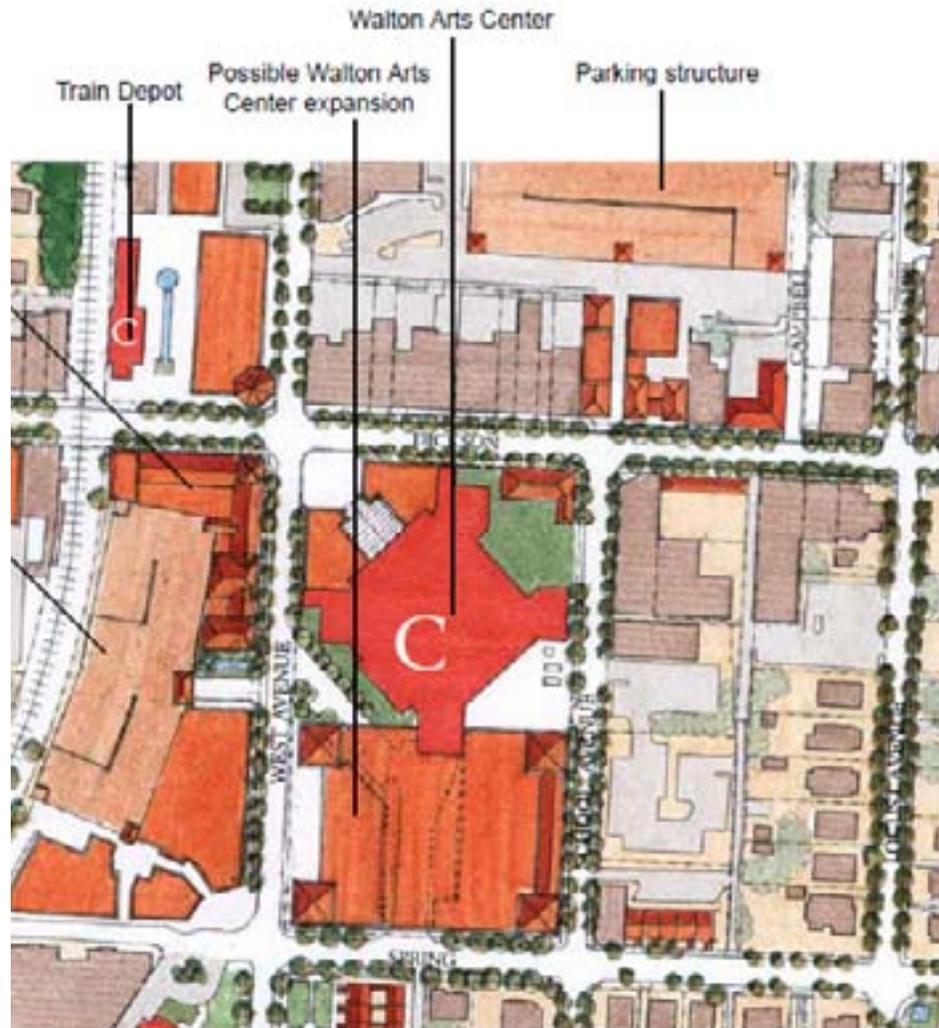
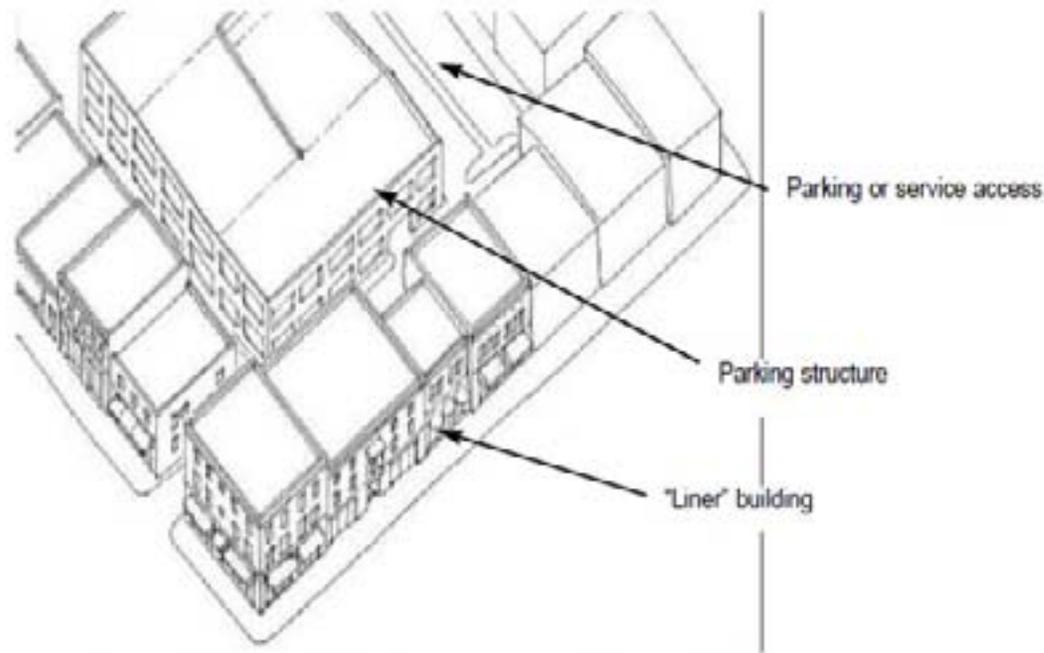




Workforce Housing Liner Building



Parking Structure with Liner Building is a Clear Manifestation of the Downtown Master Plan



Illustrative example of "liner" building, with wrap-around shopfronts lining larger buildings or parking structures.

“Parking should not be placed on corner lots at key intersections....Where possible, parking lots and structures should be lined with buildings...so that parking does not visually dominate the street scene. Lining parking structures with habitable space along the street edge is crucial to natural surveillance and street character. These “liner buildings” provide an opportune location for affordable housing, offices, and small business.”

Liner Buildings are Critical in the Downtown Area



Liner Building at Three Sisters Building



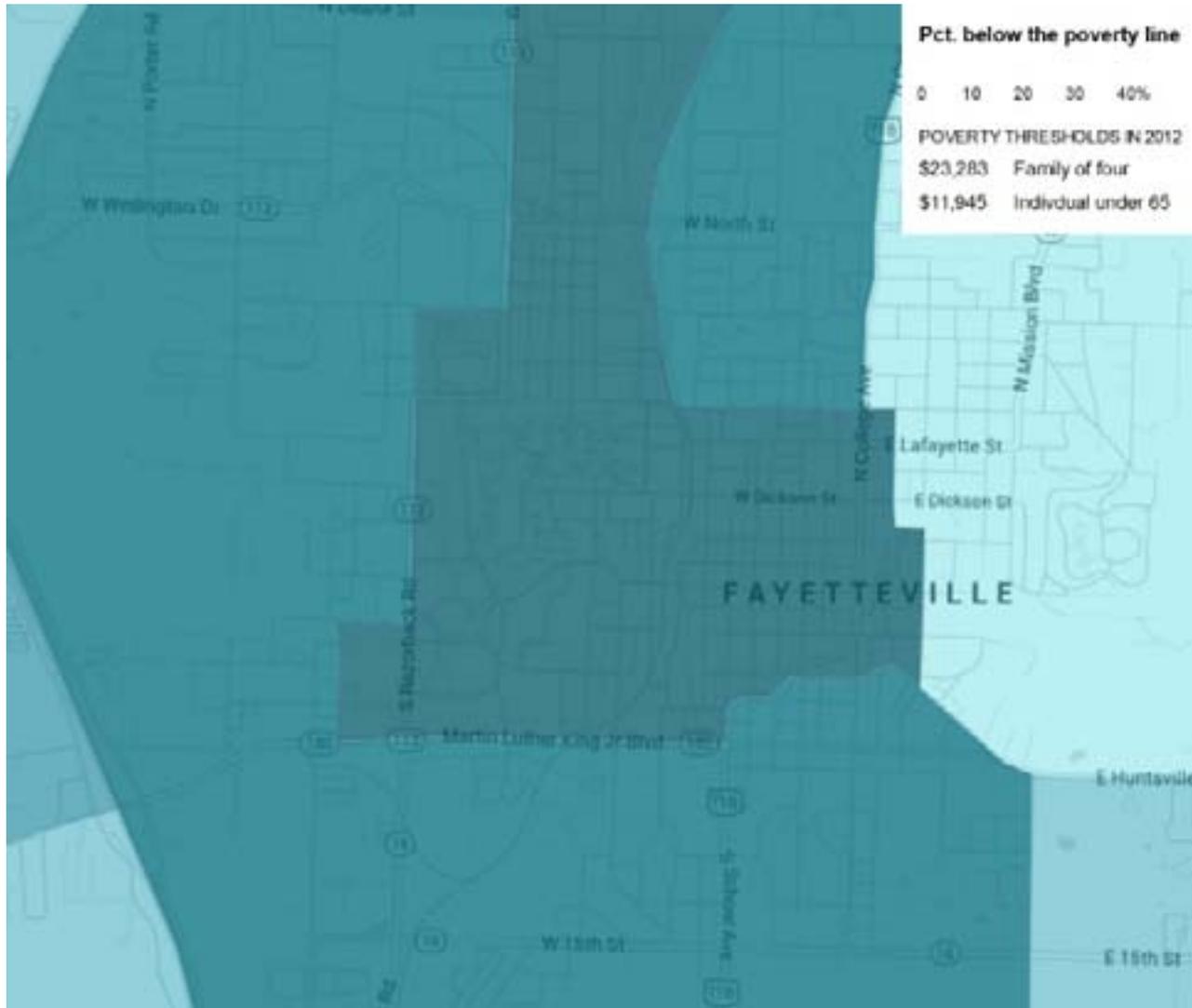
Liner Building at Power House Row



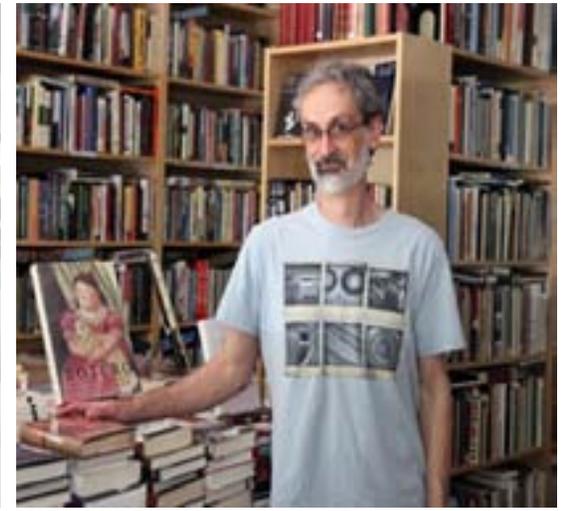
Residential Streetscape Precedent Images



Stoops are Social Magnets; Create Life on the Street



New York Times “Mapping Poverty” Site. Census Tract 011300 which includes Downtown Fayetteville has a poverty rate of 46.7%. The second highest in the city. And the region.



Service and Creative Economy needs Workforce Housing

1. **Find a place to live within walking or biking distance to your job and for less than half of your income.** In this example, you'll want to look for a living situation where rent and utilities cost no more than \$500 a month.
2. **Spend no more than \$200 USD a month on household necessities (food, toiletries, cleaning supplies, etc).** The only way to pull this off is to cook pretty much everything yourself (buy raw ingredients instead of pre-prepared food),
3. **Consider dedicating \$100 a month for leisure.** That's about \$25 a week. Learn how to treat yourself within that range. This includes buying clothing, which you can get at a thrift store, and transportation for when you go out.
4. **Cut cellular and cable costs.** Cellular plans usually cost about \$30 a month. If you don't use all the minutes in your cell plan, a prepaid or pay-as-you-go phone may save you a lot of money.
5. **Save the rest for medical and other emergencies.** It is generally difficult to get health insurance through a minimum wage job. These steps leave you with about \$170.
6. **Get a second job or a new higher paying job.** Face it, you don't have a lot of money to spend on leisure anyway and that first job, assuming it is full time, is only taking maybe 10 hours out of your day including lunch and commuting.

Six Steps to Living on Minimum Wage

<http://www.wikihow.com/Live-on-Minimum-Wage>

# 500 West Spring Street

Very Walkable

[Fayetteville\(/AR/Fayetteville\)](#)

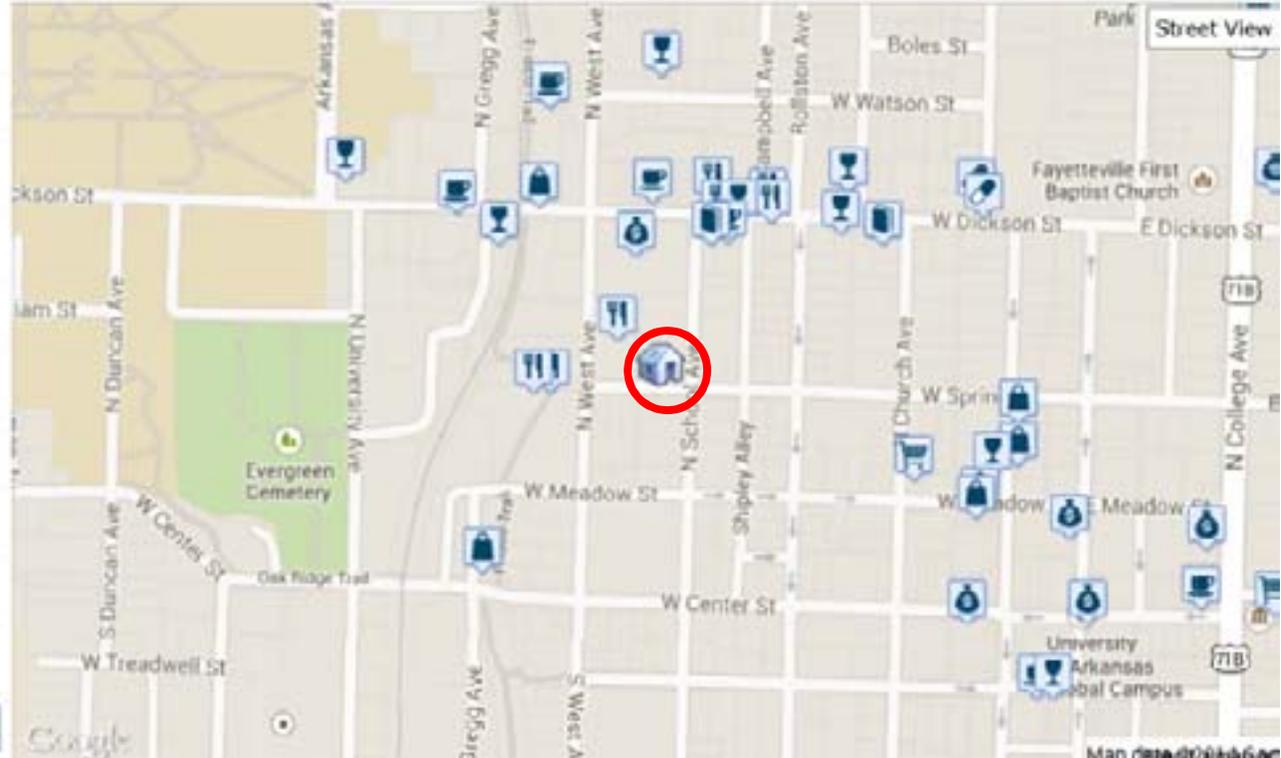
Near

/500

Home

Street View

<b>Restaurants:</b>	
Grub's Bar & Grille	.08mi
<b>Coffee:</b>	
Hookah Java Cafe & Lounge	.1mi
<b>Bars:</b>	
Ryleigh's	.1mi
<b>Groceries:</b>	
Walker Foods	.1mi
<b>Parks:</b>	
Mount Nord Historic District	.4mi
<b>Schools:</b>	
Washington Elementary School	.4mi
<b>Shopping:</b>	
Dickson Street Bookshop Inc	.1mi
<b>Entertainment:</b>	
Washington County Historical ...	.4mi
<b>Errands:</b>	
Arvest Bank ATM	.1mi
<b>Search Nearby:</b>	
<input type="text"/>	<input type="button" value="Go"/>



Walkability (and Bikability): The Intersection of Spring and School has a Walk Score of 85 out of 100. This location is Very Walkable so most errands can be accomplished on foot. Fayetteville has an average Walkscore of 27%:

## Partners for Better Housing will:

1. Develop design and precedent images of the Workforce Liner Building. Based on preliminary drawings, Project Scope would be 12 Dwelling Units, (6 two bedroom units and 6 one bedroom units). One third of the units would be market rate, 2/3 would be affordable to low income renters. Total number of bedrooms to be 18.
2. Select an investment partner and General Contractor that has experience in developing, constructing, and managing affordable housing.
3. Finalize transaction details with the City of Fayetteville regarding land price and schedule. Currently envisioning appraised value of land minus cost of rain garden and facades.
4. Party wall between parking structure and dwelling units will be rated with a minimum STC of 50 and a fire rating of three hours. Propose that the City of Fayetteville provide a one hour rated wall and that PFBH provides a two hour rated wall with sound deadening material. Two separate walls will be constructed.
5. All design and financial arrangements will be finalized in time for the City of Fayetteville to exercise the deduct alternate for Rain Garden and decorative façade work.
6. Construction schedule of the Workforce Liner Building to dovetail with Parking Structure schedule. Completion and occupancy of Workforce Liner Building to be within 12 months of completion of Parking Structure.
7. Request that the City of Fayetteville will provide access to at least 18 covered bicycle parking spaces within the Parking Structure for the Workforce Liner building tenants.
8. Request that the City of Fayetteville will support seeking a reduction in parking requirements for the Workforce Liner Building tenants.
9. Request that the City of Fayetteville will construct streetscape improvements along School Avenue. Stoops, ramps, and bay windows will be allowed to extend into the sidewalk space, subject to adequate clearance in the public right of way.



Liner Buildings can provide Repetition or Variety



Preliminary Façade Study and Precedent Images

# City Plan 2030 Goals

## *Goal 1*

*We will make appropriate infill and revitalization our highest priorities.*

## *Goal 2*

*We will discourage suburban sprawl.*

## *Goal 3*

*We will make traditional town form the standard.*

## *Goal 4*

*We will grow a livable transportation network.*

## *Goal 5*

*We will assemble an enduring green network.*

## *Goal 6*

*We will create opportunities for attainable housing.*

Workforce Liner Building is a significant step to fulfilling Goals 1,3, and 6