

Cato Springs Village

Conceptual Masterplan

January 16, 2026



UNION



Crafton Tull



HIGH STREET
REAL ESTATE & DEVELOPMENT





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Client

Ward Davis
Jason Keathley
Mike Hathorne
Ken Earnest
Anthony Catania



Land Partner

Paul Selid &
Matt Zakaras



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Architecture &
Community Design

Don Powers
Jeremy Lake
Esteban Salazar
Anthony Catania



Landscape
Architecture

Jenny Burbidge
Hunter Adkisson



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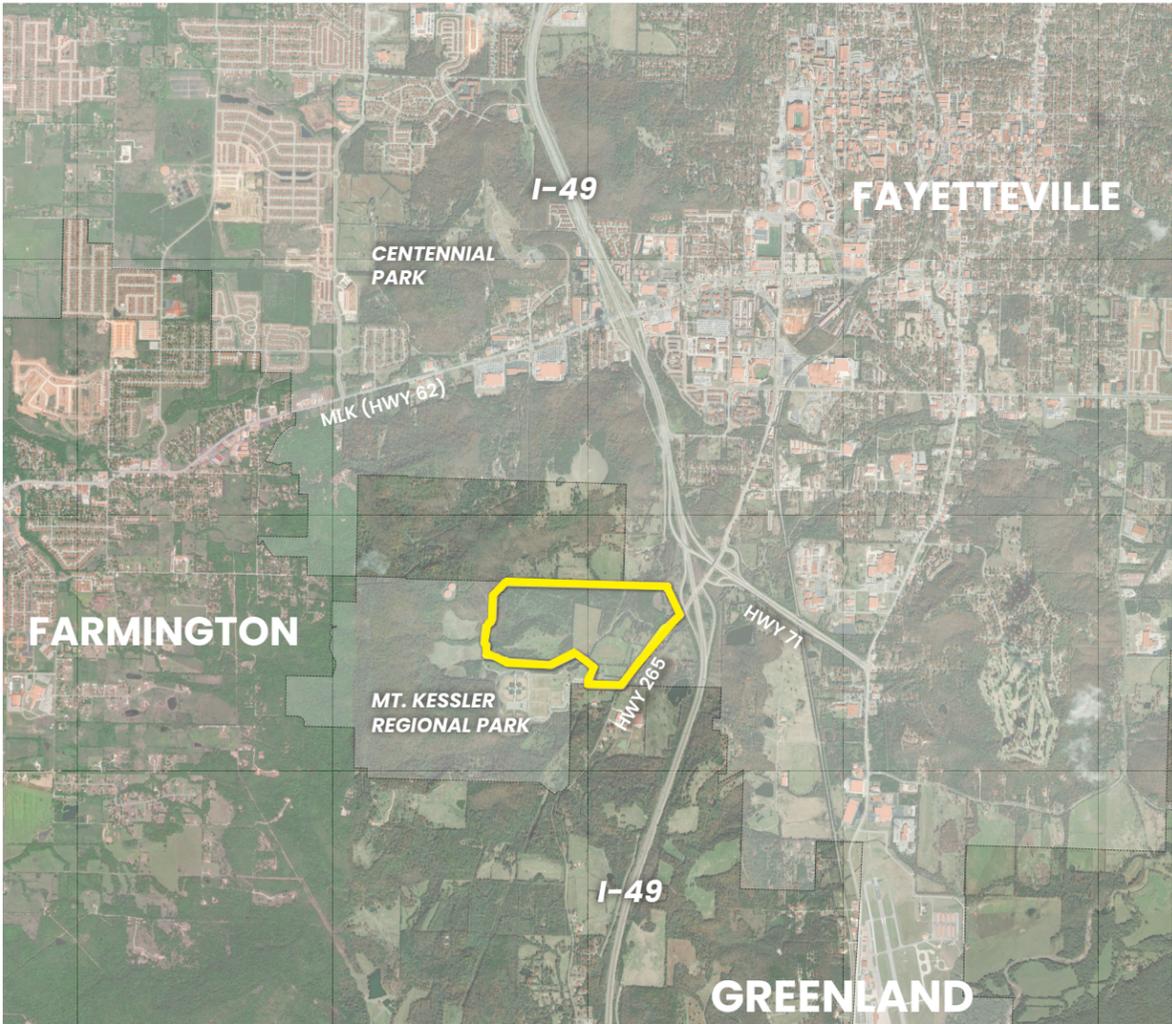
Civil Engineering

Ali Karr

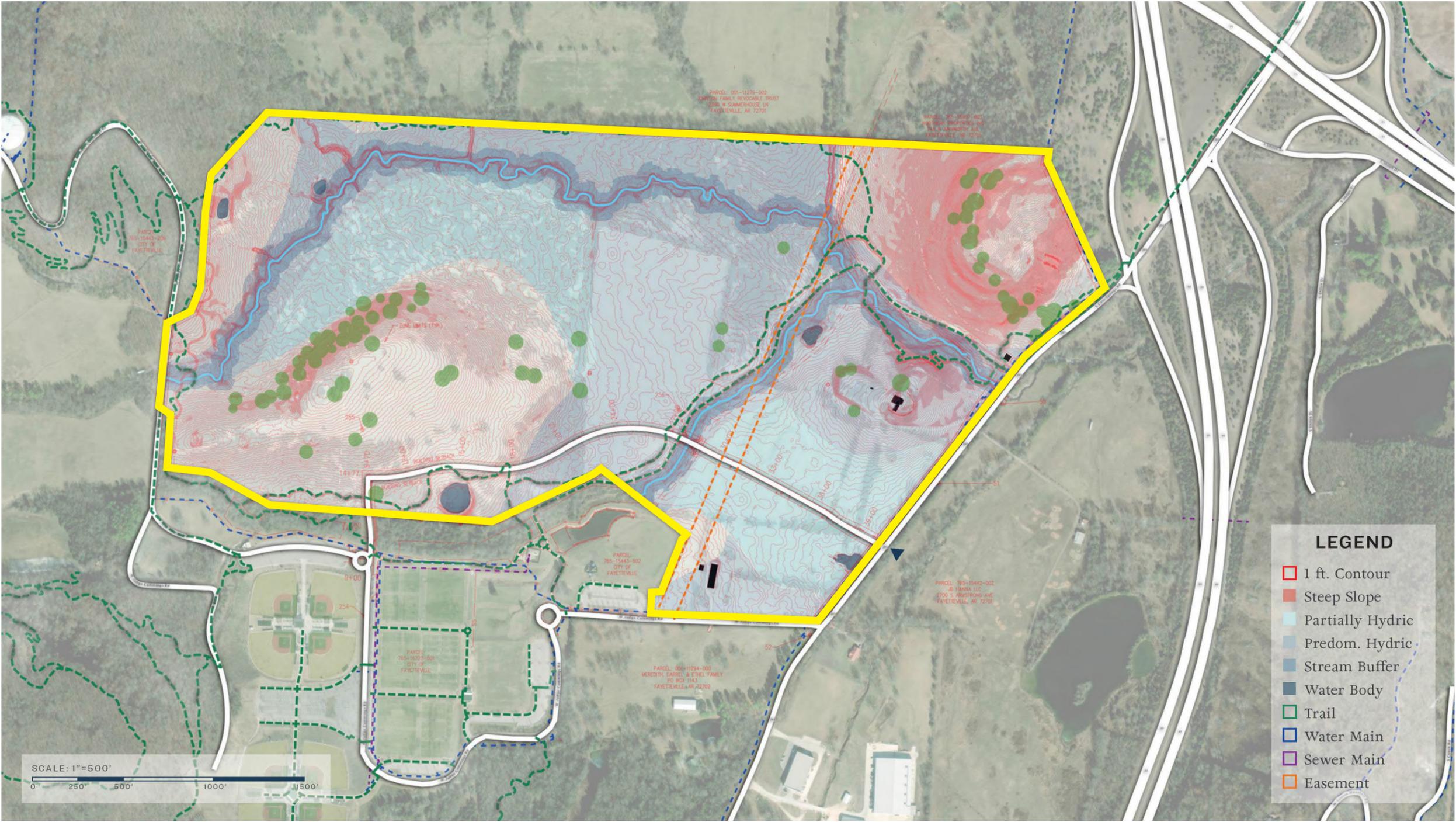
CATO SPRINGS VILLAGE

LOCATION

Fayetteville, Arkansas
South Cato Springs Road
Mt. Kessler Regional Park
230~ Acres



- Natural Features
- Vegetation
- Topography
- Trails & Greenway
- Soils
- Road Construction
- Sewer Lift Station



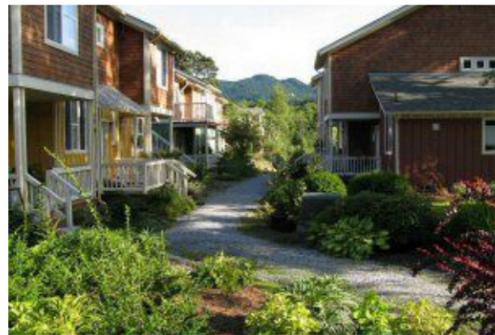
Views / Vistas

Networks

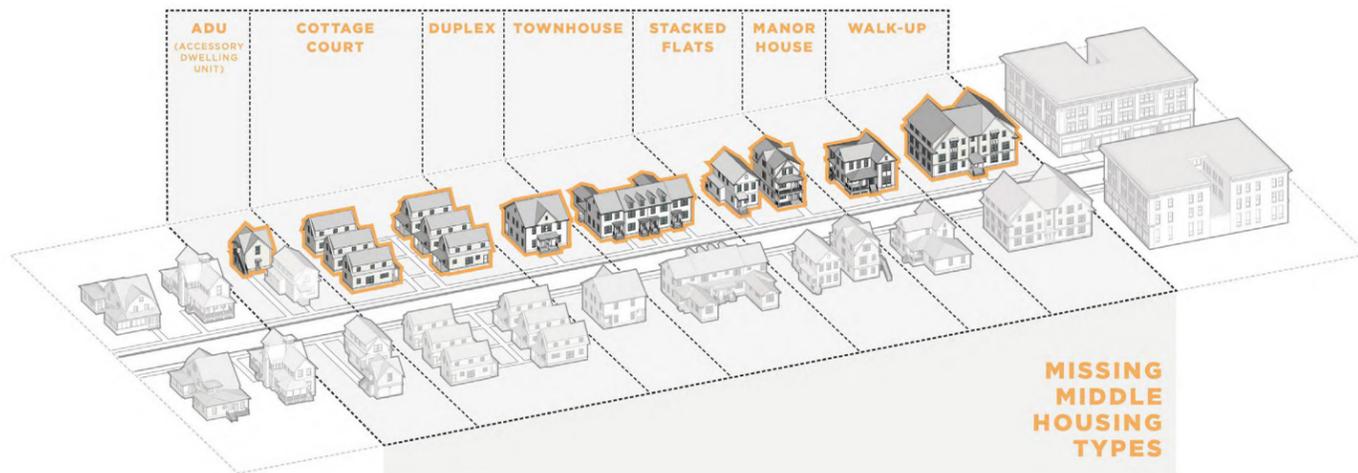
Building Typology

Character

SLS Community



Residential Building Types



CATO SPRINGS VILLAGE

DESIGN CHARRETTE

Commercial / Market District

Trailside Amenities

Natural Play Recreation Areas

Multiple Housing Types

Connectivity



Shiloh Street Extension

TND Principles

Commercial / Restaurant

Multi-family

Townhomes

Cottages + Single Family

Estate Lots

Amenities

Trails + Green Network

Naturalistic + Formal
Green Spaces

Key Tree Preservation

Viewsheds

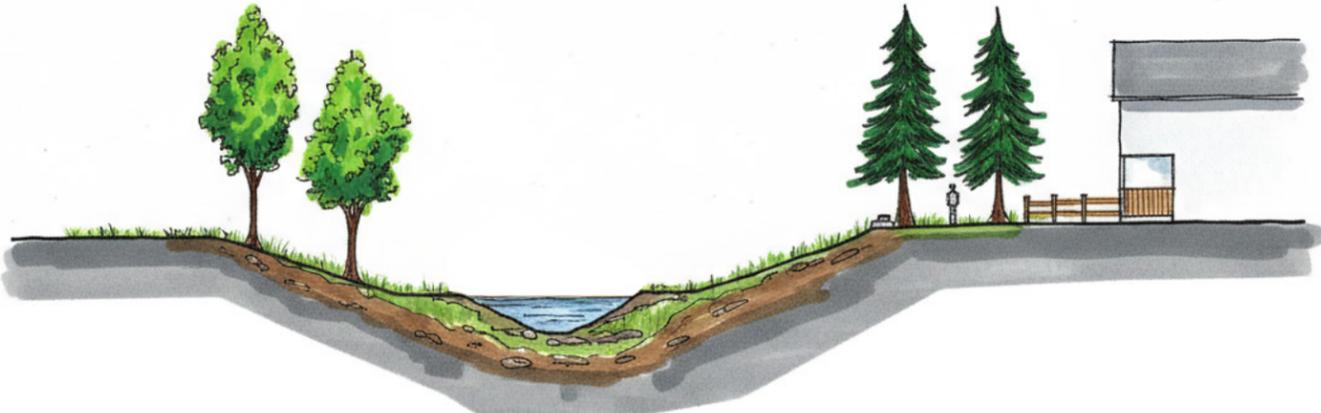




CATO SPRINGS VILLAGE

MARKET CENTER

- Small scale commercial
- Restaurants
- Office + Community Space
- Walkable + Convenience
- On-street Parking
- Variable Building Placement



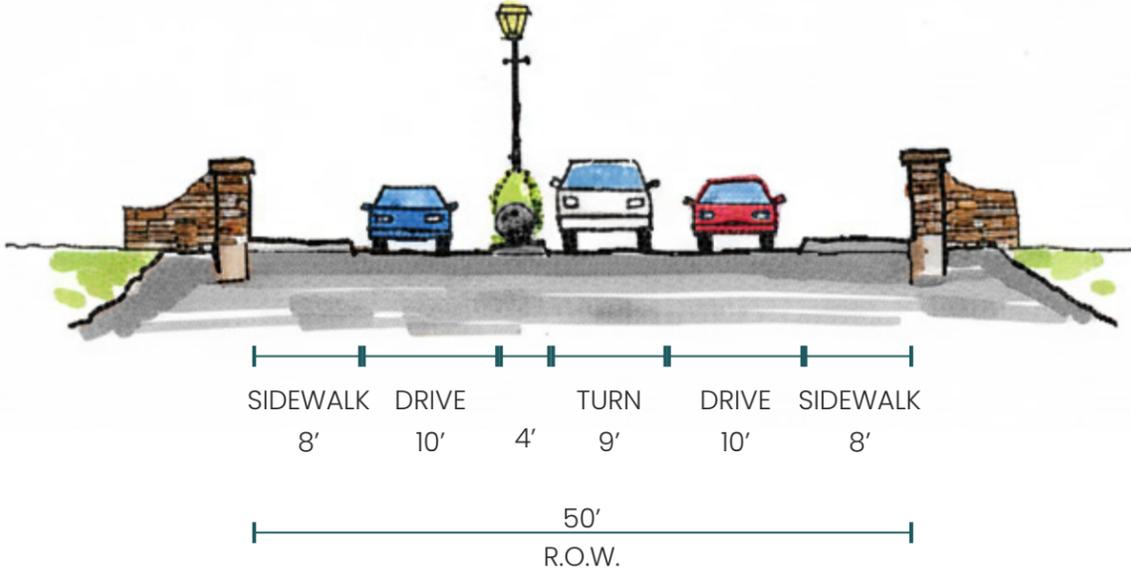
CATO SPRINGS VILLAGE

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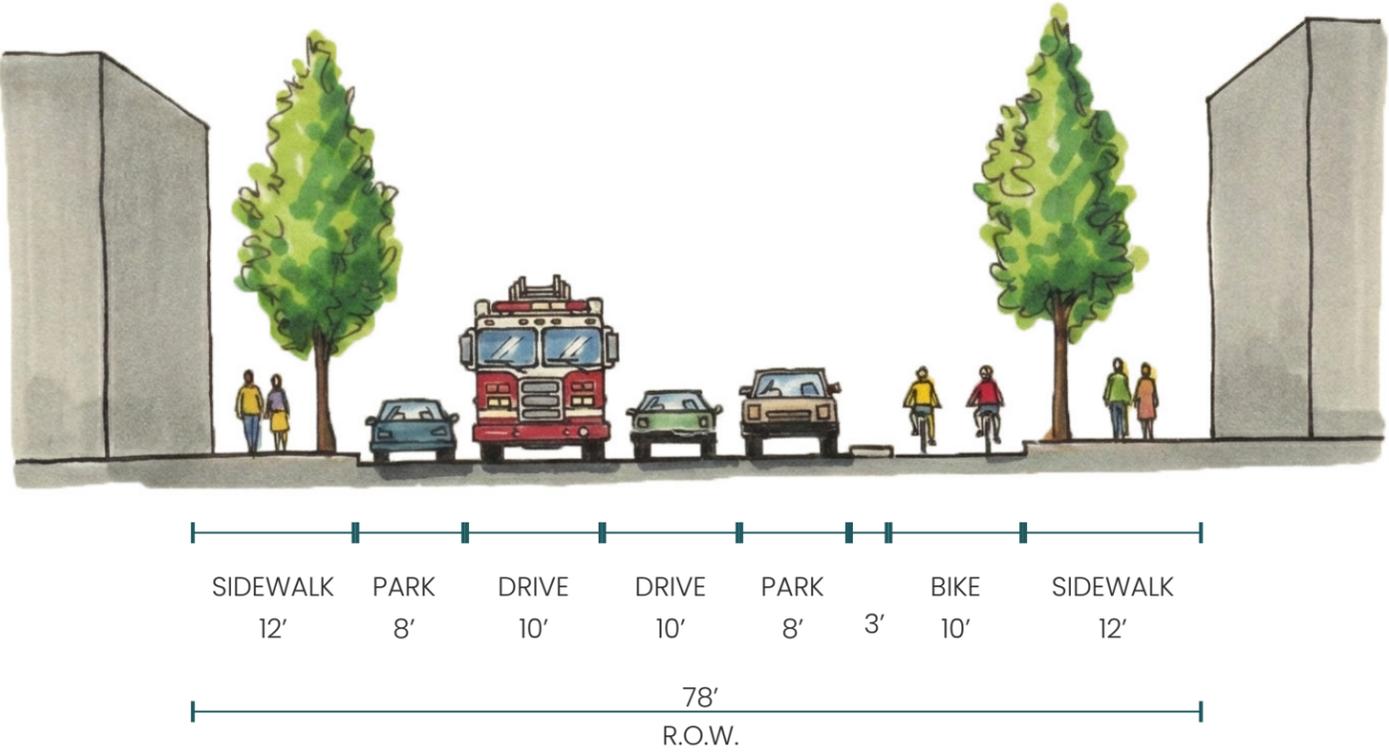
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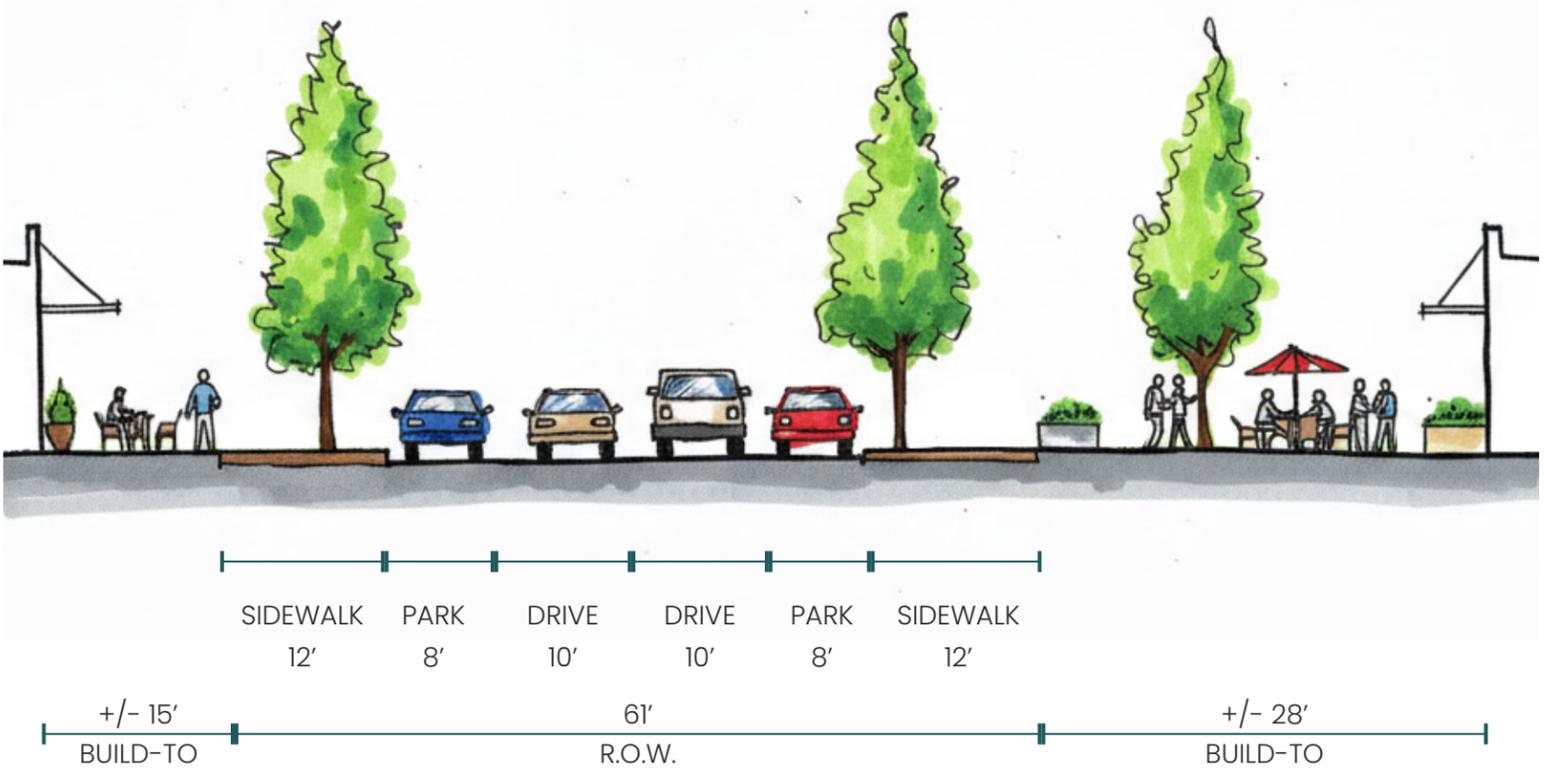
ENTRY BRIDGE



URBAN/ DOWNTOWN



URBAN + BIKE LANE





- Trailside Food and Beverage Stand
- Multi-purpose Outdoor Space
- Destination along Trail
- Streamside Appreciation
- SLS Opportunities



CATO SPRINGS VILLAGE

TRAILSIDE AMENITY

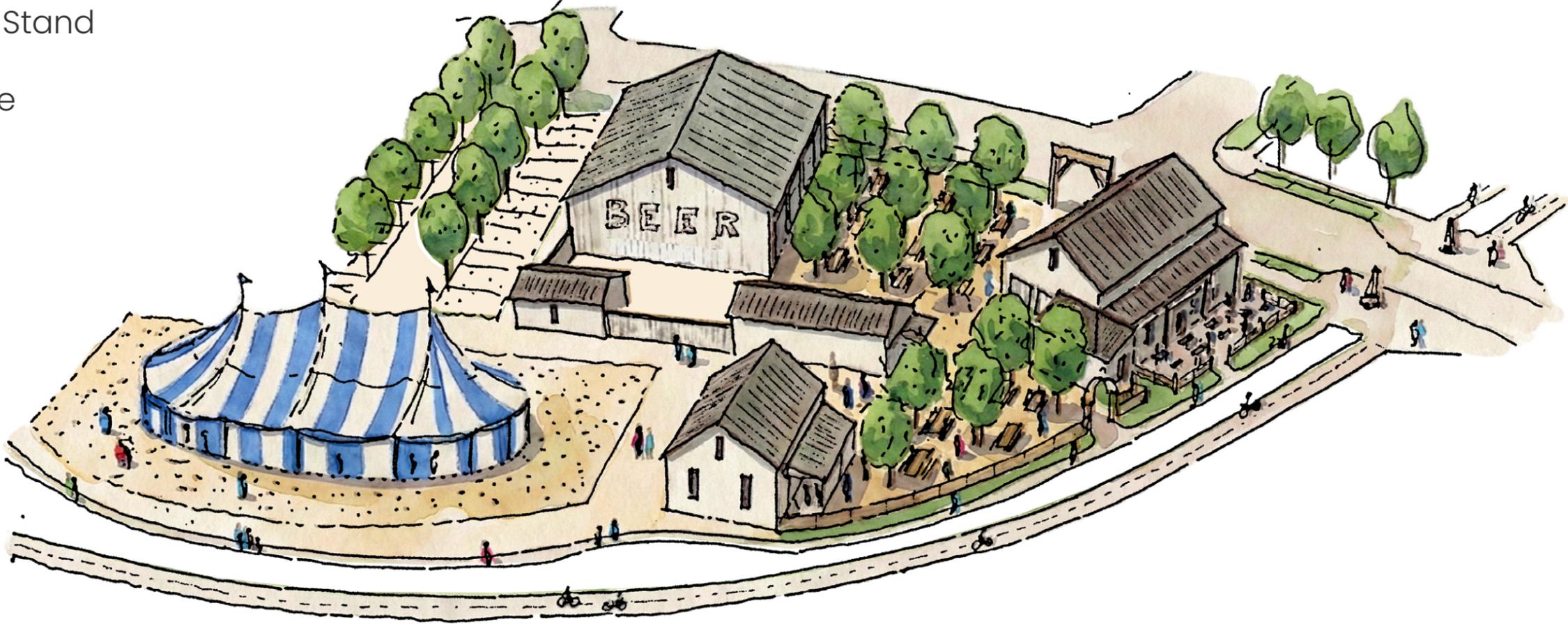
Trailside Food and Beverage Stand

Multi-purpose Outdoor Space

Destination along Trail

Streamside Appreciation

SLS Opportunities





CATO SPRINGS VILLAGE

NEIGHBORHOOD

Organized Around Trail Access and Natural Features

Townhome / Single- Family / Multi-family Mix

Private Alleys

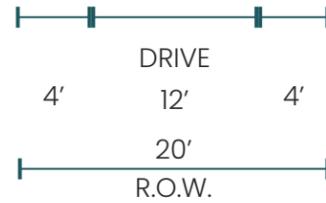
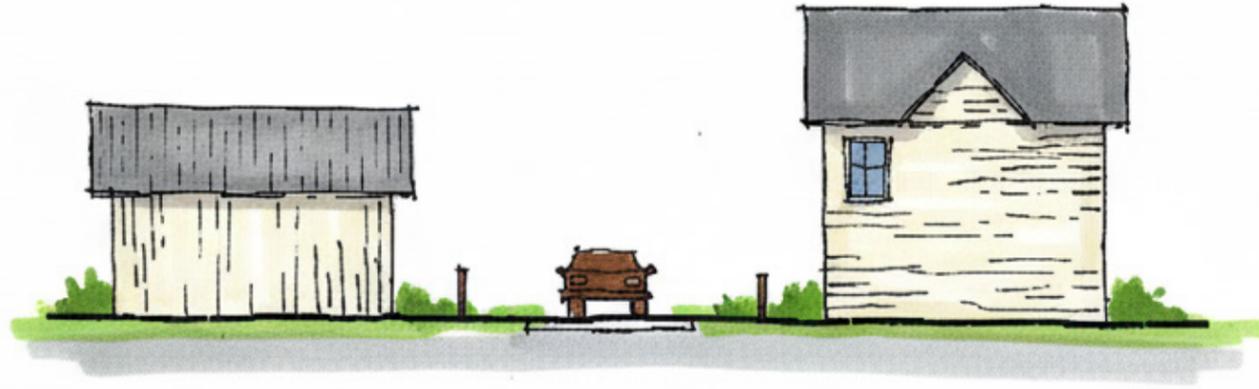
Fire Alleys

Clubhouse Amenity

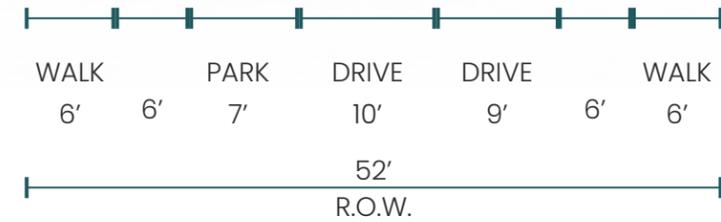
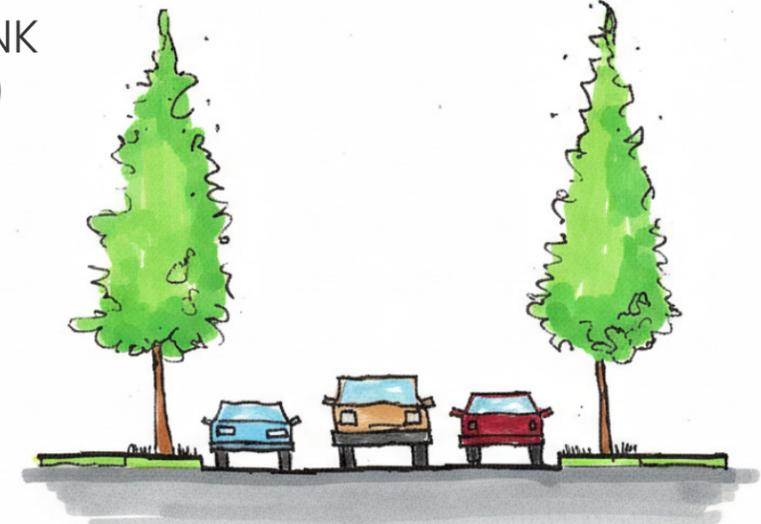
Courtyards



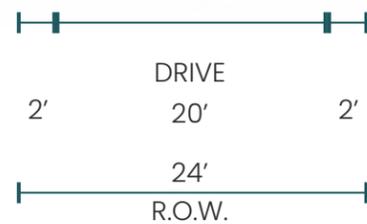
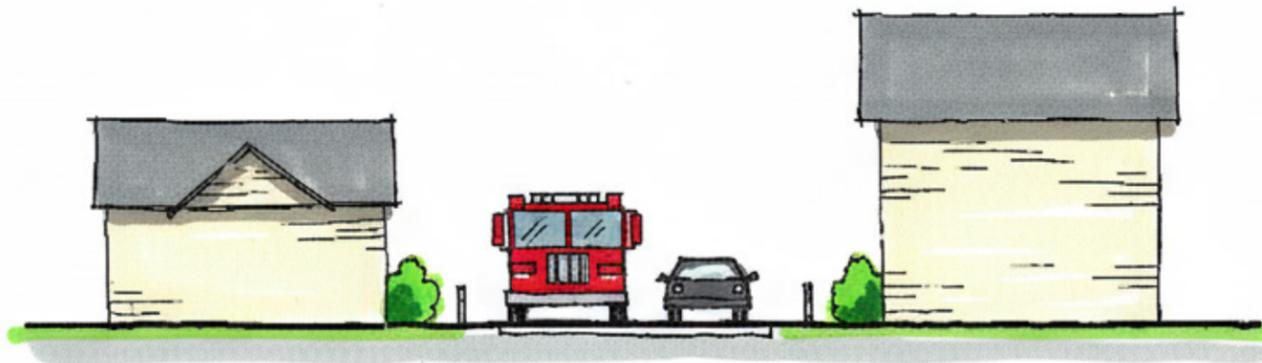
RESIDENTIAL ALLEY
(PRIVATE)



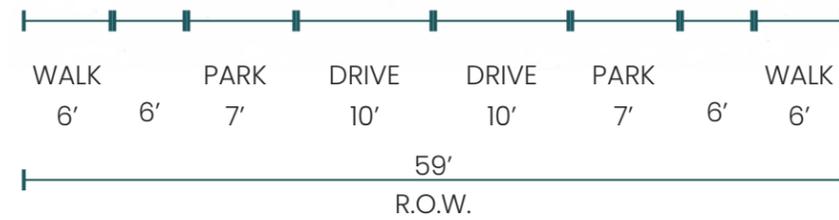
RESIDENTIAL LINK
(PARK 1-SIDE)



FIRE ALLEY
(PUBLIC)



RESIDENTIAL LINK
(PARK 2-SIDES)



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OPEN SPACE CHARACTER

Variety of Open Spaces

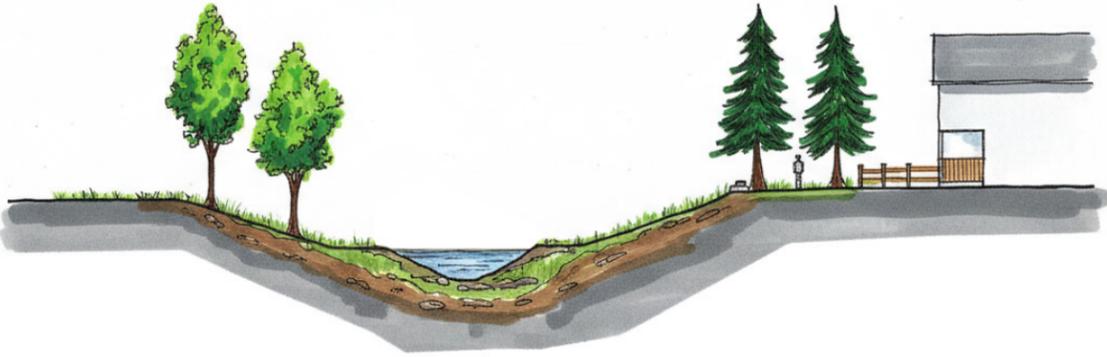
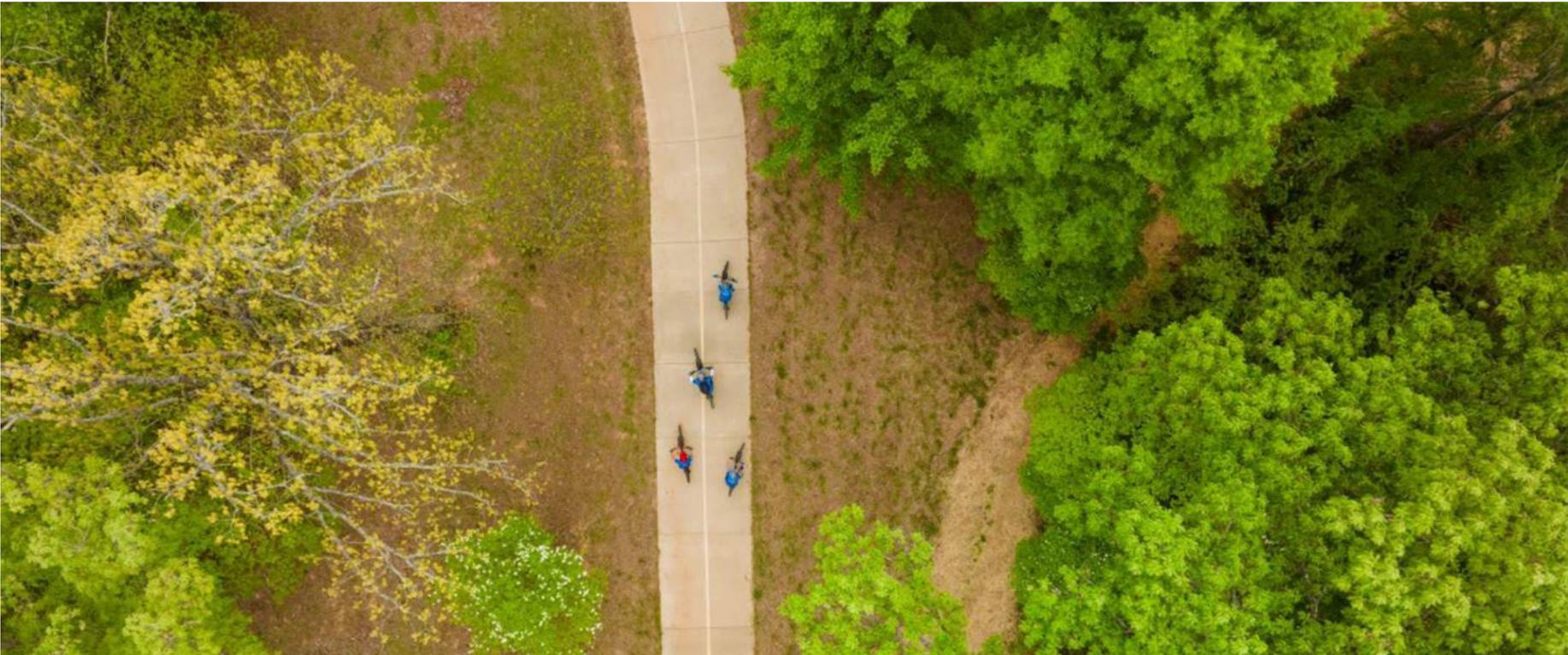
Soft Trails / Bike Lanes

Green Network within Blocks

Stormwater Ponds as Amenities

Goat's Hill & Judge Home Site Preserved as Cultural Landmarks

Vistas and Viewsheds Throughout





Discussion



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