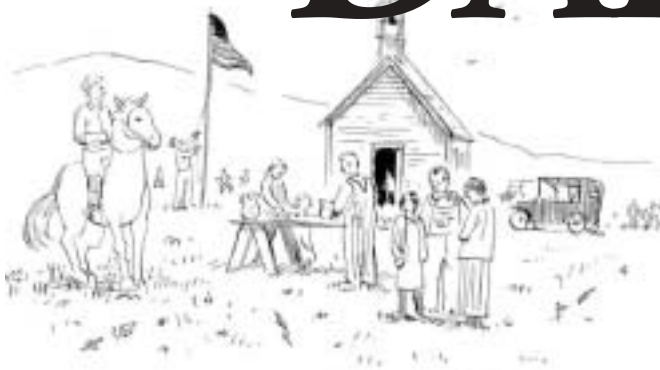


THE BENTON COUNTY  
DAILY RECORD



Ida gets her grade

The final chapter of the Secret School story is in today's edition

AREA, 3A

Historic year

Five players represent BHS on All-State soccer teams

SPORTS, 7A

Spreading violence

Eight Uzbek soldiers, three Islamic militants died in a clash near the Kyrgyz border in Central Asia

DEMOCRAT-GAZETTE



Arkansas Democrat-Gazette  
AN EDITION OF THE  
Locally Owned by Community Publishers, Inc.

Library to be trail friendly

The library will hold its first construction meeting today.

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

BENTONVILLE — Books rarely come hand in hand with trails, but the Coughlin Library will incorporate both into downtown.

The Planning Commission will review revised large-scale plans for the library Tuesday night.

Original plans were approved in August, but the Library Foundation has acquired three additional parcels of land, allowing it to nearly double the on-site parking to more than 100 spaces.

"We're ready and geared up to begin construction," said Library Director Cindy Suter. "The biggest thing is the large-scale development (plans)."

The library will hold its first construction meeting Monday, Suter said. Once the plans are approved by the Planning Commission and City

See LIBRARY on Page 4A

Going on a hayride



Linda Hundley, director of A Special Start Preschool, gave a class of 3-year-olds a hayride in a trailer attached to her tractor during Cowboy Day festivities at the preschool Thursday.

Daily Record photograph by Steve Davis

SmartCode zoning could help traffic woes

Editors Note: This is the second of a two-day series that started Sunday.

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

ATLANTA — While Bentonville residents' main gripe is traffic, fear not — the SmartCode zoning and other New Urbanist development offers solutions to the traffic problems.

"For too many years we have been putting transportation first," said Rick Hall, a transportation engineer with Tallahassee, Fla.-based Hall Planning & Engineering Inc. "Land use patterns must be top priority, and transportation must be second."

A Daily Record reporter attended a SmartCode conference in Atlanta in April, learning about the ideals of a smart way to develop. Smart Growth principles seek to create traditional neighborhood developments — or compact, mixed-use, walkable environments.

The key to solving traffic problems is building a gridded street system.

"If you need more capacity, build more two- to three-lane streets, don't widen the ones you have," Hall said. Building a grid creates

See TRAFFIC on Page 4A



Post Riverside, an apartment complex in Atlanta, Ga., was designed by Andres Duany, creator of the SmartCode. Riverside feels like a traditional European city. Multi-level apartments are built around a typical town square, and retail shops and restaurants occupy the first floor. The public area accommodates both pedestrians and vehicular traffic.

Daily Record photograph by Rachel Lianna Davis

Water and books on agenda

The Coughlin Library will get 111 parking spaces.

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

BENTONVILLE — A brand-new library and an aquatics center are only two of the large items on the Planning Commission agenda Tuesday.

The group will consider five rezonings and four large-scale developments, as well as three subdivision

plans. Revised plans for the 38,517-square-foot Coughlin Library show 111 parking spaces — nearly double the amount of spaces shown on the original plans, which were approved last August.

The Library Foundation also requested a rezoning on its site at 405 S. Main Street. The Library Foundation was able to add the extra parking due to three additional parcels.

The Bentonville High School Tennis and Aquatics Center is planned for school district land south of Southeast P and S streets, and east of Bentonville High School. The indoor facility is about 81,815 square feet, with four additional outdoor tennis courts and two swimming pools.

The development will have three connections to the city street grid: the

See AGENDA on Page 4A

Ferguson adds dancing to full plate

RHS graduate juggles college, motherhood, work and dancing.

By Lynn Atkins  
Staff Writer ■ lynna@nwanews.com

ROGERS — Jessica Ferguson knows she will need to add some red to her wardrobe. The Rogers High

School graduate is getting ready for a new challenge.

She's now a member of the University of Arkansas Dance Team.

Although she was the captain of the Rogers High School Dance Team, she never really planned to dance in college. For one thing she has had no

formal dance training and she was competing for a spot against girls with years of dance lessons behind them.

Since graduation in 2001, she's been working, going to school and starting a family. She works full time for the Rogers School District, at-

See FERGUSON on Page 4A



Ferguson

Today's weather

High: 69  
Low: 52  
Additional forecast information on Page 12A

Lottery

Saturday Missouri Lotto: 6-8-10-23-35-36  
Saturday Powerball: 21-29-38-49-52 PB 42

Think smart. Recycle!

How to reach us

Delivery problems/621-8030  
To subscribe/621-8030  
Classified ads/271-3761  
Newsroom/271-3713  
Thumbs Line/271-3707

On the Web

Internet edition/www.nwanews.com  
E-mail/newsroom@nwanews.com  
1 Section, 12 Pages ■ Volume 120, Number 136

In Opinion

Trammel's Legacy: The departure of NWACC's greatest supporter calls for a look back  
On Page 6A



# Rezoning issues may have Rogers meeting packed

By Michael Rowe  
Staff Writer ■ miker@nwnews.com

ROGERS — The Rogers' Planning and Transportation Department expect the Planning Commission meeting on Tuesday will be packed with people concerned about rezoning issues.

The agenda for the meeting has two multi-family rezoning issues that already have drawn public comments in

## The Meeting

The Rogers Planning Commission meeting will be held at 4:30 p.m. on Tuesday at the City Administration Building, 300 W. Poplar St. in Rogers.

opposition to the developments.

A rezoning request by Elder Construction for 9.8 acres on 24th Street near the Turtle Creek subdivision that was

tabled at the first Planning Commission meeting in May is back on the agenda. The density for the proposed multi-family development has been reduced from 12 units an acre to 10 units an acre.

The rezoning request drew opposition from the Turtle Creek Property Owners Association and others in the neighborhood. The density reduction is unlikely to change neighbors' minds about having

a multi-family development near their homes.

Another multifamily development on 23 acres north of Olrich Street between the CountryWood Subdivision and 16th Street has also drawn the ire of surrounding neighbors.

The request is for a multi-family density of nine units an acre, which could have as many as 207 units. The development will have duplexes and townhouses.

Other public hearings include:

- A request by Monica Head for a conditional use permit for a private school;
- A request by Cloverdale Properties to rezone 50.05 acres at 2905 N. 16th St.;
- A request by Virginia Krauff for a psychology school and clinic;
- A request by Lorena Albaron to rezone 4.86 acres on the east of Arkansas Highway 94

and west of the Rogers Municipal Airport from agricultural use to light industrial;

- A request by Billie Cooper to rezone 1.18 acres at 2929 W. Walnut St., from single family zoning to highway commercial; and,
- A request by Mercy Health Systems for a conditional-use permit to operate a helipad at the future hospital near Interstate 540 and New Hope Road.

## LIBRARY

Continued from Page 1A

### It is a destination on Downtown trail

Council, construction can begin with Kinco Constructors LLC as contractor.

The library, which will be at 405 S. Main St., also will be a destination on the Downtown Trail. This trail starts at Southwest Fifth Street, runs through downtown to the Train Station park and the Coughlin Library, then heads north on Main Street.

The city is requiring a widened eight-foot-wide sidewalk along Main Street in front of the library to accommodate a section of the trail, said Mandy Bunch, project engineer with EB Landworks. The company is working on the library project.

Relocating a sewer line will start soon, Bunch said, so "we're kind of in progress. They're wanting to move."

So far, the Bentonville Library Foundation has raised \$8.4 million in cash and pledges for the \$9 million facility.

The Wal-Mart/Sam's Club Foundation and the Walton Family Foundation donated \$4 million to the library in honor of Tom and Cynthia Coughlin in February. Because of the hefty donation, Phases I and II will be built simultaneously.

The 38,000-square-foot facility will have community meeting rooms, on-site parking, and expanded areas for teens, children, and history and genealogy.

The library will be completed by summer 2006.

## AGENDA

Continued from Page 1A

### Staff recommends denial of gate

city is requiring the extension of Southeast P Street, which has been stubbed out for more than two decades. The development will also connect to Bentonville High School via a private drive, and to Southeast S Street.

Another gated subdivision is also on the agenda. Developer Steve Davis with Rainmaker Group wants to gate Phase II (54 lots) of Chapel Hill, a large subdivision off Tiger Boulevard and Northeast J Street.

The city planning staff recommends denial for the gate because it does not meet the ordinance prohibiting gated subdivisions; but the staff recommends approval for the subdivision plat.

An 80-acre planned-unit development in southwest Bentonville will also cross the commission's table. Whorton Construction of NW Arkansas plans to create a mixed-use planned-unit development, with 46 acres of high-density residential (24 units per acre) and 24 acres of commercial property fronting Highway 12.

The commission will also consider:

- Hot Dog Alley's request for a conditional-use permit to sell hot dogs on city right of way near two Wal-Mart offices;
- A preliminary plat for Scottswood subdivision, a 94-lot duplex subdivision off Barron Road;
- Large-scale plans for Mid-Cities Crossing, a 24,000-square-foot office building at Southeast 28th and J streets;
- A preliminary plat for 122-lot Wilshire subdivision off Morningstar Road;

## Wet and wild



Maris Lee, a third-grader at Bellview Elementary School in Rogers, carried a leaking glass of water for her relay team Thursday during the Wacky Wet and Wild Fire game during field day at the school.

Daily Record photograph by David Kever

## TRAFFIC

Continued from Page 1A

### Commission making strides

options for drivers.

For example, in downtown Bentonville, drivers headed west on Central Avenue through downtown may see a blockage ahead. They have several options — winding through the southern part of the city and onto Walton Boulevard, or hopping one block north to Second Street, traveling on their merry way.

Cars on Arkansas Highway 102 to Centerton, however, or Arkansas Highway 12 to the airport, have far fewer options. They must sit in traffic — or wait until the traffic is gone.

Bentonville planning commissioners are making strides in this area by requiring connectivity in new subdivisions, allowing fewer cul-de-sacs, and prohibiting gated communities that also cut down on connectivity.

The city also has an ordinance that requires all new development to build sidewalks — a huge impetus to encourage pedestrian traffic.

### The conference

At the SmartCode Workshop, planners, engineers and architects from the United States and Canada spent three days in a historic hotel in downtown Atlanta learning about urban planning.

We are not just talking ur-

ban, dense cities here — the SmartCode zoning document realizes some people want to live on several acres surrounded by green space; obviously, not all humans are city-dwellers.

Therefore, the SmartCode allows for rural areas and lower-density residential areas, but it requires a defined line at the edge of a town or city.

Why? To decrease sprawl — the over-consumption of land that is wasteful, unsustainable, and completely automobile-dependent.

"Can suburbia progress?" asked Andres Duany, the primary speaker at the conference and a New Urbanist founding member. "No. It's fixed. It's either working or dead, valuable or losing value."

Smart Growth ideals cover every aspect of development — from sidewalk width, to street trees and density requirements. And New Urbanist communities across the country have shown that this type of development is successful — both in higher quality of life, and higher property values.

For clarification: Smart Growth encompasses the ideals of compact, mixed-use communities. New Urbanism is the implementation of those ideals.

"The SmartCode ideal is a perfectly balanced public and private realm, that we used to build until World War II," Duany said. In order to make the SmartCode work, planners and city leaders must envision the

## FERGUSON

Continued from Page 1A

### She attended NWACC

tends the U of A through the honors program as a full-time student with a double major in Latin American Studies and sociology and takes care of her daughter, who is almost 2 years old.

For the past year, Ferguson has worked as the assistant student relations coordinator at the secondary schools in Rogers. She spends one day each week at each junior high and one day each week at Kirksey and Lingle middle schools. She covers Tucker Middle School as well, but because that school has fewer students, she doesn't spend as much time there.

Mostly she works with the Hispanic students. Although Ferguson is Puerto Rican, she spent the early part of her childhood in Mexico. She is bilingual. She does tutoring, mentoring and some translating. At Oakdale, she helped plan the Hispanic Heritage Assembly and performed the flamenco when one of the students backed out.

The Oakdale assembly

gave the Hispanic students a chance to perform and show their culture.

"It's a good way to get the kids involved in the school," she said. "They do all the work themselves."

The Oakdale student body liked the assembly so much the organizers took it on the road. Ferguson and the junior-high students performed at Kirksey Middle School.

When newcomers to this country get to junior high, there are many things they don't understand, Ferguson said, speaking from her own experience.

In Mexico and other Latin American countries, there are no cheerleaders or pom squads and they don't play American football.

Even when schools try to recruit Hispanic girls for the cheer or pom squads, it doesn't always work.

Ferguson taught herself the basics of dance by watching the Elmwood Pom Squad and practicing by herself in front of a mirror. When she made the team, she got a job to buy her own equipment and pay for camps.

The camps she attended while in the high school squad were the closest thing she had to formal training.

When Ferguson worked at Oakdale as a counselors assis-

outcome of their city and then put that into a zoning code.

After three days of intense sessions on the SmartCode, conference attendees visited some examples of Smart Growth in Atlanta, all designed by Andres Duany's planning/design firm, Duany Plater-Zyberk & Co.

Vickery, a 214-acre development based on traditional town planning, sits roughly 40 miles north of downtown Atlanta. The neighborhood incorporates traditional neighborhood design, offering retail and office space near the collector road, and varying types of housing throughout.

Vickery has a large YMCA, 55 acres of parks, 431 single-family houses and 125 townhomes and live-work units.

The group also visited Glenwood Park, a Smart Growth development just east of downtown Atlanta. Glenwood Park sits near a future light-rail system, and has retail space for coffee shops, restaurants, and other commercial businesses.

Apartments, condominiums and houses with rear-loading alleys group around park space and a small town center area.

While the city of Atlanta may not have adopted SmartCode zoning, various developers there are incorporating Smart Growth principles into their projects.

Bentonville is doing the same thing.

### The future of Bentonville

Bentonville Planning Com-

missioners and city leaders are working hard to encourage the right kind of growth here.

Bentonville is on the forefront of long-range planning, with a decisive General Plan, a Downtown Master Plan, and a Master Street Plan.

The City Council recently approved Downtown Design Guidelines, which will help maintain the feel and appearance of the traditional-looking Downtown Square area.

Now the city is working on a connected trail system, and considering citywide design guidelines.

According to visual preference surveys that Bentonville planners have held here, about 90 percent of people surveyed embraced the look and feel of Smart Growth, said Community Development Director Troy Galloway said.

"The SmartCode is comprehensive," Galloway said, meaning that it covers every aspect of development, from street landscaping to building heights and densities.

Bentonville has not adopted the entire zoning code, but "we've taken strides in that direction," Galloway said. "We want to embrace more of those ideals."

Bentonville's zoning code does offer a unique option for mixed-use, high-density development — the planned-unit development. In 2004 and 2005, especially, developers have been taking advantage of the PUD.

The planned-unit development zoning specifically allows creativity. Developers can

various lot size, density, uses, or come up with an entire traditional neighborhood like Grammercy Park.

Grammercy Park is a 233-acre planned-unit development in northeast Bentonville, near Taylor and Price Coffee roads. It encompasses 31 acres of multifamily development, mixed in with varying lot sizes for single-family houses. Some single-family homes will have rear-loading alleys, while others sit on larger lots in the back of the subdivision. Trails wind throughout; the development adjoins a city park.

And better yet, the developers plan to entice neighborhood commercial development in the subdivision in order to cut down on traffic trips elsewhere.

The city continues to encourage such projects, and hopefully developers will continue to bring them in.

Bentonville residents and leaders often mention the desire to keep this a unique, small-town place. Yet the way Bentonville develops will arguably affect its "sense of place."

Smart growth — and the SmartCode document — simply try to create unique places. Nathan Norris, a principal in Placemakers LLC, which sponsored the SmartCode conference, is all about creating "places."

"We are improving the quality of life by making places where intelligent humans want to be," he said. "Great places do not happen by accident."

## Bella Vista Library plans events

It's time for a reading adventure, and this year's theme for 2005 Summer Reading Program at the Bella Vista Library is "Dragons, Dreams and Daring Deeds."

Young readers may come to the library to sign up for summer reading beginning Monday, May 23, after which each

child will set a personal reading goal and will earn prizes for the books read. Among the many types of books available are series books, picture books, information books and easy readers/chapter books.

Children and caregivers are welcome to drop in the library from 2 p.m. to 4 p.m. Wednesdays, June 15, June 29, July 6, and July 27 for activities, color-

ing, puzzles and fun as part of Children's Summer Craft Time.

- May exhibits include:
- Pressed flower pictures by Jan Burgess;
  - Nativity sets from Ann Sullivan and Norma Woodell;
  - Wooden Christmas plates from Ruth Klotz.

Original paintings by Jane Davis and Jody Taylor; antique needles and sewing accessories from Sue Eberly; and

various collections from the Butterfield Trail Questers.

Mike Stenson will review "The World is Flat: A Brief History of the 21st Century" by Thomas L. Friedman at 2 p.m. Sunday, June 5.

Each month, a member of the Bella Vista Garden Club creates an original floral design to be displayed for patrons' enjoyment. May's

arrangement was created by Elsie Taylor.

The book selection "The Good Earth" by Pearl S. Buck will be discussed at 9:30 a.m. Wednesday, May 25. No registration is needed.

The Bella Vista Library is east of Town Center off Lanchashire Blvd. at 11 Dickens Place. For more information, call 855-1753.