

PINE BLUFF URBAN RENEWAL AGENCY

CENTRAL CITY URBAN RENEWAL PLAN

**Plan approved by the Agency on May 7, 2018
as revised during the Planning and Development Committee May 8, 2018
Approved by the Pine Bluff City Council May 21, 2018
Resolution No. 4041**

100. THE CENTRAL CITY URBAN RENEWAL PLAN

A. General

The primary purpose of the Central City Urban Renewal Plan is to assist in the revitalization of the central part of the city through the elimination of blight that impedes the redevelopment and reuse of commercial and residential properties within the area. Urban renewal is necessary for facilitating high-quality commercial, industrial, residential, and mixed-use developments that are vital to the economic growth of the City of Pine Bluff. This cannot be done without public intervention and investment, since “the sound growth of the community is substantially impaired or arrested due to obsolete platting, diversity of ownership, and deteriorated structures and site improvements. Furthermore, public intervention is needed to eliminate obsolete uses and/or uses detrimental to the public welfare” as described in AR Code 14-169-703. The Plan includes projects, activities, and actions that are to be carried out by the Pine Bluff Urban Renewal Agency (PBURA) and other parties and partners needed to achieve the objectives (or outcomes) of the Plan.

The planning process for the Urban Renewal Plan involves three elements vital to assessing renewal areas and determining the necessary steps towards achieving successful renewal results.

1. The first element is determining specific areas of the City that qualify as “blighted” as defined by the Urban Renewal Act. This area is designated as the proposed Urban Renewal Area.
2. The second element is a survey of blight in the selected area. The purpose of which is to assess current conditions, verify land use, and determine those parcels in the greatest need of revitalization. The blight survey provides further support for the delineation of the Urban Renewal Area. Once designated as a blighted area, the Urban Renewal Agency can move forward with preparing an Urban Renewal Plan. The blight survey results are integrated into the written narrative of the Urban Renewal Plan.
3. The third and final element is preparation of the Plan itself which provides direction and guidance for the renewal and redevelopment of the blighted area in Pine Bluff. Through implementation of this Plan, the PBURA will encourage residential and business renewal in cooperation with the City of Pine Bluff (CPB), Arkansas, the CPB Economic and Community Development Department, Jefferson County Alliance and Chamber, the United States Department of Housing and Urban Development, commercial lending institutions, and other private, governmental, and non-profit entities.

The PBURA will act as the Urban Renewal Plan facilitator. PBURA is comprised of five commissioners appointed by Mayor Shirley Washington. The City of Pine Bluff has more

than 500 condemned properties, according to the CPB Quality of Life Department. There is a high concentration of condemned properties in what is considered the central part of the city. This concentration is obvious on the attached demolition maps and listed condemned residential properties.

A windshield survey of the majority of condemned properties within the designated area was performed, noting the existing land use, building condition, and environmental factors. This survey supplemented and validated the Quality of Life Department's reports. The overall goal of this survey was to identify parcels of land suitable for renewal, buildings eligible for rehabilitation, if any. The windshield survey provided a basis for understanding the overall property conditions in the neighborhoods and consequently future development and renewal opportunities.

This survey method was designed to quickly gather as much information as possible. While by no means thorough or comprehensive, this method served as a strong starting point to identify properties needing immediate attention, or those offering opportunities for infill. The inventoried properties are those identified by the Quality of Life Department and the University of Arkansas Community Design Center for inclusion in the renewal initiative. Additional inventories may be conducted as the renewal program progresses and evolves.

The Central City Urban Renewal Plan Area is a single geographic area with a continuous boundary, within which a variety of activities and projects are proposed in order to eliminate blight and the causes of blight. The Plan's activities and projects are intended to eliminate blight in order to create an environment conducive for private sector investment and promote the development of uses compatible with the purposes of this Plan.

The Central City Urban Renewal Plan consists of two parts: Part One –Plan Narrative and Part Two – Exhibits. This Plan has been prepared pursuant to House Bill 1774 of the 91st State of Arkansas General Assembly and all applicable laws and ordinances of the State of Arkansas and the City of Pine Bluff, respectively. All such applicable laws and ordinances are considered part of this Plan, whether expressly referred to in the narrative or not.

The Central City Urban Renewal Plan was approved by the City Council of Pine Bluff Arkansas on May 21, 2018 by Resolution Number 4041 after recommendation by the Pine Bluff Planning Commission and Pine Bluff Urban Renewal Agency on May 7, 2018.

B. The Central City Urban Renewal Boundaries

Boundary Description

The boundaries of the Renewal Areas are shown in (Map) Exhibit 1 – Page 1, (Map) Exhibit 2 – page 2 and Exhibit 3 – page 2 attached to this Plan. In addition, a legal description of the boundaries is shown in Exhibit 1 – Page 2, attached to this Plan. The boundaries are generally described as:

Exhibit 1

- North: U. S. Highway 65B (Martha Mitchell Expressway)
- South: 34th Avenue
- East: Ohio Street
- West: Hazel Street

Exhibit 2

- North: Watson Blvd to Civitan Drive
- South: Mitchell Expressway
- East: Arkansas River
- West: University Drive

Exhibit 3

- North: East 16th Avenue
- South: East 17th Avenue to Frontage Road
- West: Ohio Street
- East: Interstate 530

C. Description of the Renewal Area

Exhibit 1 of the Urban Renewal Area is comprised of essentially four entire Census Tracts (10, 12, 16, 17) and one partial Census Tract (18). Census Tracts 10, 12, and 17 constitute the greater downtown area—encompassing the Central Business District and its “Near-In Neighborhoods” as described in the *Reinventing Downtown* Plan. Census Tract 16 constitutes a significant portion of the Central Park Neighborhood. Significant portions of Block Groups 1 & 2 of Census Tract 18 are also included in the boundaries, encompassing part of the Central Park and Forrest Park Neighborhoods. The Attached Exhibits describe the Urban Renewal Areas, beginning on Page 3.

200. CITIZEN PARTICIPATION

This Urban Renewal Plan was developed by the PBURA commissioners with guidance and consideration of several community plans and stakeholders. These include input from: the Go Forward Pine Bluff (GFPB, Inc.) community planning period and their proposed initiatives; community engagement meetings; the University of Arkansas Community Design Center; the Arkansas Economic Development Institute; City of Pine Bluff Economic & Community Development Department; and the Pine Bluff City Council.

History of GFPB

Beginning January of 2016, GFPB was organized and solicited input from citizens who met for a year with the task of developing a plan that covered the areas of Quality of Life, Economic Development, Government and Infrastructure, and Education. Following the year-long planning period, twenty-seven initiatives were presented to the general public as outcomes of the planning process. The Pine Bluff City Council voted to place a 5/8th of 1% general sales tax on the ballot that would be used to fund the initiatives eligible for public dollars.

The City Council passed a resolution requesting that Mayor Shirley Washington hold a public presentation of the plan in each of the four municipal wards during the campaign period. Go Forward Pine Bluff and Mayor Washington made presentations in each of the four wards and conducted ten additional presentations for neighborhood associations, civic groups, and churches. All presentations were open to the public and were advertised through the newspaper and social media. The public was allowed to comment, ask questions, and have discussions regarding the proposed initiatives and the urban renewal concept. Specifically, an emphasis on addressing downtown and the removal of blight throughout the city was presented to the citizens. Press releases and news stories covering the public meetings and plan development have also contributed to public awareness related to this Urban Renewal Plan.

In addition, special consultants from the Arkansas Economic Development Institute and Community Design Center held listening sessions for three days at the Pine Bluff Convention Center in August of 2017. Citizens were asked to give input on what is necessary for a vibrant downtown and questions relevant to city revitalization. Together the plans to remove blight throughout the city, facilitate affordable housing, and repurpose/renovate the downtown area was emphasized with the general public consistently.



Public participation was a key element in preparing the City Central Urban Renewal Plan.

The Central City Urban Renewal Plan was read aloud during four public meetings, one in each ward. The meetings were announced two weeks in advance and a public forum in each of the four wards. The locations and times were:

Good Faith Carr United Methodist Church (Ward 3)
3703 Ryburn Road
Monday, April 23, 5:30 pm

Family Church – Pine Bluff Campus (Ward 2)
2309 S. Poplar
Tuesday, April 24, 5:30 pm

Pine Hill Baptist Church (Ward 4)
2101 W. Reeker Street
Thursday, April 26, 5:30 pm

New St. Hurricane Baptist Church (Ward 1)
3319 S. Ohio Street
Thursday, May 3, 5:30 pm

The PBURA will continue to solicit and receive input into the implementation of the Urban Renewal Plan and future amendments to it.

Historical Neighborhood Engagement Efforts

In addition to city-wide public engagement efforts, input from past neighborhood-specific engagement efforts was available for review and analysis. This input is available for Census Tracts 10 & 16 and consists of a listing of goals developed by neighborhood residents and stakeholders. These past public engagement efforts are as follows:

Census Tract 10

Planning/Public Engagement Effort	Sponsoring Entity
Turtle Creek Neighborhood Revitalization Strategy Area (NRSA) Plan	CPB Economic & Community Development Department
Turning the Tide on Poverty: Turtle Creek Workshop	UA Extension Office
Keeping Neighbors in Touch (KNIT) Pilot Project	CPB Economic & Community Development Department/Clinton School of Public Service

Census Tract 16

Planning/Public Engagement Effort	Sponsoring Entity
Central Park Weed & Seed Program	Interested Citizens for Voter Registration, Inc.
Turning the Tide on Poverty: Central Park Workshop	UA Extension Office
Neighborhood Watch Program: Central Park	Pine Bluff Police Department

300. CONFORMITY TO LOCAL PLANS AND OBJECTIVES

The purpose of this Central City Urban Renewal Plan is to eliminate blighted conditions found in the Urban Renewal Area, in support of goals and objectives outlined in community plans. The Urban Renewal Plan is consistent with the Integrated Heart of the City Revitalization Initiative and the *Reinventing Downtown Pine Bluff* Plan. The efforts of the Plan will also support development strategies and objectives of the Downtown Master Plan and Vision being developed by Steve Luoni with the University of Arkansas Community Design Center. This plan is similar to previous plans yet provides an up-to-

date assessment of the downtown needs and statement of policies, goals, objectives, and activities for revitalizing downtown.

An overview of how the Urban Renewal Plan advances goals and objectives set forth in other adopted plan documents is outlined in Appendix 2. Again, activities listed in the Central City Urban Renewal Plan support adopted recommendations from The Go Forward Pine Bluff Plan, the Integrated Heart of the City Plan, and the Reinventing Downtown Pine Bluff Plan.



Restoring and enhancing the historic Masonic Temple would create an active amenity

Conformity with Future Land Use Master Plan

The City of Pine Bluff will undertake a Municipal Master Plan process that produces a comprehensive land use document. The Central City Urban Renewal Plan is written to be flexible in terms of adapting to those necessary land use changes.

While separate plans exist for various plan components, the Municipal Master Plan will consolidate and collectively assess a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection. The Central City Urban Renewal Plan is a vehicle that can support many of the future master plan goals.

301. CENTRAL CITY URBAN RENEWAL POLICIES, GOALS, AND OBJECTIVES

The primary purpose of the Central City Urban Renewal Plan is to assist in the revitalization of the central part of the city through the elimination of blight that impedes the redevelopment and reuse of commercial and residential properties within the area. Blight may be eliminated through repair, rehabilitation, removal, reconstruction, or redevelopment of commercial, industrial, or residential properties as well as through improvements to public facilities such as sidewalks and parks. Addressing blighted conditions helps to create an environment conducive for private sector investment and promotes the development of uses compatible with the purposes of this Plan.

The policies outlined below provide orientation and perspective for any URA project or activity completed in connection with this Plan. These policies help connect short-term actions and activities to broader, longer-term outcomes that support downtown revitalization or neighborhood revitalization efforts within the Renewal area. These policies are derived from the Downtown Master Plan and Vision. The Downtown Master Plan and Vision reiterates development policies and objectives found in the *Reinventing Downtown Pine Bluff* Plan and associated functional plans.

Create a Pedestrian and Transit Friendly Downtown. Develop a setting that is conducive to walking, bicycling and transit, providing accessibility to regional automobile and freight networks. Provide safe and walkable streets.

The URA Plan will support the downtown streetscape project planned from Martha Mitchell Expressway to 8th Street, also referred to as the Primary Pedestrian Corridor.

The URA Plan will support the proposed downtown Central Transfer Station; a location that acts as a meeting point for switching modes of transportation.

Preserve the Past. Enhance downtown's future character by preserving the best of its past. Promote appropriate in-fill construction and historic preservation of the existing buildings.

The URA Plan will focus on preserving existing buildings in the Primary Pedestrian Corridor, along Barraque Street and Main Street to augment the downtown streetscape project.

The URA Plan will assist property owners with redevelopment that is appropriate and that enhances downtown's character.

Connect to Key Natural Resource Features. Connect Downtown with Saracen Landing and provide opportunities for appropriate downtown uses adjacent to these areas.

The URA Plan will enhance the existing crossing at Walnut Street that will connect Lake Saracen to the Primary Pedestrian Corridor.

The URA Plan will support the development of a pedestrian bridge that provides a safe experience to and from Lake Saracen.

Alive After Five. Encourage evening activity throughout downtown with dining, cultural, and entertainment opportunities for all ages. Increase housing development in the downtown area to generate the 18 to 24-hour city.

The URA Plan will encourage programming of existing public spaces through events. In addition, the URA Plan will facilitate the availability of affordable commercial space for entrepreneurs seeking to create such establishments. Furthermore, the URA Plan will make strategic public investments to attract key entertainment anchor(s).

Revitalize the Downtown with New Uses. Create new opportunities for office, commercial, residential, civic, and mixed uses. Encourage high-density uses that are transit-oriented and located within a short walk of downtown Entertainment and Cultural Districts.

The URA Plan will support infill development opportunities along Main Street where recent demolitions have occurred.

Create Civic Gathering Places. Create scenic public spaces throughout the Urban Renewal area both large and small. Consider creation of a town square.

The URA Plan will support improvement and activation of existing public spaces. Downtown has one small gathering space near the county court house, with a second at 601 South Main Street in development. Improvements and activation of these spaces can be a precursor to and help strengthen the demand for a larger venue. Both are strategically located along the Primary Pedestrian Corridor and are in proximity to businesses that can benefit from programmed activities. In addition, the URA Plan will support development of a larger gathering place that will be a multi-purpose anchor, establishing a sense of place in the downtown footprint.

Identify Catalyst Projects. Identify projects that will spur growth in the downtown area, including improvements that can be successfully accomplished in the short term.

Create Downtown Partnerships. Collaborate with Downtown Property Owners Association, Downtown Development, and the Historic District Commission to coordinate efforts and build community support.

Develop Martha Mitchell as the Gateway to Pine Bluff. Work to achieve a visual impression as traffic enters and approaches Downtown Pine Bluff.

Again, these are derived from previous planning efforts and adopted planning documents including the Go Forward Pine Bluff Plan, the Integrated Heart of the City Revitalization Initiative and the Reinventing Downtown Pine Bluff Plan along with their associated functional plans. As broad categories of intent, the Central City Urban Renewal objectives are listed below:

- A. Promote Public and Private Development
- B. Rehabilitate Building Stock
- C. Improve Streets, Streetscapes, Parks, and Open Spaces
- D. Make Utility Improvements
- E. Construct or Rehabilitate Public Facilities
- F. Promote Housing Development & Neighborhood Revitalization
- G. Improve Public Signage and Make Gateway Improvements to Downtown

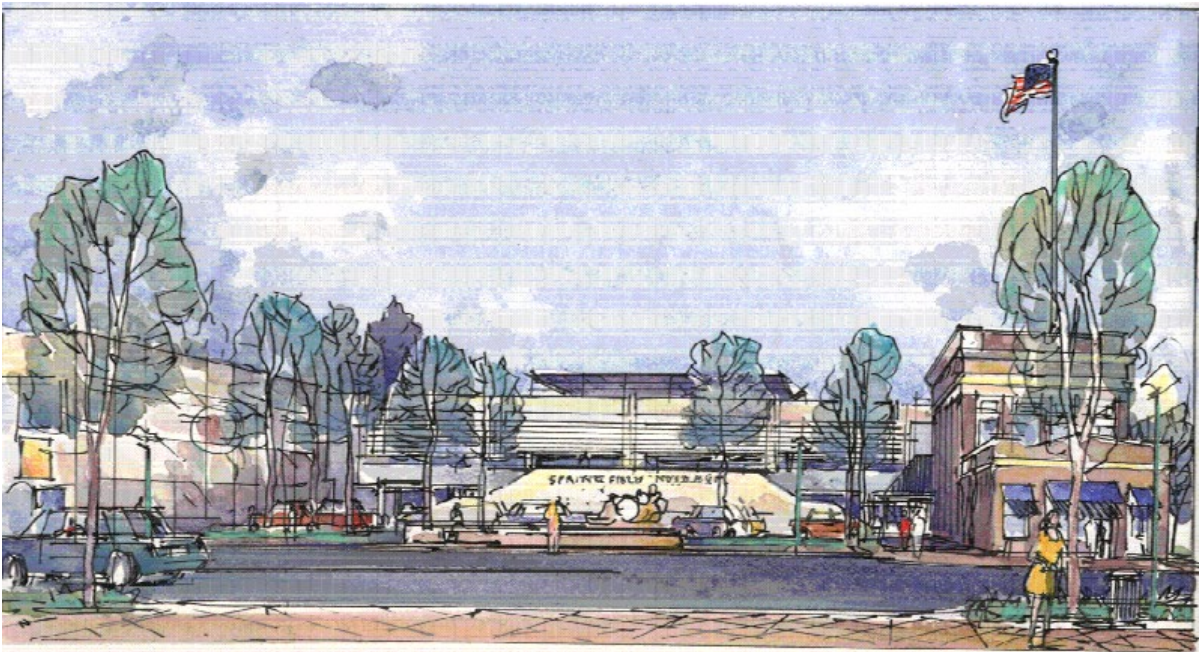
The objectives embody the progressive spirit, optimism, and commitment of property owners, businesses, community organizations, and the general public. They establish a positive vision for Pine Bluff. These goals are deliberately achievable and intended to recognize the value of enduring public-private partnerships. They are also intended to encompass the goals and reflect the vision of the Reinventing Downtown Plan and the Downtown Master Plan and Vision being formulated by the University of Arkansas Community Design Center.



Attractive redevelopment that provides off-street parking would benefit downtown. This cross-section diagram shows mixed-use developments with parking located in an off-street court with alley access.



Aerial view of Downtown Pine Bluff looking Northwest



Public parking areas can be redeveloped as multi-use plazas which could serve as public gathering areas for special events.

302. CONSISTENCY WITH LOCAL AND REGIONAL PLANNING OBJECTIVES AND POLICIES

The Central City Urban Renewal Plan is consistent with existing plans and will comply with future plans as they are developed. This Plan will support five of the six agenda items outlined in the City of Pine Bluff's Economic Development Agenda. This Plan will provide support to the following:

- Support for "Strategic Direction"
- Support for "Alignment with Strategic Direction"
- Support for "Business Retention & Expansion"
- Support for "Quality of Place"
- Support for "Business Attraction & Creation"

400. PROPOSED LAND USES

The projects and uses supported by the Central City Urban Renewal Plan will conform to the current land use designations and zoning within the Renewal Areas and will be consistent with the land use and zoning proposals in the Reinventing Downtown Pine Bluff Plan. Any proposed land use and zoning modifications will be addressed through the planning commission and an amendment process to this Plan, pursuant to section 900 of this Plan.

500. OUTLINE OF BLIGHT REMOVAL & DEVELOPMENT ACTIVITIES

Activities designed to eliminate blight and deterioration in the Urban Renewal Area are key components of the Central City Urban Renewal Plan. Blighted conditions found in downtown and residential areas constrain future development called for in the aforementioned planning documents. The projects and activities that may be undertaken to eliminate blight include but are not limited to:

- Improve streets, curbs, and sidewalks to address blighted conditions and support new development in the Renewal Area.
- Improve the visual appearance of the Renewal Area to support a more attractive pedestrian environment, including landscaping improvements, and/or development of public parks and open spaces.
- Provision of financial assistance to repair, remediate, rehabilitate and renovate blighted properties in the Renewal Area.
- Provision of financial assistance to encourage redevelopment of blighted areas in support of economic and social revitalization efforts within the Renewal Area.
- Acquisition and disposition of land for public improvements and private developments.
- Demolition and removal of condemned structures.

600. DESCRIPTION OF POTENTIAL PROJECTS TO BE UNDERTAKEN

In order to achieve the objectives of the Plan, the following types of activities will be undertaken on behalf of the City by the Pine Bluff Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Pine Bluff Urban Renewal Agency may fund these activities in full or in part or seek other sources of funding for them. The activities below are a result of the comments received from the listening sessions held by the Community Design Center and previous suggestions provided in the Reinventing Downtown Plan. The intent of describing these projects and activities include establishing, through this Plan, the general and specific authority to undertake these projects and activities within the Urban Renewal Area. It is not assumed that these projects will be entirely funded with urban renewal funds. It is not possible to foresee all the changing conditions and events that may occur during the life of this Plan. In this case, such projects will be added to the Plan by amendment if such amendment is required by Section 900 of this Plan. These projects and activities may be modified or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. PUBLIC FACILITY & INFRASTRUCTURE IMPROVEMENTS

Public facility improvements include the construction, installation, repair, or replacement of sidewalks, parks, open spaces, wetlands, and other public facilities and infrastructure necessary to carry out the purpose, policies, goals and objectives of this Plan.

- **Transportation Improvements**

These include, but are not limited to construction, reconstruction, repair or replacement of streets, sidewalks, bike and pedestrian amenities, streetscaping, landscaping, public transit facilities, including acquisition of land, right of ways, easements and other land rights associated with such projects. Proposed projects include but are not limited to:

- *Repairing sidewalks and curbing on 4th Avenue between State Street and Walnut Street.*
- *Repairing sidewalks and curbing on 3rd Avenue between State Street and Walnut Street.*
- *Other specific projects as identified during the life of this Plan.*



Current sidewalk condition on 4th and Main in downtown Pine Bluff

- **Infrastructure and Utilities Improvements**

These types of activities allow the Pine Bluff Urban Renewal Agency to construct and improve the infrastructure and utilities throughout the Central City Urban Renewal Area in support of redevelopment projects. These activities include, but are not limited to, constructing, reconstructing, repairing, replacing, relocating (e.g., underground), or upgrading, electrical, water, sanitary sewer and storm drainage facilities, including acquisition of land, right of ways, easements and other land rights associated with such projects. The Pine Bluff Urban Renewal Agency shall, as deemed appropriate, assist the utility providers in building new links and/or repairing and upgrading selected portions of these utility service systems in support of planned development opportunities. Proposed projects include but are not limited to:

- *Addressing an older brick arch storm sewer that runs under buildings between 4th and 3rd on Main Street, since storm water is rising above ground in two locations.*
- *Other specific projects as identified during the life of this Plan.*

- **Public Facilities Improvements**

These types of activities include construction, rehabilitation, and/or improvement of public facilities throughout the Central City Urban Renewal Area. Proposed projects include but are not limited to:

- *Renovating the Pine Bluff Convention Center.*
The Pine Bluff Convention Center is in desperate need of repair in many areas. The Pine Bluff Urban Renewal Agency will work with the Convention Center Executive Director to identify ways to assist in renovating the Center.
- *Renovating facilities that serve as community centers and recreational facilities for youth.*
The Merrill Center is an established community center within the Urban Renewal Area that needs significant improvement to enhance the quality of life and resources for the surrounding neighborhood. There are several other facilities in the Plan area that can be repurposed to service the health and welfare of the community.
- The softball complex within Regional Park is in need of a facelift in order to attract regional tournaments. The recreational fields within Regional Park also need to be developed to accommodate consistent sport activities.
- Beachfront Drive within Regional Park is an under developed area with significant potential. The land surrounding Beachfront Drive is covered with brush and piles of cut trees. This area is prime to be developed into a natural water park with amenities.
- *Other specific projects as identified during the life of this Plan.*

B. PRESERVATION, REHABILITATION, AND REDEVELOPMENT

- **Redevelopment through New Construction**

It is the intent of this Plan to stimulate new investment from public, private, non-profit, or community-based organizations by facilitating redevelopment of underutilized property, and in particular, to assure that new investments serve to benefit the existing residents and businesses in the area. Redevelopment through new construction may be achieved in two ways:

1. By public or private property owners, with or without direct financial assistance by the Agency;

2. By acquisition of property by the Agency for redevelopment or resale to others for redevelopment.

Proposed projects include but are not limited to:

- *Specific projects will be identified during the life of this Plan.*

- **Preservation, Rehabilitation, Conservation**

Projects and activities in this category will enable the Pine Bluff Urban Renewal Agency to eliminate blight, stimulate renewal, and support specific redevelopment projects in support of (i) improving Pine Bluff's economy, and (ii) improving the visual appearance of the central area of the City. As allowed by state and federal law, Pine Bluff Urban Renewal Agency may assist in the preservation of public and private buildings and facilities in the renewal area through grant programs. These programs might include, for example, grants for improving building façades, eliminating substandard structural conditions and remodeling interiors. Public tax dollars allocated to the Urban Renewal Agency may not be used as grant funds. Pine Bluff Urban Renewal Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan.

Proposed projects include but are not limited to:

- *Specific projects will be identified during the life of this Plan.*

C. PLANS, TECHNICAL STUDIES AND ADMINISTRATION

Administration of the Urban Renewal Agency and implementation of the Central City Urban Renewal Plan's projects and activities will be done in an effective, efficient and financially responsible manner. Pine Bluff Urban Renewal Agency funds may be utilized to reimburse eligible urban renewal plan preparation costs, develop engineering and design plans, conduct miscellaneous land use feasibility studies, market analyses and programs, and other technical studies as may be needed to fulfill the Plan's goals. Pine Bluff Urban Renewal Agency may be utilized to pay for marketing materials and programs as necessary to carry out the goals and objectives of the redevelopment plan.

Proposed projects include but are not limited to:

- Upon completion and public presentation of the Downtown Master Plan and Vision, the Urban Renewal Agency Commissioners will consider implementation of the specifics related to the Central City Urban Renewal Plan.
- This also applies to other specific projects as identified during the life of this Plan.

700. PROPERTY ACQUISITION PROCEDURES

Acquisition of real property, including limited interest acquisition, may be necessary to advance the goals and objectives of this Plan. The Pine Bluff Urban Renewal Area is authorized to acquire property within the Urban Renewal Area, if necessary, by any legal means to achieve the objectives of this Plan. Property may be acquired by gift, eminent domain, or any other lawful method when necessary to eliminate blight, whether through rehabilitation, demolition, reconstruction, or redevelopment.

Condemnation Powers

Upon adoption by the municipal government body of this urban renewal plan, the Pine Bluff Urban Renewal Agency shall have the right to acquire by condemnation or otherwise, any interest or right or combination of rights in real property, including a fee simple title thereto, necessary to the execution of the approved plan. Condemnation for the Urban Renewal Plan of blighted areas is declared to be a public use, and property already devoted to any other public use or acquired by the owner or his predecessor in interest by eminent domain may be condemned for the purpose of this article. The award of compensation for real property taken for such projects shall not be increased by reason of any increase in the value of the real property caused by assembling, clearance, reconstruction, or proposed assembly, clearance or reconstruction in the project area. No increment of value shall accrue to such property as the result of any illegal or unlawful use thereof. No allowance shall be made for the improvements begun on real property after notice to the owner of such property or the institution of proceedings to condemn such property. Evidence shall be admissible hearing upon the sanitary, unsafe, or substandard condition of the premises, or the lawful use thereof.

If the Urban Renewal Agency intends to acquire unimproved real property pursuant to the power of condemnation authorized by this article, the Urban Renewal Agency shall specifically identify the parcels or tracts of real property pursuant to the property which it intends to acquire through condemnation in an open meeting and shall follow the exact procedures and guidelines notifying the owner as stated by state and local law. The acquisition of property as describe above, by direct negotiation and/or by the exercise of the power of eminent domain granted by law is only applicable where the Commissioners of the PBURA makes one of the following sets of findings:

- i. That the property is blighted or vacant and that acquisition is necessary to remove or prevent the spread of blight; or
 - ii. That the property is occupied by a historic or architecturally significant structure and that acquisition is necessary to prevent its destruction or facilitate its restoration, rehabilitation, or adaptive reuse; or
 - iii. That the property is necessary for public use, including projects for the City;
- or

- iv. That the owner of the property has not agreed to use and develop such property.

This authorization specifically includes any currently unimproved real property or which has become unimproved by removal of structures thereon. In addition, title to and interests in street rights-of-way, railroads, and other public use land will be acquired by the Urban Renewal Agency or the City as necessary to carry out the Plan objectives. The City consents to the acquisition through eminent domain of any such property in which it may have a legal or beneficial interest. Under the provisions of this Section, the Urban Renewal Authority may, as it determines appropriate, acquire a lesser interest in property than fee simple, which lesser interest may include acquisition of one or more structures, but excluding the land or some interest therein where the acquisition of such lesser interest will serve the objectives of this Plan and where its requirements for redevelopment are otherwise met.

While the majority of the properties proposed to be acquired through condemnation will be vacant and limited contributors to the annual tax accrual, each property obtained by the PBURA in connection with this Plan either through acquisition or donation removes a property from the tax rolls of Jefferson County. This reduces revenue to the county, city school districts, and the City of Pine Bluff. Therefore, the PBURA will exercise prudence with this activity. A designated project and clear strategy for prompt disposition or public use and public benefit shall be considered prior to acquiring property. All acquisition of property must comply with Section 900 of this Plan. Furthermore, when multiple parcels of land are required for the designated project, the URA will consider option strategies detailed Section B.3. below.

Acquisition Procedures

A. ACQUISITION REQUIRING CITY COUNCIL RATIFICATION

City Council ratification is required for Pine Bluff Urban Renewal Agency acquisitions for the following purposes:

1. Acquisition for any purpose that requires the use of the Agency's powers of eminent domain. Such acquisition shall be undertaken only following completion of an amendment to this Plan as set forth in Section 900.C of this Plan. The City Council shall ratify the amendment to this Plan by resolution.
2. Acquisition of property for public use or for public buildings and facilities that will require ongoing operating and maintenance budgets outside of the Urban Renewal Budget.

B. ACQUISITION NOT REQUIRING CITY COUNCIL RATIFICATION

Land acquisition not requiring City Council ratification requires an amendment to this Plan as set forth in Section 900.D of this Plan. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

1. Where it is determined that the property is needed to provide public improvements and facilities as follows:
 - a. Right-of-way acquisition for streets, alleys, or pedestrian ways;
 - b. Right-of-way and easement acquisition for water, sewer, and other utilities.
2. Where the owner of real property within the boundaries of the Area wishes to convey title by any means, including by gift.
3. Assembling land for development by the public or private sector. Such acquisition shall be undertaken only following completion of an amendment to this Plan as set forth by Section 900.C of this Plan. In the event that a property is of insufficient size for its specified redevelopment purpose and several properties need to be assembled, the PBURA shall consider low-cost options in lieu of acquisition to obtain site control. Such an option may be exercisable upon a sufficient amount of time to secure site control for all needed properties and/or when a “developer” has been identified to take possession of the assembled land. This will maintain the right to purchase such properties without impacting tax revenues and tying up URA resources in real estate for an extended time.
4. Where conditions exist that may affect the health, safety, and welfare of the public within the Renewal Area. Typically, in this case, the property should have been condemned by order of City Council, where demolition and removal of blight can occur without acquisition. If it is determined that acquisition of such properties and demolition of the improvements thereon are necessary for a redevelopment purpose beyond the removal of substandard and blighted conditions, acquisitions shall be undertaken only following completion of an amendment to this Plan as set forth in Section 900.C of this Plan.

C. PROPERTIES TO BE ACQUIRED

At the time this Plan was prepared, no properties were identified for acquisition. If Plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and an acquisition list will be created. The list

of properties shall be shown in this Section of the Plan. The map exhibit shall correlate with the acquisition list and included in Part Two as an official part of this Urban Renewal Plan.

800. PROPERTY DISPOSITION AND DEVELOPERS' OBLIGATIONS

A. PROPERTY DISPOSITION AND REDEVELOPMENT

The Pine Bluff Urban Renewal Agency is authorized to dispose of acquired property by sale, lease, exchange, or other appropriate means for redevelopment and development uses and purposes specified in this Plan.

With the exception of properties for public use, properties acquired to be redeveloped by a third-party developer should be optioned in order to minimize impacts to property tax revenues and tying up URA resources in real estate for an extended time. Therefore, if a property is acquired, the Pine Bluff Urban Agency proposes to commence disposition of property within three (3) years from the date of deed transfer to the PBURA and to complete disposition within seven (7) years from such date. Publicly-acquired properties may be disposed by sale, lease, exchange, or dedication, or by any other lawful means when disposition is deemed necessary for the following purposes:

- a. Right-of-way acquisitions for private utility improvement projects and other private right-of-way improvements.
- b. Redevelopment by private developers for purposes consistent with the goals of this Plan. Such disposition will be in accordance with the terms of a Disposition & Development Agreement between the Developer and Pine Bluff Urban Renewal Agency and with the developer's obligations pursuant to Section 800.B of this Plan.

Pine Bluff Urban Renewal Agency may dispose of any land it has acquired at fair reuse value and may define the fair reuse value of any land.

B. DEVELOPERS OBLIGATION

Developers seeking assistance from the Pine Bluff Urban Renewal Agency through the benefit of one or more of the Agency's projects within the Urban Renewal Area will be subject to control and obligations imposed by the provisions of this Plan, including the following requirements:

1. The developer shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan, which conforms to the applicable land use plans and zoning provisions within the Central City Urban Renewal Area.
2. Pine Bluff Urban Renewal Agency will require the developer to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The developer must accept all terms and conditions within the agreement required by the Renewal Agency in order to receive assistance from the Agency.
3. The developer shall submit to the Pine Bluff Urban Renewal Agency for Agency review and approval all construction plans and specifications associated with the development agreement prior to distribution of these plans to other reviewing bodies.
4. Any private project benefiting from the Pine Bluff Urban Renewal Agency assistance shall commence and be completed within the time specified in the agreement, as determined by the Pine Bluff Urban Renewal Agency.
5. Any developer benefiting from Pine Bluff Urban Renewal Agency assistance shall not discriminate on the basis of age, race, color, religion, sex, marital status, or national origin during the sale, lease, or occupancy of the real property in connection with the development agreement.

900. AMENDMENTS TO THE URBAN RENEWAL PLAN

It is anticipated that this Central City Urban Renewal Plan will be reviewed periodically during the life of the Plan. The Plan may be changed, modified, or amended as future conditions warrant. Types of Renewal Plan amendments are:

A. SUBSTANTIAL AMENDMENTS

The following substantial amendments will require approval by the Urban Renewal Agency Commissioners and special notice to the public of a meeting to communicate proposed changes.

Substantial amendments shall consist of:

1. Any change to the boundaries of the Central City Urban Renewal Area shall be considered a substantial amendment requiring approval by the Pine Bluff City Council.

2. Increasing the maximum amount of indebtedness to be issued under the Plan shall be a substantial amendment requiring approval by the Pine Bluff City Council.
3. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan and which cost more than \$50,000 or exceed 20% of a specified project cost, whichever is greater, shall be a substantial amendment.
4. The addition of improvements or activities that substantially alter the goals and objectives of the Urban Renewal Plan.

B. AMENDMENTS REQUIRING APPROVAL BY CITY COUNCIL ONLY

The following Plan amendments must be approved by the Urban Renewal Agency by Resolution and presented to City Council for required approval by resolution:

1. Acquisition of property for purposes specified in Sections 700.A. of this Central City Urban Renewal Plan.

C. MINOR AMENDMENTS

Minor amendments may be approved by the Pine Bluff Urban Renewal Agency in Resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modification in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic plan objectives, projects or activities outlined in the Plan.
2. Acquisition of property for purposes in Section 700.B.1. and B.2. of this Plan.
3. Addition of a project substantially different from those identified in Sections 600 of the Plan or substantial modification of a project identified in Section 600, if the addition or modification of the project cost less than \$49,999.00.

1000. MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized under this plan shall not exceed 30% of the yearly budget. This amount is the principle of such indebtedness and does not include interest or costs incurred to repay or refinance such indebtedness.

1100. FINANCING METHODS

A. GENERAL

The Pine Bluff Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, and county or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out this Plan. In addition, The Pine Bluff Urban Renewal Agency may borrow money from or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Pine Bluff Urban Renewal Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

B. GENERAL SALES TAX FINANCING

This Plan will be financed in whole or in-part by the allocated 2017 5/8 cent sales tax revenues.

C. PRIOR INDEBTEDNESS

All costs outside of administrative and plan development expenses (including the Pine Bluff Downtown Master Plan and Vision from the Community Design Center’s) incurred prior to official organization of and prior authorization of the commissioners of the Pine Bluff Urban Renewal Agency shall be considered in-kind contributions to the Urban Renewal Agency. However, those costs incurred after the official organization of and official authorization of the Urban Renewal Agency but prior to appropriation of funding shall be considered a debt to be repaid from the 2017 5/8 cent sales tax proceeds generated pursuant to this Section, as allowed by law.

1200. RELOCATION

Pine Bluff Urban Renewal Agency will provide relocation assistance to all persons or businesses displaced temporarily or permanently by project activities, in accordance with the Federal Uniform Relocation Act (URA). As required, those displaced will be provided assistance in finding replacement properties. As required, all persons or

businesses which may be displaced will be contacted to determine specific relocation needs and will be provided information on available housing or commercial/industrial property as may be applicable and will be given assistance in moving. In the event of relocation, activities will be undertaken and payments made to the extent of the URA.

Relocation payments will be made to the extent of the URA. Payments made to persons from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. As required, payment for moving expenses will be made to residents and businesses displaced. Exception and forfeiture of assistance can occur in the case of residency or business occupancy in condemned residential or commercial properties respectively.

1300. DEFINITIONS

The following definitions will be applicable to this Plan unless otherwise noted:

“Agency”, “Renewal Agency”, “Urban Renewal Agency”, “PBURA”, “Pine Bluff Urban Renewal Agency”, means the Urban Renewal Agency of Pine Bluff, Arkansas.

“Area” means the area included within the boundaries of the Central City Urban Renewal Plan.

“City” means the City of Pine Bluff, Arkansas.

“Council” means the City Council of Pine Bluff, Arkansas.

“Comprehensive Plan” means the City’s Comprehensive Land Use Plan and its implementing ordinances, policies, refinement plans, and development standards.

“County” means the County of Jefferson, State of Arkansas.

“Displaced” person or business means any person or business that is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

“Disposition and Development Agreement” means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

“Exhibit” means an attachment, either narrative or map, to the Urban Renewal Plan for the Pine Bluff Urban Renewal Area, Part Two- Exhibits.

“Plan” means the Urban Renewal Plan for the Pine Bluff Central City Urban Renewal Area, Parts One and Two.

“Plan Area” means the areas included within the boundaries of the Pine Bluff Central City Urban Renewal Plan.

“Planning Commission” means the Planning Commission of Pine Bluff, Arkansas.

“Project, Activity, or Project Activity” means any undertaking or activity within the Renewal Area, such as a public improvement street project or other activity authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

“Public Safety Project” means projects intended to assist police, fire, ambulance, and emergency services in the City of Pine Bluff or in Jefferson County within the Plan Area.

“Renewal Area” means the area included within the boundaries of the Pine Bluff, Arkansas Central City Urban Renewal Plan.

“Report” means the report accompanying the Plan.

“Developer” means that any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

“Text” means the Urban Renewal Plan for the Pine Bluff Urban Renewal Agency.

Attachments to the Central City Urban Renewal Plan:

Exhibit 1 – Urban Renewal Area Boundary Map and Descriptions

Boundary Map – Page 1

Legal Description – Page 2

Description of Renewal Area – Page 3

Exhibit 2 – Urban Renewal Area Boundary Map and Description

Boundary Map – Page 4

Legal Description – Page 5

Description of Renewal Area – Page 6

Exhibit 3 – Urban Renewal Area Boundary Map and Description

Boundary Map – Page 7

Legal Description – Page 8

Description of Renewal Area – Page 9

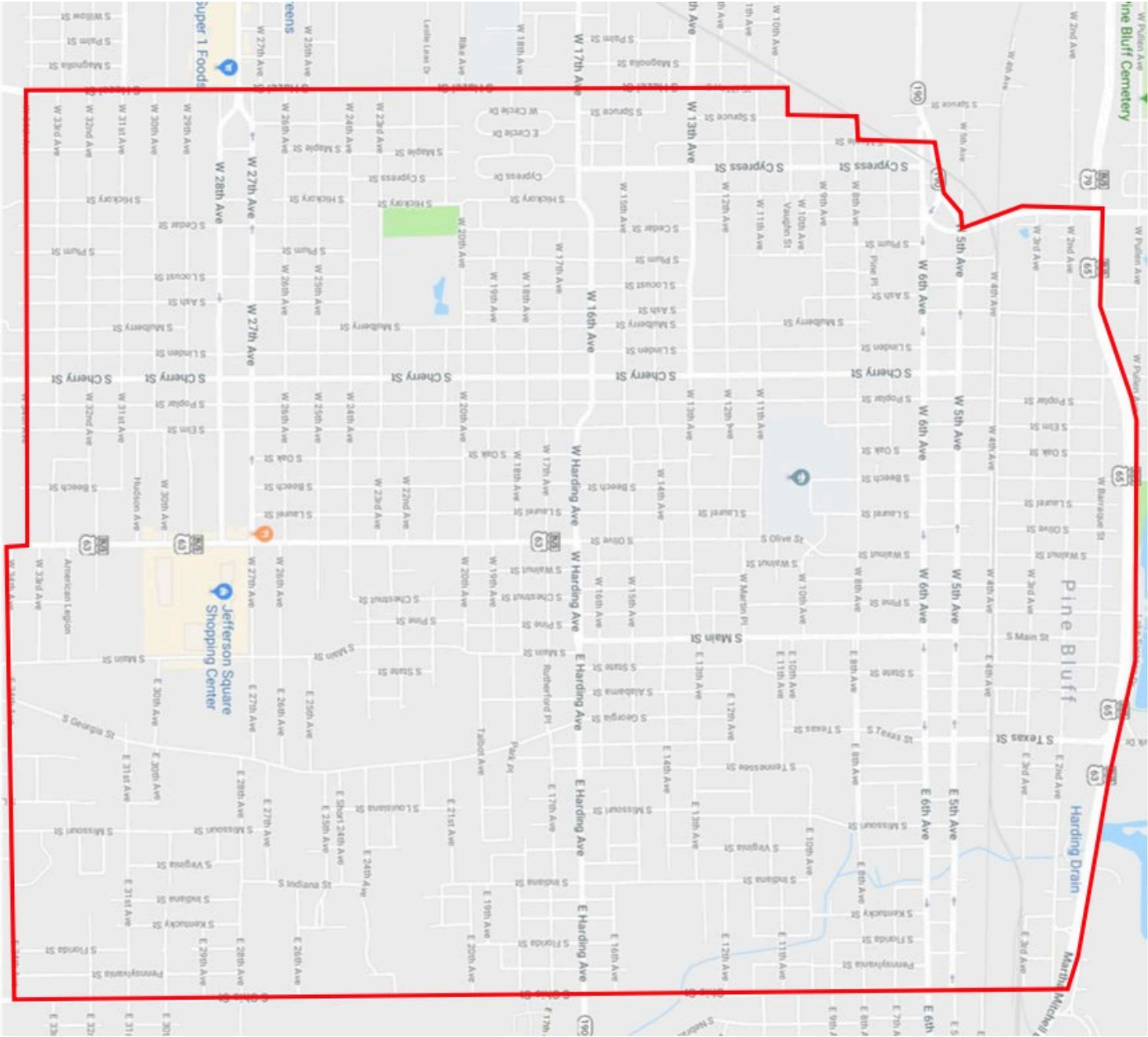
Appendix 1 – Detailed Goals and Objectives

Appendix 2 – Detailed Outline of Consistency with Local and Regional Planning Objectives

URBAN RENEWAL AREA BOUNDARY MAP

Exhibit 1 – Page 1

North: U. S. Highway 65B (Martha Mitchell Expressway)
South: 34th Avenue
East: Ohio Street
West: Hazel Street



**PINE BLUFF URBAN RENEWAL PLAN
URBAN RENEWAL AREA
LEGAL DESCRIPTION**

Exhibit 1 – Page 2

PINE BLUFF URBAN RENEWAL PLAN
URBAN RENEWAL AREA
DESCRIPTION OF THE AREA

Exhibit 1 – Page 3

The Urban Renewal Area is comprised of essentially four entire Census Tracts (10, 12, 16, 17) and one partial Census Tract (18). Census Tracts 10, 12, and 17 constitute the greater downtown area—encompassing the Central Business District and its “Near-In Neighborhoods” as described in the *Reinventing Downtown* Plan. Census Tract 16 constitutes a significant portion of the Central Park Neighborhood. Significant portions of Block Groups 1 & 2 of Census Tract 18 are also included in the boundaries, encompassing part of the Central Park and Forrest Park Neighborhoods

Greater Downtown Area

Census Tracts 10 & 12

Census Tract 10 and 12 are bordered by the Olive Street corridor north of Harding Avenue, with Census Tract 10 situated east of Olive Street and Census Tract 12 west of Olive Street. Both Census Tracts have a mix of zoning uses.

Census Tract 10 encompasses the Central Business District and has a commercial zone along its Ohio Street and Harding Avenue boundaries. It also has an existing industrial zone in the northeast section of the tract. Census Tract 10 has residential zones that range from R-3 to R-4 and two small residential multifamily spot zones.

A portion of the tract is a HUD-designated Neighborhood Revitalization Strategy Area. This portion was a target area for new housing developed by the Economic & Community Development Department near the Pine Bluff Convention Center in the early 2000s. There is also a highly isolated residential zone in the northeast quadrant of the tract.

Census Tract 12 has a number of historic homes, including those in the Fifth Avenue Historic District and a number that are listed individually and/or eligible for listing in the National Register for Historic Places. However, zoning in Census Tract 12 is highly diverse. Zoning is largely business. The area adjoins the Central Business District and one of its business zones flows into the Cherry Street corridor. This corridor consists of a mix of business uses ranging from B-1 to B-4, surrounded by R-3 residential uses. There are also business nodes at the University/Martha Mitchell Expressway and 17th Avenue & Hazel Street intersections. In addition, the Census Tract has a small industrial zone that borders a large portion of its South University Drive boundary. There are three separate residential R-3 zones and eight (8) multifamily “spot zones.” Spot zoning has sometimes

introduced incompatible uses, which over time has contributed to the degradation of Pine Bluff neighborhoods. Census Tract 12's western boundary follows the railroad tracks up to 17th Avenue, which extends slightly beyond Hazel Street boundary included in the URA.

Census Tract 17

Census Tract 17 adjoins and shares a boundary along Harding Avenue with Census Tract 10. The area is primarily residential with zones ranging from R-2 to R-4
Eight multifamily spot zones, varying sizes
Obsolete industrial area along Ohio, northeast corner of the census tract
All of the eastern boundary is mixed business zones B-3 commercial, which encompasses Jefferson Square

Census 16

Primarily residential with Central Park
Western boundary is bordered by B-3 commercial
Residential zones ranging from R-2 to R-3
Nine multifamily spot zones
Cherry Street corridor outside the major business node at 16th and Cherry, the area has a small neighborhood business zone along the Cherry Street corridor
Eastern boundary near 28th street business zones at its remaining corners

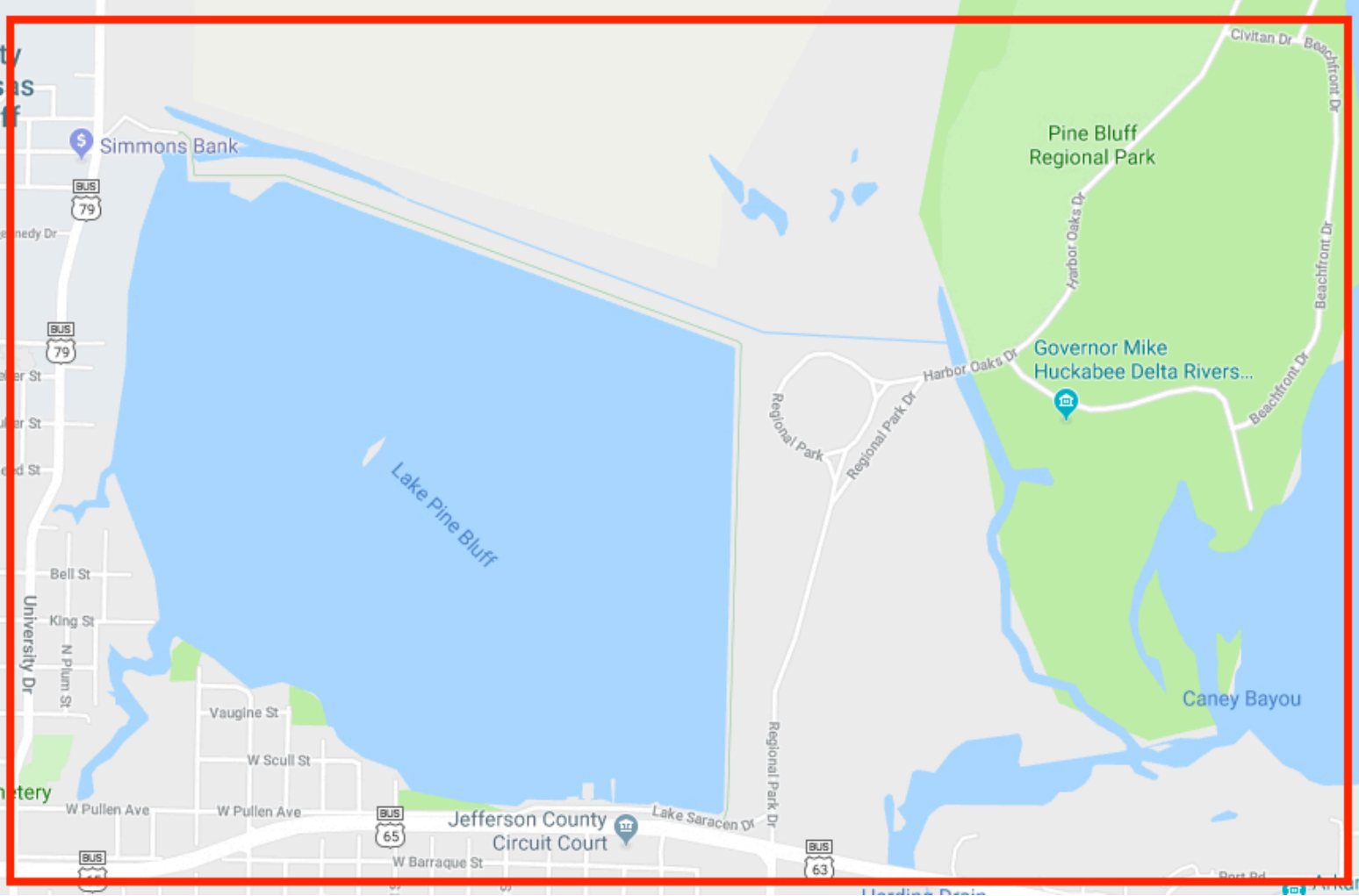
Census Tract 18 Block Groups 1 & 2

Primarily residential ranging from R-1 to R-2
Five multifamily spot zones and one planned unit development consisting of gated multifamily
Business zones at it 28th Street corners

URBAN RENEWAL AREA BOUNDARY MAP

Exhibit 2 – Page 4

North: Watson Blvd to Civitan Drive
South: Mitchell Expressway
East: Arkansas River
West: University Drive



**PINE BLUFF URBAN RENEWAL PLAN
URBAN RENEWAL AREA
LEGAL DESCRIPTION**

Exhibit 2 – Page 5

**PINE BLUFF URBAN RENEWAL PLAN
URBAN RENEWAL AREA
DESCRIPTION OF THE AREA**

Exhibit 2 – Page 6

**PINE BLUFF URBAN RENEWAL PLAN
URBAN RENEWAL AREA
LEGAL DESCRIPTION**

Exhibit 3 – Page 8

**PINE BLUFF URBAN RENEWAL PLAN
URBAN RENEWAL AREA
DESCRIPTION OF THE AREA**

Exhibit 3 – Page 9

**PINE BLUFF URBAN RENEWAL PLAN
DETAILED GOALS & OBJECTIVES**

Appendix 1 – Page 1

A. PROMOTE PUBLIC AND PRIVATE DEVELOPMENT

Goal: To promote public and private development, redevelopment, and rehabilitation within the Urban Renewal Area to help create jobs, tax revenues, and self-sustaining, vital and vibrant residential, commercial and industrial communities.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, and public buildings and spaces.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive, mixed-use, and industrial activity;
3. Help create economic vitality by creating activities and encouraging uses that bring a significant number of jobs, employees, residents, potential shoppers, and investors throughout the Renewal Area.
4. Support redevelopment through new construction, where appropriate, through direct financial assistance or by acquisition and disposition of property for redevelopment.

B. REHABILITATE BUILDING STOCK

Goal: To upgrade the stock of existing structures in the Renewal Area which contribute to its unique character, but which are run down or do not meet current state building and use-specific code requirements.

Objectives:

1. Improve the appearance of existing buildings in order to enhance overall aesthetics of the Renewal Area.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.

3. Redevelop buildings and area that are currently inconsistent with the goals and objectives of this plan so that the improvements benefit the entire economic development effort for the community and property owners.

C. IMPROVE SIDEWALKS, STREETSCAPES, PARKS, AND OPEN SPACES

Goal: To enhance livability through the improvement of existing sidewalks as well as the enhancement of parks and open spaces, such as multi-use paths, as an integral part of this area.

D. MAKE UTILITY IMPROVEMENTS

Goal: Improve and update utilities to support more efficient, intensive, and productive development of the areas.

Objectives:

1. Construct, reconstruct, upgrade, or relocate (i.e., underground) existing utilities (including water, electrical, sanitary and storm sewers, and telecommunications) as necessary to encourage and permit development of private properties, and supportive public amenities.

E. CONSTRUCT OR REHABILITATE PUBLIC FACILITIES

Goal: Maintain, acquire and/or develop public parks and open spaces as well as public safety, health and recreation, and other facilities, to maintain and enhance public use, safety, and enjoyment of the Renewal Area.

Objectives:

2. Ensure that public safety facilities within the Renewal Area are adequate to support and protect existing and proposed development in the Renewal Area.
3. Evaluate the adequacy of other public facilities serving the Renewal Area and their compatibility with the surrounding development and proposed redevelopment in the area.
4. Ensure that public parks and open spaces are adequate to serve existing and proposed development.

F. PROMOTE HOUSING DEVELOPMENT & NEIGHBORHOOD REVITALIZATION

Goal: Provide for new rehabilitated housing opportunities that collectively reflect a diversity of housing types, occupancy (rental and owner occupied) and income levels in the City. Support housing development that is geared to support the area's goals for generating new employment.

Objectives:

1. Provide a wide range of housing opportunities to accommodate households at all income levels. Including low-, moderate-, and upper-income, rental and owner-occupied housing, which support prospective residential markets in, adjacent to, and near the renewal area.
2. Obtain and provide assistance to help maintain and assist in the rehabilitation of the stock of existing housing in the renewal area.
3. Assist in the development of quality housing for a range of household incomes and characteristics that are unique to the desired urban, downtown and residential atmosphere.
4. Partner with established housing development entities to revitalize neighborhoods in the Urban Renewal Area.

G. IMPROVE PUBLIC ENTRANCE AND SIGNAGE

Goal: Assist in funding entrance beautification projects as well as signage projects that indicate city limits, cultural, historical, natural, and tourism landmarks within the renewal area.

Objectives:

1. Provide urban renewal funds for signage and entrance improvements in spaces within the urban renewal area reflecting the community's history, culture natural area, tourism opportunities, and welcoming attitude.
2. Provide assistance in implementing year-round "color and movement" such as banners, hanging flowers baskets, and holiday decorations.
3. Increase public signage, both directional and informational, especially for functions related to tourism, special community events, and seasonal occurrences.

**PINE BLUFF URBAN RENEWAL PLAN
DETAILED OUTLINE OF CONSISTENCY WITH
LOCAL AND REGIONAL PLANNING OBJECTIVES**

Appendix 2 – Page 1