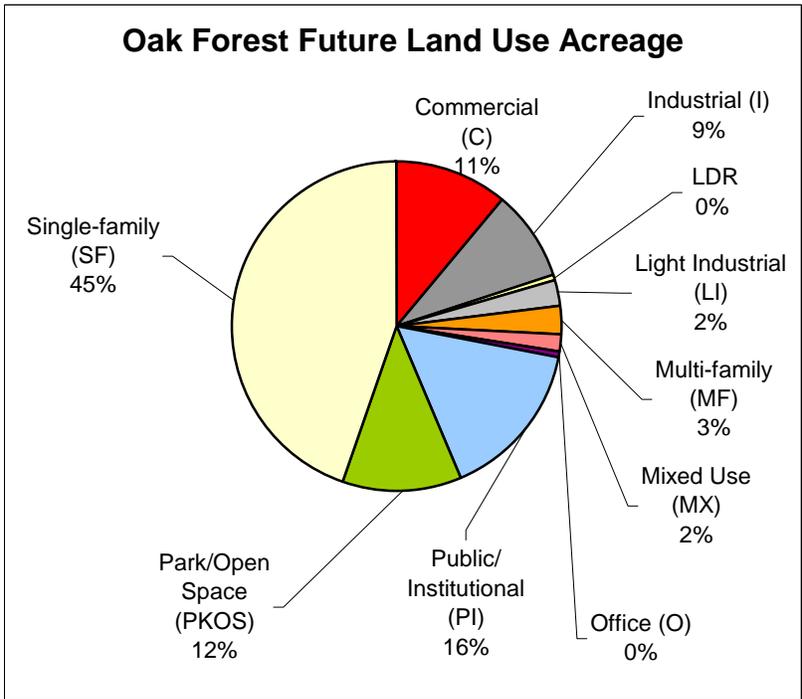
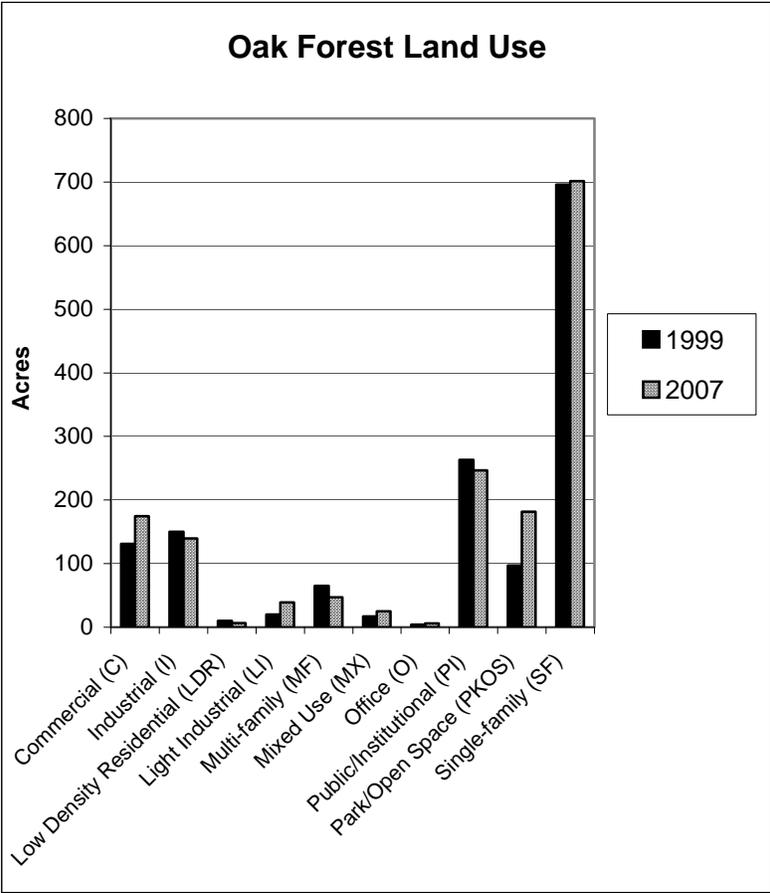
### **University District**

Perhaps the most significant change to the Oak Forest neighborhood since the previous report has been the development of the University District Revitalization Plan. Since 2004, UALR faculty and staff have been partnering with City employees, stakeholders, and community members to develop a revitalization plan for the area around the UALR campus. The goal of this project is to foster new and improved commercial, residential, recreational, and transportation activities throughout the University District community that will reestablish the area as a vital part of the city's economy. The University District encompasses the area surrounding the UALR main campus, only focusing on the section of Oak Forest west of Monroe Street. In July 2007, the University District Revitalization Plan was released, outlining extensive land use, circulation, green space, design, zoning, and other development project proposals for the area. Several projects are already underway, including the development of Place Properties student housing mentioned above. Implementation of this plan could bring significant changes to the Oak Forest neighborhood in the future.

### **Future Land Use**

The core of the Oak Forest neighborhood is almost entirely single-family residential except for the parks/open space area where Curran Conway Park is located. On the western border there is a large area of public/institutional space that is the UALR campus. The southern border below Asher Avenue is dominated by industrial, commercial, and a significant amount of park/open space with no land used for residential purposes. The inclusion of this industrial space and Fourche Creek Bottoms south of Asher in the Oak Forest Neighborhood Action Plan boundaries has increased the acreage of industrial and open space land use since the last neighborhood plan.

As in the previous plan, the most acreage in the Oak Forest neighborhood as of 2007 is designated as single family residential, a total of 701 acres or 45%. Multi-family land accounts for 47 acres (3%); Low Density Residential land totals 6 acres (0.4%); Commercial land is 175 acres (11%); Industrial is 140 (9%); Light Industrial is 39 (2%); Office is 6 (0.4%); Public/Institutional land is 247 (16%); Park/Open Space is 181 (12%); and Mixed Use is 25 (2%). The amount of land used for Commercial, Light Industrial, Mixed Use, Office, Parks/Open Space, and Single-family residential all increased since the last report. The amount of land for Industrial, Low-density residential, Multi-family, and Public/Institutional land all decreased (see Table 9).



There have been 5 Land Use plan amendments in Oak Forest since 1999 (see Appendix D). In February 1999, Ordinance 17,996 was passed to amend the land use from Single Family to Mixed Use in the area south of 12<sup>th</sup> St, north of 11<sup>th</sup> St, between Lewis and Elm St. This amendment was developed as part of the Stephens Area Action Plan, and all of the other areas in the amendment were within the Stephens neighborhood.

In October of 2000, Ordinance 18,373 was passed to amend the land use in Oak Forest along the Asher Avenue corridor. The Asher Corridor Committee, comprised of 40 property owners, business owners, and developers, proposed the amendment. Several areas were modified in order to more accurately reflect the existing land uses and confine industrial uses to south of Asher wherever possible. Close to 100 acres along the corridor were changed from Commercial, Light Industrial, Multi-Family, Public/Institutional, Industrial, and Low-Density Residential land uses to Parks/Open Space, Commercial, Light Industrial, Office, and Public/Institutional land uses.

In July of 2001, Ordinance 18,526 was passed to amend the land use of 11 parcels around the City of Little Rock to Park/Open Space in order to reflect the land use of existing parks. The Parks and Recreation Department developed the amendment, and the land use of Oak Forest Park was changed from Single-Family to Parks/Open Space as a result.

In December of 2003, Ordinance 18,969 was passed to amend the land use east of Mary St, from 32<sup>nd</sup> to Brack St from Multi-Family to Commercial. This amendment was requested by Kaufman Lumber Co and was an overall expansion of Commercial use and reduction of Multi-Family uses in Oak Forest.

In May of 2007, Ordinance 19,743 was passed to amend the land use of the area south of Asher and East of University Avenue from Commercial, Industrial, and Parks/Open Space to Multi-Family. This amendment was requested by Place Properties in order to build 192 units of student housing on the 12.54 acres which was previously the Coleman Dairy. The vacated dairy will be transformed into 11, 3-story garden style apartment buildings under their plan.

## **Zoning**

The Oak Forest neighborhood is zoned primarily for smaller lot single-family development (R-3) as was reported in the previous neighborhood plan. There is also significant space zoned for larger lot single-family development (R-2). Light Industrial and General Commercial districts account for almost all of the remaining land in the neighborhood.

Currently there are 703 acres of land (43%) zoned for R-3 single-family residential purposes, and 338 acres (21%) for R-2 single-family residential. This is a total of 1041 acres (64%) zoned for single-family. Additionally, there are 21 acres (1%) zoned for R4 Two Family Residential, 17 acres (1%) for R5 Urban Residence Districts, 8 acres (0.5%) for R6 High-Rise Apartment Districts, and 42 acres (3%) for Planned Residential District (PRD). This is a total of 88 acres (5%) zoned for multi-family. In all, there are 1129 acres (70%) zoned for residential purposes in Oak Forest, a 9% increase since the previous neighborhood plan report.

In addition, there are 167 (10%) acres zoned for General Commercial Districts (C3), 27 acres (2%) for Open Display Commercial Districts (C4), 2 acres (0.1%) zoned for Neighborhood Commercial Districts (C1), and 17 acres (1%) zoned for Planned Commercial District (PCD). This is a total of

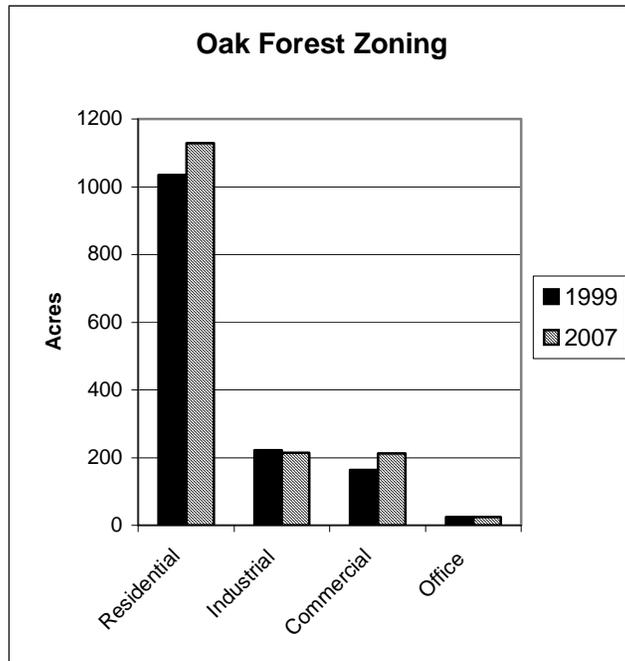
212 acres (13%) zoned for commercial purposes in Oak Forest, a 30% increase since the previous neighborhood plan.

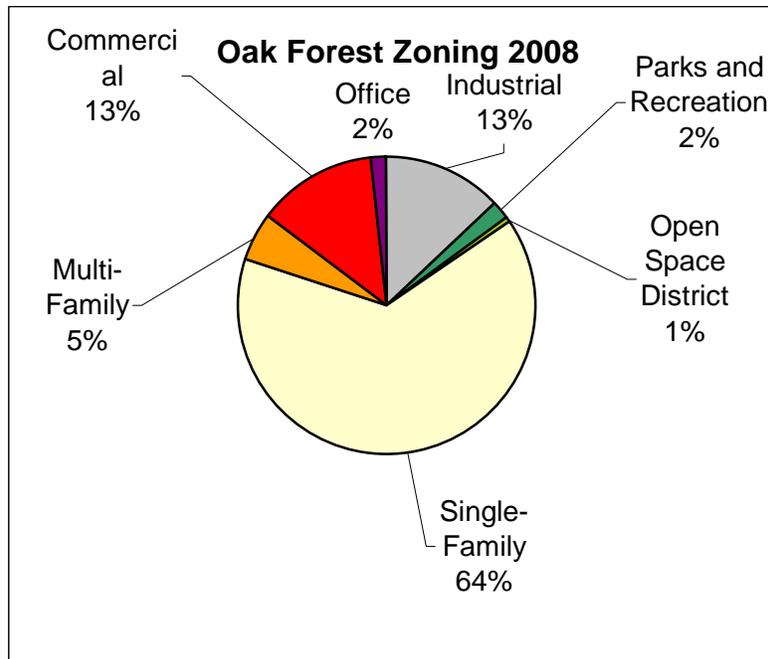
There are also 192 acres (12%) zoned for Light Industrial (I2), 22 acres (1%) for Heavy Industrial (I3), and 1 acre (0.04%) for Planned Industrial District (PID). This is a total of 215 acres (13%) zoned for industrial purposes, a 3% decrease since the previous neighborhood plan reports.

There are 21 acres (1%) zoned for General Office Districts (O3), 1 acre (0.1%) for Quite Office Districts (O1), 0.2 acres (0.01%) for Planned Office District (POD), and 2 acre (0.1%) for Planned District Office (PDO). This is a total of 25 acres (1.5%) zoned for offices, a 0.3% increase since the previous neighborhood plan reports.

Furthermore, there are 29 acres (2%) zoned for Parks and Recreation (PR) and 11 acres (1%) for Open Space Districts. This is a total of 40 acres (3%) zoned for parks and open space in the Oak Forest neighborhood. The PR Zoning classification did not exist at the time of the last neighborhood report.

Overall, the amount of land zoned for residential and commercial purposes has increased since the last report, and the amount of land for industrial has decreased. The amount of land zoned for office use has stayed the same (see Table 10).





Since 1999, there have been 64 zoning actions approved for this area (see Appendix E). Seventeen of these were for rezoning, 23 were for variances, 14 were for conditional use permits, 3 were for special use permits, 5 were for Wireless Communication Facilities (WCF), 1 was for a tower use permit, and 1 was an administrative appeal.

Since the original plan, the biggest rezoning action in Oak Forest has been along the Asher corridor. In January and May of 2001, Ordinance 18,440 and 18,472 were passed to amend the zoning classification of 35 parcels along Asher. This corresponds to the Land Use amendment mentioned above, developed by the Asher Corridor Committee. This committee of 40 property owners, business owners, and developers hoped to modify these areas in order to more accurately reflect the existing zoning classifications and their goals and confine industrial uses to south of Asher wherever possible. Through these ordinances, 12 residential parcels and 23 industrial parcels were rezoned. Twelve of these parcels were changed to industrial zoning classifications, and 23 were changed to commercial zoning classifications. This is a net total of -12 parcels zoned for residential purposes, +23 zoned for commercial purposes, and -11 zoned for industrial purposes through these two ordinances.

Apart from the major rezoning of the Asher corridor, approximately 47 acres (12 parcels) were rezoned in Oak Forest since the last Neighborhood Action Plan in 1999. Through 11 different ordinances, approximately 15 acres of land (5 parcels) zoned for residential purposes, 19 acres (5 parcels) zoned for commercial purposes, and 13 acres (2 parcels) zoned for industrial purposes were reclassified. Of these areas, 13 acres (1 parcel) was changed to residential zoning classifications, 19 acres (6 parcels) were changed to commercial zoning classifications, 14 acres (2 parcels) were changed to industrial classifications, and 1 acre (3 parcels) was changed to office zoning classifications. This is a net total of -2 acres (-4 parcels) zoned for residential purposes, +0 acres (+1 parcel) zoned for commercial purposes, +1 acres (+0 parcels) zoned for industrial purposes, and

+1 acre (+3 parcels) zoned for office purposes. Overall there was little change to the zoning in Oak Forest outside of the area around Asher Avenue.

Most recently, in May 2007, the parcel at 5201 Asher Avenue was changed from I-2 (light industrial) zoning to PDC (planned commercial) in order to accommodate a student-housing complex on what was previously the vacant Coleman Dairy property. This was included in the Land Use amendment mentioned above.

### **Empowerment Zones**

In January 2002, 15 Census Tracts in Pulaski County were designated as an Urban Empowerment Zone by the US Department of Housing and Urban Development (HUD) for an 8-year period. Included in the Pulaski Empowerment Zone (PEZ) was Census Tract 19, which lies in the southern half of Oak Forest, from 20<sup>th</sup> St southward.

Being designated as an Empowerment Zone makes businesses in this area eligible for federal tax incentives if they serve the area and employ people living in the area. Empowerment Zone incentives include employment credits, low-interest loans through EZ facility bonds, reduced taxation on capital gains, and other incentives. These incentives will hopefully spur economic development and stimulate job growth in the area. According to the PEZ website, the estimated total impact of the 8-year Empowerment Zone designation will be in excess of \$300 million dollars. This could significantly aid in the revitalization of the Oak Forest neighborhood.

### **Major Public Institutions and Services**

There are many institutions, organizations, and services located within the Oak Forest neighborhood. Since the last report, there have been three significant changes to the institutions in the Oak Forest neighborhood. First, The UALR Neighborhood Homework Center mentioned in the previous report is now Children International. The goal of this organization is to work with parents and partners to provide educational enrichment, health care, family assistance, and special gifts to 2,300 children in Little Rock by connecting students, UALR faculty, and staff with volunteers and the community.

Second, Lions World Services to the Blind, which has been in the same building at 2811 Fair Park Blvd since the 1960s, is planning to relocate Downtown to 6<sup>th</sup> St, between Collins and College Streets. For years Lions World has helped vision-impaired people from around the world live successful lives from its building within the Oak Forest neighborhood. After they move, the redevelopment or deterioration of the vacant property on Fair Park Blvd could significantly alter the dynamics of neighborhood.

In addition, UALR has purchased the right of first refusal to the Methodist Children's Home on 5821 W Charles Bussey Avenue. For years this organization has served children in the area, and as of January 2007 it has housed the Arkansas CARES (Center for Addictions Research, Education, and Services) program, originally in UAMS. The UALR University District Revitalization Plan drafted in May 2007 proposes many new construction projects, expansions, and changes to Zoning and Land Use. UALR will most likely play a major role in significantly changing the area around its campus in the years to come, and their plans and vision will greatly influence the future of the Methodist Children's Home property.

Other new programs in the neighborhood include the Coleman Creek Initiative, a project to create a park and greenway around Coleman Creek that runs through the UALR campus. A committee comprised of UALR staff, City employees, and other interested people have created a ten year plan for the restoration of the creek and hope to provide an environmental and educational amenity for the entire community.

The Oak Forest neighborhood is also part of the Arkansas Safe Routes to School Program, a federal program that aims to encourage children in kindergarten through eighth grade to walk and bicycle to school. The state will receive 100% federal funding for educational programs and infrastructure projects within two miles of affected schools, and Safe Routes Startup Awards.

Another change to the Oak Forest neighborhood occurred in 2005 when 20<sup>th</sup> Street was renamed to Charles Bussey Avenue. Charles Bussey was Little Rock's first African American mayor and City Director. His street provides a historical, signature thoroughfare through the middle of the neighborhood.

St. Mark's Baptist Church on 12<sup>th</sup> Street has had several expansion projects since the last report. Since 2000, the church has added an Activity Center, Outreach Ministries, and a Family Life Center. It currently provides several outreach services to the community, including programs for health education, cocaine addiction, youth enrichment, prison outreach, fellowship for hospitalized members, and more. It also has an Education Center in which classes are held for its School of Ministry.

The Oak Forest area is home to many other churches as well as the Islamic Center of Little Rock. This center at 3224 Anna Street is home to the largest Islamic congregation in Little Rock with a congregation composed of both first and second-generation immigrants and African Americans.

Right outside the neighborhood action plan boundary is the headquarters of Black Community Developers at 4000 W 13th Street. This community development corporation provides affordable housing in the City as well as other services. The Mexican Consulate is also on the border of Oak Forest across University Avenue. The Consulate opened in April 2007 and was the state's first foreign diplomatic office. It provides services to the growing Mexican population in Arkansas and the surrounding region.

Together these institutions, organizations, and services provide a lot of support to the neighborhood. Major changes to these services could greatly impact the future dynamics of the community.

### **Circulation**

Streets: The Oak Forest neighborhood street system is primarily a grid. This makes finding one's way around the neighborhood fairly easy, and regular intersections discourage speeding and cut-through traffic. The grid of arterials and collectors provides good connections to the areas east and west of the neighborhood. Interstate-630 breaks the grid system to the north. As a result, there are only 3 corridors that provide connections to areas north of the neighborhood: University Avenue, Fair Park Boulevard, and Jonesboro Drive. Likewise, Fourche Creek Bottoms breaks the grid system to the South, and University Avenue and Mabelvale Pike are the only corridors that provide connections to areas south of the neighborhood. Overall, the few corridors that run north and south out of the neighborhood provide good, but limited, connections to the rest of the City.

According to the 2006 Master Street Plan, both University Avenue and Asher Avenue are principal arterials. University Avenue makes up the western border of Oak Forest and provides north-south access through Little Rock, running past I-630 and St. Vincent's Hospital to the north and I-30 to the south. University Avenue has daily traffic counts in Oak Forest averaging 35,233 vehicles per day. Asher Avenue is just north of the southern border of Oak Forest and has daily traffic counts in Oak Forest averaging 27,333 vehicles per day. It provides east-west access through Little Rock. Fair Park and 12<sup>th</sup> Street run perpendicular through the middle of Oak Forest and are both classified as minor arterials. Fair Park has a daily traffic count of 13,000 VPD in Oak Forest, and 12<sup>th</sup> St has a daily traffic count of 15,800 VPD in Oak Forest. Since the last neighborhood plan, only the traffic count of 12<sup>th</sup> St has changed significantly from 11,000 to 15,800 VPD. The streets defined as collectors in Oak Forest are 10<sup>th</sup> St, 19<sup>th</sup> St, 28<sup>th</sup> St, 29<sup>th</sup> St, 32<sup>nd</sup> St, and Jonesboro Street.

Many of the streets in Oak Forest are not up to standard. As a principal arterial, University Avenue is supposed to have a sidewalk on either side. However, two sidewalks only exist on the section from 12<sup>th</sup> to 19<sup>th</sup> Street. Some sections of University Avenue have no sidewalks. Asher Avenue, as well, does not have two continuous sidewalks; however, the sidewalk on the north side of Asher Avenue continues through most of Oak Forest. As minor arterials, Fair Park Boulevard and 12<sup>th</sup> street are supposed to have two sidewalks as well. Fair Park Boulevard does not have any sidewalks on the section from 12<sup>th</sup> to 29<sup>th</sup> Street, but 12<sup>th</sup> Street has two sidewalks for most of its run through Oak Forest. Many of the collectors are missing sidewalks and several of the streets are lacking proper curbing. Despite limited funding, there have been some road improvement projects in Oak Forest since the last report, the biggest probably being the widening of Fair Park Boulevard from Asher Avenue to 30<sup>th</sup> Street.

Bus Routes: The Central Arkansas Transit Authority (CATA) provides 5 different bus services through the Oak Forest Neighborhood. Routes 3 and 17 both have stops at 12<sup>th</sup> St and University Ave and run east to Downtown Little Rock. Route 3 also heads west to Centerview (south of Shackelford and Kanis) and runs from about 6am to 9pm, stopping at the River Cities Center, University Mall, Baptist Medical Center, and the Arkansas Heart Hospital. Route 17 heads southwest towards Mabelvale and runs from about 5:30am to 6pm, stopping at the River City Center and Southwest Hospital as well as other locations. Routes 16 and 17A both have stops at UALR on Campus Drive. Route 16 runs from about 6am-9pm and heads east down Charles Bussey Avenue to Downtown. Route 17A runs from about 8:30am to 9pm and heads north towards Markham and south towards Mabelvale. Route 14 has a stop at Asher and University. It runs from about 5am-9pm and heads east to Downtown and west to 36<sup>th</sup> Street and Shackelford. Route 9, mentioned in the previous plan, no longer exists. Overall, these buses provide connections to the north, south, east, and west, although the number of stops and variety of routes are limited. The UALR University District Revitalization Plan proposes several changes to the CATA system, but these have yet to be adopted.

Bike Plan: The 2006 Master Street Plan proposes several bike paths in the Oak Forest neighborhood. It proposes four Class I bike paths running through the neighborhood. These are paths physically separated from a roadway. One path would run from University to Fair Park just south of I-630; one from 19<sup>th</sup> down to 28<sup>th</sup> St, between University and Fillmore; and one south of Asher between Mabelvale and Pine St. There is a Class II bike lane (a bikeway separated from the roadway by a painted stripe) proposed between University Avenue and Fair Park on 28<sup>th</sup> St and

from Fair Park to Elm St on 29<sup>th</sup> St. There is a Class III bike lane (a lane with signage but no physical separation from the roadway) proposed from Mabelvale all the way up Fair Park, branching off into the UALR campus on Campus Drive East and West. There is another Class III lane proposed on 12<sup>th</sup> Street. The UALR University District Plan also proposes a system of bike paths throughout the neighborhood, and the City plans to review this proposal and try to make it consistent with its own plan. With the addition of these bike paths, Oak Forest could accommodate bicycle traffic for both functional and recreational uses. However, none of these bike paths exists at this time.

# Appendix A: Area Map

# Oak Forest Neighborhood Action Plan Area



# Appendix B: Tables

## Tables

Table 1

Racial Balance

	Oak Forest 1990	Oak Forest 2000	Little Rock 2000
Percent white	30%	18%	55%
Percent black	69%	78%	40%

Table 2a

Median Household Income, 1999

Little Rock	37,572
Oak Forest	24,203
Percent Difference	-35.6%

Table 2b

Median Household Income, Oak Forest

1990 Census	19,184
2000 Census	24,203
Percent Change	26.2%

Table 2c

Median Household Income, 1999 dollars, Oak Forest

1990 Census	25,605
2000 Census	24,203
Percent Change	-5.5%

Table 2d

Median Household Income, 1999 dollars

	Oak Forest	Little Rock
1990 Census	25,797	36,158
2000 Census	24,203	37,572
Percent Change	-6.2%	3.9%

Table 3

Median Household Income

	Oak Forest 1990	Oak Forest 2000	Little Rock 2000
Less than \$25,000	66%	51%	33%
More than \$25,000	34%	49%	67%

Table 4

Household Income, Oak Forest, 2000 Census

Less than \$10,000	21%
\$10,000 to \$14,999	10%
\$15,000 to \$24,999	21%
\$25,000 to \$34,999	18%
\$35,000 to \$49,999	16%
\$50,000 to \$74,999	10%
\$75,000 to \$99,999	3%
\$100,000 to \$149,999	1%
\$150,000 to \$199,999	0%
\$200,000 or more	0%

Table 5

Housing Occupancy Status, Oak Forest, 2000 Census

	Oak Forest	Little Rock
Vacant	9%	9%
Occupied	91%	91%

Table 6

Housing Tenure, Oak Forest, 2000 Census

	Oak Forest	Little Rock
Owner-Occupied	54%	57%
Renter-Occupied	46%	43%

Table 7

Value of Owner-Occupied Units, Oak Forest, 2000 Census

	Oak Forest	Little Rock
Less than \$50,000	57%	19%
\$50,000 to \$99,999	38%	37%
\$100,000 to \$149,999	3%	21%
\$150,000 to \$199,999	0%	9%
\$200,000 to \$299,999	0%	8%
\$300,000 to \$499,999	0%	4%
\$500,000 to \$999,999	0%	1%
\$1,000,000 or more	0%	0%

Table 8

Oak Forest Neighborhood Action Plan Update

Gross Rent, Oak Forest, 2000 Census

	Oak Forest	Little Rock
Less than \$200	3%	4%
\$200 to \$299	3%	4%
\$300 to \$499	38%	26%
\$500 to \$749	41%	44%
\$750 to \$999	5%	12%
\$1,000 to \$1,499	2%	5%
\$1,500 or more	1%	1%
No cash rent	6%	4%

Table 9  
Future Land Use, Oak Forest

	1999	2007
Commercial (C)	9.0%	11.1%
Industrial (I)	10.3%	8.9%
Low Density Residential (LDR)	0.7%	0.4%
Light Industrial (LI)	1.4%	2.5%
Multi-family (MF)	4.5%	3.0%
Mixed Use (MX)	1.2%	1.6%
Office (O)	0.3%	0.4%
Public/Institutional (PI)	18.1%	15.7%
Park/Open Space (PKOS)	6.7%	11.6%
Single-family (SF)	47.9%	44.8%

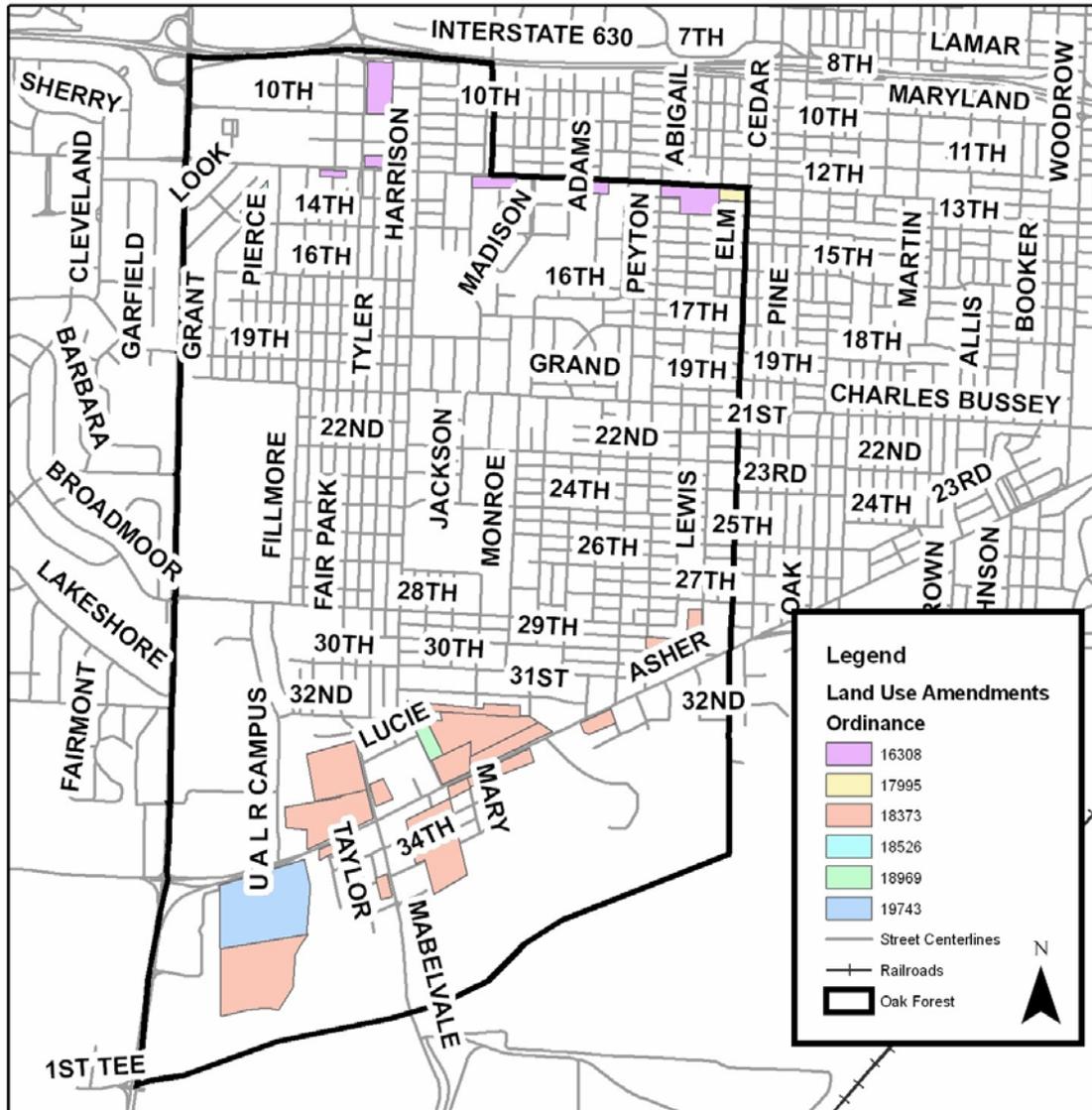
Table 10  
2007 Existing Zoning, Oak Forest

	Acres	Percent
Single-Family	1041	64.2%
Multi-Family	88	5.5%
Commercial	212	13.1%
Office	25	1.5%
Industrial	214	13.2%
Parks and Recreation	29	1.8%
Open Space District	11	0.7%

# Appendix C: Future Land Use Plan Amendments

LAND USE AMENDMENTS

<b>FILE</b>	<b>FROM</b>	<b>TO</b>	<b>ORDINANCE</b>	<b>DATE</b>	<b>ADDRESS</b>
LU-99-09-01A	SF	MX	17995	2-20-99	S of 12th, N of 11th, between Lewis and Elm St
<hr/>					
LU-00-09-01					
	C	PK/OS	18373	10-17-00	E of Village Shopping Ctr, S of Coleman Dairy, and N of City limits
	LI	C	18373	10-17-00	SE corner of Maple and Roosevelt SW corner of Mary and Asher SW corner of 34th and Mabelvale Pike W and S of the intersection of Asher and Mabelvale Pike
	MF	C	18373	10-17-00	N and E of the intersection of Fair Park and Asher NE corner of Washington and 30th St NE and NW corners of Jane and 33rd Sts
	MF	LI	18373	10-17-00	NW and NE corners of Anna and 33rd Street S of the intersection of Anna and 34th St NW corner of Anna and 34th St
	PI	C	18373	10-17-00	NW corner of Fair Park and Asher
	PI	LI	18373	10-17-00	N and W of the intersection of Fair Park and Asher
	I	C	18373	10-17-00	SW corner of Asher and Adams SE corner of Asher and Mary NW corner of Asher and Monroe
	I	C	18373	10-17-00	NE corner of Mary and Asher Between abandoned rail line and 150 N of Asher Between Mary and where the abandoned rail line crosses Asher
	LDR	O	18373	10-17-00	NE corner of Peyton and 29th Streets
	LDR	PI	18373	10-17-00	NW corner of Lewis and 29th Streets
<hr/>					
LU-01-09-01B	SF	PK/OS	18526	7-17-01	14 <sup>th</sup> and Hendrix Streets (Oak Forest Park)
<hr/>					
LU-03-09-03	MF	C	18969	10-21-03	E of Mary St, from 32nd to Brack St
<hr/>					
LU-07-09-02	C, I, PK/OS	MF	19743	05/01/07	S of Asher, E of University



# Appendix D: Zoning Actions



APPROVED ZONING ACTIONS

Z-Number	Zoned From	Zoned To	Ordinance #	Area Zoned	Issue/Action Requested	Location
<u>Reclassifications (17)</u>						
04452-B	"PCD" Planned Commercial District	"Revised PCD"	18178	3.34±	Revised Short-Form PCD and Preliminary Plat was approved on 12/2/99. On 1/4/00, application was approved by the Board of Directors.	NW corner, Asher Ave. and Elm Street described as the North R-O-W line of Asher Ave. and the East line of the NW 1/4, NW 1/4, Sec. 17, T-1-N, R-12-W. (Long Legal)
04452-C	PCD	Revised PCD	18790	3	Rush Engine Revised PCD (to allow for mixture of Commercial and Industrial and the Addition of Motorcycle Sales and Display and Outdoor Storage) was denied by the PC on 09/19/02 but was appealed and approved by the Board of Directors on 12/03/02 w/conditions	Northwest corner of Asher Avenue and Elm Street described as Lot 1 except the S 10 feet thereof and all of Lots 2 and 3, Block 1 of Riffel and Holders Addition to the City of Little Rock See long legal survey.
06801	"I-2" Light Industrial	"C-3" General Commercial	18240	.32	Rezoning was approved on 2/17/00 with conditions. On 3/21/00, application was approved by the Board of Directors.	3218 Leeds (NW corner of Leeds Street and Asher Avenue; also includes building at 5000-5006 Asher Avenue) described as Lots 4 and 5, Block 30, C. O. Brack's Addition.
06897	"R-3" Single Family	"C-4" Open Display	18385		Rezoning was approved on 9/28/00 with conditions. On 11/8/00, application was approved by the Board of Directors.	3524 Mabelvale Pike described as Lots 5 and 6, Block 11, Ruebel and Leymer.
06966	Various	Various	18440		Rezoning properties along the Asher Corridor was approved on 1/25/01. On 3/6/01, Board of Directors approved the rezonings.	Along the Asher Corridor (multiple legal descriptions)
06966-A	"R-2" Single Family	"I-2" Light Industrial	18472		Rezoning property along Asher Corridor was approved on 5/1/01 by the Board of Directors.	Southwest Corner of 34th Street and Anna described as Lots 8 and 9, Henderson Subdivision.

06967-A	"I-2" Light Industrial	"C-3" General Commercial	18472		Rezoning property along Asher Corridor was approved on 3/22/01. On 5/1/01, Board of Directors approved the rezoning.	North side of Asher between Peyton and Washington described as Lot 4, Block 9, Riffel and Holder 2nd Addition.
06967	I-2, R-3	C-4, C-3	18440		Rezoning properties along Asher Corridor was approved on 1/25/01. On 3/6/01, Board of Directors approved the rezonings.	Along Asher Corridor between University and Valentine Street (multiple legal descriptions)
06968	R-3, I-2	C-3	18440		Rezoning properties along Asher Corridor was approved on 1/25/01. On 3/6/01, Board of Directors approved the rezonings.	Along Asher Corridor (multiple legal descriptions)
07382	C-3 General Commercial	PID	18877	0.49	Best Short-form PID ( to allow C-3 uses and a welding shop/artist studio) was approved by the Planning Commission on 05/01/03 with conditions and then later approved by the Board of Directors on 06/03/03.	3115 Madison Street described as a part of the south 90 feet of Lots 7, 8, and 9 and all of Lots 10 and 11, Block 6, Oakhurst Addition to the City of Little Rock
07509	C-3	C-4	18996	0.25	Paul Eller Rezoning Application (to rezone for auto repair) was approved by the Planning Commission on 10/30/03 as applied for. The Board of Directors approved the rezoning on 12/02/03 with Ordinance # 18996.	3334 Fair Park Boulevard described as a part of Lot 12, Toska Leymer Subdivision, Little Rock, Arkansas and part of the SE 1/4 NW 1/4, Section 18, T-1-N, R-12-W.
07532	R-3	POD	19031	0.16	Faithland Properties Short-form POD ( to allow for general and professional office in single-family) was approved by the Planning Commission on 12/04/03 with conditions. The Board of Directors approved the POD on 01/06/04 with Ordinance # 19031.	1100 South Van Buren Street described as a part of the North 1/2 of Lots 9 and 10 Block 25, Cunningham's Addition to the City of Little Rock, Pulaski County, Arkansas
07579	R-3	PD-O	19076	0.25	IUOE Short-form POD ( to allow for Office/Showroom/Warehouse, Meeting Facility and General and Professional Office uses) was approved by the Planning Commission on 03/11/04 with conditions. The Board of Directors approved on 04/06/04.	5516 West 11th Street described as a part of the SW 1/4 of the SE 1/4 of the SW 1/4, Section 6, T-1-N, R-12-W, City of Little Rock, Pulaski County, Arkansas

07956	R-2	I-2	19466	13.088	Gene and Dorothy Trickey Revocable Trust Rezoning Application ( to recognize the past light industrial use of the property) was approved by the Planning Commission on 12/01/06 with conditions. The Board of Directors approved on 01/10/06 by Ord # 19466	3801 Mabelvale Pike described as a part of SW 1/4, SE 1/4, Section 18, T-1-N, R-12-W of the Fifth Principal Meridian, Pulaski County, Arkansas
07838	C-3	PCD	19358	12.240	Rush Engine DBA Triumph of Arkansas Short-form PCD ( to allow for C-3 General Commercial uses and Sales and Outdoor Display of Motorcycles) was approved by the Planning Commission on 07/07/05 with conditions. The BOD approved the PCD on 08/01/05	4100 South University Avenue described as a part of the SW 1/4 of the SW 1/4 of Section 18, T-1-N, R-12-W and part of the SE 1/4 SE 1/4 of Section 13, T-1-N, R-13-W, City of Little Rock, Arkansas
07968	R-3	PD-O	19505	0.80	Central Arkansas Missionary Baptist Student Fellowship Center Short-form PD-O ( to allow for single family residence to student fellowship center) was approved by the Planning Commission on 02/16/06 with conditions. The BOD approved the PD-O on 03/21/06	5412 West 32nd Street described as a part of Lot 1 including 10 foot strip of land reverted back to Lot 1 due to closing of Arkansas Avenue, Lot 2, Lot 3, Lot 4, the south 34 feet of Lot 5, Block 13, C.O. Brack's Addition
08169	I-2 and C-3	PD-R	19744	12.606	UALR Student Housing Long-form PD-R ( to allow for planned development of 192 units for student housing on old Coleman Dairy property) was approved by the Planning Commission on 03/15/07 with conditions. The Board of Directors approved the PD-R on 05/01/07	South of Asher Avenue, East of University Avenue described as a part of the SW 1/4, Section 18, T-1-N, R-12-W, City of Little Rock, Pulaski County, Arkansas
<u>Variances (23)</u>						
03386-A	I-2			.902	Anne Moore/Mark Rickett Setback and Buffer Variance (to allow proposed addition to an existing commercial building) was approved by the Board of Adjustment on 06/26/06 with conditions.	923 South Fillmore described as a part of Lots 7-12, Block 5, Perry Heights Addition into the City of Little Rock, Arkansas

03881-A					Variations were approved on 8/26/02 with conditions.	4101 S. University Avenue (no legal description provided)
03928-B					Setback variance was approved on 9/30/02 with conditions.	5100 Asher Avenue described as Lots 2, 3, & 4, Block 25, Lots 1, 2, & 3, Block 28, Lots 1-15, Block 29, Brack's Addition, an addition to the City of Little Rock, Pulaski County, Arkansas.
04534-A				.963	Zoning Setback Variance(to allow a building addition with a reduced side setback) was approved by the Board of Adjustment on 04/25/05 with conditions,	5315 West 12th Street described as Lot 1 thru 6 Block 1, Kanis Addition
05779-A					Variance was approved on 1/29/01.	5322 Asher Avenue (Long Legal)
06875					Variance was approved on 7/31/00 with conditions.	1705 Fair Park Blvd. described as Lot 10, Block 15, Cherry and Cox Addition.
06878					Variance was approved on 7/31/00.	University Tower Building (12th and University Avenue) described as Lots 3, 4 and 5, University Commercial Subdivision being as part of the SW 1/4 SW 1/4, Section 6, T-1-N, R-12-W.
07050					Variations were approved on 6/25/01 with conditions.	4523 West 12th Street described as Lots 13, 14, 15 and 16, Block 6, H. F. Buhler's Ninth Addition.
07050-A	C-3			.960	Peter Lee Setback Variance (to allow a new building w/reduced setbacks) was approved by the Board of Adjustment on 08/29/05 as revised with conditions.	4511 W. 12th Street described as Lots 11-16, Block 6, H.F. Buhler's Ninth Addition to the City of Little Rock, Pulaski County, Arkansas
07051					Variations were approved on 6/25/01 with a condition.	2400 S. Taylor described as Lot 1, Block 52, Cherry and Cox Addition.
07086					Variations are approved with a condition on 9/24/01 for three restaurant locations.	1401 M. L. King, 5423 West 12th and 7621 Geyer Springs (Church's Fried Chicken)
07122					Variance was approved on 12/17/01with a condition.	2600 Boulevard Avenue described as Lot 1, Block 2, Boulevard Terrace Addition.
07249					Variations were approved on 7/29/02 with conditions.	1600 S. Pierce Street described as Lot 1, Block 6, Cherry and Cox Addition.

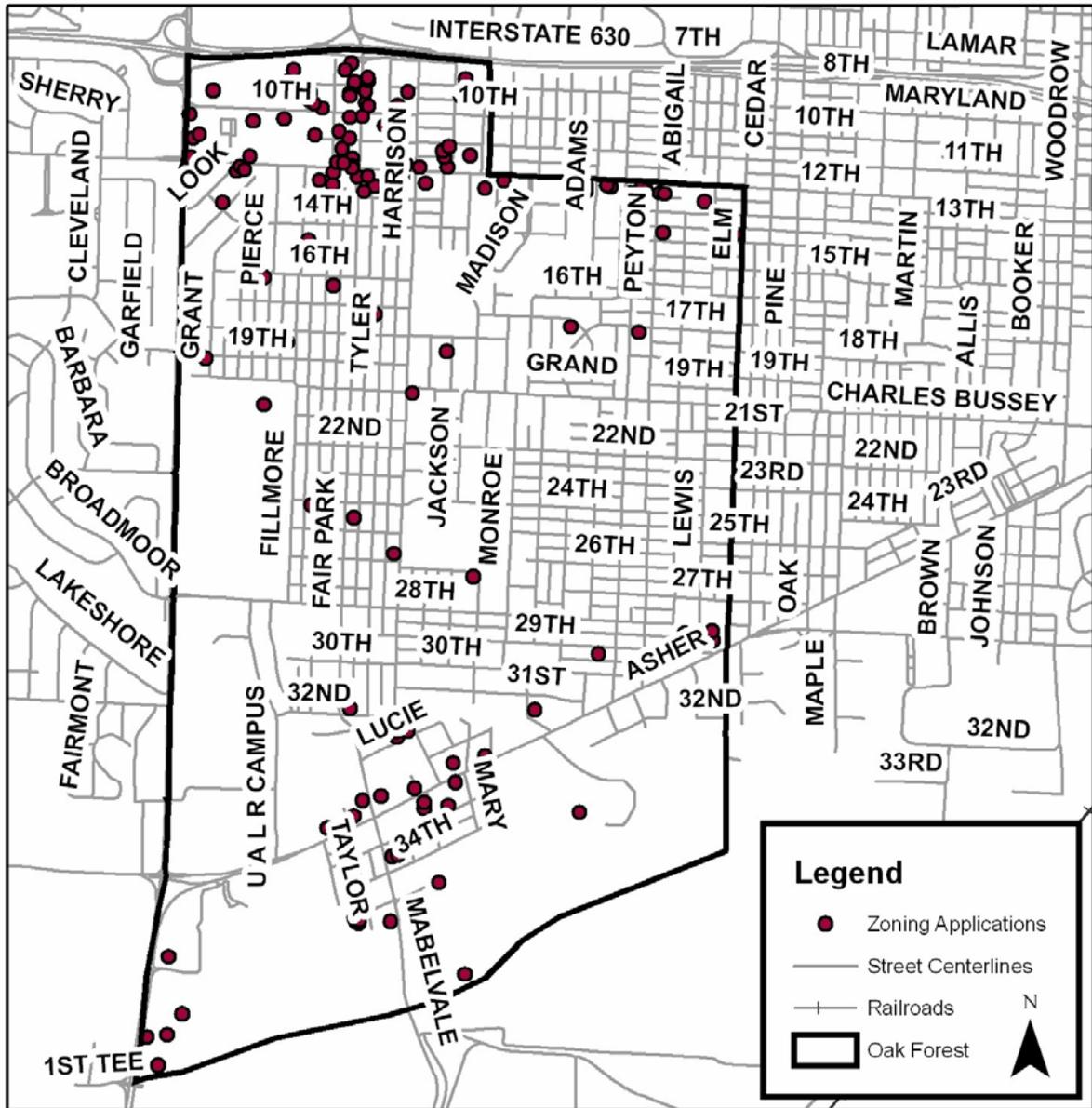
07254					Variances were approved on 7/29/02 with conditions.	1810 S. Franklin Street described as Lot 18, Block 2, H. F. Buhler's Tenth Addition.
07323					Setback Variances (to allow carport structure with a reduced front yard setback) was approved by the Board of Adjustment on 11/25/02 with conditions.	4609 Princeton Drive described as Lot 110, Pine Forest Addition to the City of Little Rock, Pulaski County, Arkansas.
07455					Helena D. Jackson Fence Variance (to allow a fence which exceeds the maximum height allowed) was approved by the Board of Adjustment on 08/25/03 with conditions as revised.	1605 S. Taylor Street described as the south 40 feet of Lot 11 and the North 20 feet of Lot 10, block 3, Cherry and Cox Addition to the City of Little Rock, Pulaski County, Arkansas
07602					Brown Parking Variance ( to allow a reduced number of parking spaces in association with construction of a new warehouse building) was approved by the Board of Adjustment on 03/29/04 with conditions.	5112 West 33rd Street described as Lots 14 and 15, Inter City Addition.
07893	C-3			.78	Jae Hun Ru Sign Variance (to allow incidental signage which exceeds the maximum area allowed) was approved by the Board of Adjustment on 09/26/05 with conditions.	4409 West 12th Street described as south side of West 12th Street between Washington and Peyton Streets Lots 1,2,3,4,5 and 10 foot wide alley on west side of Block 3, S.J. Johnson Addition
07930	R-2			.20	Paula Baker and Billy Rouse Setback Variance ( to allow a second floor addition to an accessory building with a reduced side setback) was approved by the Board of Adjustment on 09/26/05 with conditions.	1417 S. Buchanan Street described as a part of Lot 18, Block 7, Oak Forest Gardens Addition to the City of Little Rock, Pulaski County, Arkansas
07946	C-3 and C-4			1.21	Steven Soo Chaes Setback Variance (to allow a convenience store development with reduced setbacks) was approved by the Board of Adjustment on 10/31/05 with conditions.	Southwest corner of Asher Avenue and Mary Street described as Lots 1 through 7, Block 3, Intercity Addition to the City of Little Rock, Pulaski County, Arkansas

07997	R-3/R-4				Rev. O.V. Harrison Appeal of Commercial Vehicles Standards (to allow parking of commercial vehicles on residential property) was approved by the Board of Adjustment on 02/27/06 with conditions.	4112 West 14th Street described as the northwest corner of West 14th and Elm Streets,
08046	R-3			.18	Williford Frazier Setback and Building Line Variance (to allow a garage addition w/reduced side and rear setbacks and to close to a platted bldg line) was approved by the Board of Adjustment on 06/26/06 with conditions.	2001 S. Harrison Street described as a part of Lot 6, Replat of the North 1/2 of Lot 4, Block 2, Hyde Park Addition to the City of Little Rock, Arkansas
08111	R-3			.153	Glenda Eddins Setback Variance (to allow a carport addition with a reduced side setback) was approved by the Board of Adjustment on 09/25/06 with conditions.	1413 S. Fillmore Street described as a part of Lot 21, Block 12, Oak Forest Addition, to the City of Little Rock, Pulaski County, Arkansas
<u>Special Use Permits (3)</u>						
07309					Houston Day Care Family Home Special Use Permit (to allow for Day Care to operate in SF residence) was approved by the Planning Commission on 11/14/02 with conditions.	4507 West 29th Street described as Lot 4, Block 7, Riffle and Holder Second Addition to the City of Little Rock, Pulaski County, Arkansas.
07671					Henderson Day Care Family Home Special Use Permit (to allow a day care family to operate in SF on R-2) was approved by the Planning Commission on 07/29/04 with conditions.	1312 Hendrix described as a part of NW, NW, Section 7, T-1-N, R-12-W, Pulaski County, Arkansas, Oak Forest Gardens, City of Little Rock, Pulaski County, Arkansas
07710					Moore Day Care Family Home Special Use Permit (to allow a day care family home to operate in SF on R-3 ) was approved by the Planning Commission on 09/09/04 with conditions.	1704 S. Tyler Street described as a part of Lot 2, Block 15, Cherry and Cox Addition to the City of Little Rock, Pulaski County
<u>Wireless Use Permits - 5</u>						

05574-A	R-2			0.06	Verizon WCF Application (to construct a facility, fenced compound, tower, outdoor equipment) was administratively approved by the Planning Staff Dana Carney on 09/15/05 with conditions.	2020 S.Fillmore described as a part of the West 1/2 of the SW 1/4 of Sectio 7, T-1-N, R-12-W, Pulaski County, Arkansas
06047-D					Wireless Communication Facility was approved by staff on 10/22/02.	5600 W. 35th Street described as a tract of land lying in part of Lot 2R, Rudy's Farm Replat, Pulaski County, Arkansas.
06047-F				.016	Excell Communication for Verizon Wireless WCF ( colocation on existing tower no expansion of Lease Area) was administratively approved by Planning Staff Dana Carney on 06/10/05 with conditions.	5600-D W 35th Street described as a part of Lot 2 A, Rudy's Farm Replat, being a replat of Lot 1 Rudy's Farm Replat, and Block 10 of Ruebel & Leymer Addition to the City of Little Rock, Pulaski County, Arkansas.
06126-A					Wireless Communication Facility (WCF) was approved on 8/29/00 by Staff.	3319 Mabelvale Pike described as part of Lot 3 and part of Lot 4, Block 8, Intercity Addition.
06126-B					Wireless Communication Facility (WCF) was approved with a condition on 10/27/00 by Staff.	3309 Mabelvale Pike described as part of Lot 3 and part of Lot 4, Block 8, Intercity Addition.
<b>Conditional Use Permits (14)</b>						
05868-A				3.765	Archild Day Care Conditional Use Permit ( to allow for continued use of these R-3, R-4 and )-3 zoned properties for a day care and to allow for construction of a new building) was approved by the Planning Commission on 08/07/03 with conditions.	5400 Blk of West 10th Street, between Harrison Street and Fair Park Boulevard described as Lots A, B & C, Moseley's Replat of Part of Block 8 Perry Heights Addition; Lots 7,8,9,10, Blk 8 Perry Heights Additions and much more
05931-A					Conditional Use Permit was approved on 5/27/99 with conditions.	2716 Lewis Street described as Lots 1-6, inclusive, Block 3, Oak Grove Square Addition.
06426-A					Conditional Use Permit was approved on 5/11/00 with conditions.	1219-1223 S. Tyler Street described as the South 46 2/3 feet of Lots 7, 8 and 9, Block 1, Kanis Addition and the Middle 46 2/3 feet of Lots 7, 8 and 9, Block 1, Kanis Addition.

06695					Conditional Use Permit was approved on 7/8/99 with conditions.	5608 Asher Avenue described as Lot 2, Fast Food Fare Addition.
06823					Conditional Use Permit was approved on 3/30/00 with conditions.	3221 Anna Street described as Lots 5 and 6, Block 21, C. O. Brack's Addition.
06827					Conditional Use Permit was approved on 3/30/00 with conditions.	323 Cross Street described as the West 100 feet of Lot 3, and Lots 4, 5 and 6, Block 93, Original City of Little Rock.
06906					Conditional Use Permit was approved on 9/14/00 with conditions.	7324 West 14th Street described as Lot 7, Block 5 P.A. and West 25 feet of Lot 8, Block 5 P.A., S. J. Johnson Addition.
07392					Islamic Center of Little Rock Conditional Use Permit (to allow for gravel parking lot) was approved by the Planning Commission on 05/15/03 with conditions.	3201 and 3207 Anna Street described as Lot 8 and Lot 9 Block 21, C. O. Brack's Addition to the City of Little Rock, Pulaski County, Arkansas.
07392-A	R-3				Islamic Center of Little Rock Parking Lot Conditional Use Permit (to allow for expansion of the existing parking lot on R-3 zoned site) was approved by the Planning Commission on 03/15/07 with conditions.	3217 Anna Street described as a part of Lot 7, Block 21, C.O. Brocks Addition to the City of Little Rock, Pulaski County, T-1-N, R-12-W, Section 18
07512				4.7	Interstate 630 Self-Storage Conditional Use Permit (to allow for construction of a mini-warehouse development on C-3) was approved by the Planning Commission on 03/25/04 with conditions.	5700 West 10th Street described as a part of the NE 1/4 SW 1/4, Section 6, T-1-N, R-12-W, Pulaski County, Arkansas.
07512-A	C-3			4.768	AA Storage Revised Conditional Use Permit (for previously approved mini-warehouse development be allowed for addition of U-Haul type truck rental on C-3) was approved by the Planning Commission on 12/21/06 with conditions.	5700 West 10th Street described as a part of the northeast 1/4 southwest 1/4, Section 6, T-1-N, R-12-W, Little Rock, Pulaski County, Arkansas
07910	C-3			.82	Advanced Auto Parts Conditional Use Permit (to allow auto parts sales with limited auto parts installation on this C-3 and C-4) was approved by the Planning Commission on 10/13/05 with conditions.	5508 West 12th Street described as Lots 7, 8,9,10,11,and 12, Block 1, Peay and Worthern Addition to the City of Little Rock, Pulaski County, Arkansas

07982	R-2			1.98	Oak Forest United Methodist Church Conditional Use Permit (to allow a residential structure on R-3 zoned church site for a neighborhood health clinic ministry) was approved by the Planning Commission on 01/19/06 with conditions.	2415 Fair Park Boulevard described as a part of Lots 3 through 12, Block 50, Cherry & Cox Additions to the City of Little Rock, Arkansas
08045	I-2, R-2			2.13	Little Rock Wastewater Utility Peak Flow Attenuation Facilities Conditional Use Permit (to allow for development of peak flow attenuation facilities on these I-2, {pump station} R-2 {basins} was approved by the Planning Commission on 05/25/06 with conditi	1. North of Coleman Creek, East of Mabelvale Pike, South of West 34th, West of Anna Street 2. South of Fourche Creek, East of Patterson road, North of Hoerner Road, West of Scott Hamilton
<b>Other (2)</b>						
06047-E				0.11	Alltel/Tracy Gill Tower Use Permit (to allow for partial landscape waiver) was approved by the Planning Commission on 06/26/03 with conditions.	5600 West 35th Street described as a part of Lot 2A Rudy's Farm Replat being a replat of Lot 1 Rudy's Farm Replat and Block 10 of Ruebel and Leywer Addition to the City of Little Rock, Pulaski County, Arkansas
07409					Jacob and Elizabeth Deering Morris Administrative Appeal (to allow for a separate meter for home occupation) was approved by the Board of Adjustment on 05/28/03. Approved use of accessory building for home occupation with separate electric meter as file.	



# Appendix E: Community Programs

# DEPARTMENT OF COMMUNITY PROGRAMS

## 2008 PREVENTION, INTERVENTION, and TREATMENT PROGRAMS & CONTACT LIST

### Neighborhood-Based Prevention Programs

Faith Care, Inc./Inner City Futurenet (Mid 6-11)                      Mary Gardner  
1604 Wolfe Street – P.O. Box 1921  
Little Rock, AR 72203  
370-9720/Fax: 370-9730

Faith Care, Inc./Inner City Futurenet (Mid 12-17)                      Mary Gardner  
1604 Wolfe Street – P.O. Box 1921  
Little Rock, AR 72203  
370-9720/Fax: 370-9730

In His Image Youth Development Center, Inc. (SW 'north of Baseline Rd')  
5705 West 65<sup>th</sup> Street  
Little Rock, AR 72209  
562-3910/Fax: 562-4208  
  
Charlesetta Harville, Administrator  
[IHIYDC@aol.com](mailto:IHIYDC@aol.com)

Little Rock Boys/Girls Clubs  
Administrative Office  
1616 West 3<sup>rd</sup> St.  
Little Rock, AR 72201  
  
Cindy Doramus, Chief Executive Officer

**Site:** Mitchell Unit (Mid-west of Woodrow) (12-17)  
3107 West Capitol  
Little Rock, AR 72205  
666-9486/Fax: 666-9486

**Site:** Penick Unit (West-east of Barrow Road) (6-11)  
1201 Leisure Place  
Little Rock, AR 72205  
666-5494/Fax: 666-7460

**Site:** Penick Unit (West-east of Barrow Road) (12-17)  
1201 Leisure Place  
Little Rock, AR 72205  
666-5494/Fax: 666-7460

**Site:** Whetstone Unit (SW-north of Baseline) (12-17)  
46 Harrow Drive  
Little Rock, AR 72209  
562-4082/Fax: 562-2594

**Site:** Thrasher Unit (Central) (12-17)  
3301 S. State Street  
Little Rock, AR 72206  
562-4082/Fax: 562-2594

Promiseland Ministries  
8923 Sunset Lane Road (SW 6-11 year olds)  
Little Rock, AR 72209  
570-0048/Fax: 325-2851

Antoinne Scruggs, Exec. Director  
Apromise1@aol.com

Pulaski County Youth Services (Our Clubs)  
Admin Ofc: 201 South Broadway, #220  
Little Rock, AR 72201  
340-8250/Fax: 340-8259

Charles Mobley, Jr., Director  
[cmobley@co.pulaski.ar.us](mailto:cmobley@co.pulaski.ar.us)  
Angela Garland (340-6673), Prog Devel Mgr.  
[Agarland@co.pulaski.ar.us](mailto:Agarland@co.pulaski.ar.us)

**Site:** Watershed Our Clubs (East#1)  
Watershed Human & Community Development Agency  
3701 Springer Boulevard  
Little Rock, AR  
378-0176/Fax: 378-0432

**Site:** Step Up Center Our Clubs (Southwest)  
9010 Hilario Springs Road  
Little Rock, AR 72209  
565-1333/Fax: 565-1653

**The Women's Council for African American Affairs, Inc.**

Brothers United (Central 6-11 year olds)  
2416 South Chester  
Little Rock, AR 72206  
372-3800/Fax: 372-2150

Joyce Raynor, Executive Director  
joyce.raynor@sbcglobal.net

**Site:** Arkansas Baptist College  
1600 S. Bishop

**Youth Initiative Projects**

Black Community Developers (Mid./Female)  
4000 West 13<sup>th</sup>  
Little Rock, AR 72204  
661-9464 X37/Fax: 663-7228/C-744-3436

Rev. William Robinson, Exec. Director  
Deborah Bell, Project Director

Black Community Developers (Mid-west of Woodrow) (Male)  
4000 West 13<sup>th</sup> Street  
Little Rock, AR 72204  
661-9464 X 21/Fax: 663-7228/C-744-3570

Rev. William Robinson, Exec. Director  
Deborah Bell, Project Director

Greater Second Care Center (SW/Female)  
5615 Geyer Springs Road  
Little Rock, AR 72209  
569-9988/569-9054/Fax: 570-0000/569-9304

Fred C. Harvey, Vice Chair  
[fharvey@greatersecond.org](mailto:fharvey@greatersecond.org)

*Go Girl!* Youth Initiative Program  
563-3349/569-9054/Fax: 570-0000

Hunter UMC/TIPS, Inc. (W-Female)  
3301 Romine Road  
Little Rock, AR 72204  
225-7683/Fax: 225-1726

Melvin Moss, Dir. Of Community Dev.  
(Cell-993-1985)

Hunter UMC/TIPS, Inc. (W-Male)  
3301 Romine Road  
Little Rock, AR 72204  
225-7683/Fax: 225-1726

Melvin Moss, Dir. Of Community Dev.  
(Cell-993-1985)

Little Rock Boys/Girls Clubs  
Administrative Office  
1616 West 3<sup>rd</sup> St.  
Little Rock, AR 72201

Cindy Doramus, Chief Executive Officer

**Site:** Dalton Whetstone Branch (SW/Male)  
46 Harrow Drive 72209  
562-4802/666-8816/Fax: 562-2594

Promiseland Ministries (SW-Hispanic Male)  
8923 Sunset Lane Road  
Little Rock, AR 72209  
570-0048/Fax: 325-2851

Antoinne Scruggs, Exec. Director  
[\*\*Apromise1@aol.com\*\*](mailto:Apromise1@aol.com)

Step Up Center (SW-Male)  
9010 Hilario Springs Road  
Little Rock, AR 72209  
565-1333/Fax: 565-1653

Ruth Nash, Interim Exec. Director  
[\*\*stepup1333@yahoo.com\*\*](mailto:stepup1333@yahoo.com)

Step Up Center (SW-Female)  
9010 Hilario Springs Road  
Little Rock, AR 72209  
565-1333/Fax: 565-1653

Ruth Nash, Interim Exec. Director  
[\*\*stepup1333@yahoo.com\*\*](mailto:stepup1333@yahoo.com)

Unto Others (St. John Church) (Central/Male)  
2501-2701 South Main Street  
Little Rock, AR 72206  
975-0900/372-1751/975-0906: Fax: 975-0920

Rev. C. Dennis Edwards, Pastor

Roy Albert, Chairman  
[\*\*realbert\\_1@hotmail.com\*\*](mailto:realbert_1@hotmail.com)

**Mailing Address:** P.O. Box 164457  
Little Rock, AR 72216

[\*\*www.sjmbchurch.org\*\*](http://www.sjmbchurch.org)

### **Technical Assistance and Training**

New Futures for Youth, Inc.  
103 E. 7<sup>th</sup> Street, Suite 931  
Little Rock, AR 72201  
374-1011/Fax: 374-9736

Mark Perry, Ph.D., Executive Director  
Ken Richardson, Dir. Program Services  
[\*\*info@newfuturesforyouth.org\*\*](mailto:info@newfuturesforyouth.org)  
[\*\*www.newfuturesforyouth.org\*\*](http://www.newfuturesforyouth.org)

## **Adolescent Outpatient Substance Abuse Treatment**

UAMS-Adolescent Outpatient Substance Abuse  
Treatment Programs for Young Adults  
4301 West Markham, Slot 825  
[cstanger@uams.edu](mailto:cstanger@uams.edu)  
Little Rock, AR 72205  
526-5992/686-5207/Fax: 686-5322

Alan Budney, Ph.D., & Catherine  
Stanger, Ph.D., Program Directors  
[ajbudney@uams.edu](mailto:ajbudney@uams.edu) or

**Site Location:** UAMS Adolescent Outpatient  
Substance Abuse Treatment

or

Blandford Physician's Center  
6356  
5 St. Vincent Circle, Suite 210  
Little Rock, AR 72205

Contact Number for Appointments

Questions – 686-5646 / Fax: 686-

## **Neighborhood Support Centers**

Black Community Developers (Mid)  
4000 West 13<sup>th</sup>  
Little Rock, AR 72204  
663-4774/379-1538/Fax: 379-1577

Rev. William Robinson, Exec. Director  
Deborah Bell, Project Director

Step Up Center (Southwest)  
9010 Hilaro Springs Road  
Little Rock, AR 72209  
565-1333/Fax: 565-1653

Ruth Nash, Interim Exec. Director  
[stepup1333@yahoo.com](mailto:stepup1333@yahoo.com)

## **Capacity Building, Training, T/A for Faith-based/Community-based Organizations**

New Futures for Youth, Inc.  
103 E. 7<sup>th</sup> Street, Suite 931  
Little Rock, AR 72201  
374-1011/Fax: 374-9736

Mark Perry, Ph.D., Executive Director  
[info@newfuturesforyouth.org](mailto:info@newfuturesforyouth.org)  
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