



CNU LEGACY DOWNTOWN MASTER PLAN FOR
CAVE SPRINGS
CAVE SPRINGS, ARKANSAS

for
THE CITY OF CAVE SPRINGS, ARKANSAS,
THE ILLINOIS RIVER WATERSHED PARTNERSHIP,
and
THE CONGRESS FOR THE NEW URBANISM

by
MICHAEL WATKINS ARCHITECT, LLC

with
THE URBAN LAND INSTITUTE NORTHWEST ARKANSAS,
PROXIMITY PROJECT,
NELSON NYGAARD,
ZIMMERMAN VOLK/ASSOCIATES,
LANDUSEUSA,
CRABTREE GROUP, INC,
ZANETTA ILLUSTRATION,
and
PATTERN ZONES

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A. BACKGROUND

The Background chapter summarizes information about the site, zoning, previous work, and other relevant constraints, which inform the design and guidelines in the subsequent chapters.

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CNU Legacy Projects

The Congress for New Urbanism (CNU) Legacy Projects are a way for the CNU to give back to the host community of the annual congress by connecting local groups with leading urban design firms to facilitate pro-bono work that brings walkable urbanism to the area. The goal is to demonstrate the power of thoughtful design that prioritizes people and communities, and to create a lasting legacy in the region.

Cave Springs, Arkansas

Cave Springs is a City in the rapidly growing region Northwest Arkansas with a downtown 9 miles from XNA. The population of the City has doubled over the last five years, showing it is well positioned for growth. Downtown Cave Springs has many assets including historic buildings and beautiful natural features owned and stewarded by the Illinois River Watershed Partnership (IRWP). However, over time, it has been left to become a place people pass through. Part of the reason for this is that Main Street is currently Arkansas State Highway 112, and therefore has been designed and maintained with a focus towards moving cars quickly from one place to another. However, AR-DOT is currently in the process of constructing a bypass around the downtown which creates an incredible opportunity for the City to gain control of Main Street and design it in a way that prioritizes pedestrians, businesses, and community. Once this is accomplished it paves the way for developing downtown as a thriving, walkable destination.

Previous Work

ULI Northwest Arkansas prepared a Technical Assistance Panel (TAP) Report (2023) and a Downtown Master Plan (2024) to guide the city through this period of growth and opportunity.

Project Goals

The goals of this CNU Legacy Project are to build on the work of ULI Northwest Arkansas and assist the City in turning the downtown into a place where businesses can thrive and pedestrians feel safe and comfortable. To that end, this document will include studies that were recommended by ULI as well as a plan that was based on new information from the City and IRWP, a major stakeholder in the development of Downtown.

Process

The majority of this project consisted of a three-day Charrette during which the project team met with the City, IRWP, and the community as a whole, and drew a new Downtown Master Plan based on stakeholder feedback and the new studies.





CONGRESS FOR NEW URBANISM

CNU is dedicated to making the design of cities, towns, and neighborhoods a part of how we respond to complex societal challenges, realizing their full potential to expand the social, economic, and environmental opportunities available to all members of each community. By highlighting effective design principles and lowering barriers to change, CNU amplifies the grassroots power of our thousands of members to build and rebuild their communities in ways that improve sustainability, increase accessibility, and promote equity.



CITY OF CAVE SPRINGS, ARKANSAS

The City of Cave Springs, Arkansas is fast growing and well positioned to revive their downtown. They are eager to ensure a safe and pedestrian focused environment that will become a center of community and commerce.



ILLINOIS RIVER WATERSHED PARTNERSHIP

The Illinois River Watershed Partnership is a non-profit that works to improve the integrity of the Illinois River Watershed through public education, outreach, and implementation of conservation and restoration practices throughout the watershed.



URBAN LAND INSTITUTE

ULI has worked with the City of Cave Springs to create a comprehensive vision in the form of a TAP report and Downtown Masterplan and will be assisting the design team as they build upon that work.



MICHAEL WATKINS ARCHITECT

MWA is an urban design and architecture firm dedicated to designing and implementing a walkable, enduring, and beautiful public realm that fosters community. Their role is to lead the urban design and master planning efforts, incorporate community feedback into the designs, and coordinate the efforts of the entire project team.



PROXIMITY PROJECT

Proximity Project's mission is to empower churches to discover missionally-aligned ways to steward their property to contribute to the common good of their neighborhood. They will be working with the First Baptist Church to bring their vision into the Downtown Master Plan.



NELSON NYGAARD

NN's vision is for all people to have access to sustainable, safe, and dignified transportation options that enhances their communities and connects them to the people they love and to the places they want to be. They are participating remotely in this charrette, doing parking and transportation studies to guide the master planning efforts.



ZIMMERMAN/VOLK ASSOCIATES

A ZVA residential market study provides direction for planning, design, and policy decisions, and the revenue assumptions for a development pro forma. They are participating in this charrette remotely, providing studies to guide the Downtown Master Plan efforts.



LAND USE USA

Land Use USA is a firm of professional consultants who specialize in real estate consulting, with a focus on place-based Target Market Analysis (TMA), Downtown Market Strategies, and Land Use Economics. They will be meeting remotely with the rest of the team during the charrette to give guidance for incorporating viable retail into the Downtown master Plan.



CRABTREE GROUP INC.

The Crabtree Group's mission is to combine historic and contemporary design and engineering techniques to create innovative civil infrastructure plans and construction documents in order to implement unique visions which expand the canons of sustainability, livability, and lovability of place. They are participating in this charrette remotely, providing creative stormwater management solutions that align with LID principles.



ZANETTA ILLUSTRATIONS

Zanetta Illustrations is an Architectural Illustration firm aimed at helping people communicate their vision through beautiful renderings. JJ Zanetta will work with the team to bring their vision for Cave Springs to life.



PATTERN ZONES

Pattern Zones believes the housing we need should be straightforward to build and is committed to helping Cities break down barriers to quality housing stock.

DOWNTOWN CAVE SPRINGS

Envisioning the Future of the Historic Downtown



Technical Assistance Panel Report | MARCH 30–31, 2023
Cave Springs, Arkansas

Downtown Cave Springs: Envisioning the Future of the Historic Downtown is a Technical Assistance Panel (TAP) Report prepared by ULI Northwest Arkansas created in 2023. Its purpose was to advise the city on how best to handle the construction of the bypass that would bring State Route 112 around Downtown Cave Springs. It recommended that the City use this as an opportunity to take over control of Main Street and revive the downtown as a destination instead of a place to pass through. To accomplish this, the city was encouraged to prioritize pedestrians, plan for and manage parking, and regulate the bypass as a parkway with no highway commercial to pull customers away from downtown businesses. The document also recommended the City prepare a Downtown Master Plan that would detail a vision for further development and goal-setting.

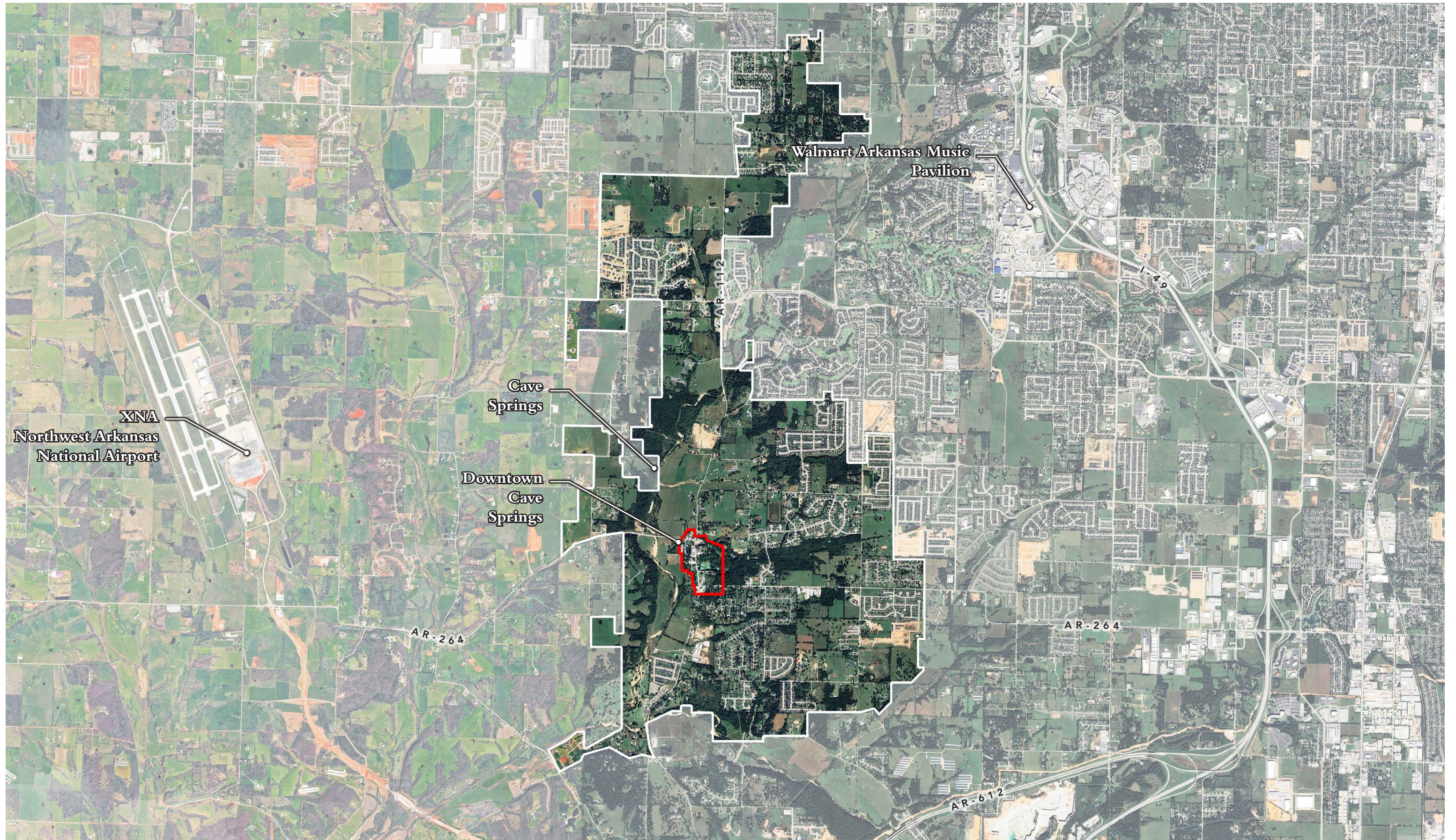
Cave Springs Downtown Area Master Plan

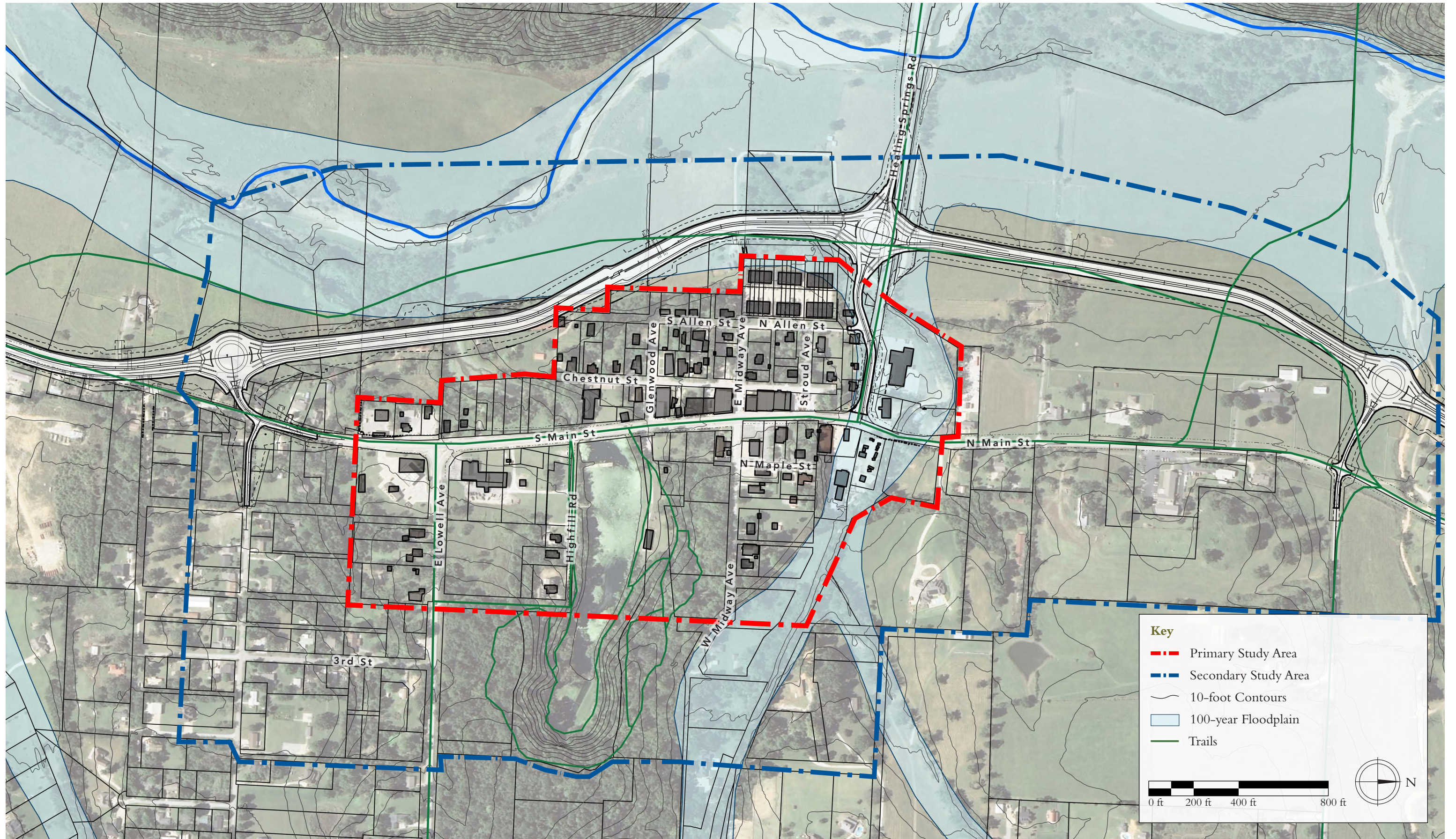
Cave Springs, Arkansas

Prepared for the: **Urban Land Institute - Northwest Arkansas**
City of Cave Springs

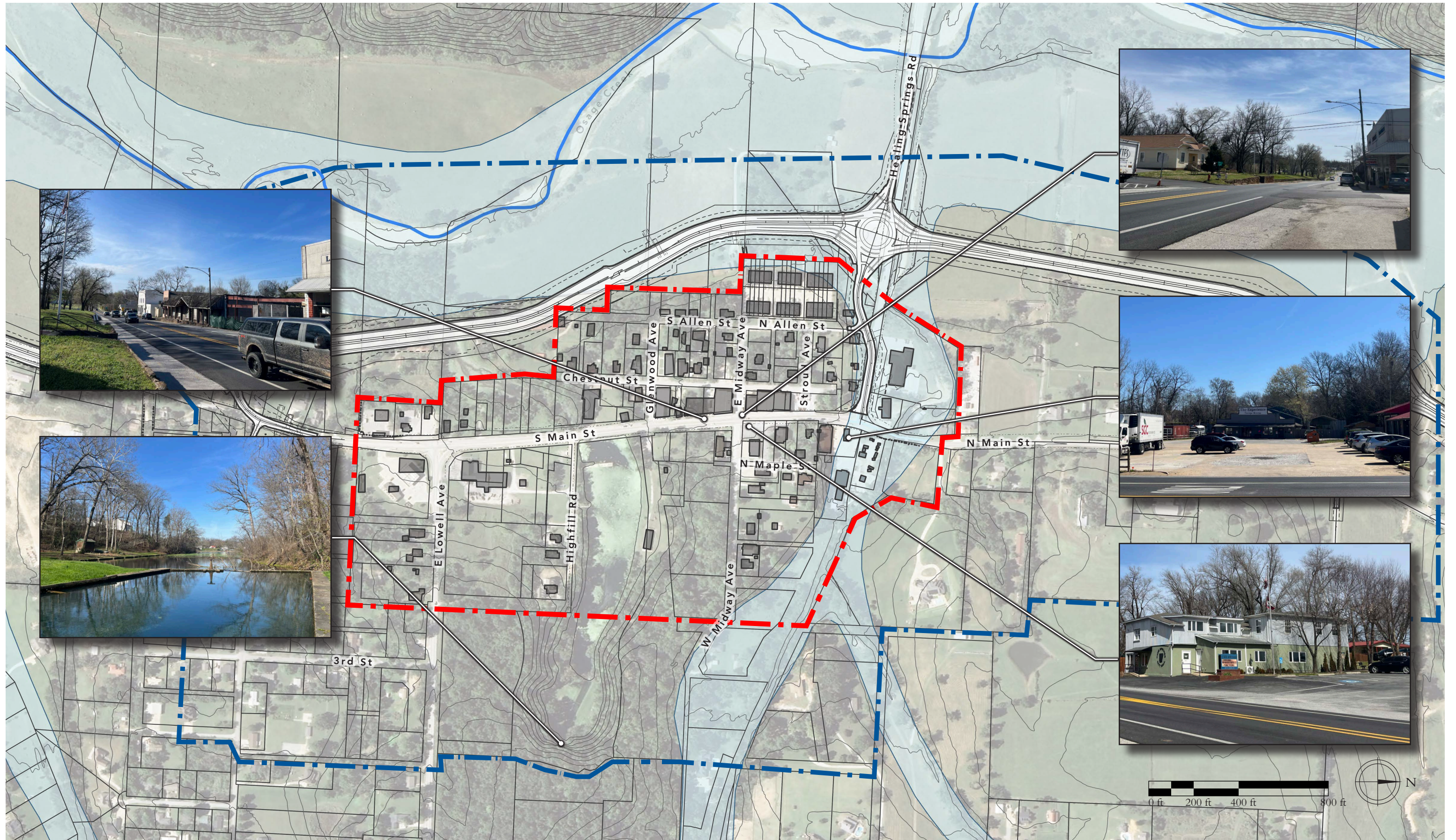


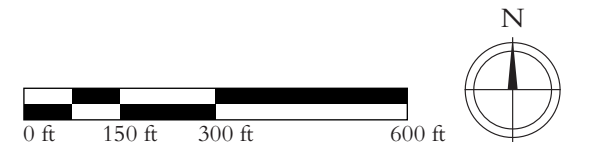
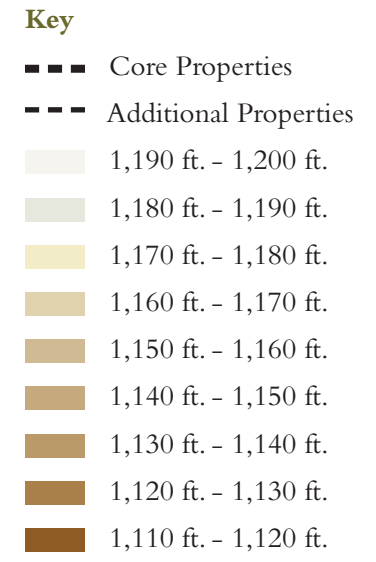
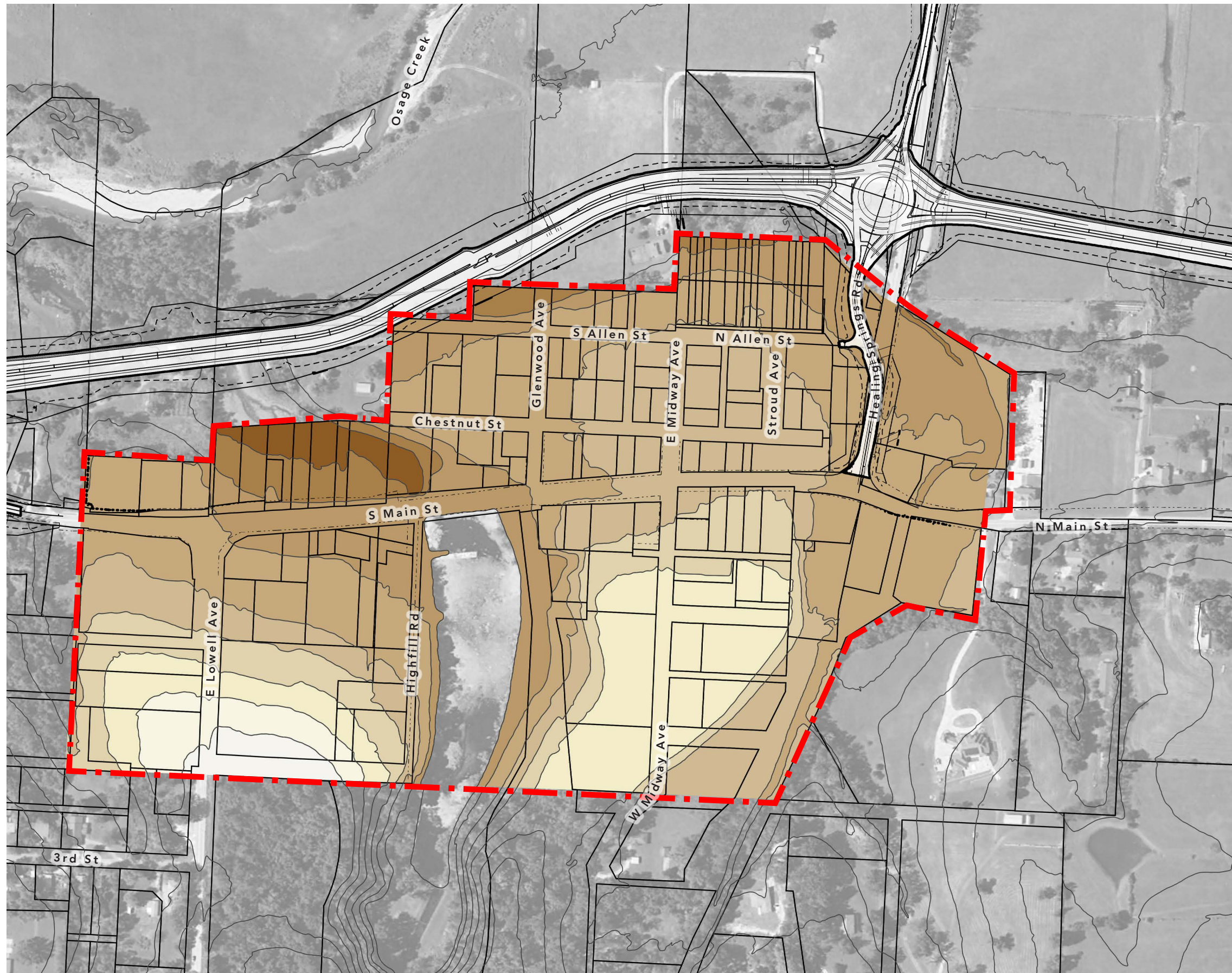
The **Cave Spring Downtown Area Master Plan** prepared by ULI Northwest Arkansas was created for the City of Cave Springs in 2024 based on the recommendations in the TAP Report. Its purpose was to envision a possible development scenario as well as make recommendation for building types suitable to downtown and next steps the City could take to encourage walkable growth. These included parking studies and analyses of the residential and commercial markets. The goal of this CNU Legacy Project is to build on these two documents by preparing an updated development scenario based on new information and completing the recommended studies.

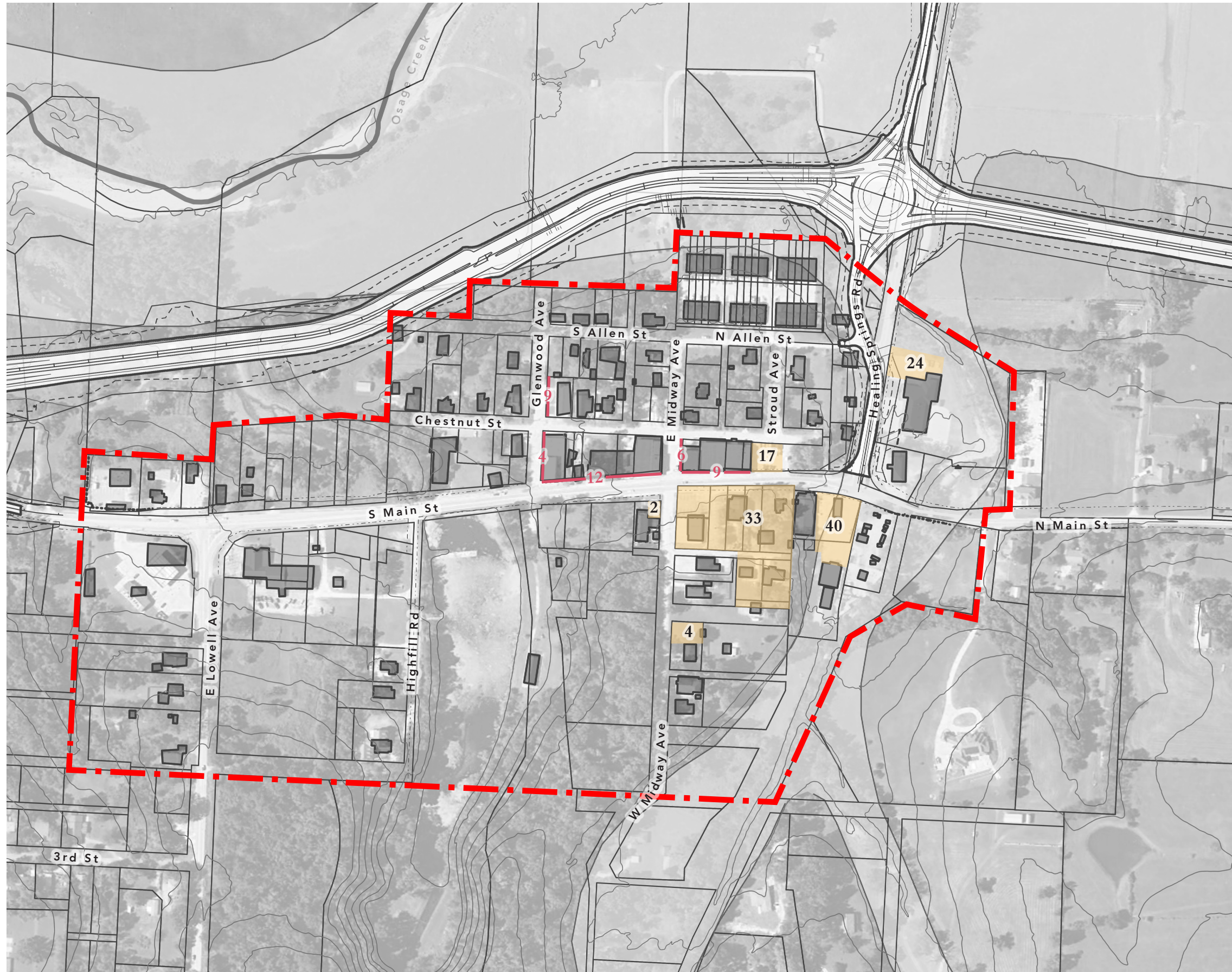












Nelson \ Nygaard assembled a Parking Study of Downtown Cave Springs based on a review of the "Downtown Area Master Plan," the 2023 "TAP Report" produced by ULI, and an analysis of existing conditions. An abbreviated summary of their findings and recommendations follows.

Current Conditions

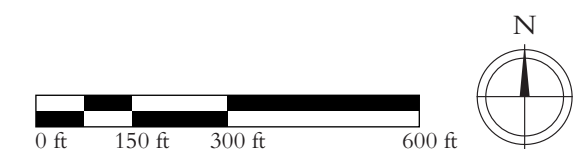
- City-Owned parcels of land are present on both sides of Main Street. These have strong development potential.
- Parking is not currently a significant issue for Downtown Cave Springs because of the lack of demand, but parking can be a challenge on event days.
- As the area revitalizes and grows over time, parking will become a critical issue.
- At present, the parking in downtown Cave Springs is ad hoc and loosely managed particularly along Main Street.
- Current zoning sets minimum requirements for the amount of on-site parking (number of parking spaces) that are required for specific land uses based upon the square footage of the buildings.

Current Parking Provided (Estimated)

On Street	40
In Parking Lots	120
Total Parking Provided	160

Recommendations

- Main Street would benefit from a more formalized parking plan with clearly-defined spaces and parking lots.
- The City should manage the parking in downtown.
- A one- to three-hour parking limit should be enforced for on-street parking in the Downtown Core, to create parking turnover that benefits both Downtown businesses and patrons.
- Most off-street parking should occur behind buildings, particularly in the Downtown Core.
- Access parking lots via driveways off alleys or secondary streets when possible.
- Provide for vehicular and pedestrian cross-access between adjacent parking lots.



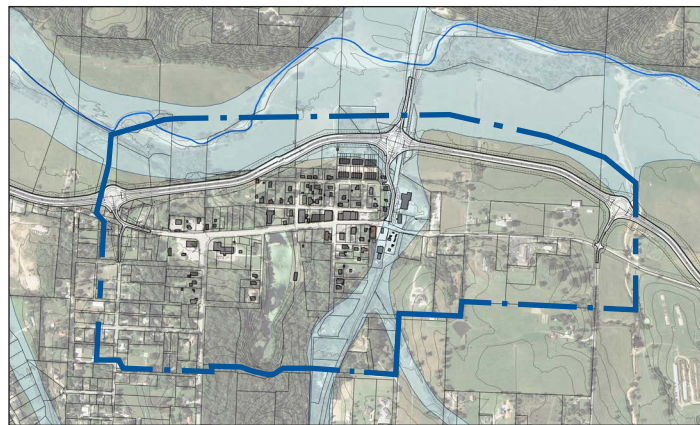
Optimum Market Position

The Downtown Cave Springs Study Area

HOUSING TYPE	NUMBER OF HOUSEHOLDS	CAPTURE RATES	ANNUAL UNITS ABSORBED
Multi-family for-rent	114	20 – 25%	23 - 28
Multi-family for-sale	24	20 – 25%	4 - 7
Single-family attached for-sale	30	20 – 25%	6 - 8
Single-family detached for-sale	<u>115</u>	17.5 – 22.5%	<u>20 - 26</u>
Total	283		53 – 69 units

Zimmerman / Volk Associates assembled a Residential Market Report for Downtown Cave Springs, the boundary of which is the secondary study area. An abbreviated summary of their findings follows.

- An annual average of 740 households of all incomes comprise the market potential for new and existing housing units in the City of Cave Springs each year over the next five years.
- Nearly 82 percent of those households would be moving to Cave Springs from outside the city limits.
- An annual average of 495 households of all incomes comprise the market potential for new and existing housing units in the Downtown Cave Springs Study Area each year over the next five years.
- Just over 48 percent (or 238 households) comprise the market for rental units and just under 52 percent (or 257 households) comprise the market for ownership housing units.
- Characterized by lifestage, the 495 households include (reference Table 2 following the text):
 - Traditional and non-traditional families (52.5 percent);
 - Younger singles and childless couples (33.3 percent); and
 - Empty nesters and retirees (14.2 percent).
- A total of 283 of those households financially qualify for new affordable/workforce and market-rate rental and for-sale housing units in Downtown Cave Springs with incomes above 60 percent of the area median income
- The tenure and housing preferences of those 283 target households are as follows:
 - Rental apartments – 40.3 percent;
 - Condominiums – 8.5 percent;
 - Rowhouses/townhouses– 10.6 percent; and
 - Single-family detached houses – 40.6 percent.
- Walkability is regarded as an important amenity by today’s market, and Downtown Cave Springs has an overall Walk Score of 14, considered to be car-dependent, where almost all errands require a car.

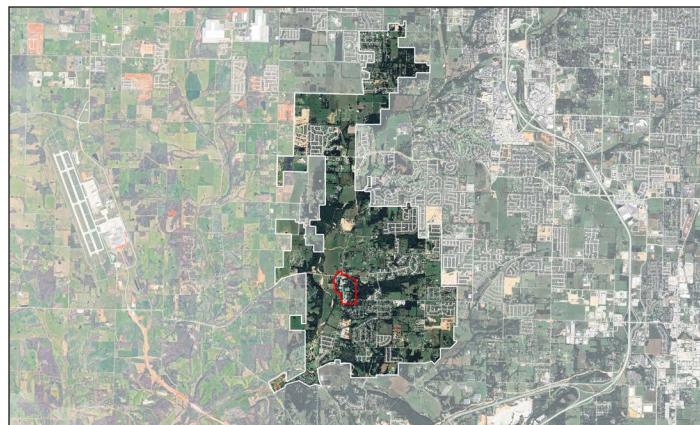


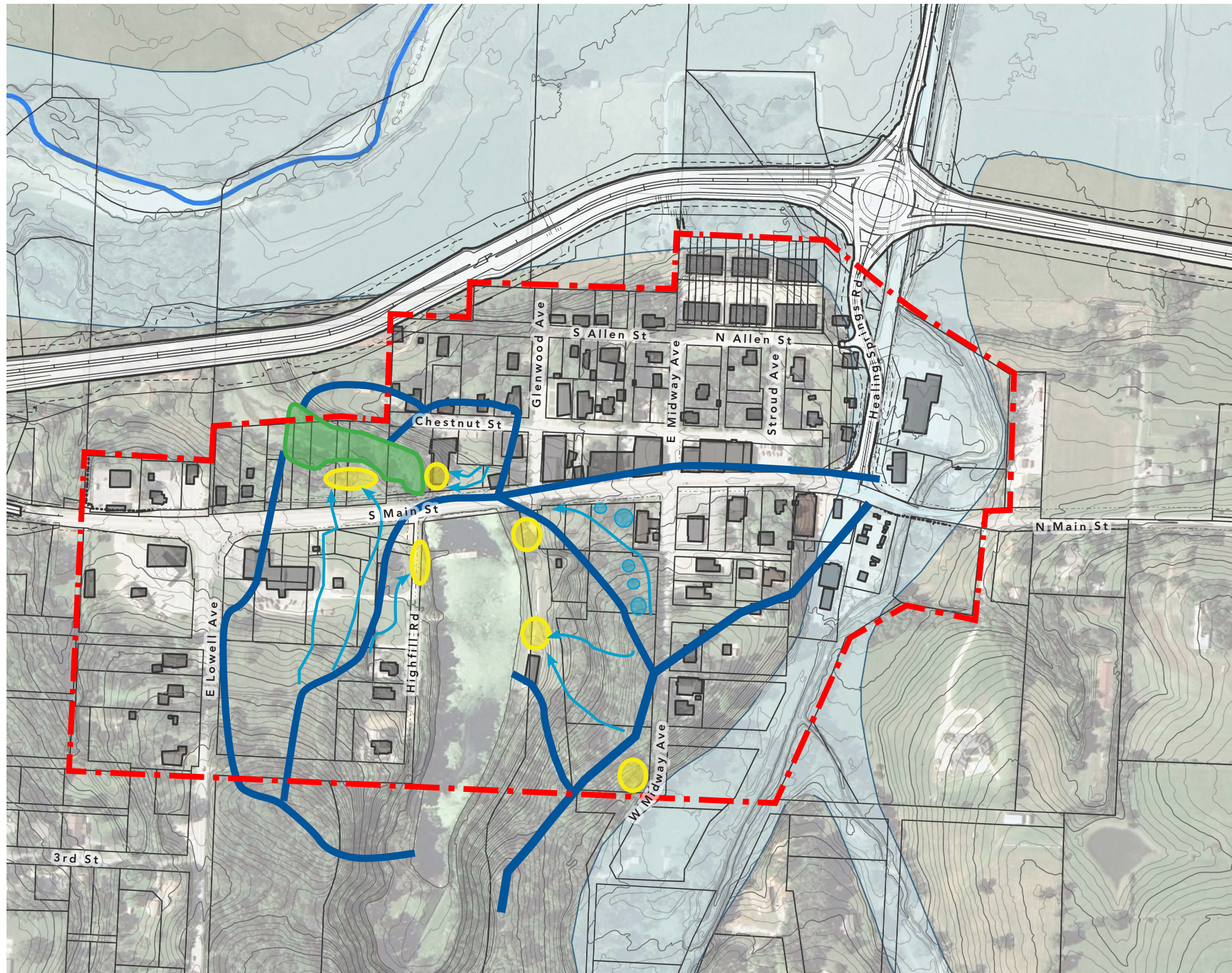
2025 AGGREGATE MARKET POTENTIAL

	<u>Average Sales/Estab</u>	<u>Number of Estabs</u>	<u>Total Sales</u>
GROCERY STORE (18,000 sq. ft.)	\$ 5,500,000	1	\$ 5,500,000
RETAIL MERCHANTS, SHOPS (70,000 sq. ft.)	\$ 1,500,000	15	<u>\$24,500,000</u>
TOTAL RETAIL STORES		16	\$30,000,000
ARTS, ENTERTAINMENT, RECREATIONAL VENUES	\$ 500,000	4	\$ 2,000,000
BOUTIQUE HOTEL and BED & BREAKFAST	\$ 1,300,000	2	\$ 2,600,000
RESTAURANTS, EATERIES, DRINKING ESTABS	\$ 600,000	7	<u>\$ 4,200,000</u>
TOTAL HOTELS and RESTAURANTS		9	\$ 6,800,000

Land Use USA Urban Strategies assembled a Residential Market Report for Cave Springs, the boundary of which is the city limits. An abbreviated summary of their findings follows. (X.8)

- Cave Springs is a fast growing with a high per capita income.
- The population of the city is 8,060 people but only 2,473 during the day. This means most people leave the city to go to work.
- The city has a 30 million dollar retail sales gap, a 2 million dollar arts entertainment, and recreation sales gap and a 6.8 million dollars hotel and restaurant sales gap. This means the population of Cave Springs has the money to spend this much more than they are currently spending in the city.
- In order to translate that to market demand, LU USA divided the sales gap by the average sales per establishment to get the number of establishments there is currently a demand for in the city.
- It is important that as much of this retail as possible be contained to the downtown to bring life and people to the area instead of being spread out along the bypass where people would only access it by cars. This would make it very hard for the downtown to succeed.



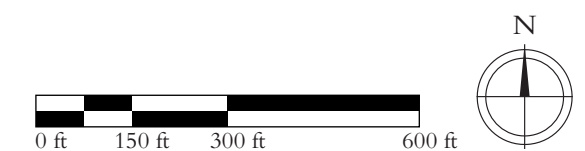


Crabtree Group, Inc. provided preliminary numbers on how one drainage area in the downtown could be managed with LID storm water management strategies. This graphic shows the drainage areas and some important flow lines for IRWP's property.

In a typical scenario one large pond in the lowest lying area (shown here in green) would be used because it is the most efficient. However, there is currently a creek there and so this would cause negative environmental impacts. To avoid these impacts, this study suggests using a series of smaller, localized ponds (shown here in yellow). The light blue circles represent a treatment train that would direct water towards these localized ponds.

These studies concluded that a 10-foot wide swale combined with a detention or retention basin, could handle stormwater for this drainage area.

Others similar studies will need to be completed for other drainage areas.





Redevelopment Candidates

Parcels where the assessed value is equal to or less than the land value (potential vacant or underimproved lots)

MAP BUILDER

- Primary study area
- Secondary study area

Redevelopment Candidates

Parcels where the assessed value is equal to or less than the land value (potential vacant or underimproved lots)

COMPARE SCENARIO

Classic Infill 1

15 YEARS OF AGGREGATE PROPERTY TAXES

BUSINESS AS USUAL

\$13.48M

CLASSIC INFILL 1

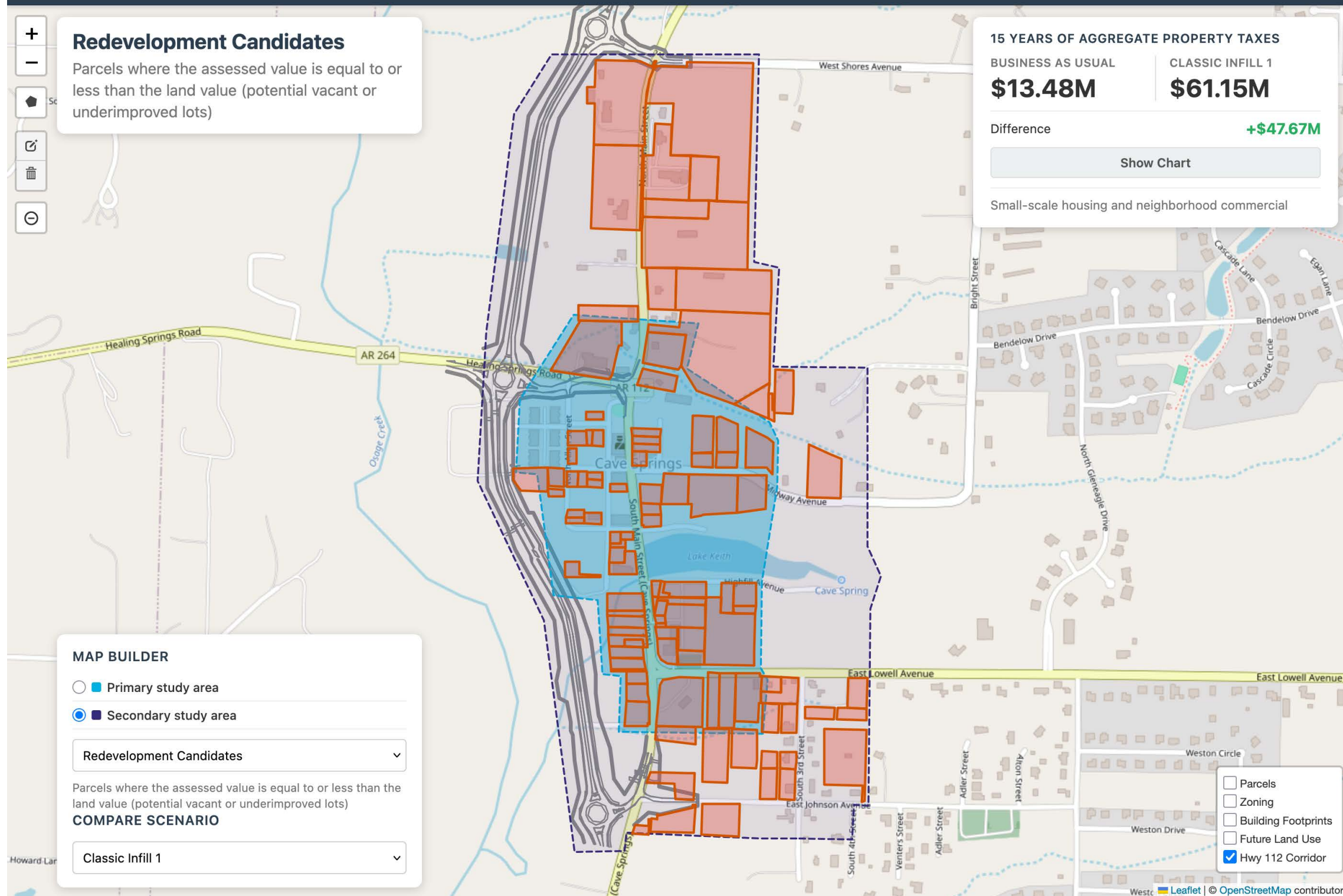
\$61.15M

Difference

+\$47.67M

Show Chart

Small-scale housing and neighborhood commercial



Pattern Zones did a study on how development in Cave Springs might affect tax revenue over 15 years. The study is a preliminary comparison between "business as usual" and small town infill patterns. Although these projections rely on assumptions, they provide confidence that even small infill patterns return five- to seven-times the revenue of existing zoning and they do it without raising taxes. A portion of this tax revenue could be used to fund the civic projects recommended in Chapter B.

B. URBAN DESIGN

The Urban Design chapter presents the Illustrative Plan with applicable street sections, diagrams, and annotations.

Master Plan

Illustrative Plan in ContextB.2

Key PlanB.3

ULI Plan ComparisonB.4

Area 1 **B.5**

Area 2 **B.11**

Area 3 **B.13**

Thoroughfares

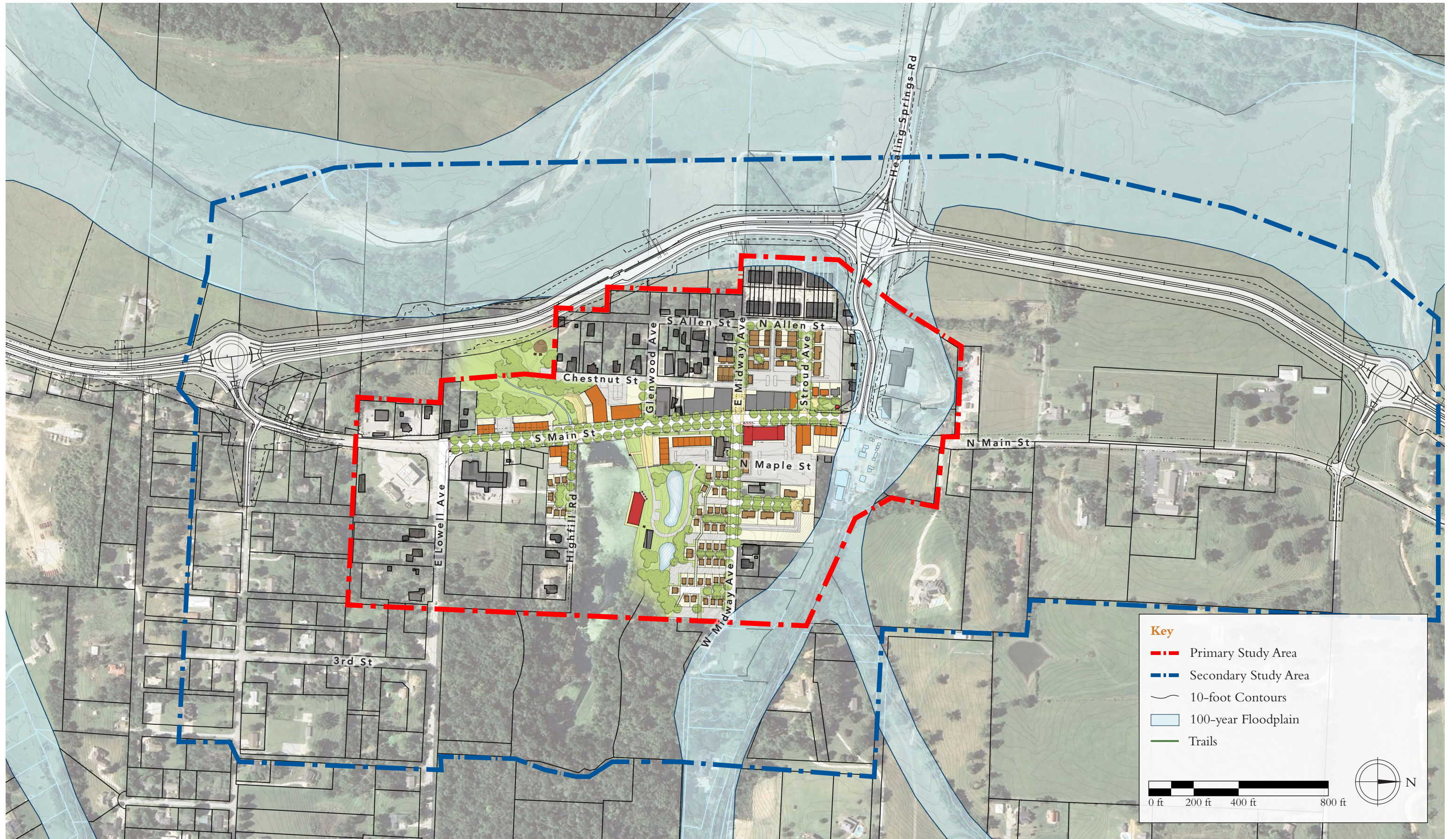
Thoroughfare NetworkB.17

Thoroughfare Types Sections.....B.18

Parking.....B.20

Conclusion

Implementation Matrix UpdateB.21





MASTER PLAN: KEY PLAN



Excerpt from the *Cave Spring Downtown Area Master Plan*

The goal of the Downtown Master Plan by ULI Northwest Arkansas was to provide a vision for how the recommendation in the TAP report might be implemented. This included designs for public spaces, new buildings, street sections, and parking solutions. The priority was to create a thriving civic realm that would include a new city hall with a prominent position in the downtown, larger and more formal public spaces, and streets that are pedestrian-friendly with slow traffic, businesses to visit, and on-street parking. There was also a focus on finding opportunities for infill housing that could help support commercial on Main Street.



The goal of the Downtown Master Plan by MWA was to build on the work of ULI. Changes were based on new information such as the results of the residential and commercial market studies by Zimmerman / Volk Associates and Land Use USA respectively, the goals of the IRWP, and the current needs of the City. Many of the priorities were the same with the addition of finding ways for IRWP to connect with the downtown and utilize its land for its highest purpose while prioritizing the IRWP mission of demonstrating water quality Best Management Practices, protecting the Cave and Spring, and preserving open space in downtown Cave Springs.



Excerpt from the *Cave Spring Downtown Area Master Plan*

- (A) Alternative A places a new formal park on the corner of Midway Avenue and Main Street with the City Hall facing the park set back from the street. This park location allows for a formal park, providing an advantage to the surrounding businesses.
- (B) Alternative B proposes an L-shaped City Hall on the corner of Midway Ave and Main Street with the park on the south side of the community building. This park location has significant topography that would most likely not allow for a formal park.
- (C) Alternative C is similar to option 2, but proposes a bar building for City hall instead of an L-shaped one which leaves room for more parking.
- (D) Alternative D places the formal park on Midway Ave and Main Street and moves the City Hall to the south side of the Community Building which would be separated from the street by a small plaza.
- (1) Since T.R Wallis Park is underutilized today, it could be replaced by a main street building that could have commercial or residential units.



- (1) In order to move the ULI plan forward, one alternative for the City Hall was pursued in greater detail. This location on the corner on Midway Ave and Main Street was chosen to capitalize on views up Main Street from the South provided by the wider Right-of-Way in front of the Community Building. Currently the City does not feel that it has need of another park.
- (2) The City Hall could have a portico that extends over the sidewalk, increasing its *visibility from down the street* (B.6).
- (3) The City Hall could also have *ground floor commercial uses with government program starting on the second floor* (B.7). City Hall would be accessed from an elevator/stair lobby on the ground floor or at grade from the parking lot in the rear.
- (4) The *Post Office could be connected to the City Hall* (B.7) with an entrance on Main Street to maximize its civic presence.
- (5) Instead of eliminating T.R. Wallis Park, it could be improved by cleaning it up, providing better furnishings and containing it spatially with buildings, a corner gazebo and possibly a low wall between the park and the intersection of Main Street and Healing Springs Road. Part of the space could also be paved for use by the surrounding commercial buildings.
- (6) An *entrance feature such as an arch over the street* (B.8) could mark the beginning of downtown at wither end of Main Street.
- (7) The architect's office currently in the Right-of-Way of the incoming bypass could be moved to front T.R. Wallis Park along with addition small scale offices or commercial buildings.
- (8) Midway Ave on the west side of Main Street is often closed for events, so it could take on a special character. Bollards and special pavers would mark it as an important space, and it could have *overhead lights or decorations* (B.8) that change with the season.



View of City Hall from down Main St



City Hall with market on ground floor

Charleston, South Carolina



Additional public services, like a Post Office, attached to City hall.

Chillicothe, Ohio





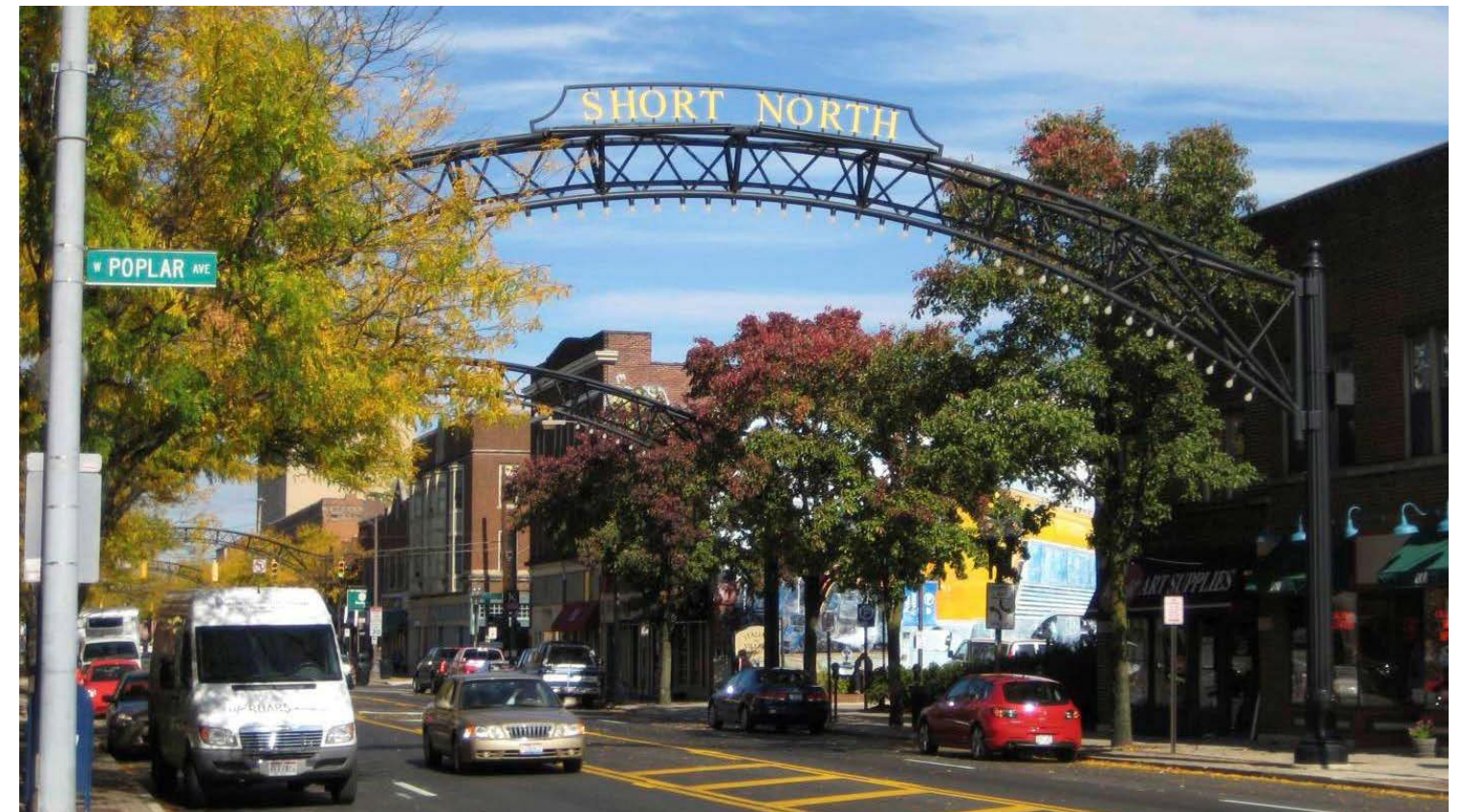
Entrance Arch

Carlsbad, California



Seasonal overhead decoration at City Center

Washington, D.C.



Entrance Arch for Short North Arts District

Columbus, Ohio



Excerpt from the *Cave Spring Downtown Area Master Plan*

① Current underutilized area offers opportunities for infill housing such as small multifamily buildings, duplexes, and park-under townhouses.



- ① The retail study by Land Use USA recommended a small boutique hotel or bed and breakfast in downtown that could take advantage of traffic from XNA. This would be a late stage addition as much of the downtown would need to be revitalized before a hotel could be successful.
- ② Since IRWP was interested in using their land that does not contribute to their mission to provide uses for downtown, more infill housing has been proposed on the south side of Midway Ave in the form of *cottage courts* (B.9). These small houses can be supplied at a lower price than houses on large lots creating more opportunities for people to live in downtown. These courts could also have trails that connect to IRWP and the greater trail structure in the area. While additional refinements would be needed to confirm this yield, the plan here illustrates 46 units in cottage courts.
- ③ Small *four-unit buildings* (B.9) with the character of a single family home would be a good opportunity to create more housing availability while matching the scale of current buildings.



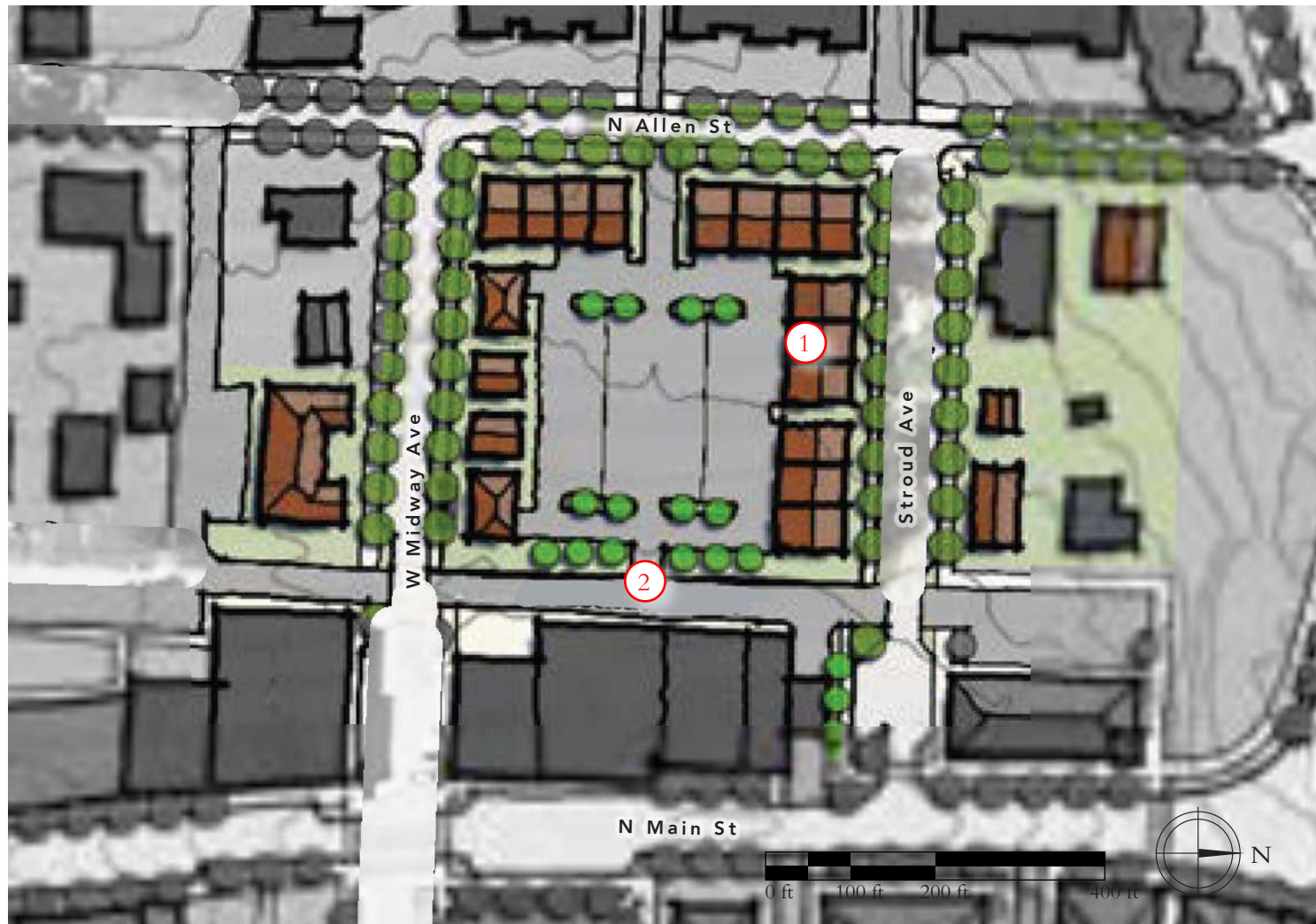
Four-unit building

Norton Commons, Kentucky



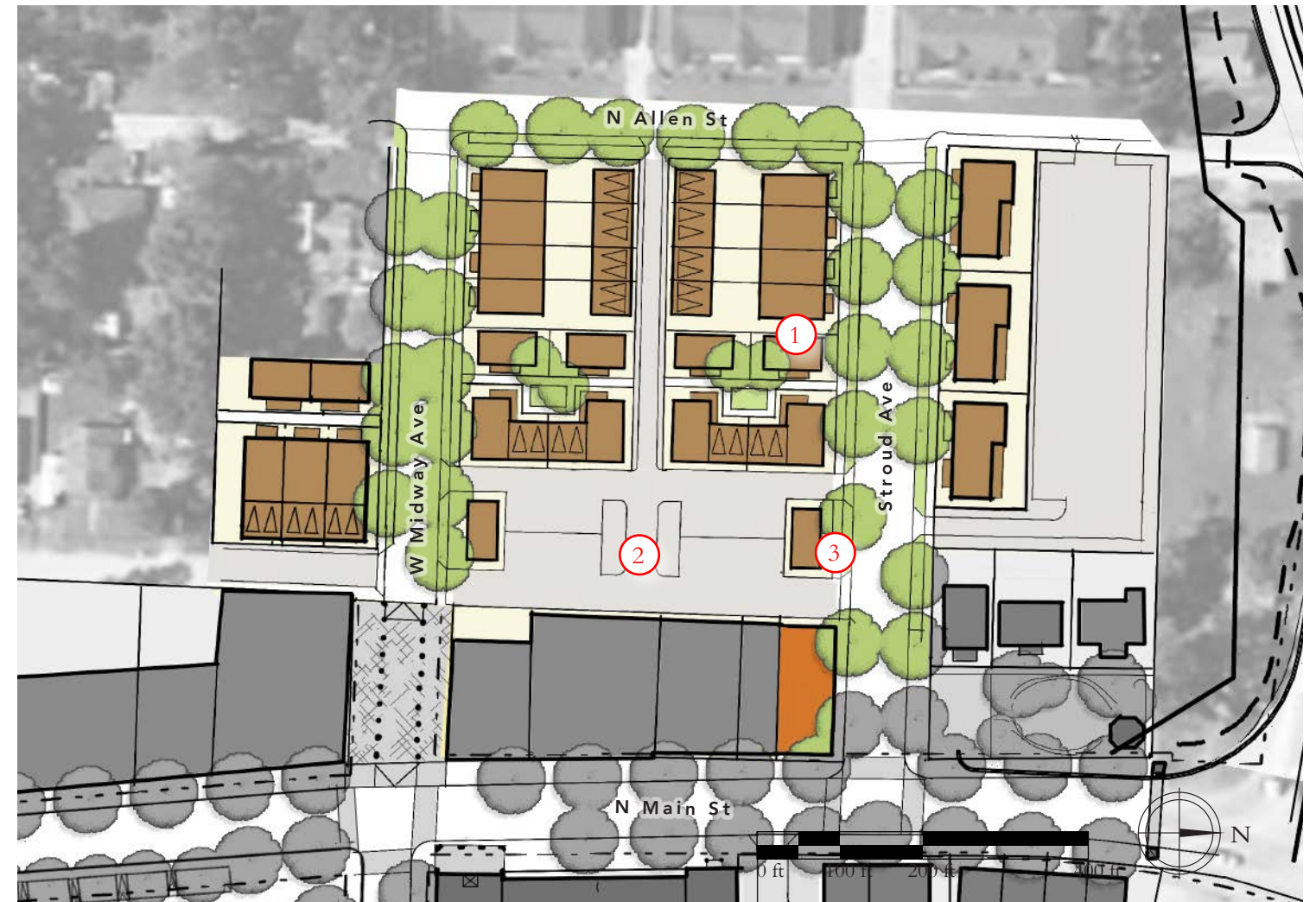
Cavalier Cottage Court

Virginia Beach, Virginia



Excerpt from the *Cave Spring Downtown Area Master Plan*

- (A) Since existing housing in this area is generally low-density and inconsistent quality, it is recommended that it be replaced with higher density options such as townhouses.
- (B) Current commercial building on Main Street back up to Chestnut Street it acts and feels like an alley, so it makes sense to treat it as one as the downtown develops further.



- (A) Townhouses with garages and attached *cottage courts* (B.9) are additional options for infill housing.
- (B) Chestnut Street should be treated as an alley and can also be a place to provide parking for commercial activity along Main Street.
- (3) Parking should be screened from view with the use of *liner buildings* (B.).



Liner buildings used to screen the view of parking lots

Norfolk, Virginia



Liner buildings

Norton Commons, Kentucky



Excerpt from the *Cave Spring Downtown Area Master Plan*

- ① A small pier could be a nice addition to Lake Kieth both aesthetically and as a place to fish.
- ② Additional parking for IRWP.



- ① IRWP would prefer that their Learning Center be on the same side of Main Street as the spring which would allow for a destination restaurant with a large patio similar to *The Ramble in Fayetteville* (B.14).
- ② Nature Trails that connect into those planned as part of the 112 bypass. This would create easy bike access to downtown.
- ③ Instead of a parking lot along the park, busses could parallel park in designated spots along Main Street and people could gather in a small plaza fronted by commercial buildings.
- ④ Bioswales along Main Street to catch run-off and serve as an example for Low Impact Development.
- ⑤ Dry ponds that catch stormwater from redeveloped properties and demonstrate Best Management Practices including native vegetation, multi-stage treatment, and smart detention outfall.
- ⑥ IRWP Learning Center relocated to Partners Lake or restored stream/wetland complex that demonstrates water quality Best Management Practices and contains all IRWP infrastructure on contiguous property parcels.



The Ramble

Fayetteville, Arkansas



Excerpt from the *Cave Spring Downtown Area Master Plan*

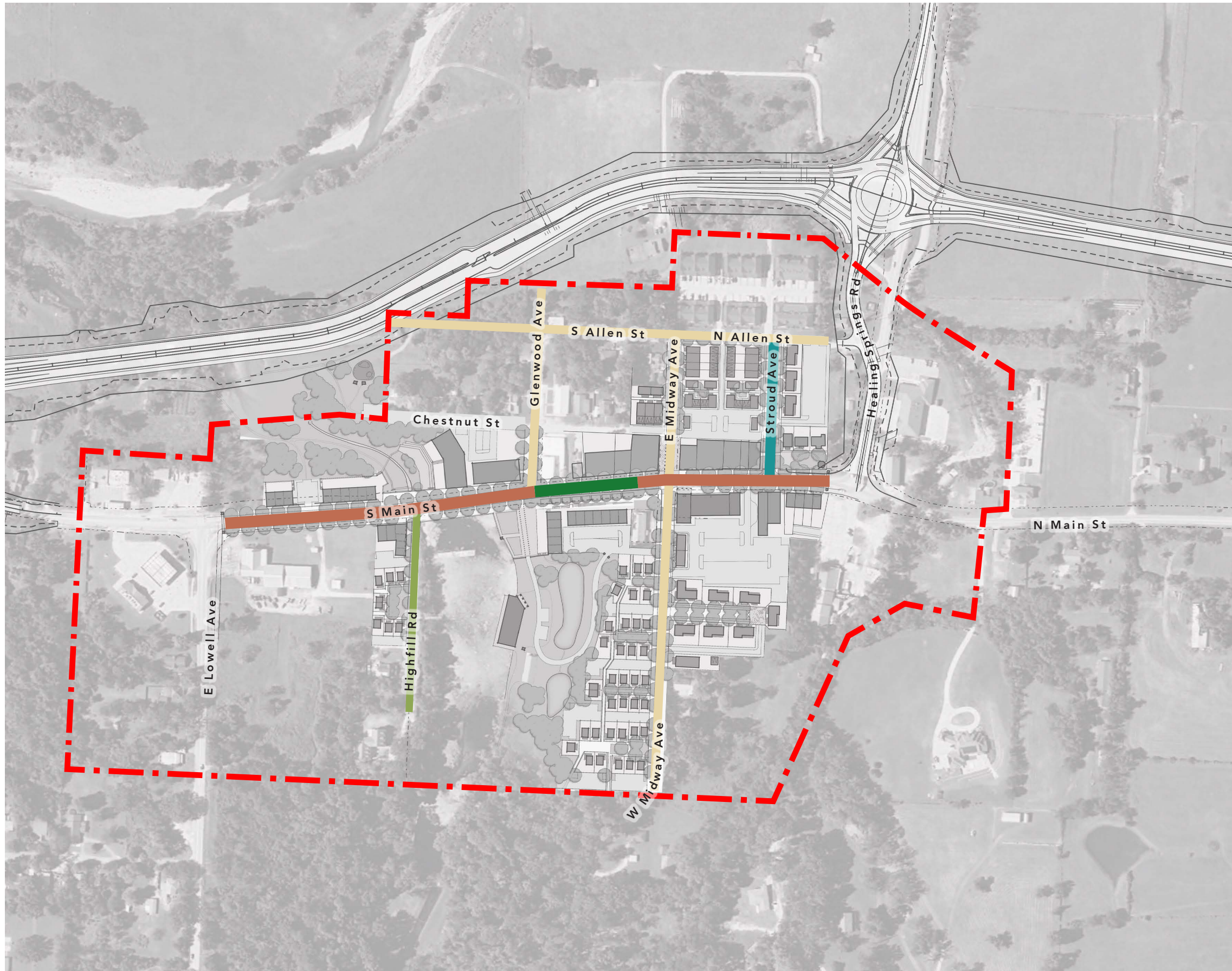
- ① Commercial buildings are recommended on the west side of Main Street with parking in the rear. One of these buildings could house a restaurant with a patio overlooking the stream.



- ① Using the back of the buildings as patio seating rather than parking would maximize views of the natural land and stream and create an amenity for the neighborhood.
- ② *Cottage courts* (B.9) overlooking IRWP preserve. This green space, as well as the adjacent portion of Highfill Road, create another opportunity to demonstrate Best Management Practices including pervious paving in parking lanes and native vegetation. While additional refinements would be needed to confirm this yield, the plan here illustrates 8 units in the cottage court.



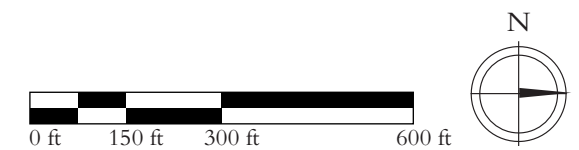
View of cottage courts overlooking IRWP preserve

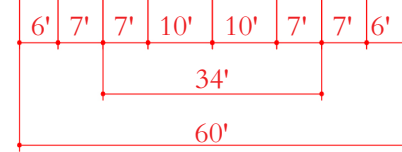
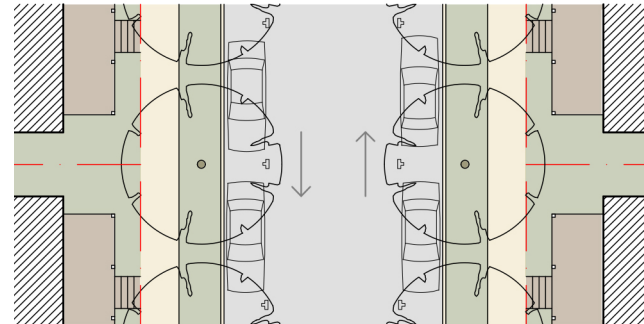
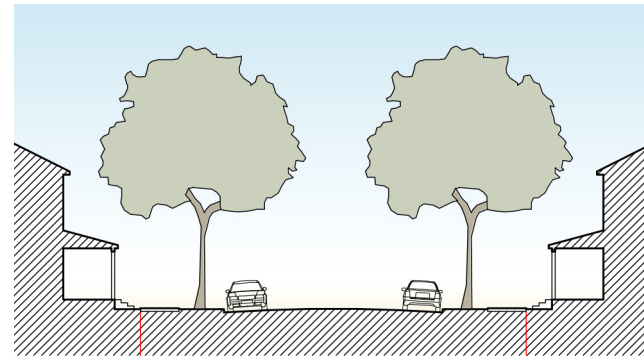
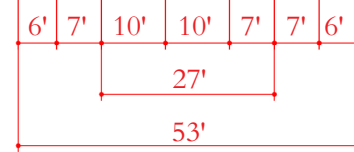
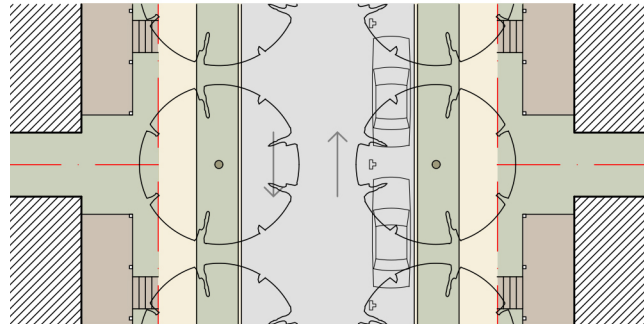
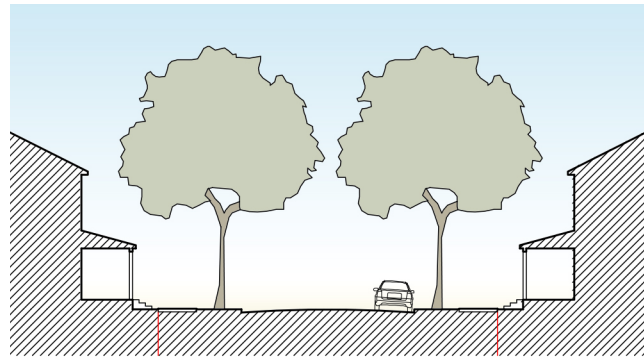
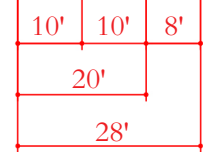
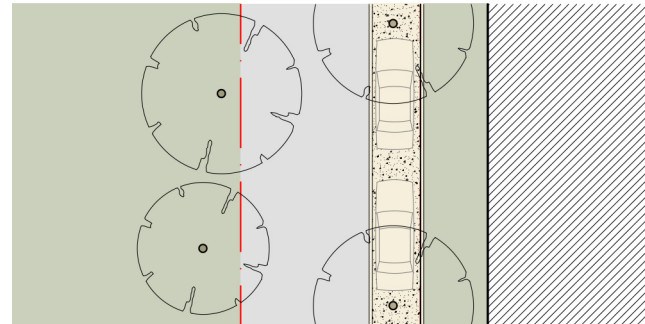
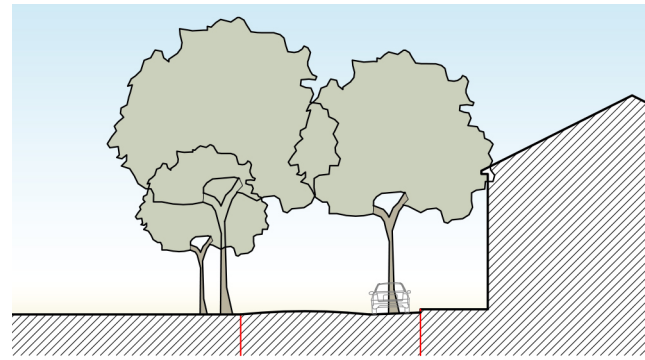


The Streets of Downtown Cave Springs are currently designed in a way that prioritizes moving cars through downtown and not the safety and comfort of pedestrians. The following street sections are designed to prioritize people over cars. Improvements to the Right-of-Way would greatly increase the availability of on-street parking which is important for the success of downtowns, both because it encourages traffic to main street businesses and because it visually narrows the street making traffic slower and pedestrians safer. Street trees will also be important to the success of Downtown because they provide shade to the sidewalk and a buffer between pedestrians and traffic.

Key

- ST-28-20
- ST-53-27
- ST-60-34
- CS-60-36
- CS-86-36





Thoroughfare Type
 BV Boulevard
 ST Street
 CS Commercial Street
 YS Yield Street

Right-of-Way Width

Pavement Width

XX-##-##

ST-28-20

Thoroughfare Type	Street
Right-of-Way Width	28 ft.
Pavement Width	20 ft.
Vehicular Movement	Slow
Design Speed	15 mph
Traffic Flow	Two-Way
Vehicular Clear Width	20 ft.
Parking Condition	Parallel, one side
Bicycle Provision	Shared with Vehicle
Pavement / Curb Radius	12 ft. Curb Radius
Curb Type	4"-6" Header Curbs One Side, No Curb One Side
Planter Type	Gravel Planing Strip
Tree Planting Pattern	Allee, 45 ft. o.c.
Walkway Type	Shared with Vehicles

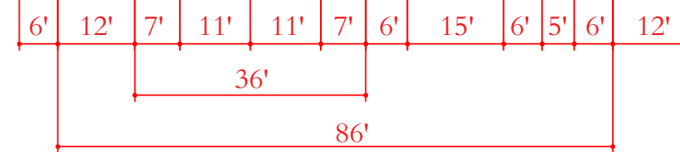
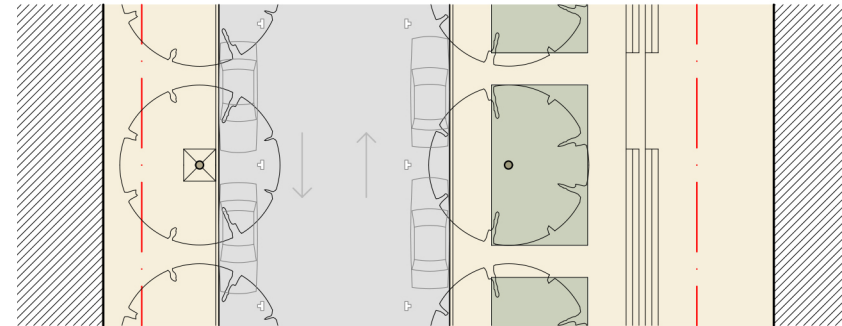
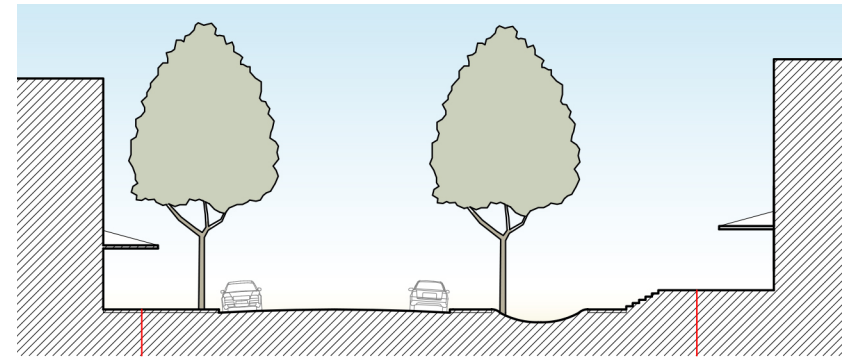
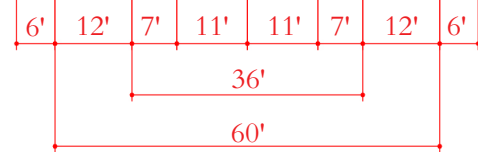
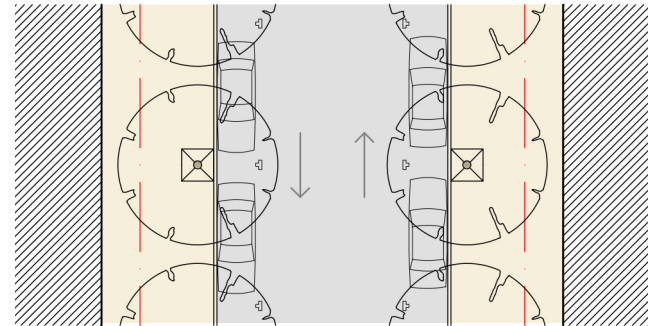
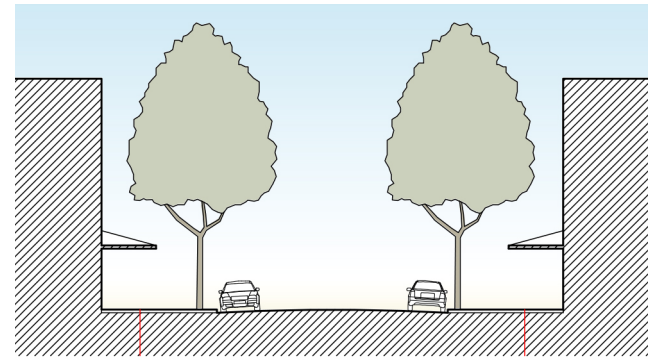
ST-53-27

Thoroughfare Type	Street
Right-of-Way Width	53 ft.
Pavement Width	27 ft.
Vehicular Movement	Slow
Design Speed	20 mph
Traffic Flow	Two-Way
Vehicular Clear Width	20 ft.
Parking Condition	Parallel, one side
Bicycle Provision	Shared with Vehicle
Pavement / Curb Radius	12 ft. Curb Radius
Curb Type	4"-6" Header Curbs / Curb & Gutter / Flush Curb
Planter Type	Planting Strip
Tree Planting Pattern	Allee, 30 ft. o.c.
Walkway Type	Sidewalk, both sides

ST-60-34

Thoroughfare Type	Street
Right-of-Way Width	60 ft.
Pavement Width	34 ft.
Vehicular Movement	Slow
Design Speed	20 mph
Traffic Flow	Two-Way
Vehicular Clear Width	20 ft.
Parking Condition	Parallel, both sides
Bicycle Provision	Shared with Vehicle
Pavement / Curb Radius	12 ft. Curb Radius
Curb Type	4"-6" Header Curbs / Curb & Gutter / Flush Curb
Planter Type	Planting Strip
Tree Planting Pattern	Allee, 30 ft. o.c.
Walkway Type	Sidewalk, both sides

Notes



Thoroughfare Type
 BV Boulevard
 ST Street
 CS Commercial Street
 YS Yield Street

Right-of-Way Width

Pavement Width

XX-##-##

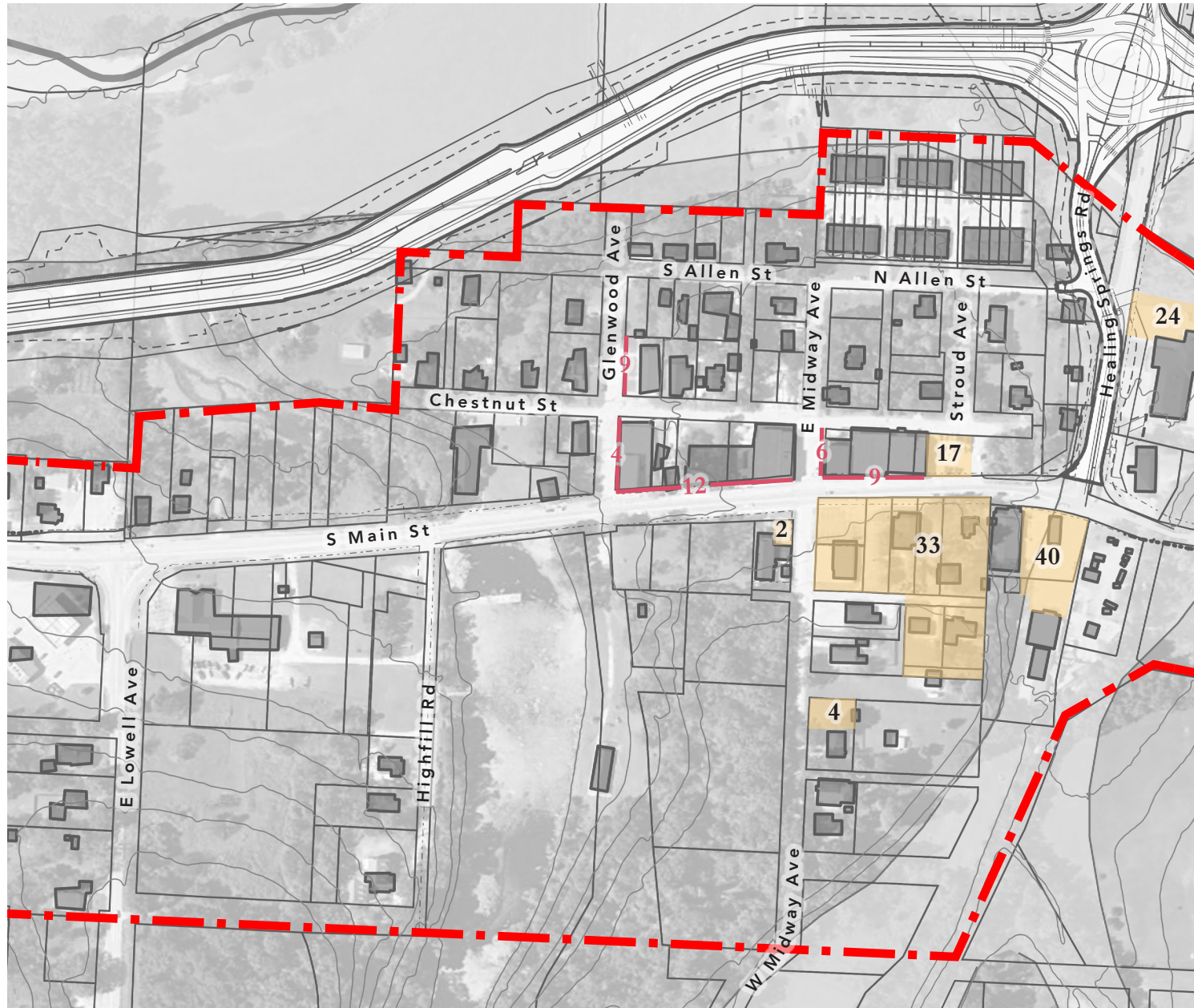
CS-60-36



CS-86-36

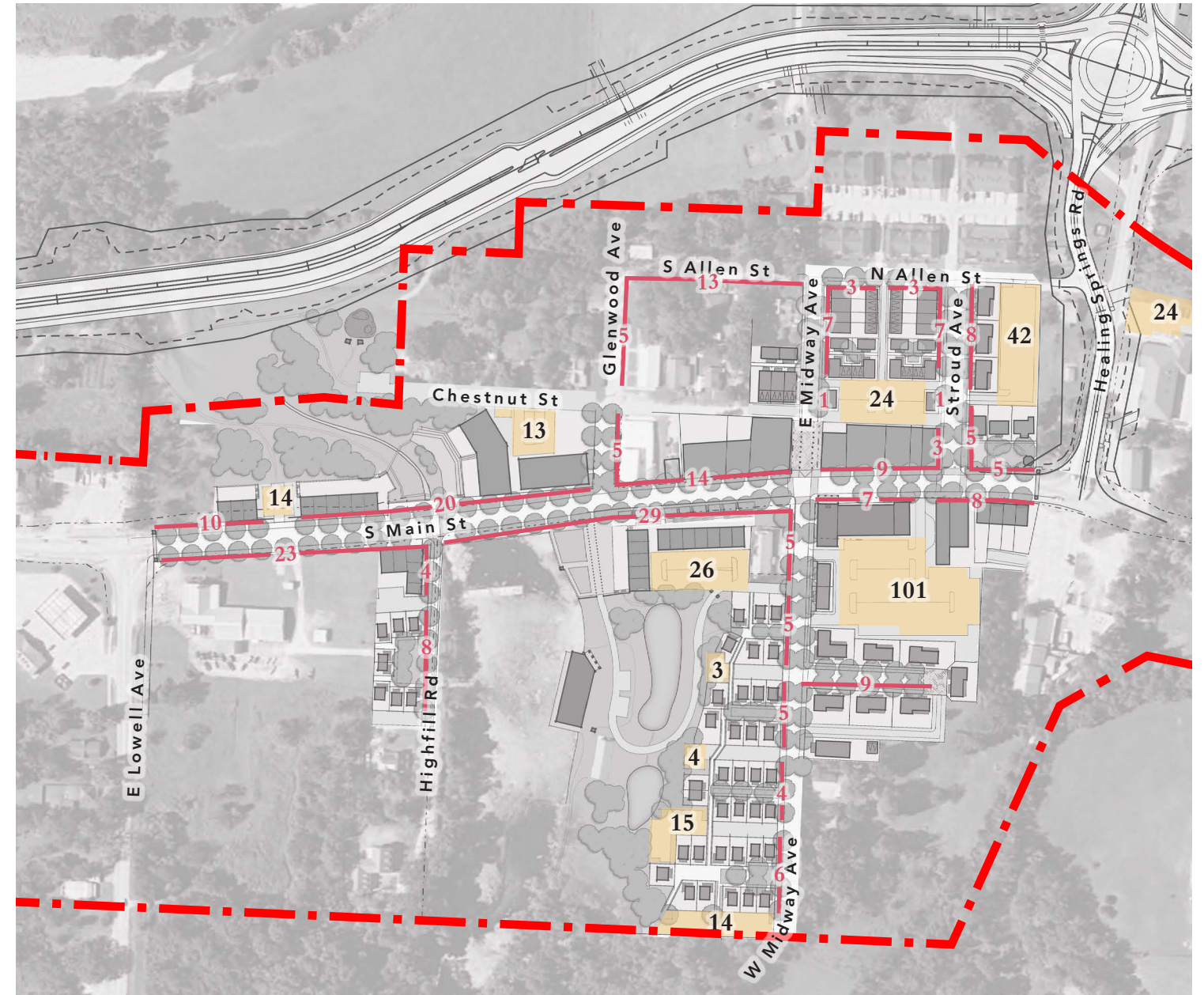
General	Thoroughfare Type	Commercial Street
	Right-of-Way Width	60 ft.
	Pavement Width	36 ft.
Vehicular Lanes	Vehicular Movement	Slow
	Design Speed	20 mph
	Traffic Flow	Two-Way
	Vehicular Clear Width	22 ft.
	Parking Condition	Parallel, both sides
Public Frontage	Bicycle Provision	Shared with Vehicles
	Pavement / Curb Radius	12 ft. Curb Radius
	Curb Type	4"-6" Header Curbs; Flush Curb; Bollards & No Curb
	Planter Type	Tree Grate
	Tree Planting Pattern	Allee, 30 ft. o.c.
	Walkway Type	Sidewalk, both sides

General	Thoroughfare Type	Commercial Street
	Right-of-Way Width	86 ft.
	Pavement Width	36 ft.
Vehicular Lanes	Vehicular Movement	Slow
	Design Speed	20 mph
	Traffic Flow	Two-Way
	Vehicular Clear Width	22 ft.
	Parking Condition	Parallel, both sides
Public Frontage	Bicycle Provision	Shared with Vehicles
	Pavement / Curb Radius	12 ft. Curb Radius
	Curb Type	4"-6" Header Curbs; Flush Curb; Bollards & No Curb
	Planter Type	Tree Grate one side, bioswale one side
	Tree Planting Pattern	Allee, 30 ft. o.c.
	Walkway Type	Sidewalk, both sides



Notes

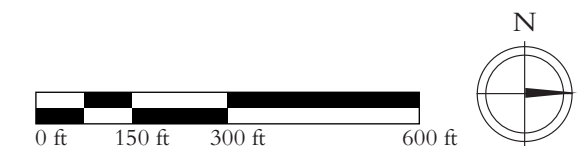


Current Parking Provided	
	On Street 40
	In Parking Lots 120
Total Parking Provided 160	



Improving the streets in Downtown Cave Springs based on the street sections would unlock a large amount of on-street parking. As per the recommendation summarized on page A.10, other parking should be in parking lots located behind buildings.

Parking Provided	
	On Street 232
	In Parking Lots 280
Total Parking Provided 512	



No.	Recommendation	Page # DTM	Page # This Doc.	Responsibility	Timeframe	Progress Update	Next Steps
A Land Use & Development							
A-1	Pursue one of the Civic Realm alternatives for the new City Hall and park.	46-47, 70	B.4	City	Near Term (Yr. 1)	One Civic Realm alternative has been put forward as the best option based on the City's needs.	Gather required program information for future City Hall to prepare to hire and architect.
A-2	Encourage the preservation and reahbilitation of the few historic buildings.	5-, 79		City & property owners	On-Going		
A-3	Ensure that new buildings are designed to be compatable with Downtown.	51-53, 78		City	On Going		
A-4	Adopt Low Impat Development (LID) incentives and/or regulations.	71-72		City	Mid Term (Yrs. 2-3)		
B Mobility and Streetscape							
B-1	Achieve a jurisdictional transfer of Main Street from the State to the City.	54, 80		City & ARDOT	Near Term (Yr. 1)		
B-2	Redesign and rebuild Main Street and side streets as urban streets with defined parking and sidewalks.	56-61	B.17	City	Mid Term (Yrs. 2-3)	Main Street and sides streets have been redesigned with defined parking and sidewalks.	Rebuild streets to match design.
B-3	Locate and design parking in a manner that fits into an urban enviroment.	62	B.19	City	On-Going	All streets have been designed with on-street parking and all additional parking is in lots behind buildings.	Rebuild streets to match design.
B-4	Design and regulate planned bypass as a parkway.	63		City & ARDOT	Near Term (Yr. 1)		
B-5	Develop an extensive trail system that connects to existing trails.	64-65	B.12	City & ARDOT	Near Term (Yr. 1)	Trails have been designed on IR WP property that connect to larger trail systems including planned bike paths along the bypass.	Work with IR WP to to build trails that connect to the larger network.
C Public Spaces							
C-1	Replace T.R. Wallis Park with development or reconfigure its adjacent street network.	65	B.4	City	Mid Term (Yrs. 2-3)	This plan proposes that instead of elimination T.R. Wallis park and building a new park as suggested in C-4, the City should invest in revitalizing T.R. Wallis.	Work with landscape architect to design a revitalized T.R. Wallis Park.
C-2	Pursue a right-of-first-refusal with the owners of the house in front of City Park.	65		City & property owners	Near Term (Yr. 1)		
C-3	Work with IR WP to improve and increase the use of Natural Area around Lake Keith.	69	B.12	IR WP & City	Mid Term (Yrs. 2-3)	IR WP was heavily involved in the development of this plan with the goal on integrating the Natural Area with downtown.	Continue the open dialogue between IR WP and the City about how to best work together to accomplish shared goals.
C-4	Develop a new park within the Downtown Core sub-area.	46-47, 70	B.4	City	Long Term (Yrs. 4-5)	This plan proposes that instead of elimination T.R. Wallis park as suggested in C-1 and building a new park, the City should invest in revitalizing T.R. Wallis. Instead of a new park, a new plaza is proposed across from city hall in a portion of Midway Ave.	Set an example and encourage development by prioritizing the creation of Midway Avenue Plaza.
D Economics							
D-1	Brand Downtown as a small, historic, rustic place intertwined with natural enviroment.	75		Downtown group (future)	On-Going		
D-2	Develop an optimal tennant mix and recruit new businesses accordingly.	75-77	A.11-A.12	Downtown group (future)	On-Going	A preliminary market study was completed for both the residential and commercial markets.	Purchase a more in depth study.
D-3	Follow the revitalization principles of the state andnational Main Street programs.	77		Downtown group (future)	On-Going		
E Policies							
E-1	Revise the City'szoning and development regulations to implement this plan.	78		City	Near Term (Yr. 1)		
E-2	Adopt deesign standards either as part of the zoning or a separate overlay zone.	78		City	Near Term (Yr. 1)		
E-3	Adopy Low impact Development (LID) incentives and/or regulation and on street parking regulations.	78-79		City	Mid Term (Yrs. 2-3)		
E-4	Promote existing developmen incentives and explore adopting new ones.	79-80		City	On-Going		
E-5	Achieve a jurisdictional transfer of Main Street from the State to the City.	54, 80		City & ARDOT	Near Term (Yr. 1)		

The Implementation Matrix is from the *Cave Spring Downtown Area Master Plan* by ULI to help the City of Cave Springs organize their priorities as they moved through the process of reviving their Downtown. The items in pink are the ones addressed during this Legacy Project

X. APPENDIX

The Appendix chapter provides additional resources for reference that informed this study. These materials include documentation of the charrette process as well as other related reports and plans by others which are relevant to this study.

Charrette Schedule	X.2
Charrette Presentations	
Charrette Presentation (3/17/2026)	X.3
Land Use USA Presentation (3/18/2026).....	X.8
Charrette Presentation (3/19/2026)	X.16
Optional Addition	X.26
Bibliography	X.27

Cave Springs

Charrette Schedule

CHARRETTE						
	Monday March 16	Tuesday March 17	Wednesday March 18	Thursday March 19	Friday March 20	
9:00		Set up Studio	Design	Design	Team Departs	
10:00		Site Tour with Team 9:30 - 11:00	Retail Market Presentation LU USA 10:00 - 11:00	Studio Closed for Court		
11:00		Design			Re-Set Up	
12:00	Possible Stakeholders Landowners Biz owners XNA team Developer? Retail consultant Residential consultant First Baptist	IRWP Board & Staff 11:30 - 12:30	Plan Pin-Up IRWP, City, & CNU Over Lunch 12:00 - 1:30			
1:00		Lunch In				
2:00		Design				
3:00		First Baptist Church 2:00 - 3:00				
4:00		Developer(s) Meeting 3:30 - 4:30			Choose Illustration Views	
5:00						
6:00		Community Meeting <i>Listen</i> 5:30 - 7:00 (Combined w Open House?)	Tear Down for Court	Community Meeting <i>Present Plan</i> 5:30 - 7:00		
7:00	Team Arrives	Dinner After Meeting	Dinner Out	Dinner After Meeting		
			Church Meeting?			

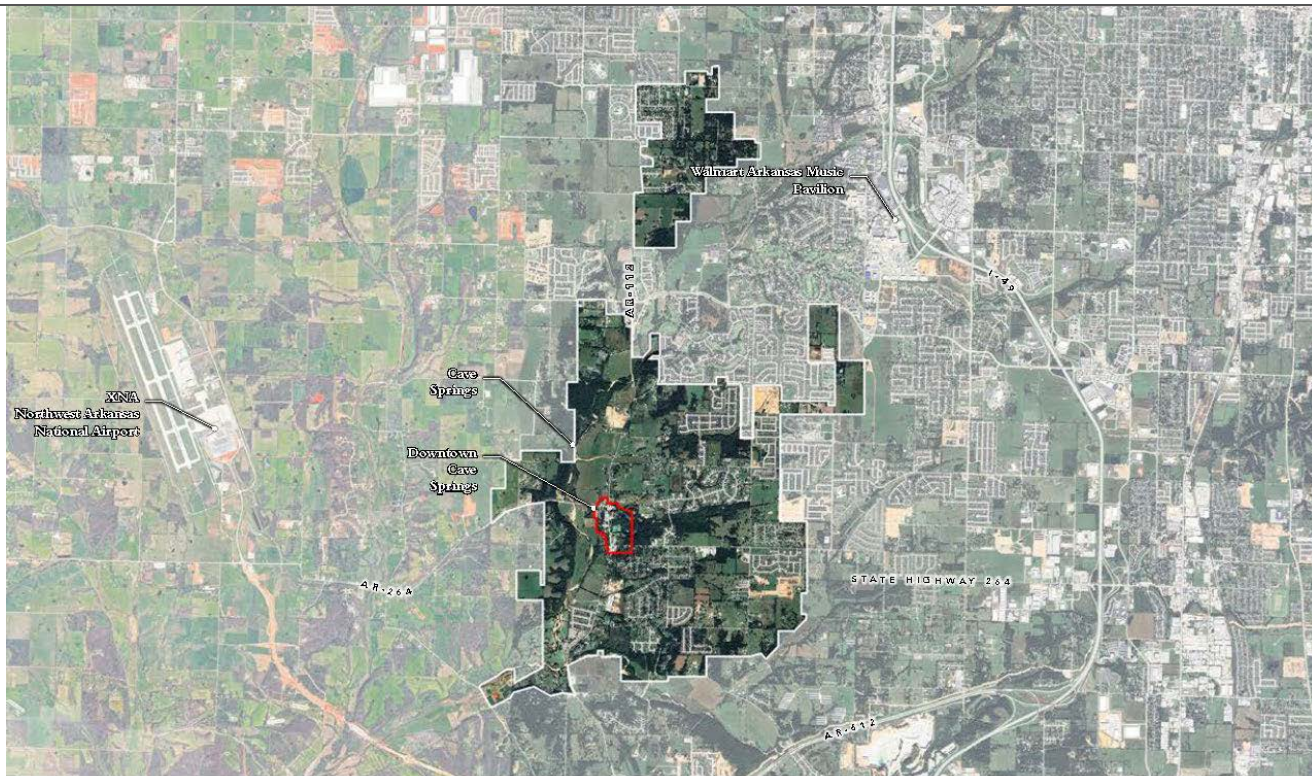
CNU LEGACY CHARRETTE
 DOWNTOWN MASTER PLAN FOR
CAVE SPRINGS
 CAVE SPRINGS, ARKANSAS



Image from The National Charrette Institute.
<http://Charretteinstitute.org/>



INTRODUCTION
 OVERVIEW



INTRODUCTION
 OVERVIEW



DOWNTOWN CAVE SPRINGS
 Envisioning the Future of the Historic Downtown



Technical Assistance Panel Report | MARCH 30-31, 2023
 Cave Springs, Arkansas



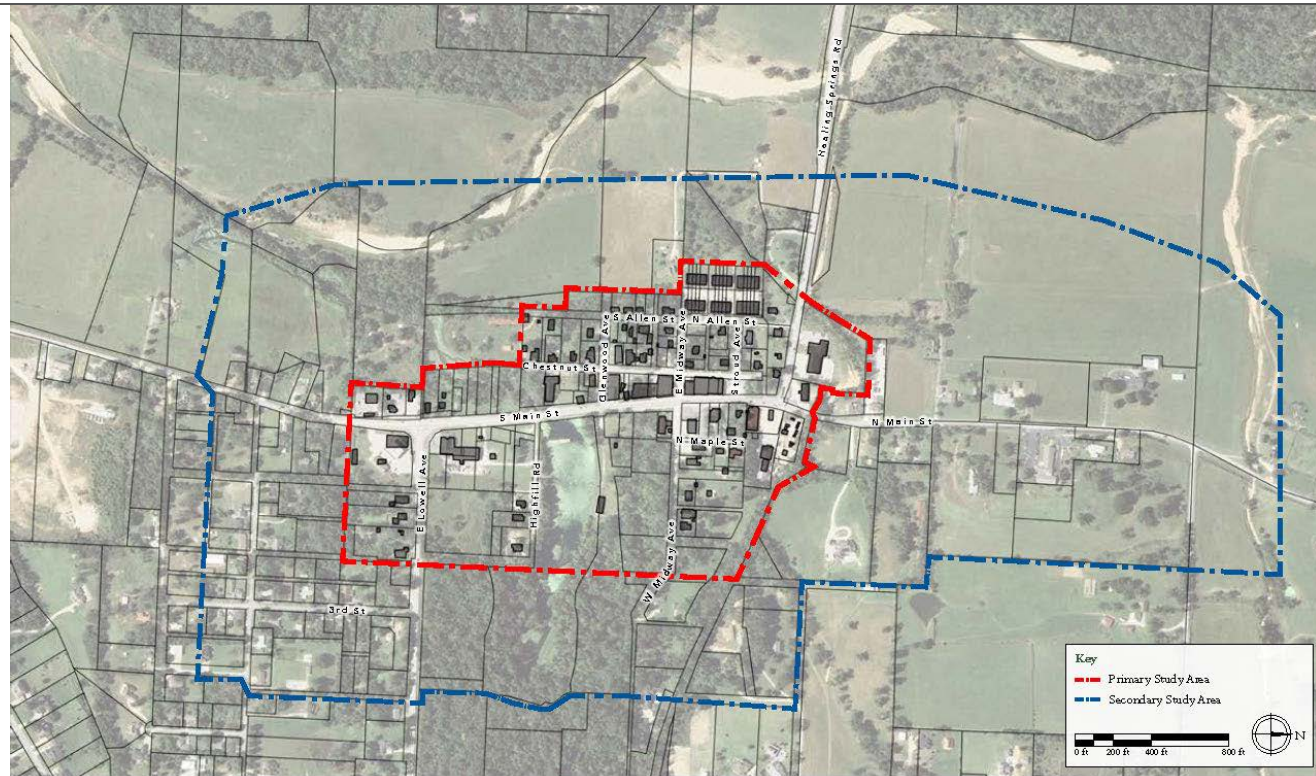
**Cave Springs Downtown Area
 Master Plan**

Cave Springs, Arkansas
 Prepared for the **Urban Land Institute - Northwest Arkansas**
 City of Cave Springs

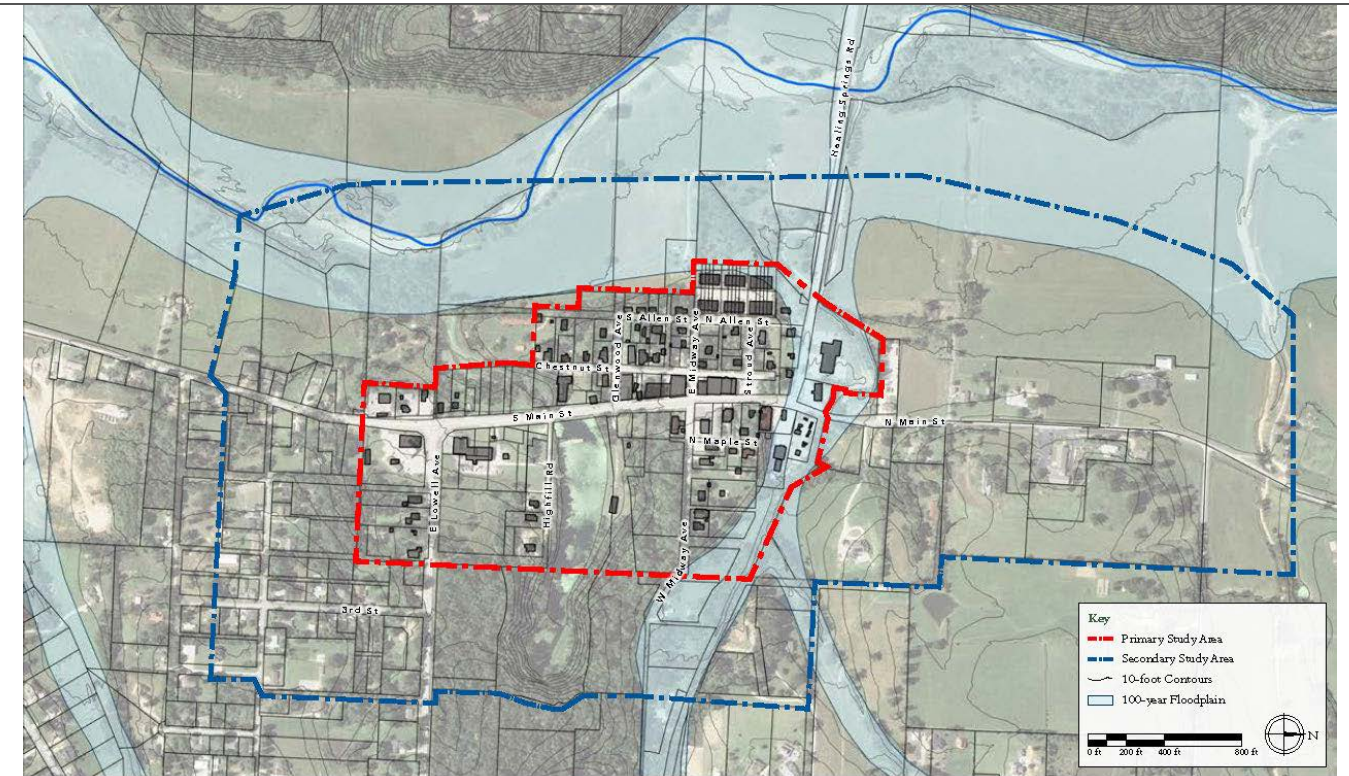


FINAL: July 11, 2024

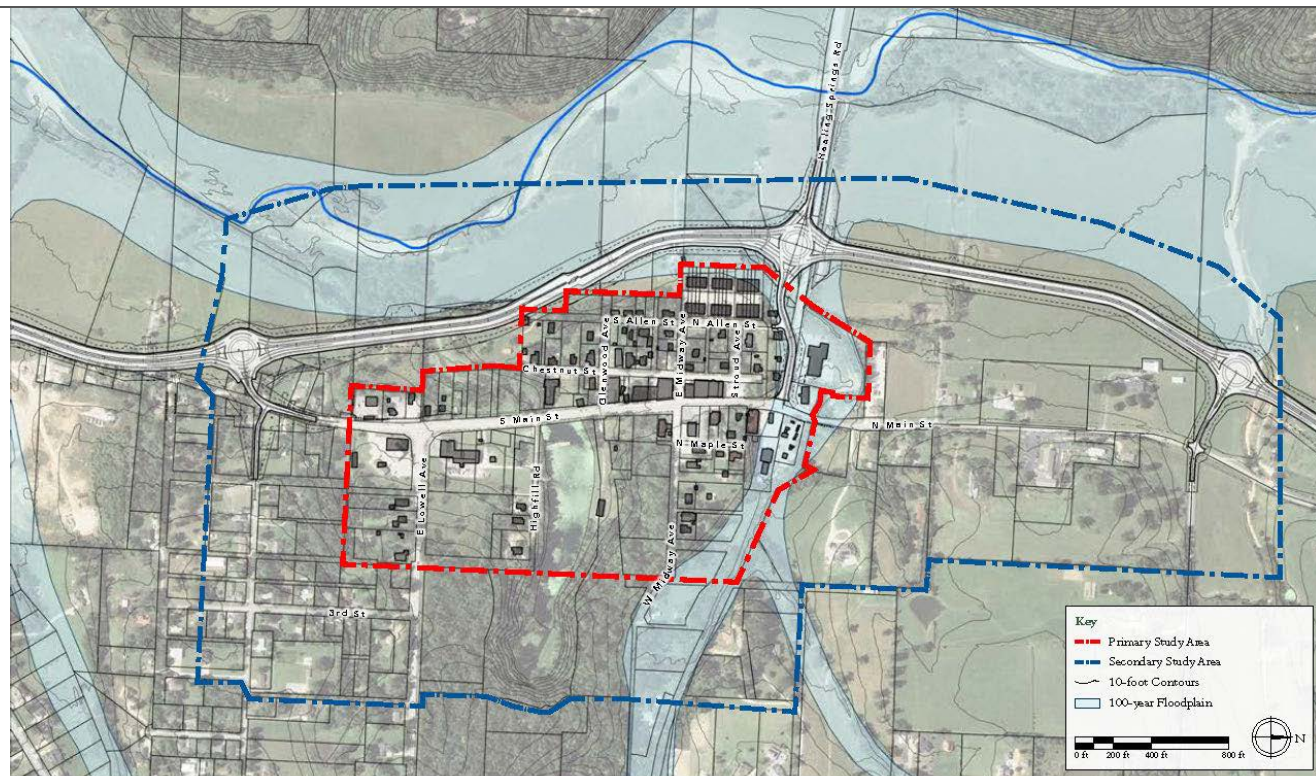
INTRODUCTION
 OVERVIEW



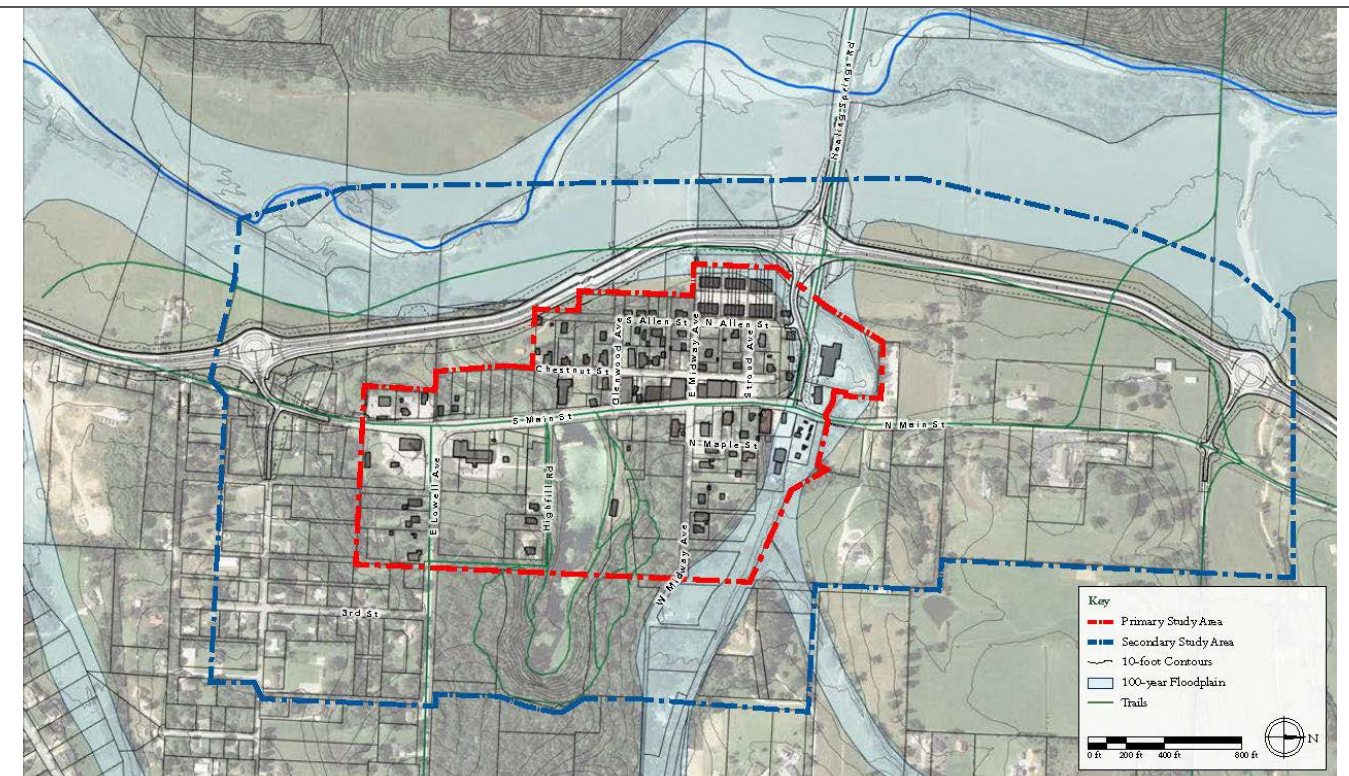
INTRODUCTION
SITE CONSTRAINTS



INTRODUCTION
SITE CONSTRAINTS



INTRODUCTION
SITE CONSTRAINTS



INTRODUCTION
SITE CONSTRAINTS

UPDATE PLANS BASED ON COMMUNITY FEEDBACK.

PERFORMING AND INCORPORATING RECOMMENDED STUDIES.

CREATING DETAIL PLANS FOR INDIVIDUAL SITES.



INTRODUCTION
PROJECT GOALS

UPDATE PLANS BASED ON COMMUNITY FEEDBACK.

PERFORMING AND INCORPORATING RECOMMENDED STUDIES.

CREATING DETAIL PLANS FOR INDIVIDUAL SITES.



INTRODUCTION
PROJECT GOALS

UPDATE PLANS BASED ON NEW INFORMATION.

PERFORMING AND INCORPORATING RECOMMENDED STUDIES.

CREATING DETAIL PLANS FOR INDIVIDUAL SITES.



INTRODUCTION
PROJECT GOALS



CONGRESS FOR
NEW URBANISM



CITY OF CAVE
SPRINGS, ARKANSAS



ILLINOIS RIVER
WATERSHED
PARTNERSHIP



NORTHWEST ARKANSAS



MICHAEL WATKINS
ARCHITECT



PROXIMITY PROJECT



NELSON NYGAARD



ZIMMERMAN/VOLK
ASSOCIATES



CRABTREE GROUP
INC.



LAND USE USA

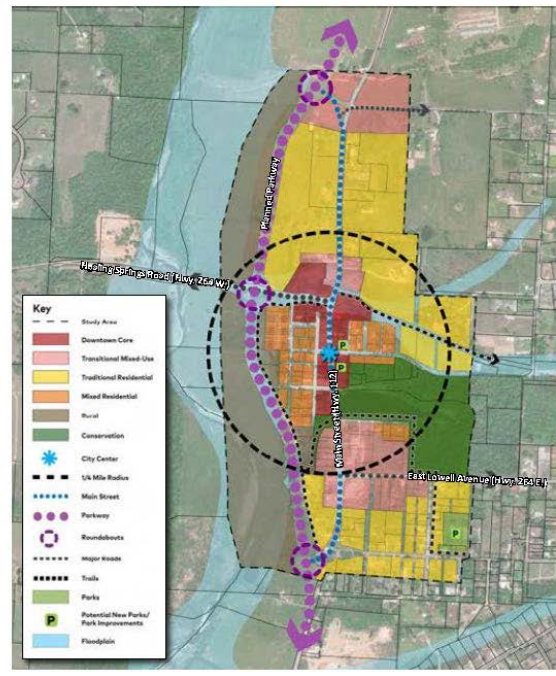


ZANETTA
ILLUSTRATIONS

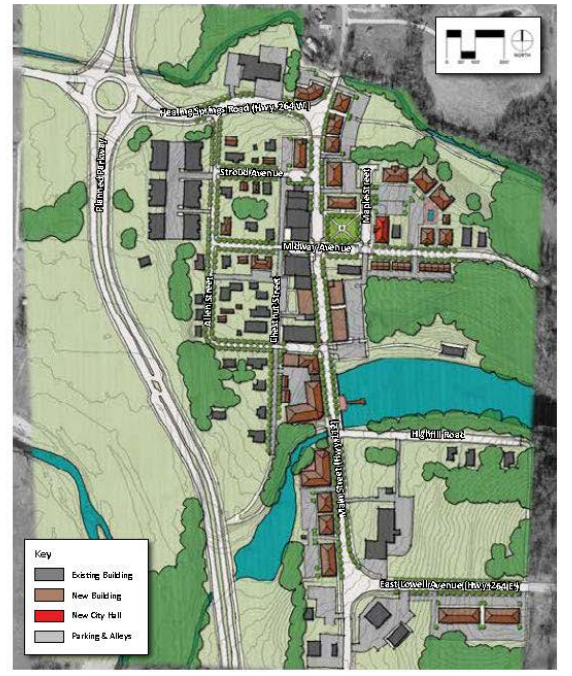


INTRODUCTION
PROJECT TEAM

B) PLAN OVERVIEW



C) DESIGN STRATEGY



ULI DOWNTOWN MASTER PLAN OVERALL PLAN

C) DESIGN STRATEGY

CIVIC REALM ALTERNATIVES

ALTERNATIVE A
This scenario is the same as illustrated on the previous pages part of the broader urban design plan for the full Downtown study area. It locates the new park at the southeast corner of Main Street and Midway Avenue, with the new City Hall building directly onto Maple Street and indirectly fronting onto the new park. It is the only alternative that geographically couples the park and City Hall. See Appendix A for a visualization of this alternative.

Advantages

- The park and City Hall can be developed in a coordinated manner.
- The park is located where it can most likely leverage the greatest economic spin-off to businesses based upon proximity.
- The corner location maximizes the park's visibility, and the location features favorable topography for the design of a formal and traditional park.

Disadvantages

- As with all of these scenarios, it requires acquisition and demolition of the current post office building.



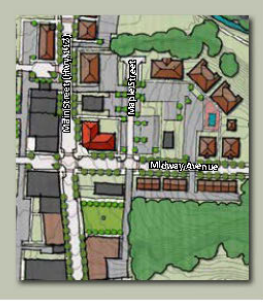
ALTERNATIVE B
This scenario locates the new City Hall at the northeast corner of Main Street and Midway Avenue, which is the same location proposed for the new park in Alternative A. Rather than being directly adjacent to the new City Hall, the park would be located to the immediate south of the newly renovated Community Building. See Appendix A for a visualization of this alternative.

Advantages

- While not directly adjacent to the new City Hall, the park location adjacent to the renovated Community Building still creates a relatively contiguous public complex of uses.

Disadvantages

- As with all of these scenarios, it requires acquisition and demolition of the current post office building for parking.
- This scenario requires acquisition of the park site from the IRWP if they are willing to sell.
- Focus use of the sloping topography of the park site, a less formal design can occur relative to the site to the north.



C) DESIGN STRATEGY

CIVIC REALM ALTERNATIVES (CONTINUED)

ALTERNATIVE C
As with Alternative B, this alternative locates the new City Hall at the northeast corner of Main and Midway and the park would be located to the immediate south of the Community Building. The City Hall would not be "L-shaped" as with Alternative B, but it could feature corner treatment with a vertical architectural element (cupola, tower, etc.). See Appendix A for a visualization of this alternative.

Advantages

- This scenario provides a greater amount of parking for civic and public use than the other scenarios.

Disadvantages

- As with all of these scenarios, it requires acquisition and demolition of the current post office building.
- This scenario requires acquisition of the park site from the IRWP if they are willing to sell.
- A segment of Maple Street would be vacated, but public access to parking would still be available.
- As with Alternative B, a less formal design can occur relative to other sites.



ALTERNATIVE D
As with Alternative A, this scenario places the new park at the northeast corner of Main and Midway. However, it is the only alternative that locates the new City Hall south of Midway. Instead, it is placed to the immediate south of the Community Building. A new plaza would be located between the Community Building and Midway, which would also be immediately north of the new City Hall. See Appendix A for a visualization of this alternative.

Advantages

- The park is located where it can most likely leverage the greatest economic spin-off to businesses.
- The corner location maximizes the park's visibility.
- It provides an opportunity for new mixed-use or civic-related development where the post office and current City Hall are now located.
- It allows for development of a plaza.

Disadvantages

- This scenario requires acquisition of the City Hall site from the IRWP if they are willing to sell.



ULI DOWNTOWN MASTER PLAN CITY HALL LOCATIONS

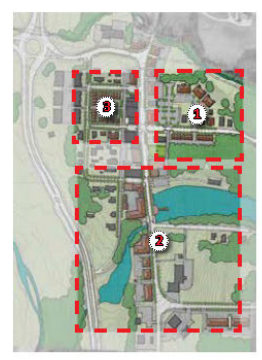
C) DESIGN STRATEGY

OTHER REDEVELOPMENT AREAS

Overview
The previous two pages examine four alternative scenarios for the location and design of the public realm as defined by the proposed new City Hall and park. This page and the next look at three areas pertinent to those four public realm alternatives. They include the following geographic areas:

1. Infill Housing - East Side of Downtown
2. Mixed Use Development - South Side of Downtown
3. Infill Housing - West Side of Downtown

The map to the right highlights these three areas, and the following is a description of each.



1) INFILL HOUSING - EAST SIDE OF DOWNTOWN
Located to the east of Main Street and featuring Midway Avenue as its spine, this area is currently underutilized and has strong potential for infill housing that might help further support commercial areas along Main Street.

Current Conditions
The north side of Midway Avenue features an assortment of low-density, older buildings, including the small post office building, a historic bungalow house, a few more historic houses, a small church, and some other structures. The south side of the street is undeveloped with a thickly vegetated wooded area owned by the Illinois River Watershed Partnership (IRWP).

Proposed Development
Infill housing could include small-scale multi-family residential development south of Midway Avenue on a gentle slope, and low-rise houses with townhomes parking on the south side of Midway. The south side would feature a promenade, 11 townhomes. While not critical, the north side of the street might even include a swimming pool and small pool house.



C) DESIGN STRATEGY

OTHER REDEVELOPMENT AREAS (CONTINUED)

2) MIXED USE DEVELOPMENT - SOUTH SIDE OF DOWNTOWN
Occupying a large portion of the southern part of Downtown, this area is also underutilized, but it has potential for mixed-use development along Main Street and East Lowell Avenue.

Current Conditions
A key landmark of this area is Lake Keith, which is part of the environmentally sensitive area owned and managed by the IRWP. Associated surface water extends to the west of Main and the dam located under the street. In fact, the IRWP facilities are located on the other side of Main from the lake. There are only a few buildings on the west side of Main, with the balance of the present site area of Main and East Lowell Avenue (church, gas station, convenience store, etc.).

Proposed Development
In addition to reimagining Lake Keith with a promenade, improved parking, and a small pier, new infill development would occur on the west side of Main and south side of Lowell. A promenade overlooking the lake could be possible. Proposed development across all of Downtown, but especially in this area, should feature "low-impact design" (LID) features.



3) INFILL HOUSING - WEST SIDE OF DOWNTOWN
Located west of Main Street, most of this existing residential area consists of a block bounded by Chestnut Street on the east, Allen Street on the west, Second Avenue on the north, and Midway Avenue on the south.

Current Conditions
This area is occupied by only a few single-family houses, some of which are physically deteriorated. Because the existing commercial buildings fronting the west side of Main Street back up to Chestnut Street, Chestnut functions as a dead-end much like a alley.

Proposed Development
It is proposed that the very sparse existing housing in this area be replaced by much higher density townhomes, as well as few single-family and townhome housing buildings nearby. As with the infill housing proposed on the east side of Downtown along Midway, this increased housing will help to activate the Downtown area and provide further market support.



ULI DOWNTOWN MASTER PLAN OTHER REDEVELOPMENT AREAS

PERFORMING AND INCORPORATING RECOMMENDED STUDIES

MEMORANDUM

To: CNU Project Team
From: ULI Downtown Partnership
Date: February 23, 2024
Subject: City History and Related Conditions Summary

DOCUMENTED PARKING CONDITIONS

Following is a summary of findings related to parking conditions in the study area, based on a review of the "Downtown Cave Springs" and the 2022 "L.A. Report" prepared by ULI for the Cave Springs study area.

Supply & Demand

- Current conditions are present on both sides of Main Street.
- There is no parking on the west side of Main Street.
- There is no parking on the east side of Main Street.
- There is no parking on the south side of Main Street.
- There is no parking on the north side of Main Street.
- There is no parking on the west side of Midway Avenue.
- There is no parking on the east side of Midway Avenue.
- There is no parking on the south side of Midway Avenue.
- There is no parking on the north side of Midway Avenue.

Zoning Standards

- Current zoning very much impacts the amount of on-street parking available for parking in the study area.
- Current zoning very much impacts the amount of on-street parking available for parking in the study area.
- Current zoning very much impacts the amount of on-street parking available for parking in the study area.

EXECUTIVE SUMMARY

An Analysis of Residential Market Potential

The Downtown Cave Springs Study Area
The City of Cave Springs
Denton County, Arkansas

February 2024

Prepared by:
ULI

In collaboration with:
CNU

Prepared for:
The City of Cave Springs

The City of Cave Springs, AR
CNU Legacy Project

Retail Market Assessment

DRAFT
March 16, 2024

Prepared by:
ULI

In collaboration with:
CNU

Prepared for:
The City of Cave Springs

ULI DOWNTOWN MASTER PLAN IMPLEMENTATION MATRIX

Key
 Goals for Charrette
 Ongoing Efforts
 In Progress Efforts by City

Pick location for City Hall

Redesign Main and Side Streets

Locate and Design Parking

Design Bypass as Parkway

Design Trail System

No Recommendation	Page #	Responsibility	Time-Frame
A. Land Uses & Development			
A-1 Pursue one of the Civic Realm alternatives for a new City Hall and park	46-47, 70	City	Near Term (Yr. 1)
A-2 Encourage the preservation and rehabilitation of the few historic buildings	50, 79	City & property owners	On-Going
A-3 Ensure that new buildings are designed to be compatible with Downtown	51-53, 78	City	On-Going
A-4 Adopt Low Impact Development (LID) incentives and/or regulations	71-72, 78	City	Mid Term (Yrs. 2-3)
B. Mobility & Streetscapes			
B-1 Achieve a jurisdictional transfer of Main Street from the State to the City	54, 80	City & ARDOT	Near Term (Yr. 1)
B-2 Redesign and rebuild Main Street and side streets as urban streets with defined parking and sidewalks	56-61	City	Mid Term (Yrs. 2-3)
B-3 Locate and design parking in a manner that fits into an urban environment	62	City	On-Going
B-4 Design and regulate the planned bypass as a parkway	63	City & ARDOT	Near Term (Yr. 1)
B-5 Develop an extensive trail system that connects to existing trails	64-65	City & ARDOT	Near Term (Yr. 1)



ULI DOWNTOWN MASTER PLAN
 IMPLEMENTATION MATRIX

Key
 Goals for Charrette
 Ongoing Efforts
 In Progress Efforts by City

Find Alternative Use for T.R. Wallis Park

Work with IRWP to increase use of Natural Area

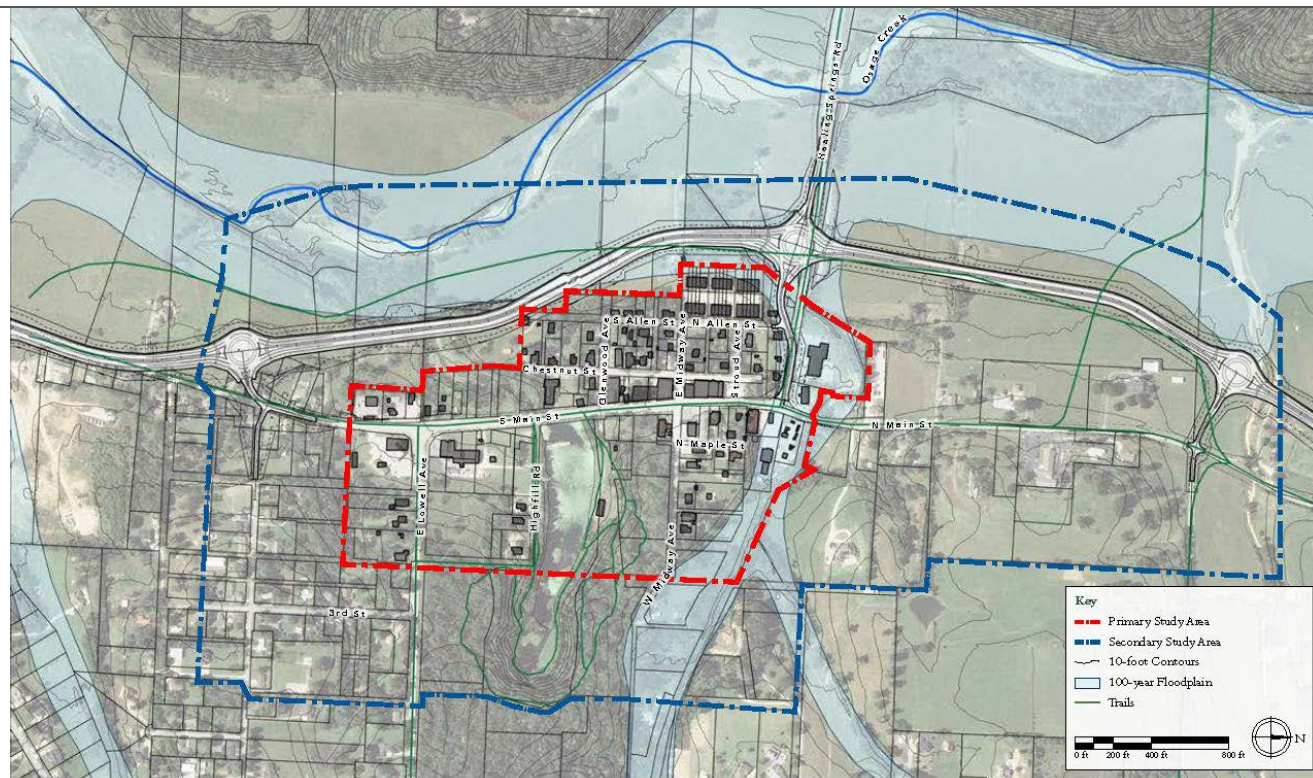
Design New Park

Meet with Retail Expert About Optimal Tenant Mix

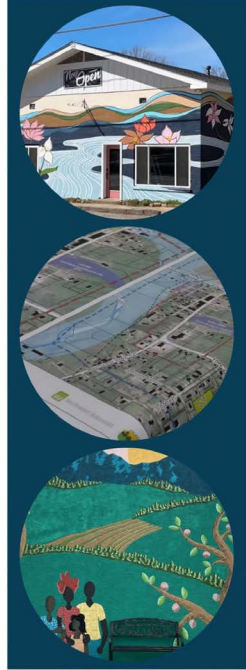
No Recommendation	Page #	Responsibility	Time-Frame
C. Public Spaces			
C-1 Replace T.R. Wallis Park with development or reconfigure its adjacent street network	66	City	Mid Term (Yrs. 2-3)
C-2 Pursue a right-of-first-refusal with the owners of the houses in front of City Park	68	City & property owners	Near Term (Yr. 1)
C-3 Work with IRWP to improve and increase the use of the Natural Area around Lake Keith	69	IRWP & City	Mid Term (Yrs. 2-3)
C-4 Develop a new park within the Downtown Core sub-area	46-47, 70	City	Long Term (Yrs. 4-5)
D. Economics			
D-1 Brand Downtown as a small, historic, rustic place intertwined with the natural environment	75	Downtown group (future)	On-Going
D-2 Develop an optimal tenant mix and recruit new businesses accordingly	75-77	Downtown group (future)	On-Going
D-3 Follow the revitalization principles of the state and national Main Street programs	77	Downtown group (future)	On-Going
E. Policies			
E-1 Revise the City's zoning and development regulations to implement this plan	78	City	Near Term (Yr. 1)
E-2 Adopt design standards either as part of the zoning or a separate overlay zone	78	City	Near Term (Yr. 1)
E-3 Adopt Low Impact Development (LID) incentives and/or regulation and on-street parking regulations	78-79	City	Mid Term (Yrs. 2-3)
E-4 Promote existing development incentives and explore adopting new ones	79-80	City	On-Going
E-5 Achieve a jurisdictional transfer of Main Street from the State to the City	54, 80	City & ARDOT	Near Term (Yr. 1)



ULI DOWNTOWN MASTER PLAN
 IMPLEMENTATION MATRIX



Retail Market Assessment | Cave Springs, Arkansas



The City of
Cave Springs, AR
CNU Legacy Project

Retail Market Assesment

FINAL
March 19, 2026

Prepared by:



In collaboration with:



Prepared for:



Prepared by:

LandUseUSA | Urban Strategies
Sharon Woods, CNU-A
President

Phone | (517) 290-5531

sharonwoods@landuseusa.com



LandUseUSA
UrbanStrategies

In collaboration with:

Michael Watkins Architect, LLC
ULI Northwest Arkansas

Prepared for:

The City of Cave Springs, Arkansas
The Illinois River Watershed Partnership

Page 1

Aerial Photo | Downtown Cave Springs



Page 2

Aerial Photo | Downtown Cave Springs



Page 3

Highway 112 Bypass | Main Street under City Control

After completion of the eminent Highway 112 bypass, the north-south Main Street through Downtown Cave Springs will then become a city-controlled street rather than a state-controlled highway.

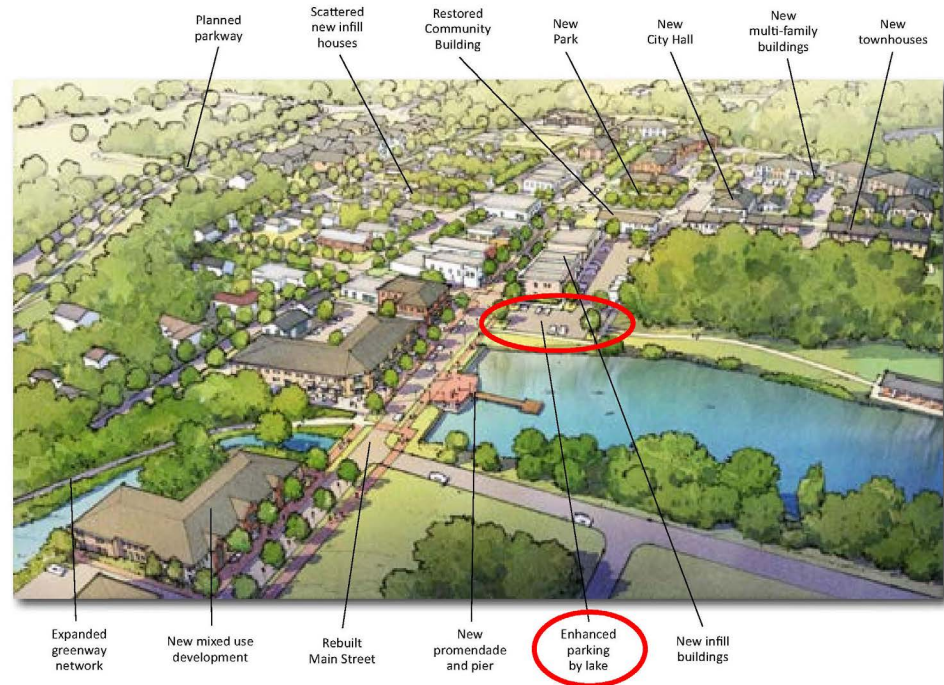
LandUseUSA concurs that the Highway 112 bypass should be designed as a parkway rather than a commercial corridor. Fragmented retail along that new corridor should be avoided at all costs.

Otherwise, it will have serious impacts on the viability of the downtown and its independent merchants, local entrepreneurs, and small businesses.



Page 4

2024 Downtown Area Master Plan



Page 5

2024 Downtown Area Master Plan

Prior recommendations were based on the following:

- 1) stakeholder wants and preferences
- 2) other downtowns like Siloam Springs

Prior Recommendations:

- Restaurant – Various
- Restaurant – BBQ
- Drinking Establishment – Microbrewery
- Drinking Establishment – Wine bar
- Specialty Food – Bakery
- Specialty Food – Farmers market
- Specialty Food – Ice cream parlor
- Specialty Food – Food Trucks
- Used Merchandise – Antique Mall
- Used Merchandise – Antique Shows

D) ECONOMIC & POLICY STRATEGY

Cave Springs Downtown Area Master Plan

Cave Springs, Arkansas
Prepared for the: Urban Land Institute - Northwest Arkansas
City of Cave Springs

Pursue the following Types of Uses/Tenants
The following potential uses and tenants are based upon only two considerations: 1) desired uses/tenants as expressed by area residents through this planning project; and 2) Uses/Tenants that have been successful in similar downtowns. The following is not based upon market analysis, which is the only way to be certain:

- Various restaurant types
- Ice cream parlor
- BBQ joint
- Wine bar
- Micro-brewery and/or distillery
- Antique shops/wealth
- Eatery
- Farmers market

A farmers market has operated on the Baptist Church property in the past, but a future one should be moved to the core of Downtown, such as at this plan's proposed new park. A tremendous resource is the Farmers Market Coalition - Ark. (<http://farmersmarketcoalition.org/>)

Another business type that might have potential is one or more food trucks. While there may not be market demand sufficient for a food truck to operate regularly in Downtown Cave Springs, they might be able to generate enough business if they operate during one or two key days of the week, and if they do so regularly and the word gets out about them. Obviously, they could have some level of success during special events. Also, the City would need to adopt regulations for food trucks to operate, but nearby cities likely have good model regulations that could be adapted for Cave Springs.

FINAL: July 31, 2024

One concept for Downtown Cave Springs is a microbrewery or restaurant located at the current site of the IHOP offices with outdoor dining and views to Lake Keith and the stream south of this property.

Page 76 of 84 CAVE SPRINGS DOWNTOWN AREA MASTER PLAN

Page 6

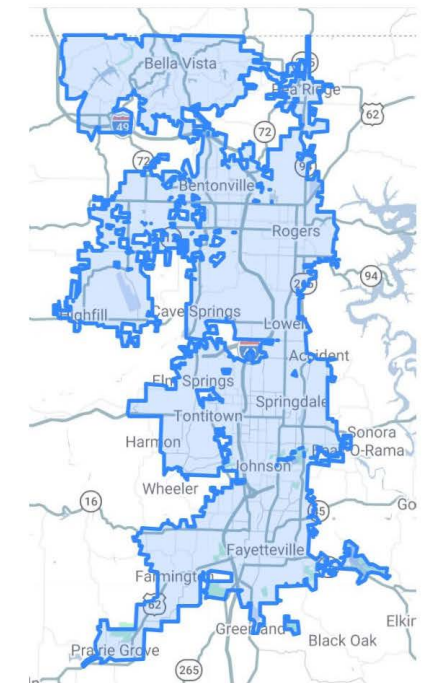
Emulating Downtown Siloam Springs, Arkansas



Page 7

2025 Resident Population

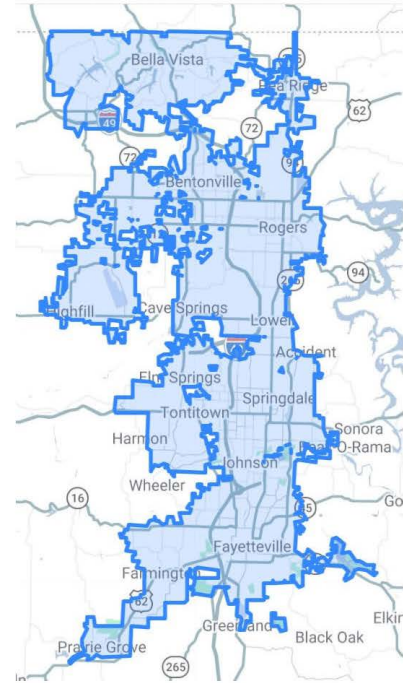
PLACE	RESIDENT POPULATION
1 Fayetteville	120,800
2 Springdale	116,220
3 Rogers	85,275
4 Bentonville	74,590
5 Centerton	38,430
6 Bella Vista	38,070
7 Farmington	15,135
8 Tontitown	14,920
9 Lowell	14,890
10 Pea Ridge	14,305
11 Prairie Grove	10,810
12 Cave Springs	8,060
13 Elm Springs	5,900
14 Highfill Town	4,605
15 Johnson	3,845
16 Little Flock	3,060



Page 8

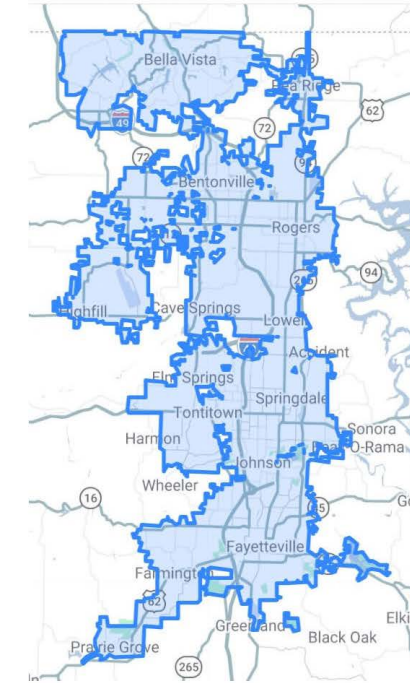
2025 Daytime Population

	PLACE	DAYTIME POPULATION
1	Fayetteville	121,352
2	Bentonville	78,632
3	Springdale	76,407
4	Rogers	74,165
5	Bella Vista	16,673
6	Lowell	14,759
7	Centerton	6,642
8	Johnson	5,836
9	Farmington	4,209
10	Tontitown	3,648
11	Prairie Grove	3,478
12	Pea Ridge	2,951
13	Cave Springs	2,473
14	Little Flock	1,821
15	Elm Springs	1,447
16	Highfill Town	671



2025 INCOME

	PLACE	PER CAP INCOME	MEDIAN HHLD INC
1	Elm Springs	\$95,000	\$135,000
2	Bella Vista	\$68,000	\$90,000
3	Bentonville	\$67,000	\$115,000
4	Farmington	\$63,000	\$95,000
5	Cave Springs	\$63,000	\$150,000
6	Centerton	\$58,000	\$120,000
7	Rogers	\$54,000	\$90,000
8	Fayetteville	\$45,000	\$65,000
9	Tontitown	\$45,000	\$90,000
10	Little Flock	\$44,000	\$65,000
11	Prairie Grove	\$43,000	\$75,000
12	Pea Ridge	\$39,000	\$100,000
13	Springdale	\$37,000	\$75,000
14	Lowell	\$37,000	\$100,000
15	Johnson	\$21,000	\$100,000
16	Highfill Town	\$20,000	\$95,000



2025 RETAIL SALES GAP = \$30.0 million | 85,000 square feet

	PLACE	POTENTIAL (\$MILLION)	TRANSACTIONED (\$MILLION)	NET IMPORT (SHARE)	NET EXPORT (SHARE)	SALES GAP (\$MILLION)
1	Fayetteville	\$2,697.7	\$3,495.6	+23%	.	.
2	Bentonville	\$2,515.7	\$10,311.7	+76%	.	.
3	Rogers	\$2,281.5	\$2,659.8	+14%	.	.
4	Springdale	\$2,149.2	\$2,604.9	+17%	.	.
5	Bella Vista	\$1,297.6	\$152.9	.	-88%	.
6	Centerton	\$1,106.5	\$194.9	.	-82%	.
7	Farmington	\$476.3	\$188.9	.	-60%	.
8	Tontitown	\$332.3	\$188.2	.	-43%	.
9	Elm Springs	\$280.8	.	.	.	.
10	Pea Ridge	\$276.4	\$114.2	.	-59%	.
11	Lowell	\$274.5	\$281.9	+3%	.	.
12	Cave Springs	\$254.3	\$20.6	.	-92%	\$30.0
13	Prairie Grove	\$232.0	\$35.3	.	-85%	.
14	Little Flock	\$67.4	.	.	.	.
15	Johnson	\$40.2	\$2.1	.	-95%	.
16	Highfill Town	\$37.8	.	.	.	.

2025 ARTS, ENTERTAINMENT, RECREATION VENUES = \$2.0 million

	PLACE	POTENTIAL (\$MILLION)	TRANSACTIONED (\$MILLION)	NET IMPORT (SHARE)	NET EXPORT (SHARE)	SALES GAP (\$MILLION)
1	Fayetteville	\$62.5	\$99.4	+37%	.	.
2	Bentonville	\$54.8	\$151.7	+64%	.	.
3	Rogers	\$53.8	\$60.2	+11%	.	.
4	Springdale	\$46.2	\$18.1	.	-61%	.
5	Bella Vista	\$29.6	\$1.1	.	-96%	.
6	Centerton	\$18.4	\$1.1	.	-94%	.
7	Farmington	\$7.0	.	.	.	.
8	Tontitown	\$4.6	.	.	.	.
9	Elm Springs	\$3.6	.	.	.	.
10	Pea Ridge	\$4.6	.	.	.	.
11	Lowell	\$6.1	\$7.9	+23%	.	.
12	Cave Springs	\$5.4	.	.	.	\$2.0
13	Prairie Grove	\$4.3	.	.	.	.
14	Little Flock	\$1.9	.	.	.	.
15	Johnson	\$2.1	.	.	.	.
16	Highfill Town	\$0.9	.	.	.	.

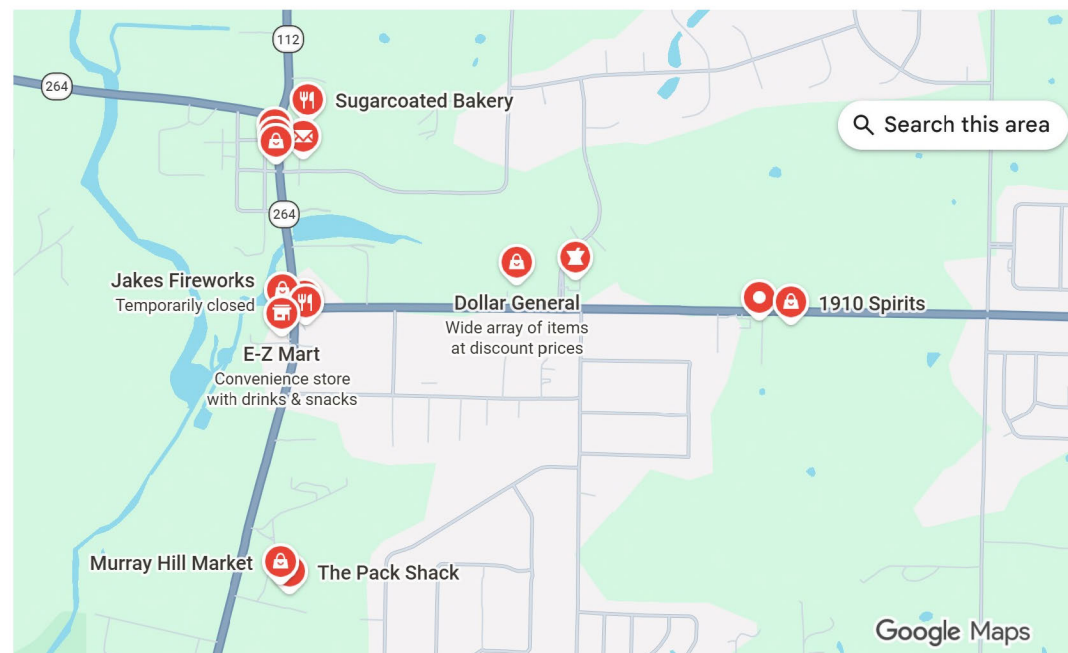
2025 HOTELS and RESTAURANTS = \$6.8 million

	PLACE	POTENTIAL (\$MILLION)	TRANSACTIONED (\$MILLION)	NET IMPORT (SHARE)	NET EXPORT (SHARE)	SALES GAP (\$MILLION)
1	Fayetteville	\$290.5	\$634.7	+54%	.	.
2	Bentonville	\$253.4	\$317.4	+20%	.	.
3	Rogers	\$246.3	\$396.4	+38%	.	.
4	Springdale	\$218.2	\$264.1	+17%	.	.
5	Bella Vista	\$133.1	\$26.0	.	-80%	.
6	Centerton	\$88.8	\$33.3	.	-62%	.
7	Farmington	\$27.3	.	.	.	.
8	Tontitown	\$25.1	\$24.9	.	-1%	.
9	Elm Springs	\$13.8	.	.	.	.
10	Pea Ridge	\$22.5	\$15.8	.	-30%	.
11	Lowell	\$30.9	\$27.4	.	-11%	.
12	Cave Springs	\$25.2	\$1.7	.	-93%	\$6.8
13	Prairie Grove	\$17.6	\$7.2	.	-59%	.
14	Little Flock	\$9.4	.	.	.	.
15	Johnson	\$15.1	\$5.5	.	-64%	.
16	Highfill Town	\$6.1	.	.	.	.

2025 AGGREGATE MARKET POTENTIAL

	Average Sales/Estab	Number of Estabs	Total Sales
GROCERY – Two stores are planned (20,000 sf)	\$ 5,000,000	2	\$10,000,000
RETAIL MERCHANTS, SHOPS (60,000 sf)	\$ 1,500,000	13	\$20,000,000
TOTAL RETAIL STORES (80,000 sf)		15	\$30,000,000
ARTS, ENTERTAINMENT, RECREATIONAL VENUES	\$ 500,000	4	\$ 2,000,000
BOUTIQUE HOTEL and BED & BREAKFAST	\$ 1,300,000	2	\$ 2,600,000
RESTAURANTS, EATERIES, DRINKING ESTABS	\$ 600,000	7	\$ 4,200,000
TOTAL HOTELS and RESTAURANTS		9	\$ 6,800,000

EXISTING BUSINESS INVENTORY | Desk-Top Only



Existing | Downtown Vacancies

DOWNTOWN BUILDING VACANCIES

- Steve's Automotive
- Two Small Business Spaces
- Cave Pizza



Existing | Grocery, Pharmacy, Convenience

DOWNTOWN

- E-Z Mart Convenience (with gas station)
- Casey's Convenience (with gas station)
- Selvy's Market (with VP Racing Fuels)
Razed and lot will be redeveloped?
- Cave Springs Farmers' Market (displaced)

OTHER LOCATIONS

- Two new grocery stores planned north of downtown
- Dollar General
- Collier Drug Store
- 1910 Spirits Liquor Store



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Existing | Hardlines, Hardware, Furniture, etcetera

DOWNTOWN

- Nelson's Hardware
- Nelson's Stoves | Generators | Heaters
- Nelson's Tire Service
- Countryside Pools, Spas, Replastering (new?)
- Precision Cutlery Knife Sharpening (truck, closed)
- Steve's Automotive (closed)
- Jake's Fireworks (closed)
- Selvy's Gifts | Market (closed, razed)

OTHER LOCATIONS

- Murray Hill Market | Furniture Store
By Appointment + Monthly Events
- Big Boyz Toyz Boat & RV Storage



Page 18

Existing | Softlines, Apparel, and Shoes

DOWNTOWN

- Charming Cheetah Boutique



Page 19

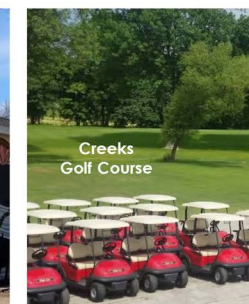
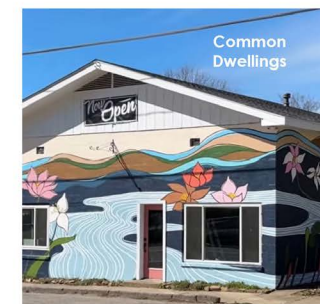
Existing | Entertainment and Recreational Venues

DOWNTOWN

- Experience Escape Rooms
Asylum Haunted House
- Billiards at Cave on Main
- Common Dwellings | Crafting Classes

OTHER LOCATIONS

- Creeks Golf Course
- Alliance Jiu Jitsu | Fitness



Page 20

Existing | Overnight Accommodations

OTHER LOCATIONS

- The Creeks RV Resort | for Golf Enthusiasts



Page 21

Existing | Restaurants & Eateries

DOWNTOWN

- Cave on Main | Bar and Grill
- Cave Springs Joyhouse | Coffee Company
- Sugar Coated | Bakery (displaced w/ Farmers' Market)
- The Pizza Cave (closed, vacant)

OTHER LOCATIONS

- Los Monchies | Hispanic
- Pastafina | Italian
- Pack Shack | Volunteer Food Packing



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Existing | Meeting Space and Small Event Venues

DOWNTOWN

- Cave Springs City Hall
- Downtown Community Building
- Illinois River Watershed Partnership – Learning Center

OTHER LOCATIONS

- Osage House Event Center (north)
- Cottage at Cave Springs (south)
- Creeks Golf Course Clubhouse (south)
- The Mill – possibly closed (north)



Page 23

Existing | Small Businesses, Services

DOWNTOWN

- Arkansas Insurance Alliance
- Common Dwellings Wood Florist (new)
- Florina Photography (closed)

OTHER LOCATIONS

- Cave Springs Business Park (planned)
- Thompson DeSonier & Howle Law Firm
- Tommy D's Barberton (home-based)
- Studio Hill Photography (home-based)
- Chylea Denney Photography (home based)

CONSTRUCTION, PROPERTY MNGMT

- Phoenix | Commercial General Contractors
- Hash Properties & Development
- Dream Valley Home Construction
- Bear Restoration & Construction
- Deeter Construction
- Nortons Roofing
- Everything Outdoors Lawn Svcs
- The Lawn Experts



Page 24

Existing | Health Care Services

DOWNTOWN

- A Better You

OTHER LOCATIONS

- Post Pediatric Therapies
- Cave Springs Dental
- Pathfinder, Inc. Disability Workshop
- Cave Springs Veterinary Services



Recommendations | Grocery Store

RECOMMENDED GROCERY STORE

- Full-Line Grocery Store | Neighborhood Market w/Produce
- Specialty Food Store | Meat, Cheese, Deli, Wine
- Vitamins, Nutritional Supplements
- Farmers' Market | Reinstate in New Location



"...while the desire for a grocery store was expressed, it was determined that a store large enough to meet the area's needs would likely need to occur outside of Downtown given the limited size of potential sites and the need to consider Downtown's physical scale."

D) ECONOMIC & POLICY STRATEGY

ECONOMIC STRATEGIES (CONTINUED)

Finally, while the desire for a grocery store was expressed, it was determined that a store large enough to meet the area's needs would likely need to occur outside of Downtown given the limited size of potential sites and the need to consider Downtown's physical scale.

Recruitment

While successful business recruitment will require an organization to lead that effort (see more below), the following steps might be taken:

1. Form a committee of existing Downtown business owners.
2. Prepare marketing materials touting the benefits of locating a business in Downtown Cave Springs.
3. Create an inventory of available space for new businesses, including information on each property and a contact person.
4. Identify and approach successful businesses in the region that might be convinced to locate a business in the Downtown.

With respect to marketing materials, this plan's Executive Summary might serve that role, at least in part, by conveying the Downtown's potential in a concise and graphically interesting way.

DOWNTOWN MANAGEMENT

In most cases, Downtowns that need to be revitalized have an organization to spearhead the effort. The largest national and statewide network of such entities is the National Trust's Main Street program, which follows the "Four Point Approach" illustrated below. The closest "accredited" Main Street program to Cave Springs is Sloan



Recommendations | Retailers and Merchants

RECOMMENDED RETAILERS, MERCHANTS

- Automotive Parts & Supply Store (6,000 sf Anchor)
- Hobby, Game, Toy, Sporting Goods (combined)
- Gifts, Novelty, Collectibles, Antiques (combined)
- Furniture Resale | Outdoor Garden Novelty
- Window Treatments | Custom Drapes | Blinds
- Furniture Restoration | Upholstery Services
- Public Library | Cave Springs – Lowell branch

INTENTIONALLY EXCLUDES:

- Automotive Dealerships
- Fashion Apparel, Boutique Shops
- Shoe Stores
- Jewelry and Fashion Accessories
- Upscale Gift Shops, Artisan Galleries

Recommendations | Office Space

Recommendation: Conduct a Market Analysis

"The office sector is unlikely because there is no established office market in the Downtown, and it lacks the typical characteristics of an office place."

D) ECONOMIC & POLICY STRATEGY

ECONOMIC STRATEGIES (CONTINUED)

Mix of Uses/Tenants

Many downtown entities such as Main Street programs develop an "optimal tenant mix" to guide their business development efforts. Ideally, that list of uses and businesses is based upon a market analysis by a qualified real estate economist using a sound methodology. However, even many relatively well-funded Main Street programs cannot afford such an analysis, so it may not be an option for Downtown Cave Springs at present. Regardless, the first recommendation is for funds to be sought to commission such an analysis, as follows:

Conduct a Market Analysis

The analysis should focus, in particular, on the retail, dining and entertainment sectors. The office sector is a very unlikely one for Downtown Cave Springs simply because there is no established office market and it lacks the typical characteristics of such a place. For

demand for non-residential uses in terms of building square footage, as well as the demand for residential uses in terms of the number of housing units (including the types of units). It should also identify the character of market preferences for the sectors studied. Local Main Street programs should be consulted to identify qualified economists that they have used, although there may not be any in the region.

Pursue the following types of Uses/Tenants

The following potential uses and tenants are based upon only two considerations: 1) Desired uses/tenants as expressed by area residents through this planning project; and 2) Uses/tenants that have been successful in similar downtowns. The following is one based upon market analysis, which is the only way to be certain:

- Ice cream parlor
- Wine bar
- Microbrewery and/or distillery
- Antique shops/malls
- Bakery
- Farmers market

A farmers market has operated on the Baptist Church property in the past, but a future one should be sited to the core of Downtown, such as at this plan's proposed new park. A tremendous resource is the Farmers Market Coalition - <https://farmersmarketcoalition.org/>



One concept for Downtown Cave Springs is a microbrewery or restaurant located at the current site of the IRMP offices with outdoor dining and views to Lake Kitch and the stream south of this property.

Recommendations | Small Businesses

RECOMMENDED SMALL BUSINESSES

- Real Estate Brokerage Firm
- Land Surveying | Title Company
- Conventional Bank | Lender
- Financial Investment Advisor
- Tax Advisor | Certified Public Accountant
- Attorney | Lawyer | Law Office

HEALTH CARE SERVICES

- Optician | Optometrist | Eyewear
- Chiropractor | Massage Therapy
- Health Consultant

EVENT PLANNING

- Hair Salon and Barbershop
- Day Spa, Massage Therapy, Nail Salon
- Photography Studio (not home-based)
- Event Planner and Consultant
- Florist with Garden Decor and Cafe
- Party Supply and Bounce House Rental
- Catering, Custom Cupcakes, Chocolates
- Tuxedo Rental, Organic Custom Dresses
- Seamstress, Tailor, Alterations

ENTERTAINMENT and RECREATION

- Yoga Studio, some Dance Classes
- Fitness Center | Spin | Free Weights (not martial arts)
- Local Visitor's Center and History Museum
- Non-Denominational Chapel, Gazebo, Gardens

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Recommendations | Highway 112 Bypass

RECOMMENDED for HIGHWAY 112 BYPASS

- Cider Mill, Orchards, Event Venue, Music Barn
- Obstacle Course, Corn Maze, ORV Racetrack
- Riding Stable, Horse Boarding, Guided Excursions
- Overnight Lodge | Bed & Breakfast | Boutique Hotel



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CNU LEGACY DOWNTOWN MASTER PLAN FOR
CAVE SPRINGS
 CAVE SPRINGS, ARKANSAS



CONGRESS FOR
 NEW URBANISM



CITY OF CAVE
 SPRINGS, ARKANSAS



ILLINOIS RIVER
 WATERSHED
 PARTNERSHIP



INTRODUCTION
 PROJECT TEAM



CONGRESS FOR
 NEW URBANISM



CITY OF CAVE
 SPRINGS, ARKANSAS



ILLINOIS RIVER
 WATERSHED
 PARTNERSHIP



NORTHWEST ARKANSAS



MICHAEL WATKINS
 ARCHITECT



CONGRESS FOR
 NEW URBANISM



CITY OF CAVE
 SPRINGS, ARKANSAS



ILLINOIS RIVER
 WATERSHED
 PARTNERSHIP



INTRODUCTION
 PROJECT TEAM



CONGRESS FOR
NEW URBANISM



CITY OF CAVE
SPRINGS, ARKANSAS



ILLINOIS RIVER
WATERSHED
PARTNERSHIP



NORTHWEST ARKANSAS



MICHAEL WATKINS
ARCHITECT



PROXIMITY PROJECT



NELSON NYGAARD



ZIMMERMAN/VOLK
ASSOCIATES



LAND USE USA



CRABTREE GROUP
INC.



ZANETTA
ILLUSTRATIONS

INTRODUCTION
PROJECT TEAM



Image from The National Charette Institute.
<http://Charetteinstitute.org/>



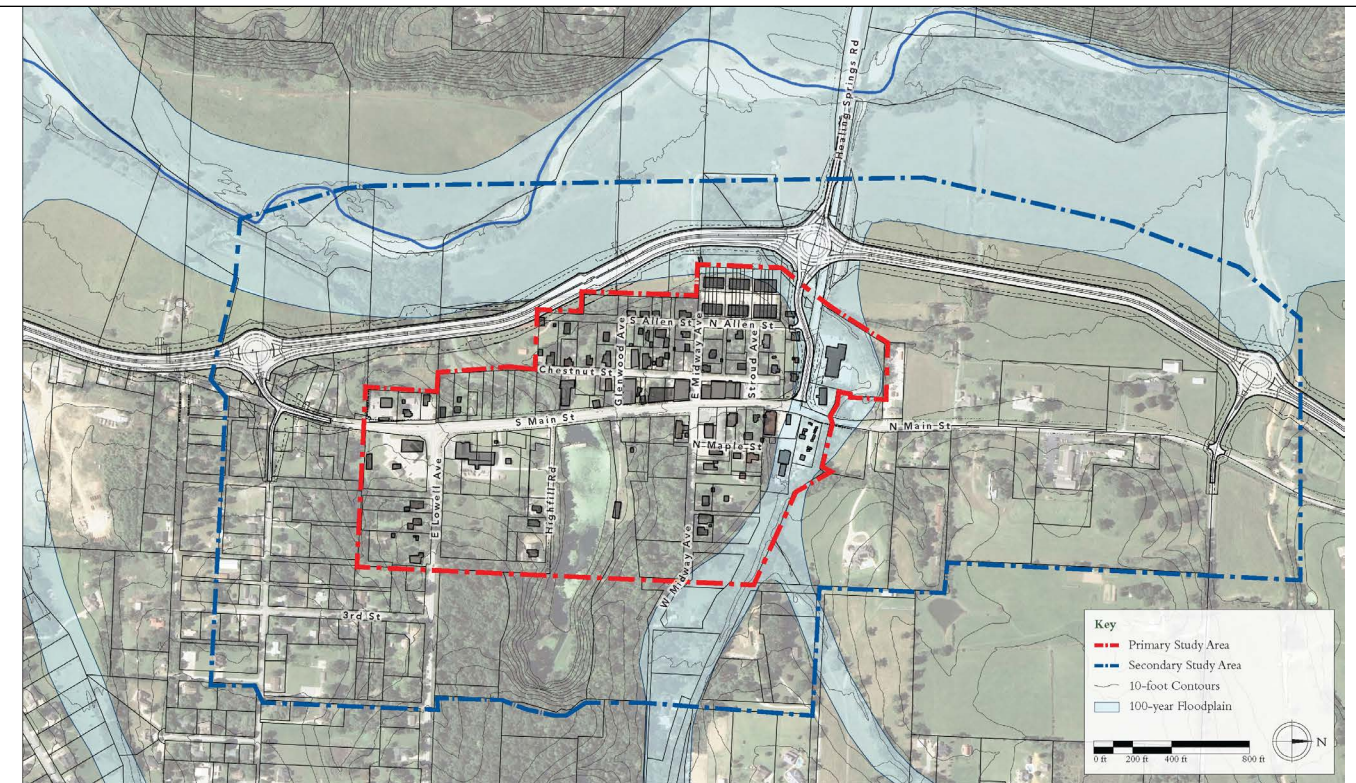
INTRODUCTION
OVERVIEW



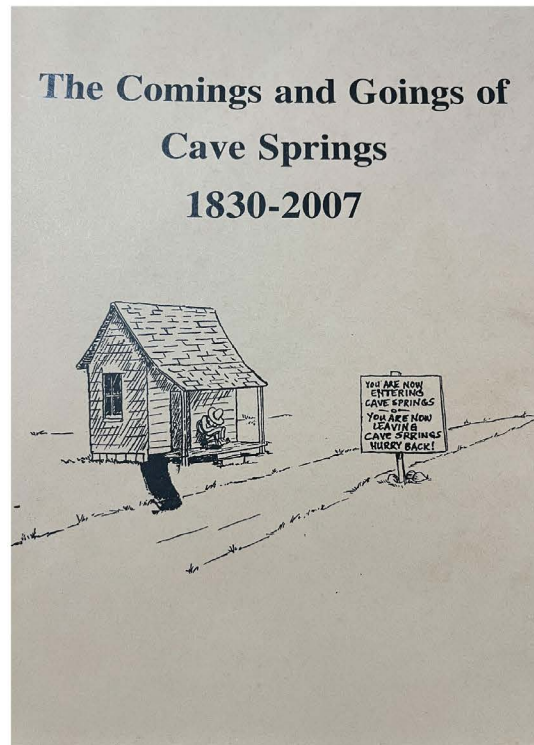
Image from The National Charette Institute.
<http://Charetteinstitute.org/>



INTRODUCTION
OVERVIEW



INTRODUCTION
SITE CONSTRAINTS



The Comings and Goings of Cave Springs 1830-2007



INTRODUCTION
OVERVIEW



DOWNTOWN CAVE SPRINGS Envisioning the Future of the Historic Downtown



Technical Assistance Panel Report | MARCH 30-31, 2023
Cave Springs, Arkansas



Cave Springs Downtown Area Master Plan

Cave Springs, Arkansas

Prepared for the: **Urban Land Institute - Northwest Arkansas**
City of Cave Springs



FINAL: July 11, 2024

INTRODUCTION
OVERVIEW

- Key**
- Goals for Charrette
 - Ongoing Efforts
 - In Progress Efforts by City

- Pick location for City Hall
- Redesign Main and Side Streets
- Locate and Design Parking
- Design Trail System

No Recommendation	Page #	Responsibility	Time-Frame
A. Land Uses & Development			
A-1 Pursue one of the Civic Realm alternatives for a new City Hall and park	46-47, 70	City	Near Term (Yr. 1)
A-2 Encourage the preservation and rehabilitation of the few historic buildings	50, 79	City & property owners	On-Going
A-3 Ensure that new buildings are designed to be compatible with Downtown	51-53, 78	City	On-Going
A-4 Adopt Low Impact Development (LID) incentives and/or regulations	71-72, 78	City	Mid Term (Yrs. 2-3)
B. Mobility & Streetscapes			
B-1 Achieve a jurisdictional transfer of Main Street from the State to the City	54, 80	City & ARDOT	Near Term (Yr. 1)
B-2 Redesign and rebuild Main Street and side streets as urban streets with defined parking and sidewalks	56-61	City	Mid Term (Yrs. 2-3)
B-3 Locate and design parking in a manner that fits into an urban environment	62	City	On-Going
B-4 Design and regulate the planned bypass as a parkway	63	City & ARDOT	Near Term (Yr. 1)
B-5 Develop an extensive trail system that connects to existing trails	64-65	City & ARDOT	Near Term (Yr. 1)

- Key**
- Goals for Charrette
 - Ongoing Efforts
 - In Progress Efforts by City

- Improve T.R. Wallis Park
- Work with IRWP to increase use of Natural Area
- Meet with Retail Expert About Optimal Tenant Mix
- Join Main Street America

No Recommendation	Page #	Responsibility	Time-Frame
C. Public Spaces			
C-1 Replace T.R. Wallis Park with development or reconfigure its adjacent street network	66	City	Mid Term (Yrs. 2-3)
C-2 Pursue a right-of-first-refusal with the owners of the houses in front of City Park	68	City & property owners	Near Term (Yr. 1)
C-3 Work with IRWP to improve and increase the use of the Natural Area around Lake Keith	69	IRWP & City	Mid Term (Yrs. 2-3)
C-4 Develop a new park within the Downtown Core sub-area	46-47, 70	City	Long Term (Yrs. 4-5)
D. Economics			
D-1 Brand Downtown as a small, historic, rustic place intertwined with the natural environment	75	Downtown group (future)	On-Going
D-2 Develop an optimal tenant mix and recruit new businesses accordingly	75-77	Downtown group (future)	On-Going
D-3 Follow the revitalization principles of the state and national Main Street programs	77	Downtown group (future)	On-Going
E. Policies			
E-1 Revise the City's zoning and development regulations to implement this plan	78	City	Near Term (Yr. 1)
E-2 Adopt design standards either as part of the zoning or a separate overlay zone	78	City	Near Term (Yr. 1)
E-3 Adopt Low Impact Development (LID) incentives and/or regulation and on-street parking regulations	78-79	City	Mid Term (Yrs. 2-3)
E-4 Promote existing development incentives and explore adopting new ones	79-80	City	On-Going
E-5 Achieve a jurisdictional transfer of Main Street from the State to the City	54, 80	City & ARDOT	Near Term (Yr. 1)



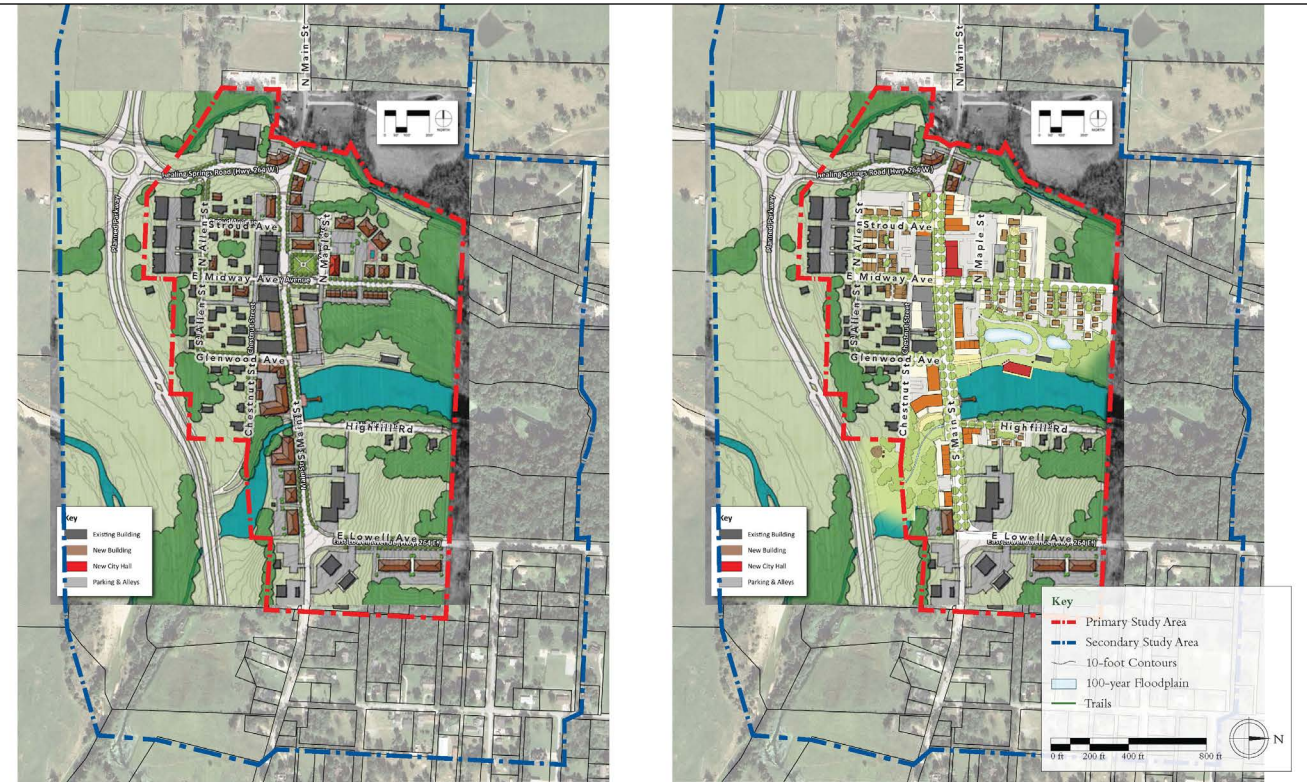
ULI DOWNTOWN MASTER PLAN
IMPLEMENTATION MATRIX



ULI DOWNTOWN MASTER PLAN
IMPLEMENTATION MATRIX

MASTER PLAN UPDATE GOALS

- Pick a site for City Hall and improve public spaces.
- Design streets to improve parking availability and pedestrian safety.
- Integrate IRWP into downtown to benefits the partnership and community.
- Obtain market study study for downtown core.

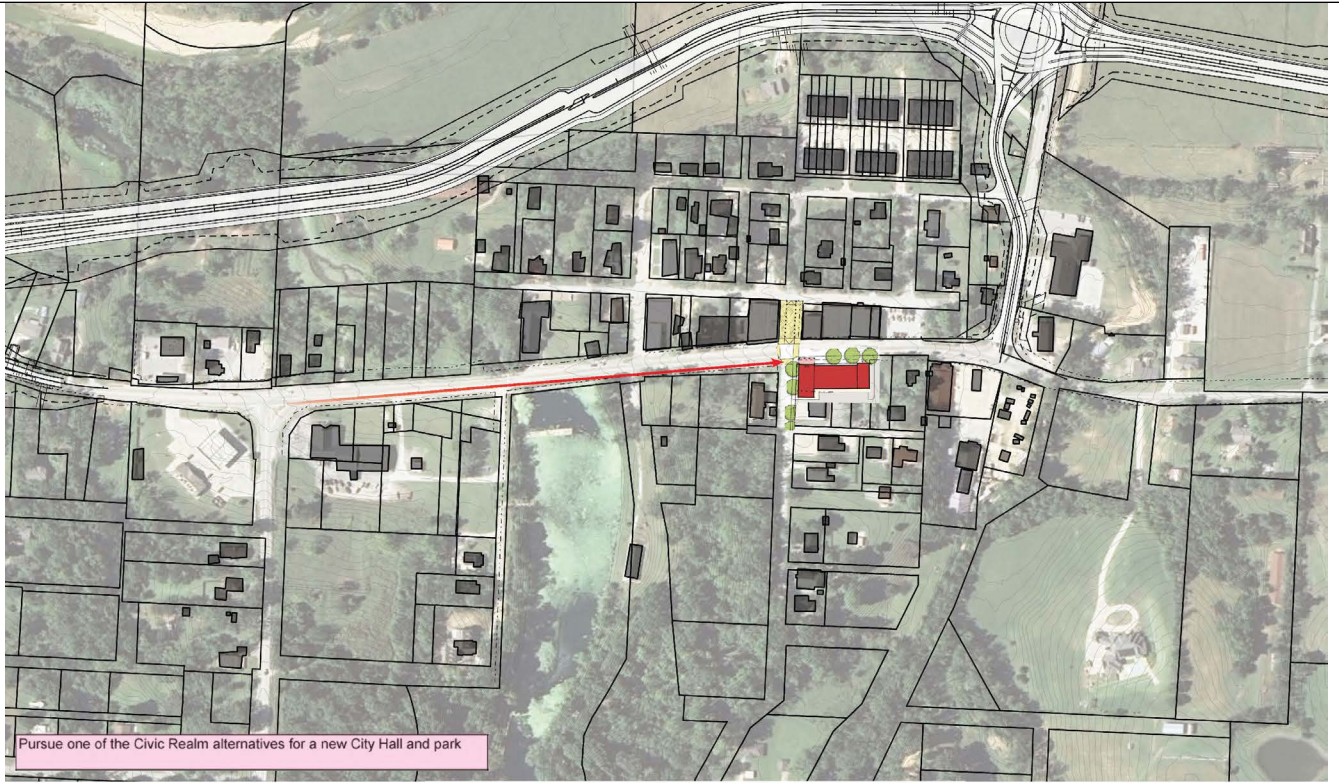


INTRODUCTION
PROJECT GOALS

MASTERPLAN
DIAGRAM



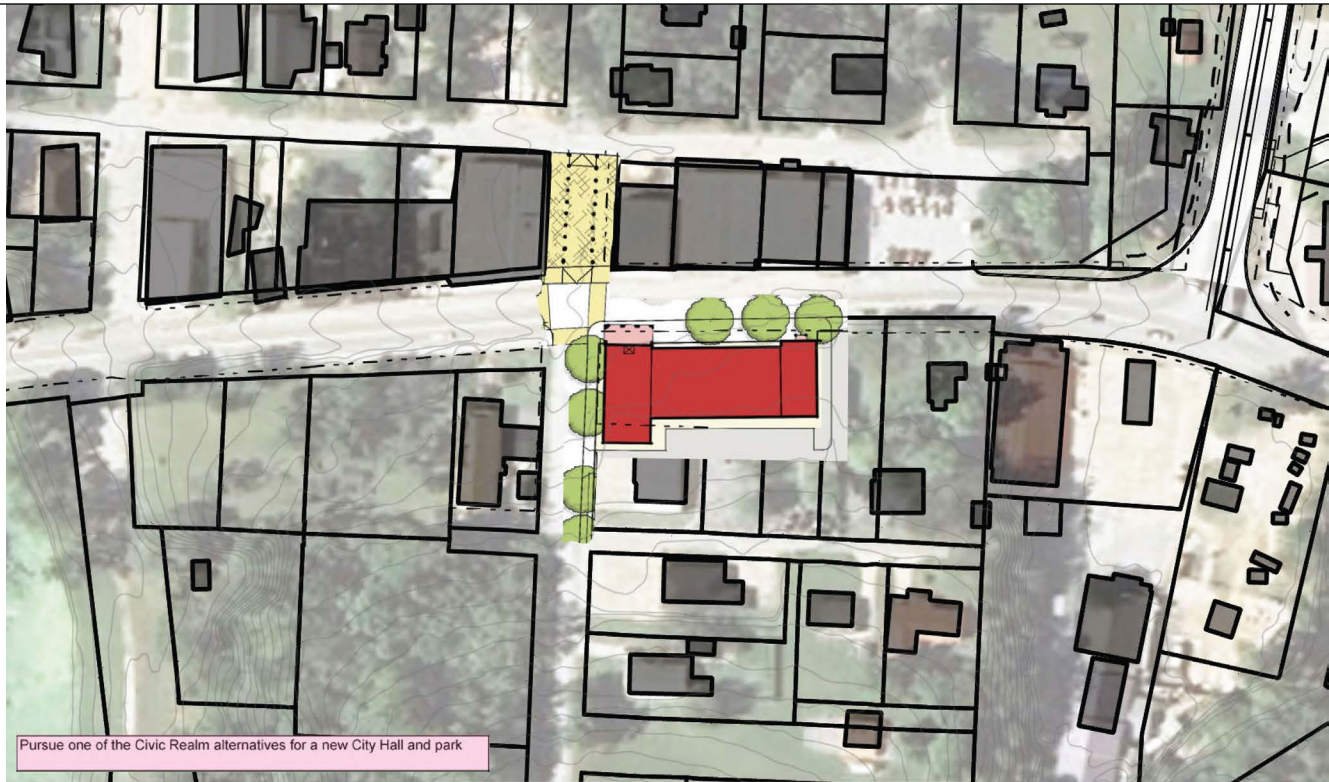
Pursue one of the Civic Realm alternatives for a new City Hall and park



Pursue one of the Civic Realm alternatives for a new City Hall and park

PUBLIC REALM
CITY HALL

PUBLIC REALM
CITY HALL



Pursue one of the Civic Realm alternatives for a new City Hall and park



PUBLIC REALM
CITY HALL



Pursue one of the Civic Realm alternatives for a new City Hall and park



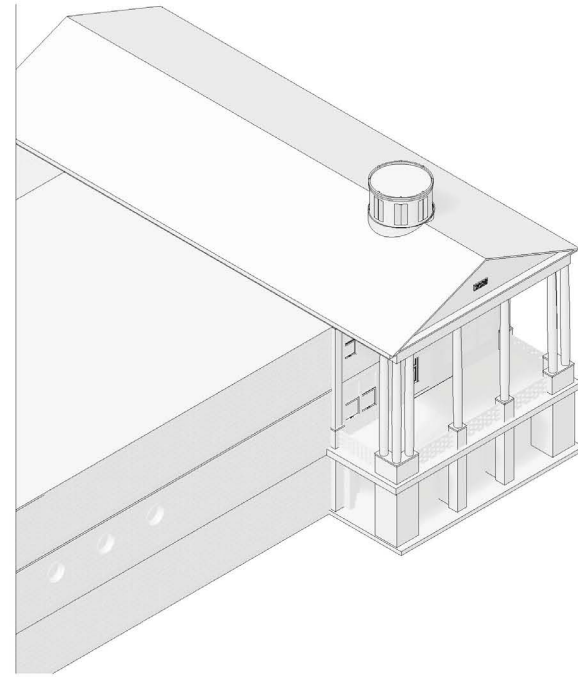
PUBLIC REALM
CITY HALL



Pursue one of the Civic Realm alternatives for a new City Hall and park



PUBLIC REALM
CITY HALL



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PUBLIC REALM
CITY HALL





Pursue one of the Civic Realm alternatives for a new City Hall and park



PUBLIC REALM
CITY HALL



Pursue one of the Civic Realm alternatives for a new City Hall and park



PUBLIC REALM
MIDWAY AVENUE PLAZA



Pursue one of the Civic Realm alternatives for a new City Hall and park



PUBLIC REALM
MIDWAY AVENUE PLAZA



Replace T.R. Willis Park with development or reconfigure its adjacent street network



PUBLIC REALM
T.R. WILLIS PARK



Replace T.R. Willis Park with development or reconfigure its adjacent street network



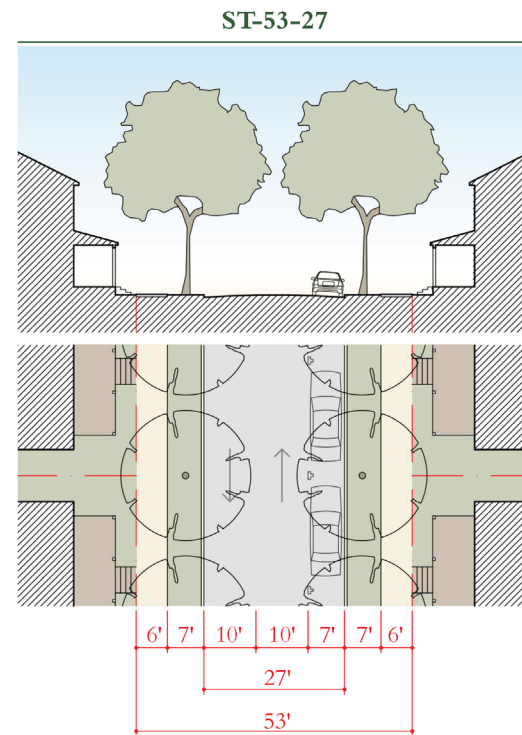
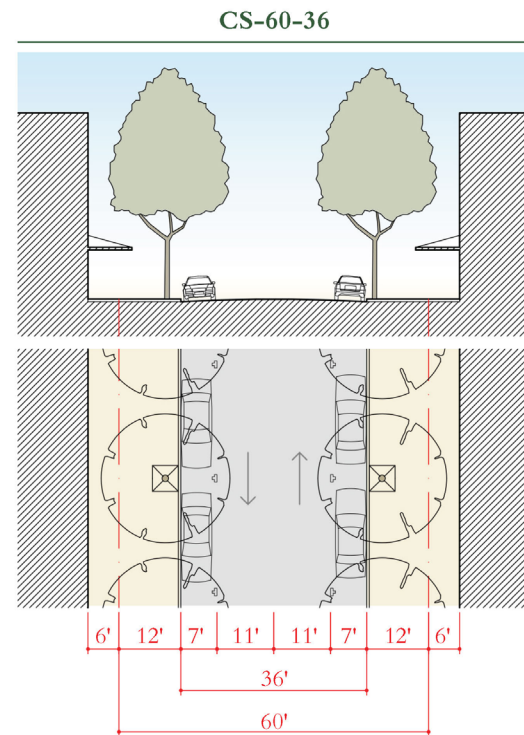
PUBLIC REALM
T.R. WILLIS PARK



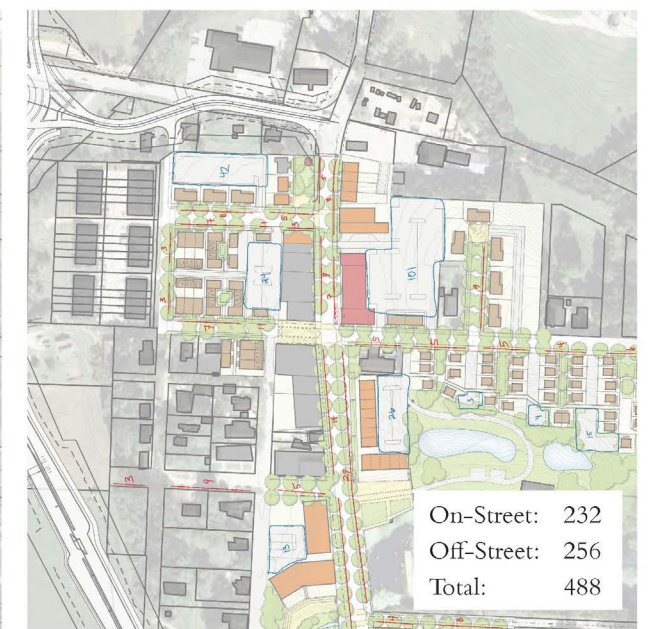
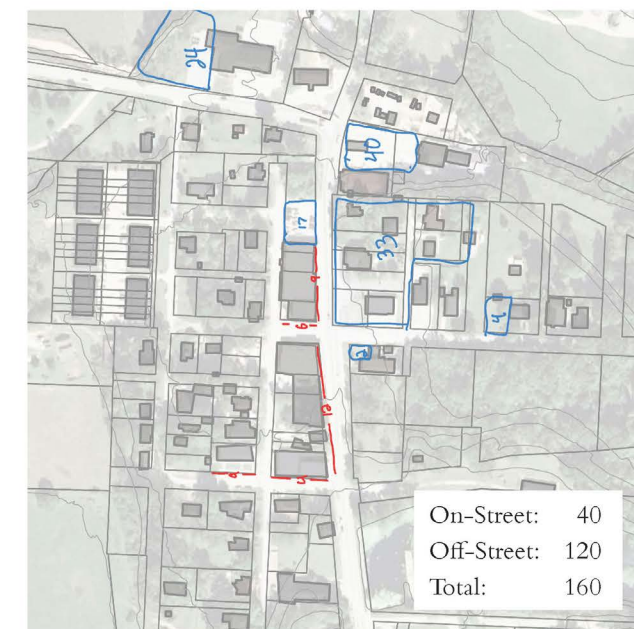
Redesign and rebuild Main Street and side streets as urban streets with defined parking and sidewalks
Locate and design parking in a manner that fits into an urban environment



STREET DESIGN
CURRENT PARKING



STREET DESIGN
TYPICAL STREET SECTION



Redesign and rebuild Main Street and side streets as urban streets with defined parking and sidewalks
Locate and design parking in a manner that fits into an urban environment



STREET DESIGN
PARKING POTENTIAL

Green Infrastructure

LID in Rapidly Urbanizing Northwest Arkansas

What is a LID Green Street?
Low Impact Development (LID) is a design approach to land development that seeks to mimic the natural hydrologic cycle as closely as possible. LID employs strategies that prevent and/or reduce runoff by infiltrating, storing, filtering, and reusing rainwater on-site. Green Street LID uses a variety of green infrastructure practices that can be used on streets to improve water quality, create better urban environments, and reduce the burden on the sewer system.

What Can You Do?
• Install permeable pavement
• Use vegetated curbs
• Work with a builder or contractor
• Ask your elected officials
• Use permeable pavers
• Use vegetated curbs

Learn More
Visit www.cnu.org for more information.

Ecosystem Services
• Carbon Sequestration
• Air Quality Improvement
• Stormwater Management
• Urban Heat Island Mitigation
• Biodiversity Support
• Noise Reduction
• Aesthetic Enhancement

Water Management

at Home and in your Garden

How does Residential LID help?
When rain, snowmelt, or other moisture is released from a roof, it can cause runoff. This runoff can carry pollutants like oil, grease, and sediment into storm drains. Residential LID helps by capturing and filtering rainwater before it enters the storm drain system. This helps reduce the amount of pollutants that enter the water supply. LID also helps reduce the amount of water that enters the sewer system, which can help prevent sewer backups and flooding.

What Can You Do?
• Install rain barrels
• Use permeable pavers
• Install vegetated curbs
• Use permeable pavers
• Use vegetated curbs

Learn More
Visit www.cnu.org for more information.

Native Plants
• Black-eyed Susan
• Coneflower
• Goldenrod
• Milkweed
• Purple Coneflower
• Rudbeckia
• Salvia
• Shasta Daisy
• Sunflower
• Yarrow

GREEN INFRASTRUCTURE

Manage it to avoid flooding

Downstream
• Streambank
• Riparian Streambank

Conventional Development
• Impervious surfaces
• Stormwater runoff
• Erosion
• Sedimentation
• Degraded water quality

Low Impact Development
• Permeable pavement
• Vegetated curbs
• Stormwater infiltration
• Reduced runoff
• Improved water quality

Learn More
Visit www.cnu.org for more information.

Natural Infrastructure

Riparian Buffer: The River's First Line of Defense

What is a Riparian Buffer Zone?
A riparian buffer is a strip of land adjacent to a river, stream, or other water body. It is composed of native plants, trees, and shrubs that help filter runoff, reduce erosion, and improve water quality. Riparian buffers also provide habitat for wildlife and help maintain the natural flow of the river.

What Can You Do?
• Plant native trees and shrubs
• Avoid using fertilizers and pesticides
• Avoid mowing near the water's edge
• Avoid building structures near the water's edge

Learn More
Visit www.cnu.org for more information.

Native Plants
• Black-eyed Susan
• Coneflower
• Goldenrod
• Milkweed
• Purple Coneflower
• Rudbeckia
• Salvia
• Shasta Daisy
• Sunflower
• Yarrow

Work with IRWP to improve and increase the use of the Natural Area around Lake Keith



INTEGRATING IRWP
SITE PLAN



Work with IRWP to improve and increase the use of the Natural Area around Lake Keith



INTEGRATING IRWP
SITE PLAN



Work with IRWP to improve and increase the use of the Natural Area around Lake Keith



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Work with IRWP to improve and increase the use of the Natural Area around Lake Keith



INTEGRATING IRWP
SITE PLAN

Optimum Market Position The Downtown Cave Springs Study Area

City of Cave Springs, Arkansas
February, 2026

Number of Households	Housing Type/ Households by Income	Percent Mix	Base Rent/Price Range*	Base Unit Size Range	Base Rent/Price Per Sq. Ft.*	Annual Market Capture (Annual Absorption)
114	Multi-Family For-Rent					23 to 28
24	Multi-Family For-Sale					4 to 7
30	Single-Family Attached For-Sale					6 to 8
30	Single-Family Attached For-Sale					6 to 8

Develop an optimal tenant mix and recruit new businesses accordingly



OPTIMAL TENANT MIX
HOUSING STUDY



OPTIMAL TENANT MIX
RESIDENTIAL TYPES



Develop an optimal tenant mix and recruit new businesses accordingly



OPTIMAL TENANT MIX
RESIDENTIAL TYPES

2025 AGGREGATE MARKET POTENTIAL

	Average Sales/Estab	Number of Estabs	Total Sales
GROCERY STORE (18,000 sq. ft.)	\$ 5,500,000	1	\$ 5,500,000
RETAIL MERCHANTS, SHOPS (70,000 sq. ft.)	\$ 1,500,000	15	\$24,500,000
TOTAL RETAIL STORES		16	\$30,000,000
ARTS, ENTERTAINMENT, RECREATIONAL VENUES	\$ 500,000	4	\$ 2,000,000
BOUTIQUE HOTEL and BED & BREAKFAST	\$ 1,300,000	2	\$ 2,600,000
RESTAURANTS, EATERIES, DRINKING ESTABS	\$ 600,000	7	\$ 4,200,000
TOTAL HOTELS and RESTAURANTS		9	\$ 6,800,000

Develop an optimal tenant mix and recruit new businesses accordingly



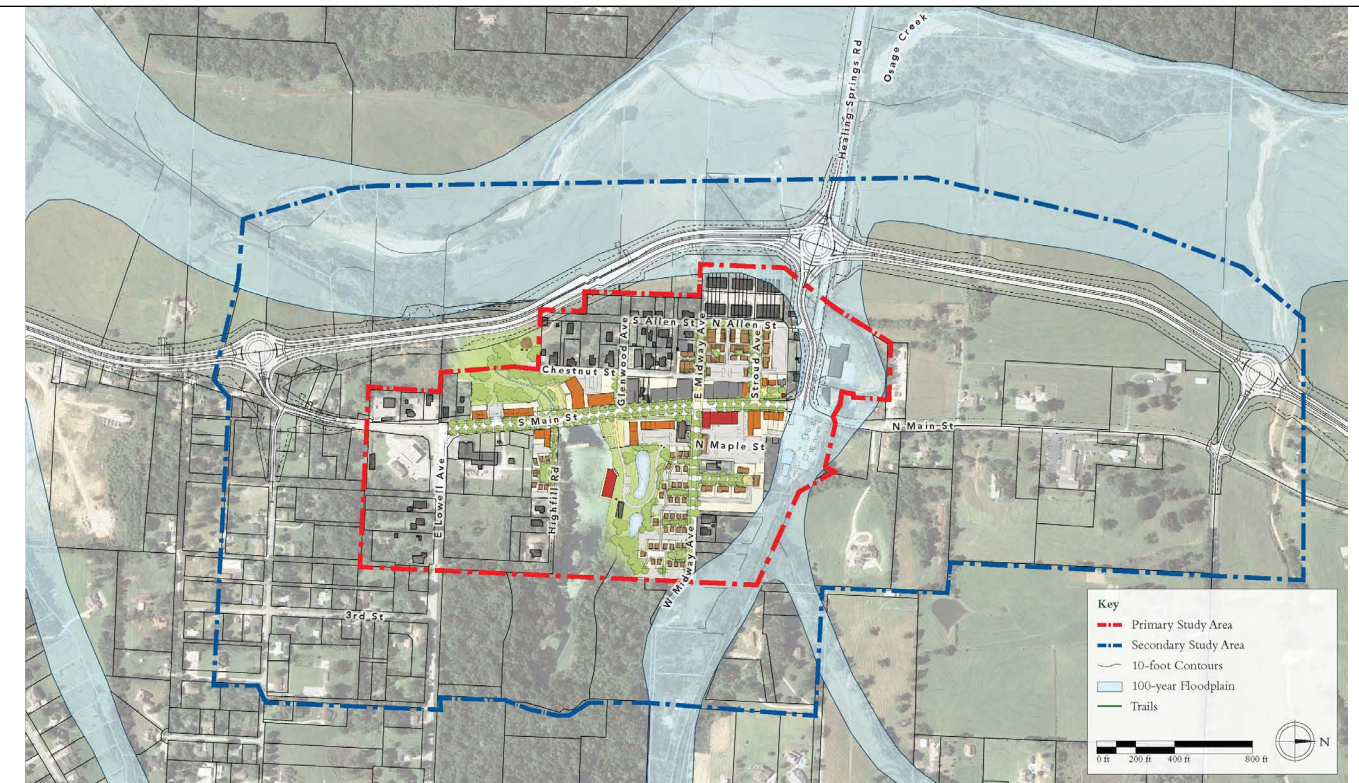
OPTIMAL TENANT MIX
RETAIL STUDY



Develop an optimal tenant mix and recruit new businesses accordingly



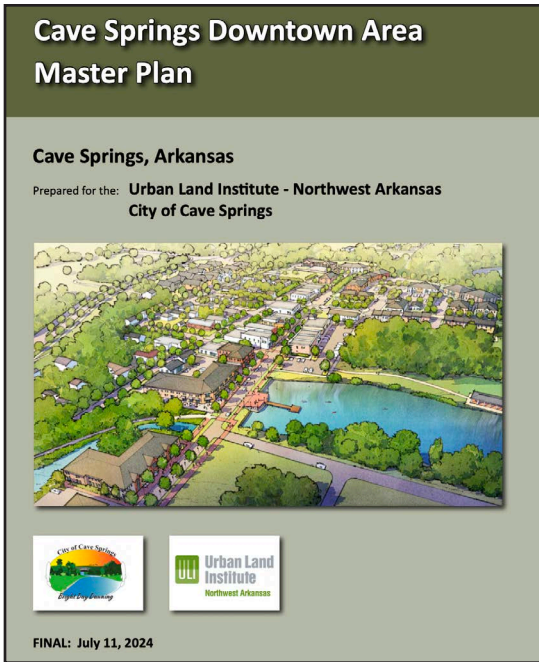
OPTIMAL TENANT MIX
COMMERCIAL TYPES



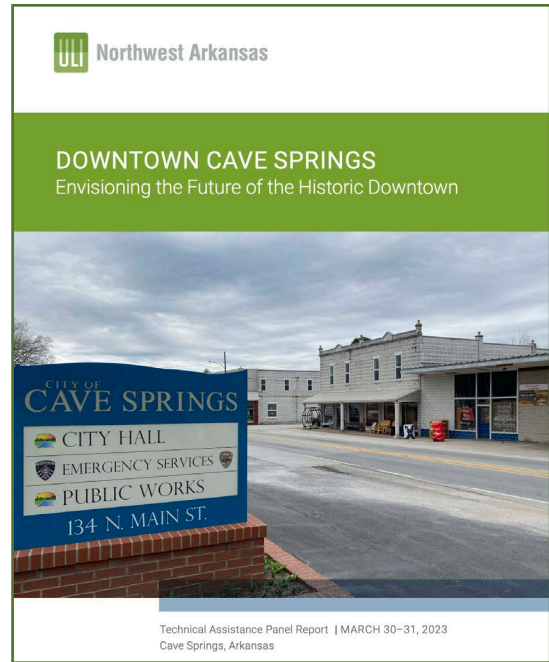


- ① All parking in the rear of the church.
- ② Small pavilion to act as a screen between the parking lot and the cemetery.
- ③ Small Green in front of the church.
- ④ Plaza and drop-off area.
- ⑤ Secondary church building for additional programming and to define public space.
- ⑥ Extension of cottage court.

Study of Downtown Cave Springs by Urban Land Institute

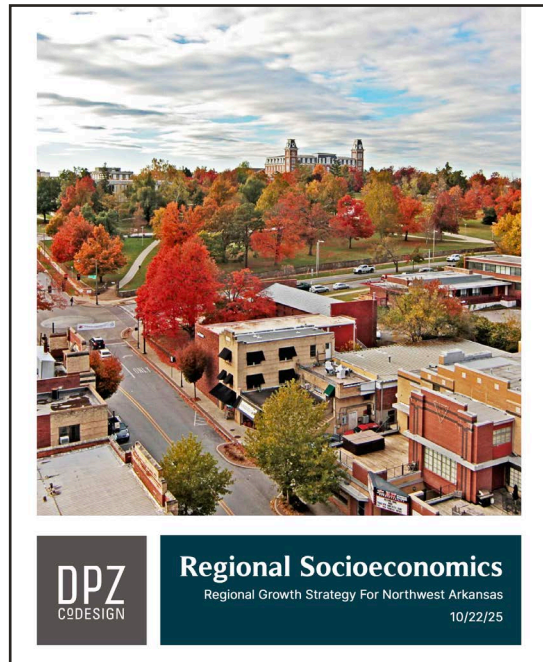


Cave Springs Downtown Area Master Plan. 2024. Urban Land Institute.

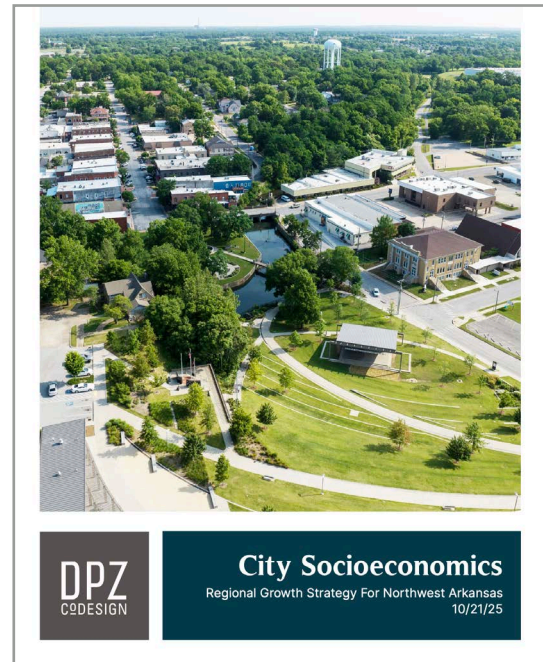


Downtown Cave Springs, Envisioning the Future of the Historic Downtown. 2023. Urban Land Institute.

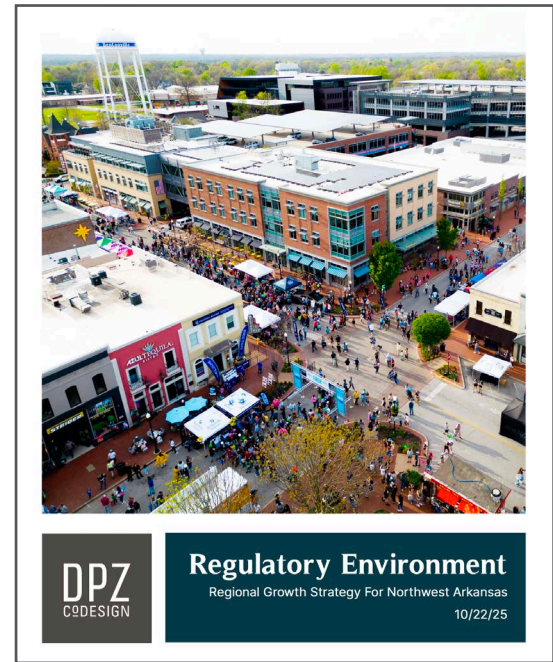
Regional Growth Strategy For Northwest Arkansas by DPZ & Co.



Regional Socioeconomics. 2025. Duany Plater-Zyberk & Co. Design.

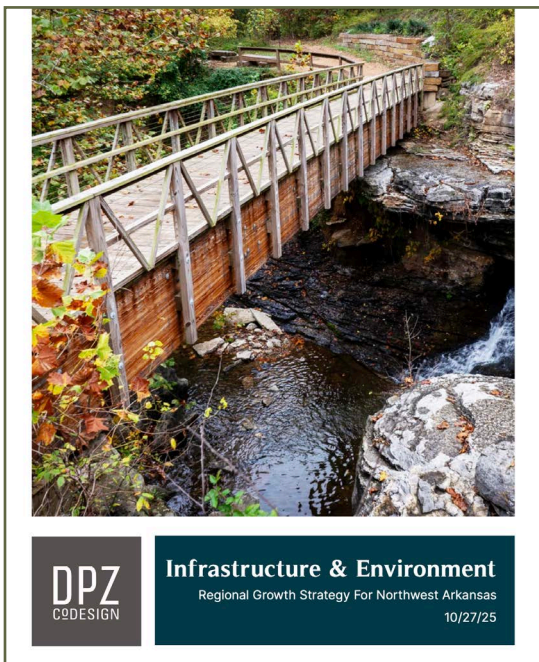


City Socioeconomics. 2025. Duany Plater-Zyberk & Co. Design.

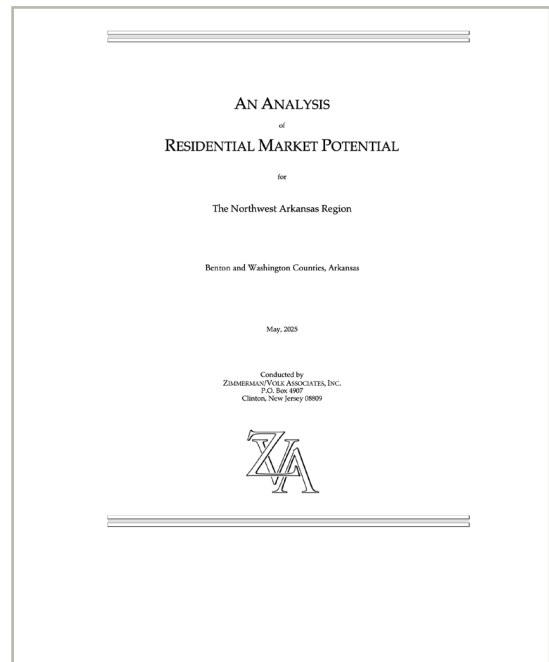


Regulatory Environment. 2025. Duany Plater-Zyberk & Co. Design.

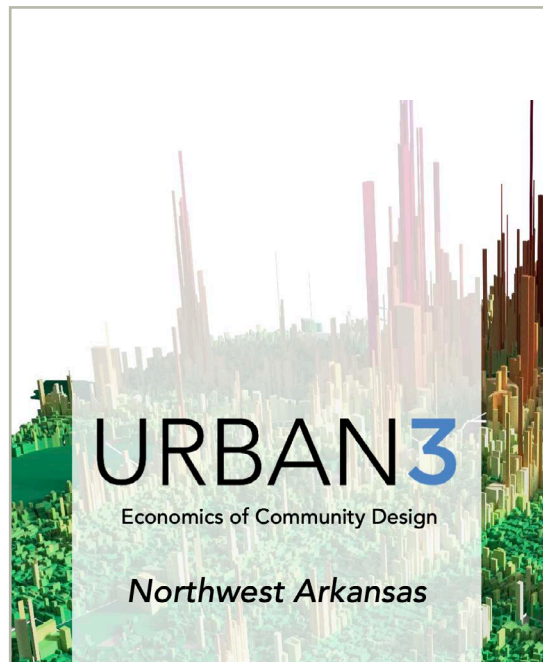
Regional Growth Strategy For Northwest Arkansas by DPZ & Co.



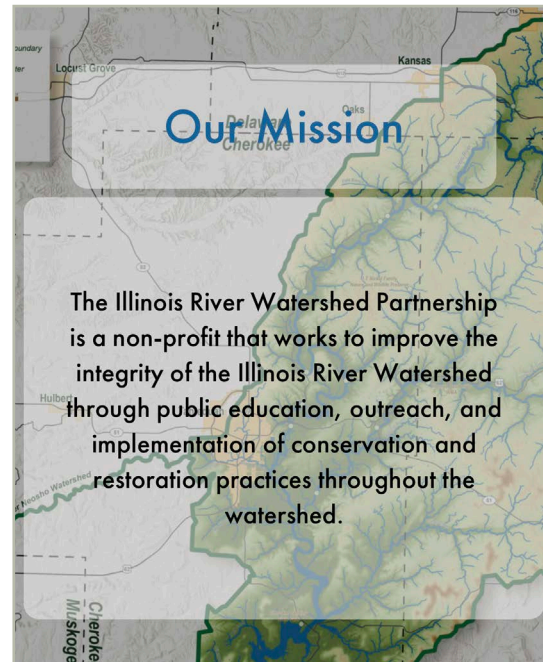
Infrastructure & Environment. 2025. Duany Plater-Zyberk & Co. Design.



An Analysis of Residential Market Potential for the Northwest Arkansas Region. 2025. Zimmerman/Volk Associates, Inc.



Economics of Community Design. 2025. Urban3.



Illinois River Watershed Partnership Mission Statement. 2025.



Renewed Spring Park
2025.
Ava McMoran



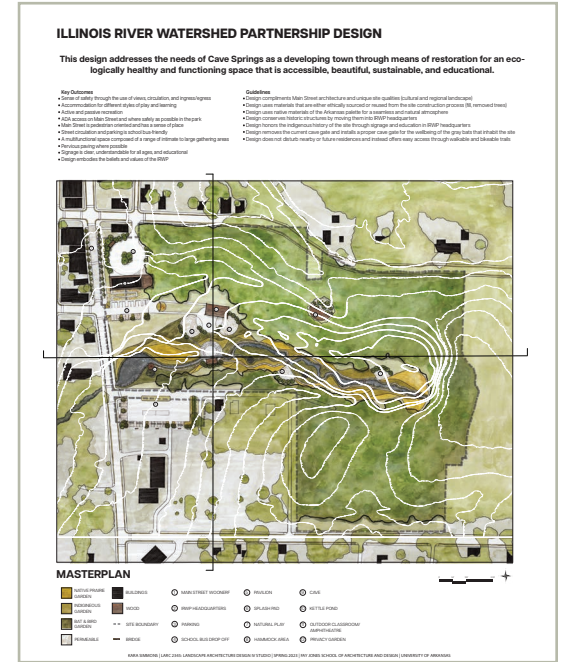
Spring Creek Park
2023.
Ellie Corbitt



Illinois River Watershed Partnership: The Sound of Nature
2023
Fiorella Sibaja



Cave Springs Park Reimagined
2023
Kaiden Couffer



Illinois River Watershed Partnership Design
2023
Kara Simmons



Riverbend Park
2023
Oliver Right