



# Springdale Infrastructure Development Plan

## EXECUTIVE SUMMARY

The City of Springdale, Arkansas requests up to and not to exceed \$23 million from the U.S. Department of Transportation that will enable up to and not to exceed \$141 million in municipal infrastructure improvements (80% local funding, 20% match funding) over a five-year period to be funded by a bond program scheduled to be approved by voters in early 2018.

In the last 15 years, Springdale has self-funded more than \$200 million in street construction through bonds and Capital Improvement Program and seeks to extend this work.

Nineteen (19) projects will be completed as part of this program and are at 30 percent design completion. The projects are strategically chosen after much analysis for two reasons: (1) the 19 projects significantly improve local and regional connectivity; and (2) the projects have a high probability for significant job creation. Project details and engineering documents are provided.

### PROJECT SCOPE

In 2017, the City of Springdale’s engineers evaluated and identified local infrastructure projects that improve connectivity and create jobs. Almost \$200 million in projects were identified including thirty-three (33) priority streets. Further prioritization resulted in nineteen (19) high priority projects. Four (4) projects are categorized as Job Creation Projects while fifteen 15 projects are categorized as Locally Funded Municipal Projects. The two project categories are detailed below:

Job Creation Projects: These four (4) projects totaling \$23.2M, to be funded with requested funds, have a high level of job creation potential:

Project	Street Name	Project Limits	Length (LF)	Cost Est. (millions)
1	64 <sup>th</sup> Street	Phase I – Hwy 412 to Watkins Ave Phase II – Watkins Ave to Don Tyson Pkwy extension	7,980	\$15.5
2	Watkins Avenue	Completion of Watkins Ave: 64 <sup>th</sup> Street to Arvest Ballpark	1,360	\$1.3
3	Ford Extension	Butterfield Coach Road to Ford Ave	3,000	\$3.9
4	Emma Avenue	Streetscape from N. Thompson St to Main Street	1,700	\$2.5
	<b>TOTAL</b>			<b>\$23.2</b>

## **LOCAL IMPACT**

The City of Springdale, Arkansas requests up to and not to exceed \$23 million from the U.S. Department of Transportation as 20% match funding for nineteen (19) projects and a \$140.9 million municipal infrastructure construction initiative. Specifically, DOT funds will be used to complete four (4) of the nineteen (19), which will create a significant number of jobs in Springdale. More than 1,700 new jobs will be created in the next five (5) years as a result of these infrastructure improvements.

Two (2) of the four (4) Job Creation Projects (64<sup>th</sup> Street and Watkins Avenue) address infrastructure needs in an area of west Springdale which has experienced rapid growth in the last five years. Geographically located in the center of the nation's 105<sup>th</sup> largest MSA (525,000) that is rated the fifth fastest-growing economy in the U.S., this area is home to significant retail, healthcare, education and entertainment growth. Located at the intersection of the region's two major highways, the area is poised for future development and job creation by 2022.

### West Springdale Projects

1. 64<sup>th</sup> Street (Hwy 412 to Don Tyson Parkway in two (2) phases)
2. Watkins Avenue (Completion of Watkins Avenue: 64<sup>th</sup> Street to Arvest Ballpark)

(1 & 2) These two projects will expand the connectivity for an area that conservatively will see an additional 800 jobs created by 2022. A \$427 million children's hospital, \$12 million community college, single and multi-family home construction and complimentary retail are either under construction or currently being planned. These street projects will directly impact the accessibility of these developments and facilitate additional development more quickly.

### Central Springdale Projects

3. Ford Avenue Extension (Butterfield Coach Road to Ford Avenue)
4. Emma Avenue (Streetscape from N. Thompson Street to Main Street)

(3) It is estimated the Ford Avenue Extension project will result in 650 new jobs. This project addresses needed connectivity relief in the Springdale Industrial Park, home to 40 industries and a technical education school. Almost 11,000 currently live within a one-mile radius of this project. Construction of this street will also improve the accessibility to and marketability of 14 unsold industrial lots in the City of Springdale-owned Park.

4) More than 250 new jobs will result in improvements to Emma Avenue, the primary gateway to Springdale's historic downtown. This project will drive continued expansion and momentum brought by corporate expansion. Ongoing revitalization to this retail and commercial district has benefited from \$20 million in public and private investment in the last five years. Included in recent private investment is more than \$16 million in building renovation/construction by Tyson Foods, Inc. for two facilities that will employ more than 400 in downtown Springdale by the end of 2017.

Locally Funded Municipal Projects: These 15 projects specifically address connectivity and growth needs:

Project	Street Name	Project Limits	Length (LF)	Cost Est. (millions)
5	Gene George Blvd	Hwy 412 Bypass to Wagon Wheel Rd	3,700	\$10.4
6		Wagon Wheel Rd to Elm Springs Rd	11,575	\$22.9
7		Elm Springs Rd to Har-Ber Ave	3,000	\$4.5
8		Har-Ber Ave to Bleaux Ave	2,000	\$6.9
9	Elm Springs Road	Oak Grove Rd to Gene George Blvd.	1,270	\$4.0
10	Huntsville Avenue	Gutensohn Rd to N. Thompson	7,400	\$1.4
11	Maple Avenue	Holcomb St to Park St	2,000	\$2.5
12	Don Tyson Pkwy	Habberton Rd to Hwy 412	5,400	\$8.2
13	Dixieland Road	Apple Blossom Rd to Wagon Wheel Rd	5,800	\$5.8
14	Apple Blossom Road	N. Thompson to S. Goad Springs St.	5,100	\$11.8
15	Randall Wobbe Lane	A&M Railroad to Hwy 265 Extension	2,000	\$2.1
16	Carley Road	Chapman Ave. to Don Tyson Parkway	3,900	\$5.6
17	40 <sup>th</sup> Street	Wagon Wheel Rd to Falcon Rd	9,500	\$13.7
18	Watkins Avenue (Trail)	48 <sup>th</sup> Street to Gene George Blvd	2,500	\$1.6
19	East I-49 Access Road	Wagon Wheel Rd to Elm Springs Rd	10,000	\$16.3
	<b>TOTAL</b>			<b>\$117.7M</b>

### HISTORY OF LOCAL SUPPORT

Springdale residents have historically demonstrated strong support for infrastructure necessary to maintain 25 years of rapid growth:

- A \$105 million bond program funded street construction in 2003-04
- Approved funding was used for \$45 million in street improvements and \$50 million towards a professional baseball stadium in 2006
- A \$42 million bond program in 2012 funded street construction; including \$32 million in local funding to construct an interstate interchange (I-49 and Don Tyson Parkway)

### SUMMARY

The City of Springdale seeks up to and not to exceed \$23 million from the USDOT to assist in the construction of up to and not to exceed \$141 million in municipal infrastructure improvements (80% local funding, 20% match funding) over a five-year period. Local funding will be through a bond program scheduled to be approved by voters in early 2018.

A total of 19 projects, all at 30 percent design completion, are included in the Springdale infrastructure program. Projects 1-4 are designated as high Job Creation Projects.

More than 1,700 new jobs will result from projects contained in the four Job Creation Projects that will be funded through the \$23 million being requested from the USDOT. These jobs will include the manufacturing, education, healthcare, retail, construction and entertainment sectors.