

COMMUNITY MEETING #2

CITY OF SILOAM SPRINGS

Comprehensive Plan

JUNE 29, 2021

1

PROJECT UPDATE

2

**COMMUNITY SNAPSHOT
RECAP**

3

**ECONOMIC
DEVELOPMENT**

4

PUBLIC INPUT SUMMARY

5

**VISION & GUIDING
PRINCIPLES**

6

PUBLIC INPUT

MEETING AGENDA



1. **PROJECT** **UPDATE**

Process

COMPREHENSIVE PLANNING

PUBLIC ENGAGEMENT

Background Analysis

1

January 2021 - April 2021

Community Snapshot
Visioning

Plan Development

2

May 2021 - January 2022

Land Use
Mobility
Economic Development
Housing
Character
Facilities

Implementation Strategy

3

February 2022 - March 2022

Infrastructure
Regulatory Framework
Catalytic Projects

Adoption

4

April 2022 - May 2022

Finalize Plan
Joint Workshop
Adoption Hearing

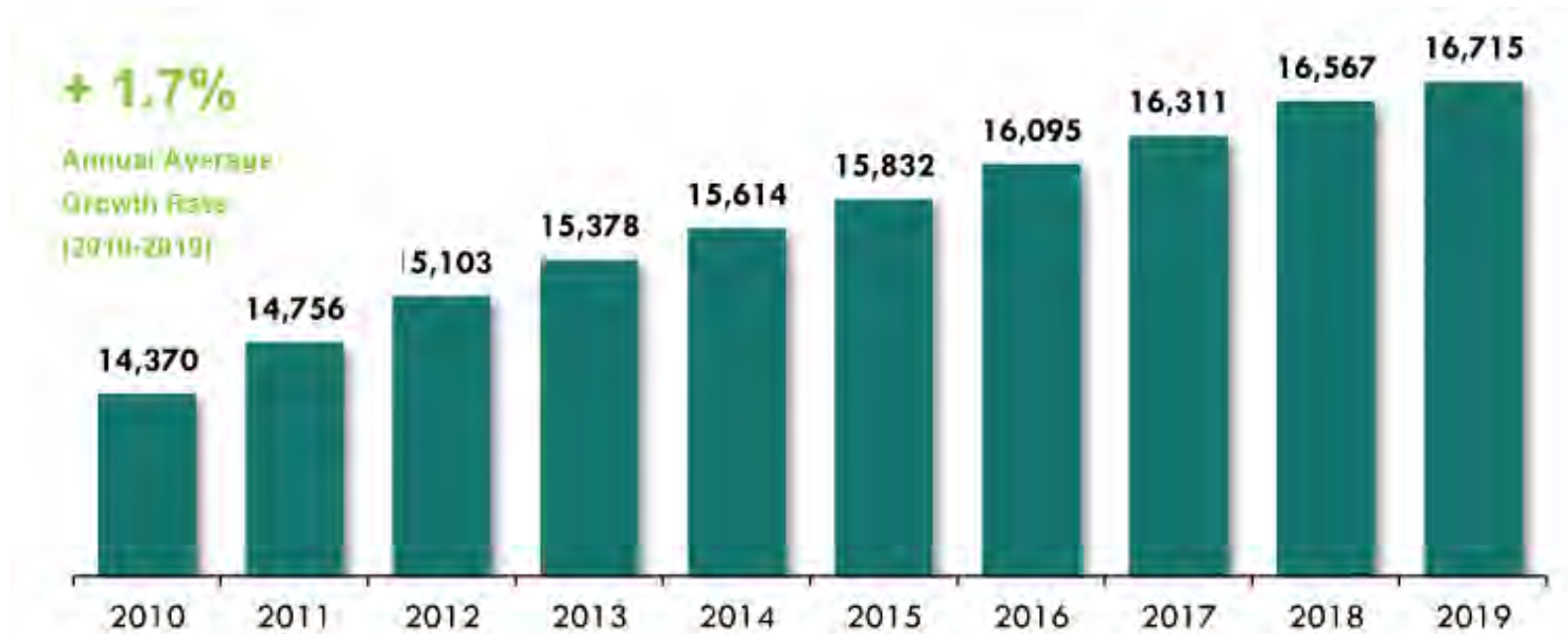
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2. **COMMUNITY** ***SNAPSHOT***

COMMUNITY SNAPSHOT

HISTORICAL POPULATION TRENDS



Source: U.S. Census Bureau 2010-2019 5-Year Estimates

POPULATION PROJECTIONS

| YEAR | 1.5% | 2.0% | 2.50% |
|------|--------|--------|--------|
| 2019 | 16,715 | 16,715 | 16,715 |
| 2020 | 16,966 | 17,049 | 17,133 |
| 2021 | 17,220 | 17,390 | 17,561 |
| 2022 | 17,479 | 17,738 | 18,000 |
| 2023 | 17,741 | 18,093 | 18,450 |
| 2024 | 18,007 | 18,455 | 18,911 |
| 2025 | 18,277 | 18,824 | 19,384 |
| 2030 | 19,689 | 20,783 | 21,932 |
| 2035 | 21,211 | 22,946 | 24,814 |
| 2040 | 22,850 | 25,334 | 28,074 |
| 2045 | 24,616 | 27,971 | 31,763 |

Source: Freese and Nichols, Inc. Population Projections Based on U.S. Census Bureau 2019 5-Year Population Estimate

COMMUNITY SNAPSHOT

MEDIAN AGE (2019)

28.6

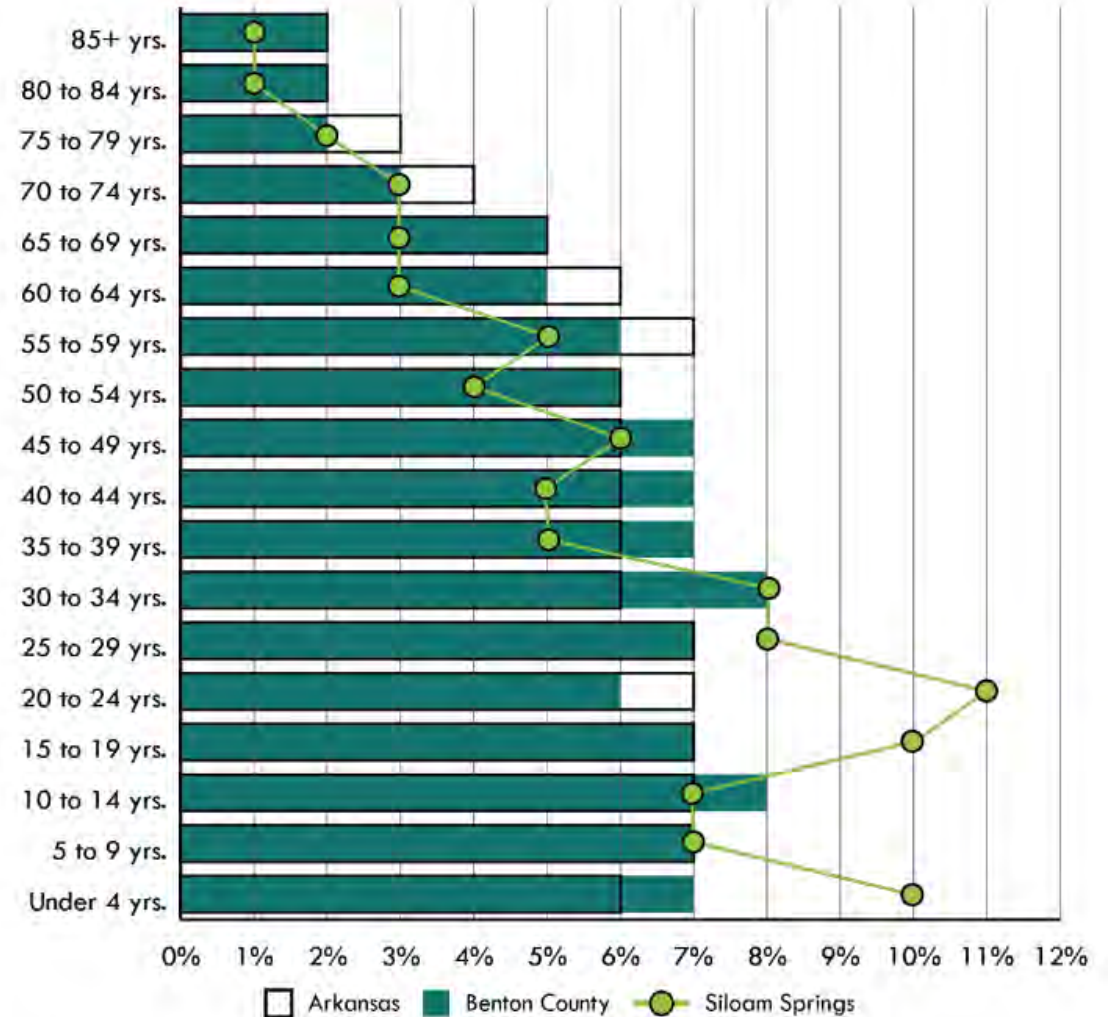
Siloam
Springs

35.4

Benton
County

38.1

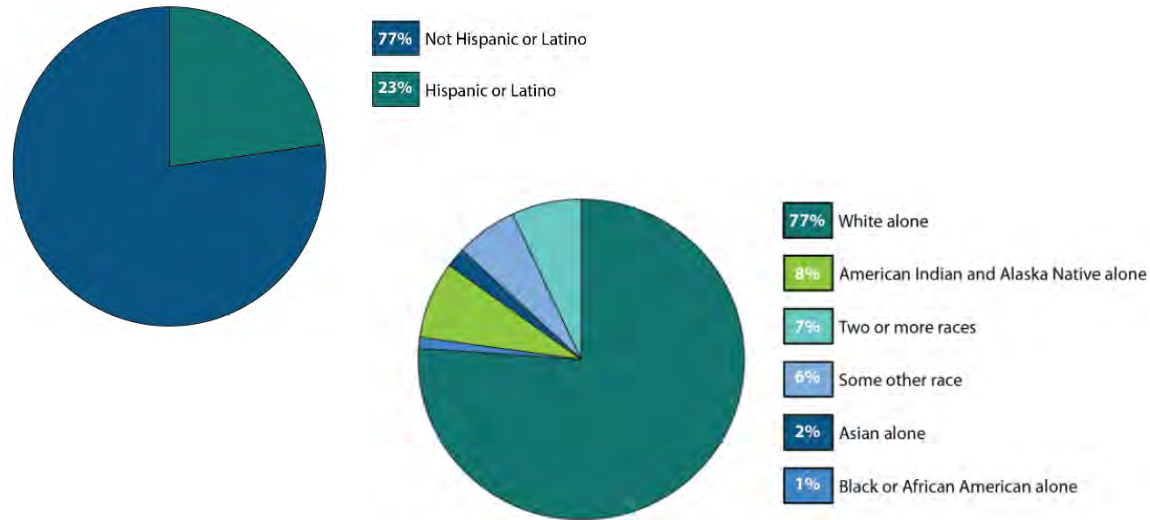
Arkansas



Source: U.S. Census Bureau 2019 5-Year Estimates

COMMUNITY SNAPSHOT

ETHNICITY AND RACE



Source: U.S. Census Bureau 2019 5-Year Estimates



HOUSEHOLD TYPE

| | SILOAM SPRINGS | BENTON COUNTY | ARKANSAS |
|--|----------------|---------------|------------------|
| MARRIED COUPLE FAMILY | 51% | 59% | 48% |
| With own children of the householder under 18 years | 26% | 27% | 18% |
| COHABITING COUPLE HOUSEHOLD | 8% | 5% | 5% |
| With own children of the householder under 18 years | 6% | 2% | 2% |
| MALE HOUSEHOLDER (No spouse/partner present) | 15% | 14% | 18% |
| With own children of the householder under 18 years | 2% | 1% | 1% |
| Householder living alone | 9% | 10% | 13% |
| 65 years and over | 2% | 2% | 4% |
| FEMALE HOUSEHOLDER (No spouse/partner present) | 25% | 22% | 29% |
| With own children of the householder under 18 years | 6% | 5% | 6% |
| Householder living alone | 13% | 12% | 16% |
| 65 years and over | 7% | 6% | 8% |
| TOTAL NUMBER OF HOUSEHOLDS | 5,382 | 97,249 | 1,158,071 |

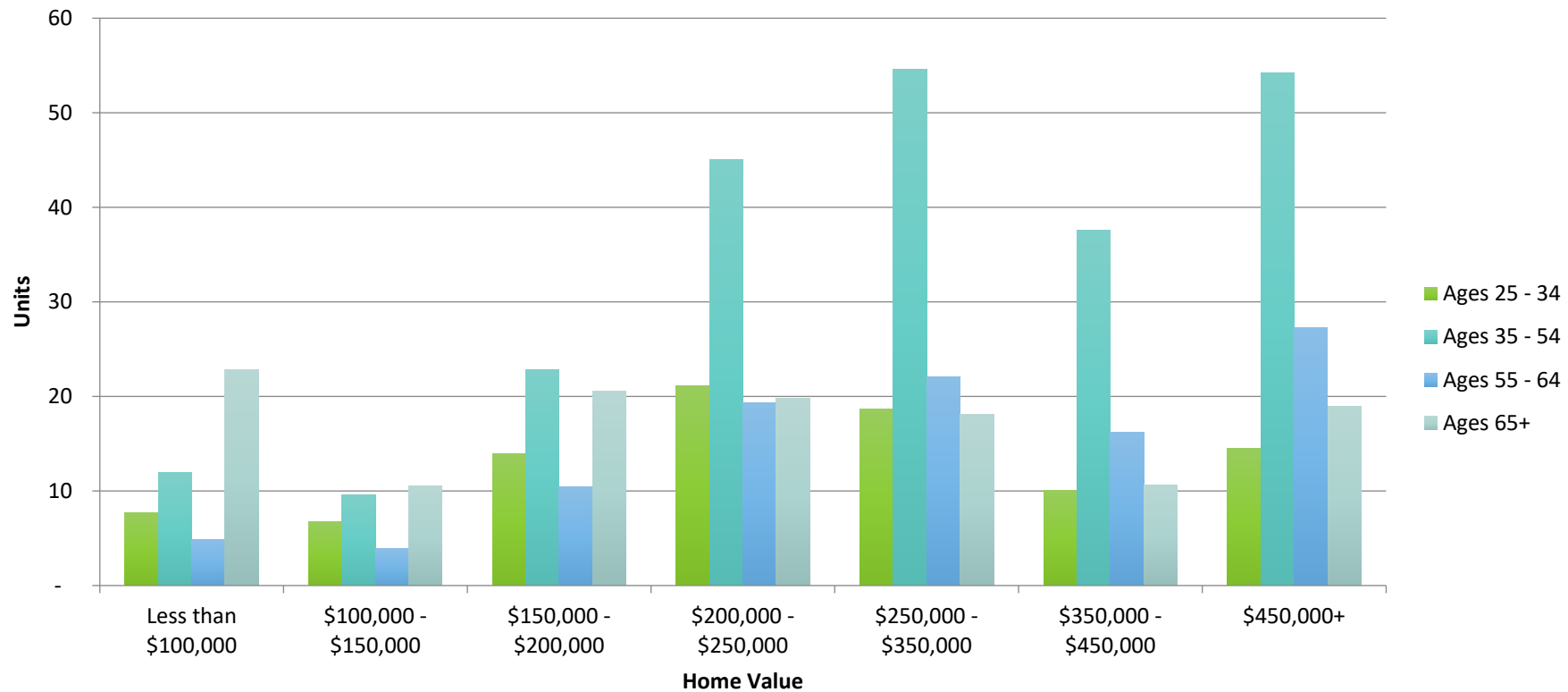
Source: U.S. Census Bureau 2019 5-Year Estimates



3. **ECONOMIC** ***DEVELOPMENT***

RESIDENTIAL DEMAND

Siloam Springs Annual Owner-Occupied Demand

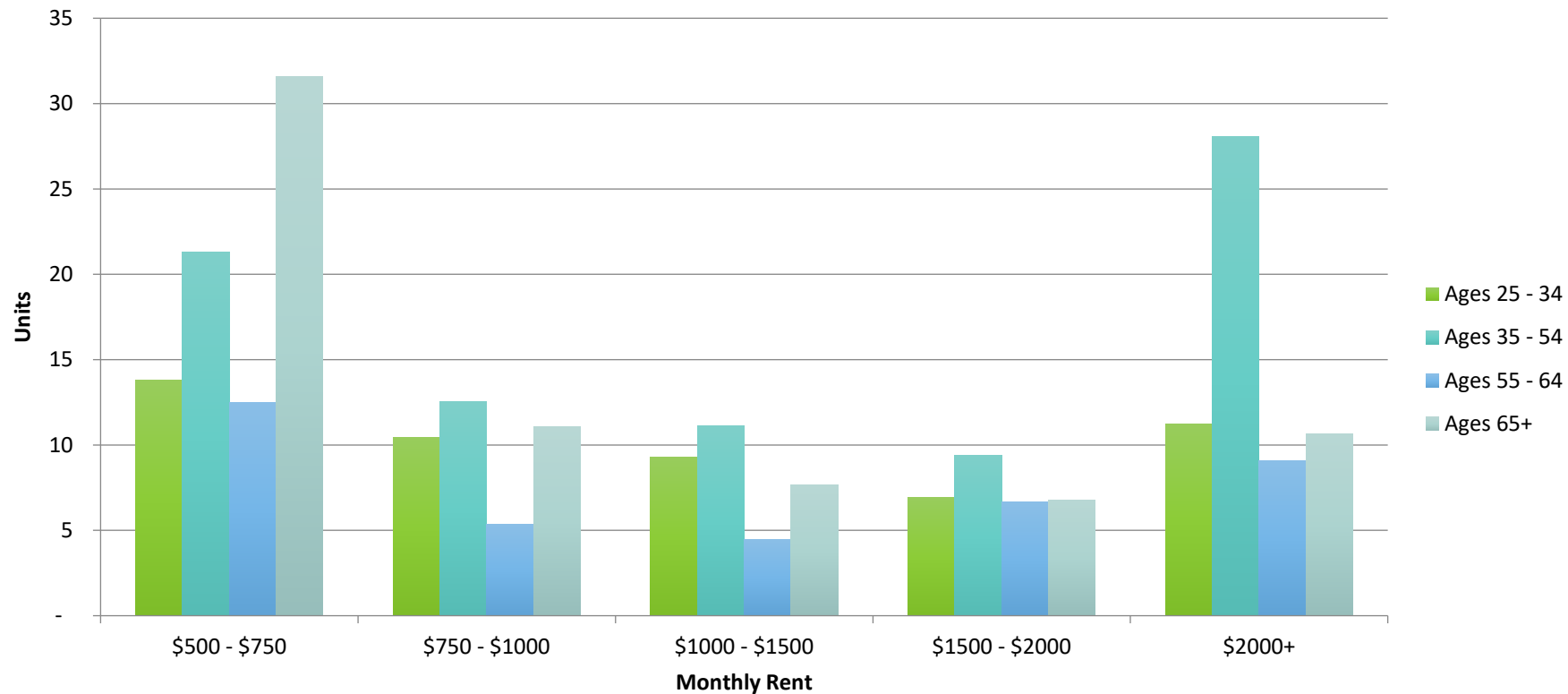


There is demand for 554 owner-occupied units on an annual basis

- 74% of demand is for market rate product (\$200k+)*

RESIDENTIAL DEMAND

Siloam Springs Annual Renter-Occupied Demand



- There is demand for 240 renter-occupied units on an annual basis*
- 51% of demand is for market rate product (\$1,000+/Month)*

RETAIL LEAKAGE

1

Building Materials

2

Convenience Stores

3

General Merchandise

4

Clothing Stores

Strengths

- Regional market
- Existing base/retail gravity

Weaknesses

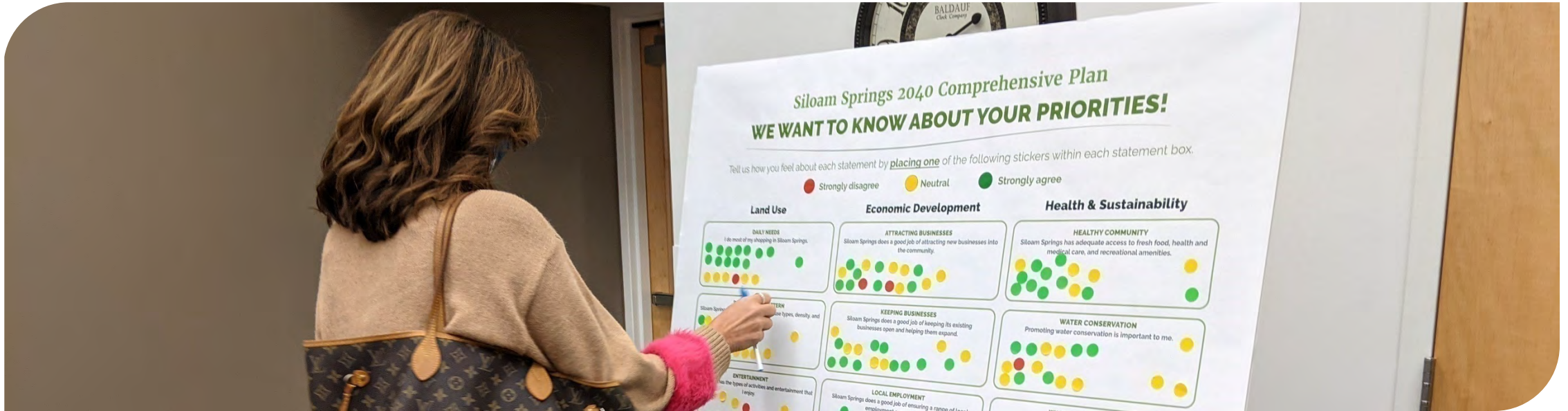
- Cost of real estate
- Lack of identity in corridors

Opportunities

- Available vacancies
- Harness new tourism
- Pent up demand
- Increase demand generators

Threats

- NW Arkansas
- TX and OK incentives
- Legacy ownership

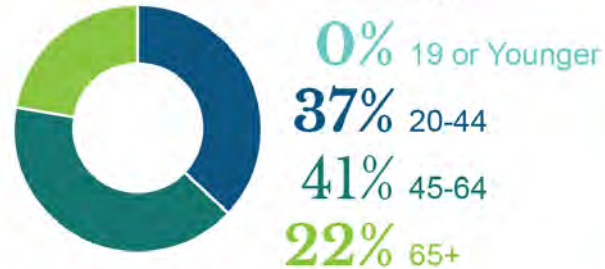


4. PUBLIC *INPUT SUMMARY*

Open House #1 Summary

27
Participants

What is Your Age?



Top Three Priorities



Most AGREED with Statements



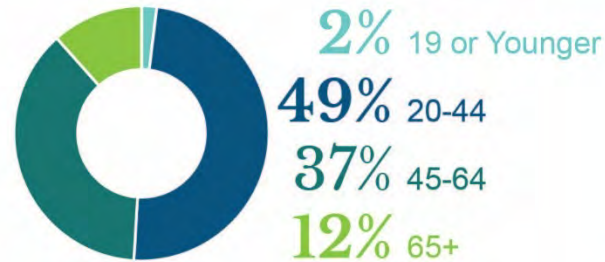
Most DISAGREED with Statements



Survey Summary

699
Participants

What is Your Age?



Top Three Priorities



Most AGREED with Statements



Most DISAGREED with Statements



**WHAT DO
YOU LOVE
ABOUT
SILOAM
SPRINGS
TODAY?**



**WHICH
WORDS BEST
REFLECT
SILOAM
SPRINGS'
VALUES?**

| | |
|------------|---|
| 481 | Small-town feel |
| 473 | Family oriented |
| 322 | Safe and healthy |
| 319 | Vibrant downtown |
| 279 | Business friendly |
| 258 | Connected community |
| 255 | Fiscally responsible |
| 243 | Natural environment preservation |
| 168 | Environmentally sustainable |
| 166 | Distinctive community character |
| 137 | Diverse and equitable |
| 87 | Innovative |
| 67 | Tourism oriented |
| 54 | Resilient |
| 20 | Other |

“IN 2040, I
HOPE
SILOAM
SPRINGS
WILL BE...





5. **VISION &** **GUIDING *PRINCIPLES***

GUIDING PRINCIPLES



Small-Town Feel

Inviting and inclusive neighborhoods in a beautiful natural setting showcase Siloam Springs' unique community character.



Community Oriented

We value inclusiveness and quality of life for residents of all ages.



Safe and Healthy

Siloam Springs offers active lifestyle choices and services that promote a sense of wellbeing.



Vibrant Downtown

Downtown Siloam Springs celebrates arts and culture, local businesses, and the history of the community.

GUIDING PRINCIPLES



Business Friendly

Siloam Springs supports our local business community and attracts a wide variety of employment options.



Connected Community

The City is connected physically, culturally, and socially through programs, organizations, infrastructure, and shared experiences.



Fiscally Responsible

The City is intentional and transparent in its decisions, serving as a conscientious steward of the community's resources.



Natural Environment

The City celebrates the natural environment as an essential component of Siloam Springs' unique identity.

A photograph of a street scene in Siloam Springs, Arkansas, featuring a brick sidewalk, a fire hydrant, a flower pot, and buildings in the background. The image is overlaid with a semi-transparent blue filter. Large, stylized text is centered over the image.

**WHAT DOES *SILOAM*
SPRINGS WANT TO BE?**

VISION STATEMENT

Siloam Springs is a modern, mid-sized city with a small-town feel. We are a welcoming, safe, and vibrant community celebrating our rich history and a connection to the natural environment. With a pride of place, we enjoy diverse and inclusive neighborhoods, unique destinations, and thriving businesses supporting our residents and the region.





6. **PUBLIC** **INPUT**

IN-PERSON MEETING

Map Exercise

Work in small groups to create a map reflecting land use and transportation preferences. Be prepared to share your ideas. Each table will have a facilitator to guide the discussion.

Input Boards

Using input boards around the room, indicate your preferences and leave comments on the provided feedback form.

Online Option



GREETINGS FROM

THIS IS YOUR PLAN

Springs

www.siloamsprings2040.com