



PINE BLUFF

COMPREHENSIVE PLAN

PROJECT TEAM

Crafton Tull: Prime Consultant

Land Use, Parks, Neighborhood Regeneration
Economic Development, Utilities & Infrastructure,
Urban Design

DPZ CoDesign

Regulations & Code Review, Pedestrian Frontage
Quality, Neighborhood Regeneration,
Traffic Circulation, Urban Design

Urban 3

Economic Development

Ash + Lime

Public Safety

Nelson Architectural Group

Urban Design, Community Outreach

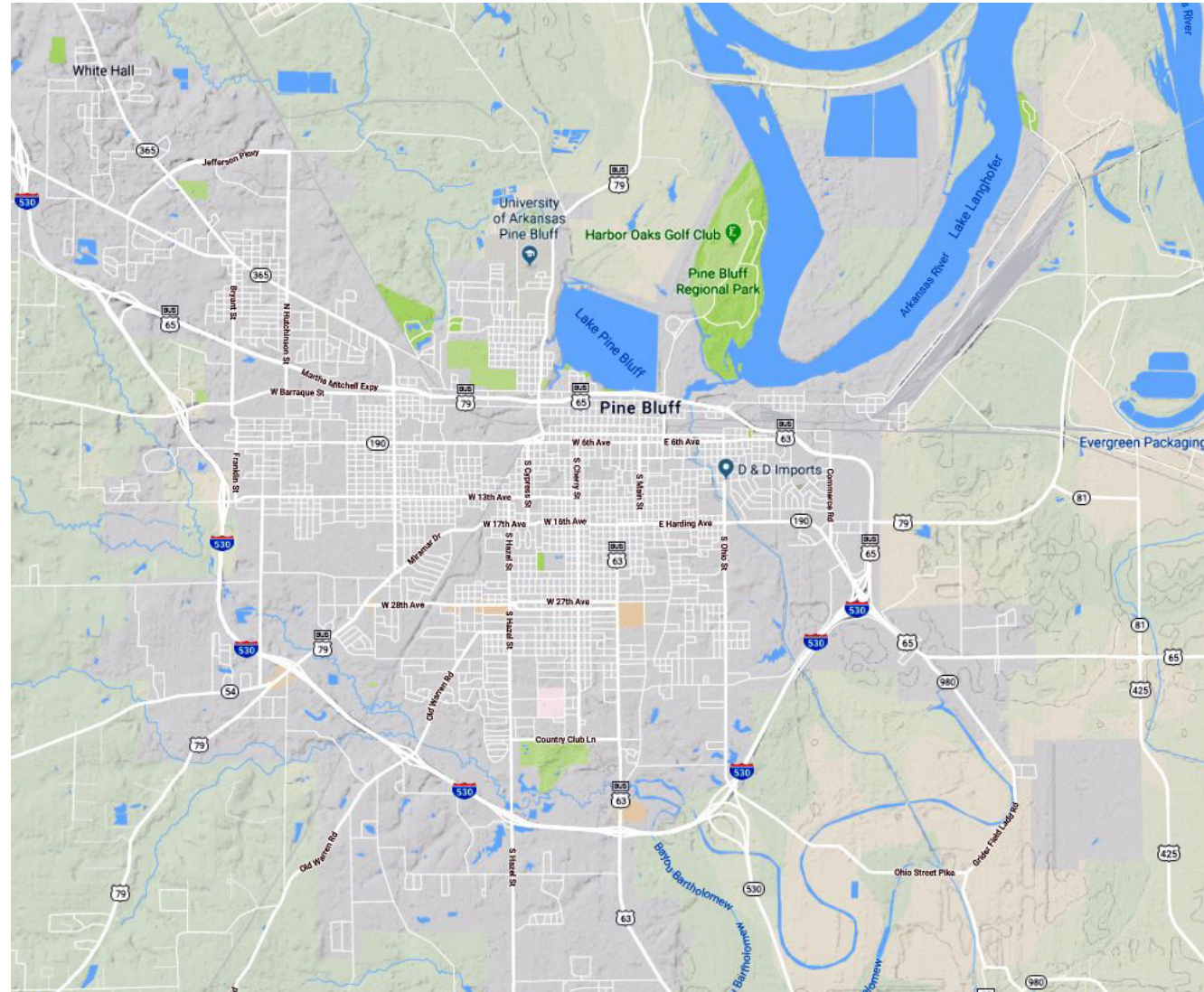
PINE BLUFF STATS

Jefferson County Seat

Incorporated: Jan. 1839
(180 years)

Population: 44,509 (2017)
County: 71,373 (2017)

Size: 46.60 sq. miles



GO FORWARD PINE BLUFF

Government / Infrastructure Pillar

Pillar participants determined that creating an effective city government and addressing the state of downtown were the two most critical challenges facing the city. Other issues investigated by the group served to support and develop its focus on these two topics.

Education Pillar

Two clear objectives:

- Developing primary and secondary educational institutions that are academically and financially sound.
- Improving the educational options provided by our high schools and institutions of higher education to meet the specific needs of the employers of Pine Bluff and surrounding areas.

Economic Development Pillar

Recommendations:

- Establish an Innovation Hub in Pine Bluff.
- Make targeted Employability Training widely available to Pine Bluff residents and employers.

Quality of Life Pillar

Five areas of concern:

- Things to do
- Marketing of Pine Bluff
- Public Safety
- Beautification / Community Gardens
- Fitness, Health and Sports

COMPREHENSIVE PLAN

A Comprehensive Plan IS

- A statement of community vision, goals, and actions.

It is NOT

- A permanent document. It is to be measured and updated frequently.

- It IS a policy directive.

- It IS NOT a regulatory document.

- It IS a tool in the toolbox.

- It IS NOT a silver bullet.

- It DOES outline how to guide and respond to development actions.

- It DOES outline how to interact with potential project partners.

- It DOES NOT direct other agencies (state, county, school district) or the private sector.

- It DOES suggest funding and economic development strategies.

- It DOES NOT guarantee funding or economic development results.

VISIONING & ACTIONS

What do you love about Pine Bluff?

What would you like to change about Pine Bluff?

How do you perceive Pine Bluff? How is that different from how outsiders perceive it?

What are the **THREE MOST IMPORTANT** issues to address with the Comprehensive Plan?

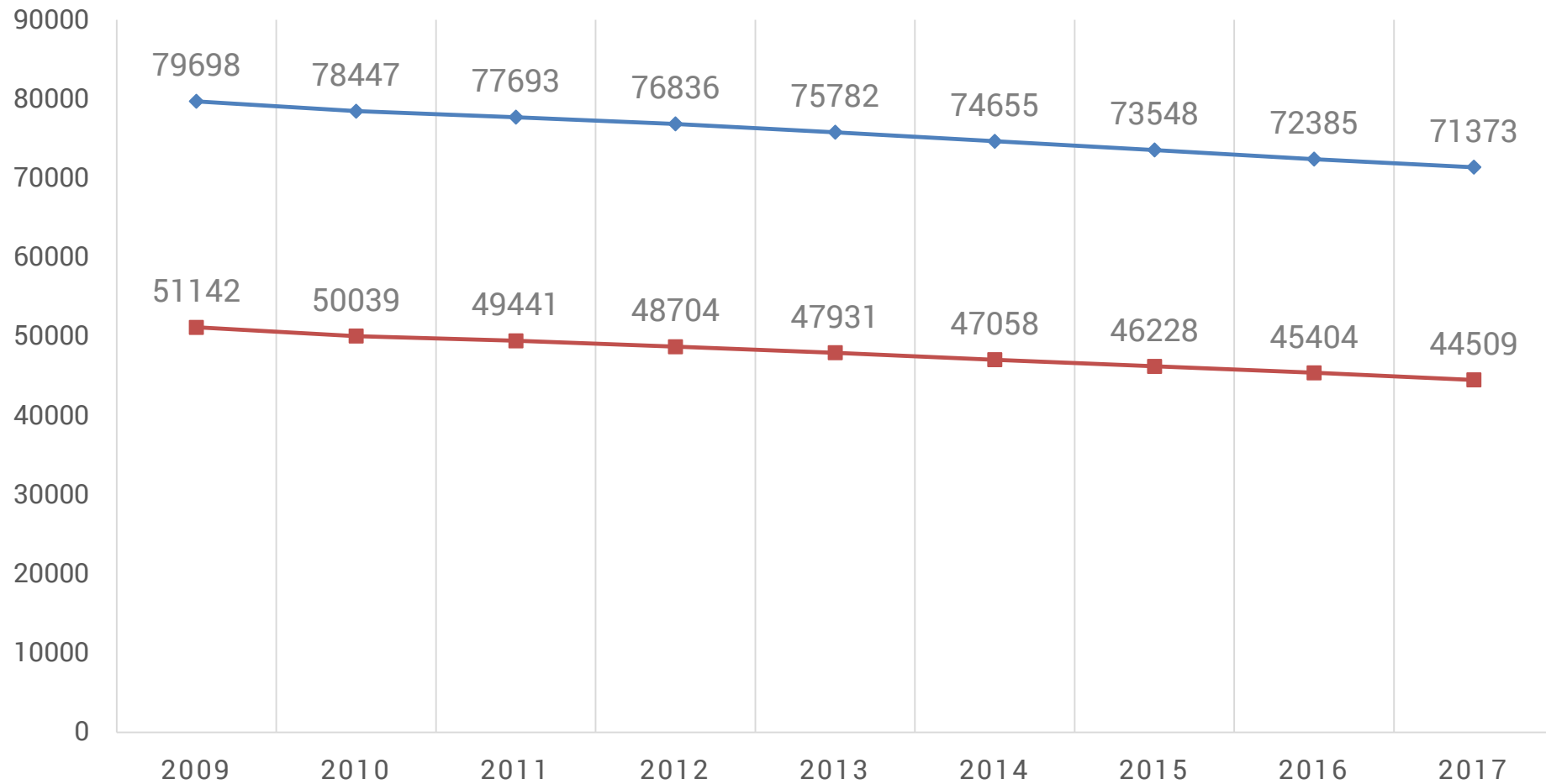
What steps have you or your organization been taking to address these issues? What actions have led to results or positive change? What have not?

What near- or long-term changes in Pine Bluff excite you for its future?

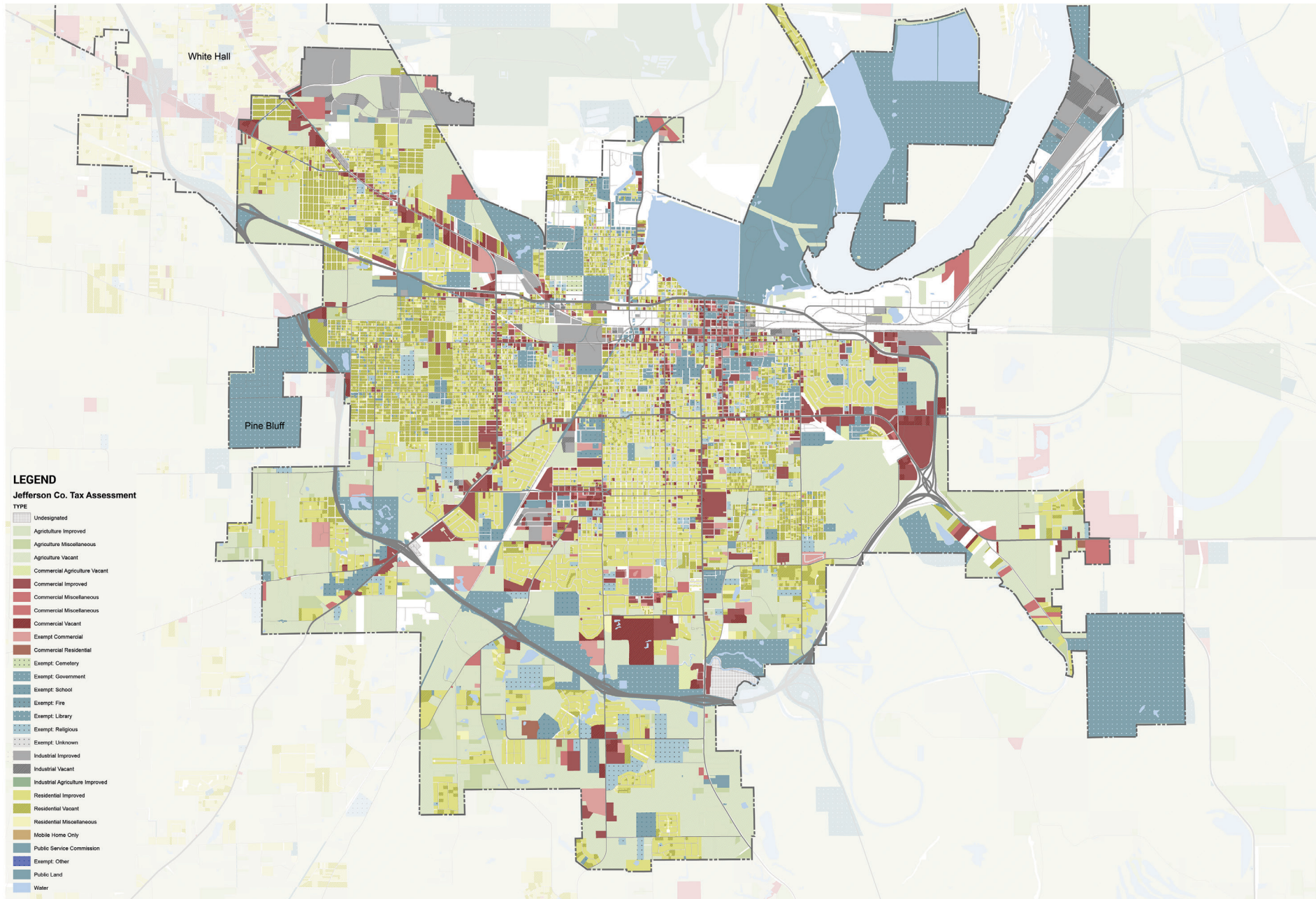
PRELIMINARY ASSESSMENTS

POPULATION TRENDS

—◆— Jefferson County —■— Pine Bluff



LAND USE PER TAX ASSESSMENT



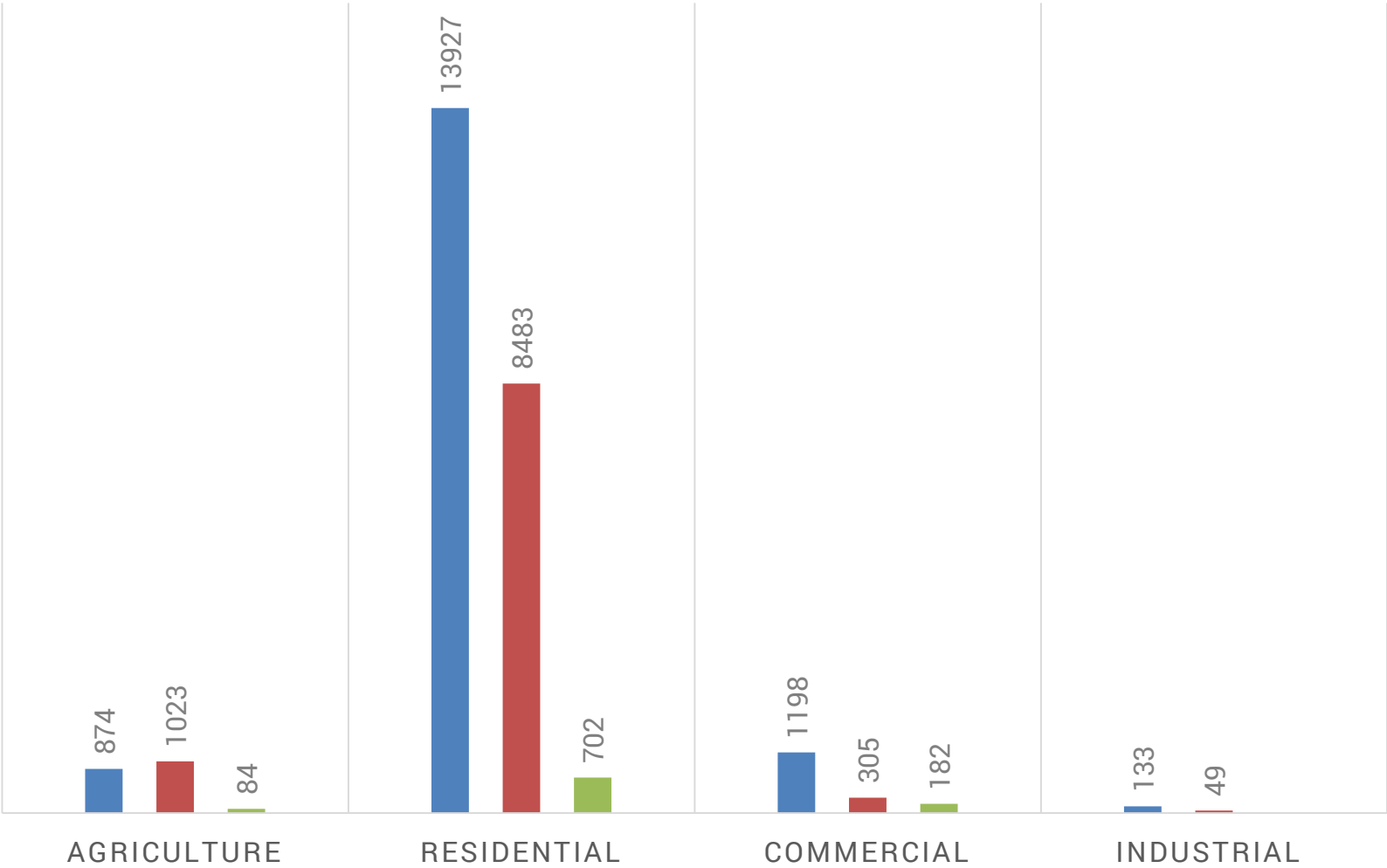
LEGEND

Jefferson Co. Tax Assessment

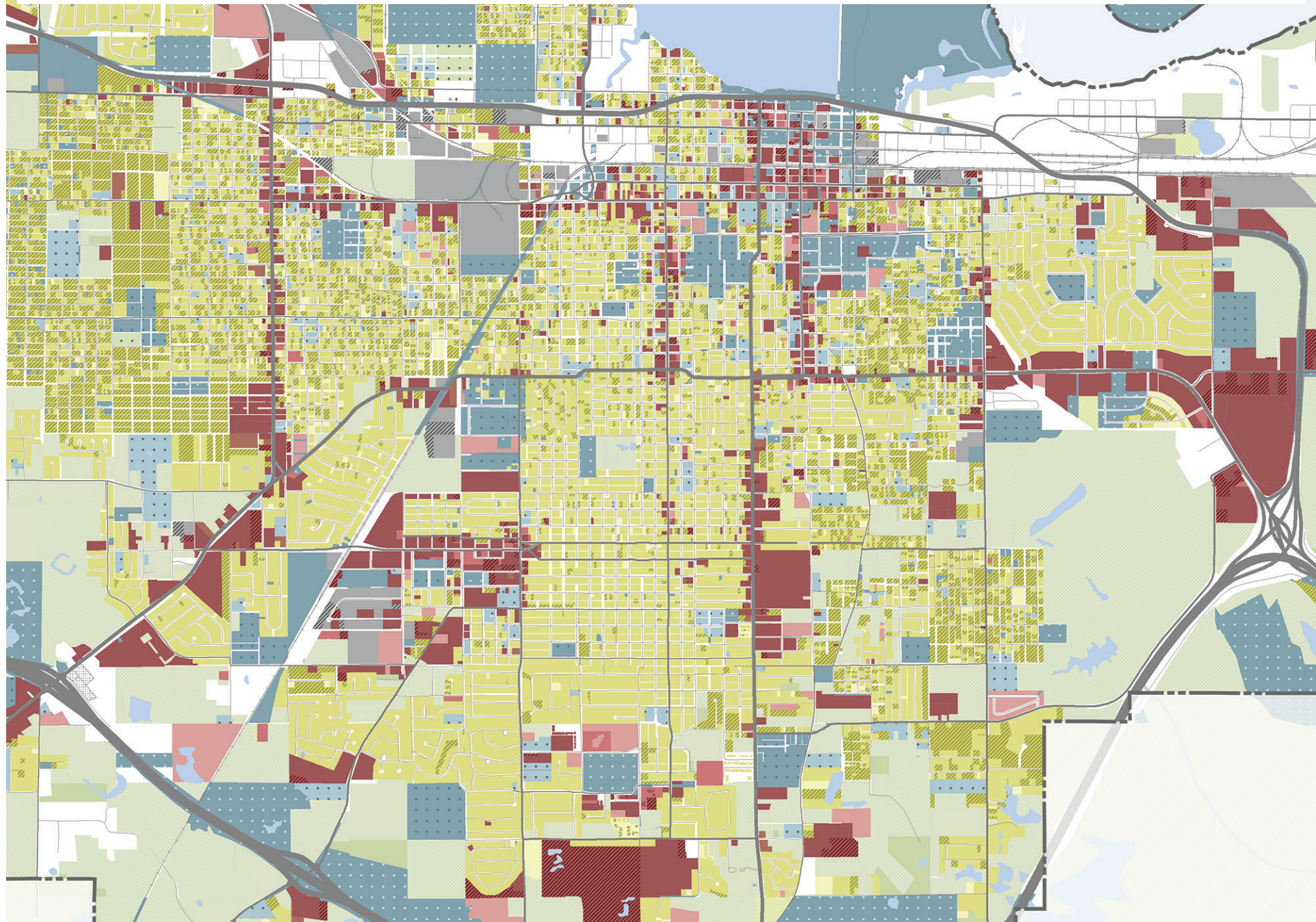
- TYPE
- Undesignated
 - Agriculture Improved
 - Agriculture Miscellaneous
 - Agriculture Vacant
 - Commercial Agriculture Vacant
 - Commercial Improved
 - Commercial Miscellaneous
 - Commercial Miscellaneous
 - Commercial Vacant
 - Exempt Commercial
 - Commercial Residential
 - Exempt Cemetery
 - Exempt Government
 - Exempt School
 - Exempt Fire
 - Exempt Library
 - Exempt Religious
 - Exempt Unknown
 - Industrial Improved
 - Industrial Vacant
 - Industrial Agriculture Improved
 - Residential Improved
 - Residential Vacant
 - Residential Miscellaneous
 - Mobile Home Only
 - Public Service Commission
 - Exempt Other
 - Public Land
 - Water

PARCELS BY TYPE: JEFFERSON COUNTY ASSESSOR

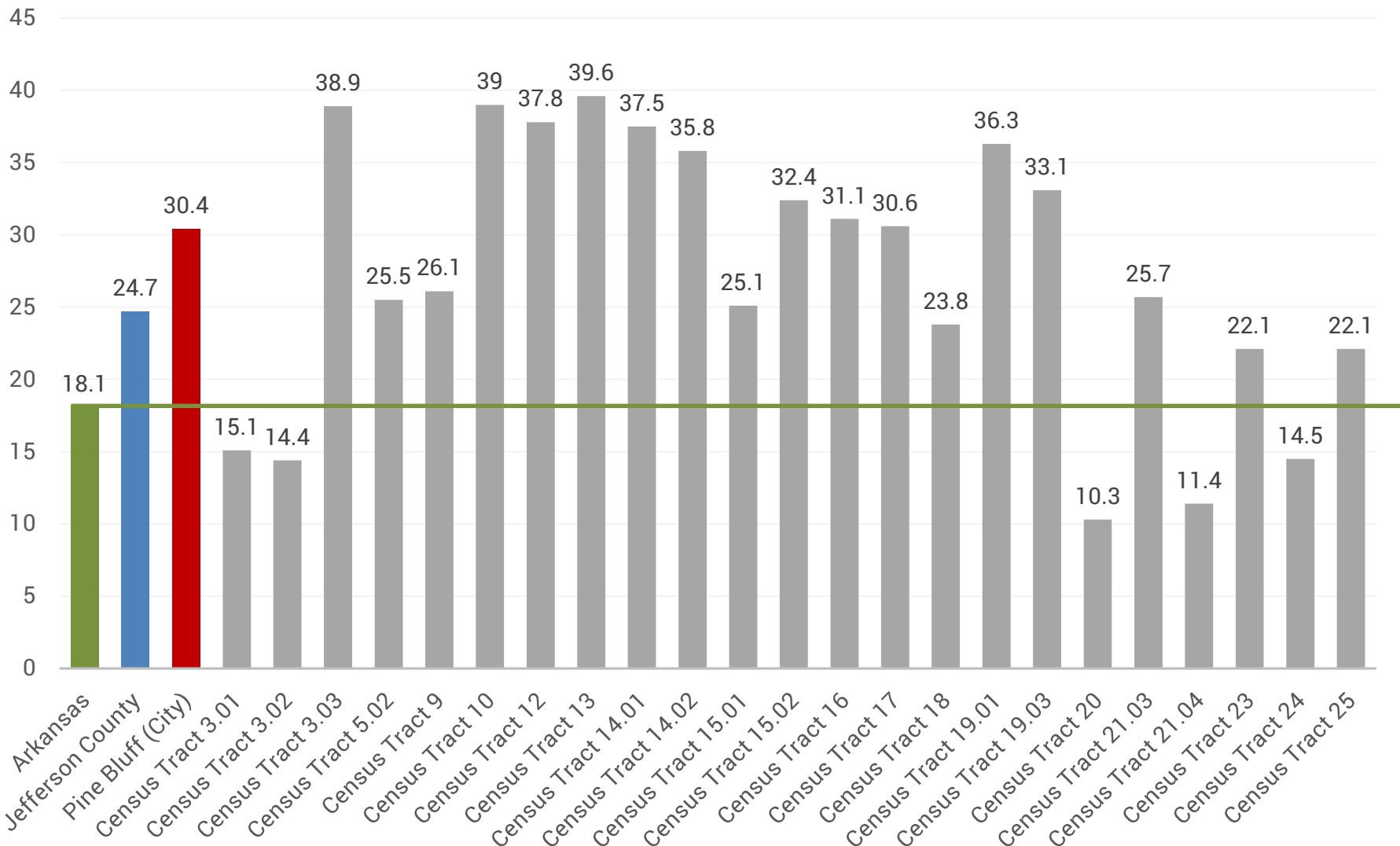
Improved Vacant Miscellaneous



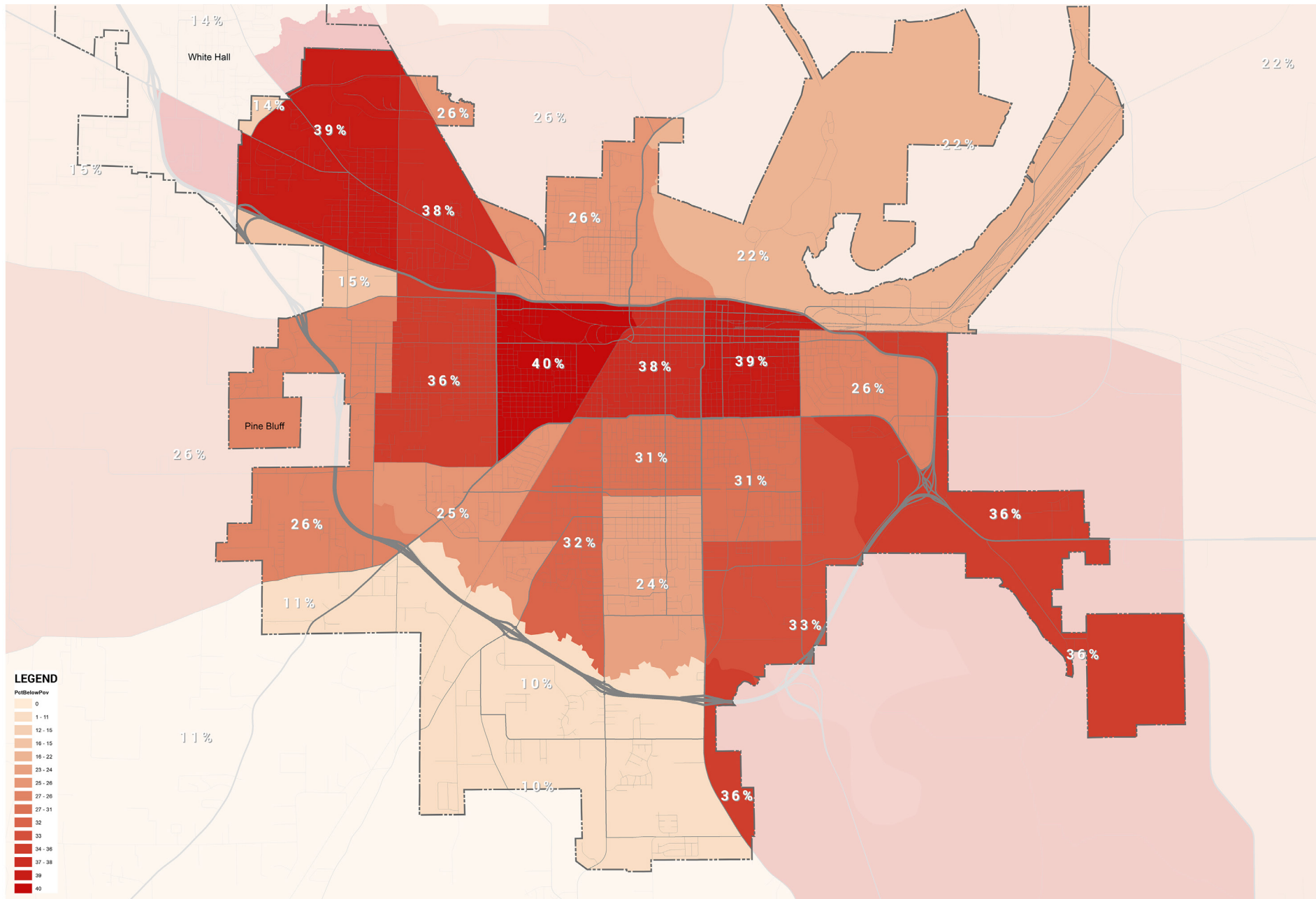
LAND USE PER TAX ASSESSMENT



Percent of Population Below Poverty Level: 2017



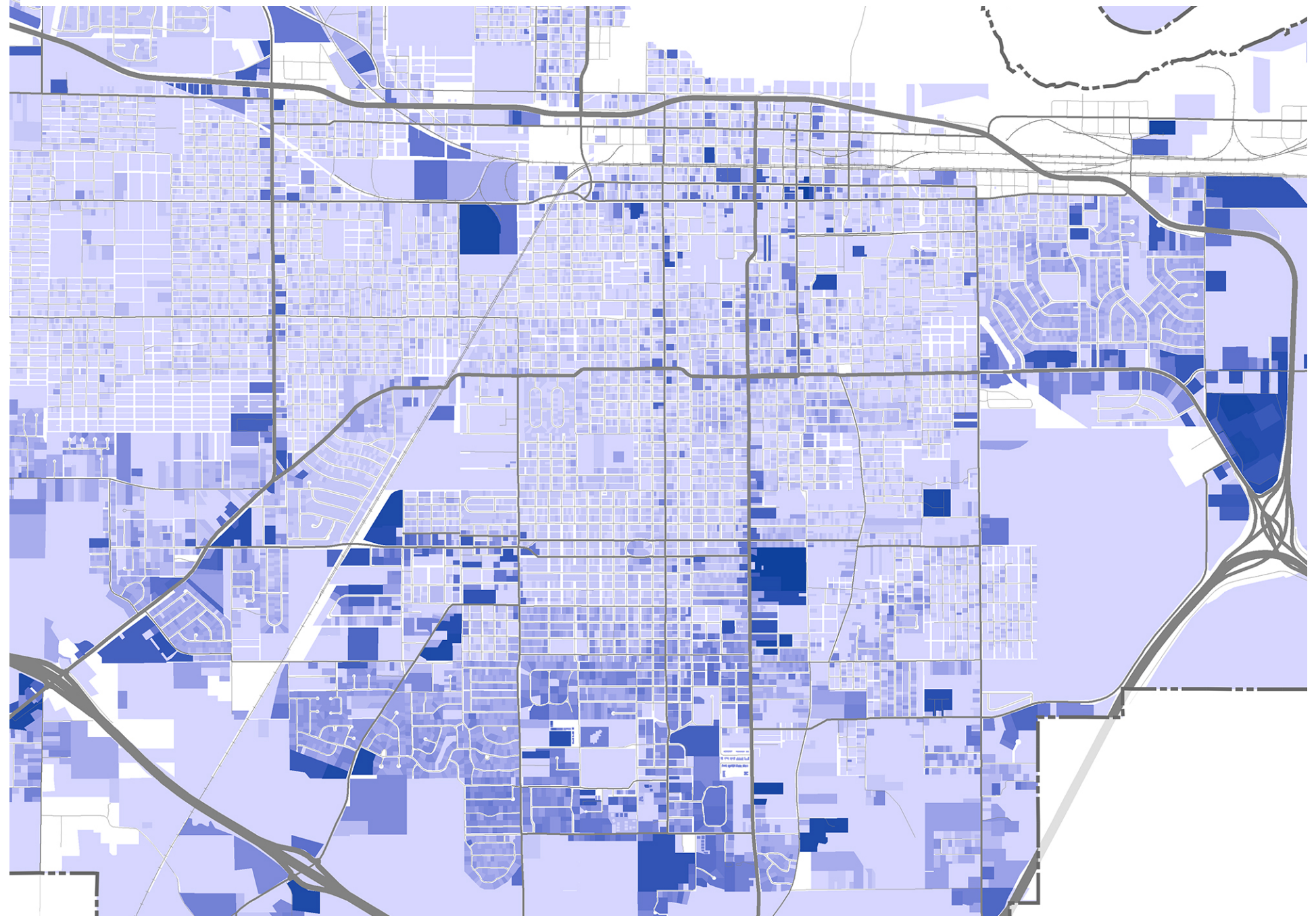
% BELOW POVERTY



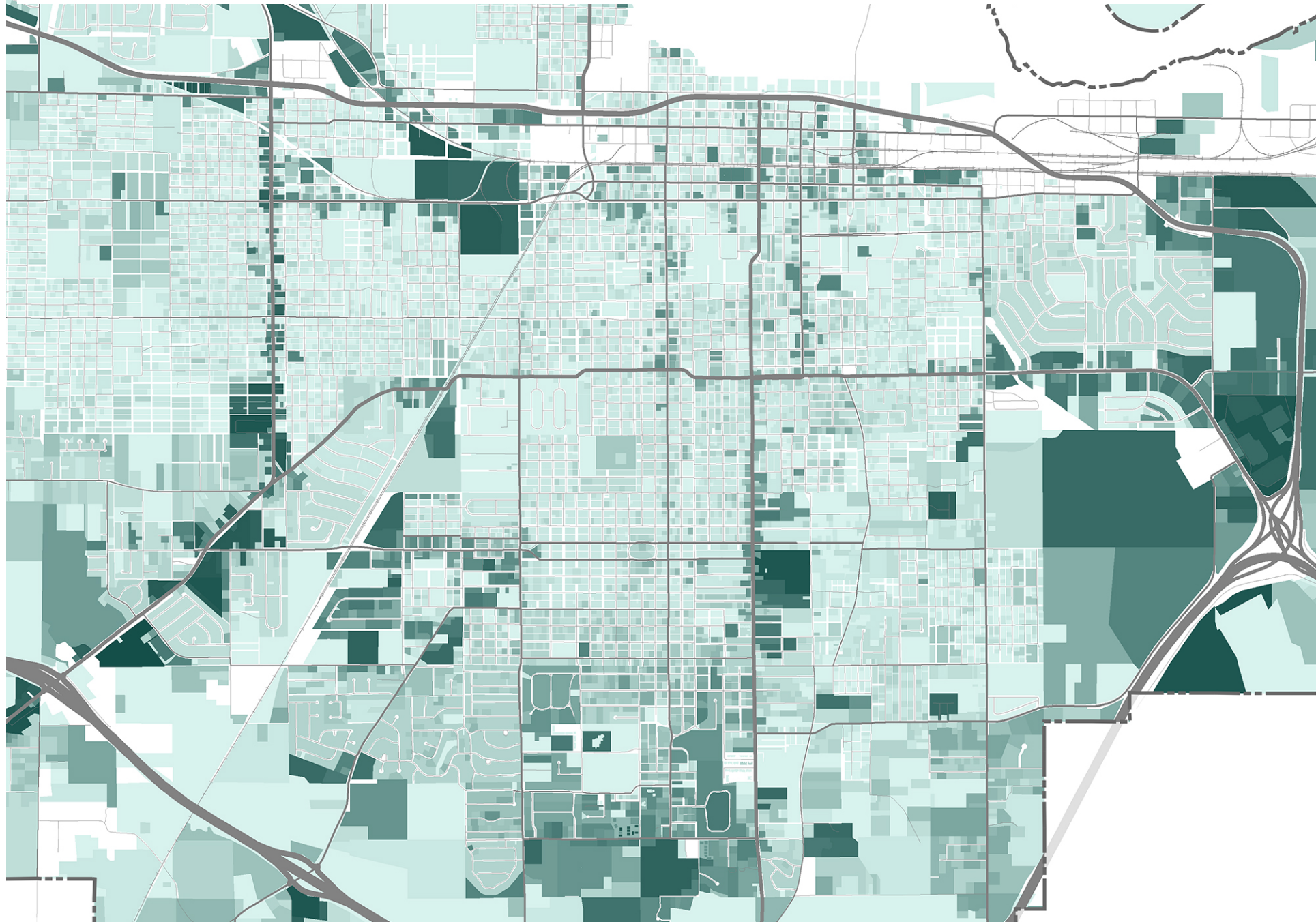
PERCENT OF POPULATION BELOW POVERTY
Pine Bluff, Arkansas



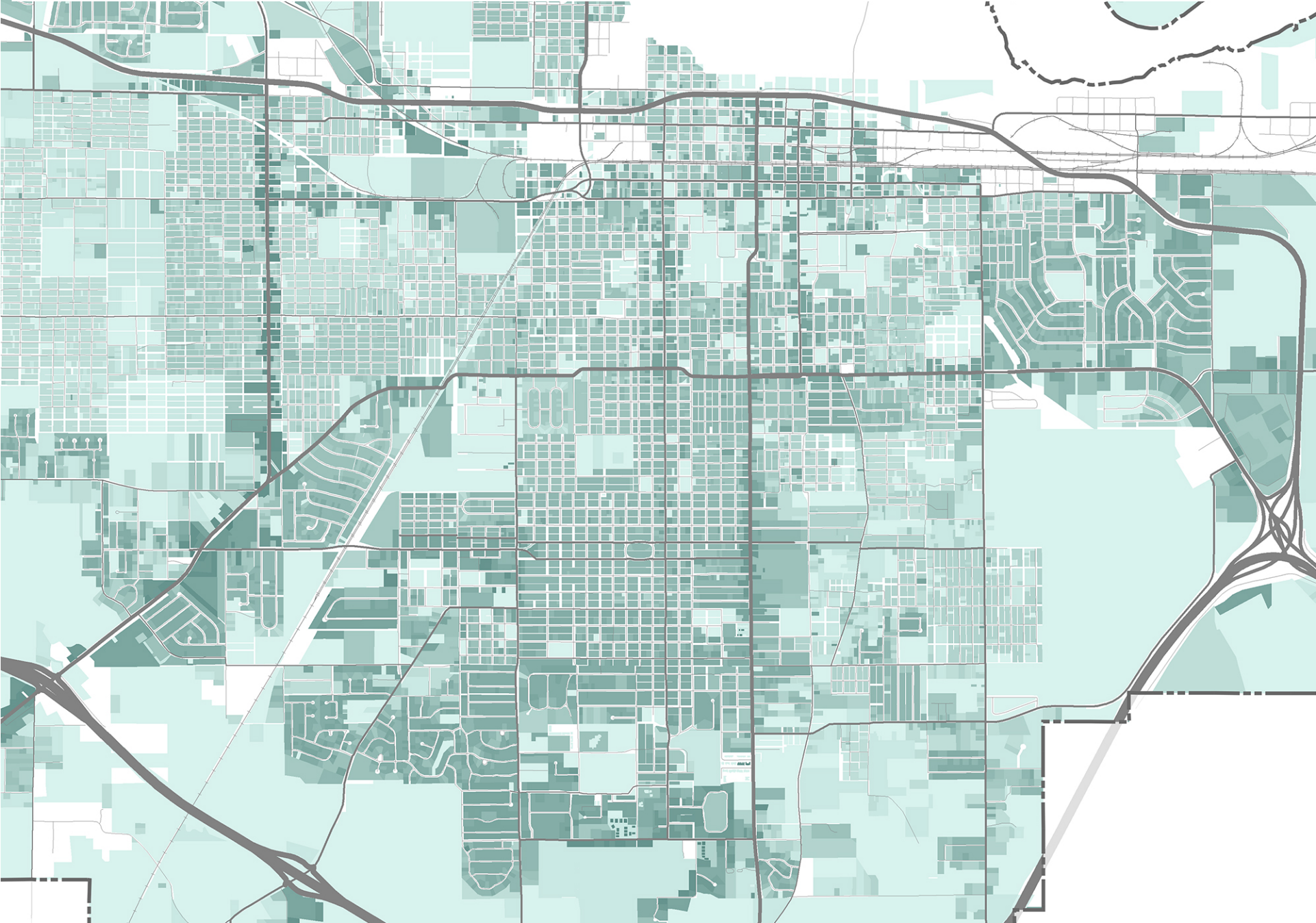
IMPROVEMENT VALUE



LAND VALUE: TOTAL



LAND VALUE: PER ACRE





= LAND PRODUCTIVITY
(property tax only, does not include sales tax revenues)



THE PINES MALL

67 acres +/-

\$2,041,400 Assessment Value (2015)

\$30,423 PER ACRE

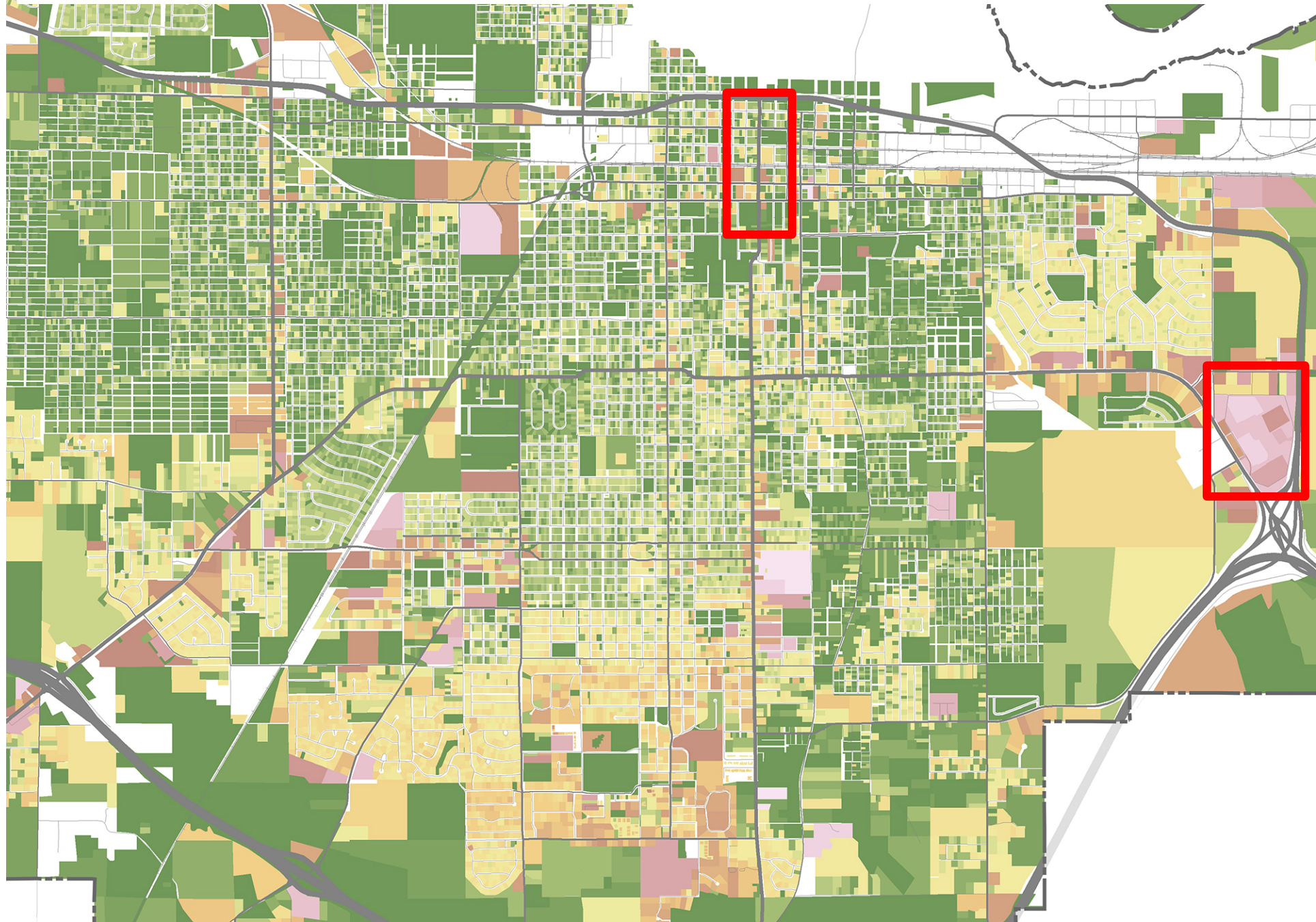
MAIN STREET (Martha Mitchell to 8TH)

59 acres +/-

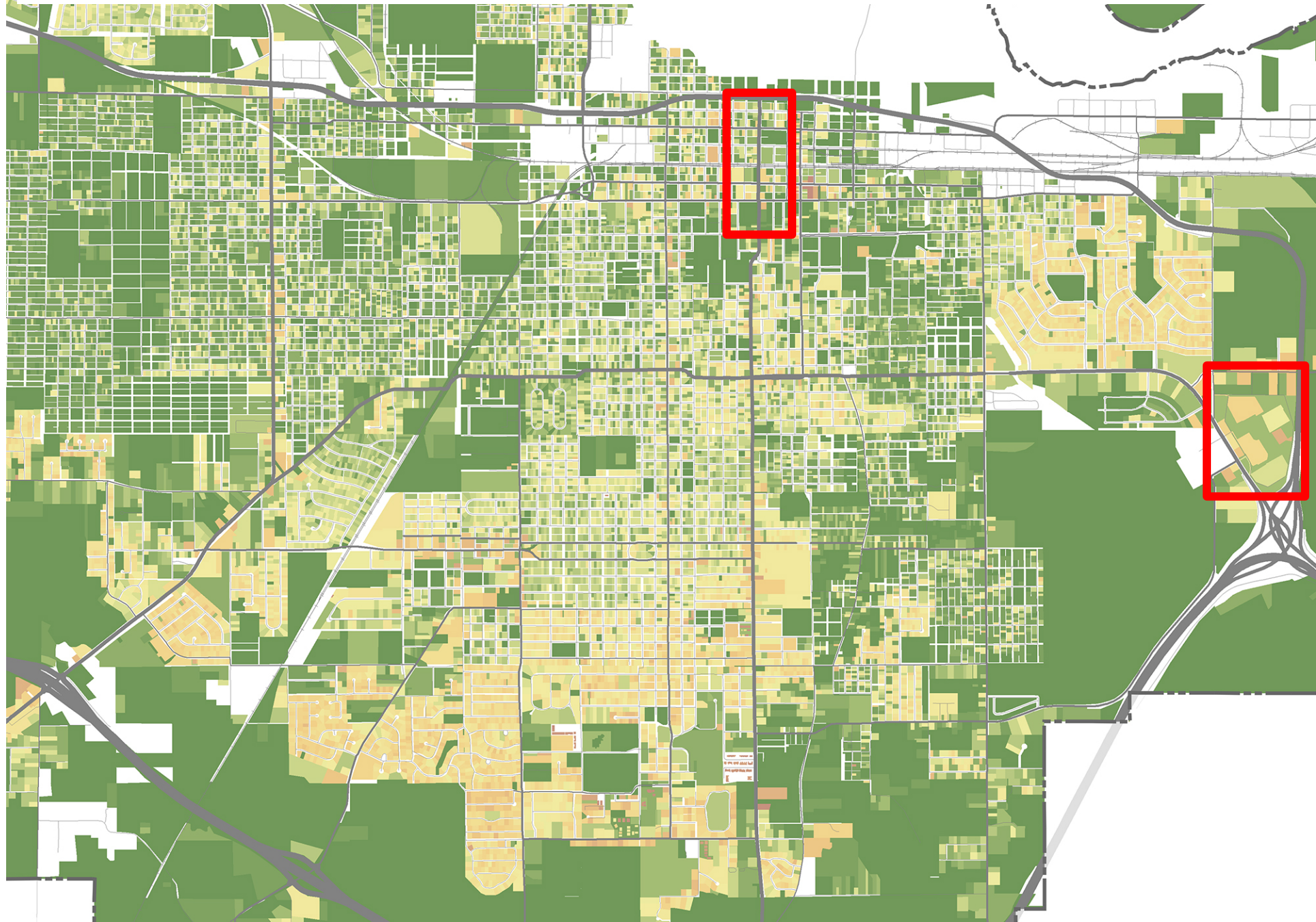
\$2,260,372 Assessment Value (2014)

\$38,311 PER ACRE

ASSESSMENT VALUE: TOTAL



ASSESSMENT VALUE: PER ACRE



DISCUSSION: VISION

What do you love about Pine Bluff?

What would you like to change about Pine Bluff?

How do you perceive Pine Bluff? How is that different from how outsiders perceive it?

DISCUSSION: ACTIONS

What are the THREE MOST IMPORTANT issues to address with the Comprehensive Plan?

What steps have you or your organization been taking to address these issues? What actions have led to results or positive change? What have not?

What near-term and long-term changes in Pine Bluff excite you for its future?

NEXT STEPS

Inventory & Assessments Workshop

May 30 - 31, 2019

Community Assessments

April, May, June 2019

Visioning & Actions

June, July 2019 *

Planning Charrette

August 2019 *

Post-Charrette Refinement

August, September 2019 *

Plan Elements Development

October 2019 *

Implementation Plan

December 2019 *

Documentation & Code Review

January 2019 *



PINE BLUFF

COMPREHENSIVE PLAN



Crafton Tull