

Aquatic Facility Land Study

Needs:

- Minimum of 6 acres
- Primarily flat
- Minimal tree canopy, floodplain, etc.
- Easy access for vehicles and pedestrians
- Minimal entitlement challenges
- Currently owned by City or partner preferred
- Adequate utility access/infrastructure

Potential Aquatic Facility Site: Lewis Fields

Opportunities:

- Equity in service area
- Access from I-49
- Under joint ownership City + FPS (no land acquisition needed)
- Trail/pedestrian access
- Enough space to include other recreation

Constraints:

- Displacement of multi-use fields
- Cost of building new fields
- Potential cost of acquiring land for fields

NORTH LEWIS AVENUE & WEST MOUNT COMFORT ROAD

SITE LOCATION

- NORTH LEWIS AVENUE & WEST MOUNT COMFORT ROAD
- PARCEL #: (765-13574-000)

GENERAL SITE DESCRIPTION

- TOTAL PARCEL AREA: 20.8 ACRES
- PARTITIONED LAND AREA: 6 ACRES
- LAND USE ZONING: P-1 INSTITUTIONAL
- OWNER: CITY OF FAYETTEVILLE +
FAYETTEVILLE SCHOOL DISTRICT #1

L.O.S. SITE SCORE: 4

- NEIGHBORHOOD CONNECTOR: +1
- COMMUNITY CONNECTOR: +3

LEVEL OF SERVICE (L.O.S.) BY SITE



PARCEL MAPPING



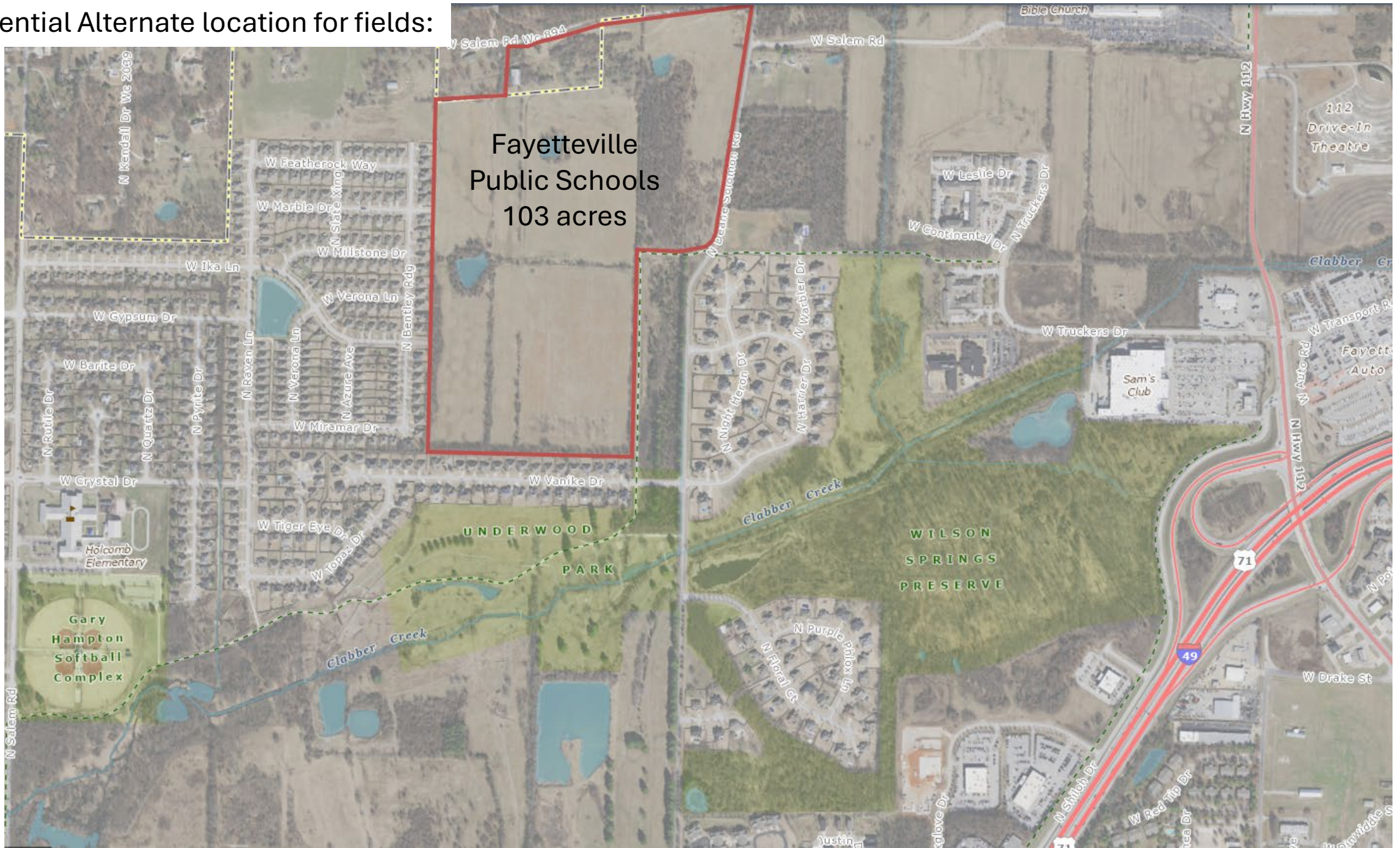
Potential Aquatic Facility Site: Lewis Fields

Existing site context:

- Jointly owned
- City maintains fields, restrooms, and parking
- City manages programming/rentals
- FPS allows City use on FPS owned portion
- City gives FPS priority scheduling
- Includes restrooms and 6 fields, 5 are full-size



Potential Alternate location for fields:



Multi- Use field development

Opportunities:

- Large acreage of flat land conducive to fields
- Enough space to accommodate the 6 fields and Lewis and has room to expand
- Undeveloped
- Under FPS Ownership
- Potential for joint use agreement
- Proximity to other recreational opportunities
- Proximity to schools

Constraints:

- Rezone to P-1
- Cost to develop field complex

