



AGENDA ITEM HISTORY SHEET

ITEM TITLE

Comprehensive Growth Plan RFQ

AGENDA NO. 12**AGENDA DATE:** 6/24/2025

FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)

MANAGEMENT STAFF REVIEW (Signature)

MAYOR (Signature)

ITEM HISTORY (Previous Council reviews, action related to this item, and other pertinent history)

The City of Bryant issued a Request for Qualifications (RFQ) for the development of a Comprehensive Growth Plan and received five submissions in response. A grading committee was formed to evaluate the proposals and convened on May 7, 2025, to review and score each submission based on established criteria.

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The top two highest-ranked firms were invited to present before the Planning Commission on June 9, 2025. After reviewing the presentations, the Planning Commission recommended Crafton Tull as the preferred firm to lead the Comprehensive Growth Plan project.

This item is presented to City Council as a recommendation to endorse the Planning Commission's selection of Crafton Tull. A contract price will be negotiated with the selected firm, and a finalized contract will be brought back to City Council for approval.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Authorize and endorse the Planning Commission's recommendation to select Crafton Tull as the consultant for the Comprehensive Growth Plan.



CITY OF BRYANT

COMPREHENSIVE GROWTH PLAN



Crafton Tull

DPZ
CODESIGN



Your Team



Crafton Tull

- Transportation + Infrastructure
- Parks and Recreation
- Environment Services + Compliance



Julie Kelso

Project Manager
Crafton Tull



Dave Roberts

Planner
Crafton Tull



Isaac Sims

Planner
Crafton Tull



Brad Peterson

Civil Engineer
Crafton Tull



John Rogers

Civil Engineer
Crafton Tull



David Rupe

Environmental Services
Crafton Tull

DPZ
CODESIGN

- Land Use
- Housing
- Land Development Code



Matthew Lambert

Partner
DPZ CoDesign



Heather Wassell

Senior Project Manager
DPZ CoDesign



Camille Cortez

Designer
DPZ CoDesign



LandUseUSA
UrbanStrategies

- Market Analysis
- Feasibility Studies



Sharon Woods

Principal + Urban Strategist
LandUse USA

Your Team

The Smart Growth Manual



Andres Duany
Jeff Speck
with Mike Lydon

Andres Duany and Elizabeth Plater-Zyberk

T O W N S A N D T O W N - M A K I N G P R I N C I P L E S

Essays by
Alex Krieger
Leon Krier
William Lennertz
Patrick Pinnell
Vincent Scully, Jr.



LIVABLE COMMUNITIES FOR AGING POPULATIONS

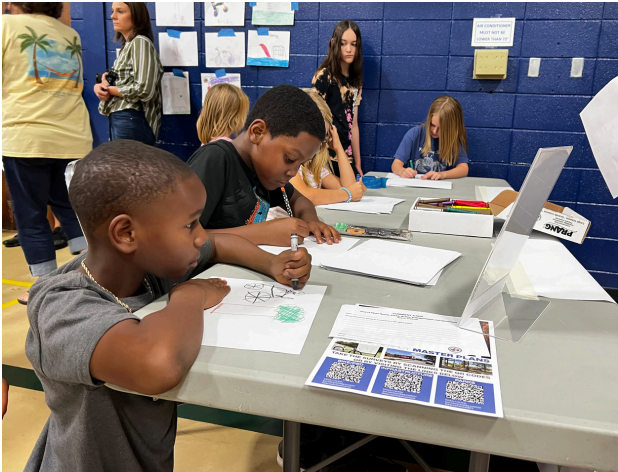
Urban Design for Longevity

M. Scott Ball

Bryant Today



Public Engagement



Online Public Engagement

Outdoor Recreation Vision Master Plan: Maumelle Pinnacles

The Maumelle Pinnacles Recreation Master Plan is the bold vision for conservation, recreation, and adventure in Central Arkansas



What is the plan? What are the primary goals? Explore the area Recreation Transect Discover the Park

Maumelle Pinnacles Area Recreation Master Plan

Location: 18 / 83



What is the plan? What are the primary goals? Explore the area Recreation Transect Made Possible in Partnership w...

Maumelle Pinnacles: Recreation Input Web Map

Desired Connections

Category: Paved Multiuse (walk, bike, accessible)

Comment



1:47 CITYOFSEARCY Posts Follow

cityofsearcy

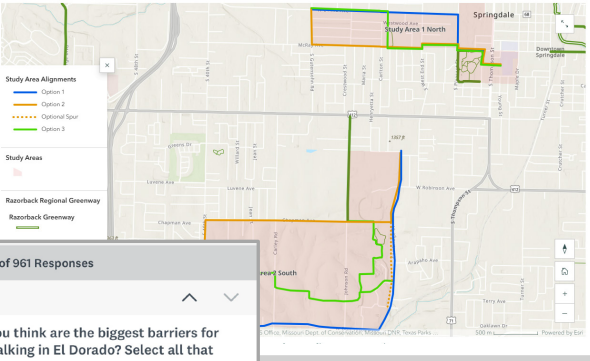


cityofsearcy We had a great night planning for Searcy's future as we reviewed the work Crafton Tull has been doing and received even more feedback from community members! Thank you to everyone who came out for the Active Transportation Public Meeting.

Springdale Trails Feasibility Study

City of Springdale + Crafton Tull
December 3, 2024

Project Description Active Transportation Facility... Project Interactive Web Map Study Area Scoring



Study Area Alignments

- Option 1
- Option 2
- Option 3
- Option 4
- Option 5


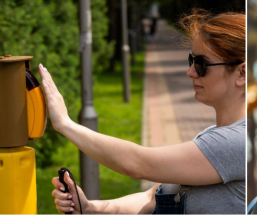


Study Areas

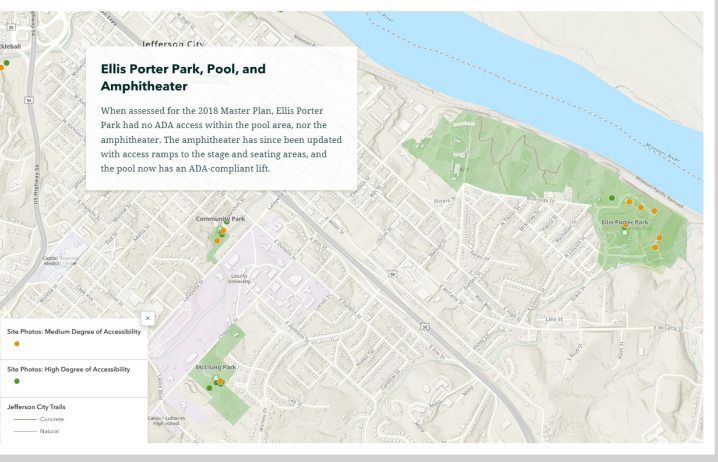
- Razorback Regional Greenway
- Razorback Greenway

Jefferson City Parks Accessibility & Inclusion Plan

Help us make Jefferson City's parks more accessible for everyone!

Jefferson City + Crafton Tull
February 20, 2025





Ellis Porter Park, Pool, and Amphitheater


When assessed for the 2018 Master Plan, Ellis Porter Park had no ADA access within the pool area, nor the amphitheater. The amphitheater has since been updated with access ramps to the stage and seating areas, and the pool now has an ADA-compliant lift.

Site Photos: Medium Degree of Accessibility

Site Photos: High Degree of Accessibility

Jefferson City Trails


- Natural



Skipped: 48 Answered: 913

- Speeding vehicles and traffic
- Lack of sidewalks and trails
- Poor sidewalk and infrastructure conditions
- Sidewalks do not lead where I need to go
- Steep hills make traveling difficult for me

City of Searcy
Mar 7

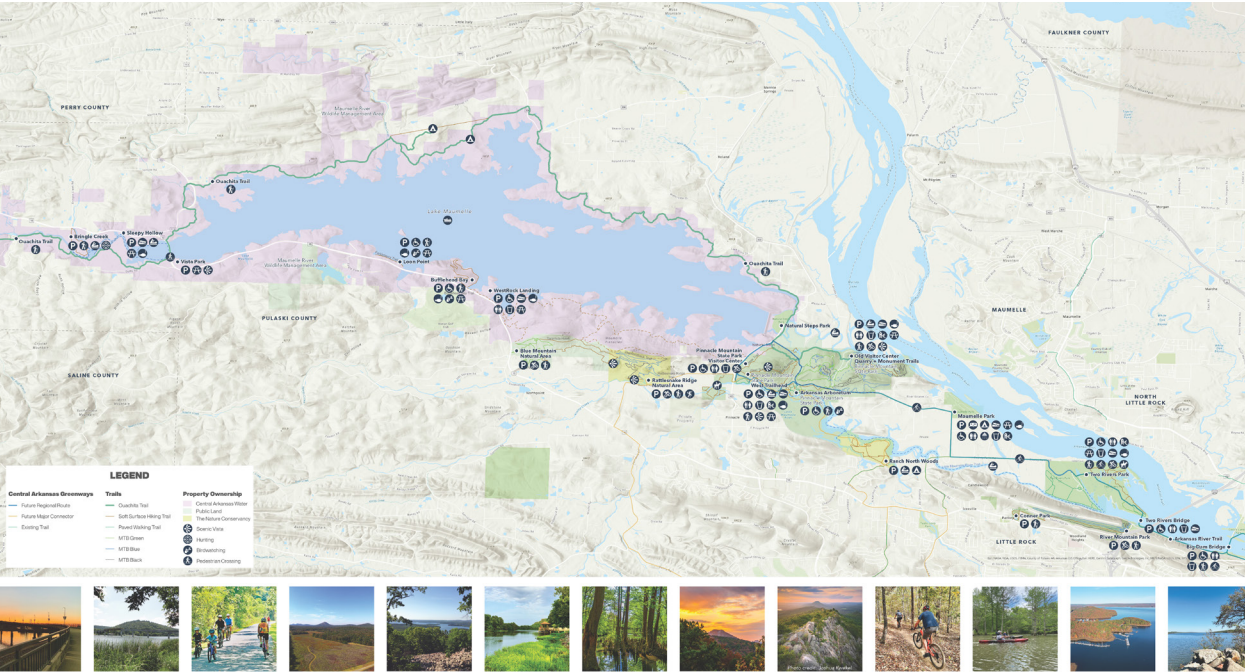


armoneyandpolitics.com
Searcy to Move Forward With \$93M Transformation Plan

43 9% 81

4 comments 5 shares

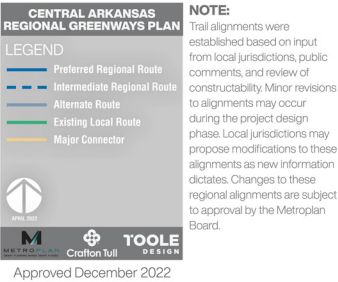
Inter-Agency Coordination



Maumelle Pinnacles Recreation Vision Master Plan

- 4 State Agencies
- 2 Non-Profits
- Central AR Water
- Metroplan
- Pulaski County
- City of Little Rock

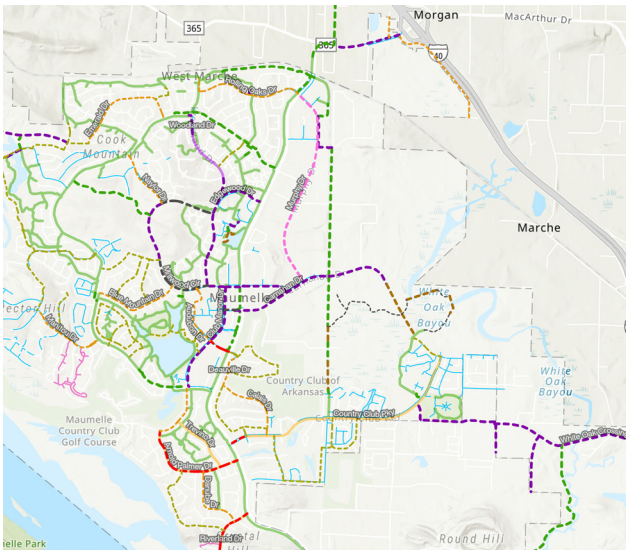
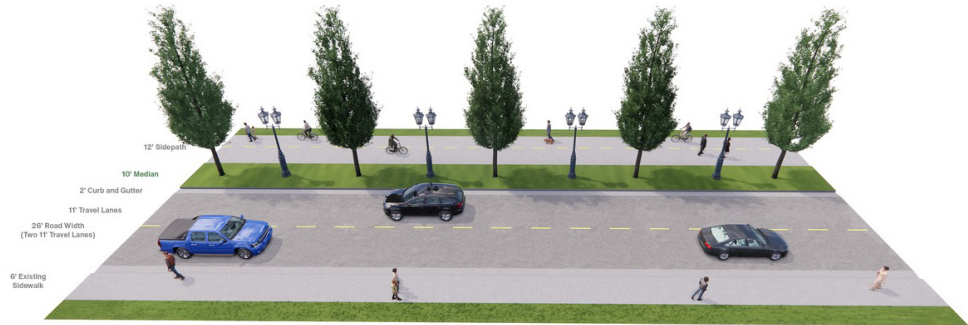
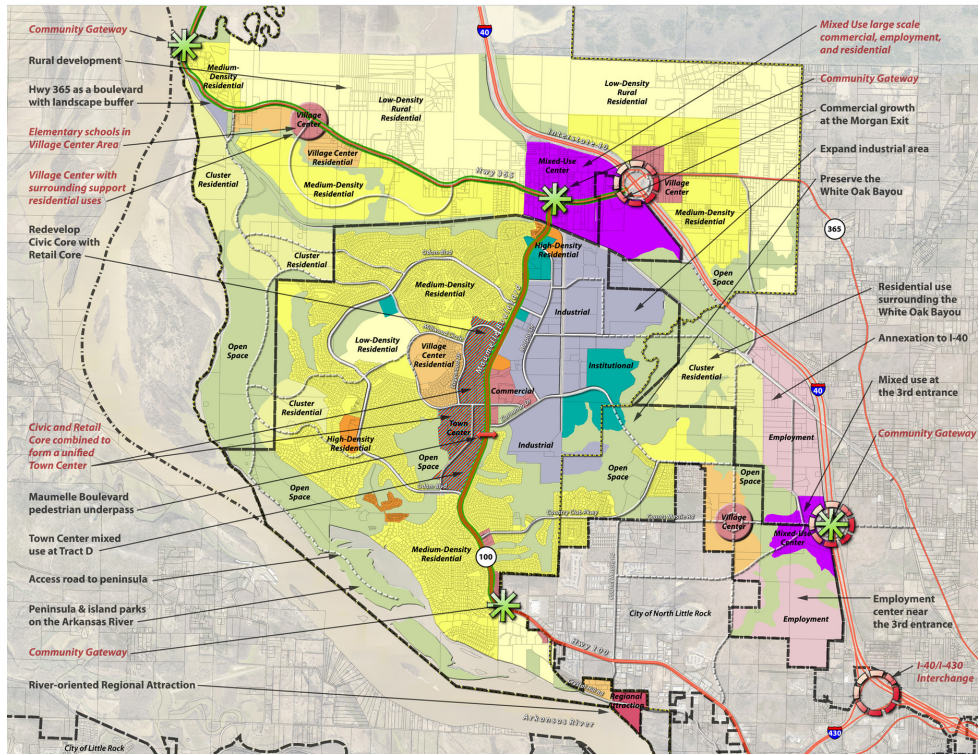
PROPOSED REGIONAL ROUTES FAULKNER, LONOKE, PULASKI, & SALINE COUNTIES



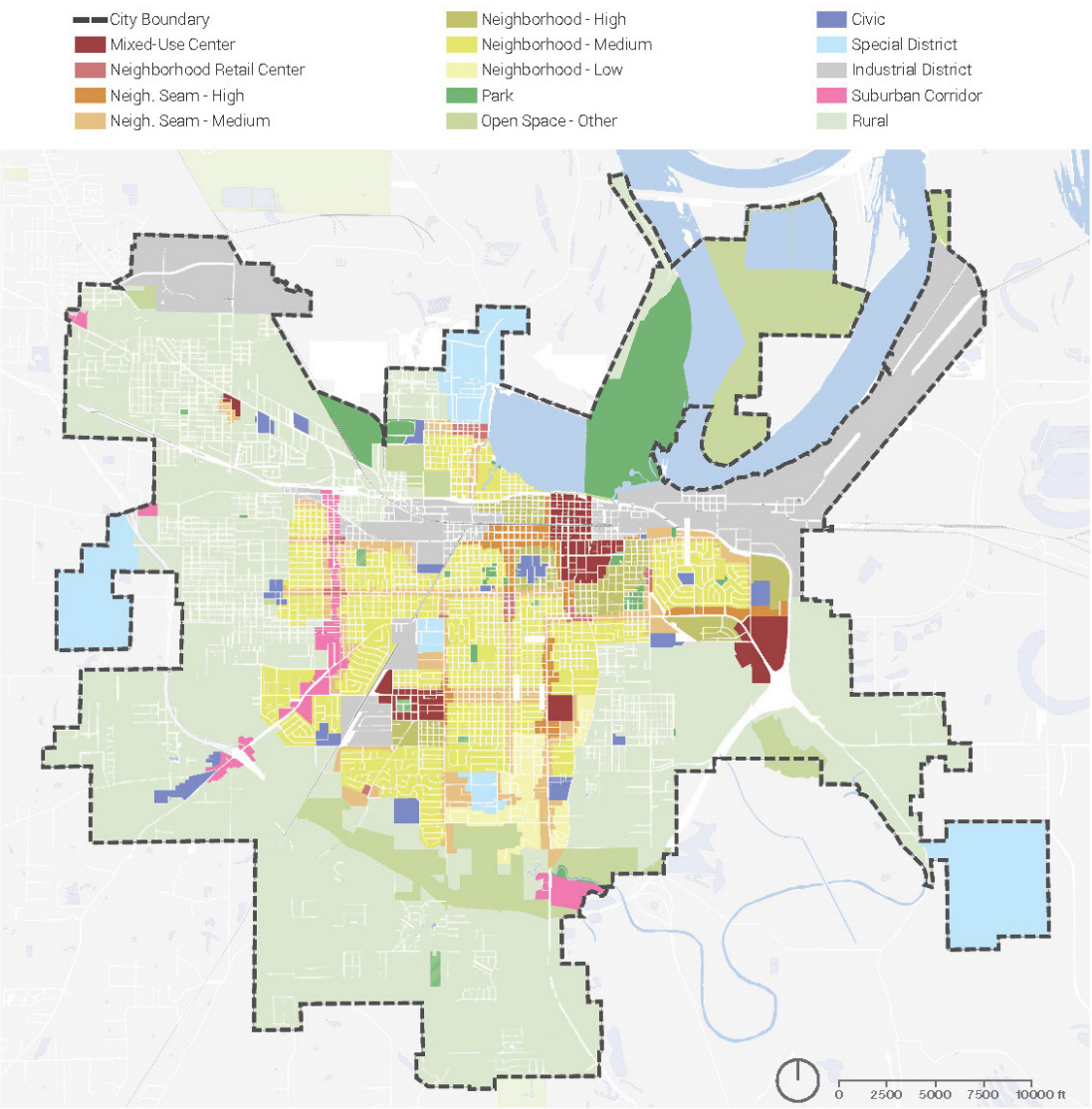
Central Arkansas Regional Greenways Plan

- Metroplan
- 4 Counties
- 19 Communities

Examples: Maumelle Community Plans



Examples: Pine Bluff Comprehensive Plan



Charette Process



LandUseUSA
UrbanStrategies

A detailed map of the City of Centerton, Arkansas, illustrating various colored zones and street layouts. The city is outlined with a thick black border. The map is divided into several colored regions: a large yellow area in the center, a green area in the north, a blue area in the south, and a pink area in the east. Major streets are labeled, including NW 14th St, NW 10th St, NW 8th St, NW 6th St, NW 4th St, NW 2nd St, NW 1st St, NW 1/2 St, NW 1/4 St, NW 1/8 St, NW 1/16 St, NW 1/32 St, NW 1/64 St, NW 1/128 St, NW 1/256 St, NW 1/512 St, NW 1/1024 St, NW 1/2048 St, NW 1/4096 St, NW 1/8192 St, NW 1/16384 St, NW 1/32768 St, NW 1/65536 St, NW 1/131072 St, NW 1/262144 St, NW 1/524288 St, NW 1/1048576 St, NW 1/2097152 St, NW 1/4194304 St, NW 1/8388608 St, NW 1/16777216 St, NW 1/33554432 St, NW 1/67108864 St, NW 1/134217728 St, NW 1/268435456 St, NW 1/536870912 St, NW 1/1073741824 St, NW 1/2147483648 St, NW 1/4294967296 St, NW 1/8589934592 St, NW 1/17179869184 St, NW 1/34359738368 St, NW 1/68719476736 St, NW 1/137438953472 St, NW 1/274877906944 St, NW 1/549755813888 St, NW 1/1099511627776 St, NW 1/2199023255552 St, NW 1/4398046511104 St, NW 1/8796093022208 St, NW 1/17592186044416 St, NW 1/35184372088832 St, NW 1/70368744177664 St, NW 1/140737488355328 St, NW 1/281474976710656 St, NW 1/562949953421312 St, NW 1/1125899906842624 St, NW 1/2251799813685248 St, NW 1/4503599627370496 St, NW 1/9007199254740992 St, NW 1/18014398509481984 St, NW 1/36028797018963968 St, NW 1/72057594037927936 St, NW 1/144115188075855872 St, NW 1/288230376151711744 St, NW 1/576460752303423488 St, NW 1/1152921504606846976 St, NW 1/2305843009213693952 St, NW 1/4611686018427387904 St, NW 1/9223372036854775808 St, NW 1/18446744073709551616 St, NW 1/36893488147419103232 St, NW 1/73786976294838206464 St, NW 1/147573952589676412928 St, NW 1/295147905179352825856 St, NW 1/590295810358705651712 St, NW 1/1180591620717411303424 St, NW 1/2361183241434822606848 St, NW 1/4722366482869645213696 St, NW 1/9444732965739290427392 St, NW 1/18889465931478580854784 St, NW 1/37778931862957161709568 St, NW 1/75557863725914323419136 St, NW 1/151115727451828646838272 St, NW 1/302231454903657293676544 St, NW 1/604462909807314587353088 St, NW 1/1208925819614629174706176 St, NW 1/2417851639229258349412352 St, NW 1/4835703278458516698824704 St, NW 1/9671406556917033397649408 St, NW 1/19342813113834066795298816 St, NW 1/38685626227668133590597632 St, NW 1/77371252455336267181195264 St, NW 1/154742504910672534362390528 St, NW 1/309485009821345068724781056 St, NW 1/618970019642690137449562112 St, NW 1/1237940039285380274899124224 St, NW 1/2475880078570760549798248448 St, NW 1/4951760157141521099596496896 St, NW 1/9903520314283042199192993792 St, NW 1/19807040628566084398385987584 St, NW 1/39614081257132168796771975168 St, NW 1/79228162514264337593543950336 St, NW 1/158456325028528675187087900672 St, NW 1/316912650057057350374175801344 St, NW 1/633825300114114700748351602688 St, NW 1/1267650600228229401496703205376 St, NW 1/2535301200456458802993406410752 St, NW 1/5070602400912917605986812821504 St, NW 1/10141204801825835211973625643008 St, NW 1/20282409603651670423947251286016 St, NW 1/40564819207303340847894502572032 St, NW 1/81129638414606681695789005144064 St, NW 1/162259276829213363391578010288128 St, NW 1/324518553658426726783156020576256 St, NW 1/649037107316853453566312041152512 St, NW 1/1298074214633706907132624082305024 St, NW 1/2596148429267413814265248164610048 St, NW 1/5192296858534827628530496329220096 St, NW 1/10384593717069655257060992658440192 St, NW 1/20769187434139310514121985316880384 St, NW 1/41538374868278621028243970633760768 St, NW 1/83076749736557242056487941267521536 St, NW 1/166153499473114484112975882535043072 St, NW 1/332306998946228968225951765070086144 St, NW 1/664613997892457936451903530140172288 St, NW 1/1329227995784915872903807060280344576 St, NW 1/2658455991569831745807614120560689152 St, NW 1/5316911983139663491615228241121378304 St, NW 1/10633823966279326983230456482242756608 St, NW 1/21267647932558653966460912964485513216 St, NW 1/42535295865117307932921825928971026432 St, NW 1/85070591730234615865843651857942052864 St, NW 1/170141183460469231731687303715884105728 St, NW 1/340282366920938463463374607431768211456 St, NW 1/680564733841876926926749214863536422912 St, NW 1/1361129467683753853853498429727072845824 St, NW 1/2722258935367507707706996859454145691648 St, NW 1/5444517870735015415413993718908291383296 St, NW 1/10889035741470030830827987437816582766592 St, NW 1/21778071482940061661655974875633165533184 St, NW 1/43556142965880123323311949751266331066368 St, NW 1/87112285931760246646623899502532662132736 St, NW 1/174224571863520493293247799005065244264512 St, NW 1/348449143727040986586495598010130488529024 St, NW 1/696898287454081973172991196020260977058048 St, NW 1/1393796574908163946345982392040521954116096 St, NW 1/2787593149816327892691964784081043908232192 St, NW 1/557518629963265578538

in-person meetings
Public open houses and
topic-specific discussions
with local officials in
infrastructure, utilities, land
use, transportation and
economic development

community surveys completed

website visits viewing 17,686 pages

attendees of our first of two open houses.

Anticipated building height: 4 stories

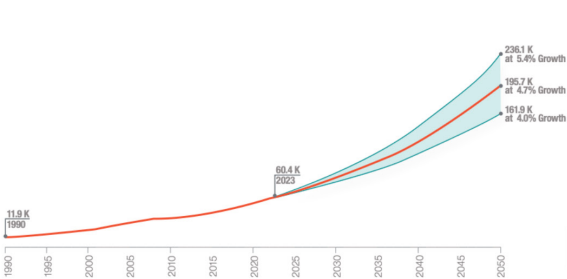
10. *Journal of the American Medical Association*, 2000; 283: 2689-2696.

Anticipated building height: 1 story

Examples: Bentonville Land Use & Zoning DPZ



DEMOGRAPHICS



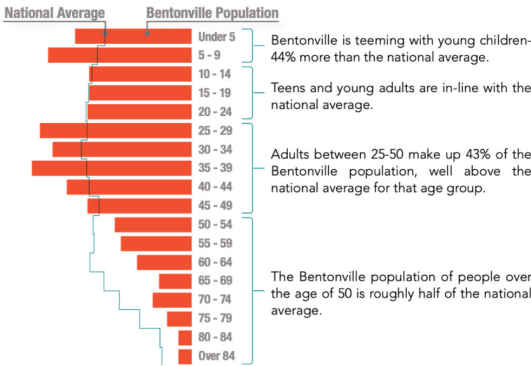
POPULATION GROWTH

Characteristics of Bentonville's population are important in considering the needs of the city's future residents. Today, the population is around 60,000 people, an increasing number born out of state or the country each year. At the same time, the population is younger than the average for the nation, with more children and adults between 25 and 50, and many fewer older adults.

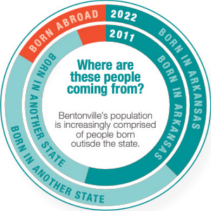
Moving forward, the population is projected to continue increasing at a healthy rate that should result in a population around 200,000 people by 2050. And 2050 is not an ending point of growth, just a point of analysis so we can make informed decisions today.

Population composition is affected by the types of jobs available and drives preferences for housing, retail, and services. Bentonville of 2050 will have more people overall, and more from diverse backgrounds. And while the older adult population is less today than the national average, the high population of middle-aged adults are likely to want to age in community.

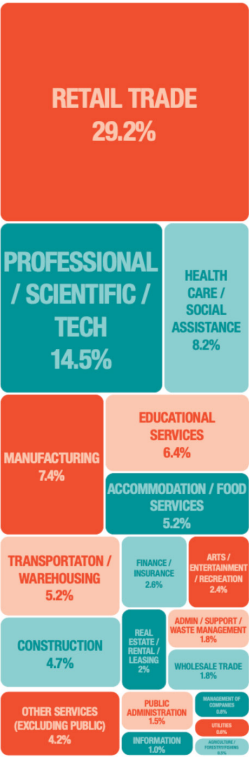
BENTONVILLE DEMOGRAPHICS



POPULATION AGE



POPULATION ORIGIN

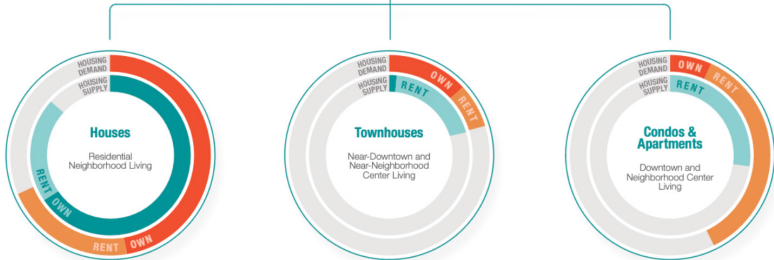
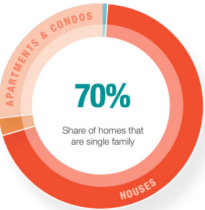
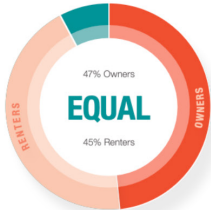


EMPLOYMENT BY INDUSTRY

HOUSING MARKET

Housing Supply and Demand

Today, Bentonville has about the same number of owners as renters, many of whom are renting single family homes. Many of those renters would like to rent an apartment, but there are not enough available. And some of the home owners would prefer to own a townhouse, but there are not enough available. Aligning the demand for housing with the supply, and adjusting new construction to achieve balance can help correct some causes of increased cost, where there are both people who would like a smaller place to live at a lower cost but can't find it, and they are instead occupying a larger home, reducing the number that are available to their ideal demographic.



Demand for medium and large single family homes is strong in Bentonville, especially in a neighborhood setting. This is projected to remain in high demand. However the production of homes that fit this category (supply) is higher than will be supported over time. Some of that new home construction needs to shift to other types of housing like condos, townhomes, and small homes near Downtown-like areas.

Presently, townhouse construction is keeping up with demand, which is projected to continue. However there are more townhouses for rent than the demand and not enough for sale to future home owners. Additionally, to continue to keep up with demand, more areas that fit townhouse lifestyles - nearby activity but not right in the middle of it - are needed beyond Downtown Bentonville.

Apartments are in short supply in Bentonville and there are nearly no condos, despite a demand for condo living. More apartments and condos need to be built year-by-year to better match the lifestyle demand. Additionally, similar to townhomes, more active, Downtown-like areas are needed to accompany the apartment and condo lifestyle, beyond Downtown Bentonville.

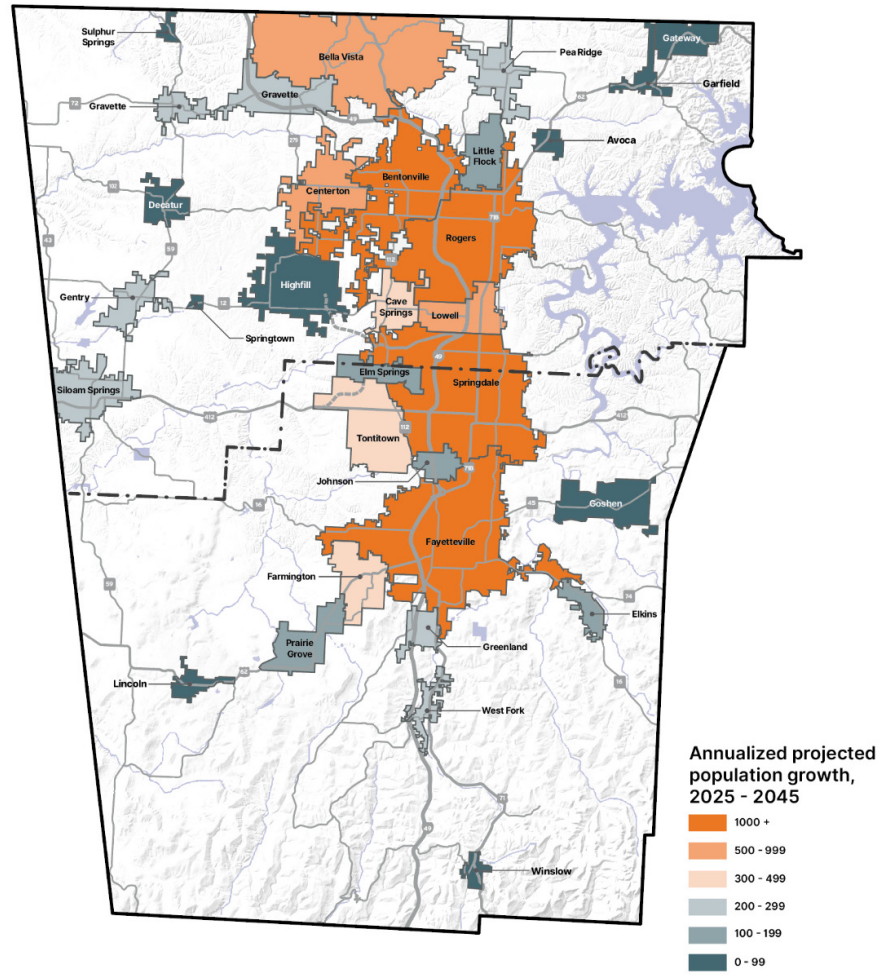
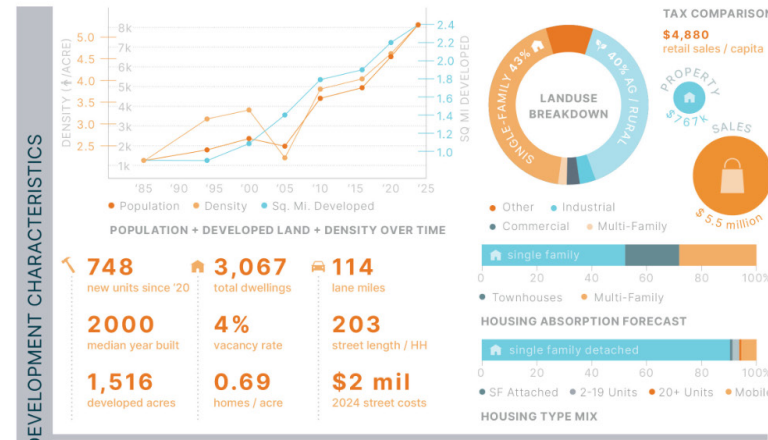
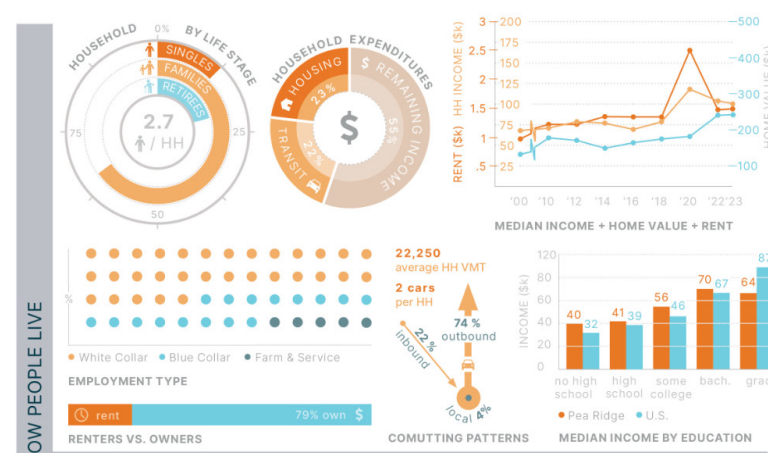
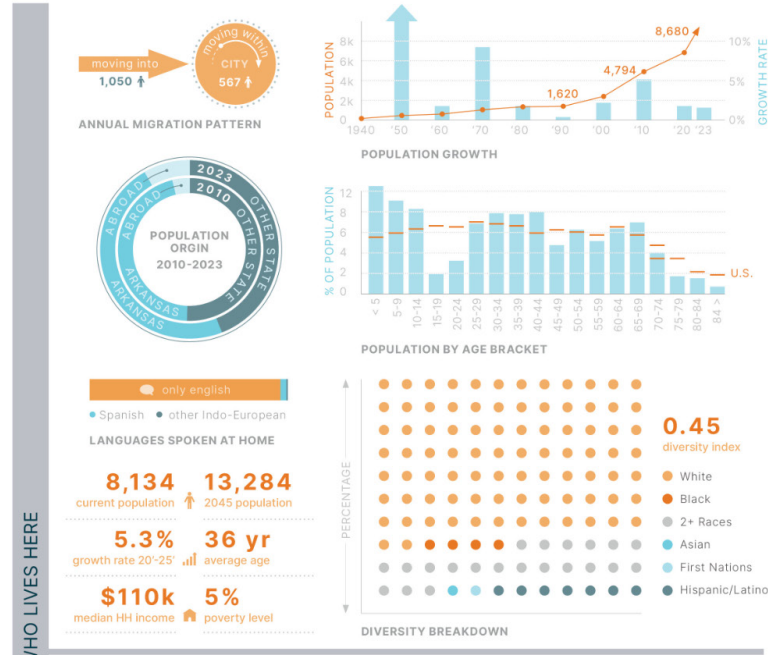
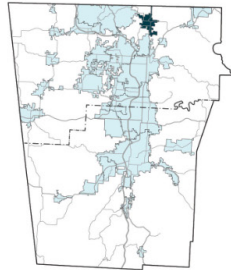
Examples: NWA Growth Strategy



Pea Ridge

Land Area: 7.6 square miles

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Planning Approach



Phase 1: Understand & Align

- Project Initialization Meeting
- **Kickoff Meetings and Tour**
- **Steering Committee Meeting #1**
- Regular Project Management Meetings
- Data Collection
- **Stakeholder Interviews**
- Community Assessment



Phase 2: Engage & Illustrate

- Regular Project Management Meetings
- **Community Survey #1**
- **Steering Committee Meeting #2**
- Vision Statement
- Preliminary Growth Scenarios
- Feasibility Preparations
- **Multi-day Charrette**
- Charrette Summary
- **Community Survey #2**
- **Steering Committee Meeting #3**

Planning Approach



Phase 3: Strategize & Deliver

- Draft Plan Components
- Draft Implementation Plan
- **Steering Committee Meeting #4**
- **Public Meeting**
- Adoption



Phase 4: Development Regulations (Optional)

- Existing Code Revisions
- Form-Based Code Development
- **Steering Committee Meetings #5 and #6**
- Code Workshop with City Staff (Optional)
- Final Code Development
- Adoption Process

Timeline

PHASE 1: UNDERSTAND & ALIGN

- Months 1-4

PHASE 2: ENGAGE & ILLUSTRATE

- Months 4-9

PHASE 3: STRATEGIZE & DELIVER

- Months 9-14

PHASE 4: DEVELOPMENT REGULATIONS

- Months 14-18

PROJECT MANAGEMENT MEETINGS

- Monthly, throughout the entire process



Why Choose Us?



- Extensive experience and demonstrated success in **similar communities**
- Successful project **team history** (Crafton Tull + DPZ)
- Proven **public engagement** strategies
- **Multi-disciplinary** team **familiar** with working with **multiple agencies** and existing plans



QUESTIONS AND DISCUSSION



Crafton Tull

DPZ
CODESIGN



Timeline

