

SUNDAY



Horses for Healing

Therapeutic horseback riding helps challenged children with self-esteem

ACCENTS, 8B

A contented coach

Keith Kilgore says coaching is a lifestyle that remains in the blood stream

SPORTS, 12A

In the zone

Not all residents are happy with the county's zoning efforts

OPINION, 1B



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Lightning takes out hay barn



After dousing the fire Bentonville firefighters worked to remove the tin roof of a hay barn in the early morning hours of Saturday near the intersection of Southwest Elm Tree and Southwest Eighth Streets in Bentonville. The fire was believed to have been caused by lightning. No injuries were reported.

Sunday photograph by David Frank Dempsey

Residents voice opposition to P Street extension

■ The city wants to extend Southeast P Street for a planned Tennis and Aquatics Center near the high school.

By Rachel Lianna Davis
Staff Writer ■ rachel@nwanews.com

BENTONVILLE — With a proposed sports facility south of Bland Valley subdivision, the city wants to extend

Southeast P Street to provide more connectivity — and neighbors nearby are voicing their opposition.

The Bentonville High School Tennis and Aquatics Center is planned for school district land south of Southeast P and S streets, on land east of Bentonville High School.

Patrick Carroll, the board president of the Wal-Mart swim club, is heading up the project.

See OPPOSITION on Page 8A

Pay increases to be voted on

■ The Bentonville School Board will vote on raises for every employee, including the salary schedule and stipends.

By Jamie Brunk
Staff Writer ■ jamieb@nwanews.com

BENTONVILLE — Every Bentonville School District employee is expected to get a raise Monday night as the Bentonville School Board

meets to vote on a variety of pay increases. The meeting will be 5:30 p.m. in the Tiger Athletic Complex's multi-purpose facility on Southeast J Street across from Bentonville High School.

The teaching staff is also expected to receive significant raises as the board will then vote on a salary package that includes both \$4,500 raises plus a new stipend schedule.

The stipend schedule gives each person who receives a stipend a raise,

See PAY on Page 8A

New Rogers Supercenter to open Wednesday

■ The new Wal-Mart facility is bringing with it more than 460 new jobs to Rogers.

By Michael Rowe
Staff Writer ■ miker@nwanews.com

ROGERS — The parking lot of the new Wal-Mart Supercenter on Pleasant Grove Road here has been full all week, but the store doesn't open until Wednesday morning.

The Supercenter will bring more than 460 new jobs to Rogers, according to a company news release.

"We were thrilled with the opportunity to provide more jobs in our community," store manager Kenny King said in the news release. "It makes me proud to work for this company where there truly are unlimited opportunities."

King started with the company as a cashier 18 years ago at a Fayetteville Wal-Mart store. Twenty-five associates

See SUPERCENTER on Page 8A

Smart Growth may be the key for Bentonville

■ SmartCode could be a valuable tool as Bentonville fights sprawl.

By Rachel Lianna Davis
Staff Writer ■ rachel@nwanews.com

ATLANTA — Imagine gridlocked traffic on Arkansas Highway 102 at rush hour.

We've all been there, and it's no fun. Cars crawl at an inch-worm pace, their drivers wishing there was some other way.

Now consider downtown Bentonville at rush hour. The gridded street system there provides options for drivers. See a wreck? Skip over a block, and you'll be on your merry way.

While Bentonville traffic is no comparison to Atlanta's packed 10-lane Interstate highways, this small city is still dealing with big-city growth and the problems that accompany it.

Local residents may not know it, but an April development conference in Atlanta touched on the way Bentonville develops. How?

Bentonville's Planning Office sent one of its own to the same conference — the SmartCode Workshop — in Dallas in 2004. A Daily Record reporter journeyed to Atlanta in April

Coming Monday

As things get more crowded in northwest Arkansas, Bentonville looks for ways to smartly accommodate the growth.

to check out the same ideas.

The workshop discussed the SmartCode, a zoning document that revolutionizes current development patterns.

The SmartCode incorporates the concepts of New Urbanism and Smart Growth, a development theory that seeks to create traditional neighborhood developments — in other words, compact, mixed-use, walkable environments.

Along the same lines, New Urbanism is the implementation of the Smart Growth principles.

While Bentonville has not adopted the SmartCode zoning, Bentonville's leaders have embraced many of these smart-growth principles, primarily in the downtown area.

Let's take a look at how the city can learn from such ideas, and how well it is implementing them already.

Smart Growth

While Community Development Director Troy Galloway has not attended a SmartCode conference, he is well-versed on Smart Growth

See GROWTH on Page 8A



Sunday photograph by Rachel Lianna Davis

Andres Duany, an architect and town planner, discussed the traditional design of Vickery, a mixed-use neighborhood north of Atlanta. Duany helped design Vickery, and was co-author of the SmartCode zoning document with his wife Elizabeth Plater-Zyberk. Duany was the primary speaker at the SmartCode conference, discussing Smart Growth principles and how to incorporate them into development.

Today's weather

High: 67
Low: 42
Additional forecast information on Page 16A

Weekly market wrapup

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OPPOSITION

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Speed bumps may be installed

As a courtesy, Carroll met with about 40 Bland Valley subdivision residents on April 18 to display the facility plans and explain what the city is requiring — a connection to P Street.

"There were many saying, 'We don't need this,'" Carroll said. "Some people said it was a great idea, but put it some place else."

Carroll doesn't think the connection to P Street is necessary; however, he said "I don't disagree (with) why the city wants it on P (Street) because P is a signalized intersection. (The city) needs it for connectivity."

According to the city, extending the street grid is important for traffic control and flow.

"Where you have existing street infrastructure that was stubbed for obvious future connections, we're failing the city as a whole if we don't require those connections to be made and continue the creation of the street grid system — to provide people with options and alternatives," said Community Development Director Troy Galloway.

Both S and P streets were stubbed out when Bland Valley subdivision was built in the 1980s.

P Street will extend only a couple hundred feet to connect with the private drive from the Aquatics Center. Southeast S Street currently extends to 22nd Street, but will

eventually connect at 28th Street.

"If you live in a neighborhood where streets are stubbed to adjacent property, you have to realize that they will develop and extend into those properties," Galloway said.

"Some believe it's the death knell of their neighborhood — but I submit to you, look at Central Avenue," Galloway said, mentioning the historic arterial street. "This won't have anywhere near the traffic on West Central."

The issue is the disrespect some drivers have for residential communities, Galloway said.

"It's the lack of consideration that people give to neighborhoods as they travel through them," he said.

The city plans to install traffic-calming measures on P Street — speed bumps, perhaps.

Galloway has received between 10 and 20 phone calls and e-mails, all against the project. Planning Commission Chairman Joe Thompson has received roughly 20 letters.

"A lot of neighbors say it's hard to get out of their driveways in the mornings. I understand their feelings," Thompson said.

"If you look at everything else we've done — all the other subdivisions — we always talk about connectivity," Thompson said. "I'm looking at it from both sides, and that's (how) I'm weighing my decision."

Carroll said the Tiger Foundation wants the plans approved first, before they start fund-raising.

The Planning Commission will consider the plans and the street extension at their meeting Tuesday night.

Rogers Mayor Steve Womack.

Other activities Wednesday include product samples and a visit from the "Art Mobile" — a traveling exhibit of the Arkansas Arts Center.

Before the store's opening, \$26,850 will be given to local schools, emergency services departments and charities. The checks will be presented at an invitation-only open house on Monday.

The new store has 203,091 square feet and features 36 departments.

SUPERCENTER

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New store is 203,091 square feet

at the new Supercenter have worked for Wal-Mart for more than 10 years.

Opening-day activities will begin at 7:30 a.m., with the store's door's opening at 8 a.m. A ribbon will be cut by King and

GROWTH

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Rife says sprawl is coming here

principles from other conference sessions.

"The really difficult part is educating the general public about what is good and right about the current development patterns, and be able to make people understand what's not right," Galloway said.

Galloway points to downtown Bentonville — a mixed-use, pedestrian-friendly center, with cultural areas, parks, and restaurants — as a prime example of good growth patterns. The city adopted its Downtown Master Plan in December, which encourages mixed-use, pedestrian-friendly development.

"We have a lot going on downtown that really embraces this philosophy," Galloway said. "The people that built this city did it right. We're not doing it so right anymore; we're trying, but it's half-baked."

Outside of downtown Bentonville, strip malls and dozens of residential subdivisions take over.

"Even in good old Bentonville — where we like to think we are planning for the future — we are still going about a development pattern that's locking us into one form of transportation," Galloway said. "When it comes to practical application, nobody wants to give up their automobile."

Smart Growth principles encourage alternative modes of transportation, centered around nodes of commercial, dense development.

Keep in mind, however, these development policies are not new, and they do not require the relinquishment of all automobiles.

"Older neighborhoods from the 1920s accommodate cars in just measure; cars are only an option," said Andres Duany at the SmartCode conference. As a town planner and architect, Duany is arguably the foremost New Urbanist guru in the country.

He and his wife, Elizabeth Plater-Zyberk, created a planning and architectural firm called Duany Plater-Zyberk & Co.

They also created the SmartCode.

"Now, cities accommodate cars and leave no other options. In the end, pedestrianism is the single most important outcome of (SmartCode), without eliminating cars," Duany said. He mentioned that pedestrianism fuels transit, something Bentonville is also seriously considering.

"It's ridiculous the variances that private developers need to build mixed-use, walkable communities," Duany said, referring to current zoning methods. The SmartCode automatically creates compact, diverse communities, Duany said, without eliminating sprawl.

Building walkable, diverse communities simply takes more planning, and it starts at the zoning level.

Bentonville Issues

The way America — and

Weather holds for International Festival

By Jennifer Turner

Staff Writer ■ jennifert@nwanews.com

ROGERS — The sun came out just in time Saturday morning to shine on the thousands who gathered at Lake Atalanta Park to celebrate the world cultures represented in northwest Arkansas.

The fifth annual Rogers International Festival featured live music, dancing and food from countries across the globe.

"This morning I was really nervous," said Cesar Aguilar, executive director of the Community Support Center, which helps sponsor the event. "Last year it rained all day. Mother Nature did not let us go on."

As of 3 p.m. Saturday, Aguilar estimated that 3,000 people had visited the festival. "We've still go two hours to go," said excitedly.

Festival goers who attended the festival in years passed said Saturday's event was the best ever.

"Every year it gets better," said Marisela Yanez, of Springdale. Yanez's parents are from Mexico, but she was manning a booth about Brazil at the festival. She is learning about Brazil through an AmeriCorps program.

"I just wanted to learn about a different country,"



Sunday photograph by David Frank Dempsey

Rekka Joseph, from left, Munrali Hanumanthakari and Raj Lakshmi Vaidyanathan performed an Indian folk dance called Dappan Kuttshu on Saturday at the Rogers International Festival at Lake Atalanta.

Yanez said of her studies of Brazil. "They have a different culture and they speak a different language."

Yanez's attitude was shared throughout the festival, as the diverse crowd was entertained by a long list of international singers and dancers.

Local performers from

around the world were featured at the festival — American jazz, Indian dance, Mariachi, Flamenco, gospel, Polish and more.

"You can see what kind of different countries people who live in the area are from," Yanez said. "It's a diverse celebration and it represents all the cultures here

in northwest Arkansas."

Aguilar said the intent of the festival is to open people's minds to the ways of other cultures.

"My message is we are afraid of what we don't know," he said. "If all the people come and see the different cultures, they will learn."

PAY

Continued from Page 1A

Nurses getting \$5 per hour pay hike

but has continued to be a source of contention in the district because the new football staff's stipends are considerably higher than other coaches.

Over the years, teachers and district administrations have also been concerned that athletic stipends overshadow, in some cases, stipends of equally large nonathletic stipend positions. The new stipend schedule

takes a stab at not only providing better stipends districtwide, but providing a set of criteria that administrators hope will create better equity between the stipends.

Having competitive pay for both teaching and nonteaching personnel has also been a continuing concern for the district. If the pay raises are approved Monday night, Bentonville will become the top paying school in the state.

The teachers' pay raise will be \$2,500 in one lump sum at the end of this school year. Then starting in the fall, the certified staff will have a total of \$4,500 added to their salary base for the year.

The salary schedule slated for approval Monday not only

gives big raises, but also stops a teacher's ability to get more money for a year's experience after a certain number of years if teacher does not get a degree beyond a bachelor's degree.

For teachers who only have a bachelor's degree, their increases for a year's experience will stop after the 15th year. For those who have a bachelor's degree but up to 15 credit hours towards a master's degree, the freeze doesn't happen until after the 20th year of experience. This allows those teachers more time to finish their master's degree.

The other recommendation will be in regards to the classified — or nonteaching — staff. The classified staff will

receive a one-time increase to their base pay by the end of this school year. Employees who have worked with the district up to nine years will receive \$400 and those who have worked more than 10 years with the district will receive \$600.

The classified employees are also scheduled to receive an additional 5 percent increase in pay for the 2005-06 school year. This excludes the nurses, however, who will receive a \$5 increase to their hourly base pay. A salary study performed several years ago showed Bentonville's nurses were drastically underpaid compared to school nurses at other nearby school districts.

Bentonville — develops must change, Galloway said.

"It has to change. What we're doing now is not sustainable. Look at the population growth in 50 years, and the consumption of raw land. There's a wasteful disparity — a wasteful mindset — that we have as a nation. We have to move away from that."

America's current development practices changed drastically after World War II — when single-family homes, suburbs and cars began to rule. The attachment to our cars is what Galloway calls "a generational thing."

Before the war, denser development in compact city centers with distinct city edges was the norm.

"Now the city edge is much less well-defined," Galloway said.

Some cities on the edges of America are changing, but it will take time before Smart Growth policies make their way into the interior of the country, Galloway said.

Sprawl may well be taking over the southwest area of Bentonville. In 2004 alone, 2,700 residential lots were platted in Bentonville, most of which were in southwest Bentonville.

But Planning Commissioner Tom Rife does not consider that residential development as sprawl.

"Suburbia is not necessarily sprawl. I don't think we've seen sprawl as it is defined," Rife said, clarifying that he defines sprawl as unchecked commercial development.

Rife tries to "follow the Smart Growth principles that the (planning staff) has been drilling into our heads for the



Sunday photograph by Rachel Lianna Davis

New Urbanists, architects and other SmartCode conference attendees walked the streets of Vickers, a mixed-use neighborhood that was built using traditional design north of Atlanta. The streets are narrow to slow traffic, the houses are different to create a "sense of place," and sidewalks encourage pedestrians.

last five years by allowing commercial nodes and limiting where commercial can go.

"We haven't seen development yet that I would define as sprawl — but it's coming," he said.

In order to cut down on sprawl, planning commissioners are intent on encouraging connectivity between developments.

Planning Commissioner Buddy Verneti thinks the city is doing pretty well.

"I think Bentonville is developing in a sustainable manner considering the tremendous amount of fast growth," he said.

"All of northwest Arkansas is growing so quick that it's really taxing all of the municipalities. So, under the circumstances, I think Bentonville is doing a good job. We've got some good, competent people in our planning department that are really putting some forethought into long-range planning, and I think we are planning (enough for the future) considering the constraints we have upon us."

Traffic is the main gripe in Bentonville, but Verneti said that is just part of the growing process.

"I'm convinced that the transportation problem that we have is not unusual," Verneti said, "because most municipalities do not build

streets before you need them."

Galloway has a slightly different take on the matter. While Bentonville's planners are on board with Smart Growth principles, incorporating them into every aspect of the city is difficult.

"We're setting ourselves up for failure," Galloway said about Bentonville's current development patterns. "Current development doesn't set us up for alternative methods of transportation."

Editor's Note: Read Monday's issue to find out how Smart Growth offers solutions to traffic problems and how Bentonville is dealing with such issues.