

Texarkana, Arkansas Comprehensive Plan Public Input Survey Summary



2040 Texarkana Arkansas Comprehensive Plan

Extensive public input is critical to the success of any comprehensive planning process. If a plan is to effectively communicate a community's values and address its needs, the first step in the planning process must be to discover what those values and needs are. This was the goal of the public input process, to gain an understanding of what the city's residents and stakeholders think, feel, and believe about Texarkana, Arkansas.

Introduction

As a part of the development of the Texarkana, Arkansas plan, residents and community members were asked to provide input to the planning team through the online survey and meeting polls. Several input forums were utilized to encourage participation from a broad range of community members.

Objective

To provide a summary of the results of the visioning stage of the public input process.

What We Heard

The survey kicked off in April 2022 and received over 800 responses over five weeks. Questions focused on the current and future growth of the city as well as input about the city's character, retention of younger citizens, an development/redevelopment potential. The survey was shared on the city's website, Facebook page, the regional newspapers, other social media outlets, and through word of mouth.

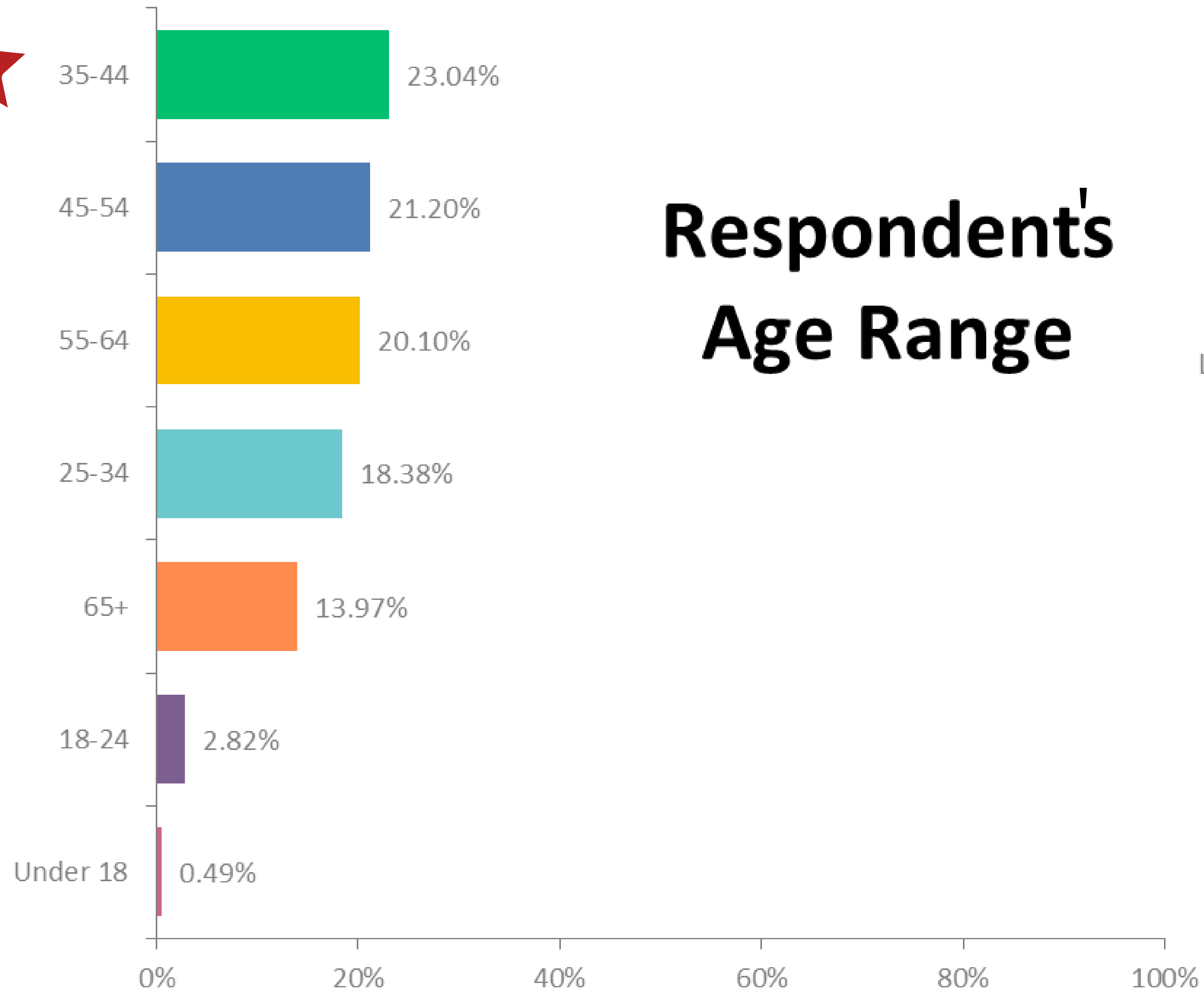
Respondents were asked a wide variety of questions ranging from why they chose to live in Texarkana, Arkansas, to what types of development they would like to see in the next 5-20 years, as well as what changes they would like to see in the next few years. Also, as part of the public input process, we received input from Texarkana, Arkansas High School students. They provided feedback regarding factors that may attract them to stay in the city after graduation.

Overall, we heard that opportunities, and concerns for the future, were voiced by the community on areas of safety (crime), lack of an adequate number of quality jobs and financial opportunities, and the need for improved infrastructure. These items consistently emerged as top priorities and challenges of the community.

Common Themes from Respondents

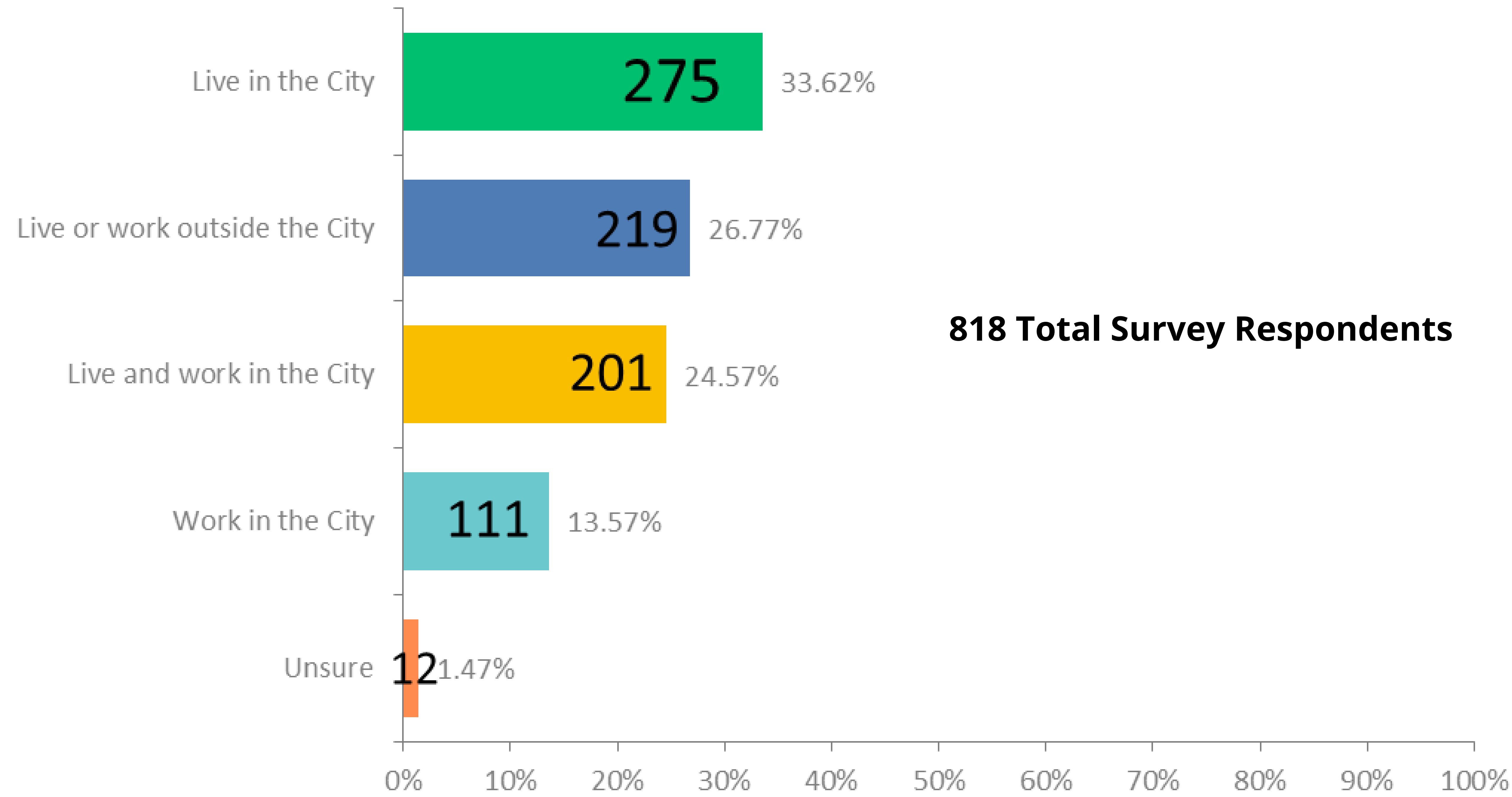
- The city is perceived as a community "where you can live close to family and friends" and one that provides an "affordable cost of living," yet many respondents feel that the city lacks job and business opportunities, and voiced concerns regarding housing and blighted areas of the city opportunities.
- A desire for better jobs, more retail and commercial options, and cultural and entertainment events.
- Concerns about road infrastructure, crime, and a need for a better school system.
- There is a consensus that Texarkana, Arkansas downtown is successfully revitalizing and becoming a core attraction within the city.
- There is a strong desire for future infill development and revitalization of housing within the city and that new development occurs in an organized and controlled manner to avoid spread.
- Support was expressed to increase commercial and industrial development and to have more affordable single-family and multi-family housing options.
- Respondents are interested in city clean-up and blight reduction, walking trails, tourism attractions, outdoor community gathering spaces, and parks.

What Is Your Age?



Respondents' Age Range

Do you live or work in the City of Texarkana, AR?



818 Total Survey Respondents

Survey Responses Collected

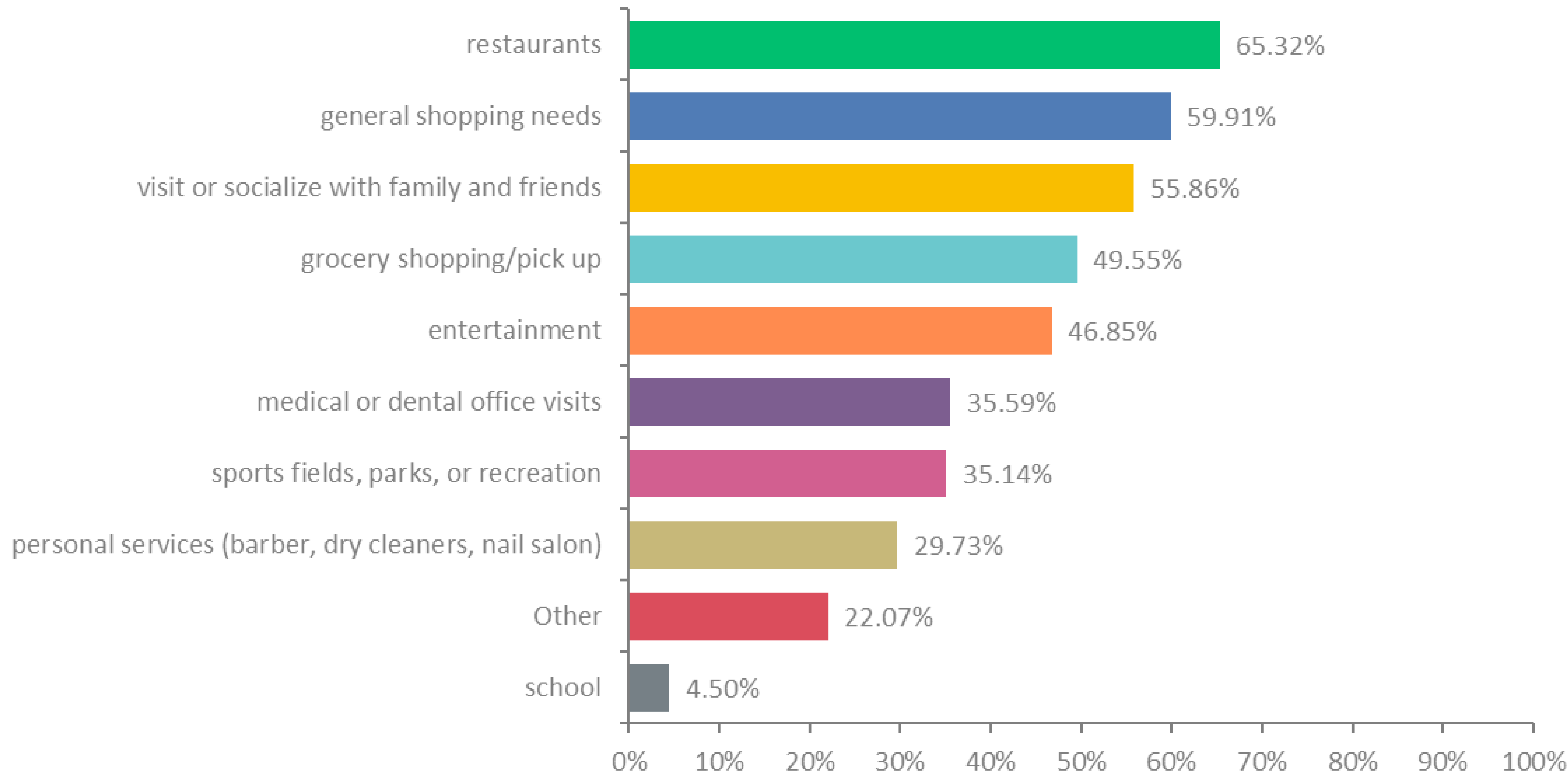
818

- 33% of survey respondents live in the City, while 13.7% work in the city. 24% Live and Work in the City while nearly 27% live or work outside the City.
- The City serves a large regional area. Many respondents who neither live or work in the area utilize city businesses and amenities.



Public Survey Input – Live or Work

If you do not live or work in Texarkana, AR, what brings you to the City?



- Survey Respondents ranked what brings them to City, if they do not live or work in Texarkana, Arkansas.
- Restaurants are the primary attraction to those outside City limits. General shopping needs, grocery pick up, entertainment, and visiting or socializing with family are also highly ranked.



If you live or work within the City, please list one of the neighborhoods/areas of town where you live or work.

Cooper Tire Four states fair Woodline E 24th South Mosley road Jefferson Ave
 Broad street Work Laurel Arkansas Blvd Heights Road Arkansas Hwy
 Jefferson Avenue North East st Sugarhill Avenue St Live Rd Forest
 Jefferson Lakewood Estates College Hill Hickory
 Rondo Blvd North Heights Ave
 Sugar Hill Locust street area Pinson Park 24th
 Stateline Hill Downtown Pinson State Line Meadowridge East
 County Ave Trinity 15th E Grand Highway Drive B Sanderson Lane
 South state line E 12th 35th Pleasant Grove GENOA Blackman Ferry Woodland

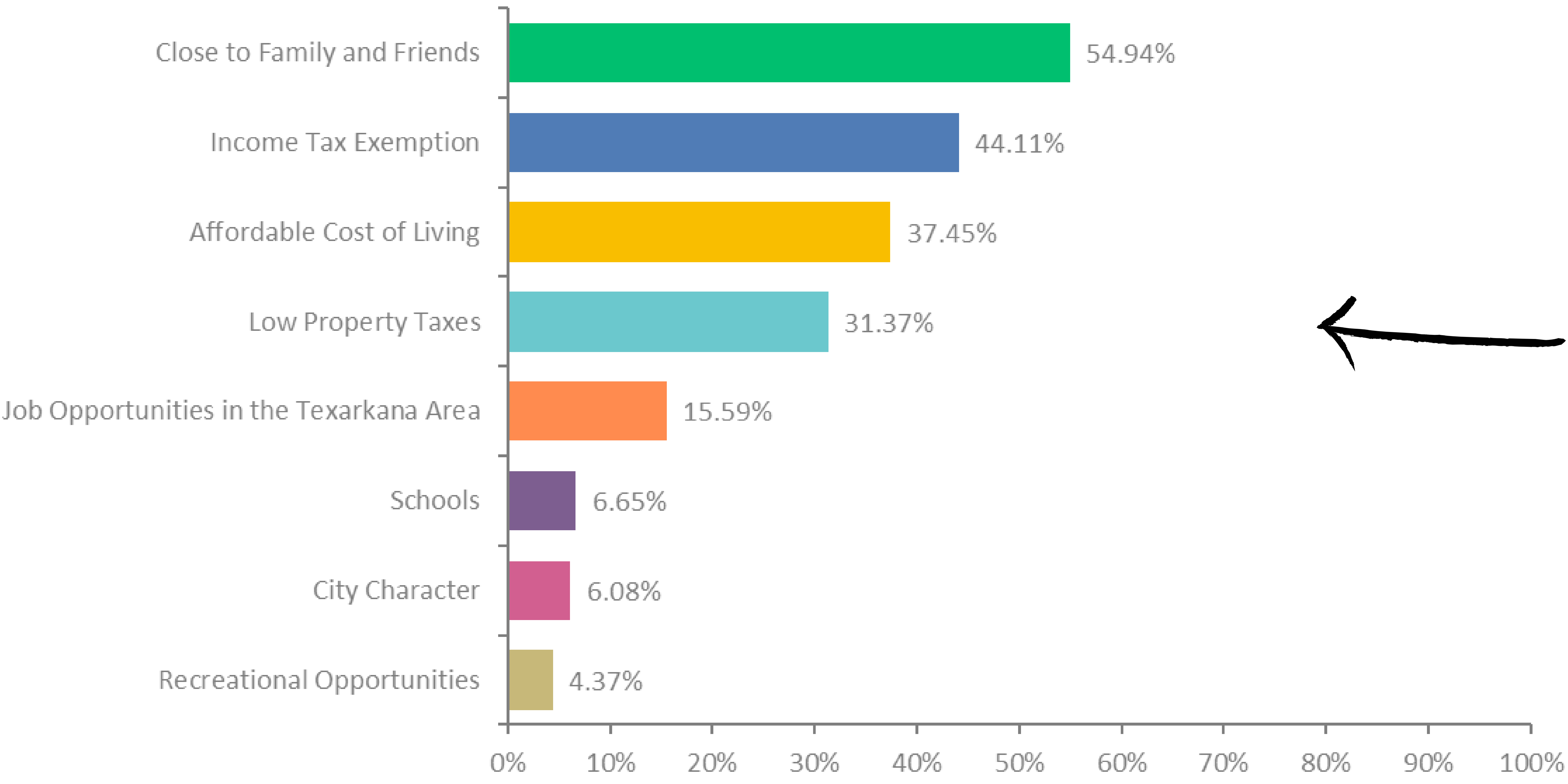
The neighborhoods/areas and closest streets or intersections to a resident's home or workplace are the following (areas/streets are ranked from the most to least mentioned):

1. North Heights
2. Rondo
3. Sugar Hill
4. College Hill
5. Jefferson Ave.
6. Stateline
7. Downtown
8. Arkansas Blvd
9. Trinity
10. South Stateline



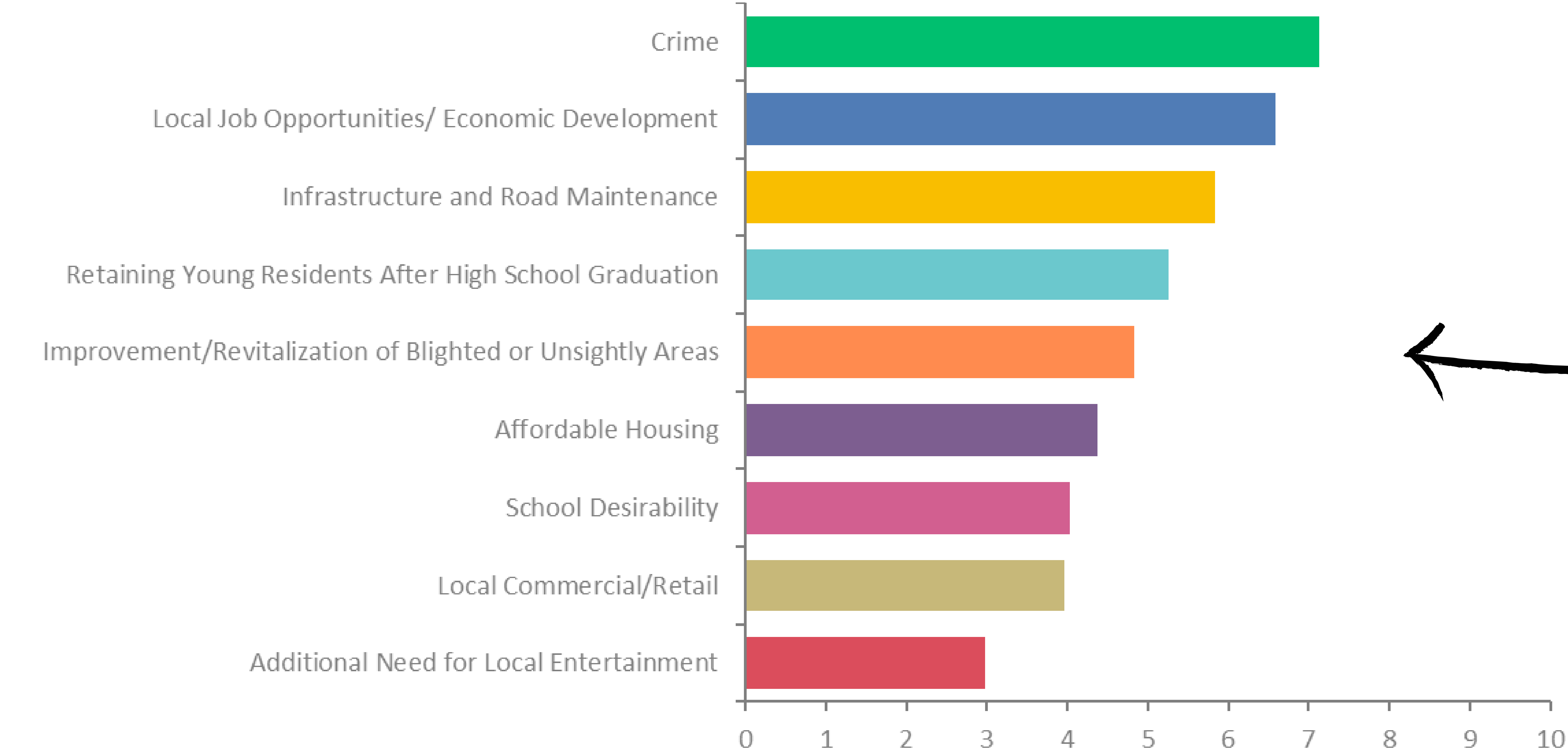
Public Survey Input - Live or Work

Why do you choose to live or work in Texarkana, Arkansas?



- When asked to provide why residents choose to live or work in Texarkana, Arkansas. Approximately 55% of respondents stated they choose Texarkana, Arkansas due to proximity to family and friends.
- "Income tax exemption" ranked second and "affordable cost of living" ranked third among the reasons why they choose to live in the City.

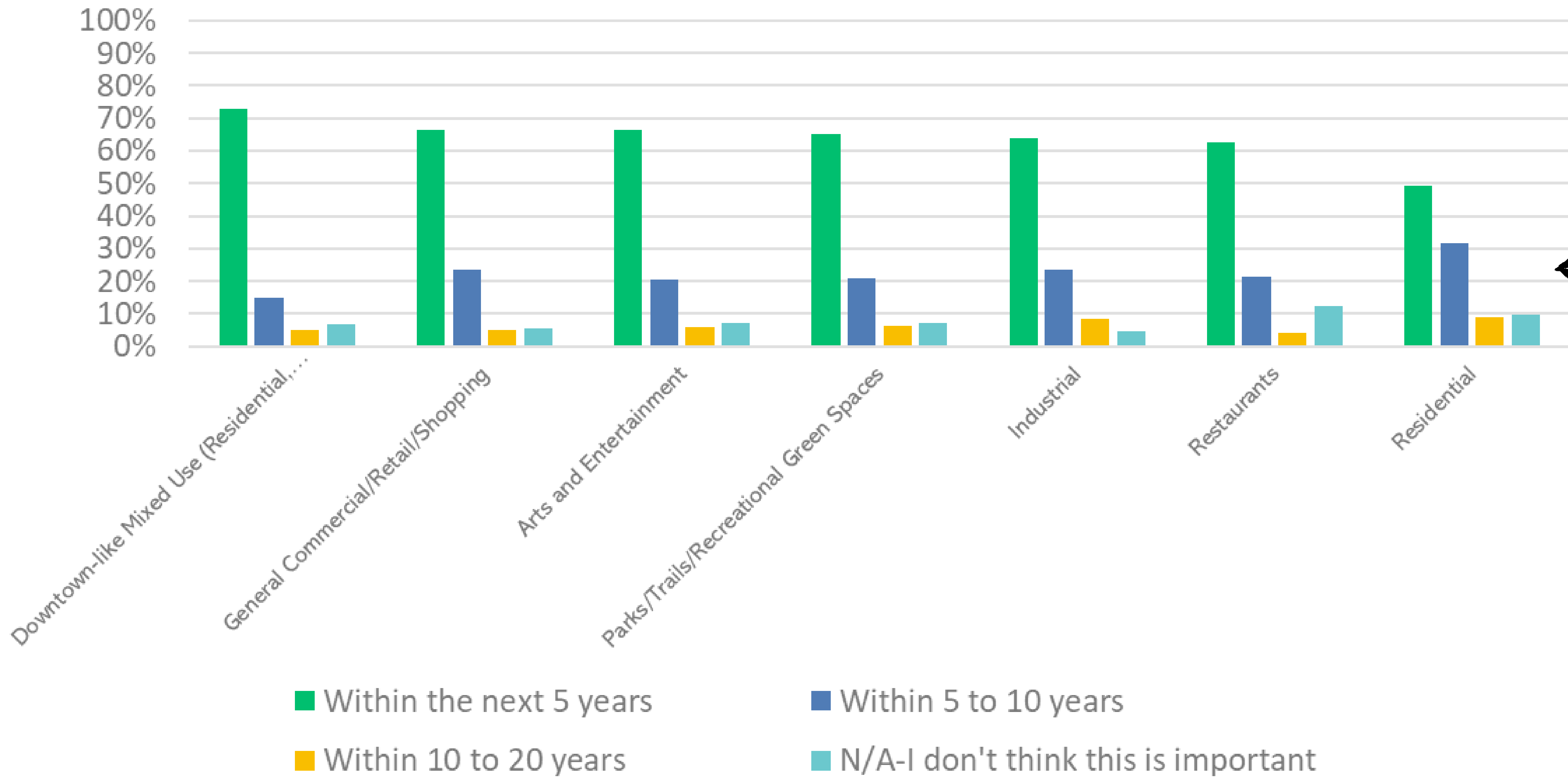
What do you feel are major challenges facing Texarkana, AR, in the next 20 years?



- Respondents chose "crime" as the leading challenge the city is facing.
- The "lack of local job opportunities/economic development and infrastructure/road maintenance" are second and third challenges respectively.
- There were additional challenges that should be mentioned though they were not ranked as top priority challenges. Many respondents noted additional challenges are "affordable housing" and "retaining young residents".

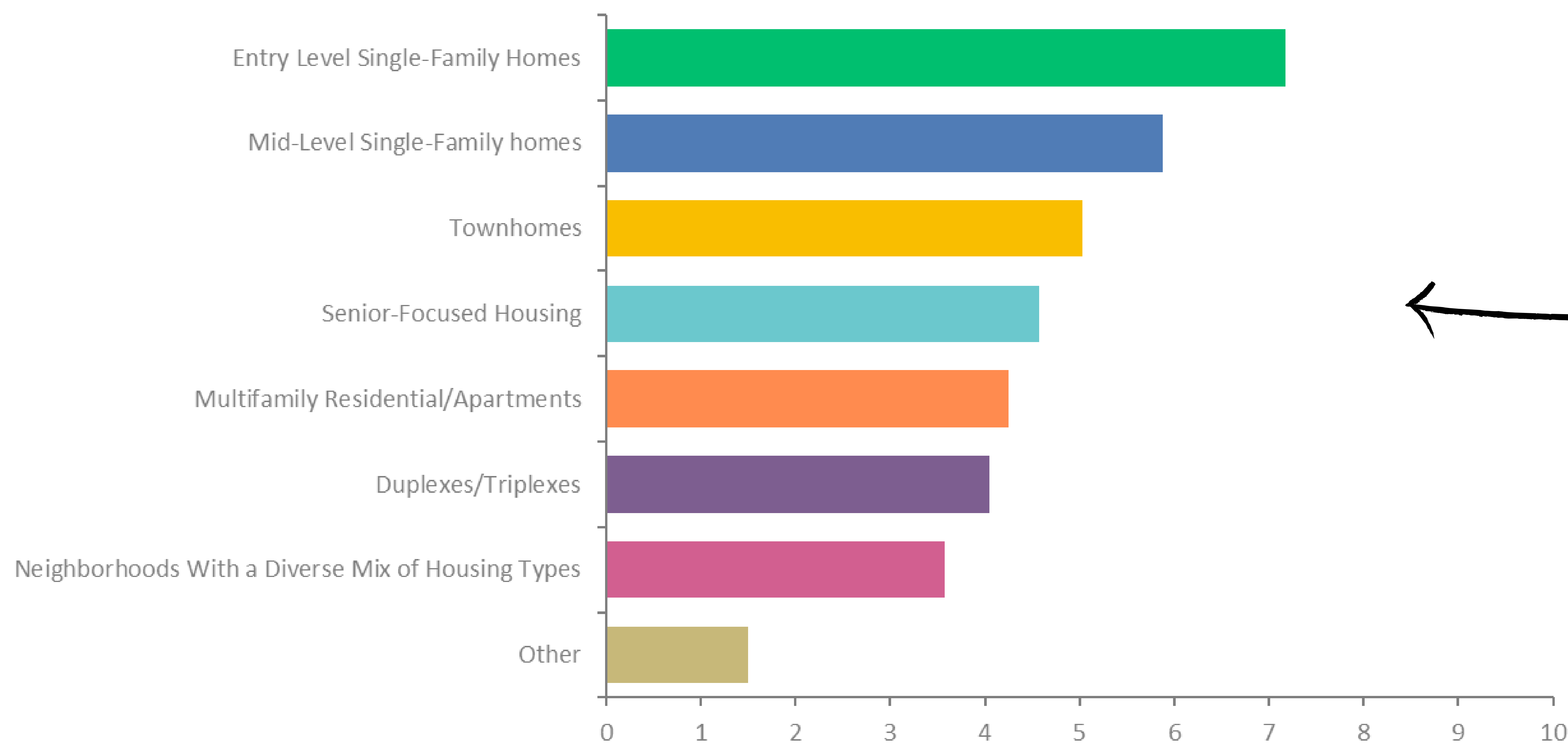
Public Survey Input - Development, Housing, and Challenges

What types of development would you like to see in Texarkana, AR over the next 20 years?



- When asked about the types of developments residents would like to see over the next 20 years, nearly 72% mentioned they would like to see Downtown-like Mixed Use within the next five years.
- Almost 66% of respondents stated they would like to see an Arts and Entertainment District or area in the next five years. The third category of development respondents said they would like to see within the next five years would be general commercial, retail, and shopping at 65%. Most respondents would like to see these changes occur within ten years.

What types of housing are needed in the City?



- Survey respondents prefer to see entry-level single-family homes, with 300 responses (55%) mentioning that this is the preferred option.
- Many survey respondents also felt Mid-Level Single-family and townhomes should be encouraged.

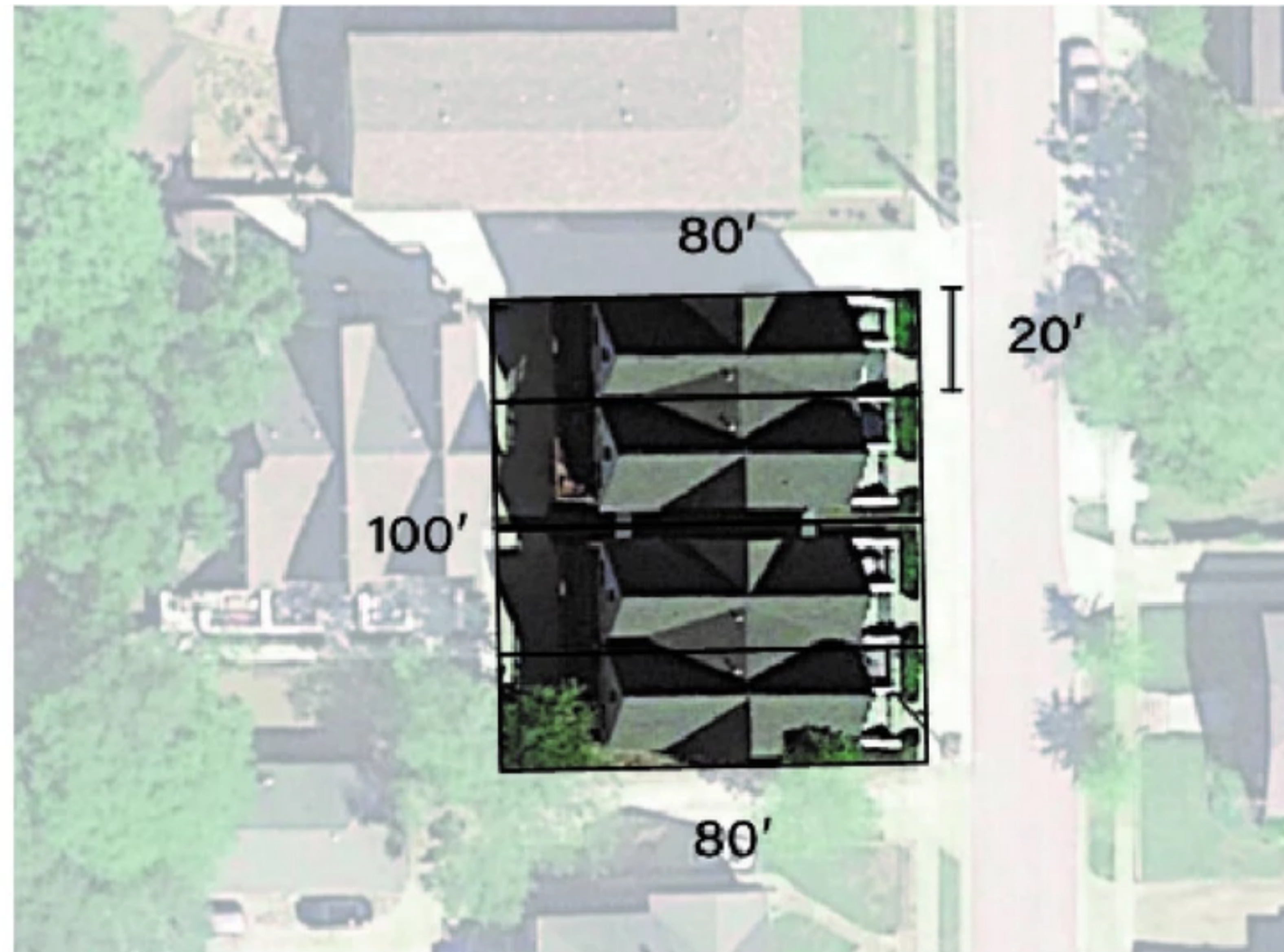
Visual Preferencing – Single-Family Residential (Attached) Townhome

To understand which types of housing types are preferred in the City of Texarkana, Arkansas, several visual preference exercises were provided on the survey. Respondents were shown an example of single-family residential (attached) townhome units where each townhome is owned and occupied by one family.

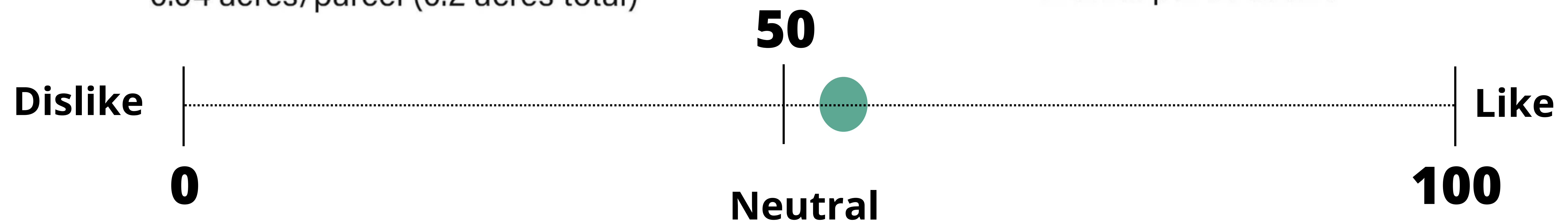
Respondents were then asked if they like or dislike the idea of encouraging townhome-style development in appropriate areas of the city. The responses favored the idea of townhome single-family residential example.



0.04 acres/parcel (0.2 acres total)



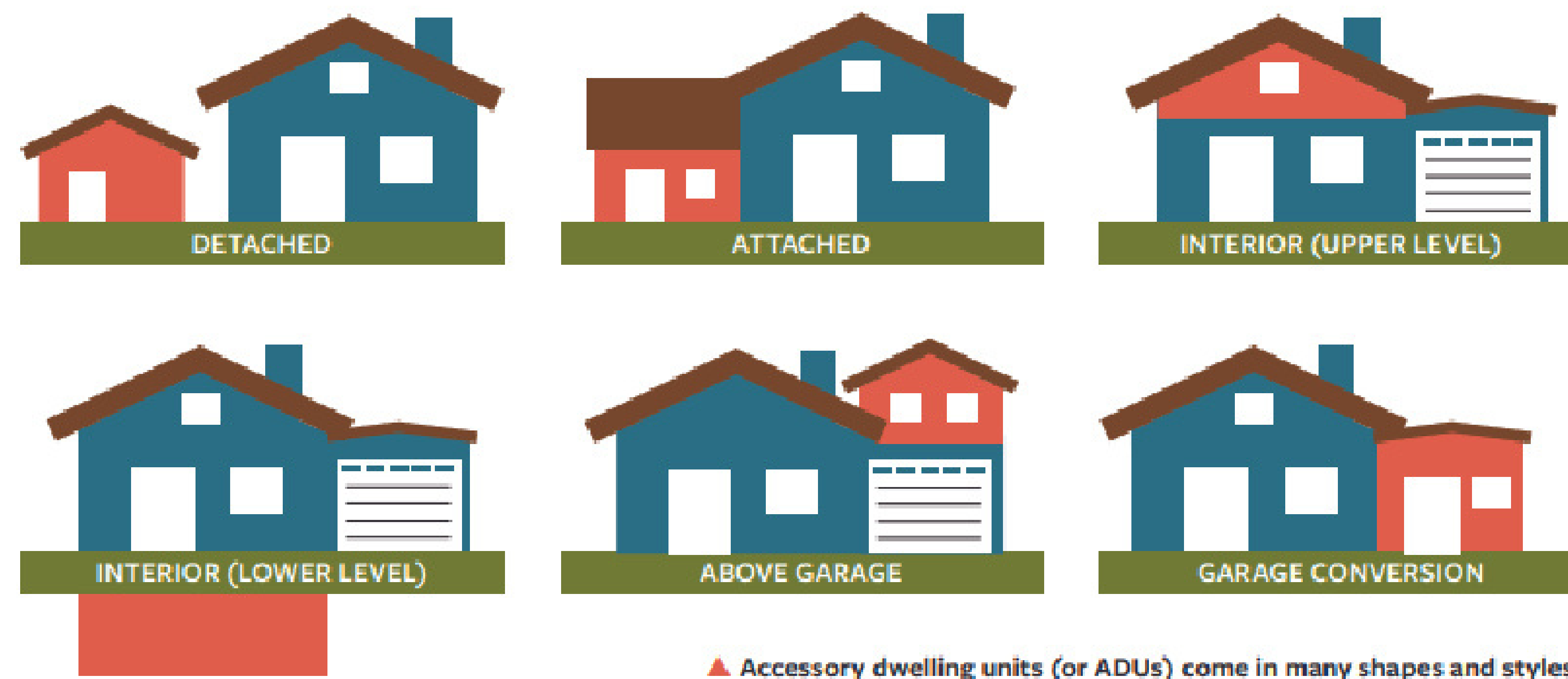
2 units per structure



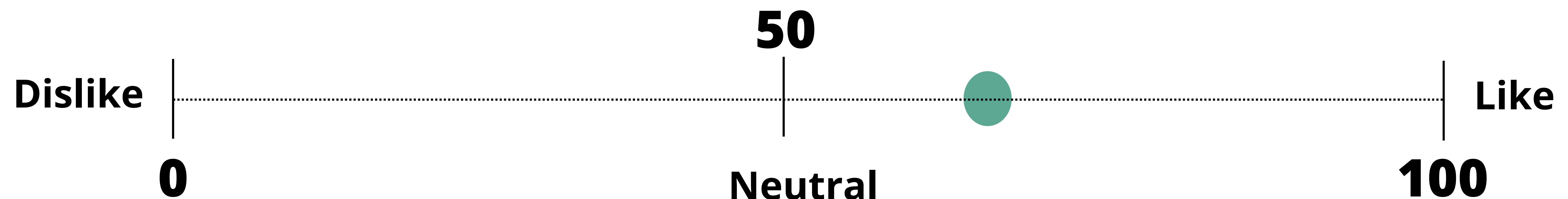
Visual Preferencing - Additional Dwelling Unit (ADU)

To understand which housing types are preferred in the City of Texarkana, Arkansas, several visual preference exercises were provided on the survey. Respondents were shown an Additional Dwelling Unit (ADU) structure to a single-family home. ADUs are also commonly referred to as a "Guest House" or "Mother-in-Law Apartment" and are smaller structures placed on the same lot as an existing single family home. The ADU might be attached to the main dwelling or a separate structure. They can be a great way to provide housing for a relative or guest.

Respondents were then asked if they like or dislike the idea of encouraging an Additional Dwelling Unit (ADU) structures in appropriate areas of the city. The responses favored the idea of Additional Dwelling Unit (ADU) structure example.



From the AARP's "The ABCs of ADUs"
<https://www.aarp.org/content/dam/aarp/livable-communities/livable-documents/documents-2019/ADU-guide-web-singles-071619.pdf>



Visual Preferencing - Tiny Home Development

To understand which housing types are preferred in the City of Texarkana, Arkansas, several visual preference exercises were provided on the survey. Respondents were shown a picture of an example of a Tiny Home Development. Tiny Home Developments have become popular recently throughout the United States and are appealing to people who may not need large living space but don't wish to live in a traditional apartment.

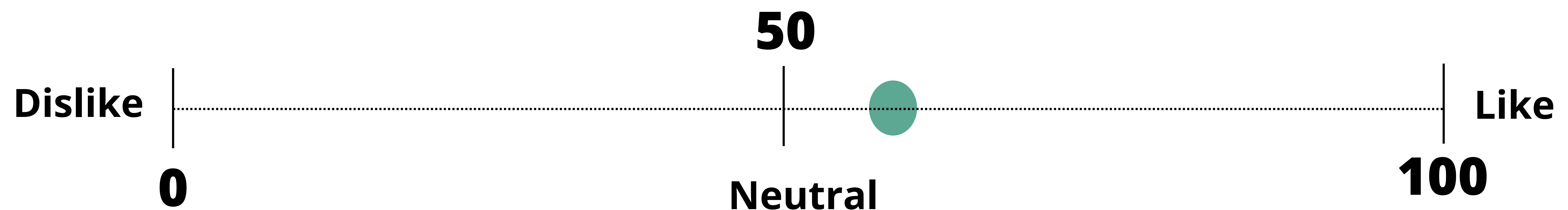
Respondents were then asked if they like or dislike the idea of allowing tiny home developments in appropriate areas of the city. The responses favored the idea of tiny home development in appropriate areas.



Quixote Village- Olympia, WA



1.84 acres



Visual Preferencing - Infill Housing

To understand which types of housing types are preferred in the City of Texarkana, Arkansas, several visual preference exercises were provided on the survey. Respondents were shown examples of infill housing. Infill housing are examples of single-family residential units that are able to fit on smaller lots within the older parts of town. Many of these include parking areas behind the home.

Respondents were then asked if they like or dislike the idea of encouraging new types of single-family housing in areas of the City that have existing small lots. The responses favored the idea of infill housing developments.



0.2 acre/parcel



1 unit per parcel



0.06 acres



1 unit

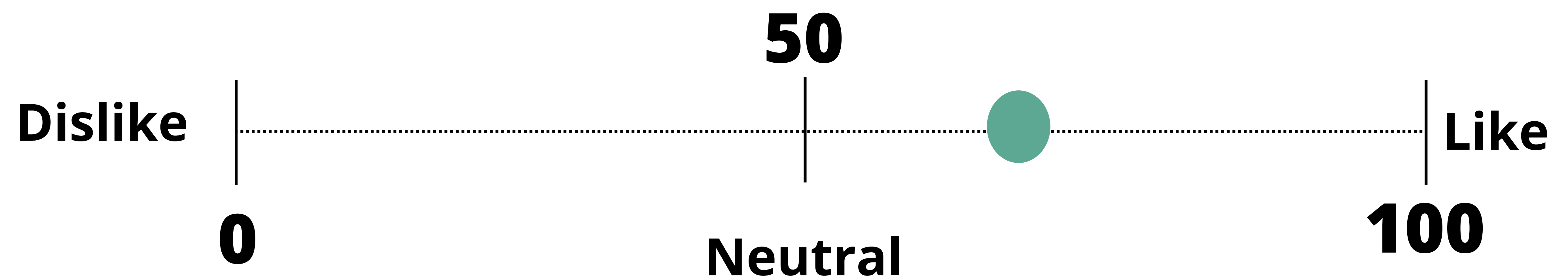


0.1 acre/parcel



1 unit per parcel

Infill Housing: Small Lot Single Family Residential Units Response



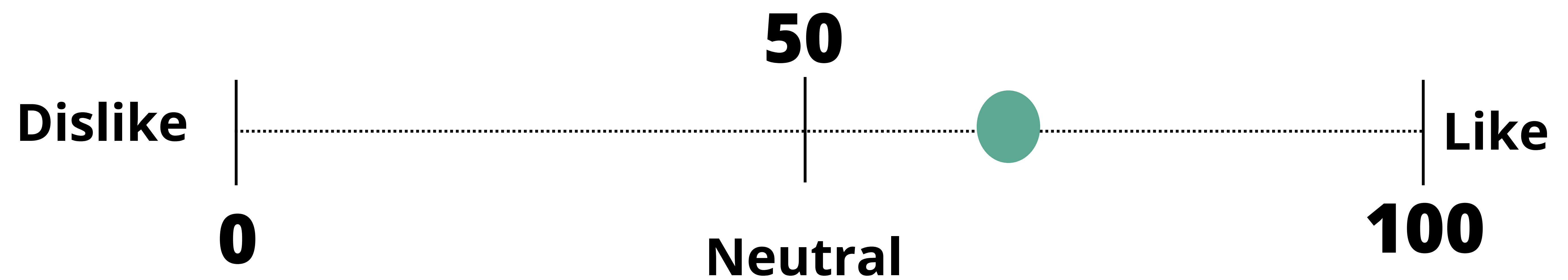
Visual Preferencing - Mixed Use Development

To understand which types of housing types are preferred in the City of Texarkana, Arkansas, several visual preference exercises were provided on the survey and at the first public meeting. Respondents were shown examples of mixed use developments (residential apartments over commercial and office uses). While often seen in downtowns, mixed use Developments can also be established in other parts of the city. mixed use developments create a unique neighborhood feel and a better pedestrian environment.

Respondents were then asked if they like or dislike allowing mixed use developments in some areas of the City that have traditionally been exclusively commercial. The responses favored allowi mixed use developments.

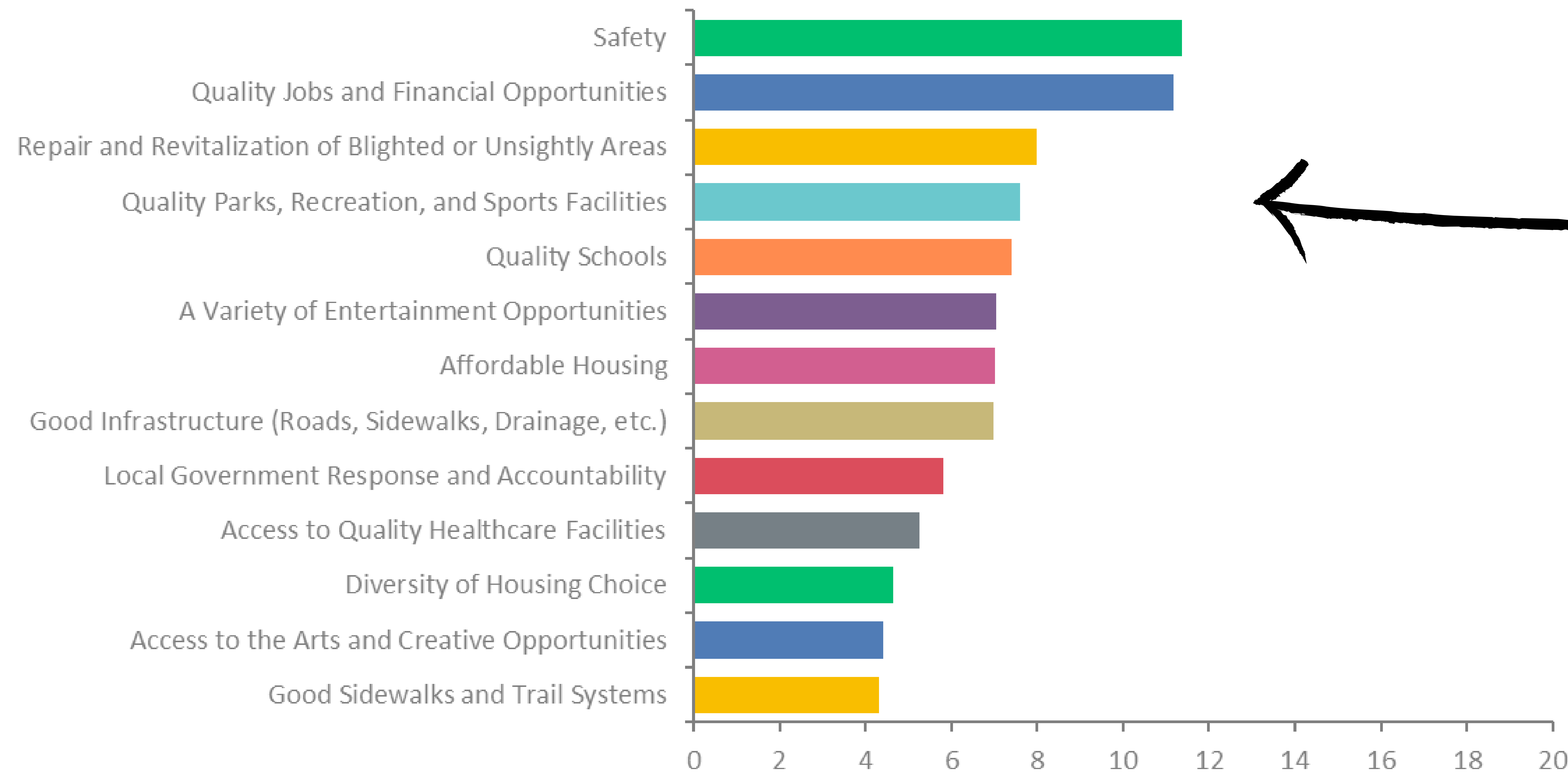


Mixed-Use Development: Response



Public Survey Input - Quality of Life

Quality of Life is a subjective measure of day-to-day satisfaction and access to needed resources for health, comfort, and success. Certain factors will matter more to different people. Respondents were asked to rank the quality of life factors in order of importance to them.



Respondents' view the quality of jobs, financial opportunities, and safety as important factors in their quality of life.

How would you rate the quality of life in Texarkana, Arkansas?

2.7



Average Rating