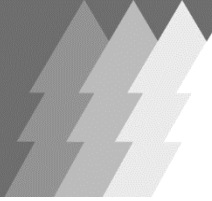




INTRODUCTION



Crafton Tull	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

WHY A COMPREHENSIVE PLAN

Plan Elements

Future Land Use

Public Safety

Community Facilities, Parks & Open Space

Community & Neighborhood Regeneration

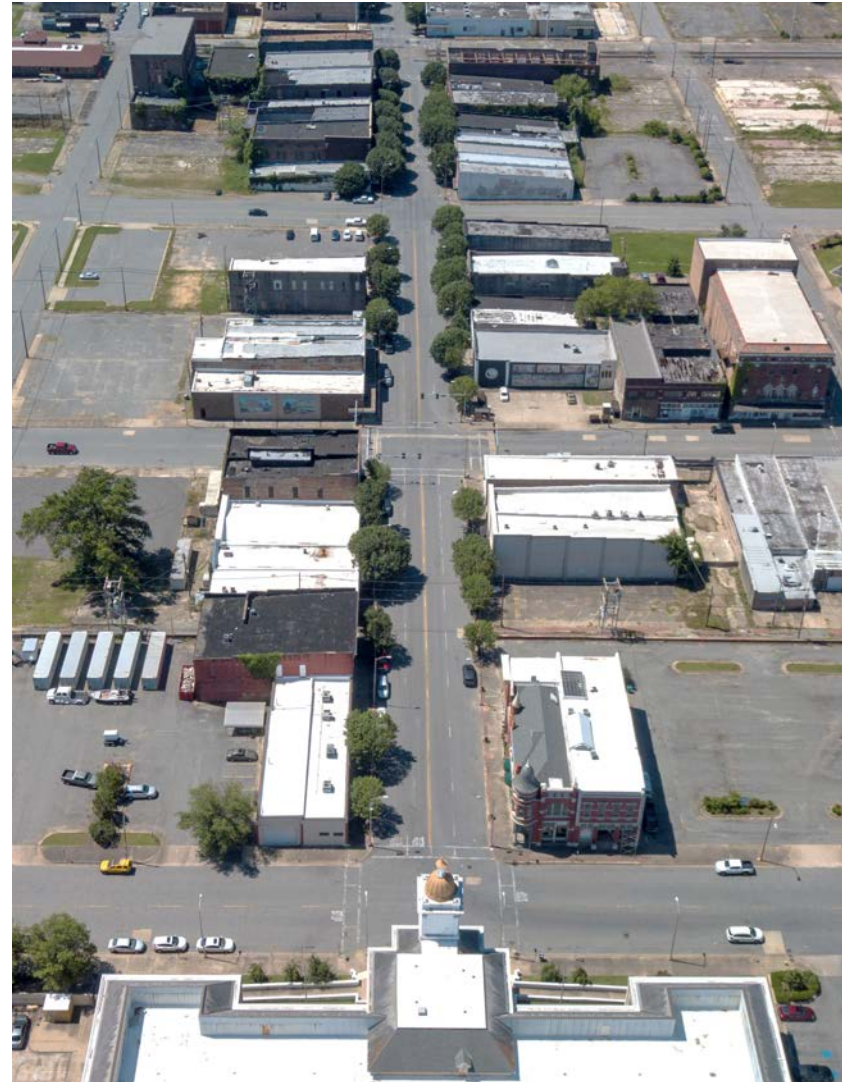
Transportation and Traffic Circulation

Public Utilities & Infrastructure

Sustainability & Low Impact Development

Economic Development

Urban Design



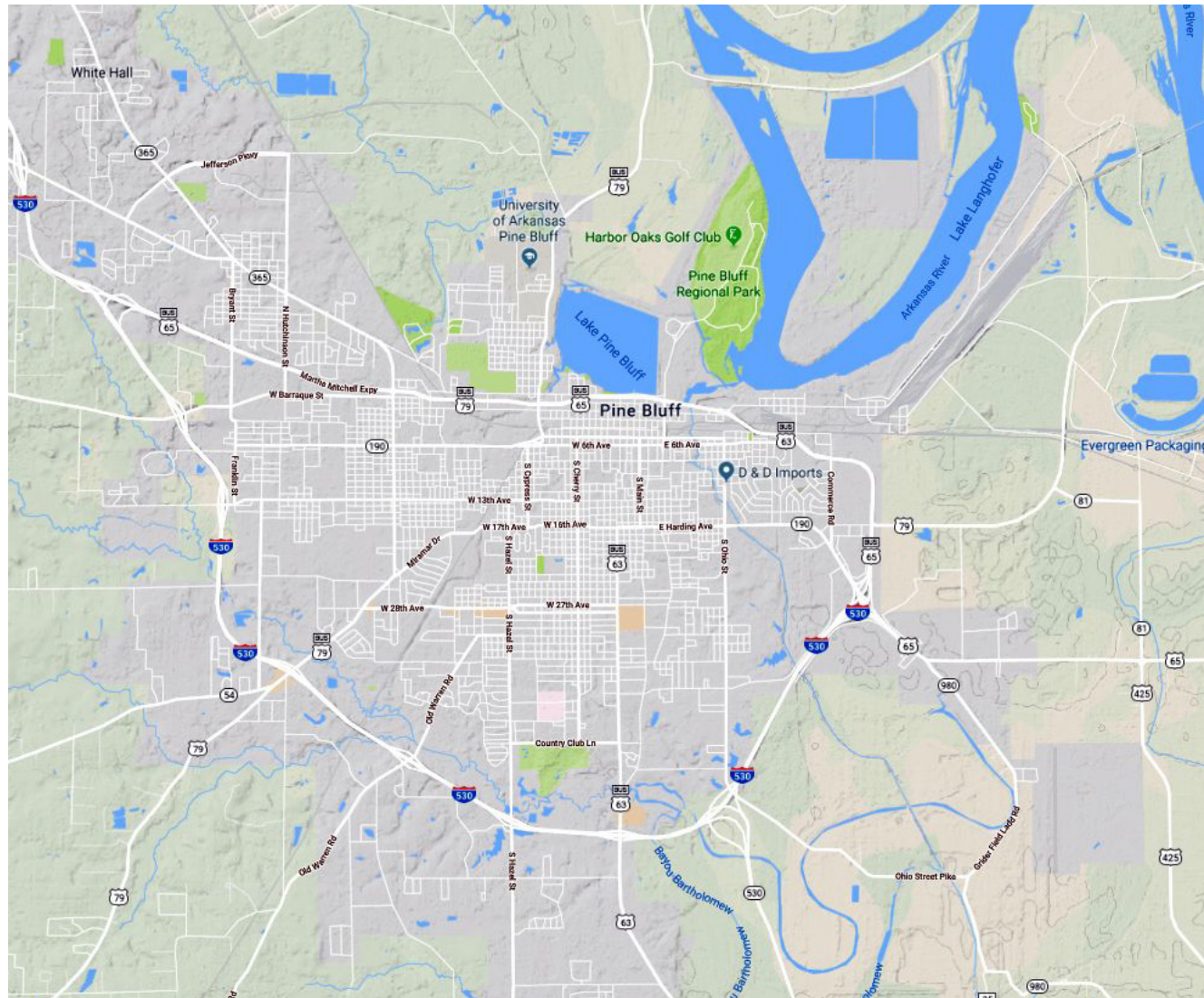
TECHNICAL ASSESSMENT

Jefferson County Seat

Incorporated: Jan. 1839
(180 years)

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

Size: 46.60 sq. miles



TECHNICAL ASSESSMENT

Go Forward Pine Bluff & past plans

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:

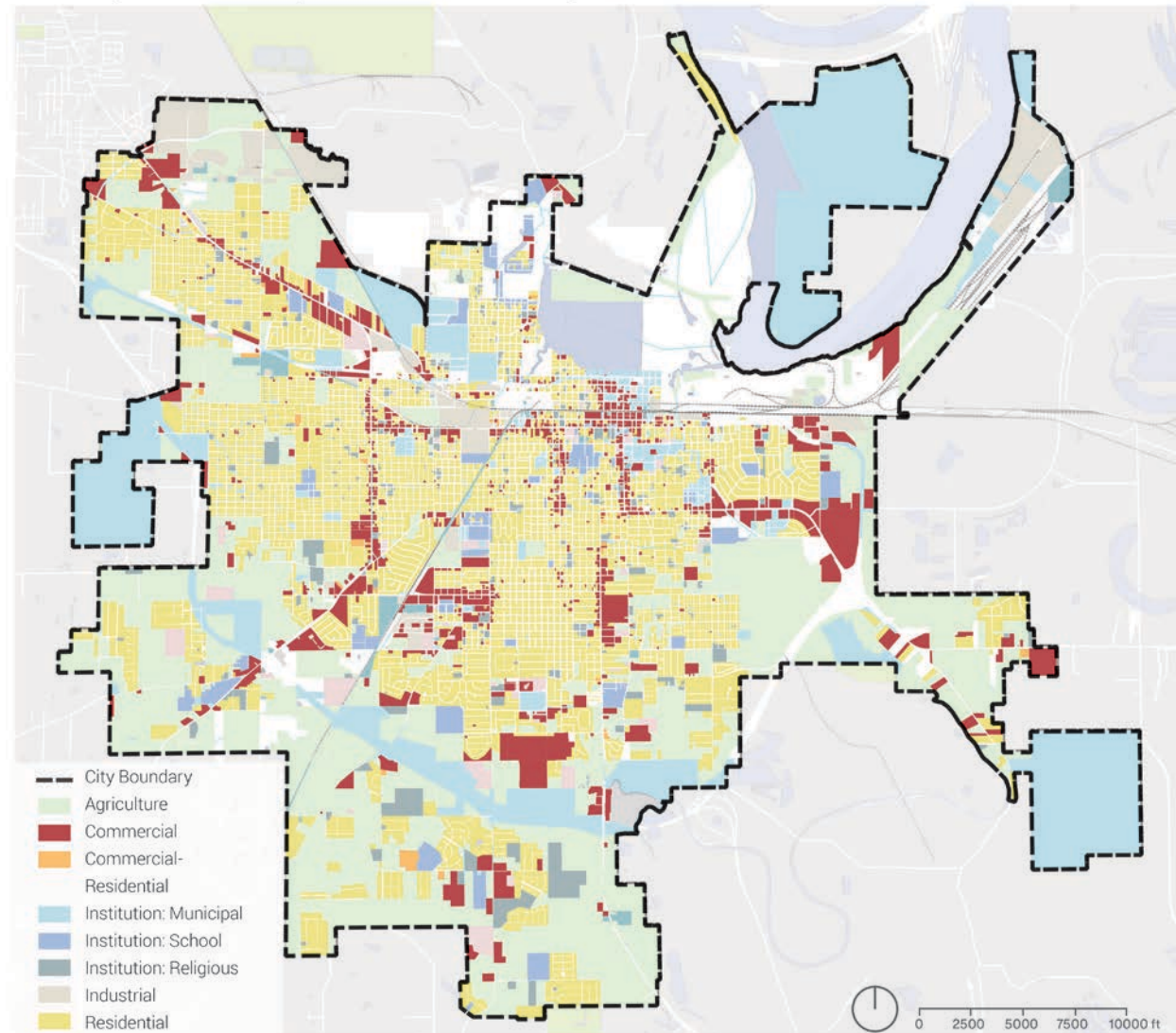
- Things to do
- Marketing of Pine Bluff
- Public Safety
- Beautification / Community Gardens
- Fitness, Health and Sports

TECHNICAL ASSESSMENT

PHYSICAL STRUCTURE

Pine Bluff Land Uses

- Commercial downtown & along corridors
- Industry is sporadic which divides the city in some places otherwise is on the edges
- Open space and wetlands south and east of town
- Early corridors connect to downtown and later corridors bypass downtown



Map: Land uses per county tax assessor

TECHNICAL ASSESSMENT

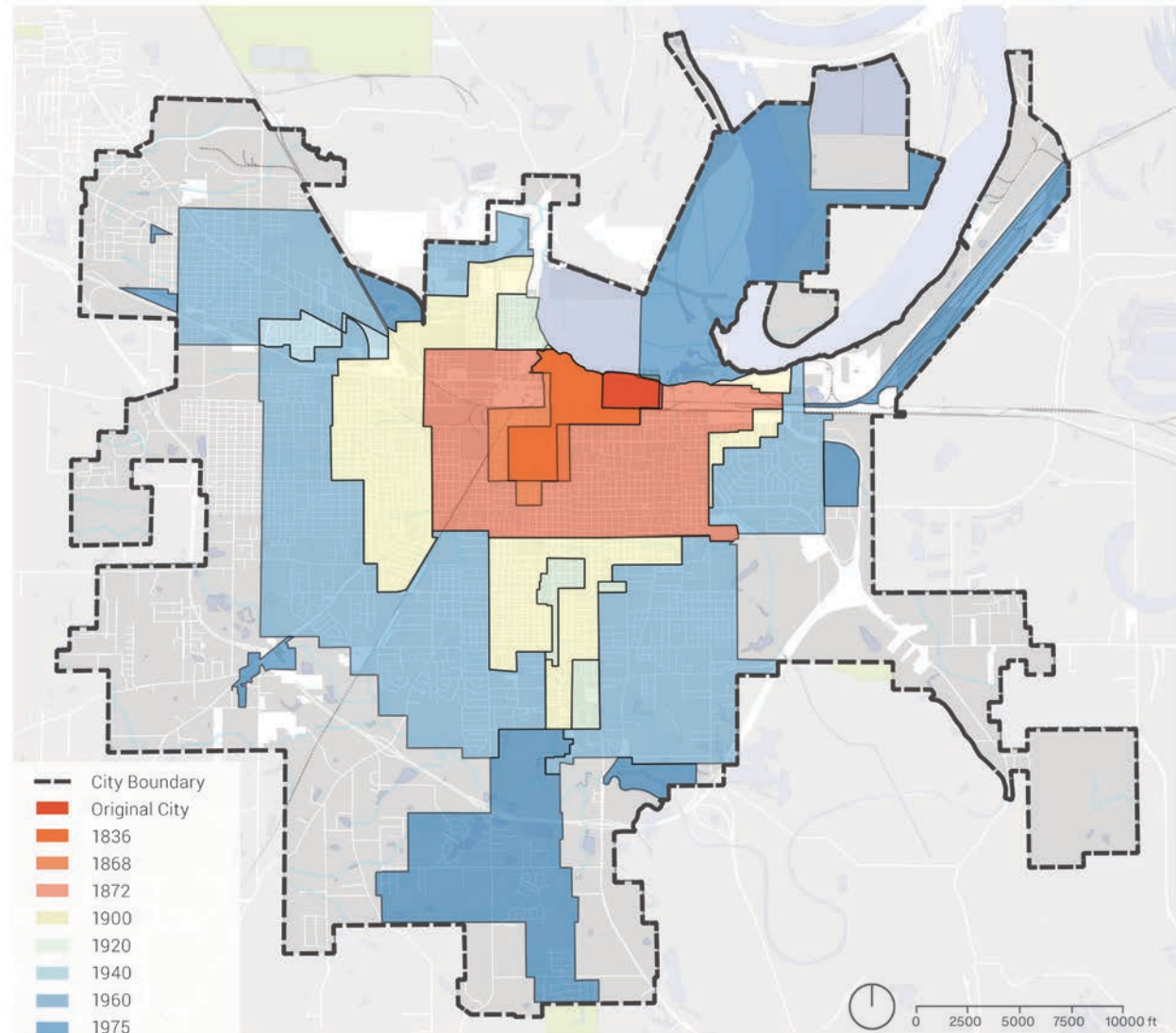
GROWTH - TIMELINE

Influences to Growth:

- Early - AR River
- Early - Railroad corridors
- Late - Vehicular corridors

Barriers to Growth:

- AR River
- Lakes, streams, bayou
- Flood Plains
- Railroad corridors

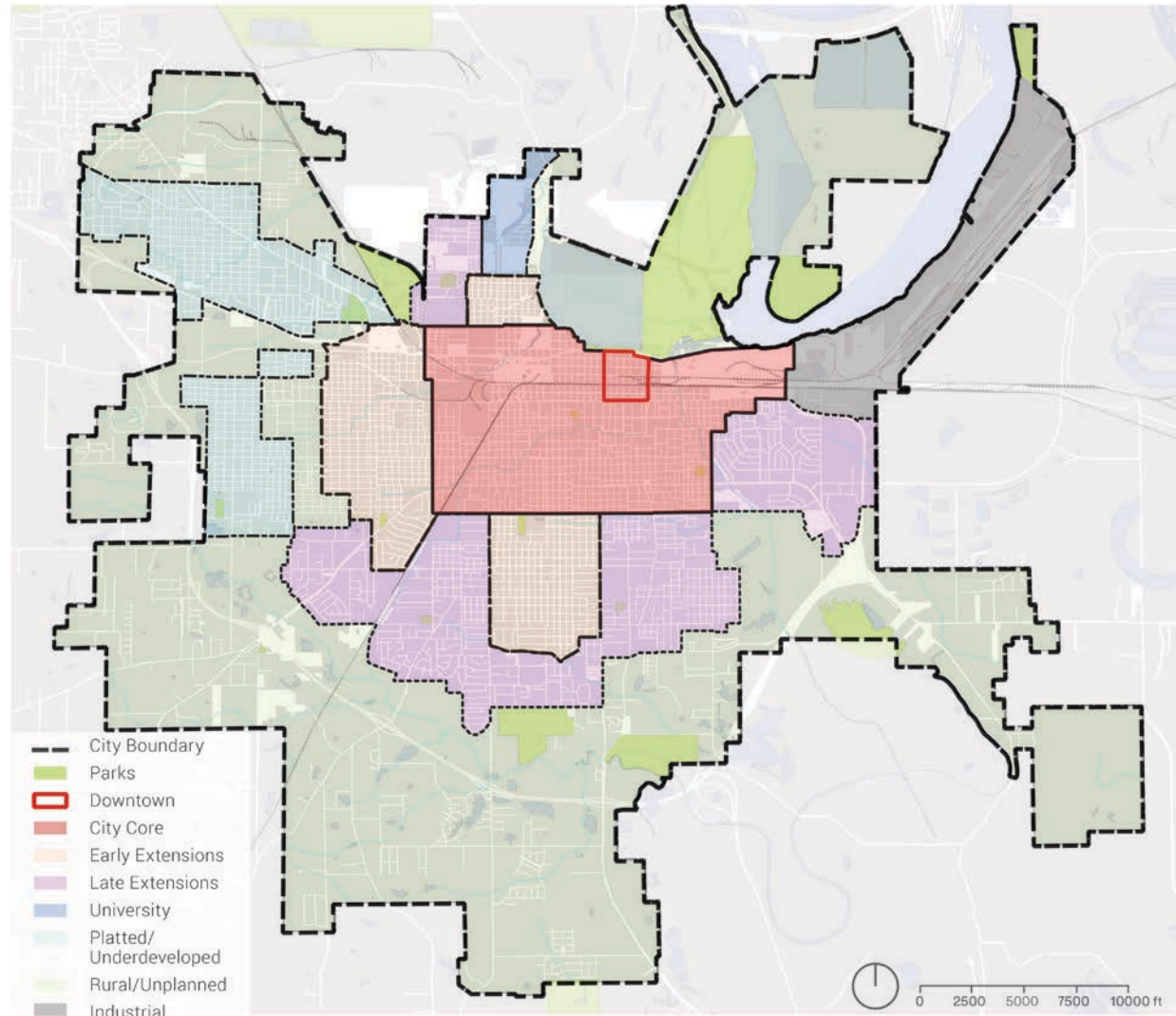


TECHNICAL ASSESSMENT

GROWTH - PATTERNS

Era of Developments

- Grouped as similar development patterns
- Development patterns change along historic timeline
- Neighborhood structure dissipates in later years, with a few notable exceptions
- Development patterns have long-term impact on flooding due to late era growth in flood sensitive areas.



TECHNICAL ASSESSMENT

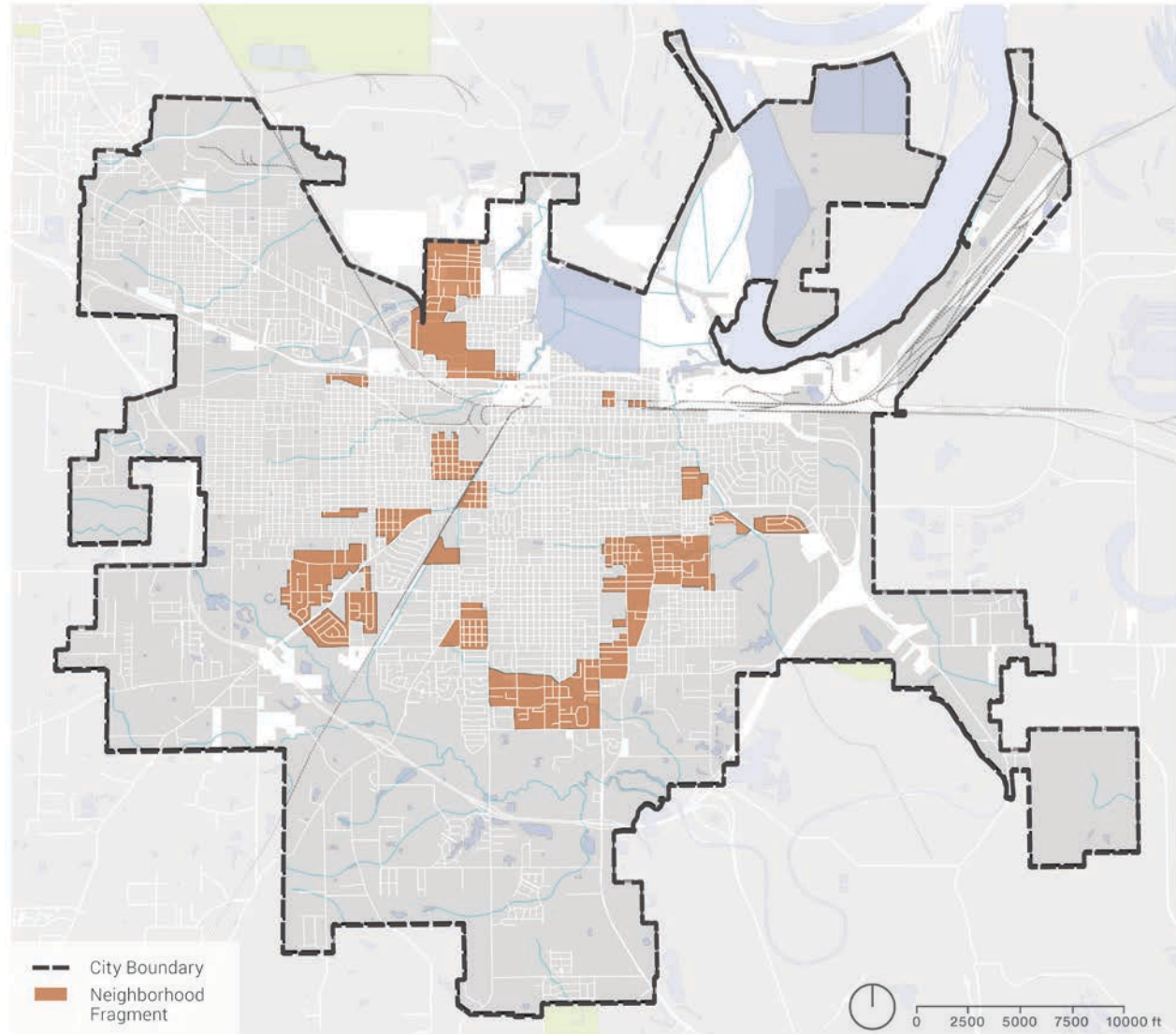
CONTRACTION – NEIGHBORHOOD VS FRAGMENTS

Housing – not full neighborhoods due to:

- Being divided from surrounding neighborhoods by industry, major roads, rail and waterways
- Developed in a disconnected manner

Fragmentation also occurs in:

- Underdeveloped areas
- Development in rural areas (not mapped here)

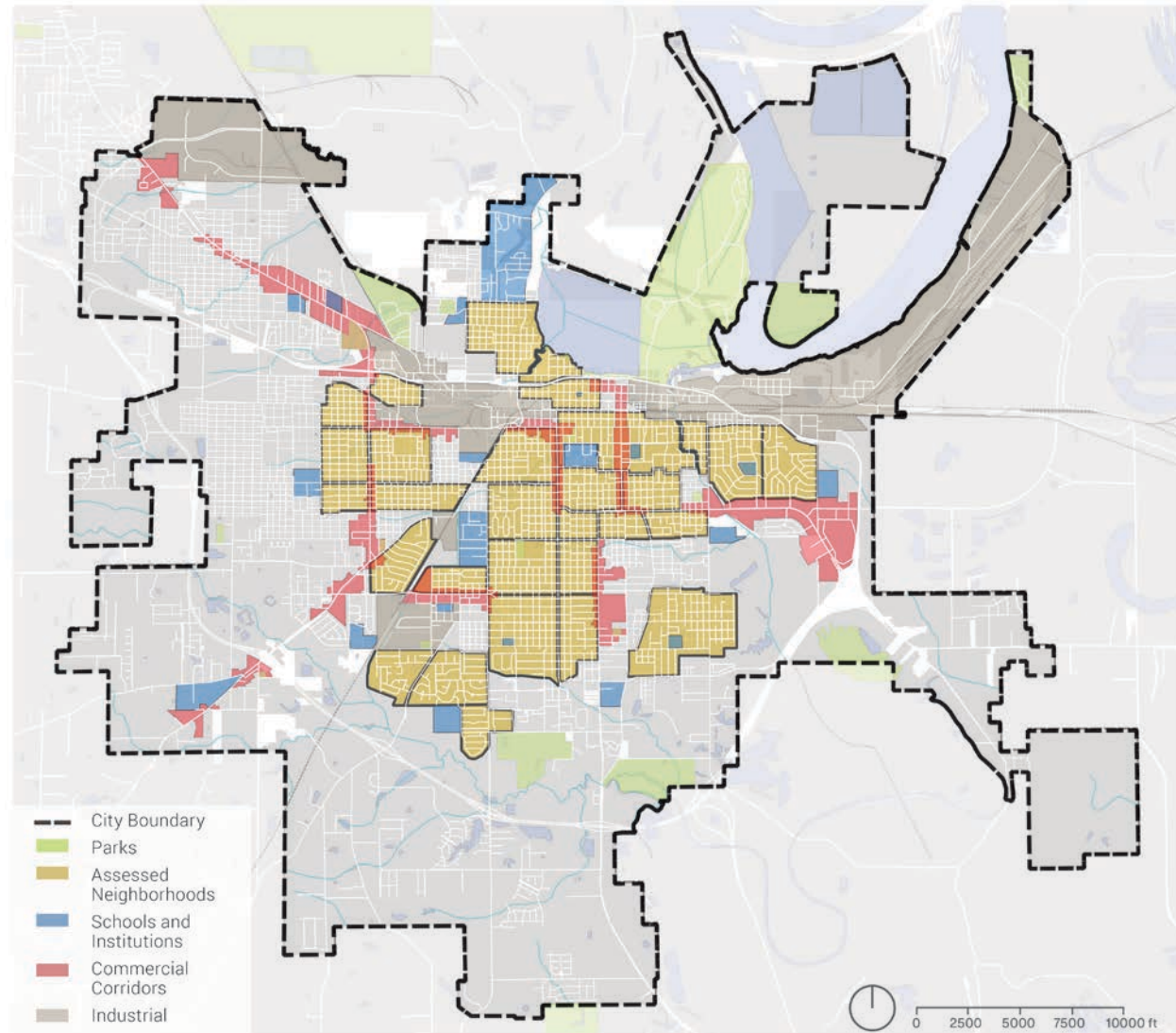


TECHNICAL ASSESSMENT

GROWTH - NEIGHBORHOODS

Neighborhoods & Corridors

- Analyzed areas exclude fragments and underdeveloped areas
- Industry, rail, canals and vehicular corridors divide areas
- Highway oriented edge and transportation planning erodes neighborhood structure
- Neighborhood have no park access



TECHNICAL ASSESSMENT

GROWTH - CORRIDORS

Highway oriented layout designed for automobiles rather than human scale walkability. These standards have been applied throughout the city.



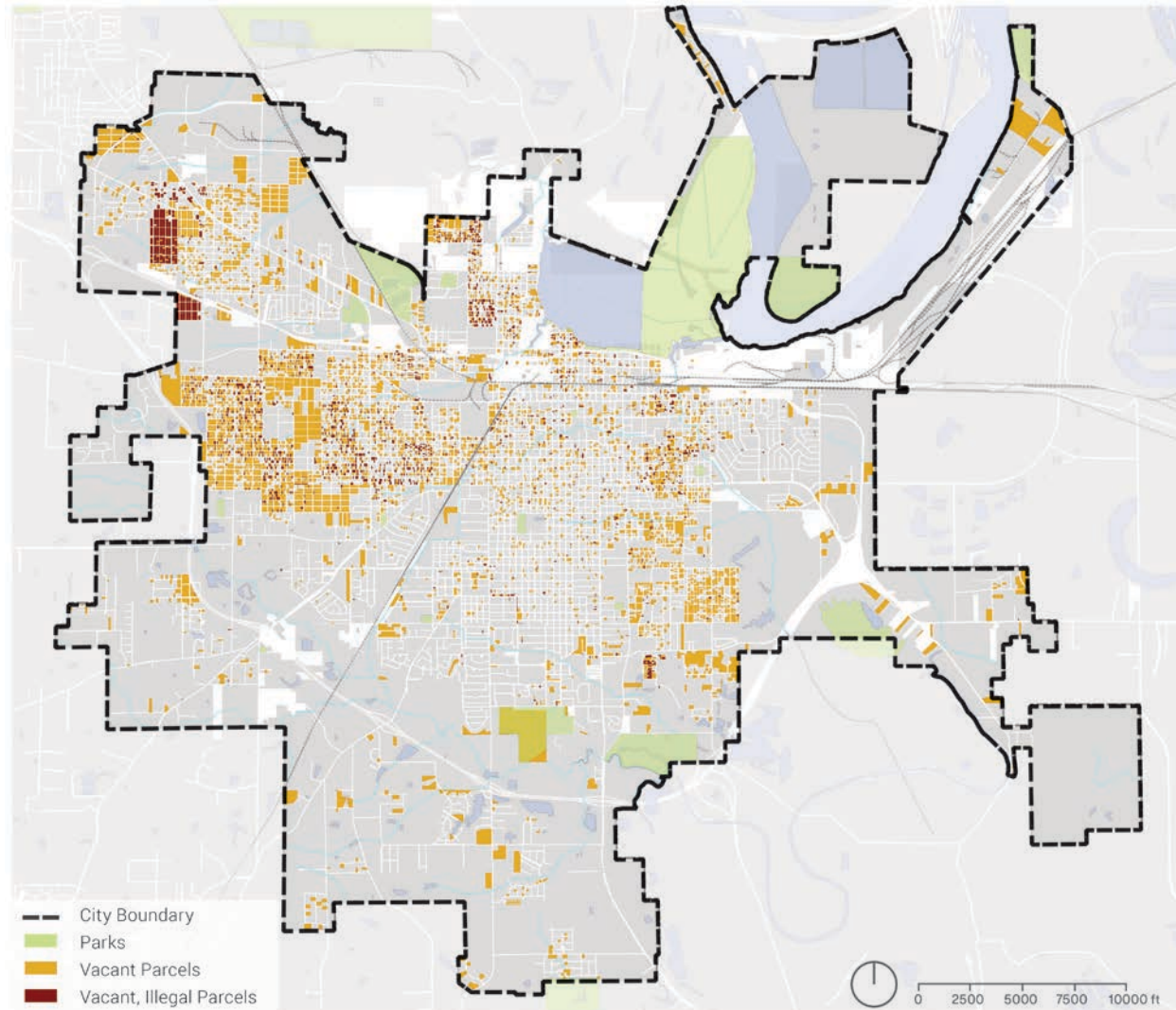
TECHNICAL ASSESSMENT CONTRACTION – VACANT PARCELS

Issues

- Some illegal by codes, some never built, some razed and some abandoned
- Erodes neighborhood cohesion
- Creates public safety issues
- Contracting is difficult

Opportunities

- Missing housing diversity can be increases
- Missing neighborhood parks can be provided
- Human-centered corridors can be reinstated due to low traffic counts

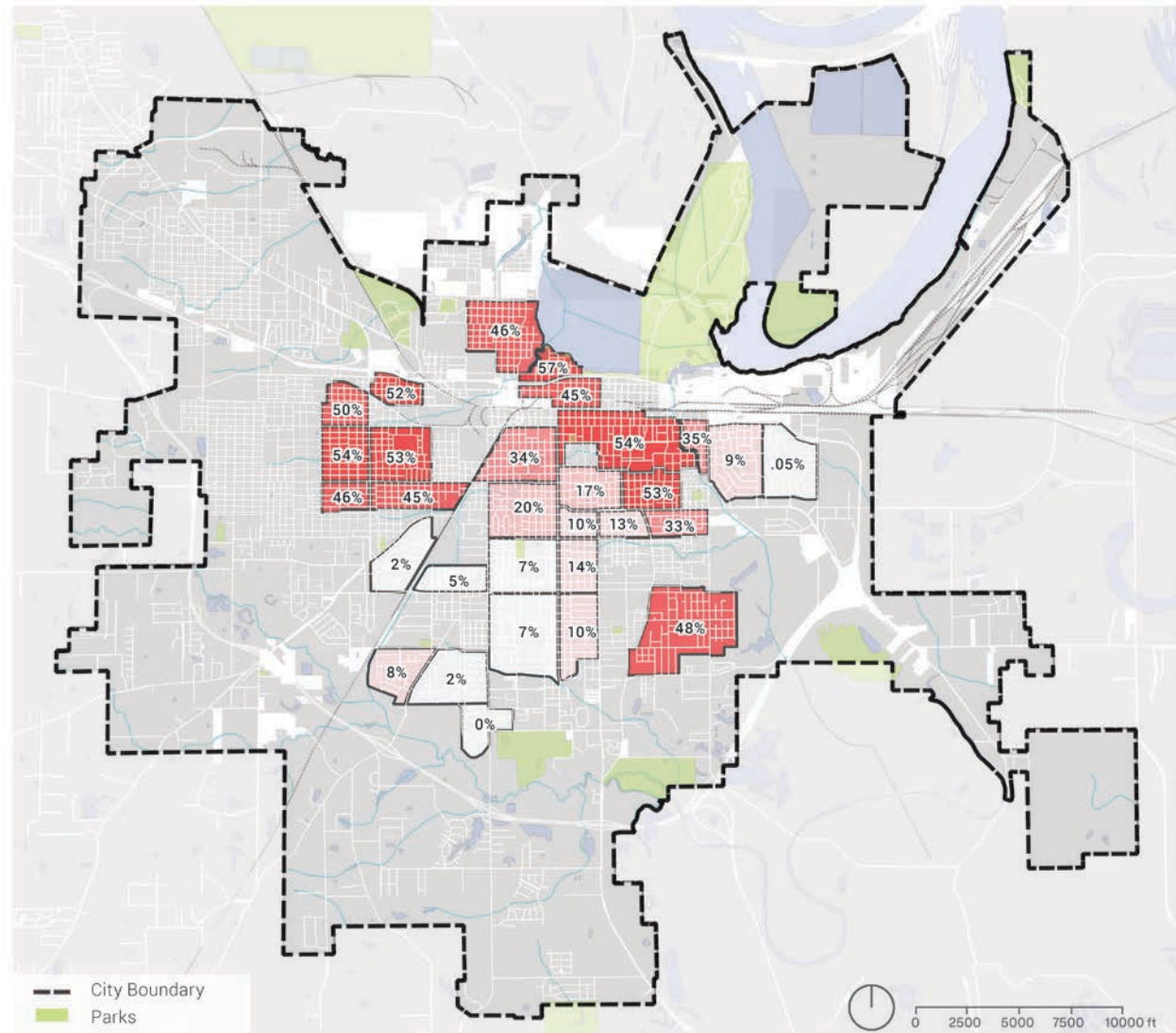


TECHNICAL ASSESSMENT

CONTRACTION – VACANCY BY NEIGHBORHOOD

Vacant Parcels by Neighborhood

- Lower in the City's core neighborhoods and Broadmoor
- High near downtown and UAPB
- High towards the west and southeast

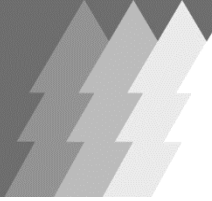


TECHNICAL ASSESSMENT

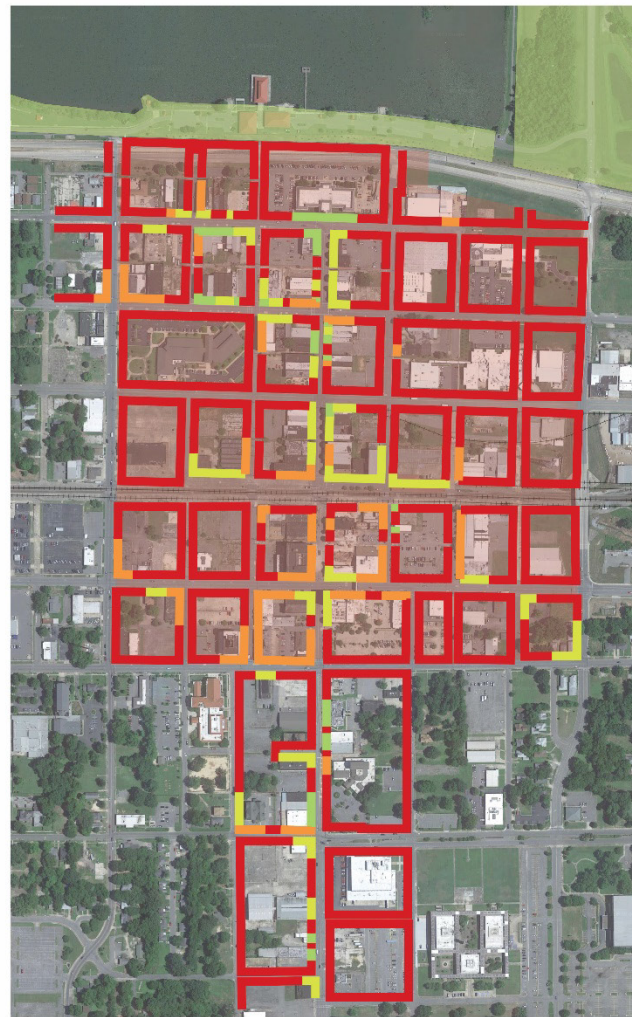
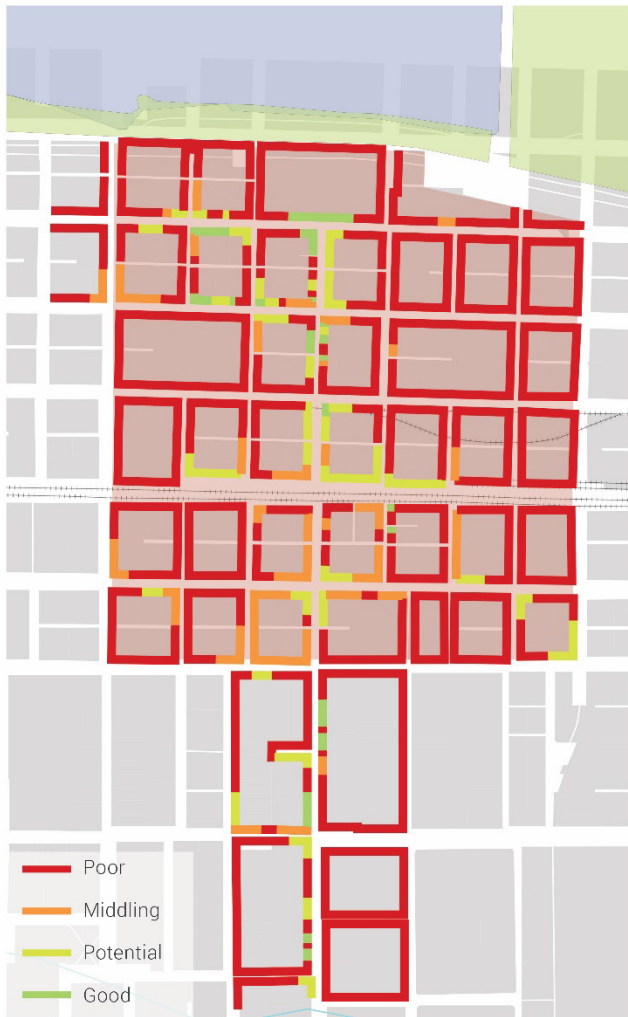
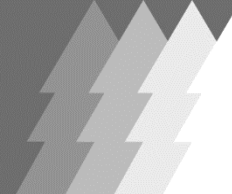
CONTRACTION – PUBLIC SAFETY ISSUES



TECHNICAL ASSESSMENT CONTRACTION – DOWNTOWN CORE



TECHNICAL ASSESSMENT OPPORTUNITIES - WALKABILITY



TECHNICAL ASSESSMENT OPPORTUNITIES - WALKABILITY



TECHNICAL ASSESSMENT

OPPORTUNITIES – STABILITY & CHANGE

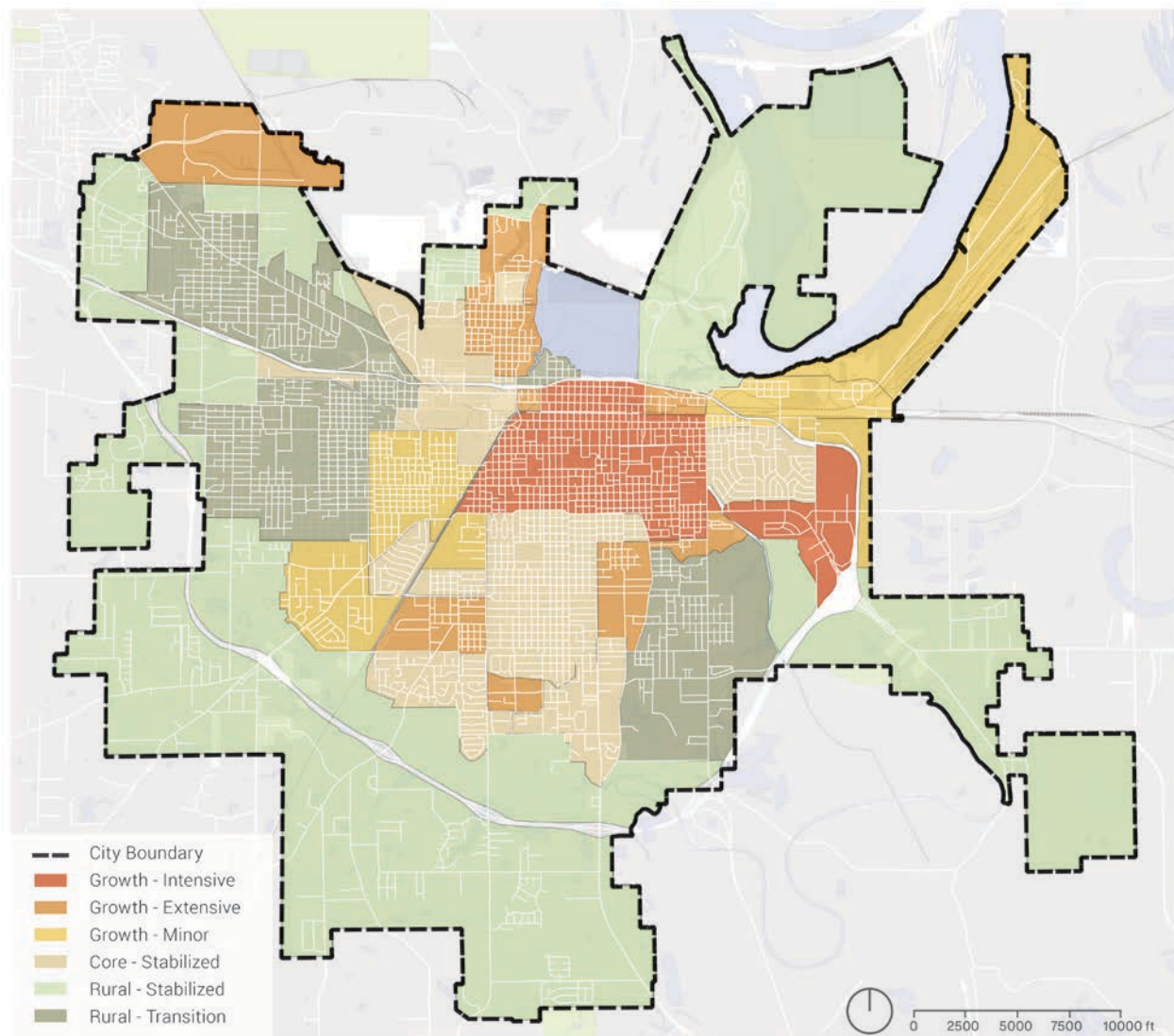
Areas of stability: successful neighborhoods and workplaces or rural areas not in need of change

Areas of intense growth: opportunities to change the character of the City and spur reinvestment through new housing types, workplace opportunities, parks & public spaces

Areas of extensive growth: opportunities to support assets by creating place character

Areas of minor growth: places that could support surrounding areas

Areas of rural transition: place that have not developed or have depopulated and are taking on an increasingly rural character



TECHNICAL ASSESSMENT

OPPORTUNITIES – TRANSPORTATION PERSPECTIVE

Present assumptions:

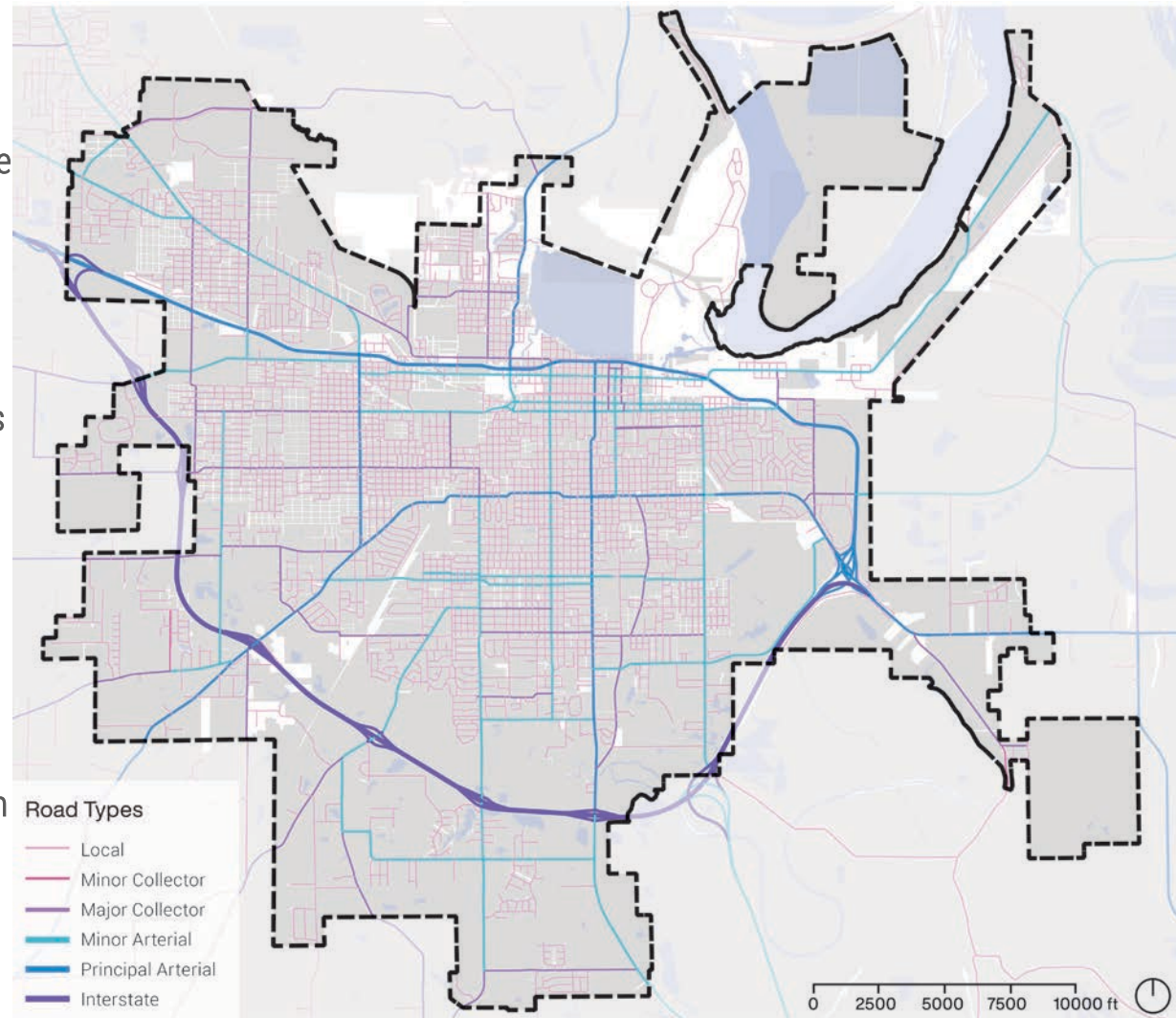
- Growth will continue to expand away from the city core
- Numerous arterials are needed to distribute traffic in the city core
- Traffic is oriented to the freeway and industrial areas

Resulting issues:

- Arterials, major collectors, and truck routes damage the city core
- Commercial centers and corridors are unsuccessful due to traffic and wide roads
- Cars are a necessity in Pine Bluff

Opportunities:

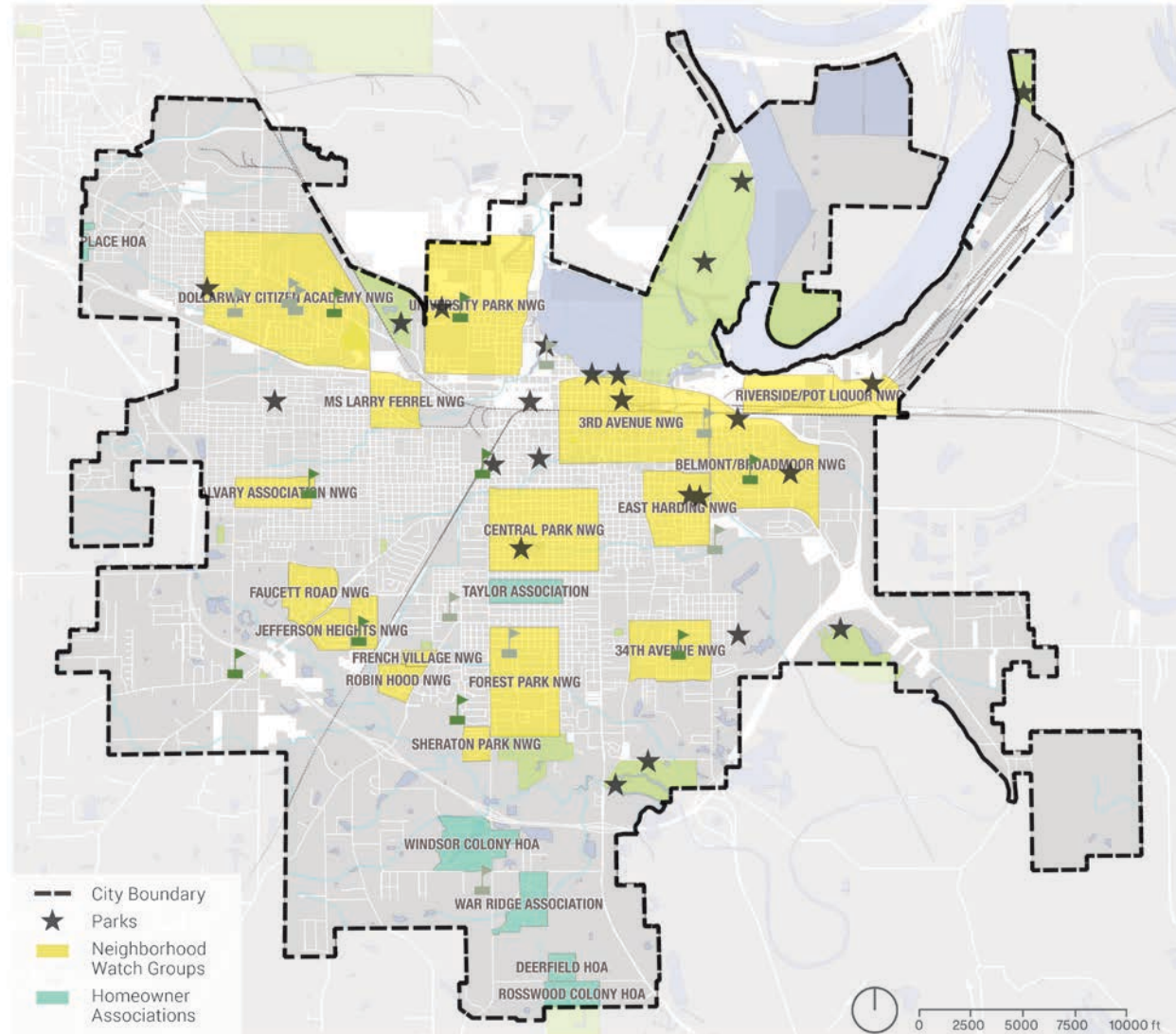
- Traffic counts are far below arterial justification
- Arterial routing through neighborhoods can be changed
- Commercial corridors can redevelop to a human-centric scale
- Safe routes to school are possible where neighborhood structure allows



TECHNICAL ASSESSMENT OPPORTUNITIES – NEIGHBORHOOD OPEN SPACE

Parks & Open Space

- Many neighborhoods void of parks and open space
- Trails should provide connections
- Utilize elementary schools for open space near neighborhoods
- Vacant lots turned into neighborhood parks



TECHNICAL ASSESSMENT OPPORTUNITIES – ECONOMIC DEVELOPMENT

- Relationship between housing, workforce, schools and quality of life
- Marketing of the City
- Population change

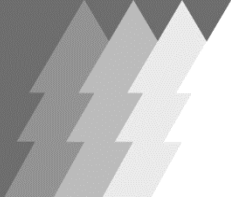


TECHNICAL ASSESSMENT OPPORTUNITIES – ECONOMIC DEVELOPMENT

Relationship between Casino & Downtown



TECHNICAL ASSESSMENT OPPORTUNITIES – ECONOMIC DEVELOPMENT



NEXT STEPS

Community Assessments

April, May, June, July 2019

Public Meeting

August 2019 *

Planning Workshop

October 21 2019 *

5-Day workshop in Pine Bluff

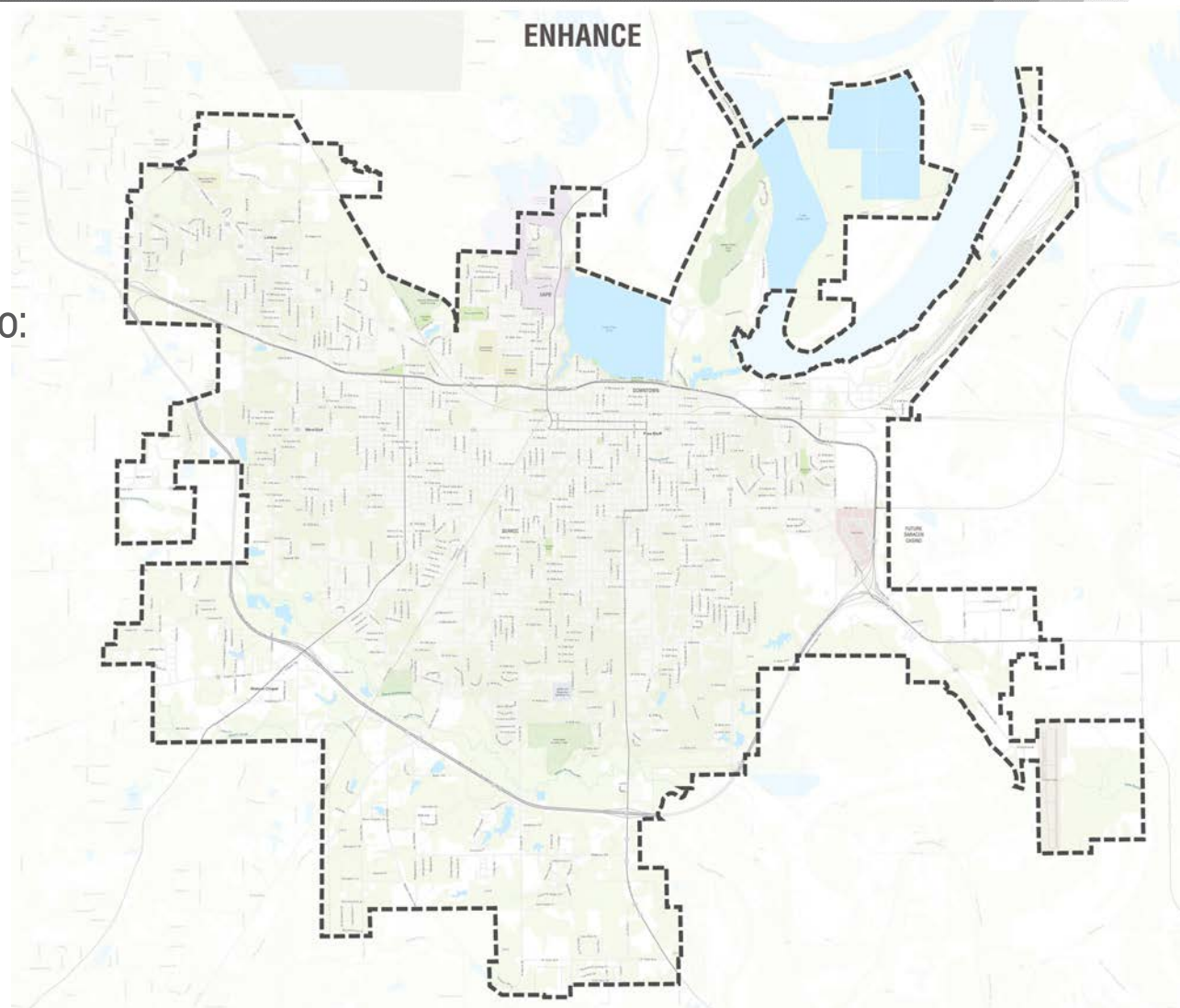


INPUT SESSION

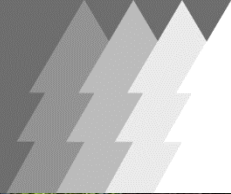
P.E.T. EXERCISE

Aspect of Pine Bluff you want to:

-  PRESERVE
-  ENHANCE
-  TRANSFORM



INPUT SESSION



“I WANT PINE BLUFF TO BE.....”



COMMUNITY SURVEY

<https://www.surveymonkey.com/r/PBplan1>

