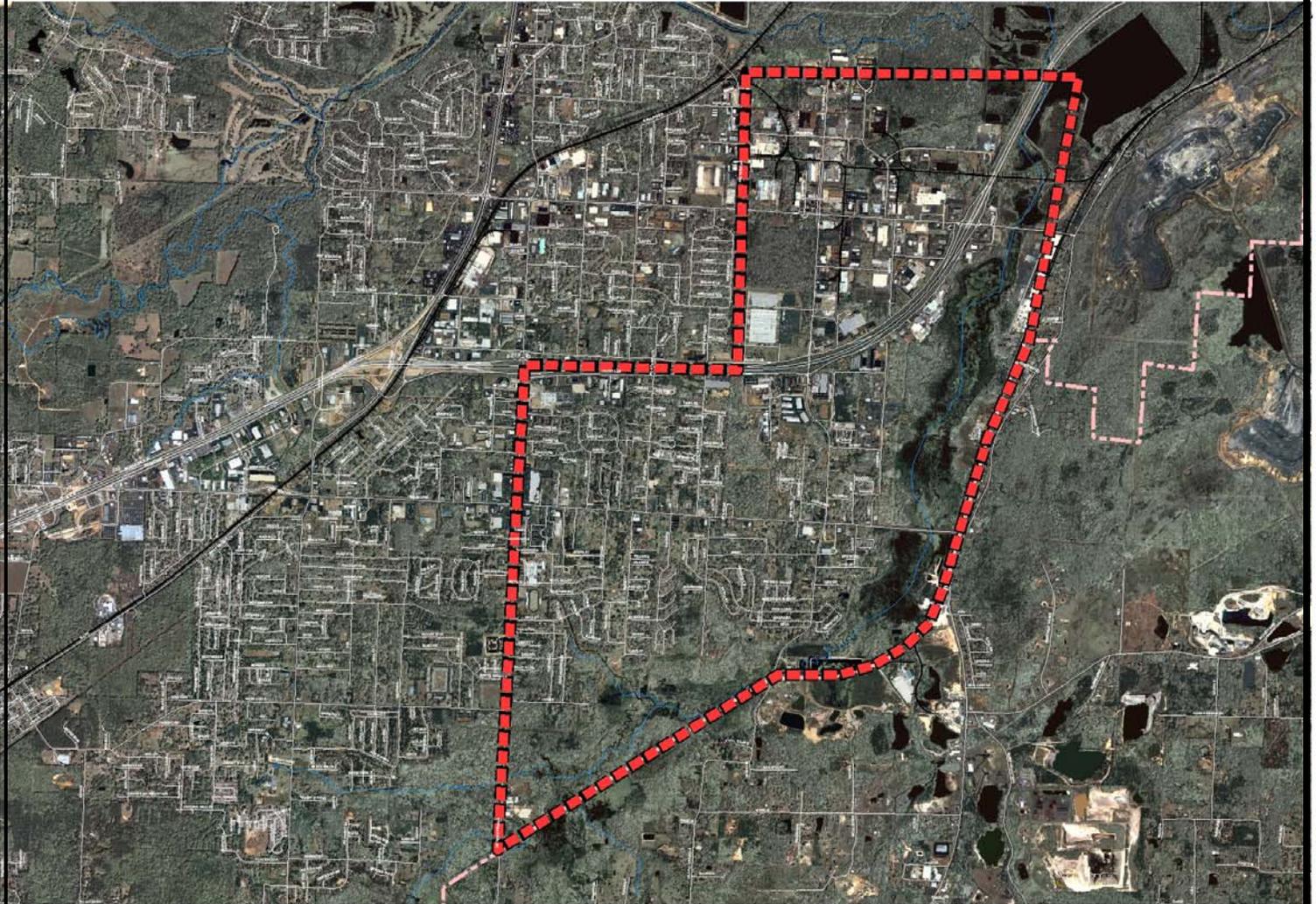


*Upper Baseline  
Neighborhood Plan Update 2005*



### *Plan Update Process*

Staff received a request from the Upper Baseline Neighborhood Association to update the Neighborhood Plan, which includes their area. In addition, the Neighborhood Association asked that the Plan area be enlarged to include their new expanded area (the 65<sup>th</sup> Street Industrial Park). This area was included for the Update. In early 2005, Planning Staff sent requests to other agencies on information related to the accomplishments for the Plan area. During February and March 2005 responses were received by the Planning Department and Staff began work examining physical change in the neighborhood. A report on the changes in the neighborhood with current demographics was developed.

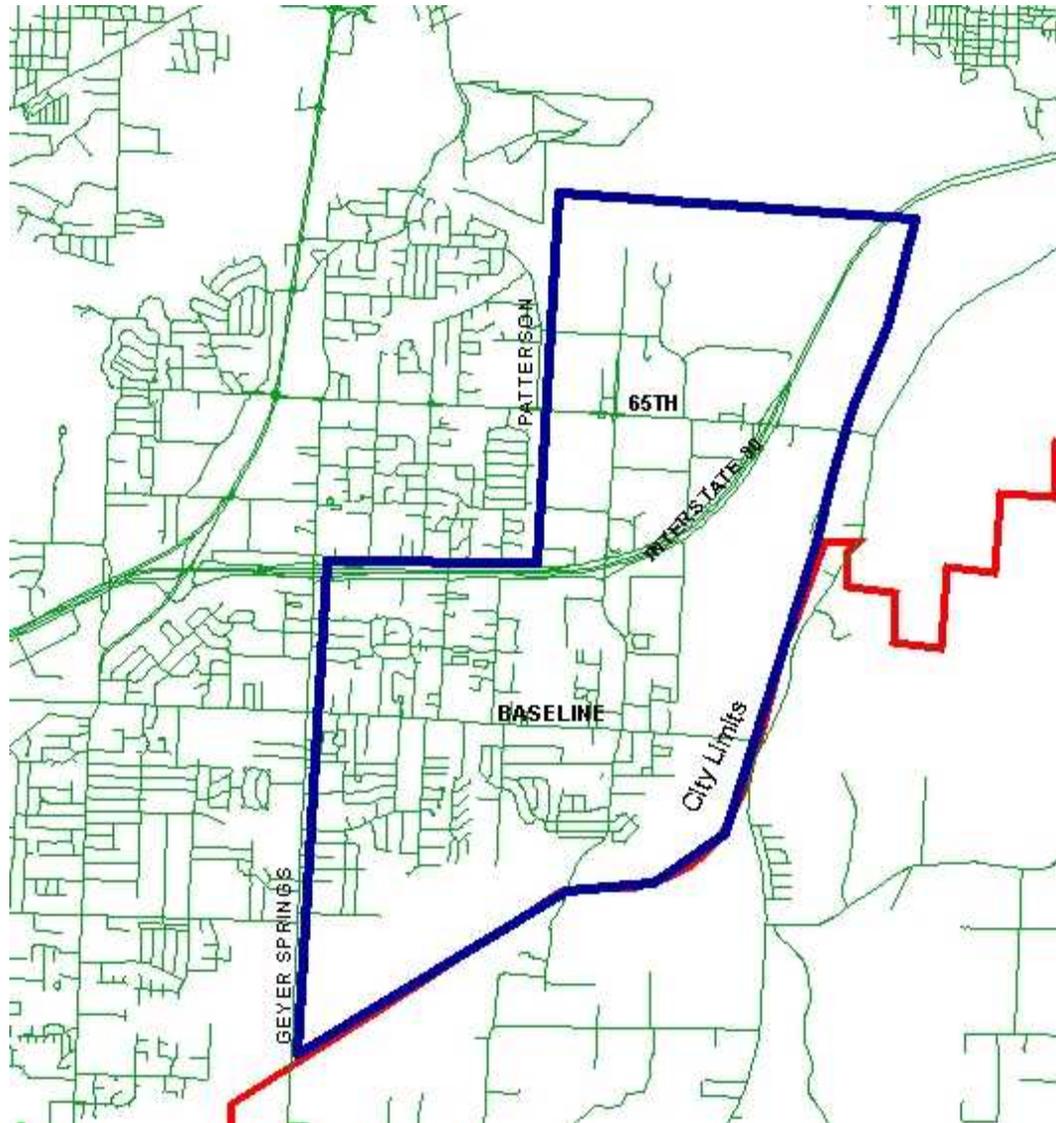
In May of 2005 Staff contacted the former committee members and other groups to gauge interest in forming a committee to review and update the Plan. Little interest was shown. With only limited interest, it was decided to conduct the update with each group reviewing the document independently rather than forming a committee. Staff met with the Upper Baseline Neighborhood Association and O.U. R. Neighborhood Association to discuss the Plan and update process. Both groups reviewed the Plan independently over the late summer and early fall of 2005 and provided suggested changes and additions.

Only minor (Action Statement) alterations were suggested. Staff distributed these changes to the other groups. After a short period of review and no comment received the updates were incorporated into the Plan document. Following is the Update Report with the proposed changes. The full Neighborhood Plan has been modified to include the updates to the Plan section.

## Upper Baseline Neighborhood Action Plan Existing Conditions Update

### *Geography*

The original area rests East of Geyer Springs Road and South of I-30 to the City Limits. The territory added to the neighborhood plan is north of I-30 to the Fourche Bottoms and extends from Patterson Road on the west, to the city limits on the east. The new areas primary use has been industrial and is geared toward such activity.



### *Socio-Economic Characteristics*

The overall demographic profile of the area have remained fairly consistent with those reported in the original document. The bulk of the population (59%) is African Americans. The only other significant ethnic groups in the area are: white (27%), and Hispanic/Latino (8%). Within the Plan area the population is found

only in the original plan area. Baseline Road is the Census dividing line with Tract 41.08 to the south and Tract 41.07 to the north. Census Tract 41.07 is less dense (people per area) with a population of 3150. Of these, African Americans represent 49% of the population, while whites represent 42% of the population. Census area 41.08 holds a population of 5802, of these, 21% are white, while 72% are African American.<sup>1</sup>

While both areas are predominately African American, Census Tract 41.08 has an overwhelming majority at an approximate ratio of 3 to 1. Since 1990 the population of the Census Tract 41.08, has become increasingly African American (from 54% to 72%), while simultaneously losing inhabitants. The loss of population is relatively small at 43 people.

Census Tract 41.07 has undergone some notable changes as well. The 1990 Census data reported that 70% of the population was white and only 28% was African American. Since 1990 there has been a loss of White population while there has been an increase in the African American population. The result of which is an area which was 70% white now has a plurality of African Americans.

Racial distribution

Census Tract	Population	White	Black
41.07	3150	42%	49%
41.08	5802	21%	72%

The age grouping of (19 to 64) represents the bulk of the neighborhood population, 58%. This group is followed closely by those under the age of 18, who represent 35% of the population. There is a small group of seniors, over the age of 65, who represent only 7% of the population. It is worth noting that during the 1990s the under 18 group increased by over 5 percentage points while the other groups dropped (over 65 almost 2 percentage points and the 19-64 group 3 percentage points). The area has become younger.

The 1990 Census reported that there were 3,597 total households in the neighborhood. Ten years later there was a net loss of 213 households in the neighborhood, leaving the total households at 3,384. Of the 3,384 households, 29% are single parent. The majority of single-parent households in the area (24%) are headed by women, while men lead only 5 percent. The 1990 Census showed that Single Parent Homes were primarily led by women at a ratio of approximately 7 single female parents for every single male parent. The 2000 census shows that there has been a net gain of single parent households but the ratio of female to male single parents reduced, it is now five single female parents to every one single male parent.

The median income of the Neighborhood has gone up, but inflation may be the source of a great deal of the improvements. Census Tract 41.07 went from \$18,494 in 1990 to \$27,985 in 2000. Census Tract 41.08 went from \$21,374 in 1990 to \$26,687 in 2000. Pulaski County median household income was

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<sup>1</sup> These residents claimed a single ethnicity, while few others reported multiple ethnicities. Multiple ethnicities were not included in these figures.

\$26,883 in 1990 increasing to \$38,120 in 2000. Arkansas state household median income was \$21,147 in 1990 increasing to \$32,182 in 2000. Thirteen percent of the families in the neighborhood have an income that is below the poverty level but this still represents some improvement from the previous report.

***Existing Housing Conditions***

The neighborhood now includes just below four thousand residential structures. There are 1450 structures in Census Tract 41.07, of these 7% are vacant. Census Tract 41.08 has 2343 structures, of these 14% are vacant.

The area as a whole contains high-density rental property as well as duplexes and smaller rental properties. There is 1043 medium to high-density rental units in the area<sup>2</sup>, of these 19% are vacant. There are 505 buildings that have twenty or more units, of these 19% are vacant. Single-family homes represent the largest number of structures, at 1748, of which 4% are vacant. Mobile homes are scattered about the neighborhood in parks and single unit locations. There are approximately 736 mobile homes, of which 19% are vacant. There are a total of 433 vacant housing structures in the neighborhood, which represents 12% of the housing structures in the area.

2000 Housing Structure Type	CT 41.07 Number of Structures	CT 41.08 Number of Structures	Total Units
Single Family	593	1155	1748
Multi-Family Duplex	0	90	90
Multi-Family (3-4 Units)	111	244	355
Multi-Family (5-9)	242	184	426
Multi-Family (10-19)	45	127	172
Multi-Family (20-49)	46	29	75
Multi-Family (50 or more)	130	61	191
Mobile Home	283	453	736
Totals	1450	2343	3793

2000 Vacant Housing Structure Type	CT 41.07 Number of Vacant Units	CT 41.08 Number of Vacant Units	Total Units
Single Family	26	48	74
Multi-Family Duplex	0	11	11
Multi-Family (3-4 Units)	0	32	32
Multi-Family (5-9)	14	77	91
Multi-Family (10-19)	13	56	69
Multi-Family (20-49)	0	11	11
Multi-Family (50 or more)	0	0	0
Mobile Home	53	92	145
Totals	106	327	433

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<sup>2</sup> Medium to High-Density ranging from duplexes to multi-family units containing 19 or less rental spaces.

The housing tenure and ownership of the neighborhood is leaning towards renters, at 56% of the households while owners constitute 42%. The numbers from 1990 suggest that ownership of homes as a percentage is falling (48-52 to 42-56 owner–renter). The average household size in the neighborhood is 2.65 people per household. The household size has been relatively stable and shows little differentiation from the 1990 Census. The vacancy rate may partially explain the loss of the population, with a noticeable but relatively small reduction of occupied structures when compared to the 1990 Census.

### **Non-Residential Conditions**

The areas of commercial activity remain unchanged with the addition of the activity at the corner of Dividend Street and Scott Hamilton. Baseline Road, Scott Hamilton, and Geyer Springs remain a staple of commercial activity in the neighborhood. There is a wide assortment of services offered: fueling stations, banks, fast-food restaurants, specialty shops, and more. Interstate 30 serves as a major source of outside capital for the area. There is a concentration of commerce around the Interstate leaving the majority of the land to residential use. The commercial facilities are relatively sound in regard to aesthetics and functionality, which is reflective of effective maintenance through time by owners and renters.

Educational facilities<sup>3</sup> in the area have remained in place and in tact. In addition there are several churches, a city impound lot, and city maintenance facilities, which are distributed about the area. The Metropolitan Vocational School gained additional facilities and investment at just under \$2.5 million in improvements. Office uses are still located on Geyer Springs Road and Baseline Road. State owned facilities include the Arkansas State Police Headquarters and the Department of Environmental Quality, which are both located off the I-30 frontage road.

### ***Existing Land Use***

Residential land use is the most prevalent in the area. The uses can be broken into single-family residential, which is the most prevalent of the residential types, and multi-family residential, which would include the multiple unit complexes in the area.

The neighborhood roadways are in reasonable condition but many lack sidewalks. Additional pedestrian accommodations to service the large number of children, which are prevalent within the neighborhood, would be beneficial.

There has been no additions or losses in Multi-Family residential units. The two largest complexes, Quail Valley Apartments and The Pines Apartments, appear to be in reasonably good condition and operating.

There are mobile home parks and single mobile homes scattered throughout the area. Large parks (those over 70 spaces) are located off Doyle Springs Road, Smith Circle, Larry Circle, South Heights, and Sunset Lane.

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<sup>3</sup> Upper Baseline Elementary, McClellan High School, Metropolitan Vocational School.

Commercial land use is fairly diverse throughout the neighborhood but is concentrated near I-30 and several other major streets. The use of the commercial space is dedicated to, but not exclusive to: motels, real-estate offices, restaurants, convenience stores, shopping centers and more.

There are five major commercial shopping centers in the area, which represent 226,452 square feet of usable commercial space. The rental rates for the spaces are comparable to rates of similar spaces in East Little Rock and Jacksonville. There is little evidence that suggests a significant change in the commercial activities since the original neighborhood action plan was written.

Information was gathered by *Arkansas Business*, which makes no attempt to verify the information.

Area Shopping Centers	Total Square Feet	Occupancy Rate
Baseline Shopping Center	20000	
Baseline Square	30800	89%
Colony South	27000	0%
Geyer Springs Shopping Center	129971	
Windamere Plaza	67636	

There is a small but relatively stable base of office space being rented in the area. Much like the commercial space there has been little if any development in this sector. There are five major office buildings that provide 275,407 square feet of space. The leasing rates of the buildings are fairly comparable, except for 8017 I-30 Office Building, which has rates nearly twice the amount as others.

Information collected by *Arkansas Business*, which makes no attempt to verify data.

Area Office Facilities	Leaseable Square Feet	Percent Occupied
8017 I-30	7425	100%
Little Rock Corporate Center	137782	67%
Williamsburg Center	10000	
1-30 @ Scott Hamilton	64200	
I-30 @ Geyer Springs	56000	

There is an industrial sector that is part of the neighborhood. Most of the added area is an industrial park. A variety of industrial activities can be found in the neighborhood, but the sector serves primarily as a warehousing district. The leasing rates for the industrial space are generally negotiable and comparable to warehousing prices in the Little Rock MSA (Metropolitan Statistical Area).

### ***Existing Zoning***

The following zoning can be found in the neighborhood, R-2 Single Family, with a minimum lot size of 7,000 square feet is the most common. The study area currently has 2056 acres zoned as R-2.

The remaining residential is multifamily or manufactured housing. Currently 0.75 acres has the zoning designation of R-7A for manufactured homes.<sup>4</sup> R-4 zoning is the two-family or duplex district and there are currently 17 acres designated for such use. The final residential zoning designation within the neighborhood is multifamily in nature and is classified “Urban Residential District”, (R-5) which allows developments of up to 36 units per gross acre. Currently, close to 26 acres have been zoned R-5 in the study area.

Commercial zoning is fairly straightforward and comes in one of four varieties, of which all are represented in the study area. C-1 zoning or “Neighborhood Commercial District”, is aimed at attracting commercial activity oriented towards small personal, neighborhood “type” business. The area currently contains one acre for C-1 activity. C-2 or “Shopping Center District” is oriented towards large commercial developments such as malls and shopping centers. The study area contains 9.7 acres of designated C-2 zoning. C-3 or “General Commercial District” covers a broad range of commercial uses. The study area contains 87.1 acres of this type of zoning. C-4 zoning or “Open Display Commercial District” generally means that goods to be sold may be openly displayed, i.e. lumberyard or car lot. 13.6 acres are designated for this type of use.

Office space is yet another zoning designation, which comes in three variants, of which two are in the study area. O-1 or “Quiet Office District” is currently occupying 0.3 acres of land in the study area. O-3 or “General Office District”, is the most prevalent office zoning and allows freestanding office buildings that serve a wide variety of purposes. O-3 currently occupies 20.8 acres within the study area.

Industrial zoning in the study area is quite extensive and occupies a great deal of land. Industrial zoning is broken into three designations, of which two are in the study area. The more prevalent of the two is the I-2 or “Light Industrial” zoning, which has 1501.5 acres. Light Industrial zoning allows for development of general industrial uses such as light manufacturing and assembly. I-3 or “Heavy Industrial District” is for development of industrial activities that are generally objectionable or hazardous in nature. The study area contains 21.3 acres of “Heavy Industrial” zoning. There is also zoning for “Mining” (M) in the study area, 151.9 acres. Mining is extraction of natural resources such as minerals, agricultural goods, as well as forestry.

OS is the zoning designation for “Open Space”, or an area used as a buffer zone between zoning districts. The study area currently has 6.2 acres designated as OS. PR is the zoning designation for “Parks and Recreational Space”, active and passive recreation is promoted through environmental conservation and human interaction with nature. There is 0.76 acres of PR in the study area.

PRD or “Planned Residential Development” is an area that has proposed residential use in a mixed-use district. There are 12.84 acres allotted this zoning designation. PCD or “Planned Commercial Development” designation is used

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<sup>4</sup> Use of the property does not always match the zoning designation, i.e. a mobile home could be zoned R-2 if on a single lot.

when commercial mixed-use development is proposed. A mix of residential, office, and commercial is permitted. The study area has 4.7 acres of PCD zoning. PID zoning or “Planned Industrial Development”; the area has 11.1 acres for such use. POD or “Planned Office Development” represents 0.75 acres of the plan area.

Zoning	Acreage	Description	Qualifications
R2	2055.9	Single Family District	Minimum lot size. 7000 sq/ft
R4	17.02	Two Family District, Duplexes	Minimum lot size. 7000 sq/ft
R5	25.64	Urban Residence District Apartments	Max 36 Units per gross acre
R7A	0.75	Manufactured Home District	Subdivision 12 family units per net saleable acre
C1	1.04	Neighborhood Commercial Development	Small personal service uses, neighborhood oriented
C2	9.68	Shopping Center District	Large Scale Commercial Projects (Malls, Centers)
C3	87.1	General Commercial District	General Sales and Service uses.
C4	13.6	Open Display Commercial District	Large Open Showroom (Lumber Yard, Car Lot)
O1	0.36	Quiet Office District	Residential Structures converted to office uses
O3	20.76	General Office District	General Office Uses in Freestanding Structures.
OS	6.15	Open Space	buffer zone between converse land uses
M	151.8848	Mining	Mineral Extraction, Agriculture, and Forestry
PCD	4.74	Planned Commercial District	Mixed Residential, Commercial and Office uses
PID	11.12	Planned Industrial District	Mixed Warehousing and Manufacturing
POD	0.75	Planned Office Development	Office development with allowances for variation Active and Passive Recreation is conducted amongst nature
PR	0.76	Parks and Recreation District	
PRD	12.84	Planned Residential	Residential Uses in Mixed Structures Warehousing and Some light manufacturing and assembly
I2	1501.477	Light Industrial	
I3	21.3	Heavy Industrial	Generally Objectionable or hazardous in nature.

## Future Land Use Planning

The neighborhood is primarily a residential district that is supported by a commercial base. This base is located on the I-30 corridor and other major roadways of the area. The future use of the land in the neighborhood is aimed at improving the environmental factors that are created through sustained land use over time.

Industrial use in the neighborhood was formerly less than a percentage point of the future land use plan, or 3.3 acres. The addition of the “new” area into the neighborhood plan has increased the significance of this classification to 34% of the future land use planning, or 1308 acres. Light future land use, presently it accounts for less than a percentage point or 3.6 acres.

Single Family Residential future land use was the most significant statistical representation in the former report and remains a very significant part of the future land use plan. The area covered by the update contains 26% or 942 acres identified for single-family use. The previous report contained 997 acres or 48% of the area was designated for this use. While there has been a significant reduction in the percentage of the area proposed for single-family use, only a net loss of 55 acres occurred. The land proposed for Low Density Residential development accounts for 6% or 224 acres, which is about 8 acres less than in the previous report.

### ***Building Permit Information***

Building permits for the area between January 2000 and January 2005 show that there has been very little new construction on single-family homes. The bulk of the new homes were built in the year 2003, there were 4 new structures added totaling \$400,931 invested. In the year 2002 only one single-family permit was issued. The lack of new construction could be a result of the neighborhoods status as a developed area, or has reached the maximum amount of sustainable development allowed by zoning regulations.

There may have been few new single-family homes built but the permits for renovations and additions shows, continued investment in the area. There has been \$279,260 cumulatively invested in adding square footage to pre-existing structures, while renovations accrued \$900,983 in additional investment.

A total of eleven structures have been scheduled, or are already demolished which were found to be unsuitable for repair or use. There are a total of 21 properties that have been found to have vacant and/or unsafe structures mainly from Census Tract 41.08.<sup>5</sup>

Multi-Family residential development has not experienced any new construction. There have been efforts to improve the existing structures as permits were issued for renovations totaling \$885,027. 2004 was by far the most active year in regard to multi-family renovations with 31 permits issued.

Development in the public sector has also infused some needed capital in the area through the improvement of schools, churches, and other necessary city facilities. The Metropolitan Votech was by far the biggest investor, adding \$2,721,800 in new development and renovations, followed by McClellan High School that added a new classroom and invested \$1,684,000. The total cumulative public/quasi-public funds invested in renovations, additions, and new buildings, was \$6,490,731.

There was only one permit issued for construction of a new office building, which was issued in September of 2003. The office building at 8000 Scott Hamilton Drive was renovated with \$1,022,380 in September of 2000. The Arkansas Electric Cooperative was the largest investor in the area by adding \$1,850,000 in building improvements. Office buildings as a cumulative whole accounted for \$3,106,380 in renovations and additions.

Commercial development in the area has been relatively stable with three businesses added, one built in 2003 and the remaining two in 2004. The businesses added were a Laundromat, a McDonald's, and Professional Educators. There were no permits issued to renovate commercial buildings between 2000 and 2004. In January and February of 2005, 2 permits for renovations were issued bringing the cumulative commercial investment to \$1,338,000.

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<sup>5</sup> See Supplemental Information, Code Enforcement establishes the criteria to meet unsafe & vacant standards.

The Upper Baseline Neighborhood encompasses one of Little Rock's industrial centers, which produces a variety of products. The permits issued for industrial uses were fairly limited but in existence. There was only one new building permit issued since the last report was released. The building permit was issued in the year 2001 for a metal storage facility. Two permits are issued for additions to preexisting buildings and two for renovations. The grand total of capital invested in Industrial expansion or improvement comes to \$2,832,000.

### *Goal Completions*

The update process began by sending a request to departments of the city to ascertain what goals had or had not been completed. There were several departments that were asked for information but only a few returned a response. The Parks and Recreation Department reported that mulch had been put on a trail between the end of Warren Drive to the Southwest Police Parking Lot. Also, Audubon Arkansas and the City of Little Rock have worked closely together to begin restoration of the Fourche Creek Park that will contain an environmental education center in the future. There has been a partnership between Baseline Elementary and the City that has resulted in summer programs for the past couple of years.

The Public Works Department reported that "signalization timings have been improved, all equipment has been updated, and traffic signals on 65<sup>th</sup> have been interconnected. A traffic signal installation began in February of 2005 at Baseline and Stanton Road. Signal timing has been improved on Geyer Springs and Young Roads, traffic counts are reviewed annually for adjustment.

The Department of Community Programs included a list of groups and contact information for the area.<sup>6</sup> The Police Department has not provided any germane information that could be included.

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<sup>6</sup> See Supplemental Information

# **UPDATE SUPPLEMENTAL INFORMATION**

Department of Housings and Neighborhood Programs list of unsafe structures:

Unsafe Vacant List

FID	ADDRESS	APT	WARD	UNIT	FILE LOC	MTH	YR	MEMO
164	3925 Arapaho Tr		7			Oct	2003	Razed & Removed
183	5511 W. Baseline	TR 35	7		2	Jan	2003	Occupied
184	5813 Baseline	66	6		2	May	2003	No change
239-240-241	4001-03-05 Bruno	Triplex	6		2	Feb	2004	Repairs in progress
242	4106 Bruno		6	5-05776	1	Jan	2002	Occupied
273	3507 Coffey Ln	TR 24	6	5-04647	5	Aug	1998	New TR in place
274	3507 Coffey Ln	TR 30	6		2	Nov	2003	TR removed / space vacant
314	8318 Doyle Springs	TR 36	7	5-05794	5	Feb	2002	No change
352	9811 Geyer Springs	3	7	5-05664	5	Oct	2001	No change
394	9406 Lew Circle		6		2	Dec	2003	Invalid Address, possibly 9409?
445	19 Old Glory Ct	East	7			Dec	2003	Some repairs, not complete
446	21 Old Glory Ct	West	7			Dec	2003	Some repairs, not complete
447	24 Old Glory Ct	South	7			Dec	2003	No change
534	8519 Scott Hamilton		2			Feb	2004	No change
537	5319 Southboro	Rear	6			Apr	2003	Occupied
538	3404 Spencer Ln					Dec	2003	No change
539	3405 Spencer Ln					Dec	2003	TR removed / space vacant
540	3408 Spencer					Dec	2003	No change
603	3701 American Manor		6	5-00387-90				No change
604	3700 American Manor		6	5-00383-86				No change

## CITY-FUNDED PROGRAMS IN UPPER BASELINE AREA

### *YIP SITES*

#### **GREATER SECOND BAPTIST CHURCH**

5615 Geyer Springs Road  
Little Rock, AR 72209  
Road  
569-9988

**Nicole Henderson, Site Coordinator**

563-3349

email: [nhenderson@greatersecond.org](mailto:nhenderson@greatersecond.org)

*Youth engaged at site: 34*

#### **STEP UP SUPPORT CENTER**

9010 Hilaro Springs Road  
Little Rock, AR 72209  
565-1333 (Work) 565-1653 (Fax)

**Tony Crofton, Site 1 Coordinator**

565-1333 (Work) 417-8912 (Pager)

email: [Tony\\_c40@yahoo.com](mailto:Tony_c40@yahoo.com)

**Youth engaged at site: 25**

#### **Site 2 Coordinator (Hispanic)**

565-1333 (Work) 744-5496 (Cell)

email:

**Youth engaged at site: 42**

### *NEIGHBORHOOD-BASED PREVENTION PROGRAMS*

#### **PROMISELAND MINISTRIES-UNIVERSIDAD de PROMISA**

8923 Sunset Lane Road  
Little Rock, AR 72209  
570-0048 (Work) 570-0090 (Fax)

(Fax)

**Maricella Garcia, Site Coordinator**

**Youth engaged at site: 30**

#### **STEP UP SUPPORT CENTER-OUR CLUB**

9010 Hilaro Springs Road  
Little Rock, AR 72209  
565-1333 (Work) 565-1653 (Fax)

**Chastity Nash, Site Coordinator**

**Youth engaged at site: 54**

**Operated by:**

Greater Second Care Center  
5615 Geyer Springs

Little Rock, AR 72209

569-9988 570-7777 (Fax)

**Fred Harvey, Site Director**

**Operated by:**

Step Up Support Center  
9010 Hilaro Springs Road

Little Rock, AR 72209

565-1333 565-1653 (Fax)

**Ruth Nash, Site Director**

email: [Stepup1333@yahoo.com](mailto:Stepup1333@yahoo.com)

**Operated by:**

Promiseland Ministries  
8923 Sunset Lane Road

Little Rock, AR 72209

570-0048 (Work) 570-0090

**Antoine Scruggs, Site Director**

email: [Apromise1@aol.com](mailto:Apromise1@aol.com)

**Operated by:**

Step Up Support Center  
9010 Hilaro Springs Road

Little Rock, AR 72209

565-1333 565-1653 (Fax)

**Ruth Nash, Site Director**

email: [Stepup1333@yahoo.com](mailto:Stepup1333@yahoo.com)

## **2005 Additions/Amendments:**

### Neighborhood and Housing Revitalization

- Preserve residential quality of neighborhood—no daycares, cottage industries, etc. operating out of homes.
- Increase code enforcement in Valley Drive area (5500-5900 blocks) and on Old Glory Court--Clean up trash.
- Require landlords to screen tenants.
- Require rentals to be maintained in a high quality manner, holding landlords accountable in municipal courts.
- Enforce rental inspection on Old Glory and Valley Dr. & Southboro Ct.
- Encourage commercial zoning on main arterials--Baseline Rd, Geyer Springs.

### Public safety:

- Increase Police presence to eliminate drug activity in Valley Dr./Old Glory and Southboro Ct. areas and prostitution in same area and along Sunset and Scott Hamilton and Baseline Roads.

### Traffic Control:

- Work w/ Public Works to implement traffic calming on Loetscher Lane.
- Evaluate possibility of putting a traffic signal at Loetscher Lane & Baseline Road, widening Loetscher and adding sidewalks, or making Loetscher Lane one-way going south.

*Upper Baseline  
Neighborhood Action Plan*

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# Preface

## ***Preface:***

*In mid-1998, City of Little Rock Planning staff contacted the O.U.R., Upper Baseline and Windamere Neighborhood Associations to begin a planning process in an area bound by I-30, Geyer Springs Road to the city limits, Hilaro Springs Road, and north along the Little Fourche Creek to the intersection with I-30. Support for the neighborhood plan was apparent and City staff “kicked-off” the process with a mail survey to area addresses. Post cards requesting persons to participate in the development of the neighborhood action plan were also distributed.*

*The committee was formed and development of the plan began in January of 1999. There were several exchanges between committee members and city staff from various departments. City departments represented included Economic Development, Housing and Neighborhood Programs, Planning and Development, Police and Public Works. These meetings were integral in the development of the goals, objectives and action statements for the plan.*

*The results of the surveys, along with the residents’ personal knowledge from living in the area, were used to develop the goals. Once a set of goals was drafted work began on the development of the objectives. These objectives and action statements serve as the means for addressing the goals. Committee members focused on building codes, economic development, land use, zoning, infrastructure, and transportation issues.*

*In July of 1999, the committee members hosted a Town Hall Meeting to allow comments and solicit support of the Plan. The meeting provided residents an opportunity to discuss any additional issues or concerns to be addressed in the completed Neighborhood Action Plan.*

*The Upper Baseline Neighborhood Action Plan area contains a large number of non-conforming uses. As part of implementation of the plan, the committee has begun a review of the Future Land Use Plan and the area zoning. The residents wish to allow existing uses the opportunity to conform to the Future Land Use Plan and area zoning. The committee members will contact property owners in the area and encourage those persons to consider a change to the Future Land Use Plan and to proceed with the rezoning of their property.*

*The committee has expressed concern with limiting future development in the area. Their focus is to make recommendations, which insure quality growth, but still allows the same diversity of development that is scattered throughout the neighborhood.*

# Existing Conditions

## ***Existing Conditions:***

*The Upper Baseline Neighborhood area is located south of I-30, east of Geyer Springs Road, following along the city limits to Hilario Springs Road then continuing north along the Little Fourche Creek. The area falls within Census Tracts 41.07 and 41.08 and the Geyer Springs East Planning District. Land use, zoning, circulation, and topography maps from the Geographic Information System (GIS) were used to define the study area's characteristics. In addition, the City of Little Rock Department of Planning and Development physically analyzed the study area using the "windshield survey" method.*

*The area began developing in the 1960s as a suburb of Little Rock and in the late 1960s the City began annexation of the area. By the mid-1980s, most of the area was within the corporate limits of Little Rock. Annexation #257 in 1985 "took-in" more than 1,000 of the 2,000 acres in the study area. Municipal water and sewer services were in existence prior to the annexation.*

*There have been many changes in the area since its days as a Little Rock rural suburb. Business uses line Geyer Springs Road from I-30 to the Baseline Road intersection. Baseline Road has become more commercial than residential. The area began developing with service trades in the mid-1970s and continued through the mid-1980s. Development during the 1990s has been very limited with the addition of 22 structures in the area. As of December of 1998, there has been no new construction activity in the plan area since May of 1997.*

*The Upper Baseline Study area is a part of what is commonly referred to as southwest Little Rock. The area lies in a quadrant south of I-30 and east of Mabelvale. It is predominately slow sloping and the majority of the streets are laid out in a modified grid pattern. The area is in the Fourche Creek Drainage Basin, which contains 21,600 acres and the Little Fourche Creek is the eastern boundary for the study area. Flood plains are in close proximity to the Little Fourche Creek and the smaller drainage tributaries throughout the area. Soil types in the area allow for slow absorption rates and during rainfall several areas experience street and yard flooding.*

### ***Existing circulation:***

*Typical of a grid pattern, the major arterials in the area run along section lines. The I-30 access road and Baseline Roads connect east to west and Geyer Springs and Scott Hamilton Drive/Hilario Springs Road connect north and south. Each of the arterials allows residents' access to travel in their own neighborhood or to other areas of Little Rock. I-30, the area's northern boundary is accessible via Geyer Springs or Scott Hamilton Drive. This allows residents easy access to other parts of the city or other parts of central Arkansas. I-30 intersects with Interstates I-430, I-440, I-630, and I-40 facilitating movement within and outside the city limits of Little Rock.*

*Baseline Road, a principal arterial, is functioning at or near capacity as is Geyer Springs Road and Scott Hamilton Drive north of Baseline Road. Six neighborhood*

*streets function as collector streets, which allows residents movement to the arterial street network. North of Baseline Road, Stanton Road and Doyle Springs Road function as north/south collectors. South of Baseline Road, Valley Drive and Rinke Road serve as east/west collectors and Sunset Lane and Reck Road via Pine Cone Drive serve as north/south collector. There is a proposed connection from Rinke Road to Sunset Lane shown on the Master Street Plan which should be made before Rinke Road and Sunset Lane can function as true collectors.*

*Central Arkansas Transit Authority (CATA) provides bus service to the area. The Mabelvale-Downtown and the Mabelvale-UALR Bus Routes serve the area’s western edge. A third route in the area follows Scott Hamilton Drive to Baseline Road then to Stanton Road. The route is referred to as the 65<sup>th</sup> Route and connects to downtown.*

*Planned bike paths and bikeways in the area are limited. A portion of the Southwest Little Rock Loop Bikeway has been identified in the area. This is a Class III Bikeway (no separation or special signage). A Class I Bikeway (separate bike lanes) has been identified for Sunset Lane continuing to the Little Fourche Creek.*

**Socio-economic characteristics:**

*The 1980 population for the area was reported at 3,480 persons within the city and 6,940 outside the city. In 1990 the population of the area was approximately 9,300. By 1990 the entire population was included within the city limits. This is roughly 5% of the total city population. The area can be divided into “north of Baseline Road”-- where population was 3,500 in 1990-- and “south of Baseline Road”-- where population was 5,800. Based on the current population estimates, the population of the area is approximately 8,800. There has been a steady decline in population in the area over the previous 20 years.*

*1990 Census for the area indicates the area is 55% white, 44% black and 1% other. The percentages of the area are significantly higher than city totals 64.7% White, 34.0% Black, and .3% Other. The Hispanic population (not a racial group) accounts for 1.1 % of the population.*

<i>Census Area</i>	<i>Population</i>	<i>Percent White</i>	<i>Percent Black</i>	<i>Percent Other</i>
<i>41.07</i>	<i>3,511</i>	<i>70.0%</i>	<i>28.3%</i>	<i>0.7%</i>
<i>41.08</i>	<i>5,845</i>	<i>45.4%</i>	<i>53.6%</i>	<i>1.0%</i>

*1990 Census data*

*The majority of the population falls into the age group of 18 – 64. Sixty-one percent of the population is 18-64 years of age, followed by persons under the age of 18. Nearly 30% of the population is under 18 and the remainder of the population is over the age of 65 (9%).*

<i>Age</i>	<i>Count</i>	<i>Percent of Total</i>
<i>Under 18</i>	<i>2,784</i>	<i>29.8%</i>
<i>19-64</i>	<i>5,749</i>	<i>61.4%</i>

<b>Over 65</b>	<b>823</b>	<b>8.8%</b>
<b>Total:</b>	<b>9,356</b>	<b>100.0%</b>

1990 Census data

*One-person households comprise 26.3 percent of the population. One-parent households (single parents with children) account for 18% of the total (3557) households. This is above the citywide total for one-parent households of 11.4%. The single female heads of household rate is 15.7% compared to 10% citywide.*

<b>Census Area</b>	<b>% Persons Over 65</b>	<b>Total # of Households</b>	<b>Single Parent Household % Male</b>	<b>Single Parent Household % Female</b>
<b>41.07</b>	<b>12.6%</b>	<b>1,415</b>	<b>1.7%</b>	<b>12.9%</b>
<b>41.08</b>	<b>6.5%</b>	<b>2,142</b>	<b>2.7%</b>	<b>17.6%</b>

1990 Census data

*Incomes in the area are significantly lower than citywide incomes. Sixty-nine percent of the households have incomes below \$30,000 and nine percent have incomes above \$50,000. The city rate of incomes below \$30,000 is 38.1%, while 22.2% of the households citywide have incomes above \$50,000.*

*Low to moderate-income data for the area indicated by the 1990 Census depicts 51.1% of the population falls into this category.*

<b>Census Area</b>	<b>Median Household Income</b>	<b>Less than \$30,000 Household Income</b>	<b># Low to Moderate Income Families</b>	<b>% Low to Moderate Income Families</b>
<b>41.07</b>	<b>\$18,494</b>	<b>72.1%</b>	<b>771</b>	<b>54.5%</b>
<b>41.08</b>	<b>\$21,374</b>	<b>65.9%</b>	<b>1048</b>	<b>48.9%</b>

1990 Census data

### ***Existing housing conditions:***

*There are approximately four thousand housing units in the area. Roughly 1600 units are south of Baseline Road and 2400 units are north of Baseline Road. Rental Inspection Program information, furnished by the Department of Housing and Neighborhood Programs, indicates one mobile home, two single-family residences, and five multi-family structures are unsafe. Three single-family units and four multi-family structures were determined to be substandard.*

*There are large apartment complexes located both north and south of Baseline Road. In addition to the complexes, there are additional two, four and eight unit structures scattered throughout the area. Overall, the apartment complexes are in satisfactory condition with the exception of those previously noted which are working to meet code standards.*

*According to 1990 Census data, of the 4,003 housing units in the area, 89% are occupied. There are 1,750 single-family homes in the area, 850 mobile or*

*manufactured homes and 1,350 multi-family units. Of the units, 48% are owner-occupied and 52% are renter-occupied. The persons per household rate for the area is 2.53 for owner-occupied units and 2.66 for renter-occupied units.*

### ***Non-residential conditions:***

*Along Baseline Road and Geyer Springs Road, commercial activities are quite numerous. These activities cover a variety of uses including dine-in restaurants, fast food drive-through, specialty shops, gas stations and banks. These establishments serve the southwest neighborhoods and persons traveling through the area on I-30. The majority of the commercial use facilities are in good condition.*

*There is an elementary school and a high school in the study area, located at Baseline Road and Hilario Springs Road and Geyer Springs Road south of Baseline Road, respectively. A vocational technical school is also located on Scott Hamilton Drive at I-30. Several churches, a city maintenance facility, the city impound lot, utility substations, and a now vacant retirement home are also located in the area.*

*Office uses are located on Geyer Springs Road and Baseline Road. State-owned facilities include the State Police Headquarters and the Department of Environmental Quality, both of which are adjacent to the I-30 Frontage Road.*

### ***Existing land use:***

*The Department of Planning and Development collected land use data on a parcel by parcel basis. Data was recorded in the field based on actual observations using the “windshield” method.*

*Residential development generally falls into three categories. The first category is single family housing development which has occurred during the last 25 years. The second category of residential development is apartment complexes or multi-family developments and the final is residential developments, which are scattered rural or semi-rural developments. Although the plan area has been developing as a rural suburb of Little Rock for over fifty years, the influx of residential development began during the 1970s.*

*The street system in the area is laid out in a modified grid pattern, which allows limited access into the residential developments. The dominate land use in the neighborhoods is single family detached residential.*

*Multi-family developments are scattered throughout the area. There are two large complexes along Baseline Road. Quail Valley Apartments and the Pines Apartments are located at 5300 and 5813 Baseline Road, respectively. Another complex, Auxora Arms Apartments is located east of Hilario Springs Road and south of Baseline Road. Complexes in the neighborhoods are located on Dreher Lane, Southhaven Court, and Valley Drive. Windamere Townhouses are located at 5601 Dreher Lane and additional units are located at Southhaven Court and 8501 Dreher Lane. A large area*

*of duplexes and quadraplexes are located along Southboro and Southwick. There are also units located off Hilario Springs Road on American Manor.*

*There are mobile home parks and single mobile homes scattered throughout the area. Large parks are located off Doyle Springs Road (in excess of 70 spaces), Smith Circle and Larry Circle (in excess of 70 spaces), South Heights (in excess of 100 spaces) and Sunset Lane (in excess of 75 spaces).*

*There are three public schools in the area, Upper Baseline Elementary School and McClellan High School, along with Metropolitan Vocational School.*

*The commercial land uses are scattered throughout the area with commercial uses along Geyer Springs Road and Baseline Road. Additional commercial nodes include I-30 and Geyer Springs Road, Geyer Springs Road and Baseline Road and Baseline Road and Scott Hamilton Drive. These uses include restaurants, motels, shopping centers, real estate offices, gas stations, etc. State offices are located on the I-30 Frontage Road (the State Police Headquarters and the Department of Environmental Quality).*

*There are approximately 226450 square feet of retail space available in the area according to the Arkansas Business Report, Office-Retail-Warehouse, Lease Guide. In the same report there was an estimated 9 million square feet of retail space available in the greater Little Rock area (Upper Baseline Neighborhood Plan area is 2.5% of the total space available). The occupancy rate for the greater Little Rock area was estimated at 91.7 percent while the Upper Baseline Neighborhood Plan area indicates 88.6 percent occupancy rate.*

*Building permits issued in the area for commercial uses from January 1990 to December 1998 peaked in 1994 with four permits issued. The uses included a motel, auto parts store and a strip center anchored around a Wal-Green Drug Store (there was two permits issued for this project). The total construction dollars in 1994 was \$2.7 million. There was no new activity in the area during 1998 and 1999.*

*The following information is reported from a survey performed by Arkansas Business. Arkansas Business makes no effort to independently verify the information in the survey. The listing does not reflect 100 percent of the properties in the area. For more information contact Jeff Williams, Editor Arkansas Business at 501-372-1443.*

**Shopping Center in the Area**

<i>Commercial Center</i>	<i>Total Sq. Ft.</i>	<i>Occupancy Rate</i>	<i>Lease Rate</i>
<i>Baseline Shopping Center</i>	<i>18,000</i>	<i>100%</i>	<i>\$3</i>
<i>Baseline Square</i>	<i>30,800</i>	<i>100%</i>	<i>Varies</i>
<i>Colony South</i>	<i>136,000</i>	<i>77%</i>	<i>\$7.50</i>
<i>Geyer Springs Shopping Center</i>	<i>129,971</i>	<i>97%</i>	<i>Market</i>
<i>Windamere Plaza</i>	<i>20,000</i>	<i>66%</i>	<i>\$6.50</i>
<b><i>Total:</i></b>	<b><i>226,452</i></b>		

\*Arkansas Business/Office Retail/Warehouse – 1999

*Shopping center lease rates are comparable to rates in central and east Little Rock and rates in Jacksonville.*

*Office development in the area has been limited. From January 1990 to December 1998, one permit for an addition of 4,218 square feet was issued to the Arkansas Cooperative Electric in 1991.*

*According to Arkansas Business, there is a total of 275407 square feet of office space available for rent in the area with a 27.6 percent occupancy rate. Once again, Arkansas Business did not independently verify survey results.*

**Office Facilities in the Area**

<i>Office Center</i>	<i>Rentable Sq. Ft.</i>	<i>Percent Occupied</i>	<i>Lease Rate</i>
<i>8017 I-30</i>	<i>7425</i>	<i>0%</i>	<i>\$14.25</i>
<i>I-30 @ Geyer Springs</i>	<i>56000</i>	<i>0%</i>	<i>\$4</i>
<i>Little Rock Corporate Center</i>	<i>137782</i>	<i>68%</i>	<i>\$3-\$6</i>
<i>Williamsburg Center</i>	<i>10000</i>	<i>70%</i>	<i>\$6</i>
<i>I-30 @ Scott Hamilton</i>	<i>64200</i>	<i>0%</i>	<i>\$6.50</i>
<i>Total:</i>	<i>275407</i>		

\*Arkansas Business Office/Retail/Warehouse – 1999

*Public institutional uses consist of public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, churches or utility substations. Within the boundaries of the study area there are three public schools and several churches identified. The City of Little Rock has two separate facilities, a maintenance facility and the city impound lot, located in the northeast portion of the study area.*

*Several industrial uses exist in the area including the Arkansas Cooperative Electric site. A large portion of the site is currently vacant. Warehouse activities in the area listed by Arkansas Business are 7821 Doyle Springs Road (92 percent occupancy rate and a negotiable lease rate) and I-30 at Scott Hamilton Drive which has 143,800 square feet, of which all is available at a lease rate of \$2.75 per square foot.*

*The following chart summarizes the current existing land uses for the area. As indicated, 94.4% of the structures represent some form of residential. Traditional single family “stick-built” homes represent 61% of the structures. Twenty-seven percent of the structures are mobile or manufactured housing and 6.4% represent a type of multi-family dwelling.*

<i>Structure Type</i>	<i># of Structures</i>	<i>% of Total</i>
<i>Single Family</i>	<i>1,899</i>	<i>61.00</i>
<i>Mobile Home</i>	<i>834</i>	<i>27.00</i>
<i>Multi-Family Duplex</i>	<i>45</i>	<i>1.40</i>
<i>Multi-Family (3-6 Units)</i>	<i>59</i>	<i>2.00</i>
<i>Multi-Family (7-20 Units)</i>	<i>87</i>	<i>3.00</i>
<i>Grocery Store</i>	<i>2</i>	<i>.06</i>

<i>General Commercial</i>	<i>47</i>	<i>.40</i>
<i>Restaurant</i>	<i>13</i>	<i>1.50</i>
<i>Office</i>	<i>25</i>	<i>.80</i>
<i>Medical Facilities</i>	<i>5</i>	<i>.05</i>
<i>School – Elementary &amp; High School</i>	<i>2</i>	<i>.03</i>
<i>Vocational School</i>	<i>1</i>	<i>.15</i>
<i>Public Institutional</i>	<i>12</i>	<i>.24</i>
<i>Industrial Uses</i>	<i>61</i>	<i>.37</i>
<i>Utilities</i>	<i>8</i>	<i>2.00</i>
<b><i>Total</i></b>	<b><i>3,100</i></b>	<b><i>100.00</i></b>

*City of Little Rock, Department of Planning and Development*

### ***Existing zoning:***

*Of the area, approximately 1,600 acres is zoned R2 single family residential. Approximately 40 acres is zoned for multi-family residences and 1 acre is zoned R7A or mobile home park.*

*Commercial zoning is located along Baseline Road, Geyer Springs Road and the I-30 Frontage Road. The total acreage of commercial zoned property is approximately 100 acres of which approximately 85 acres is zoned C3, general commercial. Two acres, which represents more than one development, is zoned as Planned Commercial District (PCD).*

*Office zoning is scattered along Geyer Springs Road and Baseline Road. Approximately 20 acres is zoned for office uses with the majority of the zoning dedicated to O3 zoning or general office uses.*

*Open space zoning consists of a 50 foot by 1,019 foot strip of land buffering the Arkansas Electrical Cooperation and the adjoining neighborhood and a site adjacent to the now closed retirement home on Mize Road.*

*Approximately 275 acres is zoned for industrial uses. This zoning is in an area adjacent to I-30 east of Stanton Road and north of Community Lane to the eastern study area boundary.*

<b><i>Zoning</i></b>	<b><i>Acres</i></b>	<b><i>Percent of Total</i></b>
<i>C1</i>	<i>.32</i>	<i>.02</i>
<i>C2</i>	<i>9.68</i>	<i>.45</i>
<i>C3</i>	<i>85.42</i>	<i>4.20</i>
<i>C4</i>	<i>9.11</i>	<i>.42</i>
<i>I2</i>	<i>274.94</i>	<i>13.47</i>
<i>O1</i>	<i>.42</i>	<i>.02</i>
<i>O3</i>	<i>21.31</i>	<i>1.03</i>
<i>OS</i>	<i>2.38</i>	<i>.10</i>
<i>PCD</i>	<i>2.00</i>	<i>.09</i>

<i>PRD</i>	<i>12.84</i>	<i>.62</i>
<i>R2</i>	<i>1,594.66</i>	<i>77.61</i>
<i>R4</i>	<i>14.52</i>	<i>.71</i>
<i>R5</i>	<i>25.88</i>	<i>1.22</i>
<i>R7A</i>	<i>.75</i>	<i>.04</i>
<b>Total:</b>	<b>2,054.23</b>	<b>100.00</b>

*City of Little Rock, Department of Planning and Development*

### ***Future land use:***

*The area is shown for a variety of uses on the Future Land Use Plan. Commercial uses comprise 158 acres, Mixed Office Commercial 25 acres and Office 20 acres. Of the 246 acres shown for Industrial uses, the majority is located east of Doyle Springs Road adjacent to I-30. Also 26 acres are shown as Service Trades District a category which provides for a selection of office, warehousing and industrial park activities that primarily serve other office service or industrial businesses. There are 167 acres shown as Parks and Open Space. These areas are adjacent to creeks and waterways in the area.*

*Public Institutional, public or quasi-public facilities which provide a variety of services to the community such as schools, libraries, churches and utility substations, comprise 85 acres in the area.*

*Residential uses include single family, multi-family and mobile home designations. The area is made up of single-family (998 acres), low density residential (232), mobile home (52 acres) and multi-family (44 acres).*

#### ***(Developed and Undeveloped Lands)***

<b><i>Future Land Use</i></b>	<b><i>Acres</i></b>	<b><i>Percent of Total</i></b>
<i>Industrial</i>	<i>3.36</i>	<i>.16</i>
<i>Light Industrial</i>	<i>242.54</i>	<i>11.81</i>
<i>Commercial</i>	<i>158.18</i>	<i>7.70</i>
<i>Office</i>	<i>20.12</i>	<i>.98</i>
<i>Mixed Office Commercial</i>	<i>25.27</i>	<i>1.23</i>
<i>Service Trades District</i>	<i>26.12</i>	<i>1.27</i>
<i>Single Family</i>	<i>997.90</i>	<i>48.58</i>
<i>Low Density Residential</i>	<i>232.34</i>	<i>11.31</i>
<i>Multi-Family</i>	<i>44.19</i>	<i>2.15</i>
<i>Mobile Home</i>	<i>52.14</i>	<i>2.54</i>
<i>Parks &amp; Open Space</i>	<i>167.42</i>	<i>8.15</i>
<i>Public Institutional</i>	<i>84.65</i>	<i>4.12</i>
<b>Total:</b>	<b>2054.23</b>	<b>100.00</b>

*City of Little Rock, Department of Planning and Development*

### ***Building permit information:***

*An examination of the building permit data from January 1990 to December 1998 indicates construction of single family units to be almost nonexistent. In the eight-year*

*reporting period, three new single family units have been added. The average construction value of these units is \$44,400. No additional multi-family units have been added in the area.*

*Construction of nonresidential structures for the eight-year period is estimated at \$4.55 million and peaked in 1994 with a construction value of \$2.7 million. Second was 1991 with construction dollars reported of \$947,000. The area has seen no new nonresidential construction since May of 1997.*

*Reinvestment in the area due to residential renovations has accounted for \$1,063,394 and additions \$210,874.*

*Demolition information from January 1990 to December of 1998 indicates a net loss of 18 single-family units and three commercial structures. Twelve of the 18 structures were demolished in 1991, 1992 and 1993.*

*Construction Permits Upper Baseline Neighborhood Plan Area  
1991 - 1998*

<i>Year</i>	<i>Single Family</i>	<i>Multi- Family</i>	<i>Commercial</i>	<i>Office</i>	<i>Industrial</i>	<i>Public/ Quasi- Public</i>
<i>1991</i>	<i>2</i>	<i>--</i>	<i>2</i>	<i>1</i>	<i>1</i>	<i>--</i>
<i>1992</i>	<i>--</i>	<i>--</i>	<i>3</i>	<i>--</i>	<i>--</i>	<i>1</i>
<i>1993</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>
<i>1994</i>	<i>--</i>	<i>--</i>	<i>4</i>	<i>--</i>	<i>--</i>	<i>1</i>
<i>1995</i>	<i>1</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>
<i>1996</i>	<i>--</i>	<i>--</i>	<i>1</i>	<i>--</i>	<i>--</i>	<i>4</i>
<i>1997</i>	<i>--</i>	<i>--</i>	<i>1</i>	<i>--</i>	<i>--</i>	<i>--</i>
<i>1998</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>
<i>1999</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>

*City of Little Rock, Department of Planning and Development*

# Policy Plan

## ***Executive Summary:***

***This Neighborhood Action Plan was prepared by the Upper Baseline Neighborhood Plan Area Steering Committee and facilitated by the Department of Planning and Development of the City of Little Rock, Arkansas. The purpose of the Action Plan is to guide current and future development opportunities in the area.***

***The Committee focused on six goals that pertain to the following issues:***

- ***Economic Development***
- ***Human Service***
- ***Infrastructure***
- ***Neighborhood Revitalization***
- ***Public Safety***
- ***Traffic and Transportation***

***The Committee then formulated objectives, which would lead to the accomplishment of each goal. After the objectives for each goal were agreed upon, the Committee began to develop the action statements that would prove the goals attainable. In July 1999, the Committee presented the Goals, Objectives and Action Statements at a Town Hall meeting. Based on comments received, the steering committee modified the Action Plan to address key issues raised at the Town Hall meeting.***

***The Committee was presented with a list of projects by the City of Little Rock Public Works Department and asked to rank these projects in priority order. The Committee determined this was an impossible task. They did however rate three projects as the top priorities because they addressed safety issues regarding pedestrians-- particularly children.***

- ***Construct Scott Hamilton Drive to a four-lane roadway with five lanes at major intersections and place sidewalks on both sides of the roadway from 81<sup>st</sup> Street to Baseline Road***
- ***Construct sidewalks on both sides of the roadway on Hilario Springs Road from Baseline Road to 98<sup>th</sup> Street***
- ***Install a traffic signal at Baseline Road and Stanton Road***

***Other projects have been listed under the traffic and transportation goal and the infrastructure goal, which were determined to be important to the revitalization of the neighborhood; however, due to city funding limitations no one project was rated more important than another. The listing of these projects are included for consideration by the city should funds become available through alternative funding sources such as federal grant programs, a bond issue or the passage of a sales tax.***

## **Neighborhood and Housing Revitalization Goal**

***Improve safety and the overall appearance of the Upper Baseline Neighborhood Action Plan area. The neighborhoods will create an environment that supports independence and personal development by planning and developing a healthy community.***

### ***Objectives:***

Increase the level of code enforcement in areas where housing complaints and violations are high (housing, abandoned auto and premise).

Identify and increase the amount of city services in areas where they are severely needed.

Review the future land use and zoning classifications to determine the appropriateness for revitalizing or stabilizing housing, infrastructure and improve the overall appearance of the plan area.

Establish clear standards and expectations with absentee landlords.

### **Action Statements:**

- Work with code enforcement officers to reduce the number of “junk cars” and trash on private property in the area
- “Clean-up” business at 8509 Doyle Springs Road
- Locate a permanent dumpster site, on city-owned property, for the placement of yard waste
- Encourage low density residential developments in the area
- Review existing zoning in the area
- Review existing future land use classifications in the area
- Require all rental units (single-family and multi-family) be maintained in a high-quality manner (lawns and structures)
- Enact state law to grant the City of Little Rock the authority to hold out-of-state property owners accountable in municipal courts
- Advocate strong enforcement and an adequate budget for the rental property inspection program
- Upgrade all two-inch water lines to the minimum current standard of the city
- Extend wastewater lines in the area and provide affordable access to all residents
- Preserve residential quality of neighborhood—no daycares, cottage industries, etc. operating out of homes.
- Increase code enforcement in Valley Drive area (5500-5900 blocks) and on Old Glory Court--Clean up trash.
- Require landlords to screen tenants.
- Require rentals to be maintained in a high quality manner, holding landlords accountable in municipal courts.
- Enforce rental inspection on Old Glory and Valley Dr. & Southboro Ct.
- Encourage commercial zoning on main arterials--Baseline Rd, Geyer Springs

## **Human Services Goal**

*Develop facilities to address the social service needs of the area, which include recreational, cultural and employment opportunities.*

### ***Objectives:***

Develop programs that provide tutoring and training for employment.

Encourage programs directed toward the social service needs of youth in the area.

Encourage programs directed to the social service needs of the senior citizens in the area.

Ensure children have safe travel to and from schools in the area.

### ***Action Statements:***

- Work with the Little Rock School District to ensure children are safe when loading and unloading school buses
- Work with the Little Rock School District and the City of Little Rock Public Works Department to implement better school crossing on Baseline Road for children attending Baseline Elementary School and Geyer Springs Road for children attending Cloverdale/Watson Elementary School as well as Geyer Springs Road for children attending McClellan High School
- Provide positive organized/structured activities for young children
- Encourage partnership between the Baseline Elementary School and the City of Little Rock (Parks and Recreation Department) to upgrade and add recreational activities at the school sites (multi-purpose court for combination of uses such as tennis and basketball)
- Provide neighborhood sponsored activities for the elderly (cards, handicraft, music, etc.)
- Provide transportation to the Southwest Community Center and the Adult Center on 12<sup>th</sup> Street for senior citizens
- Work with the Alert Centers and Neighborhood Associations to identify elderly citizens needing assistance with home maintenance and lawn service and assist with providing the services
- Provide recreational activities in the Crenshaw Drive and Lew Drive area (basketball courts and playground equipment)
- Compile a list of available tutors in the area and distribute it through the Alert Centers and Neighborhood Association newsletters
- Form a partnership between McClellan High School and the Metropolitan Vocational Technical Center to develop internship/work study programs for area youth
- Encourage local businesses to participate in internship/training programs

## **Public Safety Goal**

*Assure that city government aggressively deals with crime and safety issues in the neighborhoods.*

### ***Objectives:***

Take immediate action against all drug activity in the area.

Take immediate action against all gang activities.

Create programs that will reduce the public safety concerns of all residents in the neighborhood.

Reduce speeding and incidents of vandalism in the area through police vigilance and enforcement.

Eliminate crime in the area and rid the area of real and perceived crime problems to foster a secure environment.

### ***Action Statements:***

- Make the Police Department aware of problem areas and request an increase of patrol officers in the area
- Increase the number of COPP Officers in the area
- Increase police presence to eliminate drug activity in the areas of Stanton Road and Regina Circle, Lew Drive and Crenshaw Drive, Doyle Springs Road and Mariette Circle and Pine Cone Drive and Arapaho Trail
- Enforce teenage curfews around the apartment complexes located on Crenshaw Drive, Valley Drive and Lew Drive
- Enforce the city noise ordinance in the Crenshaw Drive, Valley Drive and Lew Drive areas
- Enforce the city noise ordinance in the Arapaho Trail and Pine Cone Drive area
- Increase police enforcement of speed limits on thoroughfares such as Doyle Springs Road, Pine Cone Drive and Stanton Road
- Increase police enforcement of speed limits on residential streets, particularly Mize Road and Southwick Drive
- Enforce the “no truck traffic” on residential streets statute on Doyle Springs Road, Harper Road, Jamison Road, Mize Road and Pine Cone Drive
- Encourage neighbors to report any suspicious activity to the Police Department and Alert Centers in the area
- Increase Police presence to eliminate drug activity in Valley Dr./Old Glory and Southboro Ct. areas and prostitution in same area and along Sunset and Scott Hamilton and Baseline Roads.

## **Traffic Control Goal**

*Ensure safe and efficient movement of traffic in, around, and through the neighborhood.*

### ***Objectives:***

Improve traffic flows and safety in the area.

Examine installation of traffic calming devices on residential streets.

Eliminate truck traffic, accessing the city impound lot, on residential streets.

### ***Actions Statements:***

- Install a traffic signal at Baseline Road and Stanton Road
- Adjust the timing of the traffic signal at Young Road and Geyer Springs Road to allow motorist exiting Young Road additional time to access Geyer Springs Road
- Place a left turn protection arrow at the traffic light on Geyer Springs Road and Young Road and allow for a longer cycle for east/west Young Road traffic
- Work with Public Works Department to implement traffic calming tactics on Sunset Lane
- Work with Public Works Department to implement better traffic calming tactics on Southwick Drive
- Work with Public Works Department to implement traffic calming tactics on Pine Cone Drive
- Place signs indicating “no truck traffic” on Harper Road, Hogan Road and Mize Road
- Place signs indicating no “truck traffic” on Pine Cone Drive from Reck Road to Hilaro Springs Road
- Work w/ Public Works to implement traffic calming on Loetscher Lane.
- Evaluate possibility of putting a traffic signal at Loetscher Lane & Baseline Road, widening Loetscher and adding sidewalks, or making Loetscher Lane one-way going south.

## **Infrastructure Goal**

*Implement an adequate infrastructure network, including roadways and drainage systems, within the neighborhood, that is designed and works to produce a safe and attractive neighborhood environment.*

### **Objectives:**

Create a system that links the community internally and externally to other areas for all modes of transportation.

Identify and correct drainage problems in the neighborhood.

Identify and construct neighborhood curbs, gutters and sidewalks where needed.

Install street lamps, where needed, for safety.

### **Action Statements:**

- Construct Scott Hamilton Drive to a four-lane roadway with five lanes at major intersections and place sidewalks on both sides of the roadway from 81<sup>st</sup> Street to Baseline Road
- Construct sidewalks on both sides of the roadway on Hilario Springs Road from Baseline Road to 98<sup>th</sup> Street
- Construct sidewalks throughout the area, more specifically in areas within five blocks of schools, which are used by children as routes to the area schools
- Construct Sunset Lane to Master Street Plan standards (36 foot asphalt surface roadway with curb, gutter and sidewalks) from Baseline Road and extend to connect to Rinke Road
- Construct Rinke Road to collector standards (36 foot asphalt surface roadway with curb, gutter and sidewalks) from Sunset Lane to Geyer Springs Road
- Add curb, gutter and sidewalks on Dreher Lane from 8500 Dreher Lane south to Baseline Road
- Widen Community Road (26 ft.) and install curb and gutter
- Reconstruct and enclose drainage structure at American Manor east of Hilario Springs Road
- Eliminate drainage problems in the Stanton Road/Manchester Drive area (drainage ditch located on the back property line) from Manchester Drive to Stanton Road near Baseline Road
- Eliminate standing water at Auxor Lane and Baseline Road
- Eliminate drainage problem at Harper Road and Jamison Road
- Eliminate drainage problem at Community Lane and Community Road
- Eliminate drainage problem on Pine Cone Drive
- Eliminate drainage problem at Burriss Road and Community Road
- Eliminate drainage problem at 6 Potomac Street
- Eliminate drainage problem on Windamere Drive

## **Economic Development Goal**

*Create a competitive and adaptable economic environment that encourages investment and diversity of employment opportunities.*

### **Objectives:**

Promote public investment in improvement and facilities to encourage private reinvestment in the neighborhood areas.

Encourage and establish neighborhood-oriented businesses.

Retain existing businesses, and when necessary, find new businesses to replace those that close.

### **Action Statement:**

- Patronize locally-owned businesses
- Approach businesses to advertise in Neighborhood Association newsletters
- Recognize local businesses that are a positive contribution to the neighborhood
- Work with the Chamber of Commerce, the Arkansas Economic Development Commission and the City of Little Rock Economic Development Department staff to actively pursue retail and office uses in the area to fill currently vacant buildings

# Implementation

## ***Implementation:***

*The first step of the implementation process for this Action Plan is to gain acknowledgement and support by the City of Little Rock Planning Commission and Board of Directors. With the governing bodies support, the action statements may be presented to city departments and other key organizations for implementation. The success of the Action Plan will take involvement by all parties, (city, private sector, and neighborhood residents).*

*The area was annexed in the early 1980s and “brought-into” the city, primarily, as R2 single family zoning. Much of the area was “built-up” which resulted in most of the non-residential uses being classified as nonconforming uses. Many of the area businesses are considered by the neighborhood to be “good neighbors” and the desire of the area is to allow these activities to continue to occur.*

*Economic vitality is a concern of the residents. The area is losing commercial establishments and limited construction activity has taken place during the 1990’s. With the assistance of the Chamber of Commerce, the Arkansas Economic Development Commission and the City of Little Rock Economic Development staff the committee proposes to develop a marketing strategy for the area to entice new mixed uses to occur in the area.*

*As a part of the process the committee members, with assistance of city staff, will review the existing zoning in the area and make recommendations for changes. With the recommendations, city staff will contact area property owners to consider a rezoning of their properties.*

*The Future Land Use Plan for the area will also be reviewed to determine uses that will allow development to occur and remain compatible with the neighborhoods. Affected property owners will also be contacted with recommendations of the Committee for a change to the Future Land Use Plan. Changes will be presented to the Planning Commission and the Board of Directors on behalf of those property owners who agree that a future land use classification change would be beneficial to the area.*

*Based on comments received from the Public Works Department the committee has determined several items listed in the Infrastructure Goal will be accomplished in a timely manner. These items will remain in the plan as a monitoring tool for the future and with the present limited funding for infrastructure projects the committee would like to acknowledge some of these items are “short term fixes” to a more significant problem.*

*The committee is concerned with the health and safety of all residents in the area. Street flooding, yard flooding, the lack of proper drainage structures leads to standing water, insect infestation and water born diseases. The installation of curb and gutter on area streets would assist in the elimination of standing water in the area. Also the correction of drainage problems in the area, cleaning of drainage structures, would assist in elimination of standing water.*

*The Committee did not recommend any changes to the Master Street Plan. However, the Committee does request several streets in the area, including Scott Hamilton Drive, be constructed according to Master Street Plan standards. The completion of this roadway, with sidewalks, is the number one priority by the committee members, surveys respondents, and participant of the Town Hall meeting. The Committee is well aware of the difficulty of acquiring funds to construct needed projects citywide. Area residents are concerned with the safety of children walking along Scott Hamilton Drive and Hilario Springs Road. The narrow road, open drainage, and lack of sidewalks force children and motorists to share the street. Sidewalks will provide an alternative walking space and give the roadway back to the motorists.*

*The Committee understands that, for the most part, traffic signals are put in place after a traffic study is completed and a signal is warranted based on the volume of traffic. To their knowledge, a traffic volume study has not been conducted for the intersection of Baseline Road and Stanton Road. A traffic study may not indicate traffic volumes in the area warrant signalization at this intersection; however, area residents who travel this section of roadway quite frequently feel a traffic light is needed to protect motorists. Stanton Road has direct access to the area north of I-30 via an overpass. The two other streets with access-- Geyer Springs Road has an excessive amount of traffic and Scott Hamilton Drive is a narrow roadway. Motorists choose Stanton Road because the traffic volumes are lower and the roadway is well constructed. Persons wishing to turn left at Baseline Road are placed in extremely dangerous situations. Traffic on Baseline Road is also excessive and without the protection of a traffic signal motorists are forced to turn in less than ideal situations.*

*The Committee, as a part of implementation, will address the concerns of Housing and Neighborhood Programs with regard to more owner occupied housing. The survey indicated a high percentage of responses that rated owner occupied housing as "very important" and "the type of housing" as a major factor in attracting persons to the neighborhood. The Committee determined this was an item that would take a considerable amount of commitment from both city staff and neighborhood residents. The Committee sees this task as an identification process, of financing available to allow resident units to become owner occupied, and educational, to "get the word-out" that such funding is available. This will also be addressed as a part of the marketing strategy to encourage mixed uses to occur in the area.*

# Appendix A

Survey Summary

**Survey Summary**

***THIS IS YOUR CHANCE TO HELP PLAN FOR THE FUTURE OF YOUR NEIGHBORHOOD.*** Over the next year, a Neighborhood Plan will be developed for the area indicated on the enclosed map. A Neighborhood Plan is a tool used by the City Board of Directors, the Planning Commission and City Staff when making decisions that affect an area. The attempt is to define a community consensus in terms of goals and objectives for future development or redevelopment of an area. Resident involvement is essential in drafting this important document.

*To guide in the planning process, a Task Force of area residents will be set up to represent all geographic locations along with area business owners. The survey results will be presented to the Task Force to give an indication of the views of area residents and the perceived issues relating to land use, circulation, and community services. Should you wish to participate on the Task Force complete the enclosed card and return it to the Office of Planning and Development on or before September 18, 1998.*

**All responses are confidential; the survey does not need to be signed and requires no name, address, or other identifying information. No postage is necessary. When you have completed the survey please return in the envelope provided.**

*Thank you for your time and interest in completing this survey. If you have any questions regarding the survey or want to know more about the planning process, please call Chandra Foreman or Donna James at 371-4790. Thanks so much! We really appreciate your help in shaping a plan for community action.*

Please rate the following by importance to you:

Reducing local traffic on residential streets:

Very Important      Important      Somewhat Important      Not Important

Improved public transportation (bus times, bus routes):

Very Important      Important      Somewhat Important      Not Important

Reducing illegal dumping and/or litter in the area:

Very Important      Important      Somewhat Important      Not Important

More affordable housing units:

Very Important      Important      Somewhat Important      Not Important

More owner occupied housing units:

Very Important      Important      Somewhat Important      Not Important

Curbing nightclub activity (regulate the closing times):

Very Important      Important      Somewhat Important      Not Important

Increased street lighting for pedestrian safety:

Very Important      Important      Somewhat Important      Not Important

Do you have a problem obtaining any of the following? (Please (✓) all that apply.)

- affordable day care
- day care at a convenient location
- after-school activities for children
- weekend recreational activities for children
- activities and/or work opportunities for teens
- summer programs for children

Which issues are most important and should be addressed in the Neighborhood Action Plan?  
(Please (✓) 7 of the items of most importance.)

- |  |  |
|--|--|
| <input type="checkbox"/> Youth Center              | <input type="checkbox"/> Traffic               |
| <input type="checkbox"/> Youth Tutoring Activities | <input type="checkbox"/> Teen/Adult Drug Abuse |
| <input type="checkbox"/> Youth Sports Activities   | <input type="checkbox"/> Street Lights         |
| <input type="checkbox"/> Litter                    | <input type="checkbox"/> Blight                |
| <input type="checkbox"/> Road Repair               | <input type="checkbox"/> Public Transportation |
| <input type="checkbox"/> Crime                     | <input type="checkbox"/> Gang Activity         |
| <input type="checkbox"/> Graffiti                  | <input type="checkbox"/> Noise                 |
| <input type="checkbox"/> Other _____               |  |

Of each of the items on the following list, mark on the scale, of 1, 2, or 3 of how bad the problem is with 1 being the worst case 2 being neutral and 3 being not bad:

- \_\_\_\_\_ Condition of houses
- \_\_\_\_\_ Number of cars parked on the street (not in driveways)
- \_\_\_\_\_ Traffic speed on neighborhood streets
- \_\_\_\_\_ Traffic speed on major streets
- \_\_\_\_\_ Traffic volume on neighborhood streets
- \_\_\_\_\_ Traffic volume on major streets
- \_\_\_\_\_ Motorist who are not residents of the neighborhood driving through neighborhoods to avoid intersections and traffic congestion on busy streets
- \_\_\_\_\_ Street intersections
- \_\_\_\_\_ Crime (break-ins)
- \_\_\_\_\_ Crime (drug activity)
- \_\_\_\_\_ Gang activity
- \_\_\_\_\_ Drainage
- \_\_\_\_\_ Condition of alleys
- \_\_\_\_\_ Condition of sidewalks
- \_\_\_\_\_ Condition of park facilities
- \_\_\_\_\_ Expansion of businesses, churches, institutions, etc.

Identify any other problems not listed above:

- a. \_\_\_\_\_
- b. \_\_\_\_\_

Identify the top 2 problem street intersections:

- a. \_\_\_\_\_
- b. \_\_\_\_\_

What attracted you to this neighborhood?

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> People              | <input type="checkbox"/> Schools               | <input type="checkbox"/> Type of Housing |
| <input type="checkbox"/> Convenience to Work | <input type="checkbox"/> Convenience to Retail | <input type="checkbox"/> Other           |
- Please specify other. \_\_\_\_\_

How do you rate the condition of the streets in your neighborhood?

- Needs no repair
                         
  Needs minor repair
                         
  Needs major repair

Do you have sidewalks in you neighborhood?

- Yes
                         
  No

If you have sidewalks in your neighborhood how do you rate the condition?

- Needs no repair
                         
  Needs minor repair
                         
  Needs major repair

Are there drainage problems on your street?

- Yes
                         
  No

If yes, where? \_\_\_\_\_

Is there a need for any of the following social services in or near your neighborhood? (Please ( ✓ ) 3 of the items of most importance.)

- |   |   |
|---|---|
| <input type="checkbox"/> Counseling     | <input type="checkbox"/> Job information                  |
| <input type="checkbox"/> Day care       | <input type="checkbox"/> Senior citizens' activities      |
| <input type="checkbox"/> Prenatal care  | <input type="checkbox"/> Youth sports and recreation      |
| <input type="checkbox"/> Youth tutoring | <input type="checkbox"/> Youth job counseling or training |

Do you feel you have adequate access to government services?

City Services (City Departments response to request)

- Safety (Police response time, Fire response time)  
 Housing (Response to reports of weed lot violations, Response to reports of Code Violations)  
 Streets/Drainage (Response of repairs of "pot-holes", Cleaning of ditches for better water flow)  
 Other \_\_\_\_\_ (Please define)

- County Services (County Assessor, County Tax Collector, etc.)  
 State Services (Employment Security Division)  
 Federal Services (Social Security Administration)

Is there a need in the neighborhood for more business in the area?  
(Please ( ✓ ) 4 of the items of most importance.)

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Grocery store   | <input type="checkbox"/> Convenience store with gas pumps | <input type="checkbox"/> Bank                                     |
| <input type="checkbox"/> Drug store  | <input type="checkbox"/> Fast food restaurant             | <input type="checkbox"/> Barber/Beauty Shop                       |
| <input type="checkbox"/> Hardware store  | <input type="checkbox"/> Eat-in restaurant                | <input type="checkbox"/> Service Station with limited auto repair |
| <input type="checkbox"/> Liquor store  | <input type="checkbox"/> Dry Cleaner                      | <input type="checkbox"/> Neighborhood business                    |
| (Other) _____  |   |   |
| <input type="checkbox"/> Professional Office (Accountant, Attorney, Realtor, etc.) |   | <input type="checkbox"/> Clinics (Dental, Medical, Optical)       |

What type of park facilities do you travel outside your neighborhood to utilize? (Please (✓) all that apply.)

- Trails (Walking Jogging, Biking)
- Conservation Hiking
- Playground
- Picnic Area
- Athletic Ball Fields and or Courts
- Passive Open Areas

Do you think that the City should promote preservation of trees and other green or open space in neighborhoods?

- On public property
- On private property

Which of the following best describes the current city's landscape requirements? (Please (✓) 1 item.)

- The City currently requires too much landscaping
- The current landscaping policy is adequate and should not be changed
- The City needs to increase the amount of landscaping required

How long have you lived at your present address?

- 0-3 years
- 4-7 years
- 8-12 years
- more than 12 years

What is your age?

- 18-21
- 22-29
- 30-39
- 40-49
- 50-64
- 65-79
- 80 or over

What is your highest level of education?

- Some high school
- High school graduate
- Some post-secondary school or college
- College graduate
- Post graduate

Do you own or rent your house/apartment?  Own/buying  Rent

Do you live in a:

- Single family house
- Manufactured or a mobile home
- Multi-family, 4 units or less
- Multi-family, more than 4 units

Are you:

- Single or Widowed, with no children at home
- A single parent
- Married, no children at home
- Married, with children at home
- Widowed, with children at home

Are you:  Male  Female

How many persons live in this household?

\_\_\_\_\_ Number of adults (18 and over) \_\_\_\_\_ Number of children (Under 18)

Please indicate the number of children in each age category.

Under 1 year old \_\_\_\_\_  
1 – 4 years old \_\_\_\_\_  
5 – 10 years old \_\_\_\_\_  
11 – 13 years old \_\_\_\_\_  
14 – 17 years old \_\_\_\_\_

What is your yearly household income:

- Below \$15,000
- \$15,000 through \$30,000
- \$30,000 through \$45,000
- \$45,000 through \$75,000
- \$75,000 through \$100,000
- Over \$100,000

The following map has been divided into five sub-areas. Please indicate by circling the letter of the sub-area in which you live.

(map provided in original survey)

***SHOULD YOU HAVE ANY ADDITIONAL COMMENTS PLEASE INDICATE BELOW:***

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## Upper Baseline Neighborhood Plan Survey Results *September 1998*

*In August of 1998, 3,720 surveys were mailed to the area and 364 were returned to the Department of Planning and Development by the requested date of September 18, 1998. This represents a 9.8% response rate and is comparable to previous surveys conducted by the Department. Once the surveys were received city staff coded the forms and entered the responses into a computer database. The coding sheets were spot checked against randomly selected survey forms. Any errors were corrected and two additional surveys were pulled to check for accuracy.*

*Although less than ten percent of the surveys were returned, the response rate is typical of previous mail surveys conducted by the Department of Planning and Development. The survey identified concerns of the study area which could be addressed and suggest remedies and/or steps to alleviate the negative impacts. Overall survey statistics for the Upper Baseline Planning Area are presented below:*

*Questions related to traffic and transportation and basic infrastructure were asked to determine needs for improvements in the area.*

*Of those responding, 54% felt the streets in their neighborhood needed minor repair. Nearly 30 % felt no repairs were needed and 12.6% felt streets were in need of major repairs. Sixty percent of the respondents did not have sidewalks in their neighborhood but of those with sidewalks there was a 50/50 split of no repair and need for minor repair. Drainage was addressed with 29% of the population indicating there were drainage problems in the area.*

*Respondents were asked to identify the two most difficult intersections. The intersections identified most frequently were:*

*Geyer Springs Road and Baseline Road, Stanton Road and Baseline Road, Geyer Springs and I-30, Scott Hamilton and Baseline Road, and Stanton Road/I-30/Access Road. Many of the written comments addressed the need for improvements to Scott Hamilton from I-30 to Baseline Road (widen, curb and gutter, sidewalks).*

*Survey respondents were also asked to identify social services needed in or near the neighborhood. The top three listed were senior citizen's activities, youth job counseling or training and more availability of job information. In addition, persons were asked to identify additional businesses needed in the area. Clinics (Dental, Medical, and Optical) and hardware stores both received the top number of responses. A eat-in restaurant and a service station, with limited auto repair, were also popular responses.*

*Respondents were asked if they felt preservation of trees and other open spaces in the neighborhood were important. Over fifty percent felt preservation of public property was important. Fifteen percent (15.4%) felt preservation on private property was important and 27.2% felt preservation on both public and private properties were important.*

*A request was made of respondents to their opinions on the current city landscaping policies. Over thirty-five percent (36.9%) did not respond to this question. Over thirty percent (31.6%) felt the city should increase the current landscaping requirements, 27.7% felt the current requirements were sufficient, and 3.8% felt the city required too much landscaping.*

*Persons were asked what types of recreational activities they currently travel outside of their area to utilize. Nearly half (48.9%) travel to utilize picnic facilities, 38.7 % travel to utilize trails (walking, jogging and biking) and 32.1% of persons travel outside of the area to utilize playground equipment. Nearly thirty percent (29.4%) travel to utilize athletic ball fields and or courts, 23.4% travel to utilize passive open areas and 15.1 % travel for conservation hiking trails.*

*Survey respondents were also asked to identify issues by importance to them. Respondents identified the following as “very important”: reducing illegal dumping and/or litter in the area (68%), increased street lighting for pedestrian safety (69.8%), more owner-occupied housing units (45.89%), reducing traffic on local streets (42%), curbing nightclub activity (37.4%), adequate public transportation (27.7%), and more affordable housing units (26.6%).*

*Respondents were presented a list of services and they were asked if there was a problem obtaining these services in the area. Weekend recreational activities were identified most often as an unavailable service. Activities and/or work opportunities for teens (including summer programs) were the second most listed inaccessible services. After-school activities for children were listed as the third most unavailable service.*

*The top five issues respondents felt should be addressed in a Neighborhood Plan, listed in order of number of occurrences, were crime, gang activity, litter, teen/adult drug abuse and road repair.*

*What attracted persons most to the neighborhood was the rural character and type of housing, followed by convenience to work. Forty percent of the survey respondents have lived in the area for more than 12 years while 28% have lived in the area less than three years.*

*The demographic section of the survey was used to compare the survey respondents to those responding to the 1990 Census. All groupings were not indicative of the 1990 Census data.*

*Persons with incomes above \$15,000 responding to the survey were 19.8% and according to the 1990 Census data this rate is much higher at 36.1%. Persons with incomes above \$100,000 is more comparable at .80% responding to the survey and 1.0% reported in the 1990 Census data.*

*Age “break-downs” responding to the survey were representative of the 1990 Census data available. Persons less than 18 years of age represented 26.0% of the population for survey respondents and 29.8% of the population from the 1990 Census data.*

*Persons over the age of 18 represent 74.0% of the population for persons responding to the survey and 70.2% of the population reported in the 1990 Census data.*

*Of those responding to the survey, 66.0% owned their homes and 30.0% were renting. According to the 1990 Census data available for the area, 48.4% were owner-occupied units and 51.6% were renter-occupied.*

# Appendix B

Infrastructure Needs

**Infrastructure Needs**

PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	EXISTING PAVEMENT	EXISTING DRAINAGE	RECONSTRUCTION	FLOODWAY / FLOODPLAIN ZONE	COMMENTS	WARD	MIS	UPPER BASELINE	
STREET 98TH ST., West 3600 - 3925 & DRAIN LOCAL	Hilario Springs Rd., West to - End of Pavement @ Illica R/W	Resident 1st	Surface Treatment	None	Street & Drain: Reconstruction	Residential w/ Minor Commercial	NO	Annexed '85	6	22	Upper Baseline NA / Plan
STREET ACERBAY DR. (RD.) 5000 - 5030W & DRAIN LOCAL	Summit Lane, East to - End of Pavement	Resident 1st	Surface Treatment	Ditches	Street & Drain: Reconstruction	Residential	LOCAL STREET / YARD	Annex '85 6/17/76 50'R/W; DITCH X-1NO; Width Varies 21.2' - 23.1'	6	23	Upper Baseline NA / Plan
STREET AMERICAN MANOR SUB. DRAINAGE & DRAIN LOCAL	ENTIRE SUBDIVISION	Resident 1st	Asphalt	Cuts	Street & Drain: Rehabilitation, Cuts, Damage, Steel As Needed	Residential	LOCAL STREET / YARD	OPERATIONS PROBLEM LIST - RECK NO. 5. OF ARAPAHO PINECONE DR. & ARAPAHO TRAIL (SPECIALLY #3700)	6	22	Upper Baseline NA / Plan
STREET ANNUAL DRAINAGE REPAIR - HARD SURFACES OF \$10,000,000 OR TEN YEAR PLAN	\$150,000 AVG. PER YARD PER YEAR (\$1,050,000 PER YEAR TOTAL)	-	-	VARIABLE MINOR DEFICIENCIES AND DETERIORATING STRUCTURES	DRAINAGE, MINOR RECONSTRUCTION	LOCAL STREET / YARD / STRUCTURE DRAINAGE	ESTABLISH STANDARD FUNDING FOR CITYWIDE MINOR DRAINAGE DESIGN & CONSTR. NEEDS.	ALL	ALL	ALL	
STREET ARAPAHO CT. 1 - 6S & DRAIN LOCAL	West Arapaho Trail, N.R to - End (Inc. Childsac)	Resident 1st	Asphalt	Cuts	Street & Drain: Rehabilitation, Cuts, Damage, Steel As Needed	LOCAL STREET	Annexed '85; See DR1026000	6	22	Upper Baseline NA / Plan	
STREET ARAPAHO TR., EAST 3300 - 3320W & DRAIN LOCAL	PineCone Dr. @ Pinewood Lp., N.E. to - End Inc. Childsac	Resident 1st	Asphalt	Cuts	Street & Drain: Repair & Overlay	NO	Annexed '85	6	22	Upper Baseline NA / Plan	
STREET ARAPAHO TR., EAST 3400 - 3530W & DRAIN LOCAL	Hilario Springs, N.E. thru W. Inter. Pinewood Loop, to PineCone Dr. @ Pinewood Lp.	Resident 1st	Asphalt	Cuts	Street & Drain: Repair & Overlay	NO	Annexed '85	6	22	Upper Baseline NA / Plan	
STREET ARAPAHO TR., WEST 3600 - 4330W & DRAIN LOCAL	Hilario Springs Rd., W. thru Illica, then N. - curve to E. Inter. PineCone Dr., Arapaho Ct., Woodale, to W. Inter. PineCone Dr.	Resident 1st	Asphalt	Cuts	Street & Drain: Rehabilitation, Cuts, Damage, Steel As Needed	LOCAL STREET	Annexed '85; Some addresses this section out of sequence; See DR1026000	6	22	Upper Baseline NA / Plan	
STREET ARHART DR. 4200 - 4430W & DRAIN LOCAL	Pine Cone Dr., S. then N.W. to - Reck Rd.	Resident 1st	Asphalt	Cuts	Street & Drain: Rehabilitation, Cuts, Damage, Steel As Needed	LOCAL STREET	85 Annex; Water Stands @ N. C/G throughout, mostly #4308; See DR1026000; 1993 RBS	6	22	Upper Baseline NA / Plan	
STREET AUROR LANE, 8900 - 9130 (SEE & DRAIN - ALSO DR257000A) LOCAL	BASELINE TO CORNER	Resident 1st	Surface Treatment	Ditch & Open	STREET & DRAIN w/ Earth Channel to Furchie	Residential	LOCAL STREET / YARD	DRIVEWAYS WITHOUT TILES CAUSE LOCAL FLOODING. BOTH RBS. ON OPERATIONS FLOODPHONE LISTING. PLUS ADVACANT LITTLE FURCH. ILLEGAL D/W @ #3413; ANNEXED 1985; 1/98 YARD AND OUT BLDG. FLOODING	6	22	Upper Baseline NA / Plan
STREET AVERY RD. 3200 - 3530W & DRAIN LOCAL	Jamison Rd., West to - Scott Hamilton Rd.	Resident 1st	Surface Treatment	Ditch & Cut	Street & Drain: Reconstruction	Residential w/ Minor Commercial	NO	Width Varies 17.3' - 21.3'	6	22	Upper Baseline NA / Plan
STREET BRUNO RD. / WEST DR. (SEE ALSO & DRAIN - 112000A) LOCAL	HILARIO SPRINGS TO RECK RD.	Resident 1st	Surface Treatment	Ditches	Street & Drain: Reconstruction	LOCAL STREET / YARD	FU FOR FLOODING AT #4207 WEST DR.	6	22	Upper Baseline NA / Plan	

INFRASTRUCTURE PROJECT LIST UPDATE - Upper Baseline

PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	EXISTING PAVEMENT	EXISTING DRAINAGE	PROPOSED PAVEMENT	FLOODWAY/FLOODPLAIN ZONE	COMMENTS	WARD	MIS	PLAN
STREET & DRAIN LOCAL BRUNO RD. / WEST DR. (SEE ALSO DR257000B)	HILANO SPRINGS TO BECK RD.	Resident 1A1	Surface Treatment	Ditches	Street & Drain; Reconstruction	LOCAL STREET / YARD	FU FOR FLOODING AT #207 WEST DR.	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL BUCKINGHAM PLACE 4700 - 4730W	Essex Dr., West to - End of Pavement	Resident 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	Annexed '85; 6/17/70 50'R/W M. DOYLE SPRINGS (ac)	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL BURRIS LN. 3800 - 3930W	Community Rd., West to - End of Pavement	Resident 1A1	Surface Treatment	Ditches	Street & Drain; Reconstruction	NO	Annex '85; VARIES 16'-8"-21.8'	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL CARLYLE DR. 5600 - 5940S	E. Inter. Chaucer Lane, N. then W. thru - W. Inter. Chaucer Ln. to GeyerSprings Rd.	Resident 1A1	Asphalt	Cuts	Street & Drain; Rehabilitation Curb, Drainage, Street As Needed	LOCAL STREET	848S; LOW SPOTS IN GUTTERS; CLAY Base Failure Area; 1996 RES	6	23	Windmere & Upper Baseline Plan
DRAINING CHAUCER LANE DRAINAGE	TWO FIELD CREEK CROSSINGS	-	...			LOCAL STREET / YARD	FU FOR FLOODING AT THIS LOCATION. SEE ALSO FIELD CREEK STUDY BROUSET	6	23	Windmere & Upper Baseline Plan
STREET & DRAIN LOCAL CHAUCER LN. (RD.) 5500 - 6830W	Kate's, S.W. - E. Int. Carlyle, then W. - Terryson, then N. - BRIDGE to W. Int. Carlyle	Resident 1A1	Asphalt	Cuts	Street & Drain; Rehabilitation Curb, Drainage, Street As Needed	LOCAL STREET / YARD	6/17/70; 848S; C/O Low Spots; DR1038000 For two Field Creek Crossings w/ 20' PCC BRIDGE 149' S. W. LEGCARLYLE; CLAY Base Failure Area; 1996 RES	6	23	Windmere & Upper Baseline Plan
STREET & DRAIN LOCAL CHRISTIAN DR. 3600 - 3740W	Scott Hamilton Rd., West to - Community Rd.	Resident 1A1	Surface Treatment	Ditches	Street & Drain; Reconstruction	NO	Annexed '85; VARIES 15'-4'-20'	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL COFFER, 3300 - 3530 (SEE ALSO DR257000B)	AIXOR, EAST TO END	Resident 1A1	Surface Treatment	Ditch & Open w/ Earth Channel to Fource	STREET & DRAIN w/ Earth Channel to Fource	LOCAL STREET / YARD	DELIVERAYS WITHOUT TILES CAUSE LOCAL FLOODING. BOTH BDS. ON OPERATIONS FLOODPROOF LISTING PLUS ADJACENT LITTLE FOURCK. ILLERKAL D/W # 3413; ANNEXED 1985; 1/98 YARD AND OUT BLDG. FLOODING	6	22	Upper Baseline NA / Plan
DRAINING COMMUNITY LANE DRAIN	VICINITY #3829 COMMUNITY LANE	-	...			LOCAL STREET / YARD	FU FOR FLOODING @ THIS LOCATION	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL COMMUNITY LN. 3800 - 3930W	Community Rd., West to - End of Pavement	Resident 1A1	Surface Treatment	None	Street & Drain; Reconstruction	LOCAL STREET / YARD	Annex '85; DR1044000 #3829	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL COMMUNITY RD. 8300 - 8830S	Baseline N. - Christian Dr. - Burris Lane, Community Ln., to End of Pavement	Resident 1A1	Surface Treatment	Ditches	Street & Drain; Reconstruction	NO	Annex '85	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL CRENSHAW DR. (ADAIR) 5200 - 5430W	Loetecher Lane, W. to - Lew Dr.	Resident 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	'878S 6/17/70 OFF LEW DR.; AKA Adair; Proposed YR 4/5 Resurfacing	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL DANA LN. 9324 - 9325S	Southwick Rd., N. to - End @ Private	Resident 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	6/17/70; Annexed '85; Proposed YR 4/5 Resurfacing	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL DARLEN DR. 9500 - 9540S	Southboro Dr., S.E. to - Valley Dr.	Resident 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	AKA Darlen, Darlen; 875S; Proposed YR 4/5 Resurfacing	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL DOMAN DR. 8400 - 8630S	Weymouth Dr., N. to - End (Inc. CULDESAC)	Resident 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	Annex '85; Cracks in CULDESAC	6	22	Upper Baseline NA / Plan

INFRASTRUCTURE PROJECT LIST UPDATE - Upper Baseline

PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	EXISTING PAVEMENT	EXISTING DRAINAGE		FLOODWAY/FLOODPLAIN ZONE	COMMENTS	WARD	MS	
STREET & DRAIN LOCAL DREHER LN. 5506 - 5930W	E. 54th Inter. w/ Keats, West thru Hall Entrances to Geysersprings @ Nova	Resident 1A1	Asphalt	Cuts	Street & Drain, Rehabilitation, Cuts, Drainage, Street As Needed	LOCAL STREET	76RS; Realign. @ G. Springs/Nova '88; Sunken Gully; STATE LIBRARY ACCESS	6	23	Windanere & Upper Baseline Plan
STREET & DRAIN LOCAL DREHER LN. 8107 - 8406S & 5300 & DRAIN - 5504W	S. of Southhaven Ct (#8406). N. - Southaven, S. Inter. w/Keats, Woodworth/Dickens, Dreher Ct., thru Kipling, Morton, to - N. Intersection w/ Keats	Resident 1A1	Asphalt	Cuts	Street & Drain, Rehabilitation, Cuts, Drainage, Street As Needed	LOCAL STREET	6/17/70; BSS; LOW SPOTS IN GUTTERS; Clay Base Failure Area; 1996 R/S	6	23	Windanere & Upper Baseline Plan
STREET & DRAIN LOCAL DREHER LN. 8400 - 8425	#8406 S. OF SOUTHAVEN, S. TO BASELINE	Resident 1A1	Surface Treatment & Asphalt Mx	Ditch & Curb	Street & Drain, Rehabilitation, Cuts, Drainage, Street As Needed	LOCAL STREET	POOR SOIL & DRAINAGE AREA	6	23	Windanere & Upper Baseline Plan
STREET & DRAIN LOCAL DREXAL AVE. 5400 - 5940W	End E. of Independence Ln. W. - Republic, to Geys Springs.	Resident 1A1	Asphalt	Cuts	Street & Drain, Repair & Overlay	NO		6	23	OUR NA & Upper Baseline Plan
STREET & DRAIN LOCAL BLAND RD. (DR) 1 - 10S	Baseline Rd., N. to - End (Inc. 1/2 Coldsac)	Resident 1A1	Asphalt	Cuts	Street & Drain, Reconstruction 1/2 Mx	NO	Annexed '85 6/17/70 25'R/W 1/2 St. Imp. c'69 Guardrail @ End where heavy trucks had been jumping C/O	6	23	Windanere & Upper Baseline Plan
STREET & DRAIN LOCAL ISSER DR. 4900 - 5040W	Sunset Lane, East to - End of Pavement	Resident 1A1	Surface Treatment	Ditches	Street & Drain, Reconstruction	LOCAL STREET / YARD	Annexed '85; 6/17/70 50'R/W 16.5'	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL ISSER DR. 8600 - 8630S	Manchester Dr., S. to and including - Coldsac @ Buckingham Place	Resident 1A1	Asphalt	Cuts	Street & Drain, Repair & Overlay	NO	Bubble Coldsac; Annex '85 6/17/70	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL FAIRLEE DR. 4600 - 4730W	Doyle Springs Rd., West to - End of Pavement	Resident 1A1	Asphalt	Cuts	Street & Drain, Repair & Overlay	NO	Annexed '85; 12/9/81 50'R/W M. DOTLE SPRINGS (ac)	6	23	Upper Baseline NA / Plan
DRAINAGE FAIRLEE DR. DRAINAGE	VICINITY #4624 FAIRLEE, off DOYLE SPRINGS RD.	--	...	...		LOCAL STREET / YARD	PV FOR FLOODING AT THIS LOCATION	6	23	Upper Baseline NA / Plan
DRAINAGE FIELD CREEK STUDY	COMMENCES IN WINDANERE BETWEEN CARLYLE & CHAUCER, CROSSES G. SPRINGS, BASELINE W. OF G. SPRINGS, SENNAT, DENHAM, THEN E. N. OF OURENSBORO & CROSSING G. SPRINGS @ MCCLELLAN THEN VALLEY DR. TO LITTLE FOURCHE	--	...	...	FLOOD HAZARD STUDY	LOCAL STREET / YARD	#13 ON PRIORITY LIST, NO CONST. COSTS INCLUDED	6	22/23	Windanere & Upper Baseline Plan, attendale, Santa Monica & Cloverdale / Watson School Plan
STREET & DRAIN LOCAL FOURCHE RD. 7700 - 8130S	Stanger Rd., S. to - J.E. Davis Dr.	Resident 1A1	Surface Treatment & Asphalt Mx	Ditch & Curb	Street & Drain, Reconstruction	NO	VARIES 32' - 32.3'	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL GEYSER SPRINGS RD. 6500 - 7724 & 8001 - 8830S	65TH, S. TO I-30 AND I-30 TO BASELINE RD.	Arterial	Asphalt	Cuts	Street & Drain, Repair & Overlay	NO		6	22/23	Makefield NA & Cloverdale & Windanere NA & Upper Baseline Plan

PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	EXISTING PAVEMENT	EXISTING DRAINAGE	RECOMMENDATIONS	FLOODWAY / FLOODPLAIN ZONE	COMMENTS	WARD	MIS	PLAN
STREET & DRAIN-LOCAL GREEN DR. 3300 - 3530W	Hilano Springs Rd., W. to - End (Inc. Cuidesac)	1a1	Asphalt	Cuts	Steel & Drain; Repair & Overlay	NO	Annex '85; TREE ROOT HEAVED PAVEMENT S. SD.	6	22	Upper Baseline NA / Plan
SPECIAL HANDICAP RAMPS - CITYWIDE	CITYWIDE ANNUAL \$250,000 RETROFIT OF HANDICAP ACCESS	ALL			HANDICAP ACCESS	NO	AS ORDERED BY FEDERAL COURT.	ALL	ALL	ALL
STREET & DRAIN-LOCAL HARPER RD. 3400 - 3730W	Scott Hamilton Rd., East to - Wise Rd.	1a1	Surface Treatment	Ditches	Steel & Drain; Reconstruction	NO	85 Annex; VARIES 18.' - 22.4'	6	22	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL HARTFIELD RD. (DR) 4400 - 4530W	Doyle Springs Rd., East thru Orchard Dr. to End of Pavement	1a1	Asphalt	Cuts	Steel & Drain; Repair & Overlay	NO	85 Annex	5	22	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL DRAVING HEIGHTS RD. SOUTH DRAINAGE E	WEST OF SOUTH HEIGHTS, BASELINE TO LITTLE FOUCHER CREEK (TRIBUTARY OF LITTLE FOUCHER ON WEST SIDE, S. OF BASELINE THEN CROSSES TO EAST @ BEGIN PRI. SECTION.	-	...	UNIMPROVED DITCH	CONCRETE LINED CHANNEL	FLOODWAY; EBE 278 - 261	ON OPERATIONS PROBLEM DRAINAGE LISTING. S. END OF HEIGHTS RD. IS PRIVATE.	6	23	Upper Baseline NA / Plan
STREET & DRAIN HILANO SPRINGS RD. 13620 - 14020S	City Limits @ Fence Line N. of Tripartedale, S. Holly Springs Rd., Dry An. @ Mulberry Place Office, Peachcrest Cv. to Adam Hill Ln.	Arterial	Surface Treatment & Asphalt Mix	Ditch & Curb	Steel & Drain; Reconstruction, Asphalt - Minor	NO	July 1996 Annex.; 1998 RES	6	23	Upper Baseline NA / Plan
STREET & DRAIN HILANO SPRINGS RD., 8900 - 9740 & 9800 - 9999S	BASELINE @ SCOTT HAMILTON, S. TO 98TH, PHASE I & 98TH, S. TO CITYLIMITS, PHASE II	Arterial	Surface Treatment & Asphalt Mix	Ditch & Curb	Steel & Drain; Reconstruction, Asphalt - Minor	LOCAL STREET / YARD / STRUCTURE DAMAGE	ON DRAINAGE BACKLOG LISTING W/ NOTE THAT HOMES HAVE FLOODED ADJACENT. SHE ALSO PROPOSALS FOR SIDEWALK AND DRAINAGE.	6	22	Upper Baseline NA / Plan
SPECIAL HILANO SPRINGS SIDEWALKS	BASELINE @ SCOTT HAMILTON, S. TO 98TH ST.	Arterial	...	...	SIDEWALKS	LOCAL STREET / YARD / STRUCTURE DAMAGE	BASELINE ELEM. SHE ALSO PROPOSAL TO RECONSTRUCT HILANO SPRINGS, WHICH WOULD PROVIDE S/W. UPPER BASELINE NA.	6	22	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL HOGAN CV. (DR) 1 - 30W	Jamison Rd., West thru Rocco, to Wise Rd.	1a1	Asphalt	Cuts	Steel & Drain; Repair & Overlay	NO	Annexed '85	6	22	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL JAMISON RD. 7500 - 8230S	S. Side I-30, S. - Stenger Rd., Sanitation Entrance, to Avery	1a1	Surface Treatment & Asphalt Mix	Ditch & Curb	Steel & Drain; Reconstruction	NO	91CS; Historic Drainage Problems @ I-30	6	22	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL JAMISON RD. 8230 - 8630S	Avery Dr., S. - End S. of Hogan Dr.	1a1	Surface Treatment & Asphalt Mix	Ditches	Steel & Drain; Reconstruction	NO	Residential w/ Minor Commercial	6	22	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL JE DAVIS DR. 3300 - 3604W	Scott Hamilton - Fourche Rd., M. to - End @ Hammerhead Cuidesac @ Gate	1a1	Asphalt	Cuts	Steel & Drain; Repair & Overlay	NO	Residential w/ Minor Commercial	6	22	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL KIPLING CT. 1 - 10W	Kipling Lane, N.E. to - End (Inc. Cuidesac)	1a1	Asphalt	Cuts	Steel & Drain; Rehabilitation, Curb Damage, Steel As Needed	LOCAL STREET	6/17/70; 84SS; LOW SPOTS IN GUTTER; Clay Base Failure Area; 1996 RES	6	23	Upper Baseline NA / Plan

PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	EXISTING PAVEMENT	EXISTING DRAINAGE	EXISTING UTILITIES	FLOODWAY/FLOODPLAIN ZONE	COMMENTS	WARD	MIS	PLAN
STREET & DRAIN LOCAL KIPPLING LN. 8100 - 8330S	Dreher Lane, S. thru Kipling Ct., to Dickens Ln.	Resident Asphalt 1A1	Asphalt	Cuts	Street & Drain; Rehabilitation Cuts, Drainage, Street As Needed	LOCAL STREET	6/17/70; 84SS; LOW SPOTS IN GUTTER; Clay Base Failure Area; 1996 RES	6	23	Mindamere & Upper Baseline Plan
STREET & DRAIN LOCAL LARA LN. 4400 - 4530W	Reck Rd., near Bruno Rd., W. thru Ricky Ln. to Malabri Dr.	Resident Asphalt 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	Annexed '85; 6/17/70 50'R/W; 6' ADA LORA	6	23	Upper Baseline NA / Plan
DRAINING LEVEES E	PULASKI COUNTY DRAINAGE DISTRICT LEVEES	-	-	EARTHLEVEE LEVEES	ESTABLISH INSPECTION & MAINTENANCE OF LEVEES/ PUMP STATIONS	FAILURE OF LEVEES WOULD LEAD TO WIDESPREAD PROPERTY FLOODING.	MEMO DATED 1989 STATES CITY TO ASSIGN MAIN'T. W/ MASTERMAINT TO INSPECT PUMPS 2 TO 3 TIMES A YR. & CITY STAFF TO INSPECT STRUCTURE QUARTERLY. WORKING TO BE CONTRACTED.	ALL	ALL	ALL
STREET & DRAIN LOCAL LAW CIR. (CT) 9401 - 9415S	Southboro Dr. @ Law Dr., Thru Seal Circle to E. Inter w/ Southboro Ct.	Resident Asphalt 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	Annexed '85	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL LAW DR. 8900 - 9320S	Baseline Rd. (SH 338), S. thru Crenshaw, to Southboro Ct. @ Law Cir.	Resident Asphalt 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	Annexed '85 2/16/82 60'R/W S. BASELINE	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL LIBERTY CV. 5700 - 5940W	Geyer Springs Rd., East to - End (Inc. Cuddeback)	Resident Asphalt 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	Annexed '85; 6/17/70 50'R/W; Was AKA Charisale Cv.	6	23	OUR NA & Upper Baseline Plan
STREET & DRAIN LOCAL LINWAY CT. 1 - 20W	Stanton Rd. @ Regina Cir. (PVC), West to - End (Inc. Cuddeback)	Resident Asphalt 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	Annexed '85; 6/17/70 50'R/W; Was AKA Charisale Cv.	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL LOETSCHER LN. 8900 - 9523S	Baseline Rd. (SH 338), S. - Crenshaw Dr., Southboro Ct., McClellan Dr., Southboro Dr. to Turn @ Valley Dr.	Resident Surface Treatment & Asphalt Mix 1A1	Asphalt	Ditch & Curb	Street & Drain; Reconstruction	NO	Annexed '85; 6/17/70 50'R/W; Width Varies 20'22'	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL LOVETT DR. 4800 - 4899W	Sunset Lane, East to - End of Pavement	Resident Surface Treatment 1A1	Asphalt	Ditches	Street & Drain; Reconstruction	NO	Annexed '85; 6/17/70 50'R/W; E. SUNSET LN. (6C); Width Varies 15.1' -15.9	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL MALABRI DR. 9100 - 9400W	Lara Ln. S. Chan S.E. thru Ricky Ln/Ct. to Reck Rd. @ Archart Dr.	Resident Asphalt 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	Annexed '85; 6/17/70 50'R/W M. RECK RD.	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL MANCHESTER DR. 4600 - 4730W	Doyle Springs Rd., West thru Curve @ Essex Dr. to End of Pavement	Resident Asphalt 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	Annexed '85; 6/17/70 50'R/W E. DOYLE SPRINGS RD. (6C)	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL MARGIE CIR. 9600 - 9825S	Loetscher Lane, S. - Turn to the East, to Sunset Lane	Resident Surface Treatment 1A1	Asphalt	Ditches	Street & Drain; Reconstruction	NO	6/17/70 50'R/W W. SUNSET LN	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL MARIETTA CIR. 1 - 58 & 4600W	Off #8400 Doyle Springs Rd., W. - Include Circle Dr.	Resident Gravel/DIR 1A1	Gravel/DIR	None	Street & Drain; Repair & Seal	NO	Annexed '85; ON P.C. MINOR MAIN'T. C1966	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL MCCLELLAN DR. (RD) 5200 - 5703W	Loetscher Lane, West - Southboro Dr. to Begin McClelland School Grounds	Resident Asphalt 1A1	Asphalt	Cuts	Street & Drain; Repair & Overlay	NO	6/17/70; #5200 BDK. CRACKING	6	23	Upper Baseline NA / Plan

INFRASTRUCTURE PROJECT LIST UPDATE - Upper Baseline

STREET & DRAIN LOCAL	PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	EXISTING PAVEMENT	EXISTING DRAINAGE	REPAIRS	UTILITIES	FLOODWAY / FLOORPLAN ZONE	COMMENTS	WARD	MIS	UPPER BASELINE
STREET & DRAIN LOCAL	WIZZ RD. 8500 - 8830S	Baseline Rd. - Harper Rd., Hogan Cv., Bosco Rd., N. Co and Nursing Home Entrance	1a1	Surface Treatment	Ditch & Curb	Street & Drain Reconstruction	Residential w/ Minor Commercial	NO	Annexed '85; Nursing Home Access	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL	NATHAN HALE RD. 9511 - 9610S	S. 54. Cildesac @ Patrick Henry, S. to - American Manor Dr.	1a1	Asphalt	Curbs	Street & Drain Rehabilitation Cuts, Drainage, Steel As Needed		LOCAL STREET	Annexed '85; See American Manor Drainage DRI026000	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL	NATIONAL DR. 7900 - 8130S	S. Side I-30 N/W, S. to - End (Inc. Cildesac)	1a1	Asphalt	Curbs	Street & Drain Repair & Overlay	Commercial	NO	#8001 STATE OFF ACCESS	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL	NORTH LN. 1 - 9S	Baseline Rd. (#1), N. to - End @ #9	1a1	Surface Treatment	Ditches	Street & Drain Reconstruction	Residential w/ Minor Commercial	NO	Annexed '85; VARIES 17.6' - 19.8'	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL	OLD GLORY CT. 1 - 25S	Valley Dr., N.W. to - End (Inc. Cildesac)	1a1	Asphalt	Curbs	Street & Drain Rehabilitation Cuts, Drainage, Steel As Needed		LOCAL STREET / YARD	See DRI049000 @ #17	6	23	Upper Baseline NA / Plan
STREET & DRAIN LOCAL	OPAL DR. 5000 - 5004W	Stanton Rd. @ Larry Cir. (PVC), West to - Begin of Private Section in Trailer Park	1a1	Surface Treatment	None	Street & Drain Reconstruction		NO	Annexed '85; 6/17/70; Barricade @ P1 Ln. thru Trailer Park & Becomes Wordworth Dr. to West	6	23	Midmore & Upper Baseline Plan
STREET & DRAIN LOCAL	ORCHARD DR. 8100 - 8330S	Rosewood Dr., S. to - Hartfield Dr.	1a1	Asphalt	Curbs	Street & Drain Rehabilitation Cuts, Drainage, Steel As Needed		NO	Annexed '85; Clay Base Failure Area	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL	PALOMATO DR. 5700 - 5940W	Geyer Springs @ Judy Ln., East to - End (Inc. Cildesac)	1a1	Asphalt	Curbs	Street & Drain Repair & Overlay		NO		6	23	OUR NA & Upper Baseline Plan
STREET & DRAIN LOCAL	PATRICK HENRY DR. 3800 - 3911W	Cildesac @ Nathan Hale W. thru JohnHancock, to Illica Dr.	1a1	Asphalt	Curbs	Street & Drain Rehabilitation Cuts, Drainage, Steel As Needed		LOCAL STREET	Annexed '85; Bubble Cildesac; See American Manor Drainage Proposal DRI026000	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL	PINECONE CV. 1 - 5S	Pine Cone Dr., N.W. to - End (Inc. Cildesac)	1a1	Asphalt	Curbs	Street & Drain Repair & Overlay		NO	Annexed '85	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL	PINECONE DR. 3400 - 3530W	Hilario Springs, N.E. - PineCone Cv. then S.E. to Arapaho Tr. @ PineWood Loop	1a1	Asphalt	Curbs	Street & Drain Repair & Overlay		NO	Annexed '85	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL	PINECONE DR. 3600 - 3920W	Hilario Springs Rd., W. thru Illica to - East Intersection w/ Arapaho Tr.	1a1	Asphalt	Curbs	Street & Drain Rehabilitation Cuts, Drainage, Steel As Needed		LOCAL STREET	Annexed '85; See American Manor Drainage Proposal DRI026000	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL	PINECONE DR. 4000 - 4430W	E. Intersect. w/ Arapaho, N.W. thru Archart, Wooddale, W. Inter. Arapaho, to Reck Rd.	1a1	Asphalt	Curbs	Street & Drain Repair & Overlay		LOCAL STREET	Annexed '85; See American Manor Drainage Proposal DRI026000	6	22	Upper Baseline NA / Plan
STREET & DRAIN LOCAL	PINEWOOD COVE CT. 1 - 10S	PineWood Loop, S.E. to - End (Inc. Cildesac)	1a1	Asphalt	Curbs	Street & Drain Repair & Overlay		NO	Annexed '85	6	22	Upper Baseline NA / Plan

PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	EXISTING PAVEMENT	EXISTING DRAINAGE	RECOMMENDATIONS	FLOODWAY/FLOODPLAIN ZONE	COMMENTS	WARD	MIS	PLAN
STREET & DRAIN-LOCAL RAMONA DR. 9800 - 9930S	Valley Dr., S. then E. thru Tamala Dr. to End of Pavement	Resident 1al	Asphalt	Cuts	Street & Drain: Repair & Overlay	NO	8785', Proposed yr 4/5 Resurfacing	6	23	OUR NA & Upper Baseline Plan
STREET & DRAIN RECK RD. 8900 - 9430S	Baseline, S. - Bruno, Lara West Rd., Pine Cone Dr., Aehart @ Malabri, to S. of Barwood Cir.	Collector/Asphalt	Asphalt	Ditch & Curb Mk Collector	Street & Drain: Reconstruction, Collector	LOCAL SPREADER / YARD	85 Annex; Some IN HOUSE RES and intermittent Curb- BARRELS RAILING NEAR BARWOOD CIR. SEE AMERICAN HANOR DRAIN DR1026000	6	22	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL RECK RD. 9500 - 9600S	End of C/G S. of Barwood Cir. to End of Pavement	Resident 1al	Surface Treatment	Ditches	Street & Drain: Reconstruction	NO	85 Annex	6	22	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL REGENCY CIR. 1 - 40W	N. Int. w/ Sunset Ln., E. then S. then W. - Regency Ct., to S. Inter. Sunset Ln.	Resident 1al	Asphalt	Cuts	Street & Drain: Repair & Overlay	NO	Annexed '85 6/17/70; Island in Culsdesac w/ 180' x 17' Loop	6	23	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL REGENCY CT. 1 - 10S	Regency Cir. S. to - End (Inc. Oblong Culsdesac)	Resident 1al	Asphalt	Cuts	Street & Drain: Repair & Overlay	NO	Annexed '85; 6/17/70 S. SUNSET LN. (ac)	6	23	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL REPUBLIC LN. 9900 - 10430S	Valley Dr., S. 184' to Bridge then thru Trencon, Drexal, to Rinke Rd.	Resident 1al	Asphalt	Cuts	Street & Drain: Repair & Overlay	NO		6	23	OUR NA & Upper Baseline Plan
STREET & DRAIN RESURFACING OF IMPROVED ROADWAYS - CITYWIDE	CITYWIDE ANNUAL \$3 MILLION PROGRAM FOR OVERLAY AND PAVEMENT MARKINGS AS NEEDED	ALL			Street & Drain: Repair & Overlay	-	SEE ALSO HANDICAP ACCESS REQUIREMENTS AND INDIVIDUAL OVERLAY PROJECT LOCATIONS	ALL	ALL	ALL
STREET & DRAIN-LOCAL RICKY CT. 9300 - 9325S	Malabri @ Ricky Ln., S.W. to - End (Inc. Culsdesac)	Resident 1al	Asphalt	Cuts	Street & Drain: Repair & Overlay	NO	Annexed '85; 6/17/70 50'R/W S. RICKY LN.	6	23	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL RICKY LN. 9100 - 9299S	Lara Lane, S. to - Malabri @ Ricky Ct.	Resident 1al	Asphalt	Cuts	Street & Drain: Repair & Overlay	NO	Annexed '85; 6/17/70 50'R/W S. LARA LN. (ac)	6	23	Upper Baseline NA / Plan
STREET & DRAIN RINKE RD. / SUNSET & CONNECTION	GEYER SPRINGS RD. AND PROPOSED SUNSET LN. EXTENSION	Collector/Asphalt	Surface Treatment	Ditches	Street & Drain: Reconstruction, Collector	AE STARTS 2900' E. OF GYER SPRINGS TO SUNSET	TO SUNSET WOULD REQUIRE ADDITIONAL ROADWAY. OUR NEIGHBORHOOD NA. NOT FUNCTIONING AS COLLECTOR AT THIS TIME.	6	23	OUR NA & Upper Baseline Plan
SPECIAL ROADWAY MEDIANS AND ISLANDS	CITYWIDE	ALL			MEDIANS & ISLANDS: ADDRESS MAINTENANCE & IMPROVEMENT NEEDS	NO	CITYWIDE NEED FOR MAINTENANCE OF STRUCTURES FOR CHANNELIZATION, SIGNAL/SIGNING/ILLUMINATION POLES, REFUGE OR IN SOME CASES, PROP. OWNER ASSOC. ARE NOT MAINTAINING LANDSCAPED ISLANDS IN RESIDENTIAL AREAS.	ALL	ALL	ALL
STREET & DRAIN-LOCAL ROCCO RD. (DR) 9 - 28N	Mize Rd., East then South to - Hogan Dr.	Resident 1al	Asphalt	Cuts	Street & Drain: Repair & Overlay	NO	Annexed '85	6	22	Upper Baseline NA / Plan
STREET & DRAIN-LOCAL ROSSWOOD DR. 4400 - 4500W	Doyle Springs Rd., East to - End E. of Orchard Dr.	Resident 1al	Surface Treatment	Ditch & Curb Mk	Street & Drain: Reconstruction	NO	Annexed '85	6	22	Upper Baseline NA / Plan
STREET & DRAIN SCOTT HAMILTON DR. 8100 - 8200S	End of Taper S. 1-30 @ 81st St., S. to End C/G 502', S. of J.E. Davis	Arterial	Asphalt	Cuts	Street & Drain: Reconstruction, Arterial - Minor	NO	RESURFACED 1998	6	22	Upper Baseline NA / Plan

PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	EXISTING PAVEMENT	EXISTING DRAINAGE	EXISTING UTILITIES	FLOODWAY/FLOODPLAIN ZONE	COMMENTS	WARD	MIS	PLAN
SCOTT HAMILTON DR., 8200 - 8830S	I-30 (FROM J.E. DAVIS) TO BASELINE @ HILARIO SPRINGS (POSSIBLE COLLECTOR DESIGN, SEE NOTES)	Arterial	Surface Treatment & Asphalt Mix	Ditches	Steel & Drain; Reconstruction, Amfibor - Minor	HARPER RD. TO SOUTH 400'	ON FLOOD PRONE LISTING. CONSTRUCTION AS STANDARD COLLECTOR COSTS ARE \$540,000. UPPER BASELINE NA, SIDEWALK PLACEMENT STRESSED. RESURFACED 1998	6	22	Upper Baseline NA / Plan
SHELLAY DR. (SHELLY) 8400 - 8840S	Baseline Rd. (SH 338), N. - #8706 to Keats	Resident Asphalt	Asphalt	Curbs	Steel & Drain; Rehabilitation Curbs, Drainage, Steel As Needed	LOCAL STREET	825S; SUNKEN C/G; #8710 - 8840 was Out of City; Clay Base Failure Area; 1996 RSS	6	23	Windamere & Upper Baseline Plan
SOUTHBORO CT. 5200 - 5530W	Loetscher Lane, W. thru R. Int. Lew Cir, Lew Dr./Cir. to Southboro Dr.	Resident Asphalt	Asphalt	Curbs	Steel & Drain; Repair & Overlay	NO		6	23	Upper Baseline NA / Plan
SOUTHBORO DR. 5200 - 5630W	Loetscher Lane, S.W. thru Darlan Lane to - 90 Turn to the North	Resident Asphalt	Asphalt	Curbs	Steel & Drain; Repair & Overlay	NO		6	23	Upper Baseline NA / Plan
SOUTHBORO DR. 9400 - 9630S	90 Turn to the North, W. thru McCellan, Southboro Ct., to Southwick Rd.	Resident Asphalt	Asphalt	Curbs	Steel & Drain; Repair & Overlay	NO		6	23	Upper Baseline NA / Plan
SOUTHWICK DR. (RD) 5600 - 5640W	End 111' East of Southboro Dr., West to - Southboro Dr.	Resident Asphalt	Asphalt	Curbs	Steel & Drain; Repair & Overlay	NO		6	23	Upper Baseline NA / Plan
SOUTHWICK DR. (RD) 5700 - 5940W	Southboro Dr., West thru Dana Ln. to - Geyer Springs Rd.	Resident Asphalt	Asphalt	Curbs	Steel & Drain; Repair & Overlay	NO		6	23	Upper Baseline NA / Plan
STENGER RD. 3200 - 3530W	Jamison Rd., West to - Fourche Rd.	Resident Asphalt	Asphalt	Ditch & Curb	Steel & Drain; Reconstruction	NO	VARIES 17.2' - 25.2'	6	22	Upper Baseline NA / Plan
STRATTON AVE. 4600 - 4730W	Doyle Springs Rd., West to - End of Pavement	Resident Asphalt	Asphalt	Curbs	Steel & Drain; Repair & Overlay	NO	Annexed '85; 8/19/81 50'R/W M. DOYLE SPRNGS. RD. (ac)	6	23	Upper Baseline NA / Plan
SUNSET LN. DRAINAGE	FRANKIE LN. - REGENCY CIR. - S. OF BASELINE	-	-	-	-	LOCAL STREET / YARD	ON OPERATIONS PROBLEM BRIDGE / PIPE LOCATION LISTING. SEE ALSO RINK/SUNSET EXTENSION PROPOS. PROJ.	6	23	Upper Baseline Plan
SUNSET LN. 8900 - 9940S	Baseline Rd. (SH 338), S. - - Frankle Lane (Pvt), Two Regency Cir. Intersections, Loetscher Ln., Ackerman, Esser, Margie Cir. To End S. of Lovell	Collector	Surface Treatment	Ditches	Steel & Drain; Reconstruction, Collector	LOCAL STREET / YARD	Annexed '85; 6/17/70 S. BASTERING RD. (ac); PH112200 @ Regency Cir.; See Also Rink / Sunset Extension 8706/9000	6	23	Upper Baseline Plan
TAMBLA DR. 9700 - 9930S	Valley Dr., S. to - Ramona	Resident Asphalt	Asphalt	Curbs	Steel & Drain; Repair & Overlay	NO	87/S; Proposed YR 4/5 Resurfacing	6	23	Upper Baseline Plan
TERRAYSON DR. 8500 - 8530S	Chaucer Ln. S.E. to - Walpole Dr.	Resident Asphalt	Asphalt	Curbs	Steel & Drain; Rehabilitation Curbs, Drainage, Steel As Needed	LOCAL STREET	6/17/70; 85/S; Sunkn C/G; Clay Base Failure Area; 1996 RSS	6	23	Windamere & Upper Baseline Plan
TRENTON LN. 5600 - 5940W	Independence, W., skip Republic to Geyer Springs Rd.	Resident Asphalt	Asphalt	Curbs	Steel & Drain; Rehabilitation Curbs, Drainage, Steel As Needed	LOCAL STREET / YARD	DR1049000 FOR #5715 AND GIBEN SPRINGS, QUEENSBORO, ETC. FIELD CREEK & ALBANDALE DITCH. VERY POOR SOILS AND DRAIN.	6	23	Upper Baseline Plan

PROJECT NAME	PROJECT LIMITS	MASTER STREET PLAN CLASSIFICATION	EXISTING PAVEMENT	EXISTING DRAINAGE	REPAIRS / RECONSTRUCTION	FLOODWAY / FLOODPLAIN ZONE	COMMENTS	WARD	MIS	UPPER BASELINE PLAN
DRAINAGE UNITY LN. DRAIN	BASELINE N. TO END @ CULDESAC	...	...	Ditch & Curb	Residential	LOCAL STREET / YARD	FLOODING VICINITY #8708 - AT SCOTT HAMILTON DITCH CROSSING WHICH FLOWS TO LITTLE FOUCHER	6	22	Upper Baseline NA / Plan
STREET & DRAIN- LOCAL	UNITY LN. 8700 - 8830S	Baseline, N. to - End (Inc. CULDESAC)	Resident Asphalt	Curbs	Street & Drain, Rehabilitation, Curbs, Damage, Street As Needed	LOCAL STREET / YARD / STRUCTURE DAMAGE	Annexed '85; No C/G 249' N. of Baseline; #8708 DR1128000; 1997 RRS	6	22	Upper Baseline NA / Plan
STREET & DRAIN- LOCAL	VALLEY DR. 5300 - 5509N	Loetscher, S.W. - Tameja, Darlen, Ramona, Potomac, to Bridge S.W. of Potomac	Resident Asphalt	Curbs	Street & Drain, Repair & Overlay	NO	6/17/70; #755; Repair @ Loetscher; Proposed YR 4/5 Resulting	6	23	OUR NA & Upper Baseline Plan
STREET & DRAIN- LOCAL	WOODHES DR. 4900W	Off #8105 Stanton Rd., East to - End of Pavement	Resident Gravel/DK	None	Scarf & Seal	NO	Annexed '85; ON P.C. MINOR MAINT LIST; 6/17/70	6	23	Upper Baseline NA / Plan
STREET & DRAIN- LOCAL	WALPOLE DR. 5600 - 5630W	Terryson Dr., East to - End of Pavement	Resident Surface Treatment & Asphalt Mkr	Ditch & Curb	Street & Drain, Reconstruction 1/2 Street	NO	6/17/70 LINKS W/C/G, 1/2 ST. IMPROV.; 76 RRS	6	23	Mindamere & Upper Baseline Plan
STREET & DRAIN- LOCAL	WENMOUTH DR. 4400 - 4530W	Doyle Springs Rd., East thru Downen Dr., to End of Pavement	Resident Asphalt	Curbs	Street & Drain, Repair & Overlay	NO	Annexed c7	6	22	Upper Baseline NA / Plan
STREET & DRAIN- LOCAL	MINDAMERE NEIGHBORHOOD	REPLACE ALL DETERIORATED C/G & REPAIR WHERE WATER STANDS, ALSO REPAIR FAILURES	Resident Asphalt	Curbs	Street & Drain, Rehabilitation, Curbs, Damage, Street As Needed	LOCAL STREET / YARD	POOR SOILS & DRAINAGE, THIS AREA, 1995 - 1999 RES. PLAN OVERLAP MANY OF THESE STREETS. SEE FIELD CREEK AND OTHER DRAINAGE REQUESTS IN THIS AREA SUCH AS CHAUCCER; Clay Base Failure Area	6	23	Mindamere & Upper Baseline Plan
SPECIAL LIGHTS	MINDAMERE NEIGHBORHOOD STREET	ALL STREETS	Resident ...	...	STREET LIGHT (ILLUMINATION) REPLACEMENT & TRAFFIC CALMING	NO	MINDAMERE NA	6	23	Mindamere & Upper Baseline Plan
STREET & DRAIN- LOCAL	WOODDALE DR. 3930 - 4013W	West Arapaho Trail, S. Chen W. to - Pine Cone Dr.	Resident Asphalt	Curbs	Street & Drain, Rehabilitation, Curbs, Damage, Street As Needed	LOCAL STREET	Annexed '85; See American Manor Drainage Proposal DR11026000	6	22	Upper Baseline NA / Plan

# Appendix C

Market Analysis

**Market Analysis**

## Summary of the Market Analysis (September 1998)

In June of 1998 the City of Little Rock Department of Planning and Development entered into contract with Tom Herrin Associates (THA) to review and analyze the current condition of the Upper Baseline Neighborhood Action Plan area. As a part of the development of the Market Analysis, THA examined development possibilities and best uses of land in the area. The report also explored the ramifications of development and redevelopment, for the short and long term good of the neighborhood. THA also provided recommendations for new public infrastructure and other actions, which could result in improvements leading to revitalization of the Upper Baseline Neighborhood Plan area.

The report was prepared and presented using insights concerning the overall growth and development of the Little Rock Metropolitan Area, which provides a better understanding of the market forces which influence the development of the Upper Baseline Neighborhood Action Plan area. "Given its superior access to the metropolitan market, the neighborhood should be a thriving and dynamic location for housing and business development. However, a close review of the data shows that the neighborhood has pockets of poverty, some poor and deteriorating housing, and areas which are effected by the socially deteriorating impacts of crime, neglect, and abandonment. Many opportunities are available for redevelopment and renewal in the neighborhood."

The Market Analysis included a review of the neighborhood's demographics to determine the potential demands for redevelopment, including in-fill, with consideration given to the supply of residential, commercial, industrial and service uses. The study examined the demand for each market segment and the potential of each to develop, or be redeveloped, in the Upper Baseline Neighborhood Action Plan area. The study included recommendations for actions to guide redevelopment and/or public and private investments.

The Little Fourche Creek coupled with the Union Pacific Railroad line to the south and east provides a significant barrier to expansion. Unless a large and expensive drainage improvement is made little development to the south and east are likely according to THA.

Incomes in the plan area is generally low. All of the Upper Baseline Neighborhood Plan area falls within the Department of Housing and Urban Development (DHUD) defined low and moderate income area even though parts of the neighborhood is not low and moderate income. Low and very low income limits in Little Rock and North Little Rock, based on a family size of four, is less than \$33,750 (low) and \$21,100 (very low).

Neighborhood and housing data and forecast indicates the area contains vacant tracts, which could be developed as in-fill sites. The market implication for the area is likely to be small and scattered developments. It is unlikely that large mixed use developments will be proposed since vacant sites are small and in some cases will require drainage and access improvements. Since the neighborhood is varied in demographic and income characteristics, it will require several types of housing. Rental housing is more attractive to low and moderate income residents.

Presently there are 8 multi-family housing development located in the area. These developments fall into three categories. First, large market rate apartment projects renting units in the \$300 - \$460 range; second, scattered small apartment developments with units that rent for prices which are comparable to those of the large developments, or which rent for lower rents, and thirdly two large subsidized apartment projects. THA assumes that only a few large market rate apartment projects will be developed in the neighborhood since few sites presently exist which would be suitable.

As planning proceeds it will be necessary to determine to what extent mobile homes will provide affordable housing in the neighborhood in the future. This issue is more of a planning issue than a market consideration since the existing mobile home parks and site in the neighborhood are, for the most part, below standard.

The commercial core area can be redeveloped but planning for redevelopment will require addressing traffic and access problems. Several factors are considered when retailers look for a location to build. Whether, or not, neighborhood residents constitute a viable market for retail establishments. Generally speaking, the Upper Baseline Neighborhood Plan area households are less numerous in the upper income categories and more numerous in the lower income categories. The importance of these figures are the impact they have on a retailer's decision to locate in an area.

Another factor to consider by retailers is if an area is growing in population. It is unlikely that the Upper Baseline Neighborhood Plan area will grow if new housing is not built in the area. THA also estimated the square footage by the year 2000 and land requirements according. Based on the estimates, a total of 6.1 acres additional retail would be needed, given the income and retail sales potential of area households. THA also concludes the area has few large sites for retail development thus it is likely that the retail development which does occur will be located on, or near, small parcels along major arterials. Every effort should be made to encourage retail locations that have good pedestrian access to residences.

The area has few office buildings. They are located along I-30 and at scattered locations along major and minor arterials. According to the City's Goals and Policy Report, "Office space has played a major role in the expansion of the urbanized area of Little Rock, particularly in the I-630 and I-430 corridors. By a wide consensus, most development practitioners in the Little Rock area expect these corridors to intensify their office space offerings, while not anticipating any major expansion in other areas".

THA indicates a trend to watch is the continued development of state offices and facilities in the Little Rock area. The State Capitol Complex has a large array of offices, some of which are ancillary to state government. As new offices become necessary the State may look outside the Capitol Complex for locations, as with the location of the State Police Headquarters in the plan area and the Natural Resources Complex in west Little Rock.

THA estimates the need for additional office space in the range of 45,000 to 60,000 square feet by 2000. This is based on the assumption the plan area will capture 15% of midtown and 10% of downtown forecasted employment. THA also assumes this office

space will be located either along I-30 or along the major arterial streets in the neighborhood i.e. Baseline Road and Geyer Springs Road.

With respect to warehousing and light industrial developments THA indicates the area is a prime location. The area is has rail access, is centrally located in Little Rock, has large industrial parks located to the north and east, and has excellent access to the metropolitan freeway system via I-30. The area also has a good supply of labor that is trainable for warehousing and light industrial jobs; however, there are only a limited number of sites in the area for this type of development. For this reason, THA finds there is limited justification for additional warehousing and light industrial manufacturing. He also indicates these activities may be compatible along I-30 if modern design and other site development standards are followed.

THA concludes that demand figures, as shown in the report, will not be realized unless the City improves infrastructure in the Upper Baseline Neighborhood Plan area to a quality comparable, or better than that found in any other Little Rock Neighborhood. If the area is to compete with other areas of the City for new residents then the neighborhood will need to be attractive, present a well maintained appearance, and have facilities, services, and amenities which are good enough to affect potential home owners' decisions to locate there. Drainage and flooding problems will need to be addressed; traffic will need to be controlled; water and sewer service must be available at high quality levels.

Based on the complete assessment Tom Herrin Associates developed the following recommendations as a part of the Market Analysis for the area.

- A comprehensive study of housing conditions in the Upper Baseline Neighborhood should be prepared. The neighborhood is presently showing signs of distress including crime, some housing deterioration, and out-migration of the neighborhood residents. The study should emphasize stopping the deterioration of housing, limiting demolition of single-family homes and finding techniques to encourage the sale of new and rehabilitated housing to persons who do not now reside in the neighborhoods.
- Documentation of the condition of existing housing in the neighborhoods including mapping, structural surveys, occupancy data and information, ownership and other information which will be helpful in determining where, and how, to address problems of housing deterioration, structural loss, and the destructive social conditions (crime, drugs, etc.) which are associated with poor housing conditions.
- Develop at least 75+ new single-family homes at carefully selected locations throughout the neighborhood. Many of these units should be subsidized either through interest subsidy housing programs, infrastructure loans or grants, or through programs such as Habitat for Humanity.
- Develop at least 75+ multi-family apartments at carefully selected locations throughout the neighborhood. Many of these units should be subsidized through programs such as tax credits, historic preservation loans, grants or other subsidies. Many of the programs sponsored by the U.S. Department of Housing and Urban

Development could be used to develop new apartments and other scattered site rental housing.

- Review of the data presented shows 45.7% of the units in the area to be single family in 1990 and 54.3% multi-family (including mobile homes). A 50/50 split for new development seems reasonable but can be adjusted by neighborhood area to reflect conditions at the time a housing development is proposed.
- Encourage development of in-fill commercial sites at I-30's intersections with neighborhood major arterials including Geyer Springs Road and Scott Hamilton Drive. I-30 access road locations also provide a few sites for new commercial and office development.
- Encourage the development of in-fill office locations along the major arterials (Geyer Springs Road and Baseline Road) serving the neighborhood. However, very careful consideration should be given to traffic flow, access, and control should be included in the planning for development of new office sites.
- Encourage home ownership throughout the neighborhood by converting public and other rental housing units to occupant ownership.
- Continue public infrastructure development based on neighborhood residents input, engineering and planning studies, and Little Rock's capital programming. Emphasis should be placed on street lighting, sidewalk construction, curb and paving improvements, park development, and other neighborhood amenities, which encourage and promote security and neighborhood residents' interaction. A goal of infrastructure development should be to strengthen neighborhood residents' identification with their neighborhood as a good, safe, and attractive place to live and work. An added advantage of neighborhood identification will be that the neighborhood will become more attractive to outsiders as a good place to live, and thus, will be more marketable as a place to live and raise children.
- Establish cooperative planning and outreach programs which are tied to public and private institutions located in the neighborhood i.e. state government offices such as State Police Headquarters, the Little Rock Public Housing Authority, and federal government offices. Every effort should be made to involve these agencies and entities in overall planning for the neighborhood.

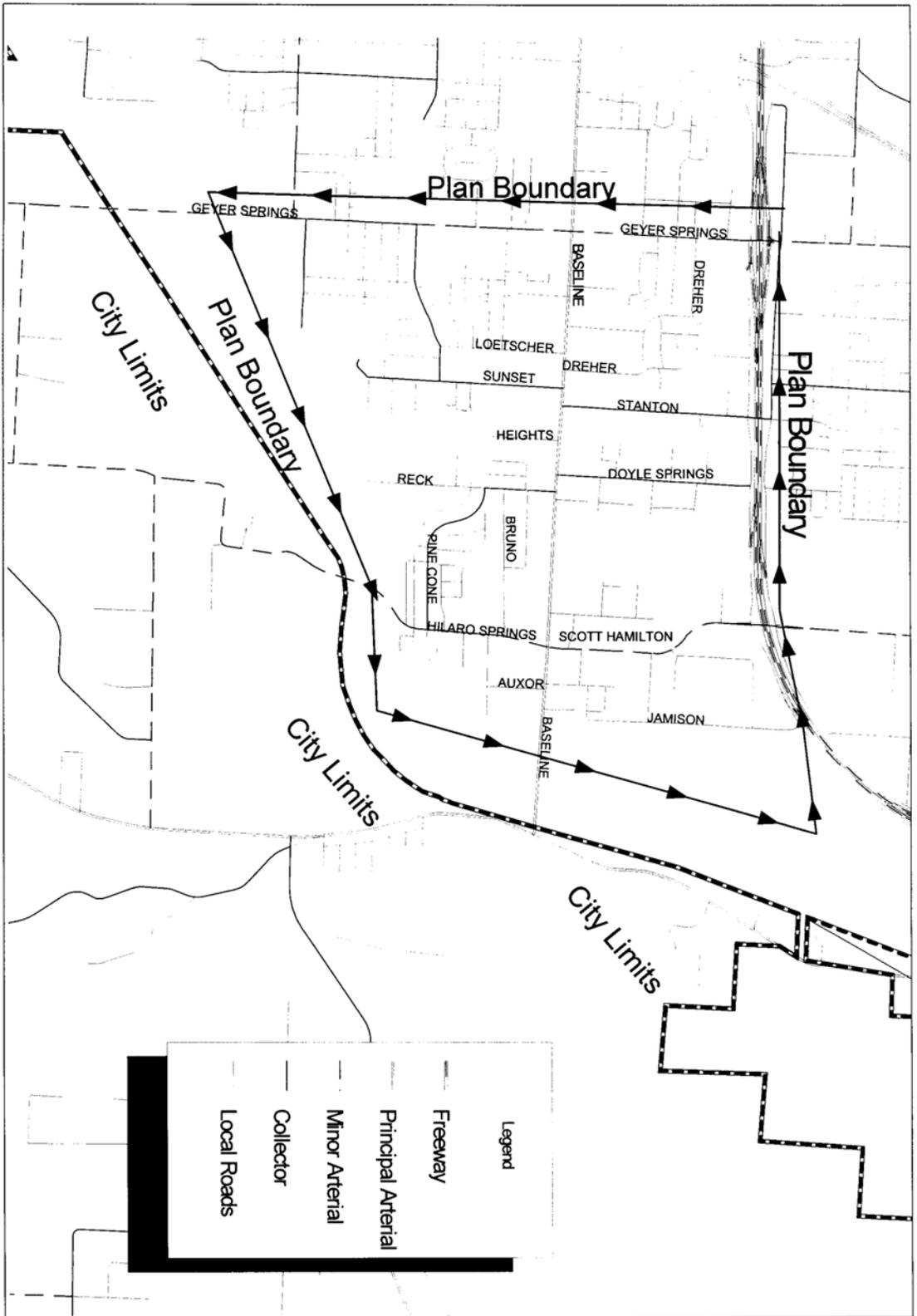
# Appendix D

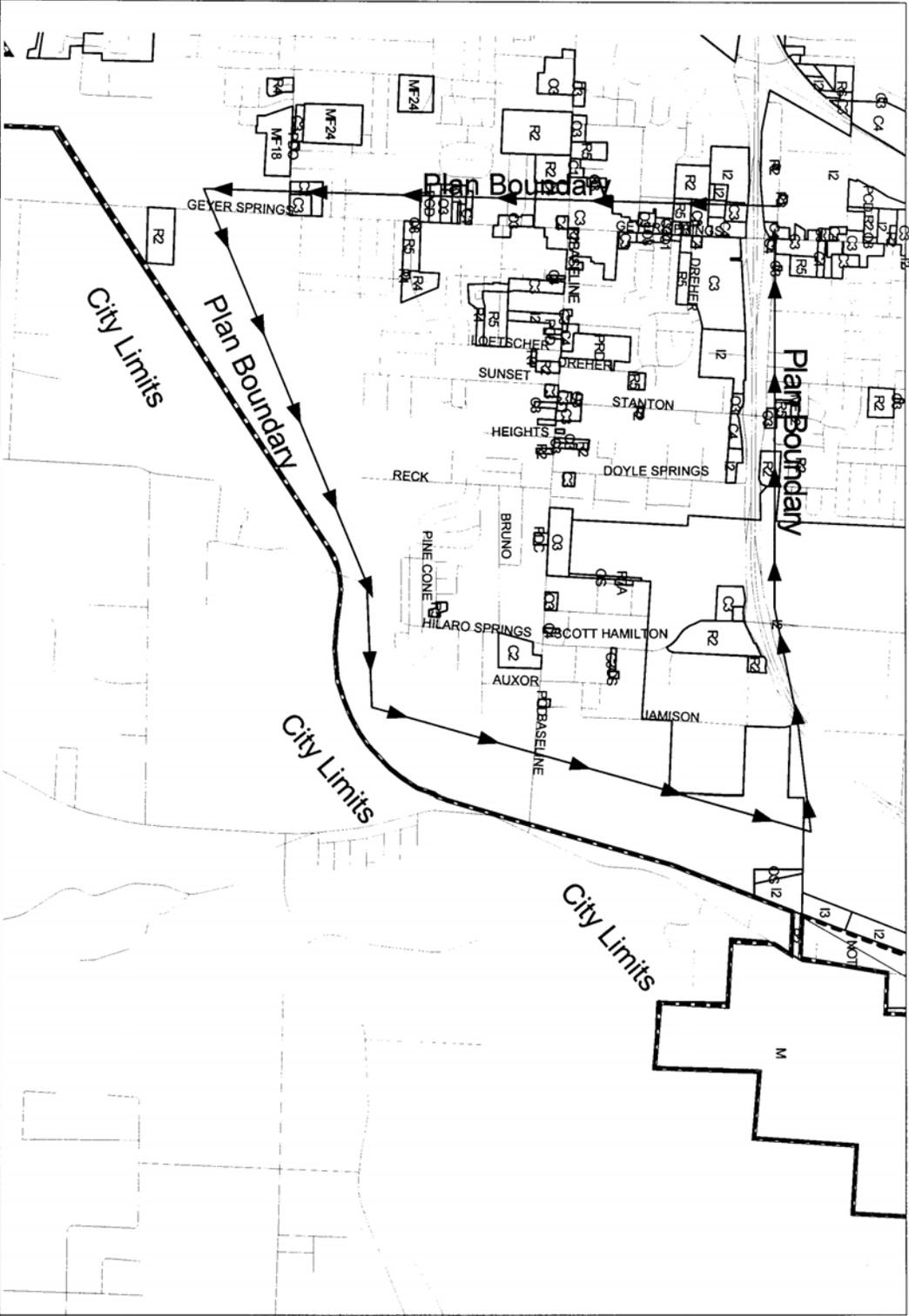
Area Maps

**Area Maps**



# Upper Baseline Neighborhood Action Plan Area Circulation System - July, 1999





**Upper Baseline Neighborhood Action Plan**  
**Existing Zoning - July, 1999**



## OUTLINE OF ZONING CLASSIFICATIONS AND DESCRIPTIONS

The City of Little Rock, with the exception of the State Capitol Zoning District and the Central Little Rock Zoning Area Downtown, is divided into the following 34 zoning districts:

1.     **"R-1"** - Single Family District  
  
For large lot single family development with a minimum lot size of 15,000 square feet. This district is the least utilized of the several single family zones.
2.     **"R-2"** - Single Family District  
  
For conventional single family development with a minimum lot size of 7,000 square feet. This district is the predominant single family district within the City of Little Rock west of University and south of Asher Avenue.
3.     **"R-3"** - Single Family District  
  
For small lot single family development with a minimum lot size of 5,000 square feet. This district which permits duplexes as a conditional use is the predominant single family district north of Asher Avenue and east of University.
4.     **"R-4"** - Two Family District  
  
For the development of duplex dwellings with a minimum lot size of 7,000 square feet.
5.     **"MF-6"** - Multifamily District  
  
For apartment development at a maximum of six dwelling units per acre. This district is used predominantly in the west and southwest portions of the City generally for upper income and condominium type development.
6.     **"MF-12"** - Multifamily District  
  
For apartment development at a maximum of 12 units per acre. This district is used predominantly in the west and southwest portions of the City as a transition zone between lower and higher density residential developments.
7.     **"MF-18"** - Multifamily District  
  
For apartment development at a maximum of 18 units per acre. This district which is predominantly located west of University is the primary "MF" District for construction of apartments in the suburban area.
8.     **"MF-24"** - Multifamily District  
  
For apartment development at a maximum of 24 units per acre. This district is utilized throughout the City; however, the majority of this district is located in the northwest portion of the City. It is generally developed in close proximity to higher intensity uses either office or commercial.

9. **"R-5"** - Urban Residence District  
For apartment development at a maximum of 36 units per gross acre.
10. **"R-6"** - High-Rise Apartment District  
For apartment development at a maximum of 72 units per gross acre. This district is the High-Rise Apartment District and is the least utilized of the several apartment zones. This district is primarily located in the core of the City north of Asher Avenue and east of University.
11. **"R-7"** - Mobile Home District  
For mobile home parks at a maximum of eight dwelling units per gross acre. This district is utilized for creation of rental mobile home parks only.
12. **"R-7A"** - Mobile Home District  
For mobile home subdivisions proposing lot sales for placement of mobile home units. The maximum permitted density is 12 family units per net saleable acre.
13. **"O-1"** - Quiet Office District  
For office use providing for conversion of residential structures in older neighborhoods to uses compatible with existing residential neighborhoods.
14. **"O-2"** - Office and Institutional District  
For large tract office and institutional development. This district provides for the high-rise office development.
15. **"O-3"** - General Office District  
For development of freestanding offices serving a broad range of public needs.
16. **"C-1"** - Neighborhood Commercial District  
For development of small personal service uses. This district allows uses that are generally neighborhood oriented.
17. **"C-2"** - Shopping Center District  
For development of large scale commercial projects such as shopping malls.
18. **"C-3"** - General Commercial District  
For development of a broad range of general sales and service uses.
19. **"C-4"** - Open Display Commercial District  
For development of a range of uses requiring open display of merchandise such as automobiles, mobile homes, and building materials.

20. **"I-1"** - Industrial Park District

For development of an efficient well-designed industrial park. This district encourages the development of park-like settings with significant landscaping and design effort.

21. **"I-2"** - Light Industrial District

For development of general industrial uses including light manufacturing and assembly.

22. **"I-3"** - Heavy Industrial District

For development of industrial uses of an objectionable or hazardous nature. This district normally includes uses that emit a high level of noise, dust, odor, or other pollutants thus; requiring separation from residential or other more sensitive uses.

23. **"AF"** - Agriculture and Forestry District

For sites utilized as farming or other rural activities. This district is also utilized for recreational uses.

24. **"M"** - Mining District

For sites utilized as mineral extraction, forestry, or agriculture. This district much like the Heavy Industrial District, should be separated from residential or other more sensitive uses.

25. **"OS"** - Open Space District

For use as a buffer zone between uses, a protection zone for difficult topography, and to preserve natural conditions. This district is most often utilized to buffer one land use from another such as apartments, office, or commercial development from single family.

26. **"F"** - Floodplain District

For regulation of usage of flood prone lands to protect the water flow and to reduce flooding effects.

27. **"PZD"** - Planned Zoning Development

A process for owners/developer to utilize when it is desirable to present a unified site plan and plat for City review. There are four (4) Planned Unit Development districts utilized in the process for multi use developments. These are:

a. **"PRD"** - Planned Residential

This district is used when residential uses are proposed in a development of mixed uses permitted.

b. **"POD"** - Planned Office

This district is used when office development is the intended principal use. Some commercial and residential is permitted when made a part of the review process.

c. **"PCD"** - Planned Commercial

This district is used when commercial mixed use development is proposed. A mix of residential, office and commercial is permitted.

d. **"PID"** - Planned Industrial

This district is used when warehousing, manufacturing or similar uses are proposed in a Mix of uses.

28. **"PD"** - Planned Development

A process utilizing the same submittal and review procedures as a "PUD" except, that, this process permits development of single use projects exclusively, these districts are:

a. **"PD"** - Residential

This district permits residential projects of any density with no mix of other uses.

b. **"PD"** - Office

This district permits projects that involve a single office use or building (no mix of uses).

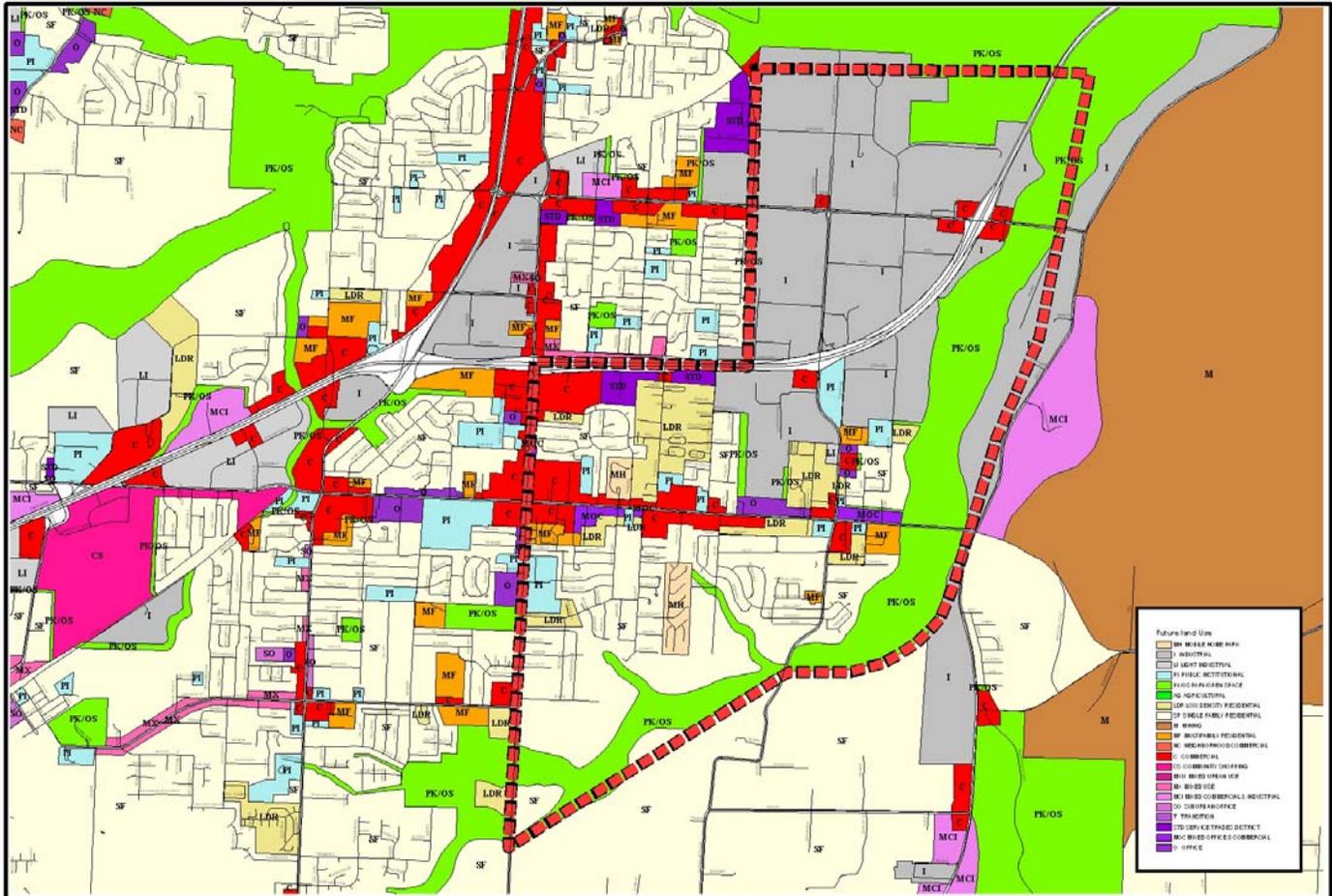
c. **"PD"** - Commercial

This district permits projects that involve a single commercial use or building (no mix of use).

d. **"PD"** - Industrial

This district permits projects that involve a single industrial building or use (no mix of use).





- Future Land Use
- BK MIXED USE BFA
  - INDUSTRIAL
  - LIGHT INDUSTRIAL
  - PUBLIC INSTITUTIONAL
  - PUBLIC OPEN SPACE
  - HIGH DENSITY RESIDENTIAL
  - LOW DENSITY RESIDENTIAL
  - SINGLE FAMILY RESIDENTIAL
  - M-1 MEDIUM DENSITY INDUSTRIAL
  - C COMMERCIAL
  - COMMUNITY SHOPPING
  - MIXED USE OFFICE
  - B BUSINESS
  - MIXED COMMERCIAL INDUSTRIAL
  - OFFICE/RESIDENTIAL
  - TRANSFER
  - OFFICE TRADES DISTRICT
  - MIXED OFFICE COMMERCIAL
  - OFFICE



The data contained herein is very complex and is not intended for the sole use and benefit of the Public Area Development Information System (PAIS) and is not to be used for any other purpose. Any use of the data for any other purpose is at the user's risk of the user, and the user agrees to hold the City, its members, board, and without liability from any claim, cost, or damage of any nature against the City, including cost of defense, arising from any use of the data, or use by another party. Any reliance on use of this data is done without any expressed or implied warranty. The geographic data herein was obtained from 1997 / 1998 photography.

## FLU-Upper Baseline Neighborhood Plan Area



## LAND USE CATEGORIES

Revised 6/4/98

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### RESIDENTIAL

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**SF** Single Family Residential - This category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

**LDR** Low Density Residential - This category accommodates a broad range of housing types including single family attached, single family detached, duplex, townhomes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and ten (10) dwelling units per acre.

**MF** Multi-Family Residential - The multi-family category accommodates residential development of ten (10) to thirty-six (36) dwelling units per acre.

**MH** Mobile Home Park - This category accommodates an area specifically developed to accommodate mobile homes.

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### OFFICE

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**O** Office - The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

**SO** Suburban Office - The suburban office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

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### MIXED

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**MCI** Mixed Commercial and Industrial - This category provides for a mixture of commercial and industrial uses to occur. Acceptable uses are commercial or mixed commercial and industrial. A Planned Zoning District is required if the use is mixed commercial and industrial.

**MOC** Mixed Office and Commercial - This category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial.

**STD** Service Trades District - This category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office.

**MX** Mixed Use - This category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

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**INDUSTRIAL**

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- LI Light Industrial - This category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.
- I Industrial - The industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.

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**COMMERCIAL**

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- C Commercial - The commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.
- CS Community Shopping - This category provides for shopping center development with one or more general merchandise stores.
- NC Neighborhood Commercial - The neighborhood commercial category includes limited small scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.
- NODE Existing Business Node - This category provides for the existence of a sufficient concentration (minimum of 3) of long-term established businesses on both sides of a major street. The businesses must be contiguous or in close proximity. A Planned Zoning District is required.

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**OTHER**

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- A Agriculture - It is the intent of this category to encourage the continuation of agricultural uses of the land. The agricultural classification also provides for a transition between rural areas and the urban fringe, where it would be appropriate to preserve existing rural land use, prior to annexation into the city.
- M Mining - The mining category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.
- PK/OS Park/Open Space - This category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.
- PI Public/Institutional - This category includes public and quasi public facilities which provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.
- T Transition - Transition is a land use plan designation which provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms with the Design Overlay standards. Uses which may be considered are low density multi-family residential and office uses if the proposals are compatible with quality of life in nearby residential areas.

# Appendix E

Comments

**Comments**



**MEMORANDUM**

**TO: DONNA JAMES, PLANNING AND DEVELOPMENT**  
**FROM: CHANDRA L. WALLAR, DIRECTOR OF PUBLIC WORKS**  
**SUBJECT: UPPER BASELINE NEIGHBORHOOD ACTION PLAN**  
**DATE: JULY 15, 1999**

Public Works staff appreciates opportunity to review the Upper Baseline Neighborhood Action Plan. Staff reports the following information:

Civil Engineering –

- City's Unfunded Capital Improvement list identifies improvements for Scott Hamilton, J. E. Davis to Baseline. Plan includes 44' wide pavement with additional 2' curb & gutter on both sides, storm drainage facilities, sidewalks, and outfall drainage as required. Project cost is estimated at \$1,875,000. No funds are available at this time.
- Hilario Springs Road improvement is identified on the City's Unfunded Capital Improvement List, which includes sidewalks on both sides of roadway, from Baseline Road to 98<sup>th</sup> Street. No funds are available at this time. NOTE: Should sidewalks be constructed prior to street improvements, they should be placed at location conforming to future street widening.
- Sidewalks within a five-block area of all schools are identified on the City's Unfunded Capital Improvement List. No funds are available at this time.
- Sunset Lane is designated as a collector street on Master Street Plan. Desire for improvements and ultimate connection to Rinke Road is recognized on City's Unfunded Capital Improvement List. No funds are available at this time.
- Rinke Road is designated as a collector street on Master Street Plan. Desire for improvements is recognized on City's Unfunded Capital Improvement List. No funds are available at this time.
- The addition of curb, gutter, and sidewalks on Dreher Lane from 8500 south to Baseline is recognized on the City's Unfunded Capital Improvement List, for consideration, as funds become available.
- Widening of Community Road and installation of curb and gutter is recognized on the City's Unfunded Capital Improvement List, for consideration, as funds become available. Standard width for minor residential streets such as Community Road is 24 feet.

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- Reconstruction and drainage improvements at American Manor east of Hilario Springs Road are identified on the City's Unfunded Capital Improvement List, for consideration, as funds become available.

Traffic Engineering –

- Signal warrants analysis was conducted at the intersection of Baseline and Stanton Roads. Results shows 5 of 11 warrants were met for installation of a traffic signal. It ranks 22 of 35 locations on list of warranted traffic signal. However, no funds are available for installation at this time.
- Crosswalks, signs, & flashers are in place and clearly visible at all schools, including Baseline Elementary School, Cloverdale/Watson Elementary School, and McClellan High School. Flashing signage is installed at all elementary schools. New florescent yellow-green signs are in the process of being installed at elementary schools. School principals may contact LR Police Department at 371-4659 to inquire about crossing guards or request selective enforcement of speed limit.
- Adjust timing of signal at Young Road and Geyer Springs – Staff is evaluating traffic signal system in this area. Appropriate action has not been determined at this time.
- Left turn protection arrow at light on Geyer Springs Road and Young Road – Staff is evaluating traffic signal system in this area. Appropriate action has not been determined at this time.
- Traffic studies were conducted on Sunset Lane to determine extent of speeding. Results show a total of 1,636 vehicles traversed this street within a 24-hour period with an 85<sup>th</sup> percentile speed of 38 MPH. No speed limit signs are posted; therefore, speed limit defaults to 30 MPH. Staff determined speed limit for this street should be 25 MPH and work orders are issued to install 25-MPH speed limit signs. A copy of the speed study was sent to LR Police Department for enforcement.
- Work orders are issued to install “No Trucks” sign on Mize Road at Baseline and Jamison Road at Avery. “No Trucks” sign is already installed on Harper Road at Scott Hamilton. LR Police Department should be contacted for enforcement.
- Records show installation of a street light at 7 Portsmouth Drive was complete November 12, 1998.

Solid Waste Service –

- City cannot locate a permanent dumpster site for placement of yard waste. The reason is twofold.
  1. Weekly yard waste collection is available curbside for all residential customers. It is not necessary for fee-paying customers to haul yard waste to a central collection site. Customers are encouraged to call Solid Waste Collections at 888-2208 to request special pickup of large bulky materials. Owners of businesses, vacant lots, and unoccupied houses may pay appropriate tipping fees to dispose of materials at the landfill located on Ironton Cutoff.
  2. Establishing a permanent location acquires legal liability for the City. Any long-term collection site quickly turns into a satellite landfill. Arkansas Department of Environmental Quality banned, by State statute, permanent siting of roll-offs for collection of solid waste materials.

Operations –

- Stanton Road/Manchester Drive area from Manchester Drive to Stanton Road – Drainage system was inspected; however, no maintenance appeared to be needed at this time.

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Long term solutions to drainage problems in this area are identified on the City's Unfunded Capital Improvement List.

- Auxor Lane and Baseline Road – Work orders are issued to dig out a section of this ditch to improve flow of existing drainage system. We anticipate this work to be complete by August 20<sup>th</sup>. Long term solutions to drainage problems in this area are identified on the City's Unfunded Capital Improvement List.
- Harper Road and Jamison Road – Drainage system was inspected; however, no maintenance appeared to be needed at this time. Long term solutions to drainage problems in this area are identified on the City's Unfunded Capital Improvement List.
- Community Lane and Community Road – Work orders are issued to dig out a section of this ditch to improve drainage of existing system. We anticipate this work to be complete by August 20<sup>th</sup>. Long term solutions to drainage problems in this area are identified on the City's Unfunded Capital Improvement List.
- Burris Road and Community Road – Drainage system was inspected; however, no maintenance appeared to be needed at this time. Long term solutions to drainage problems in this area are identified on the City's Unfunded Capital Improvement List.
- 6 Potomac Court – Work orders are issued to clean mouth of catch basin. We anticipate this work to be complete by August 6<sup>th</sup>.
- Windamere Drive – Work orders are issued to clean catch basin and flush pipe in front of 5659 Windamere. We anticipate this work to be complete by August 6<sup>th</sup>.

If you have questions or require further information, please call.

CW/pm

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**City of Little Rock**

Police Department

700 West Markham  
Little Rock, Arkansas 72201-1329

## MEMORANDUM

TO: Donna James, Planning and Development

FROM: Louie C. Caudell, Chief of Police  
Horace L. Walters, Captain, Southwest Patrol

DATE: July 6, 1999

SUBJECT: Upper Baseline Neighborhood Action Plan

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I have reviewed the attached proposal/draft. All contents are informative, constructive and user friendly.

I would like to make a recommendation regarding Traffic Control Goal, page #23, Actions Statement, Sub Topic, #3,

Quote – “Place a left turn protection arrow at the light on Geyer Springs Road and Young Road.” Recommend a longer cycle for east/west Young Road. The current cycle causes blocked intersections due to the short cycle of east/west Young Road.

HLW:kl



City of Little Rock

Police Department

700 West Markham  
Little Rock, Arkansas 72201-1329

## MEMORANDUM

**TO:** David P. Rowan, Assistant Chief of Police  
**FROM:** Captain Mike Sylvester *Capt. R. Michael Sylvester*  
**RE:** Upper Baseline Neighborhood Action Plan  
**DATE:** July 9, 1999

I have reviewed the Upper Baseline Neighborhood Action Plan for the Public Safety Section, regarding the Public Goals and Objectives and have formulated the following conclusions and recommendations:

### Objectives 1, 2, and 4

The Department is already actively addressing these objectives and are proactive and reactive in our response.

### Objective 3

The Department and City are addressing this objective through the Alert Centers, Neighborhood Crime Watch and Neighborhood Associations by giving the community a vehicle to bring the concerns to the attention of the City and are updated on the city response.

### Objectives 5 and 6

I believe these objectives are somewhat unrealistic goals to complete. However, the Department has assigned C.O.P.P. Officers to the Upper Baseline Alert Center in an attempt to accomplish these goals. Additionally, personnel from other divisions of the Department (Patrol, Narcotics, Detective Division) progressively address crime in this area as it relates to their respective divisions.

### Action Statements

Statements 1-8 are already being done and are part of Departments efforts to reduce crime in the Upper Baseline area. *There are no plans to increase COPP officers in near future.*  
Statements 9 and 10

Do not directly apply to the Department.

MS:trg



City of Little Rock

Department of Housing & Neighborhood Programs



Administration  
615 West Markham, Suite 100, Little Rock, Arkansas 72201  
Phone 501-371-4748, Fax 501-399-3461

MEMORANDUM

**TO: JIM LAWSON, DIRECTOR  
PLANNING & DEVELOPMENT DEPARTMENT**

**FROM: MARGI GANT, DIRECTOR** *Margi Gant*  
**HOUSING & NEIGHBORHOOD PROGRAMS DEPARTMENT**

**SUBJECT: UPPER BASELINE NEIGHBORHOOD ACTION PLAN**

**DATE: JULY 7, 1999**

I have enclosed a copy of the Upper Baseline Neighborhood Action Plan indicating suggested minor editorial corrections that you may wish to consider. In addition, I am providing the following comments identified through staff review as potential impacts or questions related to the provision of City services:

- It is recommended that Objective No. 1 under the Neighborhood and Housing Revitalization Goal be included under the Public Safety Goal.
- Objective No. 3 under the Neighborhood and Housing Revitalization Goal is too vague to be interpreted for action. What city services? What areas?
- In the Public Safety Goal, in addition to City efforts, neighborhood and citizen efforts [planned or in place] to reduce and/or eliminate criminal activity should be included.
- Survey results contained in Appendix A indicate 45.89% of respondents rate "more owner-occupied housing" as "very important," and "type of housing" as a major factor in attracting persons to the neighborhood. Based on those findings, we suggest that increased and specifically defined goals to address housing needs be included in the Upper Baseline Neighborhood Action Plan.
- The key components of the Code Enforcement objectives continue to be stronger enforcement of all codes impacting the neighborhood. Although this is a good planning tool, I am concerned about the impact on our Code Enforcement resources when action plans are implemented. The adoption of the plans create a level of expectation in the neighborhoods for increased City code enforcement activity. In view of the current budget constraints and hiring freeze, there will be insufficient resources to support the expected increased City services. Again, it is imperative

Mr. Jim Lawson

-2-

July 7, 1999

that the neighborhood action plans include specific objectives to address actions the neighborhood organizations and residents could implement to support code compliance activities.

Thank you for the opportunity to review and comment on the content of Neighborhood Action Plans. The information and statistical compilation provided is very useful, and I commend your staff for their excellent professional work. If you have any questions or if my department may provide additional assistance to support your efforts, please do not hesitate to contact me.

cc: Donna James, Planning & Development

# Appendix F

***Upper Baseline  
Neighborhood Action Plan  
1999 Plan Development Team***

***Neighborhood Associations:***

***O.U.R.  
Upper Baseline  
Windamere***

***Steering Committee:***

***Milton Anderson  
Pearl Butler  
George Garrett  
Kenneth Hobbs  
A.D. Nutt  
Doris Taplin***

***Brooks Ball  
Jim Castleberry  
Pat Gee  
Cynthia Johnson  
Joe C. Reynolds***

***Romona Ball  
Claudine Forte  
Ralph Haskins  
Herbert Louks  
Dewey Taplin***

***City Staff:***

***Harold Ford, Public Works  
Chandra Foreman, Planning and Development  
Donna James, Planning and Development  
James Killion, Housing and Neighborhood Programs  
Valeria Tate, Housing and Neighborhood Programs***