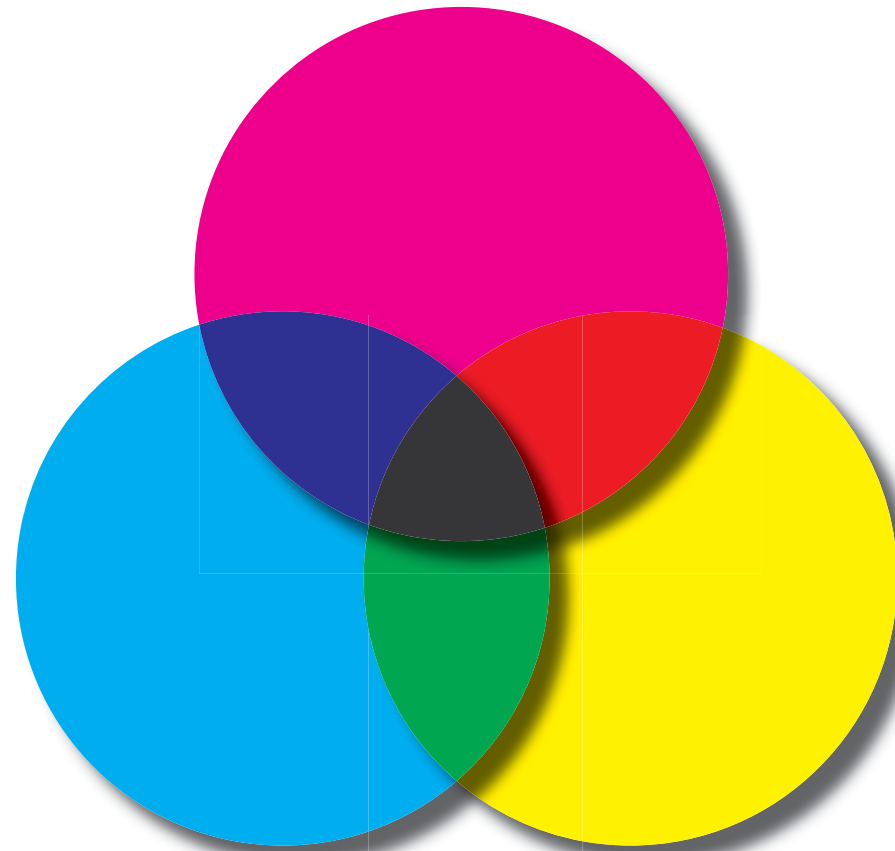


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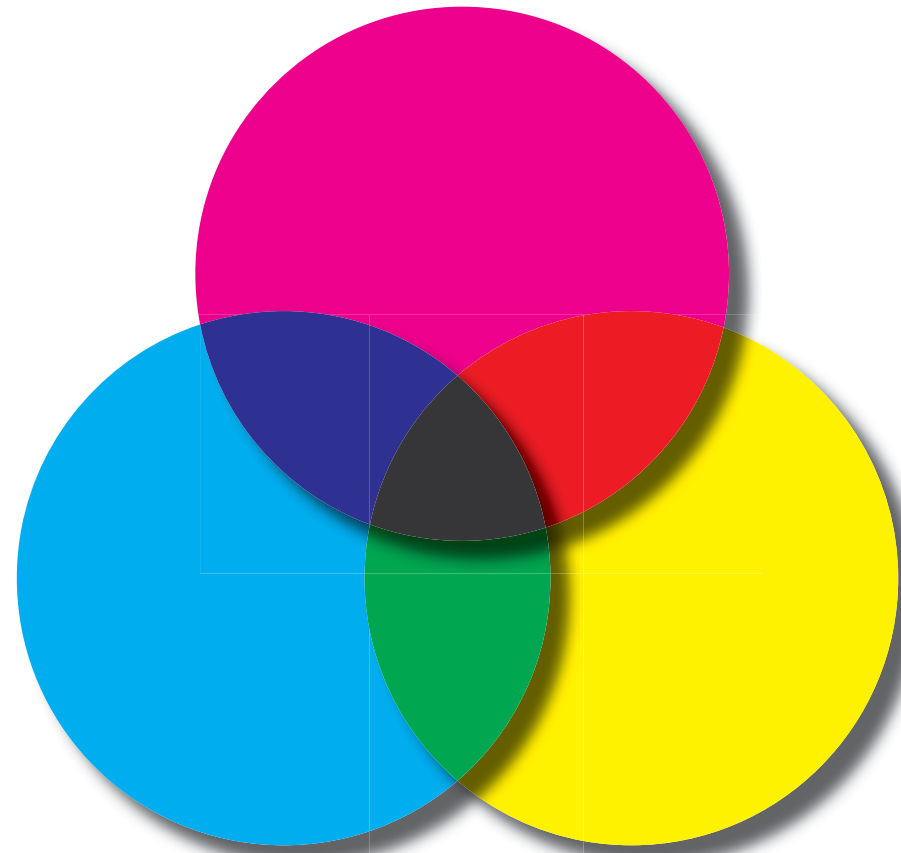
People – Planet – Profit



Community Visions for a Stronger Tomorrow:  
**Anderson, MO, Pineville, MO  
and McDonald County, MO**

# TRIPLE BOTTOM LINE

People – Planet – Profit



Community Visions for a Stronger Tomorrow:  
**Anderson, MO, Pineville, MO  
and McDonald County, MO**



# ACKNOWLEDGMENTS

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The CCS team members would like to thank the people from Anderson and Pineville who participated in the visioning meetings, shared their insights and concerns with the teams, and welcomed us so graciously into their communities. Your openness and honesty throughout the visioning process helped to develop a collaborative vision and experience that is relevant and meaningful. This collaborative process has significantly enriched the academic and community educational experience.

The CCS team would especially like to recognize the following individuals:

### Mr. Ken Schutten

Mr. Schutten was instrumental in organizing the Anderson visioning effort and arranging for the funding from the City of Anderson for this study. His commitment to this collaborative process and influential advocacy for the development of a progressive and innovative vision for the future of the community was a significant reason for the success of this study. Mr. Schutten's commitment to seeing that a cross section of the community's various constituency and interest groups were involved and encourage to participate was highly laudable. With his ongoing advocacy of this community visioning process, we believe that the community of Anderson will be in a good position to see positive improvements within the community and region in the coming years.

### Mr. Gregg Sweeten, Mayor

Mayor Sweeten has been an enthusiastic leader in the Pineville community visioning process. Under Mr. Sweeten's leadership many of the community leaders, important community advocacy and special interest committee and board representatives, and citizens became involved in this collaborative visioning study. Their involvement throughout the study provided continuity, ongoing critical feedback, and positive encouragement to the CCS team. The shared learning experience that developed during this collaborative visioning process has prepared the community for the next stage in the visioning process: community analysis of the recommendations, community planning, and implementation. With Mayor Sweeten's continued leadership, we believe that the community of Pineville is in a good position to move forward on the City of Pineville's improvements.

## Special Thanks

We would like to specifically recognize Mr. Gary Wasson of Poppy's Daylight Donuts for his generous and delicious donut contributions at the community presentations.

Finally, we would like to thank Danny and Cheryl Correll of First Impressions Printing and Design, Springfield, MO for their mentoring and collaboration in the printing of this document.

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## PREFACE

In the spring of 2015, the Center for Community Studies was approached by Ms. Amanda Marney of the University of Missouri-Extension, McDonald County about two possible community visioning projects: Anderson and Pineville, MO. Through discussions with Mr. Jeff Barber, State Specialist for Housing and Environmental Design for Southwest Missouri and Ms. Marney the scope of the projects were clarified and some issues identified pertaining to each community and county in general. A site visit was conducted with Ms. Marney, Mr. Barber, and Professor Garrott during the spring to look at the existing conditions of the two communities and to develop a more complete understanding of the context. It was the judgment of all involved that the proposed projects could meet the academic expectations for the school of architecture, that the communities would be benefited by a community collaborative visioning study, and, that given the schedule, the fall semester 2015 would be an appropriate time to undertake the study.

A joint community meeting between Anderson and Pineville was organized and a presentation of the type and scope of services that the Center could provide was explained. Examples of recent community visioning projects in Webb City, Carthage, Monett, and Springfield were presented. The Community / University Collaborative Process was also presented and expectations for each community outlined. It was reiterated that the collaborative process with the Center would not generate **“The Community’s Vision”**, but rather would generate **“The Community’s Visioning Tool-Kit”** from which the community would be able to prepare its own vision in the coming years.

At the conclusion of the community meeting, both communities chose to enter into a Letter of Agreement with the Center for Community Studies to participate in a collaborative visioning study during the fall 2015.

The structure of these community visioning studies was as follows:

- Each community would be studied independently by a CCS Team and Community Visioning Committee to ascertain the wants and needs, opportunities and challenges of the community.
- Each community would independently assess how the integration of policy, planning, design, and service activities between the two communities might strengthen the area and broader McDonald County.
- Any recommendation pertaining to collaborative efforts between the two communities would be withheld until the latter phases of the study.
- Each CCS Team would make three presentations to their community throughout the fall.

- There would be a joint community site visit event at the beginning of the process at which time everyone would tour both communities, meet community members, study the community infrastructure and environmental context, and have a float trip on the Elk River between Pineville and Noel, MO.
- There would be a joint community presentation at the end of the process at which time the CCS Team’s planning and design recommendations would be detailed and explained.

This document is the culmination of both CCS community teams’ efforts. The reports for Anderson and Pineville have been combined into this single document for several reasons:

- The background research for the two communities and McDonald County was common in nature.
- Several of the planning and design recommendations that emerged were common to both communities: recommendations for sustainable infrastructure retrofit and new construction, community garden and healthy lifestyle initiative, relationship of the river in each community to its city center, joint cultural event / celebration center, and environmental stewardship education initiative.
- The resource materials used in this study is relevant to both communities and is listed in the bibliography.
- Each community could benefit by seeing what was recommended for the other community.

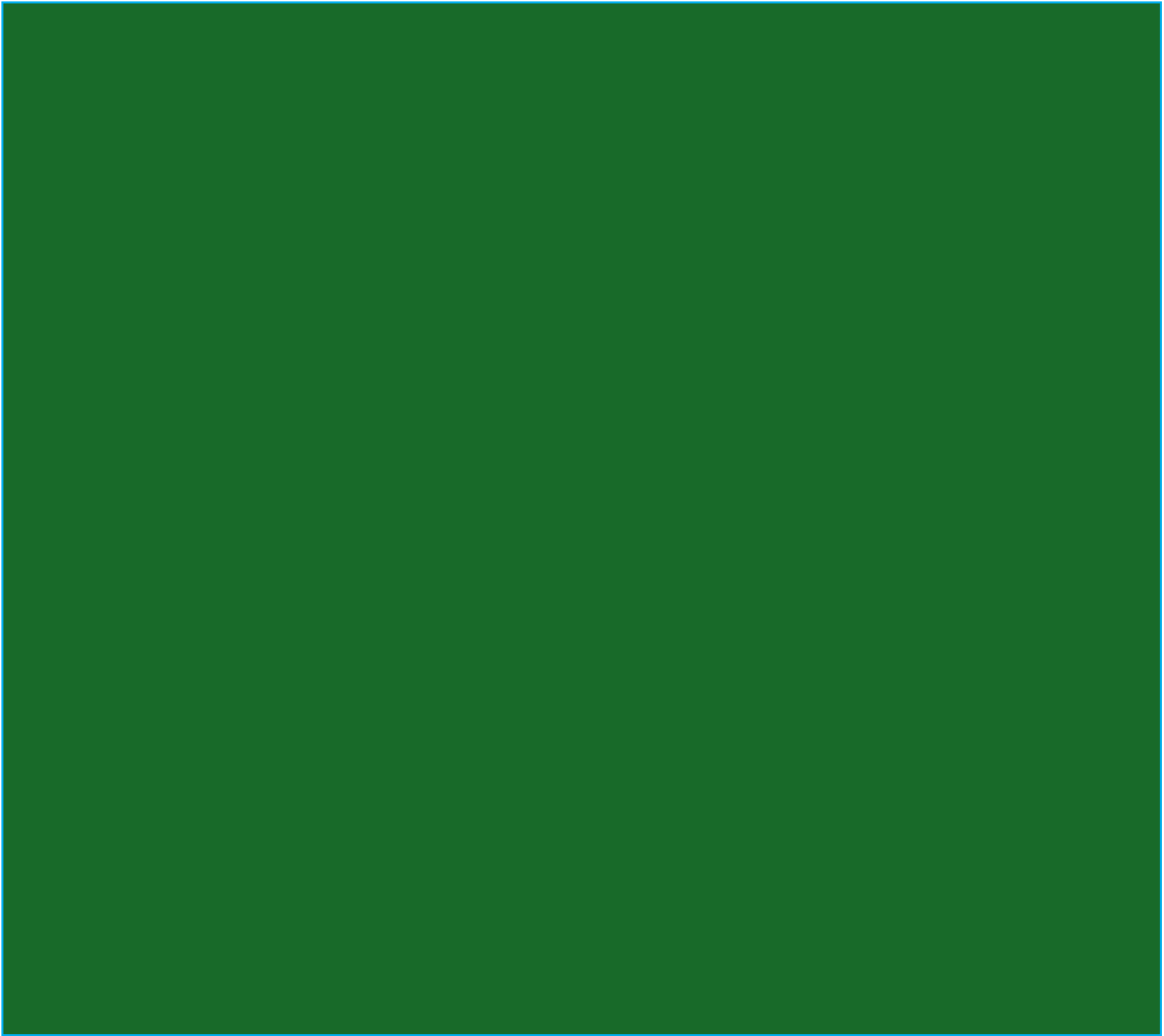
The **Community Visions for a Stronger Tomorrow: Anderson, MO, Pineville, MO, and McDonald County, MO** document should merely be considered a “tool-kit” for exploring potential visions of what the communities and region might become over the next 20-30 years. As part of this study, the communities and region have been photographed, researched, and examined to ascertain the physical, socio-cultural, economic, and perceptual characteristics of the areas that are and will be influencing the social and economic renewal of the area. This document identifies the issues that must be addressed if the collaboratively developed visions presented herein are to be developed and why those issues are of concern for the implementation and over-all well-being of the region.

# “VISIONING TOOL-KIT”











# EXECUTIVE SUMMARY

This executive summary is an outline of the main issues that have been identified by the communities of Anderson, Pineville, and McDonald County, University of Missouri-Extension and the Center for Community Studies (CCS) project team from Drury University throughout the Community Visioning Process that will influence the implementation and quality of the community's long term vision. Although each issue is presented as a single entity, they are in actuality a network of interrelated variables that should/must be considered by the community for this vision to be achieved.

**Vision without Action is a Daydream.  
Action without Vision is a Nightmare.**

Proverb

**ISSUE:** (Shown italicized, bold, and in a larger font size)

The issue is a variable that has been identified that will significantly influence the conceptualization, implementation, and maintenance of the community's vision.

**Concern:**

The concern(s) are the various explanation of why the identified issue should/need to be carefully considered by the community during the visioning process.

**Guideline:**

The recommendation of the CCS project teams for responding to the identified issue variables.

This executive summary of the main issues have been grouped in the following eleven categories:

- Umbrella Issues or "Givens"
- Heritage Resources
- Natural Resources
- Streetscape
- Public Spaces
- Safety and Well-Being
- Infrastructure
- City Center Commercial
- Identity
- Legal
- Implementation

## Umbrella Issues or "Givens"

These issues should be considered during the ongoing development of Anderson, Pineville, and McDonald County to ensure that the community improvements are in the best interest of their current, and future, citizens and visitors.

### VISIONING PROCESS

**Concern:**

The natural tendency when reviewing the Visioning Toolkit is to become overwhelmed with the number of design issues that were identified and recommendations that were presented. Skepticism and suspicion about the feasibility of addressing those community issues and implementing variations of the recommendations is a natural response. The community may become overwhelmed by the large task of trying to comprehend the scope of the study and determine where to start. Often the community perceives the Visioning Tool Kit as a documented vision that has to be implemented all at once. This is incorrect. The Visioning Tool Kit is a compendium of identified issues and possible ideas that the community should consider when they come together as a group to "articulate their own community vision".

**Guideline:**

The community members should always keep in the forefront of their mind that the community visioning process takes time and requires the participation of the citizenry to see it through. The implementation of the vision process is not intended to be done quickly, all at once, but rather over the forthcoming 15-25 years; one small step at a time.

By following a systematic cyclic process of review, vision articulation, prioritization, planning/design, implementation, and review the community will be able to work through the Visioning Toolkit, develop a community vision statement, determine current priorities, and begin the implementation process.

**• Review**

At the beginning of each stage in the visioning/community development process the community group charged with the responsibility developing the next phase or project should first meet and review the work that has been completed to date. This assessment of the current status of the visioning implementation process is crucial to determine the success of the previous community efforts, to identify current relevant issues for this development stage, and to establish project requirements.

**With regard to the Visioning Toolkit, for example:**

The community's visioning committee should take the Visioning Toolkit developed by the Center for Community Studies and systematically review the issues raised and the recommendations made to (1) develop a common understanding of the document, (2) formally accept, edit, revise, omit or write anew the research and vision presented, (3) ratify a community vision statement that is either a version of what is expressed herein or has been generated by the community visioning committee after deliberation.

**• Vision Articulation**

Based upon the review of the work done to date, the community group would develop a vision or project statement or plan of action that outlines the current needs of the community and how they envision responding. They should articulate how their decisions supports the agreed upon long term community vision and how the proposed incremental action steps move the community closer to implementing that community vision.

**With regard to the Visioning Toolkit, for example:**

After the community's visioning committee has ratified the community's vision, that graphic and written vision statement should become the framework around which community decisions are made.

## • **Prioritization**

Now that the community group has been able to develop an action plan or series of projects that are relevant to the community's current pressing needs and they have reviewed how well those proposed action plans and projects support the community's vision, they are in a position to make decisions about the hierarchical importance of the possible plans or projects.

### **With regard to the Visioning Toolkit, for example:**

Now that the community visioning committee has articulated the community's long term vision and better understands the issues that will influence the implementation of that vision, they are in an excellent position to make decisions pertaining to priority of the implementation plan or project. Undoubtedly there will be more plans and projects proposed than their money available to implement them. Consequently, hard decisions will have to be made pertaining to what to do when and where.

It is recommended that in the beginning that the community chose the plans and projects that promise to have the greatest impact on the community's social, cultural, environmental, or economic "life" as possible. It is crucial to develop community support and optimism about this visioning process by showing the biggest results for the least investment in time, sweat, and money. Identify the "low hanging fruit" that is easy and of benefit to the most people. Gain the community's support and encourage community participation by achieving some meaningful high visibility successes early.

## • **Planning/Design**

Once the list of possible plans and projects has been prioritized, select the highest priority plan/project and begin outlining the performance requirements standards that must

be met for it to successfully support the community's long term vision. Do not identify a plan or project in title only, such as the paving of Main Street or the construction of gateway signage or the development of an advertisement recruitment campaign to attract young professionals and new businesses to town. Each plan and project approved for implementation should be accompanied by a performance compliance statement that articulates just how the plan/project should support the community's vision.

### **With regard to the Visioning Toolkit, for example:**

The community visioning committee would need to take the selected plan(s) and/or Project(s) and write a statement that clearly outlines the required performance standards that will be expected to be met by the group or contractor selected to implement the plan/project. This statement goes beyond the normal prescriptive specifications usually associated with construction work. Instead these are performance standards or specifications that outline the qualities that the final solution must possess or express. Those qualities are the qualities associated with the community's vision, identity, and aspirations.

## • **Implementation**

Depending on the plan or project being implemented, a city staff member or a community visioning committee member, or both, need to be involved in the process to oversee that the plan/project is implemented properly. There will be aspects of these plans/projects that may be outside the legal description of the city staff member's job, outside their skill or comfort zone, or of different importance to different people in the process.

### **With regard to the Visioning Toolkit, for example:**

There is a technical aspect to implementing a plan and/or project, as well as, a philosophical or theoretical aspect to the implementation.

Take for example the improvement of the buildings and sidewalk along Main Street. Technically, the modifications need to meet the standards of good construction practice for the safety and welfare of the public. The materials used on the buildings and sidewalk, the texture and slope of the sidewalk, the size of the parking spaces, the installing the new lighting can all be seen to possess a high level of recognizable technical standards that can be judged by someone inspecting the work. There is also a more subjective standard that will be reflected in the community's vision statement for Main Street. How can the community visioning committee convey and assess the qualities that the community wishes the Main Street section of town to have as expressed in the community's vision statement? Who will specify what performance level the new Main Street lighting should provide? Who will articulate the community's vision for a social, strolling sidewalk with places to gather to the draftsman of the new sidewalk plan? These are qualities that are hard to specify or be prescriptive about. They are qualities that are best conveyed as performance guidelines that allow the designer the leeway to be creative in achieving those qualities in the city center for example.

## • **Review**

The Community Visioning Committee must keep in mind that the completion of each plan or project is the beginning point for the next plan or project in the vision implementation process. As such, before deciding on what to do next, it is important to assess what has been completed and what the current issues are that are confronting the community. This assessment of the current status of the visioning implementation process is crucial to determine the success of the previous community efforts, to identify current relevant issues for this development stage, and to establish project requirements.

**With regard to the Visioning Toolkit, for example:**

Not only should each plan and project be reviewed at its conclusion to make sure that it has been implemented in accordance with the vision statement's performance guidelines, but we also recommend that the city review the entire visioning implementation process every five years to ascertain what has been completed and what the community's current issues/needs are that should be addressed in upcoming phases. This assessment of the Community Visioning process every five years should be a formal review by the city and the assessment report and the reaffirmation of the visioning statement should be a part of city council action.

## **ACCESSIBILITY**

### **Concerns:**

Many of the natural spaces and man-made structures within the communities have not been modified or designed to accommodate all members of the community. (Universal Design)

### **Guideline:**

The communities must do a better job of integrating all members of the community into public activities. The communities should systematically renovate all public areas to assure that all members of the community have dignified access to all public spaces and programs.

### **Guideline:**

We recommend that all renovation and new construction of public facilities be designed in compliance with ADA regulations. All existing public spaces should be made ADA compliant in order to provide a similar quality experience to all people regardless of their abilities.

### **Guideline:**

We recommend that all renovation and new construction of private facilities be encourage to designed in compliance with ADA regulations. It should not only be the public facilities that are accessible, the users of private facilities may have limitations or may become limited in their abilities overtime. Therefore, it is advantageous to

the owners of the private facilities and the community at large to create a community that is as barrier-free as is possible.

## **SUSTAINABILITY**

### **Concern:**

Trends indicate that small, especially rural, towns will become more impacted by the fluctuation in energy costs; such as through commuting, household utilities, and city governmental operations to name but a few. Communities will also need to adjust to the impact of climate change and learn to live more in harmony with their natural surroundings.

### **Concern:**

The communities of McDonald County need to begin now to adjust their lifestyles and physical infrastructure to become less fossil fuel energy dependent, to lower their carbon footprints, and to seek a more restorative role in the preservation of the bounty of southwest Missouri.

### **Concern:**

For the economic well-being of the community and its individual citizens, it is important to seek way of becoming on fossil fuel independent. Since many of the communities in McDonald County are bedroom communities that require the citizens to commute to work, the economic vitality of the community is dependent upon retain those community residents and promoting local shopping opportunities.

### **Guideline:**

The communities should consider the development of a community-based sponsored or subsidized commute program that helps the citizens travel to and from work

### **Guideline:**

The county and communities should adopt the PACE program, Property Assessed Clean Energy Program to encourage the energy upgrading of the buildings and, thus lower operational cost.

### **Guideline:**

Educational programs and property assessment opportunities should be developed for the citizens of

the county to help them improve the energy efficiency of their homes and businesses.

### **Guideline:**

The public school system should provide more educational opportunities for students related to sustainable living, sustainable career opportunities counseling, and vocation training in future sustainable careers.

### **Guideline:**

The county and communities should begin to use more renewable sources as a percentage of their energy needs. The goal should be to become energy self-sufficient.

### **Guideline:**

The county and communities should utilize the Leadership in Energy and Environmental Design (LEED) Guidelines for new construction and renovation whenever possible. County wide adoption of the guidelines would be ideal.

### **Guideline:**

Sustainability issues that need to be considered extend beyond energy production and use. Consideration of food production, waste generation and management, sewage management and utilization, water use, grey water use, water runoff controls and storage, vegetation selection and utilization (xeriscaping), the planting of ornamental landscaping verses edible landscapes, promotion of walking and biking whenever possible, rethinking the physical layout of the community (compact verses spread), and the advantages of live/work/play communities.

### **Guideline:**

A community and county goal that should be adopted is to become a "Model for Small Town Sustainability". If adopted and if the community develops into such a model, this area would become a destination for many community leaders from around the country and world who would want to visit and learn what and how it was achieved. This would be a significant economic generator for the area.

## **TOURISM**

### **Concern:**

Currently, McDonald County is not capitalizing on the potential tourism trends towards agricultural, heritage, and eco-tourism. This is a large opportunity for income and activity that is being missed.

### **Guideline:**

Development of tourism amenities will provide citizens of the county with more income, public interest, and recreational/educational activities. The natural environment and cultural heritage are two potential tourism opportunities that should be explored.

### **Guideline:**

With regard to the natural environmental tourism potential, it is recommended that the river excursion, campgrounds, and hunting and fishing opportunities be further developed, that new tourism activities/focus be developed for cyclist excursions (day and weekend trips), bird watching activities, and nature preserves with a focus on ecological stewardship and sustainable agriculture.

### **Guideline:**

With regard to the cultural heritage tourism potential, it is recommended that the local festivals be further developed and that new tourism activities/focus be developed for theatrical presentations of local history and lore and the stories of the many diverse cultures that now reside in McDonald County.

## **COMMUNITY INVOLVEMENT**

### **Concern:**

As in any community, there are people that seek to resist change. However, change is inevitable. A community can either be proactive or plan for change or reactive and respond to changes after they have occurred.

### **Concern:**

Community members who have not been encouraged to be participants in the development and governance of their

communities are usually apathetic and believe that their efforts and voices won't be heard or acknowledged. As a result, the involvement in planning and developing the community devolves to a few overworked citizens.

### **Concern:**

Nowhere is this apathy more evident than in minority groups that have been underrepresented or ignored in the community governance process.

### **Guideline:**

In order for the Community Vision to be realized and successful, the public must come together to review, propose, discuss, and ratify the vision. A Community Vision cannot be developed and adopted by the limited number of community "leaders" that are involved in everything. It is crucial that the community leaders find a way to broaden the community dialogue about the future and find a way to reach consensus among all citizens. The Community Visioning process started during the fall of 2015 should not be considered the conclusion, but rather the beginning of a broader community wide visioning dialogue.

### **Guideline:**

Not only do the community members need to become more united behind the visioning process and the ultimately derived community vision, but the various community governments within McDonald County must realize that it is in their best interest to join forces and work together to develop and reach a common vision for the development of the county and its communities.

### **Guideline:**

City governments must be wholly involved and accepting of all input for its citizenry when making decisions involving the future vision of the city. It should be governance by the people, rather than for the people.

### **Guideline:**

It is equally important in the visioning process that all citizens are encouraged to speak their minds and to be listened to by everyone else. Community involvement

in this process requires good listening skills, respect for diverse opinions, willingness to compromise, and the ability to see the whole as well as the parts of a plan.

### **Guideline:**

It is important to enfranchise the marginalized. This is difficult, but crucial to the process.

## **IMPLEMENTATION**

### **Concern:**

Understanding how and where to start when looking at the Visioning Toolkit is a daunting task for the community at the beginning of the process, because often it is thought that all of the suggestions are of equal importance and should be implemented. Furthermore, by presenting the community with the overall vision of what might be possible in the coming years, it often gives the community the impression that all aspects of the vision proposal need to be implemented at once. This is not true and would be detrimental to a town's cohesion and budget.

### **Guideline:**

It should be understood that not all of the vision recommendations should be implemented. It is the responsibility of the Community Visioning Committee to develop a process of assessment of the Visioning Toolkit provided to ascertain what is relevant, a high priority, and cost effective in the vision document. From this assessment, a plan of action for the implementation of the vision recommendations can be formulated by the community.

### **Guideline:**

It is recommended that the community focus its early attention to the implementation of plans/projects that have a high potential for success, a low cost, and a major community wide recognizable impact. Build community support for the visioning process by developing community awareness, a successful record of achievement, and cost effectiveness. Take small, well-reasoned steps first. (Paint up, fix up, patch up, clean up, etc.)



**Guideline:**

Once the community has had a number of successful projects completed, it would be time to expand to larger, more challenging visioning plans/projects, such as small renovations, additions and new constructions, improvements to wayfinding signage, gateway entries, greenway trails, and parks. Develop the community's portfolio of plans/project success careful so that the support from the community and lending agencies continues to expand.

## Heritage Resources

McDonald County is a community with a vibrant history. Efforts need to be made to improve the public's awareness of this history through the use of events and displays that celebrate the achievements of all the peoples who have had a role in the settling of this area of southwest Missouri.

It will be important for the communities of McDonald County to realize the dilemma of heritage preservation and development. It is easy for citizens to become overly nostalgic and wish to replicate the past, instead of representing and interpreting the past. Quite often this is most prevalent in the expression of the architecture.

### **REGIONAL DEVELOPMENT**

**Concerns:**

There seems to be a degree of underlying friction among some of the citizens of Anderson and Pineville, in particular, and throughout the county, in general that has hindered the collaborative development of the communities and growth of human relationships in McDonald County over the years.

**Guideline:**

Many of the issues confronting Anderson, Pineville and the other communities of McDonald County are regional in scope or beyond. We recommend that Anderson and Pineville develop a mechanism for regional community

planning and design cooperation. We especially see the benefit of such a collaborative planning and design effort related to the implementation of joint vision strategies contained herein.

**Guideline:**

We also recommend that an improved mechanism for county-wide visioning, planning, and design cooperation/collaboration would be in the best interest of all communities given the anticipated social, environmental and economic challenges of the coming years. For example, a particular issue that will continue to challenge McDonald County will be the expanding minority worker population and its corresponding cultural assimilation issues.

**Guideline:**

A structured regional visioning, planning, and design cooperation/collaboration entity or entities that focus on the area of southwest Missouri and northwest Arkansas would be beneficial and should be developed.

### **HISTORIC BUILDINGS**

**Concern:**

Many historic buildings and sites within the Anderson and Pineville communities are not adequately contributing to the image/identity and economic vitality of those communities. Some of the buildings and sites are in disrepair, others are secluded from the public eye or not properly called out/advertised, and some have been improperly modified. Quite often this results in the replacement of a potentially positive community asset with a negative asset or experience.

**Guideline:**

We recommend that an inventory be undertaken to identify all of the important buildings and sites within Anderson, Pineville and McDonald County. This should go beyond just identifying the existing local, county, state or federal historic buildings.

**Guideline:**

From the composite list of important buildings and sites,

the community should explore opportunities for the development of a historic walking, biking and car tour, opportunities for tourism venues, and opportunities for using these buildings and sites in pictorial advertisements to sell the image/identity of the communities and county.

**Guideline:**

Based upon the inventory and development strategy selected, the community would be in a better position to seek funding for the improvement of these buildings and sites. Whether publicly or privately owned, such a coordinated community planning, design, and marketing approach would be more positively received by funding agencies than if individual, ad hoc plans were presented.

**Guideline:**

The development and celebration of these historic buildings and sites is an important component of this visioning process. The strength and integrity of a community can be judged by the way it protects, uses, and celebrates its history and historic artifacts. This would be a factor that people and businesses considering to invest in Anderson, Pineville and McDonald County would evaluate.

### **DISPLAY SMALL TOWN VALUES**

**Concern:**

The communal importance of shared values and community pride that you would expect to see in any small town appears to be diminished in Anderson and Pineville. Individuals are working hard to improve Anderson and Pineville, but the broader community involvement and commitment is perceived to be weak for several reasons: the limited participation in the visioning process by the citizens and city officials, the appearance of the communities, a general sense of apathy and negativism that change is impossible or too difficult, and the limited level of investment in the communities. A stronger sense of a shared, community wide commitment to the values expressed in the developing visions is needed.

### **Guideline:**

As the visioning process evolves, the Community Visioning Committees and the community members in general must continue to:

- Explore strategies for involving more of the community into the process (Participation)
- Ask and discuss what are the values that the communities embrace and wish to propagate through the implementation of the collective vision (Values)
- Physically express the community's pride for its town through the activities and artifacts that are generated (Identity)
- Strengthen and display the community's shared values and pride in all that done individually and aggregately (Presence)

## **Natural Resources**

McDonald County has many natural resources that if used sustainably could become an essential part of the region's economy for generations. The environment surrounding Pineville and Anderson includes rivers, forests and fertile agricultural land; all things that can be used to draw people into both towns to live, visit, or work.

### **TRAILS**

#### **Concern:**

The flora and fauna, geography, and geology of McDonald County is rich with potential for recreation and Eco tourism.

#### **Guideline:**

A trail network consisting of various active and passive pedestrian and cyclist activities should be developed throughout each community, and greater McDonald County area, to satisfy the needs of the local residence and attract visitors looking for new nature activities and getaway experiences. Enhancing the opportunities for

people to use their natural surroundings is an easy means of increasing the livability of a community, attracting new residents, and increasing property value. Trails help people incorporate exercise into their daily routines by connecting them with places they want or need to go, thus improving their health and quality of life.

#### **Guideline:**

An assortment of trail systems should be considered for development:

- Greenway trails that connect one area to another, which are used for strolling and leisurely cycling.
- Exercise trails that are built for the purpose for jogging or rapid cycling. Quite often circuit exercise equipment is installed along the trail.
- Secluded nature trails for pedestrians only that are intended to lead user through a tranquil setting. Resting areas are typically furnished. An example of such a trail might promote bird watching. Cycling on these trails is forbidden.
- Interpretive nature trails that are designed to educate the user to the flora, fauna, geography, geology and history of the areas along the trail system.
- Hiking trails are intended to lead you from one location to another; usually long distances.
- The development of mountain biking courses establishes a series of trails through the countryside that tests the rider's abilities on varying terrain and slopes. These trails are often used for competition events, which are becoming very popular and profitable.
- The trail system in Anderson, Pineville and McDonald County should be extended south to link up with the pedestrian and cycling trail system in northwest Arkansas. Additionally, in time, the trail systems should be extended north to link up with the TransAmerica Bike Trail.
- Weekend and excursion cycling trips are very popular and if Anderson, Pineville, and McDonald County could develop their trail resources and linkages

both north and south, this could be a good tourism stimulus.

#### **Guideline:**

The development of pedestrian and cycling trails adjacent to residential property has been shown to increase the appraised property value by 15%. People want to live near/adjacent to pedestrian and cycling trails.

## **FLOOD PLAINS**

#### **Concern:**

The communities should prohibit development in or adjacent to floodplains that will damage the riparian and waterway ecologies. The floodplain corridors should be set aside for non-intrusive public recreation, such as greenway trails and linear park systems.

#### **Guideline:**

Linear floodplain parks and trails should be implemented that allows users to interact with the ecosystem in a unique and dynamic way. The dynamic interplay of the stream/river and floodplain and the open and level terrain makes these areas fascinating locations for greenway trails and linear park systems.

#### **Guideline:**

The floodplains within Anderson and Pineville have the advantage of by or near many neighborhoods and, thus, provide a cost effective way to improve pedestrian and cyclist connectivity through the community.

#### **Guideline:**

The development of greenway trails and linear parks within McDonald County along the floodplain right-of-ways would be an effective way of improving the pedestrian and cycling interconnectivity among the communities.

#### **Guideline:**

The floodplain parks should be open to the public throughout the year making this currently underutilized land more beneficial as a public amenity.



**Guideline:**

The design of the floodplain linear parks should be designed to reduce the damage of flooding caused by the volume and speed of the water through the use of terraces, impoundment areas, rocks, weirs, vegetation, and flood proof structures.

**RIVERS****Concern:**

The rivers of southern Missouri are a great resource to McDonald County and an attractive location for homes and businesses. It is crucial that a balance between the economic development of the county's resources and the preservation of the county's natural assets be found.

**Guideline:**

The concept of the Triple Bottom Line should be followed at all times in the visioning, planning and design of Anderson, Pineville and McDonald County. It is very important that the social, environmental and economic concerns of any undertaking be balanced as evenly as possible. The more balance these three concerns are, the more sustainable the outcome.

**Guideline:**

When developing near or on waterway, it is crucial that the ecology of the waterway be preserved or enhanced. Not only is preserving the natural beauty of the waterway area important for the for the economic benefit of the people involved in the project, but for the broader community as well. The natural beauty goes beyond the trees and rocks; it also includes the health of the organisms, flora and fauna that are an integral part of the beauty.

**Guideline:**

The rivers of southwest Missouri and McDonald County are a valuable natural resource. These waterways must be managed and their health constantly monitored because the area is dependent upon these resources for recreation, tourism, jobs, and revenue.

**Streetscape**

The streetscape is the public area between the facade of a building on one side of the street and building facade across the street. This area would include the: sidewalk, benches, awnings, power lines and poles, lighting, signage, vegetation, curb and curb cuts, parking, bike lane, and vehicular lane.

The streetscape is both a physical and social zone. Socially this is an area to: stroll, window shop, socialize, observe others, be seen, rest, wait, play music, etc. The quality of the streetscape directly affects the pedestrian's comfort level, interest in experiencing the space, desire to linger and socialize, desire to return, desire to patronize a store, and ability to formulate a positive identity of the space/town.

The interplay between the physical space and how it promotes or hinders socialization determines the success of an area and, thus, the economic vitality of that area. An area that is unpleasant to be in and creates a negative experience/identity will not be as economically successful as say a place that is comfortable, lively, interesting, memorable, and creates a positive experience/identity.

**LANDSCAPE****Concern:**

There is a lack of or inconsistency in the quality of landscaping in the city centers of Anderson and Pineville. The landscaping, generally, does not present a unified visual appearance for the city center. There are pockets of very attractive landscaping, but this needs to be built upon to create a more unifying visual presence or sense of place in the city centers. While there are pockets of attractive landscaping, there are also areas that are overgrown and unkempt. Unfortunately, the eye is drawn to these unkempt or non-landscaped areas of town; this promotes an unfavorable image of the community.

**Guideline:**

Through the visioning process, the committee and

community members should seek to identify a "standard" or image of vegetation that everyone would like to achieve in the town. The "standard" should not be prescriptive, but rather more of a performance based standard. The intent is to create a sense of continuity without forcing conformity.

**Guideline:**

The city's ordinances related to property upkeep should be enforced or, if it does not exist, enacted. The community's need to find some way to use the laws at their disposal, since the lack of upkeep of one's property is a community health hazards, an image problem, and lowers everyone's property value.

**Guideline:**

During the Goals workshop early in the visioning process, a very high priority for both communities was the desire to promote city beautification. To start the city beautification process, each city must first clean up the current problem areas: buildings, streets, and landscaping. Once that is accomplished, then a coordinated landscaping initiative begins.

**Guideline:**

An important component of the landscaping initiative should be the consideration of how the use and selection of plants can be used to slow water runoff from hard and soft surfaces prevent the runoff from going directly into the local waterways, allowing the water to seep into the ground in a sustainable managed way.

**Guideline:**

When considering the landscape within the communities it is important to also be cognizant of the qualities of the mature plant and the seasonal changes that it will go through. This would include the color, aroma, texture, fruits/berries, leaves, twigs/branches that will be dropped, hardiness, strength, and maintenance requirements.

- In certain locations, the community may wish to establish a strong sense of place and identity by concentration a certain type of plant. For example,

along the entry street into town the community may wish to plant trees that are highly colorful in the spring and fall months to accentuate the approach. Or, the community may choose to select a plant or tree that is very aromatic and cluster them around one of the public plaza areas to create a strong memorable experience.

- Additionally, the community may choose to avoid the placement of trees along a busy pedestrian and cycling trail that have an abundance of fruits, twigs, and leaves that drop throughout the year, thus making the sidewalk difficult to traverse. Such a sidewalk setting would be very difficult and dangerous for people with disabilities.
- The community should also be away of the growth habits of the plants so that a particularly invasive species does not take over an area and, thus require a significant amount of maintenance to keep it in check.
- We recommend that the community explore the use of xeriscaping, the utilization of indigenous plants and trees reduce or eliminate the need for supplemental water from irrigation and fertilizers and pesticides. These plants are well acclimated to the area, are therefore naturally hardy, require less upkeep, and complement the native landscape.

## **FACADE RENOVATION**

### **Concern:**

The building facade quality in the city center is inconsistent. This creates a visual and physical mismatch of architectural styles and characteristics.

### **Guideline:**

We recommend that an overlay district be established for the city center area and that a set of design guidelines be developed that helps begin greater architectural continuity to the “Old Town Economic District”. This guideline should suggest a pallet of appropriate materials,

details, windows/doors, signage, awnings, parapets, percentage of storefront transparency at the ground level, and height/rhythm of the building facades.

### **Guideline:**

Where structures have been previously removed or will be removed in the futures, the design guidelines would suggest appropriate infill building responses. The infill facades should be matched in scale, height, and rhythm.

### **Guideline:**

The aluminum siding and coverings that have been placed over the facades throughout the years should be removed in the coming years and the original building facades revealed once again.

## **LIGHTING**

### **Concern:**

There is a lack of adequate lighting in the community, which discourages pedestrian activity, in general, and nightlife in the city center.

### **Guideline:**

Uniform street lighting should be installed throughout the community to encourage more nighttime activities, increase safety, and beautify of the town.

### **Guideline:**

The guidelines for sustainable lighting practices should be developed and followed that reduce the energy used, utilize alternative energy sources, and eliminate light pollution.

### **Guideline:**

A coordinated lighting aesthetic should be promoted that assures compatibility without dictating conformity.

## **ALLEYWAYS**

### **Concern:**

The alleyways in the town centers are congested due to ad hoc additions and trash/debris. This disrupts delivery access to

businesses and creates blind spots; a danger for pedestrians.

### **Guideline:**

We recommend that the alleyways in the town center be visually and physically upgraded to make them an asset to the business district when/if customer parking is moved/added behind shops, to provide opportunities for street and alleyway access to businesses, and safer for pedestrians and cyclist.

### **Guideline:**

The alleyways should be developed as pedestrian and cyclist corridors. As such, they need to convey a positive, safe, and welcoming image.

## **PARKING**

### **Concern:**

There are more street parking spaces in the city center than is necessary for patrons when the adjacent parking lots are included. Many of the parking lots that exist in the city center are not attractive or environmentally friendly; they are not shaded (thus promoting a heat island effect), they do not have water runoff controls (thus, surface pollutants are washed off into the streams and groundwater), and their hard surfaces prohibit water from percolating back into the soil. This disrupts the activities and beauty of the town.

### **Guideline:**

Wherever possible the street parking in the city center should be relocated to properly designed parking lots behind the businesses or in lots nearby. The limiting of parking on the street will allow the pedestrian zone to be enlarged, which will create a more pleasant pedestrian experience in the city center and return the city center to a pedestrian oriented environment instead of a vehicular oriented environment.

### **Guideline:**

Existing and future lots should be designed with materials and vegetation that allow water to re-enter the ecosystem and that limit the heat island effect.



**Guideline:**

Through block access passageways/alleys should be developed to allow customers to easily move between the off-street parking areas and the storefronts. As long as the travel experience between the car and store is physically comfortable, pleasant, and safe, people will not have a problem parking off-street.

**Guideline:**

Secondary store entrances from the alleyways and off-street parking lots should be developed whenever possible.

**Guideline:**

Parking spaces for the disabled shall be located on the street or in the off-street lots as close to the main pedestrian circulation way and business entrances.

**Guideline:**

Whenever possible, parallel parking spaces should be used in lieu of diagonal parking spaces. Diagonal parking spaces create line of sight problems for the driver when backing out of the space. Consequently, diagonal spaces have 14% more accidents than parallel spaces.

**Guideline:**

If diagonal spaces are going to be used, then the community should reverse the direction of parking within the space. By backing into diagonal spaces, the line of sight problem is alleviated.

**STREET EDGE**

**Concern:**

The removal of structures within the city center has created a situation where the line of the building facades along the street has been weakened. This weakened street edge in the downtown causes a disruption in the aesthetic flow (rhythm) of the street facades. These gaps/disruptions along the street need to be physically filled in or aesthetically repaired by creating linkages with the remaining structures.

A city center with weak street edges due to building gaps creates a negative image; an image of economic decay.

**Guideline:**

Where gaps in the street edge occurs in the city center, the community and property owners should work together to repair the physical and visual damage.

**Guideline:**

Whenever possible, in-fill structures should be designed to fill the gap and strengthen the street edge. The city should work with these property owners first to identify projects and funding that will allow the gap to be plugged.

**Guideline:**

If there is no potential for development of an in-fill business, then the city might consider the development of a small mid-block parking area. This parking lot should be screened from the street by physical elements that blend with the rest of the street facades to minimize the parking lot distraction. This might be a low masonry fence with vegetation that blends with the streetscape or a faux front facade.

**Guideline:**

If there is no potential for development of an in-fill business, the city might consider the development of a small parklet and access-way to the off-street parking areas behind the stores. Again, the gap in the street edge needs to be blended into the city center using small architectural elements and vegetation.

**SIDEWALKS**

**Concern:**

Many sidewalks throughout town are damaged or missing completely. This disrupts pedestrian traffic flow, is unsafe, and inaccessible to many people.

**Guideline:**

All city streets should have a constant and consistent sidewalk that compliments the city's existing

infrastructure. This will create a clear and safe definition of pedestrian and automobile zones.

**Guideline:**

The sidewalks should be sized based upon the physical and social requirements of the area. In retail areas where the pedestrians are encouraged to linger and socialize, the sidewalks should be wider.

**Guideline:**

All sidewalks shall be ADA compliant.

**STREET FURNITURE**

**Concern:**

Currently, there is a limited amount and variety of street furniture in the city centers. This results in less pedestrian social interactions. The lack of places to gather, relax, socialize, wait, etc. discourages pedestrian use and, thus, makes the city center appear lifeless.

**Guideline:**

The street furniture in the city centers should be compatible, but not rigidly consistent. It should follow a theme, but be fluid and whimsical in nature. Local artist should be encouraged to design, construct or decorate some of the street furniture.

**Guideline:**

Street furniture consists of items such as: benches and chairs, bike racks, trash receptacles, kiosks, display racks, planting containers, etc. This street furniture would be a combination of publicly and privately owned items.

**PUBLIC ART**

**Concern:**

Public art helps to create interest, pride of place, and identity. It personalizes a community and expressed the values of the people who live there. Currently, there is very little to no public art displayed in Anderson, Pineville or McDonald County.

**Guideline:**

Art should be an integral part of an individual's daily life,

both in their homes and communities. We encourage the placement of civic art throughout the community as a way to enlighten and express one's self. As part of the community's beautification campaign the development of and installation of art pieces should be considered. Local artist should be commissioned to do certain pieces for the community. These art pieces would be a positive addition to the city center area and help to add interest and establish an identity for the community.

## **SCALE**

### **Concern:**

The size of some city streets seem to be larger in capacity and scale than their current traffic volume would warrant. These streets were designed when vehicles were larger and more abundant. With the decrease in the size of cars and with the future projections of a decreased emphasis on the car for local use due to energy costs, consideration should be given to reallocating some of this public space to sidewalks and bike lanes. The current traffic infrastructure gives priority to the motorist/car instead of the pedestrian/cyclist.

### **Guideline:**

We recommend an assessment of the public street system to identify where and how the traffic-ways can be modified to accommodate pedestrians and cyclist safely. We encourage the city to take every step possible to encourage people to walk or ride bikes for local travel: designated greenway trails, linear parks, and sidewalks should combine to create a pedestrian/cyclist circulation web throughout the city.

## **Public Space**

Public space refers to communally owned amenities. These need to be safe, welcoming, and accommodating spaces that promote socialization, recreation, education, and community identity.

## **PLAZA**

### **Concern:**

Public spaces that encourage and accommodate the gathering of people are underdeveloped in Anderson and Pineville. Pineville does have the Jesse James Festival site, but further development is needed. The communities need an assortment of public, outdoor, hard surfaced gathering areas where the citizens can gather both for formal occasions and impromptu casual gatherings. It is important that one or more of these plaza areas be located in the cultural heart of the community.

### **Guideline:**

All of the plazas in the community must be ADA compliant.

### **Guideline:**

Plazas should be located in various places around the community where people naturally congregate or where the community would like to have people congregate. These plazas should be of various sizes to accommodate diverse functions.

### **Guideline:**

Every plaza should have a hard surfaced area, a pavilion or area(s) to protect people from the elements, toilet facilities, electricity, and lighting.

### **Concern:**

These plazas should be managed by the city to assure that they are used properly, well maintained, and have a range of scheduled seasonally appropriate activities. Although these public gathering areas may be either publicly or privately owned, it is more likely that the majority of the community's public gathering spaces will be publicly owned.

### **Guideline:**

We recommend that both communities develop one or more public plazas in their city center for festivals, public events, places to gather and socialize, and to augment the retail activities. These city center plazas need to have movable seating, lighting for evening activities, electricity and sound systems, hard surfaces, shelter areas, and toilet facilities nearby.

### **Guideline:**

It is recommended that the communities consider the development of a city center pavilion, gazebo, or bandstand to serve as a gathering spot and landmark.

### **Guideline:**

Activities such as: festivals, weddings, graduations, community picnics, art fairs, outdoor dining, outdoor movies, Christmas displays, school performances, and the like could be scheduled at the city center plaza specifically to attract people back downtown.

## **PARKS**

### **Concern:**

Within the communities there are limited public park opportunities. Those park spaces are not adequately developed to accommodate the ability levels of all community members. In some locations the park and play equipment is outdated and damaged.

### **Guideline:**

All parks must be ADA compliant.

### **Guideline:**

The park amenities must be maintained and kept safe at all times.

### **Guideline:**

More park spaces need to be added in each community and throughout the county.

### **Concern:**

The existing and future park system should be interlinked to encourage citizens to travel from park to park and neighborhood to neighborhood. This linkage should promote walking and biking in the communities and between the communities. Currently, there are no links between the parks.

### **Guideline:**

The development of the greenway trail system and linear park system throughout the community should make a point of linking up to each of the park sites.

**Concern:**

There is an insufficient number of park spaces available in the communities and county.

**Guideline:**

Each community should make it a goal to establish a Neighborhood Park no further than 4-blocks or ¼ mile from each residence within the city limits.

**PAVILIONS****Concern:**

There are limited outdoor gathering spaces that focus on the natural environment. Consequently, most of the social gathering occurs indoors and in urban areas. Given the riches of natural resources that McDonald County has, a greater focus on the creation of social gatherings areas in the natural environment should occur.

**Guideline:****ANDERSON:**

We recommend that the community of Anderson consider the development of a outdoor, multipurpose pavilion at Town Hole. We suggest that the pavilion location be on the point of land across the water. Such a pavilion would provide a wonderful backdrop to Town Hole nestled among the trees on the far bank.

**Guideline:****PINEVILLE:**

We recommend that the community of Pineville consider the development of a outdoor, multipurpose pavilion at the south end of Main Street next to the river. We would locate this pavilion above the floodplain, but on axis with Main Street to create a strong terminus element.

**Guideline:**

We recommend that the communities look at the work of architect, E. Fay Jones, who designed Thorncrown Chapel and the Pinecote Pavilion. The Anderson and Pineville pavilions should possess the same high quality of design and craftsmanship. The pavilions placement in the landscape should be carefully reasoned and executed to maximize the impact of the setting.

**Guideline:**

These pavilions could be used for weddings, graduations, theatrical and musical performances, social gatherings, meditative retreats, and the like. Such architectural amenities would further help to make the communities a special destination for community members and visitors.

**ACTIVATORS****Concern:**

There are a limited number of community activators or stimulators of community activities in the city centers of Anderson and Pineville. The current activities that stimulate economic and social life in the city centers tend to be associated with the county court system and limited retail establishments. These current city center activities are typically 8:00 am to 5:00 pm weekday events.

**Guideline:**

The number and type of city center economic and social activators need to be increased in both communities.

**Guideline:**

The city centers need to develop a stronger sense of identity, a collection of businesses that provide a different range of goods and services than Walmart, an emphasis upon customer service, expanded store hours during the week and on weekends, a beauty and charm that is “unique” for the community, interesting places to gather and socialize, and, ultimately, a resident population that desires to live in the heart of the community.

**PUBLIC GARDENS AND EDIBLE LANDSCAPE****Concern:**

Currently, public gardens are virtually non-existent, meaning the town is missing an opportunity to beautify their community and educate the public. In addition, McDonald County is considered a low access “food desert” by the FDA, meaning there is limited access to healthy and fresh foods.

**Guideline:**

Implementing public gardens in community green spaces will get more community members outdoors and active,

promote a shared community learning opportunity, allow people of differing age groups to work together, and serve as a sustainable approach for nutritional well-being.

**Guideline:**

With grocery stores options limited, being able to grow a lot of your own food will improve food choices and quality.

**Concern:**

Because of the location of McDonald County and the limited produce farming in the area currently, food cost at the few grocery stores are susceptible to price fluctuations due to fuel cost changes. In the next 25 years, fuel cost is anticipated to continue to rise, which will mean that food cost will also rise.

**Guideline:**

We encourage the communities to begin thinking about several lifestyle changes: the promotion of community gardens and the conversion of the ornamental landscape to an edible landscape. Community gardens were discussed above. An edible landscape implies the planting of annual and perennial plants that are edible around your house and throughout the city. These trees and plants produce food for the community while beautifying the town.

**EDUCATIONAL PROGRAMS IN SUSTAINABILITY****Concern:**

Currently, there are extremely limited opportunities for citizens of McDonald County to learn how to make their homes more energy efficient, how to grow more nutritious foods, how to manage the rich natural resources of the area more properly, or how to modify their lifestyles to live more in harmony within the ecosystem. With the increasing problems associated with climate change, it will require individuals and communities alike to adapt.

**Concern:**

In order for this vision to be realized it will be necessary to provide vocational and continuing education opportunities in sustainability to the citizens of southwest Missouri.

### **Guideline:**

We recommend that the public school system reexamine its curriculum and ascertain how it might better educate the area students in sustainable principles and practices.

### **Guideline:**

We recommend that vocational educational training in careers that support the sustainable movement be developed at the high school and community college level.

### **Guideline:**

We recommend that the community governments and organizations sponsor workshops on improving the sustainability of one's property.

### **Guideline:**

We would recommend the exploration of encouraging the establishment of a not for profit sustainability school that can reach out to people beyond McDonald County. We recommend that the committee look at the concept and practices of places like the Yestermorrow Design/Build School [www.yestermorrow.org/](http://www.yestermorrow.org/) and also looking at the work of John Hardy and the green school concept he has started. Look at his talk entitled "My Green School Dream" that was shown in July 2010 Ted Talk [www.ted.com/talks/john\\_hardy\\_my\\_green\\_school\\_dream](http://www.ted.com/talks/john_hardy_my_green_school_dream).

## **Safety and Well-Being**

While there is no unusual social or environmental threats in McDonald County it is important that the city and county governments create community settings that are safe, healthy, and protected from periodic hazards. The safety and well-being of the citizens of a community is a primary responsibility of government.

### **FLOODING**

#### **Concern:**

The seasonal flooding of the waterways throughout McDonald County do create a safety hazard for the residents of Anderson and Pineville. This flooding damages the city's infrastructure, buildings,

and the landscape. Debris from the flooding creates blockages, waterway obstacles when the water recedes, and an unsightly problem that has to be cleaned up.

#### **Guideline:**

Flood control measures should be developed along waterways that are prone to flooding. These control measures are preventative actions that are intended to lessen the severity of the flood waters by decreasing the volume of water runoff and speed of the flowing water.

- The amount of uncontrolled upstream development should be minimized. The county and communities should prohibit any further increase in the amount of hard surfaced areas such as parking lots, streets, and roofs that discharge the water runoff directly into the waterways. The retention of the water runoff on-site and its slow release into the drainage system at a rate that does not exceed the current volume is encouraged.
- Any development in or disruption of the natural floodplain should be prohibited. The floodplains need to be set aside as flood mitigation areas and wetlands. These ecosystems must be preserved and their health monitored.
- Public acquisition of the floodplains would be in the public's interest and is encouraged.
- The development of greenway trails within the floodplains is also encouraged.
- Developments of water impoundment areas, terraced water corridors that accommodate different flood stage events, tier lagoon areas that slow the water's speed, and the propagation of a vegetated landscape that slows the water, allow particulates to be removed from the flood waters, and add beauty and habitat are all recommended modifications within the floodplain area.

#### **Guideline:**

We recommend that no buildings, parking lots or other hard surfaced constructions be allowed within the floodplain.

## **VACANT, ABANDONED, AND SUBSTANDARD STRUCTURES**

#### **Concern:**

Empty, unused, and substandard structures create unsafe and unhealthy environments within the community. They also promote a negative image of the community.

#### **Concern:**

These properties become even more problematic when the vegetation around the structure is not maintained and trash and debris is allowed to accumulate.

#### **Guideline:**

Substandard structures must either be refurbished or removed. They should not be allowed to linger within the community. Governmental and legal officials who hinder the community's action to clean up property or remove the structure should be removed from office whenever and however possible. Failure to take action on these community hazards and eyesores undermines the redevelopment potential and property value of the entire community.

## **Infrastructure**

A city's infrastructure is comprised of the physical utilities and support structures that support the operations of the community, such as streets, street lighting, sidewalks, water and energy distribution, storm water and sewer management, communication systems, and the like. These support systems are crucial components in the health, safety, and well-being of a community and directly affect its growth and social vitality.

### **ONE WAY STREETS**

#### **Concern:**

For communities of this size, using one way streets causes more trouble than it produces benefits. The one way streets going through the very core of the town hampers the city center activators. Accesses to these activators needs to be convenient for people coming from any direction.

**Guideline:**

We recommend that all one-way streets within the community be converted to two-way streets.

**COMPLETE STREETS**

“Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. By adopting a Complete Streets policy, communities direct their transportation planners and engineers to routinely design and operate the entire right of way to enable safe access for all users, regardless of age, ability, or mode of transportation.” For more information see Smart Growth America: National Complete Street Coalition <http://www.smartgrowthamerica.org/complete-streets/complete-streets-fundamentals/complete-streets-faq>.

**INTERSECTIONS****Concern:**

We recommend that all traffic ways within the community be modified to meet the Complete Street philosophy and standards. All traffic-ways shall properly accommodate pedestrians, cyclists, and motorist of all ages and abilities. These public byways must be ADA compliant.

**Guideline:**

We recommend that all traffic-ways within the community be modified to meet the Complete Street philosophy and standards. All traffic-ways shall properly accommodate pedestrians, cyclists, and motorist of all ages and abilities. These public byways must be ADA compliant.

**STREET IMPROVEMENT****Concern:**

There are sections of the street system that require maintenance and upgrading.

**Guideline:**

Streets should be restored and upgraded in accordance with Complete Streets Initiative guidelines to ensure suitable surfaces, dimensions, and safety precautions for motor vehicles, bicycles, and pedestrians.

**PUBLIC UTILITIES****Concern:**

The communities need to assure that the public utilities are operating properly and at a high standard for efficiency of operations, cost effectiveness, and quality of product. The quality and cost of a community’s utilities is a key factor in attracting new businesses to the city.

**Guideline:**

The public utilities should be assessment to determine the quality, cost effectiveness, and future reliability of the city’s utilities.

**Guideline:**

Anticipation of national and international trends that will influence the cost and operations of the community’s utility systems should be in the forefront of the community leaders. Anticipation and preparation for such influences as fluctuating energy costs, climate change regulations, advancements in alternative energy technologies, and new concepts and practices in sustainable community living should be ever present.

**Guideline:**

Trends towards decentralizing the utility network within a community and spreading the generation and collection potential out among the residents through the use of home/business scale units should be monitored. This approach places the community in a less risky situation for utility disruption due to sabotage, weather or mechanical failure.

**ALTERNATIVE ENERGY SOURCES****Concern:**

“Alternative energy sources are renewable and are thought to be “free” energy sources. They all have lower carbon emissions, compared to conventional energy sources. These include Biomass Energy, Wind Energy, Solar Energy, Geothermal Energy, Hydroelectric Energy sources.” [www.altenergy.org/](http://www.altenergy.org/) There are no alternative energy source operations in McDonald County at this time.

**Guideline:**

We recommend that Anderson, Pineville, and McDonald County consider the development of alternative energy source operations.

**Guideline:**

As stated above under the discussion of Public Utilities, we believe it would be advantageous for the communities to consider decentralizing the energy general and collection process among the residents. As the cost of technology continues to decrease, we believe that the opportunity for community and home based alternate energy source operation will become feasible. This should be a long-term goal for the communities.

**Guideline:**

With the ever-worsening environmental conditions, cost/scarcity of fossil fuel options, and with the pending environmental legislation that it will become important for communities to seek energy strategies that can better stabilize and level out the operation and cost of the energy network. We believe becoming more locally self-sustainable, self-reliant, and resourceful will be important qualities for creating an economically dynamic and thriving community.

**City Center Commercial**

The commercial operations of a community significantly help to define the character, vitality, and identity of a town. In Anderson’s and Pineville’s commercial districts there are a wide range of successful and unsuccessful commercial establishments. The

commercial areas closer to I-49 appear to be more economically vibrant, while the two city centers are a collection of successful and unsuccessful commercial endeavors.

## **DEVELOPMENT OF LOCAL BUSINESSES**

### **Concern:**

Since both Anderson and Pineville are bedroom communities, most of the commuters shop in the larger communities where they work because of the convenience and variety. This takes money out of the local economy and weakens the business communities in town. Those that do not shop out of town often shop at the local Walmart, which also funnels the money out of town and back to the home office.

### **Guideline:**

The businesses in Anderson and Pineville need to be strengthened and broadened so that the community's money stays in the community.

- Start a Buy Local campaign
- Stop trying to compete with Walmart.
  - Your goods and services must be different than Walmart's
  - Customer service is not a strength of Walmart, it should be of the local businesses

### **Concern:**

The Anderson and Pineville city centers are not economically healthy. They lack business diversity, an attractive/inviting shopping and social experience, identity, and convenience. It is crucial for the communities to revitalize these important and historic city center districts for they are the "heart of the community". The health of the city center heart speaks volumes about the health of the entire community. Potential businesses and employers will look at the city center as an indication of the health and well-being of the community and its values.

### **Guideline:**

The businesses in Anderson and Pineville need to open earlier and stay open later during the week and weekends.

### **Guideline:**

The city center commercial district is crucial to the life and vitality of the communities. Every effort needs to be made

to locate commercial establishments that draw residents to the city center throughout the day and on weekends in the city center. There is a synergy that must be developed between businesses for them to operate optimally.

## **RECRUITMENT OF BUSINESSES AND YOUNG PROFESSIONALS**

### **Concern:**

The communities must stop waiting for business people and employers to come seeking them, but rather accept the fact that the communities must actively go recruit the new business people and employers. There is no campaign for the recruitment of businesses and young professionals to come to town, start a new business, and settle down.

### **Guideline:**

The cities should actively seek out the types of businesses and entrepreneurs that can help to establish the city center commercial district core that is necessary to attract the community. This core business group would be the catalyst for the redevelopment of the city center. The active recruitment of businesses and entrepreneurs from across the country is encouraged. Do not wait for the businesses to discover you, aggressively go out and introduce the community to the potential business people and invite them to come to town.

### **Guideline:**

The communities should be willing to offer economic incentives to new businesses and entrepreneurs who wish to relocate and start a business in the city center. Incentives should not be given to just any business person, but to those people that support the vision for the renewed city center and can energize the synergy of businesses discussed above.

### **Guideline:**

Regional and community based businesses should be preferred over national chains and franchised because their profits are kept in the local community.

## **MIXED USE: LIVE-WORK-PLAY DISTRICTS**

### **Concern:**

The Millennial Generation (ages 18 to 34) has emerged as the principal socioeconomic force in American society. It is projected that by 2028, there will be 75.3 million Millennials, surpassing the projected number of Boomers. This group is work-life oriented, they do not wish to be tied down (they will rent versus buy), they are group motivated, they are socially connected, and tech savvy.

This is the profile of the youth of Anderson and Pineville. And, these are the members of the community that are leaving in large numbers; the so-called Brain Drain of small towns. If Anderson and Pineville are to retain or entice young people to stay or to return then the physical and social structure of the communities need to change. Millennials are very family oriented which means that they will want to stay in close contact with their families, but they also crave excitement, diversity, social connectivity, and a balance of work-life experiences.

These are the future business people and leaders of the communities. Unless these communities find a way to create a community experience that is stimulating to this population group the two communities will just continue to lose their youth and the median age in the community will continue to rise.

### **Guideline:**

We recommend that the city centers be developed in time to become Live-Work-Play districts of the community. These districts would provide housing, shopping and work opportunities all in close proximity to one another.

### **Guideline:**

In the city center commercial district, the floors above the ground floor commercial should be developed as professional offices and housing.

### **Guideline:**

It is important that the city center district be supported by a local resident population of renters and home owners. These residential units should be developed above the commercial, in pockets of multi-family housing, and in the rejuvenated surrounding residential neighborhood.



## Identity

To the outsider passing through McDonald County there is no discernible or memorable identity or character that one can associate with the area. There is no mental image of the county that distinguishes it from any other part of southwest Missouri.

Likewise, as one travels along I-49 through McDonald County there is no discernible identity or character of either Anderson or Pineville from the interstate. Other than the small green highway sign that says Anderson or Pineville next exit, you would never know that these two communities were just off the highway.

It is important to distinguish oneself from the miles and miles of beautiful countryside and to imprint within the passerby a mental image of the communities. In some way, the communities need to entice the traveler to stop and travel into the city center; not just gas up at the interstate gas station and grab a drink. The highway image must be strong, it must be reoccurring, it must express the qualities and values of the community, and it must create that mental image that is remembered when one thinks about these communities.

### **GATEWAYS AND ENTRY SEQUENCE**

#### **Concern:**

Other than the green highway sign, Anderson and Pineville lack a highway presence on I-49 that tells the motorist that these communities are just one mile off the road. There is nothing that expresses the values, qualities, and character of the community to the passerby or that encourages them to stop and explore the community's special amenities.

#### **Guideline:**

An iconic gateway feature that announces the motorist's arrival to the community should be placed at each interstate access point into the city of Anderson and Pineville. This gateway element should be more than a billboard or welcome sign. This gateway feature should

be a visually powerful and symbolic expression of the community that forms lasting mental images in the viewer's mind. The gateway must be intriguing. It must be large enough in scale to be visually recognizable from a distance traveling at 70 miles per hour.

#### **Guideline: ANDERSON:**

We recommend that the community of Anderson consider the development of a gateway feature at the Stang interchange that captures the attention of the motorist and expresses the values and qualities of the community. We recommend that a motif of several running mustangs be developed and placed near the interchange. We would encourage the community to develop a town statement that would accompany the mustang sculptures or painting.

- The sculptural herd of mustang could be located in the triangular parcel of land between the interstate and exit ramp on both the north and south sides of the overpass.
- A bas-relief sculpture or painting of the mustangs could be placed on the concrete overpass bridge abutment by the exit ramp.
- A series of mustang profiles could be added to the interchange overpass railing to show the running horses profiled against the sky.

Such a piece of artwork, especially one linked to the county high school, would symbolically express the character of the Anderson community; a town that appreciates the arts, values and celebrates its youth, and embraces the broader county community.

#### **Guideline: PINEVILLE:**

We recommend that the Pineville community consider the development of a gateway feature at the interstate interchange that expresses its community qualities and rich eco-tourism culture. We recommend that the community consider the development of a landscaped

plant and water feature along the highway or just beyond the right-of-way at the intersection. We envision a feature that has flowing water and is illuminated at night.

An alternative gateway concept for Pineville is to take the parcel of land between the interstate and Highway 71 between the point where Highway 71 crosses over the interstate between Pineville and Anderson and the Pineville interchange. On this somewhat triangular parcel of land along the east side of I-49 we can envision the establishment of a prairie landscape with homesteader's cabin. As with Anderson, we would encourage the community of Pineville to develop a town statement that would accompany either of these gateway features.

#### **Concern:**

Once these I-49 gateway features have been established and are drawing people off of the interstate and into the communities, it will be necessary to create minor gateway elements that mark the various transition zones that the visitor would pass through as they journey into town. The minor gateways would be smaller in size and would be design to be seen and read at a slower speed and a closer proximity.

#### **Guideline: ANDERSON:**

As the motorist enters Anderson from the Stang interchange, we recommend that gateways be considered at Stang and Highway 71 and at each end of Main Street: Main Street and Olive and Main Street and Highway 76/ Marshall Street.

#### **Guideline: PINEVILLE:**

As the motorist enters Pineville from the I-49 interchange, we recommend that gateways be considered at Highway 71 and Highway H. As the motorist travels north across the bridge we recommend that a gateway be placed at Highway 71 and Jesse James Road, at Jesse James Road and 5th Street, and Jesse James Road and 8th Street. The minor gateways would be smaller in size and would be

design to be seen and read at a slower speed and a closer proximity.

**Concern:**

Working with the Missouri Department of Transportation (MODOT) is always difficult. There will be many safety issues and public right-of-way constraints that will hinder the ease of developing these gateway features. But, other communities have been able to coordinate with MODOT to secure approval to design features near interstate interchanges.

**Guideline:**

We recommend that the Community Visioning Committee contact MODOT early in the process and begin a dialog pertaining to what is potentially possible. Approaching the gateway development as a collaborative design challenge will remove a great deal of the confrontation that might arise between the regulator and the communities.

**Guideline:**

We would also encourage the communities and county to involve your state representative in this process as well.

## **SIGNAGE AND WAYFINDING**

**Concern:**

There is a lack of instructional and wayfinding signage in the communities of Anderson and Pineville. For visitors the process of navigating the communities and finding the city centers is difficult.

**Guideline:**

We recommend the development of a coordinated series of wayfinding signage be developed for both communities that starts along the I-49 corridor miles before you reach the city exit and directs you through town and, specifically, to the city center.

**Guideline:**

These wayfinding signs should be specific to the community of Anderson or Pineville. They should have a style, materiality, color, message, and system of information conveyance that is coordinated for each

particular community.

**Guideline:**

The wayfinding signage should have a symbolic quality that relates the system to the “unique” qualities of the town that each community wishes to express or “sell”.

**Guideline:**

The wayfinding system should be attractive and memorable. These information signs must stand out, be different from the clutter of other information signs competing for the viewers’ attention.

**Guideline:**

The wayfinding signage should be size and information appropriate for its location and the speed and distance at which it will be perceived.

## **Legal**

Not all changes need to be made through design. Many changes are simply based in legality. For instance, land ownership and city ordinances are extremely important in determining a quality community. With the help of the city government, laws can be put into place that will affect positive change in the community.

## **LEED**

**Concern:**

The current pattern of construction in McDonald County pays limited attention to considerations of environmental sustainability.

**Guideline:**

We recommend the adoption of Leadership in Energy and Environmental Design (LEED) guidelines for both the communities and county. These guidelines come with various focus areas, such as new construction, renovation, and neighborhood design to name only three. We believe that these three focus area guidelines would provide a valuable benchmark for the planning, design, and implementation of structures in the communities and

county. More information about LEED can be found at the U.S. Green Building Council’s website [www.usgbc.org/leed](http://www.usgbc.org/leed).

## **PACE**

**Concern:**

Many buildings within the county are energy inefficient and in need of upgrading. This is quite a financial burden for many property owners. This makes it difficult for the business people and residents of the county to cut their energy cost in an era of increasing energy prices. This will be further complicated in the coming years with the impact of climate change legislation.

**Guideline:**

Anderson, Pineville and McDonald County are in a position to join a program that will assist business people in the funding of these energy improvements; The Property Assessed Clean Energy Program (PACE). More information about the PACE program in Missouri can be found at: <https://energy.mo.gov/energy/communities/assistance-programs/property-assessed-clean-energy-%28pace%29>.

**Guideline:**

Legislation is being enacted that will allow homeowners to participate in the PACE program for improvements to their residential properties. The change to include residential properties will occur in the spring of 2016.

## **BUILDING CODE AND ORDINANCES**

**Concern:**

The building and zoning codes in Anderson, Pineville and McDonald County are weak to non-existent. The development of codes to guide the planning and construction of the built environment is important to assure the best quality structures within the communities.

**Guideline:**

We support the adoption of building and zoning codes for McDonald County and its communities.

**Guideline:**

We specifically recommend that the communities consider the adoption of Form-Based Codes rather than prescriptive type zoning codes. Form-Based Codes are not prescriptive, but rather performance based in their application. Under the Form-Based Code the developer, architect, contractor, speculator has greater creative leeway. So long as the project complements the physical and historical context of the surrounding properties, as suggested by the Form-Based Code, a cohesive and unified image for the neighborhood/city will be derived.

## Implementation

With the preparation of this visioning document the first step in the community visioning process comes to an end. The community process used to develop this document was intended to identify the community's goals and objectives, to propose innovative and creative ideas for how those goals and objectives might be met and to educate the community about the challenges and opportunities that the communities of Anderson, Pineville, and McDonald County will confront as they grow and change. With the dissemination of this document, the second phase of the process begins; the creation of the community's vision for the future of these communities. This document is not "the community's vision"; rather it is a tool that the community may use to develop its own vision.

The process we recommend the community use to create its own community vision involves the public review and discussion of this document. This will help to develop a broader community understanding, consensus and "ownership".

**Concern:**

Review, Modify and Affirm

**Guideline:**

Upon receipt of this document, the advisory committee and city officials should formulate a community process

for the systematic review of the Concerns, Guidelines, and visions presented herein.

**Guideline:**

We recommend that the city continue its association with Mr. Jeff Barber, University of Missouri-Extension. The continuity of his involvement in this visioning process and his technical expertise will be invaluable to the community and success of this visioning effort.

**Guideline:**

After the community review, the advisory committee and city officials should modify or affirm this document's long term vision to fit the consensus of those involved.

**Concern:**

City Council Resolution

**Guideline:**

The advisory committee should prepare a resolution outlining the community's vision and the principles that will guide its implementation. This resolution should be presented to Council for ratification.

**Concern:**

Respect the Vision's Principles and Guidelines

**Guideline:**

This document outlines the principles and guidelines for the consideration of future city goals and objectives related to the evolution of the city and broader regional community. As long as the principles and guidelines that have been ratified are respected, then the incremental implementation of the vision will remain cohesive and allow for flexible response to future opportunities and circumstances.

**Concern:**

Review, Modification, and Reaffirmation Every Five Years

**Guideline:**

To keep the vision fresh and relevant, we recommend that as part of the resolution presented to the City Council it state that the city is charged with orchestrating a community review of the vision's implementation at

least every five years for the purpose of either modifying or reaffirming the community's vision principles and guidelines.

**Guideline:**

This should be a public, well-advertised citywide process. The report from Council should be disseminated to the public in a printed format.

**Guideline:**

A report should be prepared at least every five at the direction of Council to evaluate the implementation of the vision:

- What were the vision plans and projects suggested for implementation in the previous five year vision statement?
- Which is the status of those vision plans and projects? Successful? Unsuccessful? Why?
- What are the suggested vision plans and projects for the next five year implementation stage?

**Concern:**

The community and city government must find a way to keep the visioning process current, relevant, and moving forward. Community visioning is not something that you do every few years. It is constant.

**Guideline:**

The long term guiding principles/values of a community will not change or will change very little over time. However, the day to day implementation of city plans, projects, and decisions do not always consider those principles and values in their implementation. This visioning toolkit and its corresponding community vision statement/plan should not be relegated to a file or shelf and forgotten. These visioning documents should remain on everyone's desk and serve as a daily reminder and guide for community growth.

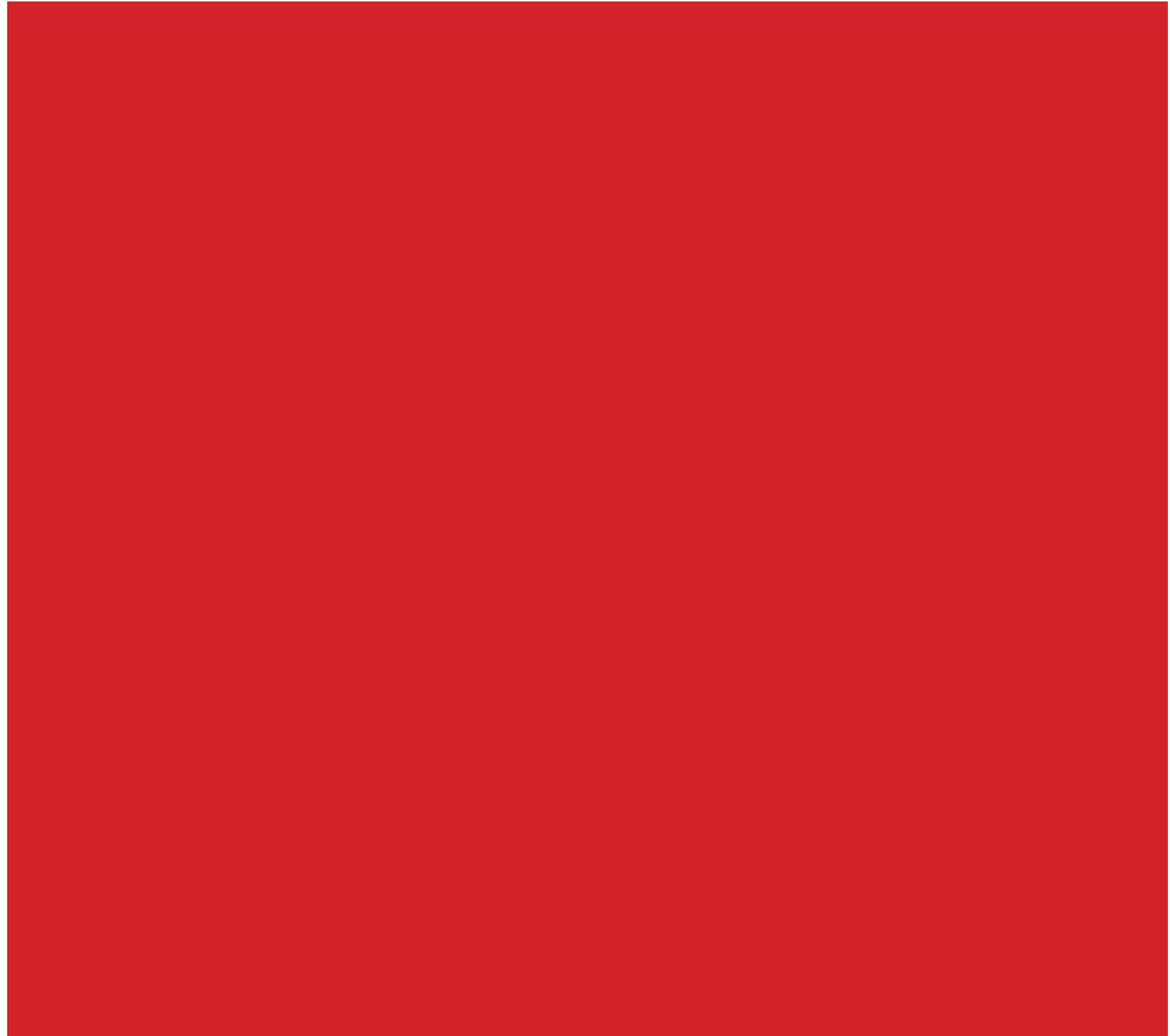


**Leadership is the capacity to translate vision into reality.”**

**Warren G. Bennis**









# McDONALD COUNTY RESEARCH

It is important to start any study with an understanding of the people, socio-economic forces, and environmental factors that helped to create the community in the first place. By understanding the evolution of the region and community from prehistory to the present we develop a perspective from which to make some judgment about the future trends that might affect the study area.

The CCS team members studied Anderson, Pineville, and McDonald County from a 50, 100, and 200 mile radius perspective to understand the contextual influences. The research findings on the following pages applies to both communities equally.

**“The greatest danger for most of us is not that our aim is too high and we miss it, but that it is too low and we reach it.”**

Michelangelo



## HISTORY OF SETTLEMENT (PRE - 1750)

### Paleozoic Era

During the Paleozoic era Missouri was covered by warm shallow sea water and home to a variety of aquatic organisms that included the Archimedes, brachiopods, and shelled cephalopods.

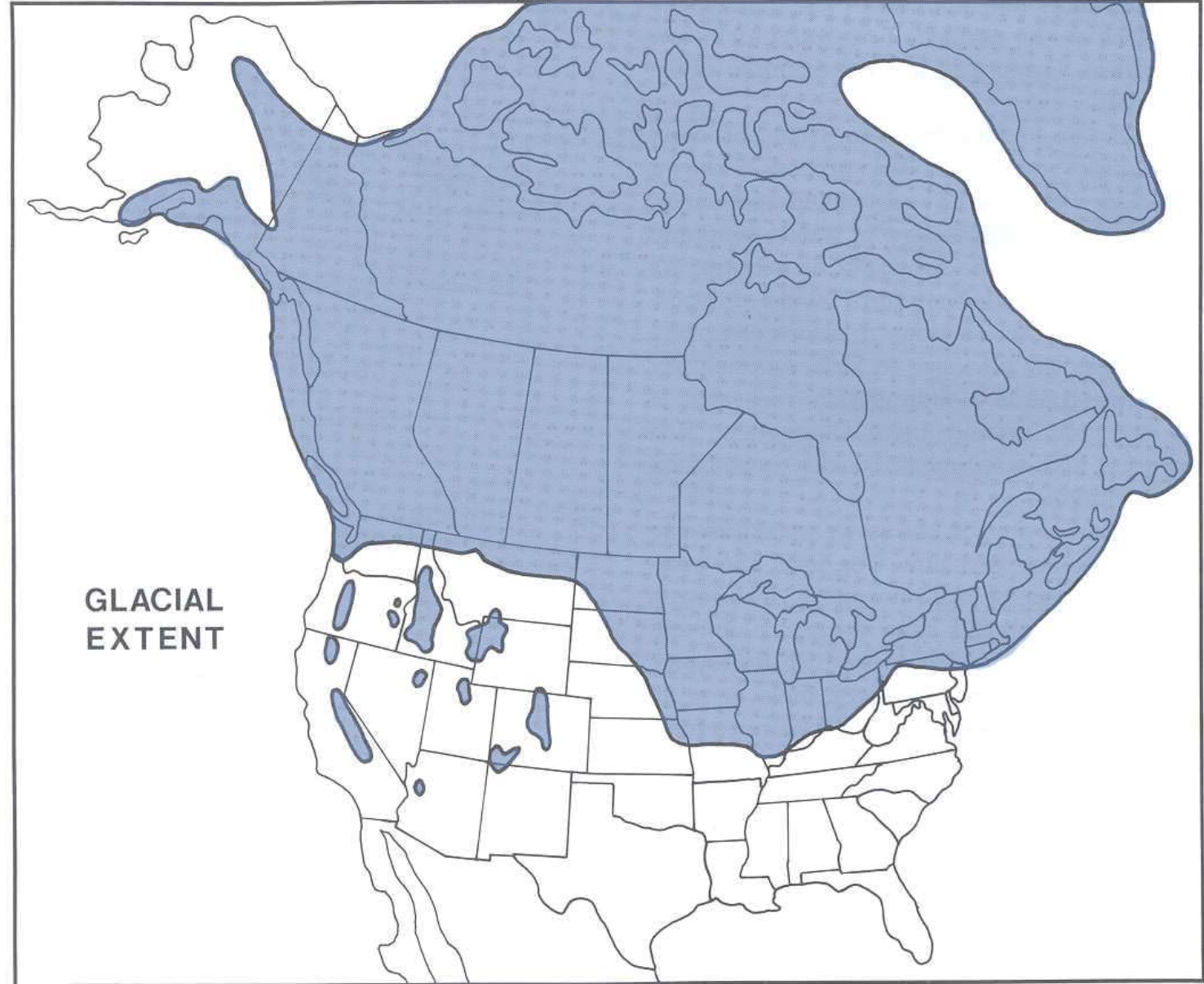
### Carboniferous Era

It was during this period that sea waters began to recede giving way for plant and animal life to develop on land. Tetrapod's, four-limbed vertebrates, colonized the shores and expanded across the landscape giving way for the later evolved animal life such as reptiles, mammals, and birds. Sea water had disappeared from Missouri by the end of this period.



Woolley Mammoth

tmrh. *Science TEDx 10 fascinating facts about woolly mammoths*  
2015. Web. 29 Aug. 2015.  
<http://tmrh.org/science-tedx-10-fascinating-facts-about-woolly-mammoths/>



After Johnson 1980.

Glacial Extent

Johnson, "Vermont Glaciers"  
2015. Web. 29 Aug. 2015  
[http://academics.smcvt.edu/vtgeographic/textbook/glaciers/Vermont\\_glaciers.htm](http://academics.smcvt.edu/vtgeographic/textbook/glaciers/Vermont_glaciers.htm),

Nagel. Tom, "Missouri's Icy Past." Mdc. mo.gov, N.p., Web. 27 Aug. 2016.



Northern Bedstraw

Alberta Plant Watch. *Norther Bedstraw*. ND. Web. 27 Aug. 2015.  
<http://plantwatch.naturealberta.ca/choose-your-plants/northern-bedstraw/>



Harebell-*Campanula-rotundifolia*  
usda.gov. Nd. Web. 27 Aug. 2015.  
<http://plants.usda.gov/core/profile?symbol=CARO2>



*Lithobates sylvaticus* (Woodfrog)

Brian Gratwicke - *Lithobates sylvaticus* (Woodfrog)  
ND. Web. 27 Aug. 2015.  
[https://en.wikipedia.org/wiki/Wood\\_frog](https://en.wikipedia.org/wiki/Wood_frog)

### Ice Age:

Unlike norther Missouri, which was covered by Ice, southern Missouri was the home of many animals including camels, mammoths, and Mastodons. The moist cool air provided favorable condition for plants and animals from the north to survive. Many of these species still exist today and can be found in caves, springs, and damp cool areas

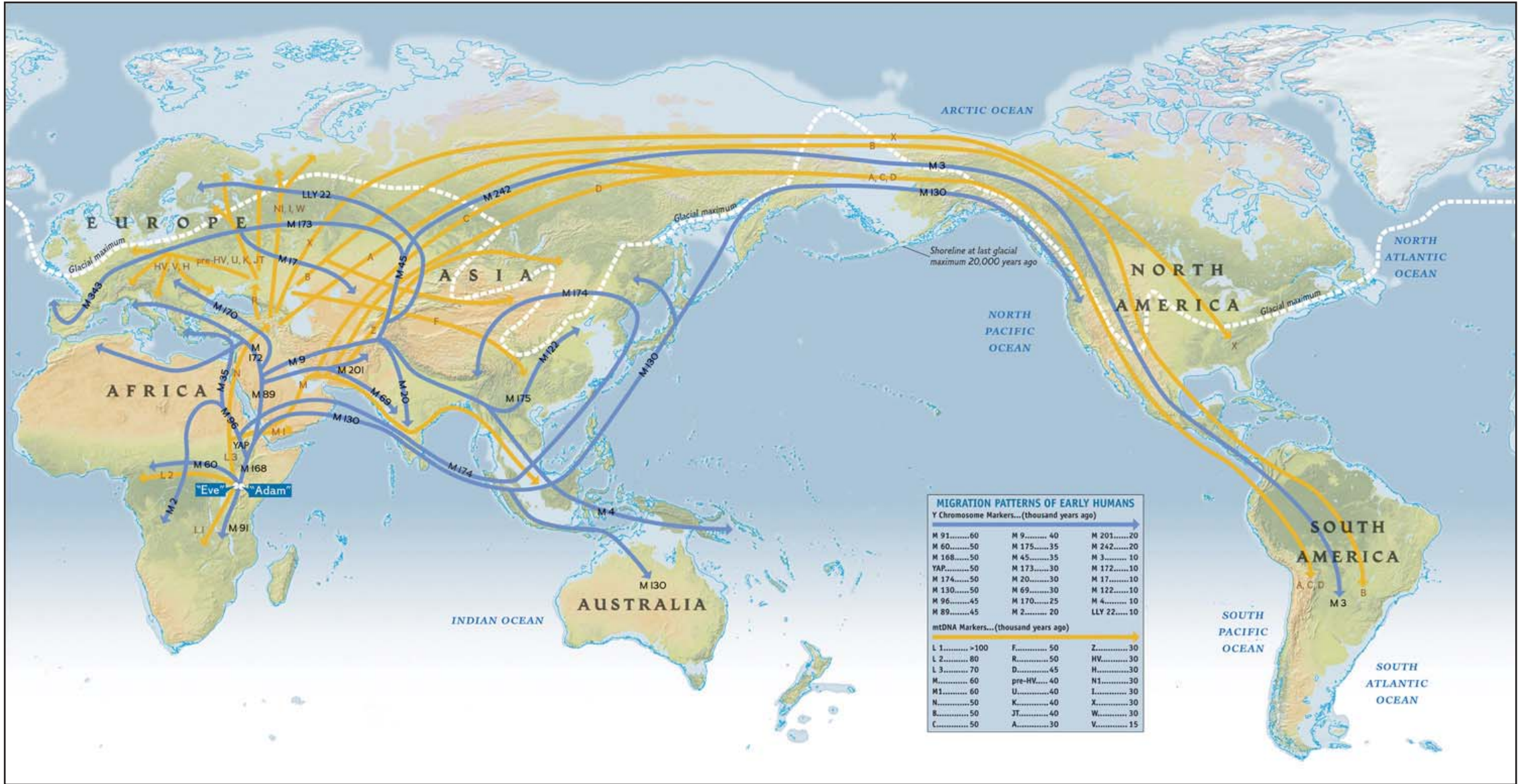
### Ice Age Animal and Plant Life of Missouri:

Northern Bedstraw and Harebell are two plant found in Missouri that made their way here during the last Ice Age. They survive in moist shaded areas long narrow ravines and streams due to water that emerges from bedrock that moistens the soil. Nagel. Tom, "Missouri's Icy Past." Mdc. mo.gov, N.p., Web. 27 Aug. 2016.



Four- Toed Salamander

John White. *Animal Picture Archive*. animal.memozee.com. 2005. Web. 27 Aug. 2015.  
<http://animal.memozee.com/view.php?tid=2&did=11023>



Human Migration

Sinarmas World Academy, ND. 2015. Web. 29 Aug. 2015.  
<http://blogs.swa-jkt.com/swa/11365/2013/03/03/rural-urban-migration-in-jakarta/>

## Migration:

Between 16,500 and 13,500 BP humans crossed the Bering Strait in search of big game. Populations consisted of nomadic tribes of hunter gatherers that spread across the Americas in search of resources.

## Settlement Begins:

It was not until 8,000 to 2,000 BCE during the Archaic Period that many tribes began to switch to sedentary farming, which led to cultural centers and eventually trade between tribes

## Footpaths and Trade Networks:

Due to trade, a network of footpaths were created and waterways utilized as a way to move goods. Many of these Indian footpaths still exist today in the form of roads and interstates overtime foot trails became wagon trails for settlers and eventually morphed into the infrastructure of our current interstate commerce.

## Osage Indians:

The Osage Indians were originally located in Missouri near the Missouri and Osage rivers. but were pushed westward due to foreign settlements and exploration, The Osage were first discovered by French explorers around 1673. A seminomadic tribe, they were known for gardening, hunting, and foraging. Eventually, they found themselves in the northwestern part of Arkansas, western Oklahoma, southeast Kansas, southwest Missouri

## European Immigrants

1673 Father Jacques Marquette and Louis Joliet sailed down the Mississippi River and discovered Missouri and led to the areas French claim in 1682 by Robert de LaSalle. The territory among others was named "New France" or Louisiana in honor of Louis XIV. Having acquired new territory, French settlers immigrated to the area and began to build forts and establish trade posts. Looking for new ways to generate income while mining for silver the settlers began to trade furs with local Native Americans which became a major part of French settlements economies.

Nagel, Tom, "Missouri's Icy Past." Mdc. mo.gov, N.p., Web. 27 Aug. 2016.

Catlin, George. "Talle, and Osage Warrior." 1stdibs.com. N.P., n.d., Web. 01 September. 2015.

"Osage Warrior." The Osage Indians of Kansas, legendsofkansas.com. Legends of America, 2009-2014. Web. 31 Aug. 2015

## Summary:

Looking at southwest Missouri's history we can see why the area is not only rich in organic life, but how unique the soil is due to an amalgamation of differing terrains brought together under great pressure and erosion. It is because of these properties found in the soil and the continental centralized location of southwest Missouri that big game hunting and trade became popular. Trails and waterways that once served as a central vein of trade for American Indians still serve us today due to their simple yet effective method of crossing terrain with the least amount of effort. Furthermore, through understanding that the area is capable of sustaining such a wide variety of life allows farmers and ranchers to broaden the variety of products they grow and bring to market.



Four- Toed Salamander

Granger. *Dutch Fur Trade*. N.d. fineartamerica.com. Web. 27 Aug. 2015. <http://fineartamerica.com/featured/dutch-fur-trade-granger.html>



Osage Indian

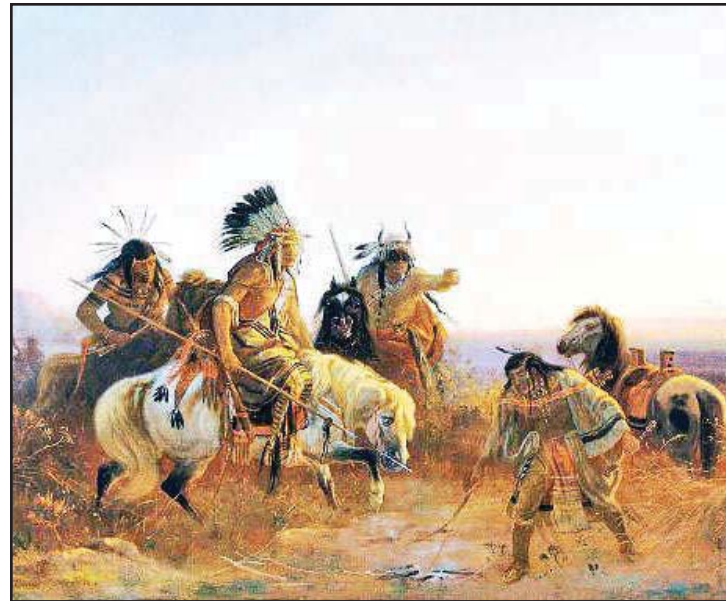
George Catlin. *Osage Sioux Indian Pictures*. TalleND. 2015. Web. 29 Aug. 2015. <http://indianspictures.blogspot.com/p/osage-sioux-indian-pictures.html>

## HISTORY OF SETTLEMENT 1750-1900's

In the early 1700's many Native Americans used the Ozark Plateau region as hunting grounds. The region was used by several tribes including the Osage, Delaware, Kickapoo, Shawnee, Piankashaw and many others. However, most of the area was controlled by the Osage tribe, given that the other tribes were only pushed into the region from the white man settlements in the eastern portion of North America. After the Louisiana Purchase in 1803 many settlers moved out searching for a new start. Soon after the Osage Indians gave most of the control of the Ozark Plateau to the federal government in 1808. Missouri entered the union on August 20th, 1821. The first documented settler in McDonald County went by the name of Valentine in 1827. Many of the settlers and the Native Americans lived and trade goods peacefully. However, the Indian Removal Act was passed in 1830 resulting in the relocation of the Native Americans along what is known as the Trail of Tears. In 1851 the Missouri Pacific railroad started construction connecting the lower parts of the United States. Soon after these McDonald County was established and the Butterfield Overland Mail Service used the region to connect mail into the west side of the country in 1857. From 1861-1865 the area saw many battles between the forces of the North and the South, as a result the progress of the railroad in the Ozark area was stopped. After the Civil War many companies came to the region to mine for lead, zinc, and Tripoli, a mineral used as an abrasive. Since that time the region has had a steady increase of population up until the present day.



NATURAL OZARK REGION



NATIVE AMERICAN HUNTING GROUNDS.

Looking at the history of the settlements in the Ozark region from 1750 to the 1900's gives the people knowledge of what the land has given to the settlers who have located themselves within the region. The land has giving fertile soil for farming large crops as well as livestock. The land also gives great location for transportation to other parts of the United States. This history also shows how resourceful the land in the Ozark region can be for future generations.

Native Americans used the region as hunting grounds for many years. They hunted deer, elk, bear, and in some case buffalo. After the Native Americans were moved out by the Indian Removal Act of 1830 the Ozark region become home to many settlers moving from the east into the west.

# Historical McDonald County Timeline from 1750-1900's



Region used as hunting grounds for several Native American Tribes  
Early 1700's



Louisiana Purchase is acquired by the United States from France in 1803



Missouri entered the Union August 20, 1821



First McDonald County Courthouse 1849-1857



Missouri Pacific Railroad is started to be constructed 1851



1861-1865

Pennsylvania Oil Company arrived in area to drill for oil 1886  
Sulfur Water was found instead



French Settlers move into the Missouri area 1750's



Early white settlers started moving into the region in the late 1700's - early 1800's

Osage Indians gave up most of the Ozark Plateau in Treaty with federal government 1808

First Settler was documented by the name of Valentine in McDonald County. 1827

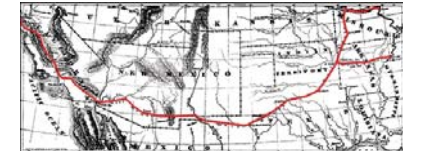
Indian Removal Act of 1830 Resulted in the Trail of Tears



McDonald County is established March 3, 1849

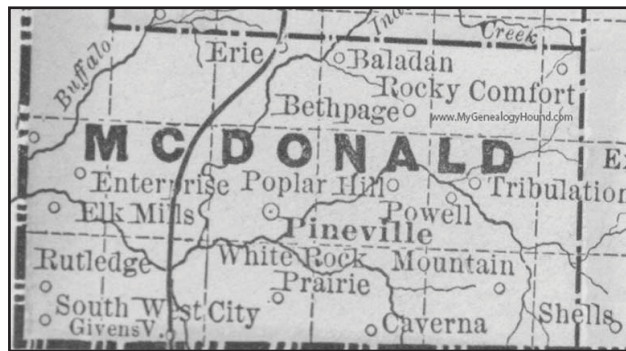
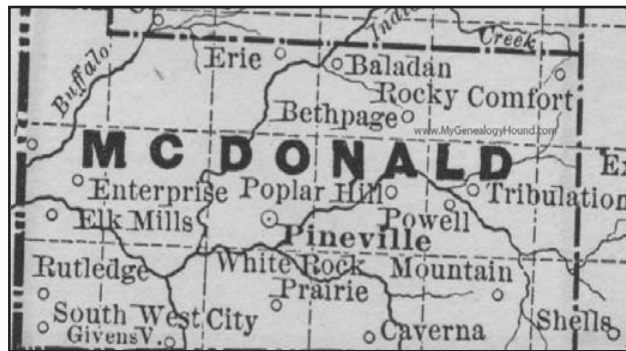
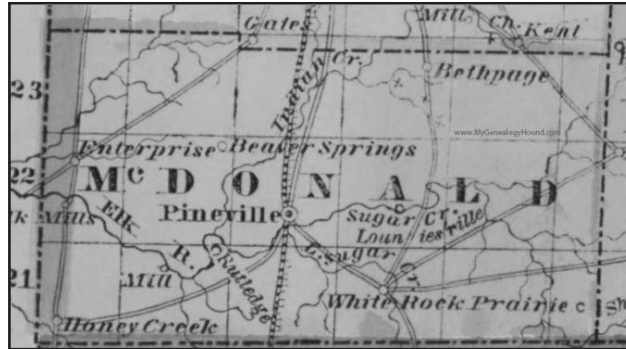
Named after Sargent Alexander McDonald, Solider in the Revolutionary War

Butterfield Overland Mail Service started in 1857



All Images in Timeline are sourced from Google Images: 2015. Web. 20 Nov. 2015. <https://www.google.com/imghp?hl=en&tab=wi&ei=9hWPVvjH0sjcAPghoTg-BQ&ved=0EKouCBUoAQ>

## Population, Land, and Crop Growth



MCDONALD COUNTY MAPS OVER THE YEARS FROM TOP TO BOTTOM :1881,1886, 1890  
2015. Web. 31. Aug. 2015.  
<http://www.mygenealogyhound.com/maps/missouri-maps/mo-mcdonald-county-missouri-1876-map.html>



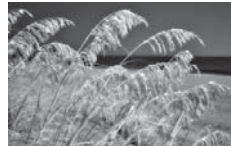
Wheat



Oats



Livestock



Rye



Buckwheat



Corn



Tobacco

CROPS USED WITHIN THE OZARK REGION DURING 1750 THOUGH TO PRESENT  
2015. Web. 31. Aug. 2015.  
<https://www.google.com/imghp?hl=en&tab=wi&ei=9hWPVvjH0sjcAPghoTgB>

Year	Population
1860	3,957
1870	5,189
1880	7,804
1920	14,690

Current Population  
23,083

## McDonald County Battlegrounds



CIVIL WAR BATTLES WITHIN THE REGION 2015. Web. 1. Sept. 2015  
<http://www.ozarkscivilwar.org/battles>

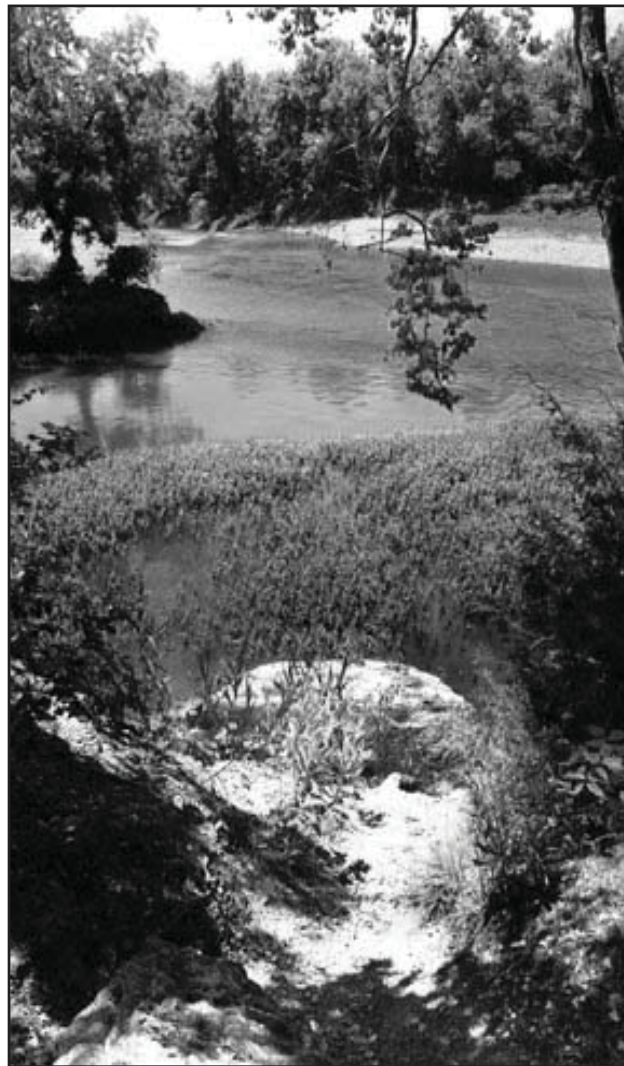
The Civil War stopped many things, like the railroad production. However, the battles also brought many people into and around areas that were still developing. Many communities increase in size during battles as well as after, where people would stay behind to start a new chapter with their lives.

1. Battle of Carthage 1861
2. Battle of Dug Springs 1861
3. Battle of Wilson's Creek 1861
4. Zagoni's Charge 1861
5. Battle of Pea Ridge 1862
6. Battle of Newtonia 1862
7. Battle of Prairie Grove 1862
8. Battle of Springfield 1863
9. Battle of Hartville 1863
10. Battle of Mine Creek 1864
11. Battle of Newtonia 1864
12. Price's Missouri Expedition 1864



## McDonald Country Rivers

Most settlers came to locate themselves around the rivers in Southwest Missouri but, the Ozark Plateau became a key part in American history. This region connects most of the southern important locations with Missouri along with many other states like, Arkansas, Oklahoma, and Kansas.



ELK RIVER  
2015. Web. 1 Sept. 2015  
[https://www.google.com/search?q=McDonald+County+Missouri+Elk+river&hl=en&bih=1371&bih=746&site=img&source=Inms&tbm=isch&sa=X&ved=0ahUKEwjs\\_bOLk5nKA-hUY-GMKHFQYBIIQ\\_AUIC5gE#hl=en&tbm=isch&q=elk+river+missouri](https://www.google.com/search?q=McDonald+County+Missouri+Elk+river&hl=en&bih=1371&bih=746&site=img&source=Inms&tbm=isch&sa=X&ved=0ahUKEwjs_bOLk5nKA-hUY-GMKHFQYBIIQ_AUIC5gE#hl=en&tbm=isch&q=elk+river+missouri)



LITTLE SUGAR CREEK  
2015. Web. 3. Sept. 2015  
<https://www.google.com/search?q=McDonald+County+Missouri+river>



BIG SUGAR CREEK  
2015. Web. 3. Sept. 2015  
<https://www.google.com/search?q=McDonald+County+Missouri+river>



## HISTORY OF SETTLEMENT: 1900-PRESENT



Top: Old Jefferson Hwy Coon Creek Bridge Jasper Mo  
McCorkle, Marie. 'Jefferson Highway'. <http://www.jeffersonhighway.org/postcards-photographs/photographs/>. N.p., N.d. Web. 2 Sep. 2015.

Right: Old Jefferson Highway Map  
McCorkle, Marie. 'Jefferson Highway'. <http://www.jeffersonhighway.org/maps/1922-jh-tourist-map/>. N.p., N.d. Web. 2 Sep. 2015.



### NATIONAL

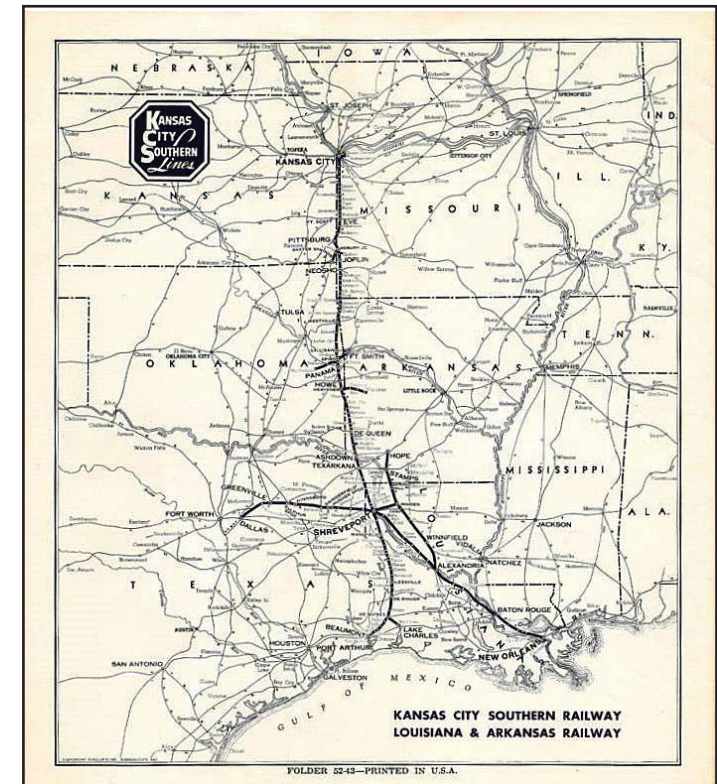
On a national, and more recently international level, the Ozark region has been positively affected by the integration of the highway system and car. In the 1920's, Old Jefferson Highway (U.S. 71) passed through McDonald County and connected Canada to Louisiana. The highway opened up the nation and encouraged the use of the private car. This was a boon for tourism all along the route. The highway system has provided good access throughout the Ozark region and helped draw people to the McDonald County.



Kansas City Southern Passenger Station Pittsburg, KS  
'Pittsburg Kansas City Memories' [http://pittsburgsmemories.com/Pittsburg\\_Transportation/KCS/images/picKCSrailroaddepottrain1915.jpg](http://pittsburgsmemories.com/Pittsburg_Transportation/KCS/images/picKCSrailroaddepottrain1915.jpg). N.p., N.d. Web. 2 Sept. 2015.

### REGIONAL

The railroads that passed through the Ozark region became an important factor in the development of the area. The Kansas City Southern Railway passed through McDonald County and connected Kansas City to Louisiana. The railway made the transportation of freight and, early in the 1900's, passengers convenient. This contributed to the growth of the local strawberry industry and helped stimulate tourism.



Kansas City Southern Railway Map  
Member Files. 'Free Webs'. <http://memberfiles.freewebs.com/06/17/49381706/photos/Kansas-City-Southern-/Sys%20Map%201955.jpg>. N.p., N.d. Web. 2 Sept. 2015.



Top: Skelton Mines Pitcher, OK  
'Mining Artifacts'. <http://miningartifacts.homestead.com/Oklahoma-Mines.html>. N.p., N.d. Web. 11 Sept. 2015.



Right: Pitcher, OK Miners  
'Mining Artifacts'. <http://miningartifacts.homestead.com/Oklahoma-Mines.html>. N.p., N.d. Web. 11 Sept. 2015.

### ARKANSAS

In 1962, Walmart began in Rogers, Arkansas. In the past fifty-years Walmart has grown from a 5 and Dime store into the largest retail company in the world with its Home Offices and a large distribution center in Bentonville, Arkansas. McDonald County has felt the effects of Walmart's growth throughout the years from an increase in people moving into the county to the new Data Center and Distribution Center that has been built south of Pineville, MO. The new Data Center and Distribution Center alone brings in over \$500,000 per year in taxes revenue to McDonald County. The construction of these centers also was a catalyst for the upgrading of Highway 71 to Interstate 49, the NAFTA Highway.

### OKLAHOMA

#### Oil and Mining

After the discovery of oil in 1907, Oklahoma's population boomed. By 1920, the population had risen to 72,000 and the city of Tulsa was named the Oil Capital of the World.

The Tri-State area (Missouri, Kansas, and Oklahoma) became very successful after the discovery of lead and zinc ore. Since the opening of the first mine in Granby, MO in 1850 to the later mines in the Pitcher and Carthage, MO areas mining was a significant economic force until its decline in the first half of the Twentieth-Century.



1st Walmart Store in Rogers, Ark  
'Corporate Walmart'. [http://cdn.corporate.walmart.com/dims4/WMT/4b0d8d8/2147483647/thumbnail/752x206/quality/90/?url=http%3A%2F%2Fcdn.corporate.walmart.com%2F98%2Fc1%2F9106da79443bbda032cb000d79f4%2Fstore-1\\_129817554882088272\\_752x206.jpg](http://cdn.corporate.walmart.com/dims4/WMT/4b0d8d8/2147483647/thumbnail/752x206/quality/90/?url=http%3A%2F%2Fcdn.corporate.walmart.com%2F98%2Fc1%2F9106da79443bbda032cb000d79f4%2Fstore-1_129817554882088272_752x206.jpg). N.p., N.d. Web. 2 Sept. 2015.



## McDonald County

The area is famous for its once booming strawberry industry, the setting for the Jesse James film, canoes and floating down the abundant rivers and creeks in the area.

McDonald County also is the home to one of Tyson's Chicken Distribution Centers, as well as a Walmart Distribution Center and Data Center.



Strawberry Fields in Anderson, MO.  
'The Paper Gallery': <http://www.thepapergallery.net/-Morgan/78644.jpg>. N.p., N.d. Web. 2 Sept. 2015.



Jesse James Film Set in Pineville, MO.  
'Pineville Missouri': <http://pinevillemo.us/wp-content/uploads/2010/02/scan0009.jpg>. N.p., N.d. Web. 2 Sept. 2015.

## SUMMARY

From the research found, we have come to understand that the area is very rich in natural resources (lead/zinc, oil, water), has a strong connection through routes of transportation (rail/highway), and a strong commercial powerhouse (Walmart) which has emerged from local values of the area and advancements, such as the highway that has passed through.

These findings are important, because it indicates what is possible for the area in the future. The natural resources could run out and create ghost towns, or a new sustainable resource could be found, or even new sites for these natural resources could be discovered. The land has strong agricultural properties that can benefit the communities. Transportation could redevelop for better sustainable alternatives, or the communities could also draw in those passing by and connect the United States back to McDonald County. Walmart could grow and thrive from new transportation or die from an increase in oil prices/ultimately the consumption of all oil sources. Walmart could also use the area for new test models. Another possibility is that a new commercial identity could emerge from the area and become successful. These are all possibilities that could emerge in the next 15 to 25 years, and why this research found is important.



## McDonald County and the 100 Mile Radius

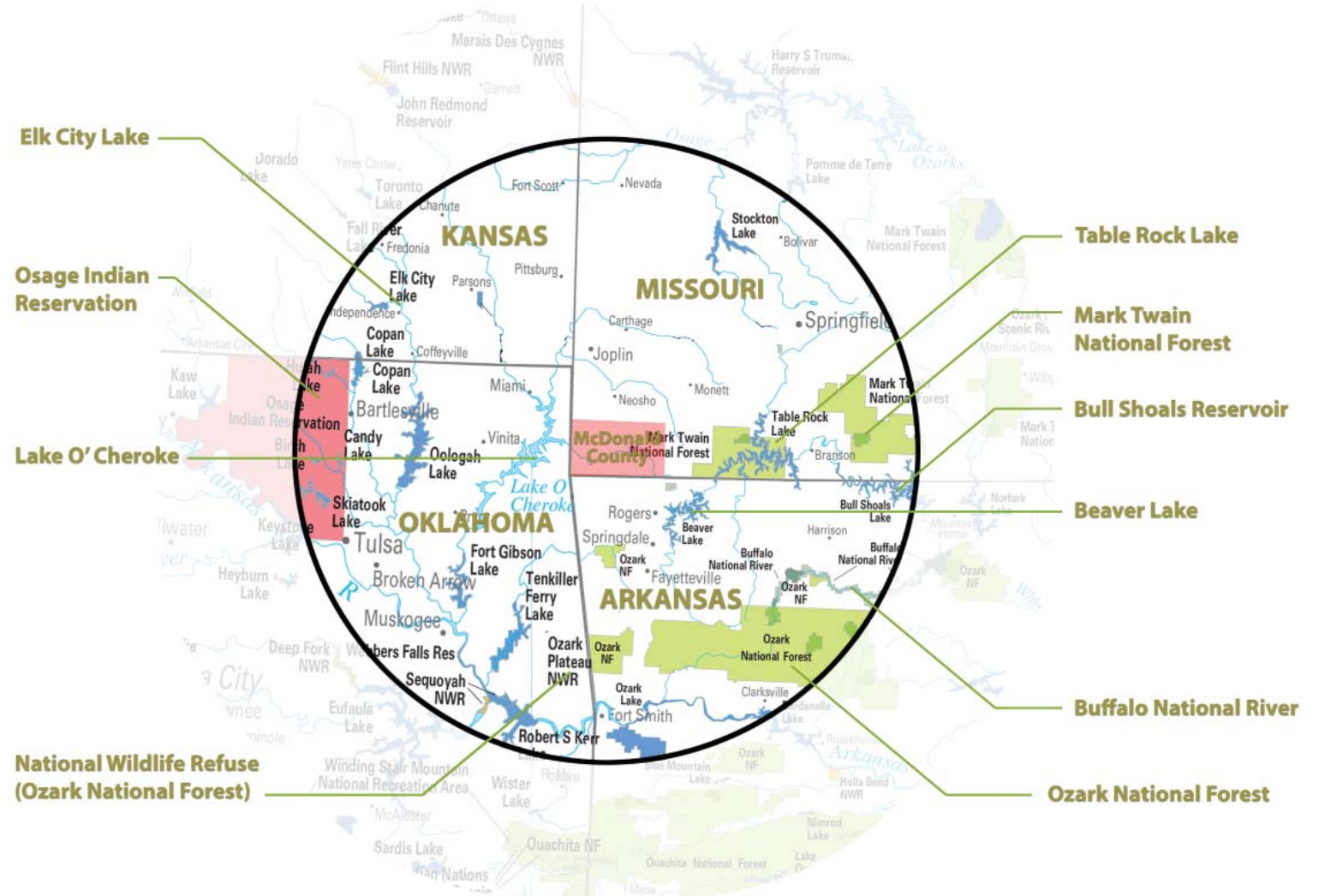
Missouri is home to 3 of the largest rivers systems in the United States. It also has the 2nd largest number of farms in the United States. The state has an abundance of agricultural land and natural resources as well as specific indigenous flora and fauna. McDonald County is located at a prime junction between the states of Missouri, Kansas, Oklahoma and Arkansas.

### Current Reference

Missouri River, which winds across the state, helped Missouri to become a supply center of the nation from early in its history. Shipping along the rivers boosted the state's status as an agricultural supplier. Mining helped propel Missouri as an economic hub as well. Walmart's headquarters and its recently opened large Data Center in south McDonald County provide current and future stimuli for growth in this part of the state of Missouri. The continued expansion of Tyson Foods in the McDonald County further promotes strong growth for this area. McDonald County is experiencing an influx of people that are coming in search of work or opportunities. The trend of regional family vacations is also returning due to fuel and economic concerns.

### Significance

The following pages show relevant geographical and topographical data of Missouri within a 100 mile radius from McDonald County. The information will help us understand the geographical and natural resource potential as well as the economic and growth potentials of McDonald County and the towns of Pineville and Anderson. By understanding the natural environment and the resources that the area provides, the communities can better anticipate new developmental opportunities, assess the environmental impact of those developments, and be better prepared to live more in balance with its natural surroundings.



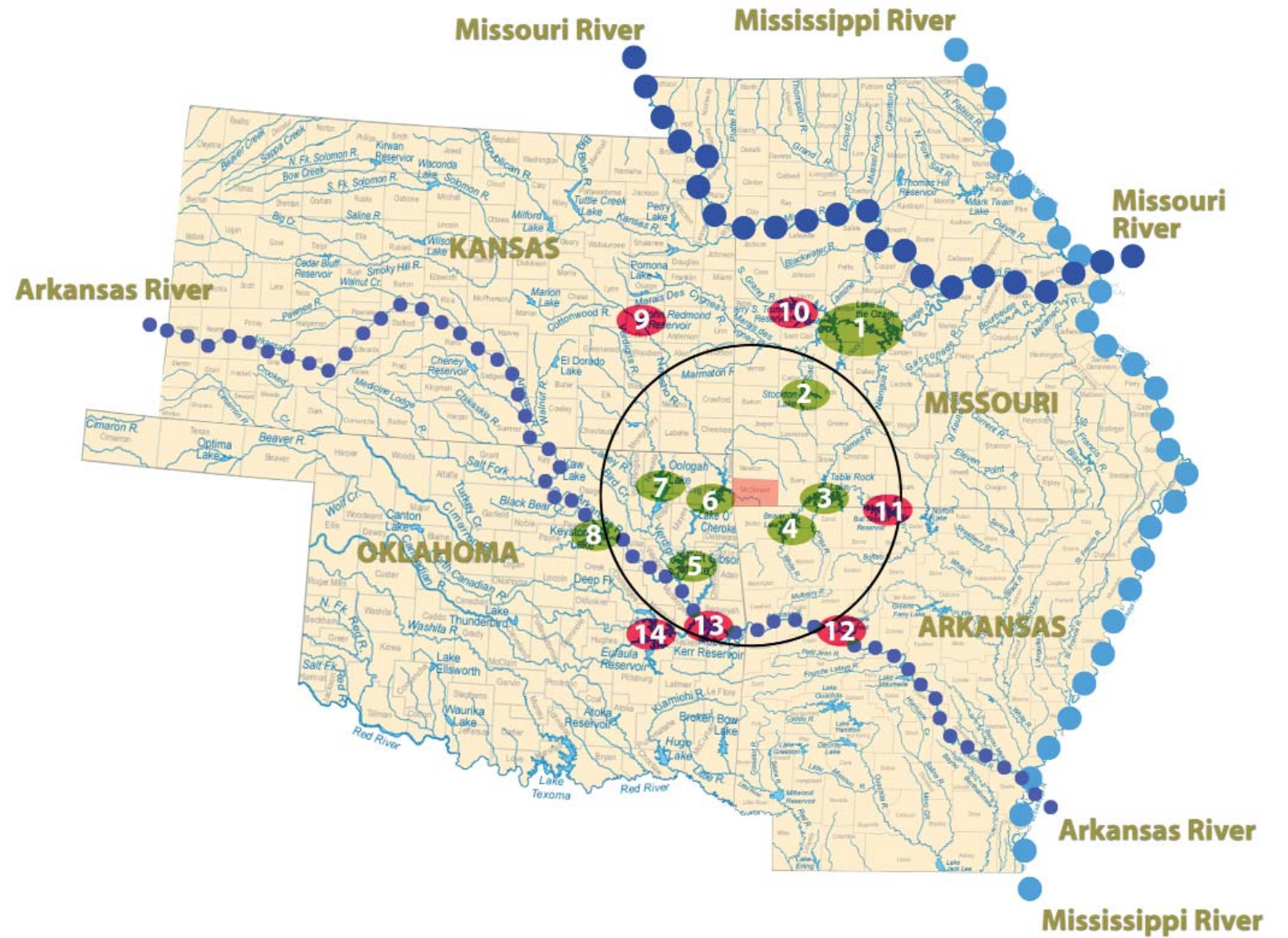
### Destinations Within 100 Mile Radius

Situated within a day's drive of 50% of the US population, the Tri-Lakes area serves up to 65,000 visitors daily with an estimated 4000 buses arriving each year.



## Rivers-Lakes and Reservoirs

Missouri is home to 3 of the largest river systems in the United States: Missouri River to the North, Mississippi River to the east, and Arkansas River to the south. The White River, another prominent river in the area, along with Missouri and Arkansas Rivers eventually merging into the Mississippi River.



### Surrounding Lakes

1. Lake of the Ozarks
2. Stockton Lake
3. Table Rock Lake
4. Beaver Lake
5. Fort Gibson Lake
6. Lake O'Cherokee
7. Oologah Lake
8. Keystone Lake

### Surrounding Reservoirs

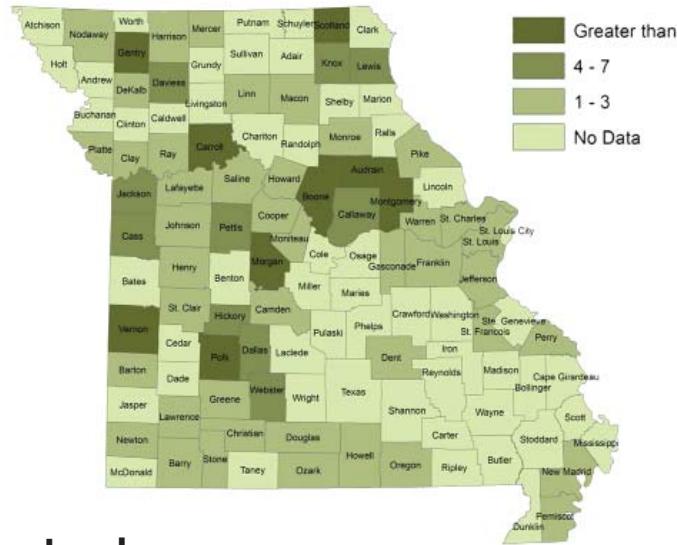
9. John Redmond Reservoir
10. Harry S. Truman Reservoir
11. Bull Shoals Reservoir
12. Dardanelle Reservoir
13. Robert S. Kerr Reservoir
14. Eulaula Reservoir

## Rivers-Lakes & Reservoirs

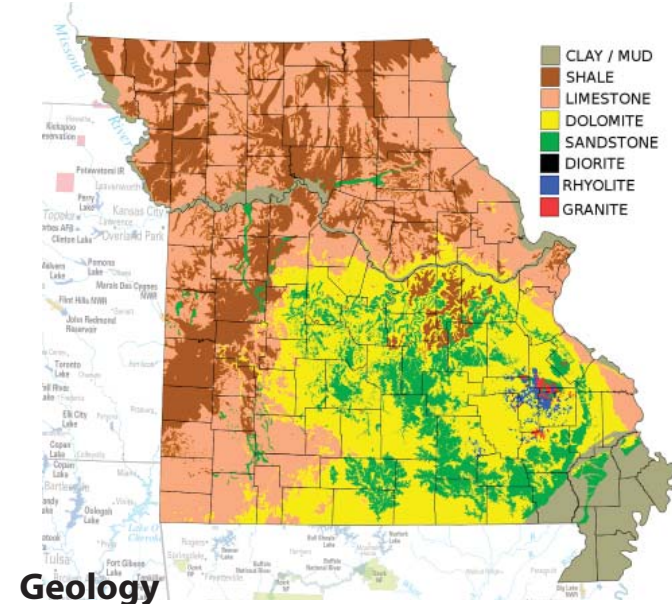


## Agricultural Lands

Missouri has the second largest number of farms in the United States and the most farms among its neighboring states. A total of 99,171 farms (5% of total U.S. farms) as of the 2012 Agricultural Census. Organic food production is also on the rise in Missouri and according to the 2012 Agricultural Census, total United States organic product sales rose to \$12 million in 2012, a 216 % increase from \$3.8 million in 2007.



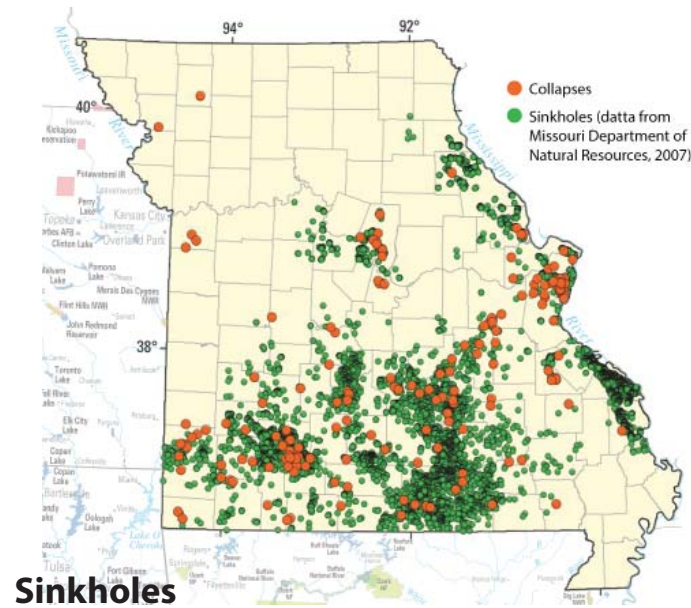
Farm Lands



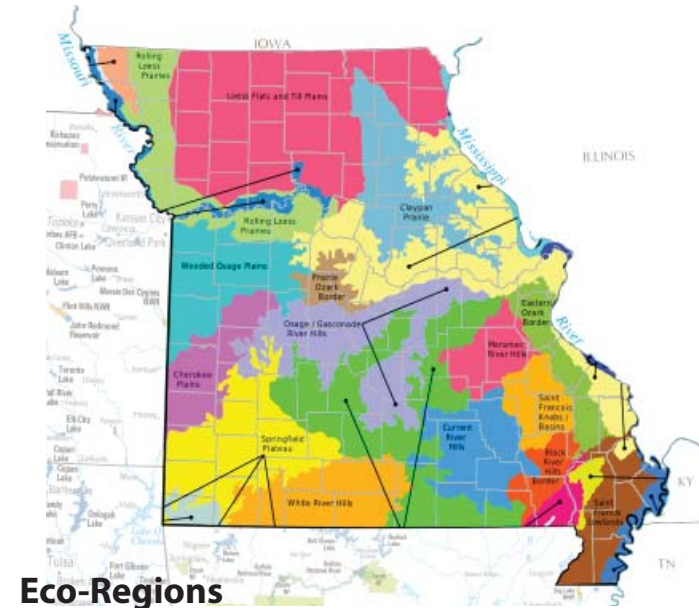
Geology

## Sinkholes and The Cave State

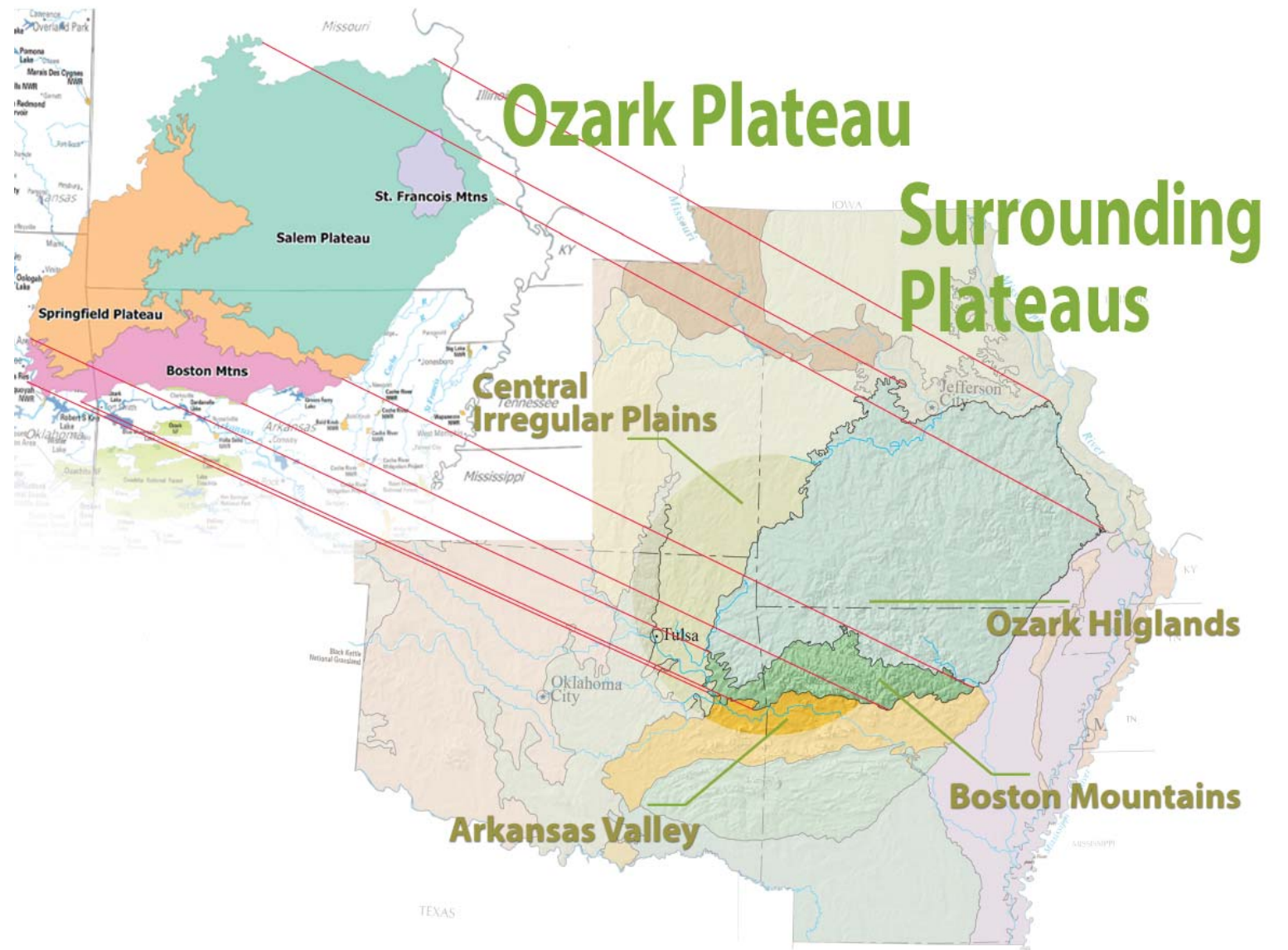
Missouri is home to thousands of caves. Over 5,600 caves have been registered and there are a number of “show” caves open to the public with guided tours.



Sinkholes



Eco-Regions



## Ozark and Surrounding Plateaus

South to southwest of the Missouri River is mostly covered by the Ozark Plateau. It is a heavily forested region towards the east. A less hilly farming plateau to the west, a twisting Lake of the Ozarks towards the northwest and a long, narrow area of flat land, (part of the Great Plains) towards the southwest where livestock and crops are raised. Apart from many indigenous species, Missouri is one of 12 states with its own official horse. The Missouri Fox Trotter, a mid-sized muscular breed from the Ozarks that's popular on ranches.

## Ozark and Surrounding Plateaus



## OPPORTUNITIES

### **Eco-Tourism Opportunities:**

Pineville and Anderson are both surrounded by the beautiful Ozarks' flora and fauna. They both have prominent lakes that flow through them. The towns, along with McDonald County, can build their name as a back-packer and eco-tourism destination that envisions hiking trails along the rivers, camping sites in scenic locations, biker trails with bed and breakfast hotels as well as prominent and well-advertised river tourism nodes along the rivers.

### **Agricultural Opportunities:**

Organic farming is on the rise and Missouri has the second largest number of farms in the United States. McDonald County along with Pineville and Anderson can pave the way to become a self-sustaining town by switching over to organic farming to follow current economic trends. This can help revitalize the farmer's market and bring back the historic farming era both towns have experienced in the past.

### **Family Town Opportunities:**

Pineville and Anderson are surrounded by towns that house big corporations creating opportunities for domestic job seekers and international migrant workers. Pineville and Anderson can take advantage of this influx of people by promoting their towns as great family destinations having good schools, parks, family activity facilities along with a better cost of living. A localized intercity bus service or train running on existing tracks might be developed to facilitate workers wanting to live in Pineville and Anderson but commute to work in other towns.

### **Economic Opportunities:**

Both Pineville and Anderson are connected to interstate and regional highways. Business can be strategically placed to take advantage of the daily traffic between towns and serves as a catchment area to bring people into town centers. Once a visitor or commuter stops at these locations, they can be encouraged visit the town centers through a comprehensive regional advertising campaign.





## SUMMARY AND VISION

Based on the analysis, it is evident that Missouri possesses an abundance of natural resources. McDonald County has a distinct advantage by being located between the states of Missouri, Kansas, Oklahoma, and Arkansas.

Situated within a day's drive to 50% of the U.S. population and the Tri-Lakes region, McDonald County, and the towns of Pineville and Anderson can become major destination towns for visitors traveling to and through Missouri and the adjacent states.

This analysis has helped to illuminate various developmental strategies that take advantage of the natural geology of the Ozarks' region that can lead to economic prosperity and growth for the future.



## DEMOGRAPHICS

2.1% (72,286) registered Missouri voters were "New Americans."

From 2006-2010, 11,414 new immigrant business owners made a net business income of \$650 million.

Immigrants in Missouri gave \$10.5 billion in Consumer Purchasing Power.

11 languages are spoken in Noel Elementary School of 400 students.

Roughly 60% students qualify for free or reduced lunches in McDonald County.

Noel Elementary School consists 66% of minorities.

Tyson Food Inc. employs 1,500 workers in Noel-1,800 people. 2/3 are minorities.

Unauthorized immigrants provide \$2.3 billion in Missouri's economic activity.

The residents of McDonald County, Missouri. Including the established families who have lived here for generations and recent immigrants who have settled here to work in the poultry processing plants. Because of these factors, McDonald County has a higher population diversity than the state of Missouri. Diversity brings different customs, languages, food, thoughts, and perspectives. How has McDonald County dealt with these differences? Are we encouraging these differences or negating them?

The statistical information developed looks at the 50 mile radius surrounding McDonald County, Missouri. The particular focus of this information was on the economic factors of immigration, school system graduation rate, where students go after high school graduation, etc.

This recent demographic information will be used to develop a better understanding of the trends that will affect population diversity within the region in the envisioning 20-25 years.

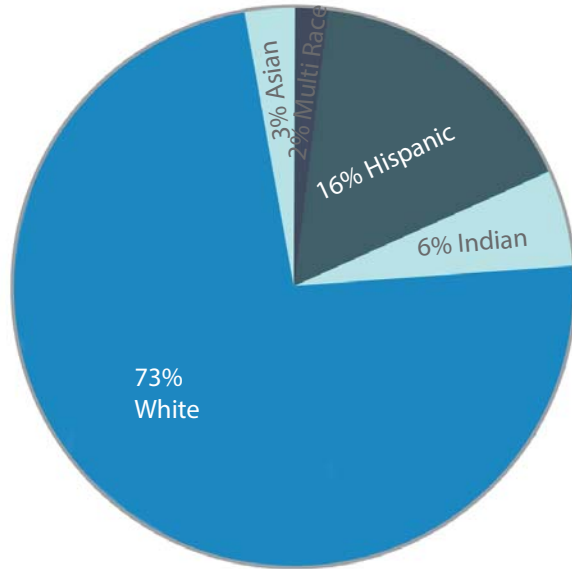
People with many different cultural backgrounds are coming from all around the world to McDonald County. How can the community better prepare for and accommodate these new comers and better assimilate them into McDonald County?

It is important to understand who is coming to live in your community, how the community can help them to assimilate into American culture, to understand the impact it will have upon the community's resources, and to anticipate conflict in advance of the problems. This will assist in preparing a community plan for the establishment of a county-wide healthy life style initiative program.

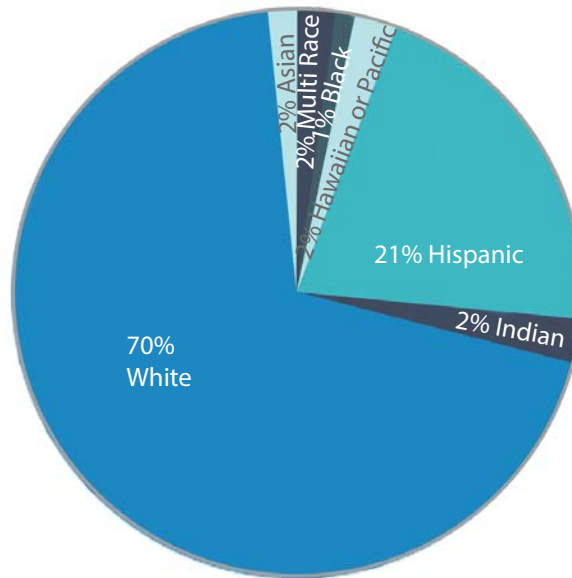




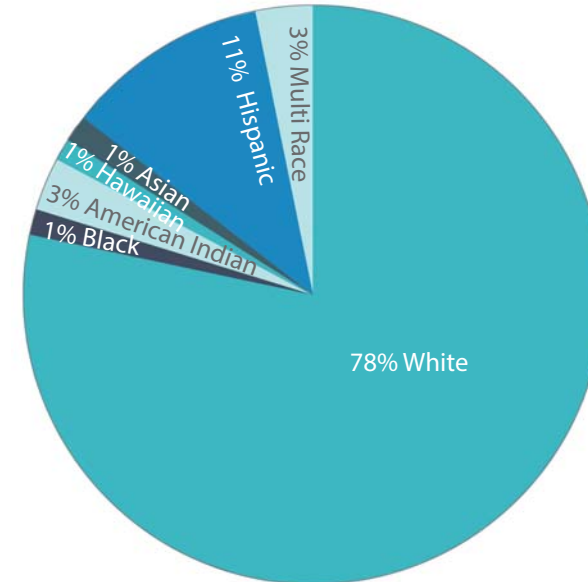
2010 MCDONALD SCHOOL



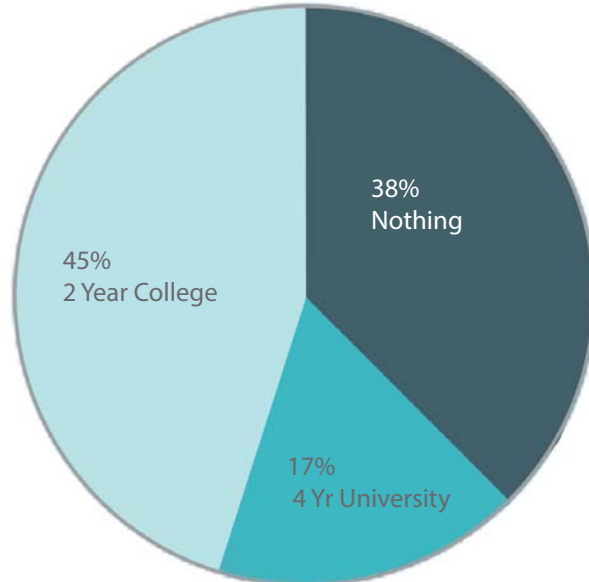
2015 MCDONALD SCHOOL



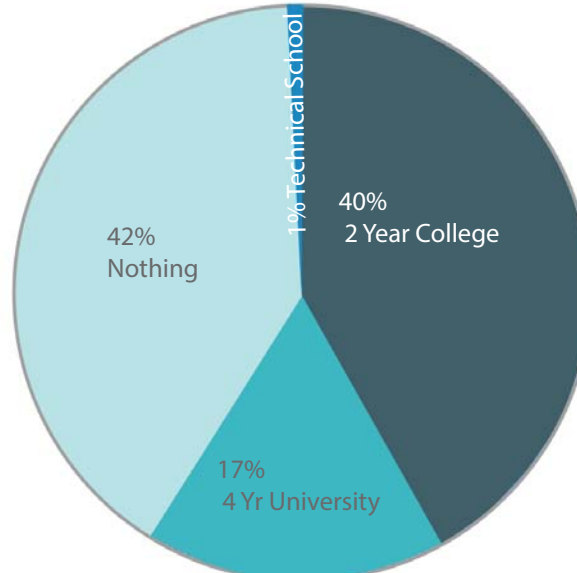
2014 MISSOURI POPULATION



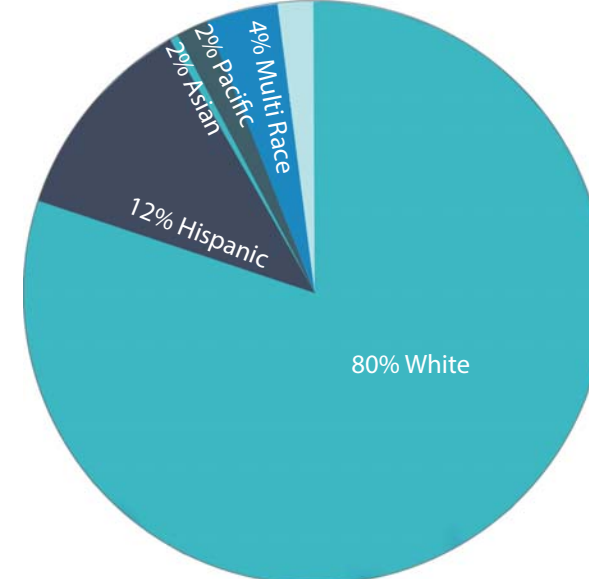
2010 AFTER GRADUATION-  
MCDONALD COUNTY



2015 AFTER GRADUATION-  
MCDONALD COUNTY

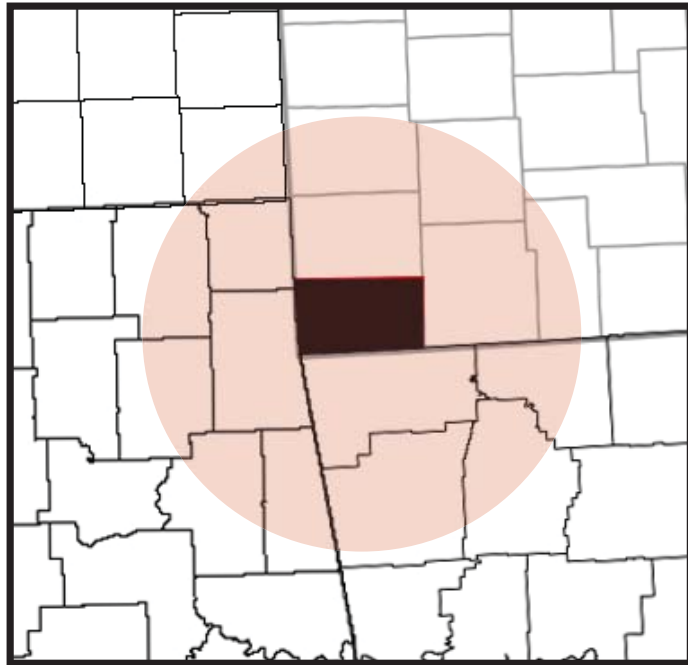


2014 MCDONALD COUNTY  
POPULATION





## DEMOGRAPHICS by County



**Barry, Missouri**  
POPULATION of **35,662**

WHITE **87.5%**  
BLACK **0.5%**  
AMERICAN INDIAN **1.2%**  
ASIAN **1.4%**  
PACIFIC ISLANDER **0.1%**  
HISPANIC **8.4%**  
MULTI-RACE **1.8%**

**Ottawa, Oklahoma**  
POPULATION of **32,105**

WHITE **70.1%**  
BLACK **1.1%**  
AMERICAN INDIAN **19.2%**  
ASIAN **0.7%**  
PACIFIC ISLANDER **1.1%**  
HISPANIC **4.9%**  
MULTI-RACE **7.7%**

**Newton, Missouri**  
POPULATION of **58,598**

WHITE **79.3%**  
BLACK **1.5%**  
AMERICAN INDIAN **3%**  
ASIAN **1.3%**  
PACIFIC ISLANDER **1.5%**  
HISPANIC **11.5%**  
MULTI-RACE **9%**

**Craig, Oklahoma**  
POPULATION of **14,582**

WHITE **65.1%**  
BLACK **3.2%**  
AMERICAN INDIAN **19.9%**  
ASIAN **0.6%**  
PACIFIC ISLANDER **0.2%**  
HISPANIC **3%**  
MULTI-RACE **9%**

**Jasper, Missouri**  
POPULATION of **117,543**

WHITE **85.4%**  
BLACK **2.3%**  
AMERICAN INDIAN **1.7%**  
ASIAN **1.1%**  
PACIFIC ISLANDER **0.5%**  
HISPANIC **7.4%**  
MULTI-RACE **2.9%**

**Cherokee, Kansas**  
POPULATION of **20,787**

WHITE **88.9%**  
BLACK **0.7%**  
AMERICAN INDIAN **4.1%**  
ASIAN **0.4%**  
PACIFIC ISLANDER **0.3%**  
HISPANIC **2.1%**  
MULTI-RACE **3.9%**

**McDonald, Missouri**  
POPULATION of **22,800**

WHITE **79.3%**  
BLACK **1.5%**  
AMERICAN INDIAN **3%**  
ASIAN **1.3%**  
PACIFIC ISLANDER **1.5%**  
HISPANIC **11.5%**  
MULTI-RACE **3.2%**

**Lawrence, Missouri**  
POPULATION of **38,023**

WHITE **90%**  
BLACK **0.5%**  
AMERICAN INDIAN **1%**  
ASIAN **0.4%**  
PACIFIC ISLANDER **0.1%**  
HISPANIC **7%**  
MULTI-RACE **1.8%**

**Delaware, Oklahoma**  
POPULATION of **14,582**

WHITE **65.1%**  
BLACK **0.4%**  
AMERICAN INDIAN **23.3%**  
ASIAN **1.2%**  
PACIFIC ISLANDER **0.1%**  
HISPANIC **3.2%**  
MULTI-RACE **7.8%**

**Benton, Arkansas**  
POPULATION of **242,321**

WHITE **75.3%**  
BLACK **1.9%**  
AMERICAN INDIAN **1.9%**  
ASIAN **3.4%**  
PACIFIC ISLANDER **0.4%**  
HISPANIC **16%**  
MULTI-RACE **2.3%**

I have recently witnessed the oppression of an “outsider” family into a small town of Missouri- very similar to the sizes of McDonald communities. This family was considered “outsiders” to the community- they were not born or raised in the small town of Missouri. It was hard for them to obtain loans, aid, and resources to grow their family business and were repeatedly hindered in the schools based on their differences of beliefs. Because of the oppression and the lack of resources, the family and family business left the town for a larger metropolitan area in pursue to grow to the potential it is today- now a multi-million dollar company.

From witnessing this oppression of the “outsiders”, I have drawn two conclusions: When “outsiders” or immigrants are not welcomed, it (1) oppresses the people and their families and (2) harms the economic and cultural diversity of the community, hindering it from growing.

From the above research, I have found that a vast amount of diversity exists in the smaller towns of McDonald County, a greater percentage than the state of Missouri. With diversity from all over the world, it is important that we embrace the differences and NOT oppress or negate them. How can we serve our community, accommodating to the different backgrounds and cultures?

I have furthermore performed research of social services that other communities offer to immigrants or to those with a different backgrounds. Most of the solutions involve job and education training within the workplace and schools. These sessions open discussion and clarity, focusing on how to communicate and accommodate to the cultural differences. This will not only benefit the incoming immigrants, but it will hugely affect the community adding to the renewing and growth of a unified community. Cultural Fairs and Food Festivals are also quite popular. These include the expression and education of traditions, customs, and food. How can we provide a space where this can be expressed?

Tyson is only one of the many large corporations that are attracting immigrants, which is bound to continue. This influx is not a hindrance, but an opportunity for us to help and improve our communities, welcoming diversity.



## AREA TOURISM

There are many streams, rivers, lakes, and picturesque natural areas in the Ozark Mountains of southwest Missouri and northwest Arkansas that attract visitors to the region throughout the year. Just as plentiful as the hunting, fishing, camping, floating, boating, and hiking is in the area, so are the many entertainment, shopping, and historic attractions scattered throughout the region. From Branson's Opry Houses, to Carthage's historic architecture and Route 66 attractions, to Eureka Springs shopping, to Crystal Bridges in Bentonville, or the casinos just over the border in Oklahoma there are numerous attraction to draw visitors to the area for a day or weekend. From McDonald County these attractions and scenic sites are all within an easy day's drive; which makes Anderson and Pineville an ideal location from which to take day trips either by car, motorcycles, or bikes.

Of great importance is that McDonald County is conveniently located near the intersection of Interstate 44 and 49; right in the heart of America. The Chamber of Commerce has stated that this part of the country is within an easy one-day drive (500 miles) of approximately 50% of the population of the United States. In recent years with the rising cost of fuel, many American families have chosen to vacation closer to home and to take shorter weekend and day regional excursions trips instead. Such regional excursions to the Ozarks should be promoted and marketed by the communities of McDonald County not only for visitor from several hundred miles away, but also to the regional residents.

The natural scenic resources of the Ozarks, the entertainment opportunities that exist within 100 miles of McDonald County, the architectural and historic sites of significance, and the many quaint small-town settings that exist along the Ozark by-ways all add potential to the area's tourist potential. Eco tourism, historic tourism, fairs and festivals, professional entertainment venues, world-class museums and architecture all exist in the area and Anderson, Pineville, and McDonald County should all join forces to develop a marketing campaign to sell your communities as the

central base from which to experience all these regional features. The communities should develop bed and breakfast opportunities for city families, cyclist, elderly, and young couples. Planned day trip excursions should be planned and marketed. Events and trips should be planned for throughout the year to highlight the very best of the Ozarks during each season.

The communities of McDonald County must determine if they wish to promote their tourism potential, develop a tourism development plan, establish a Midwest marketing campaign to entice tourist to visit, and, most importantly, prepare their towns so that they are attractive and accommodating to the visitors. The community must exude a sense of pride in their town and their Ozark traditions and environs. It is important that once the tourists visit that they wish to return year after year.



Wildlife in the Ozarks  
[http://stevecreek.com/wp-content/uploads/2011/10/Deer\\_111003\\_8367.jpg](http://stevecreek.com/wp-content/uploads/2011/10/Deer_111003_8367.jpg)



Biking Through the Ozark Mountains  
<http://static2.businessinsider.com/image/52028a506bb3f79d15000012-1200/expecting-a-flat-landscape-in-missouri-the-group-was-pleasantly-surprised-when-their-route-took-them-past-the-beautiful-ozark-mountains.jpg>



Floating the Buffalo River in Northwest Arkansas  
[https://bransonticket.com/sites/bransonticket.com/files/ozarks-float-trips\\_0.jpg](https://bransonticket.com/sites/bransonticket.com/files/ozarks-float-trips_0.jpg)



Boating on Table Rock Lake  
[https://farm6.staticflickr.com/5454/9473550362\\_425f7280d7\\_z.jpg](https://farm6.staticflickr.com/5454/9473550362_425f7280d7_z.jpg)



Shopping in Historic Eureka Springs, Arkansas  
[https://upload.wikimedia.org/wikipedia/commons/b/b8/Eureka\\_Springs\\_AR\\_-\\_street\\_scenery.jpg](https://upload.wikimedia.org/wikipedia/commons/b/b8/Eureka_Springs_AR_-_street_scenery.jpg)



George Washington Carver National Monument  
<http://3.bp.blogspot.com/-NhlYtJenSGQ/UKBu6qgdAil/AAAAAAAAG2w/HB-z72BbD9r1/s1600/George+W.+Carver+Monument+012.JPG>



Fly-fishing  
[http://adventureblog.nationalgeographic.com/files/2014/08/fly-fishing-missouri\\_82110\\_600x450.jpg](http://adventureblog.nationalgeographic.com/files/2014/08/fly-fishing-missouri_82110_600x450.jpg)



The Peel Mansion Museum and Heritage Gardens  
<http://media-cdn.tripadvisor.com/media/photo-s/03/0c/4c/a2/peel-mansion-and-historic.jpg>



The Architecture Masterpiece of Thorncrown Chapel  
<http://www.thorncrown.com/images/aboutus.jpg>








## TRANSPORTATION

The study of these maps gives us a better understanding of how Anderson and Pineville and the surrounding towns are connected. Regionally and nationally there are systems of transit infrastructure that run through or near McDonald County. These systems include railroad routes, major highways and biking trails/routes. American commerce relies heavily on vehicular transportation and the nations interstate and highway system. The secondary means of economic transportation is by freight. For commuting the American populous mainly uses vehicular transportation, but there is a growing portion of Americans who use alternative means of transportation particularly in larger cities. By examining existing and future transportation systems, the residents of McDonald County can find more efficient and more economical methods of transportation.



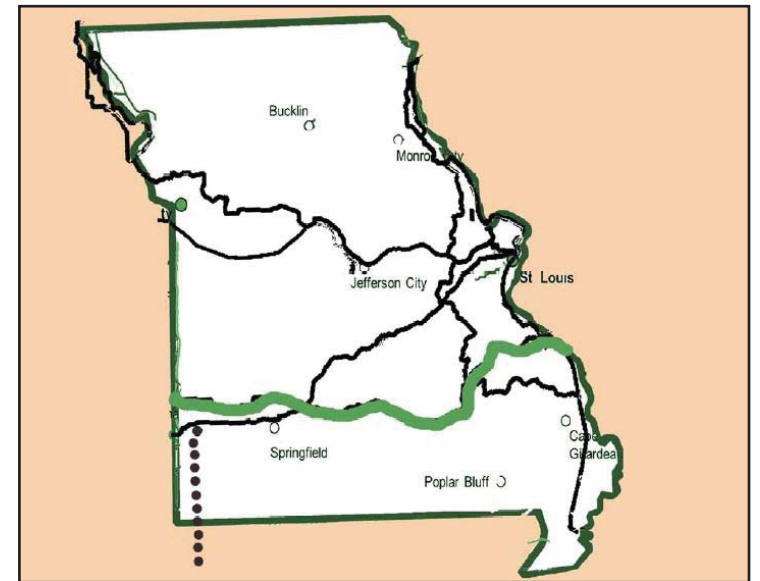
-  Interstate
-  Main Arteries
-  Connector Roads

Local McDonald County Roads

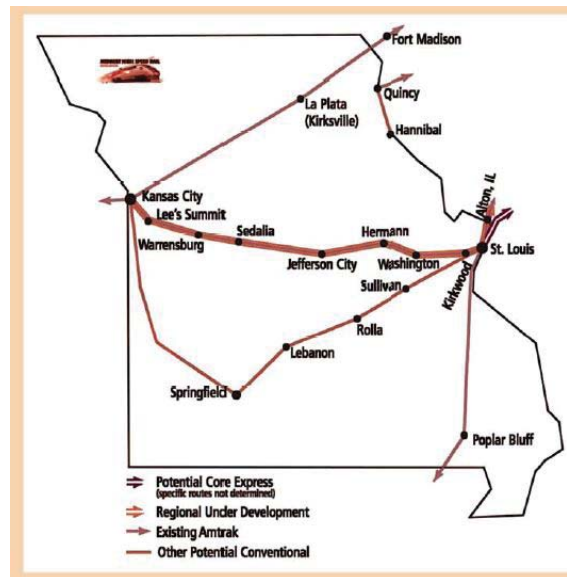
## Connecting McDonald County

Using existing and future infrastructure there are multiple interventions that could help connect McDonald County with the rest of the state and country.

Funding is being gathered for a high-speed rail line between St. Louis and Kansas City creating a way to connect to this and other major lines through the use of a railway or a DMV (Dual Mode Vehicle) system would be beneficial for the county. Another connection could be done through bike trails. The Ruby Jack and the Trans American Bike Trail run through towns in the state and bring hundreds of tourists every year.



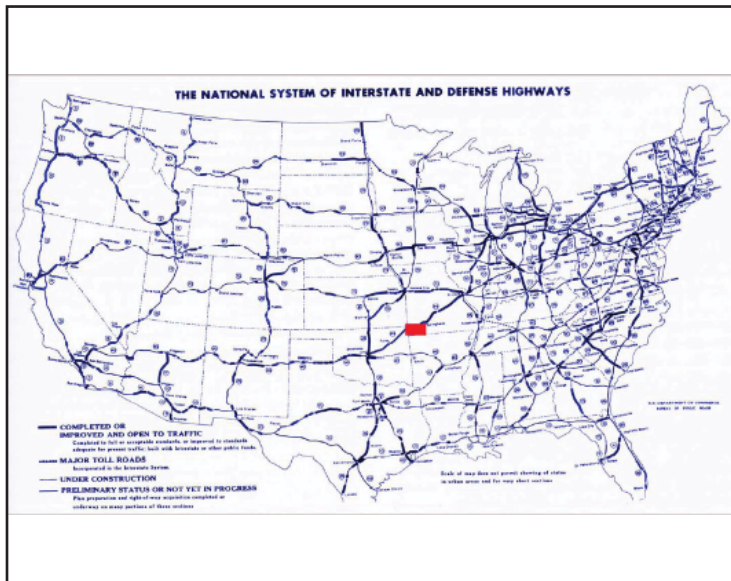
Ruby Jack Bike & Pedestrian Trail



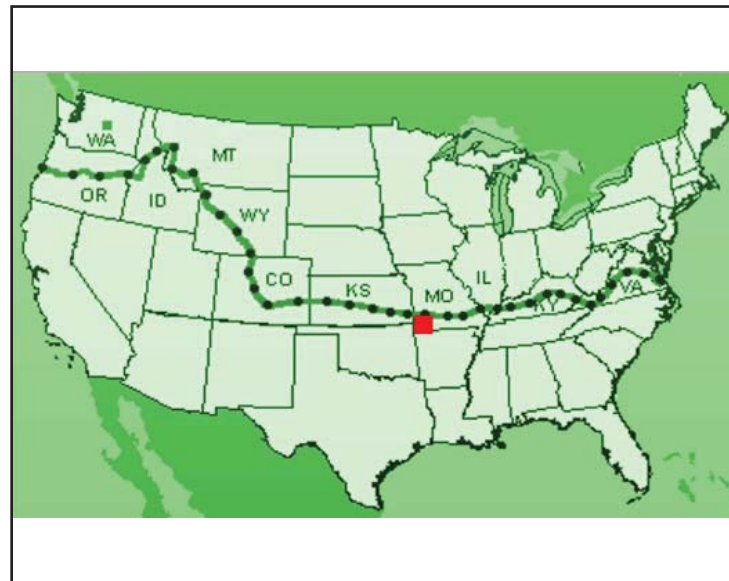
Midwest High Speed Rail System



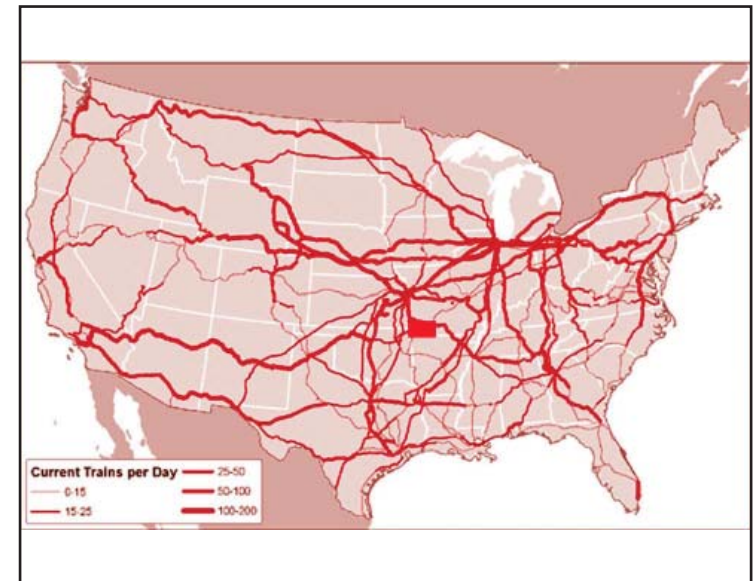
Dual Mode Vehicles



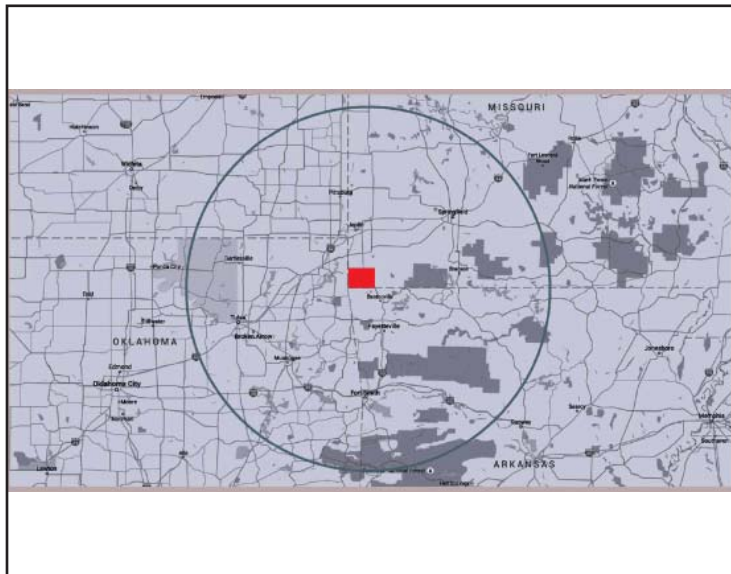
Major Highways in the United States



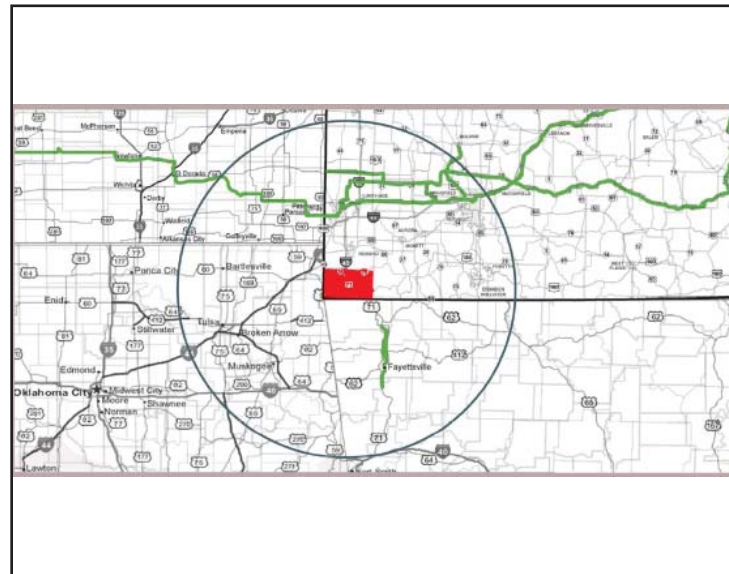
US Bike Route 76



US Daily Freight and Passenger Train Traffic



Major Highways 100mi Radius from McDonald County



Major Bike Routes 100mi Radius from McDonald County



Major Railroad Routes 100mi Radius from McDonald County

## PHOTOGRAPHIC DOCUMENTATION

ANDERSON, Fall 2015



City Center Alleyway

There are several alleyways in the city center that have potential as secondary commercial entrances, service / pedestrian circulation corridors, access ways to off-street parking lots, social gathering spots, and areas for downtown housing opportunities. These areas could be improved with new surface treatments, landscaping, lighting, and small pocket parklet social gathering spots. As Anderson's city center commercial district is revitalized, accommodations for additional parking, mixed-use development, and a resident population will be needed. These alleyways become primary locations for accommodating these needs.



Railroad View of Main Street

Both the rail corridor and streets that cut through the city center district require improvements. These major circulation / transportation corridors do not have a strong sense of edge or visual and perceptual definition. The addition of landscaping, lighting, and buffering elements would help to strengthen these corridors and provide a more pleasant experience for the visitors to Anderson.



Main Street Facades

The appearance of Anderson's Main Street could be improved through a more compatible and consistent use of façade materials on the buildings in the city center district. The cladding that has been placed over the original brick facades on Main Street detract from the overall harmony and continuity of the historic downtown. The façade materials should be limited to the types of materials that were present in the original structures as much as possible: brick, stone, wood, concrete, and large storefront glass windows. The sidewalk area should be widened to promote socialization and an environment within which people will want to linger and stroll. The addition of landscaping, lighting, buffering from the street and parking, and places to sit and gather would be advised. A more consistent and compatible type and use of signage and awnings along Main Street would help to unify the appearance of the street and strengthen the identity of the city center.



Dabbs Greer Town Hole

The Dabbs Greer Town Hole Park and Access has been the principal community gathering and swimming location since the founding of the town. The 2 acre park is located in the city center off of Main Street and has the potential to become an even greater influence in the life of the city and regional residents. With the addition of lighting and strolling paths along the river's edge, this area could become an important destination for citizens going to evening events or romantic strolls.



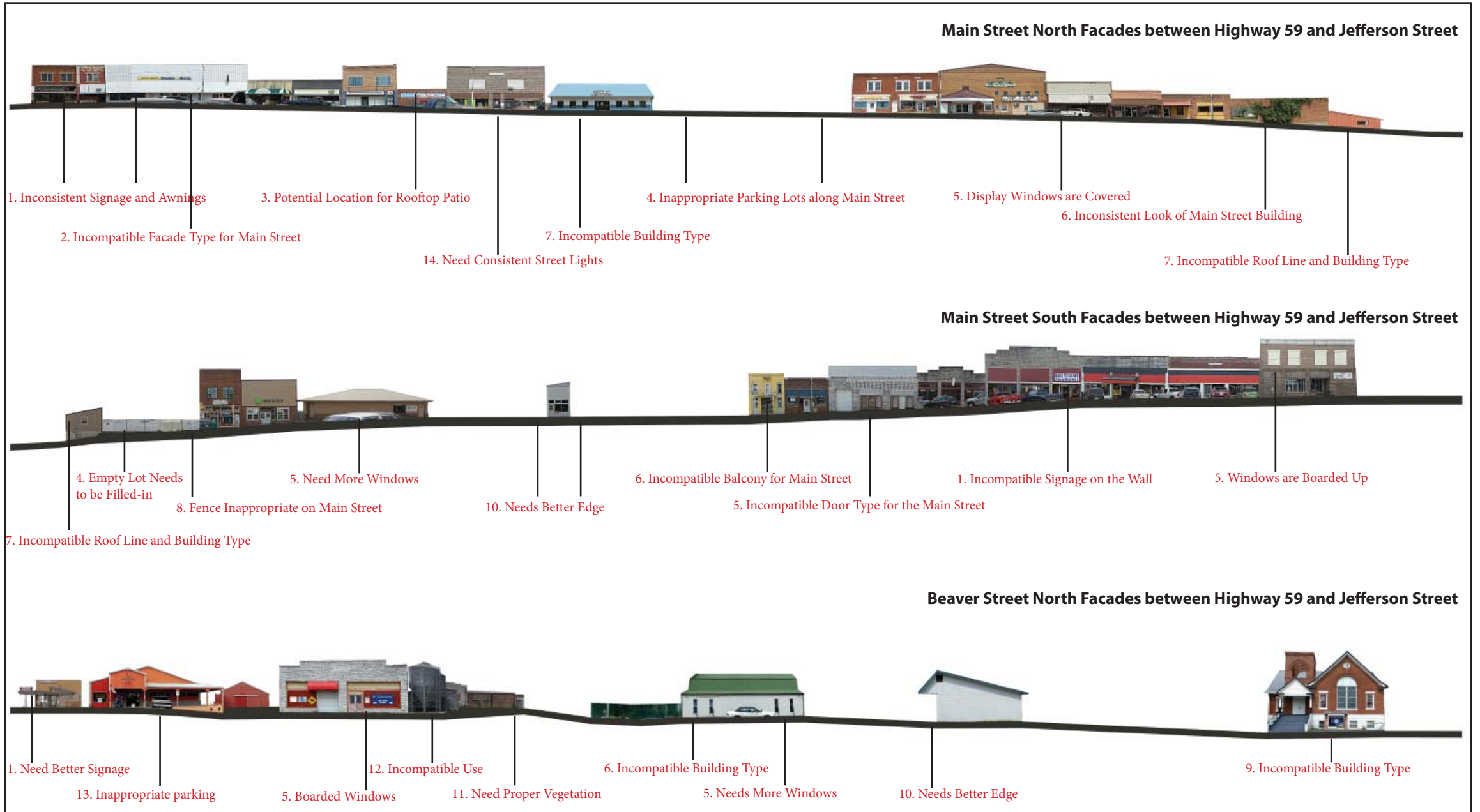
Area Across From Dabbs Greer Town Hole

The area to the west of Dabbs Greer Town Hole Park is comprised of a low bluff area and stream that runs north to south through the heart of the city center. Bisecting this bluff and stream area adjacent to the park is Main Street. From the top of the bluff and Main Street it is a very short distance to the city center commercial district. As the city center develops and expands eastward towards Dabbs Greer Town Hole Park, these bluffs would provide an excellent vantage point to overlook the park, stream, and community activities that could be staged there. The development of the bluff overlook with bed and breakfast establishments, quaint restaurants with outdoor dining, boutiques, and residences would add charm to Anderson's city center and provide a memorable experience that visitors would wish to relive year after year.



Typical Street / Highway Entrance into Anderson

The street and highway entrance sequence into Anderson can be characterized as a mix of buildings in various states of repair, upkeep, and operation and limited wayfinding signage directing you to the city center. There are no sidewalks along these entryways which makes them unsafe for pedestrians and cyclist. The image portrayed by the city's arrival sequence is one of neglect. The first impression of any city is important to the success of that city. People coming to town to visit or invest want to see a town that takes pride in its public spaces and values the beauty of their Ozark home and community. These entry corridors would benefit greatly from the addition of coordinated wayfinding signage, gateway elements, landscaping, sidewalks and bike lanes, and general upkeep of the property along the route.







## PHOTOGRAPHIC DOCUMENTATION

PINEVILLE, Fall 2015



Welcome Sign City of Pineville, MO

### Pineville City Entry Signage

- Sign is worn and lettering faded
- Could advertise town more effectively



Historic McDonald County Courthouse

### Historical Courthouse

- Holds heritage to city
- Has started good public image
- Seems to be out of the way



Myers Park

Myers Park

- Needs to be given a more distinct perimeter
- Better the condition of area surrounding
- More lighting for safety concerns



Current McDonald County Courthouse

City Courthouse

- Better signage
- Advertised in town more
- More decorative



Pineville Grill

Pineville Grill

- Needs better signage
- Could use a new paint job
- Does not look like a restaurant





Pineville Elementary School

- Needs more defined parking lot
- More consistent facade



PINEVILLE ELEMENTARY SCHOOL

Jesse James Concert Venue

- Great community centerpiece
- Strong facade unity
- Better signage



JESSE JAMES CONCERT VENUE



#### Pineville Community Center

- Removed and could use better advertisement
- Consistent signage
- Has nice parking

PINEVILLE COMMUNITY CENTER



#### McDonald County Library

- More advertisement
- More paved parking
- Has clean facade

MCDONALD COUNTY LIBRARY

## FIGURE/GROUND ANALYSIS

### ANDERSON

Figure-ground analysis is a key means of understanding the organization and growth of a built environment. In this case, the entirety of Anderson is captured in each image. The city has a dense concentration of buildings in what is revealed to be the original settlement and first additions. Initial growth appeared to be along the riverfront or other water access. After the widespread use of motor vehicles, growth of the city continued along Highway 59. In recent years, however, the introduction of Interstate 49 on eastern edge of Anderson has caused growth to once again move to that part of town.

The city of Anderson is predominantly residential. Homes are located in the following zones:

1. West of the original settlement
2. East of the original settlement
3. Northwest of downtown Anderson
4. Immediately north of downtown Anderson
5. In a new development west of Interstate 49

The city contains three distinct commercial districts:

1. Downtown Anderson, in the heart of the original settlement
2. Along Highway 59
3. Near Interstate 49

The city's administrative buildings do not have a dedicated district, although they are grouped just south of downtown Anderson. Schools are located on the eastern side of town; the primary-level schools are in a residential zone while the secondary-level school is closer to Highway 59 and Interstate 49 since it serves the entire county and transportation is a key concern.

Although the city features more than a dozen distinct phases of addition, they are best grouped by location:

1. The original settlement of Anderson
2. The residential expansion west of the original settlement
3. The residential expansion south of the original settlement
4. The commercial expansion north on Highway 59
5. The commercial and residential expansion between Highway 59 and Interstate 49

These analyses enhance our understanding of the organization, layout, growth, density, and infrastructure of Anderson. Using these tools we will better be able to target areas of improvement, points of focus, and future districts of development. Without this level of understanding of the city, development efforts may be unfocused, haphazard, and otherwise difficult to enact.



Original Settlement West Additions East Additions Highway 59 Additions Interstate 49 Additions

### ADDITIONS

This analysis reveals multiple distinct phases of growth in Anderson.

In the future, Anderson may use these distinct phases of development to create specific identities within each zone or to direct future development in relation to existing patterns.



### COMMERCIAL

This analysis reveals three distinctly separate commercial zones within Anderson: the first is on Main Street and Highway 59, the second is on Highway 59 at the northern limit of town, and the third is between Highway 59 and Interstate 49. The primary types of business in these zones are, respectively: small local business, small regional business, and corporate or franchise business.

In the future, Anderson may expand and connect these zones in order to foster greater economic development in the city.



### RESIDENTIAL

This analysis reveals that Anderson is overwhelmingly residential. The densest part of the town is divided into eastern and western neighborhoods. Otherwise, the population is mostly rural and lives outside the main part of town.

In the future, Anderson may use this analysis to determine the best placements for public services and future residential developments.



### CIVIC

This analysis shows Anderson's government and religious buildings. Schools are located near residential areas. Government facilities are separated and subdued; there is no government district or easily recognized seat of government. Religious buildings are separated and located outside of residential areas.

In the future, Anderson may consider this analysis for enhancing government visibility and upgrading infrastructure to handle traffic issues created by schools and religious assemblies.



## MCDONALD COUNTY

This analysis shows the broader McDonald County and Anderson's relation to other communities in the county, as well as key connectors between the communities.

In the future, Anderson may use this map to better understand its relationship with the county's other communities and develop connections with them.



Enlargement of the Anderson, MO Figure / Ground Study Showing Streets, Roads, Interstate 49, and River

## FIGURE/GROUND ANALYSIS PINEVILLE

The information on these boards explores the layout, organization, density, usage, and age of the city of Pineville. Focus is given to identifying commercial, residential, civic sectors, and key landmarks and to the phases of the city's growth. These diagrams illustrate the city's character as it existed in the fall 2015. This analysis can be used by the city of Pineville to understand the existing city's organization and inform future development.

The city of Pineville is located in southwestern Missouri and is the county seat of McDonald County. Its relationship to the other communities in to the McDonald County is shown in the accompanying images.

The adjacent figure / ground analysis of the city of Pineville points out the massing of buildings in the city center area. In the center of the diagram is the historic McDonald County Courthouse and Jessie James Festival buildings. At the top of the diagram is the library and school. At the left of the diagram is Jessie James Road and the community center. To the bottom and right is the Elk River.

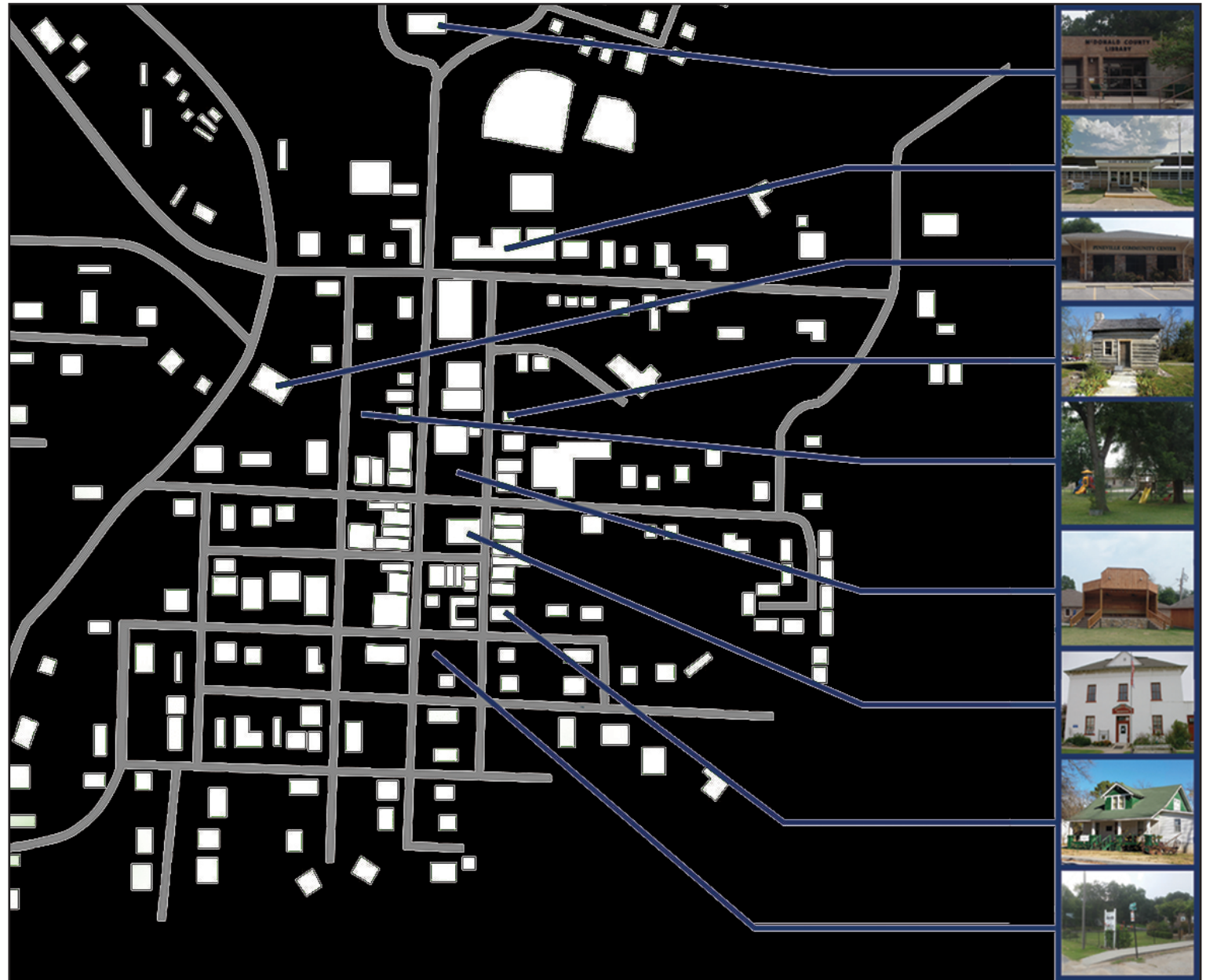


Figure / Ground Study City of Pineville, MO



POOR FAIR GOOD

### Residential

The residential study illustrates the condition of the homes in the more central district of Pineville. Most of the home in this district are in good condition with only a few home showing signs of disrepair. Furthermore, the diagram illustrates the dispersion of the homes throughout the city center district with just a few distinct neighborhood clusters. As a part of the visioning project a proposal could be made to strengthen the identity and character for these various neighborhoods.



VACANT OCCUPIED

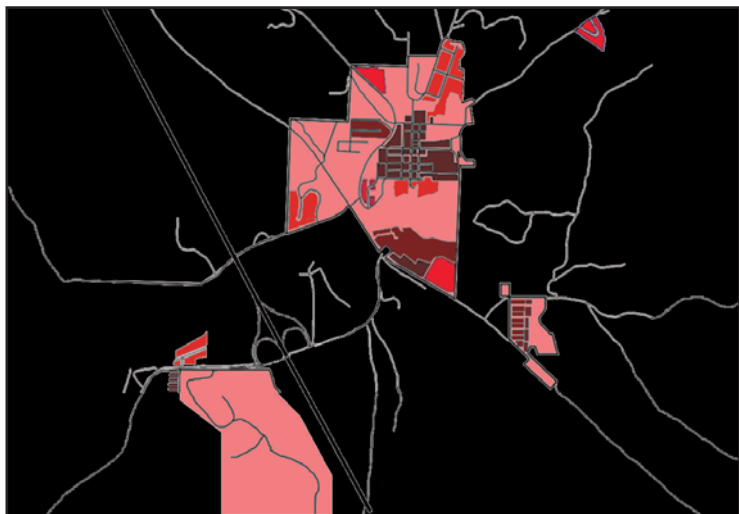
### Commercial

The diagram shows two distinct commercial districts in Pineville, one along the highway and the other in the city center. With the development of I-49 further west, the incentive will be to spread the commercial centers out even further. Efforts should be made during the visioning and subsequent planning process to minimize the negative impact that such dispersed commercial center will have upon the city center's economic vitality. Efforts should be made to strengthen all of the commercial centers and especially, the quality and character of the city center commercial area.



### Civic

This figure/ground study shows that the majority of Pineville's civic buildings are located in the city center district. Included in this group of civic buildings are the County Courthouse, city hall, school, churches, ballfields, library, post office, and public offices. The placement of these buildings shows the location of "the heart of the city". In Pineville, the civic and commercial buildings are intermixed in the city center district. Because of the nature of operation of these civic and commercial facilities, the city center district of Pineville tends to be active only from 8 am to 5 pm on weekdays.



### Neighborhoods

This map shows part of the city limits of Pineville and the neighborhoods established within that boundary. It illustrates that Pineville has pockets of residential development surrounded by areas of undistributed landscape. As a part of the visioning project a proposal could be made to unite these dispersed neighborhoods of Pineville by linking them with greenway pedestrian and bike trails and linear parks.



### McDonald County

The McDonald County figure/ground indicates that the larger communities are located along the highway corridors of the western half of the county. Anderson, which is the largest community in the county, is located in the center of the western half of the county with Pineville, the county seat of McDonald County, located further south. This diagram further illustrates the fragmented nature of the city of Pineville with its dispersed neighborhood districts and commercial zone along the highway. The north south Interstate 49 corridor that connects Anderson and Pineville with I-44 and Joplin to the north and Bentonville and communities further south has created a new developmental influence on these two communities. The placement of I-49 approximately three-quarters of a mile to a mile from the communities' city centers will be another catalyst for drawing economic growth away from the city centers. As part of the visioning project consideration should be given to unifying Pineville physically, perceptually, and symbolically.

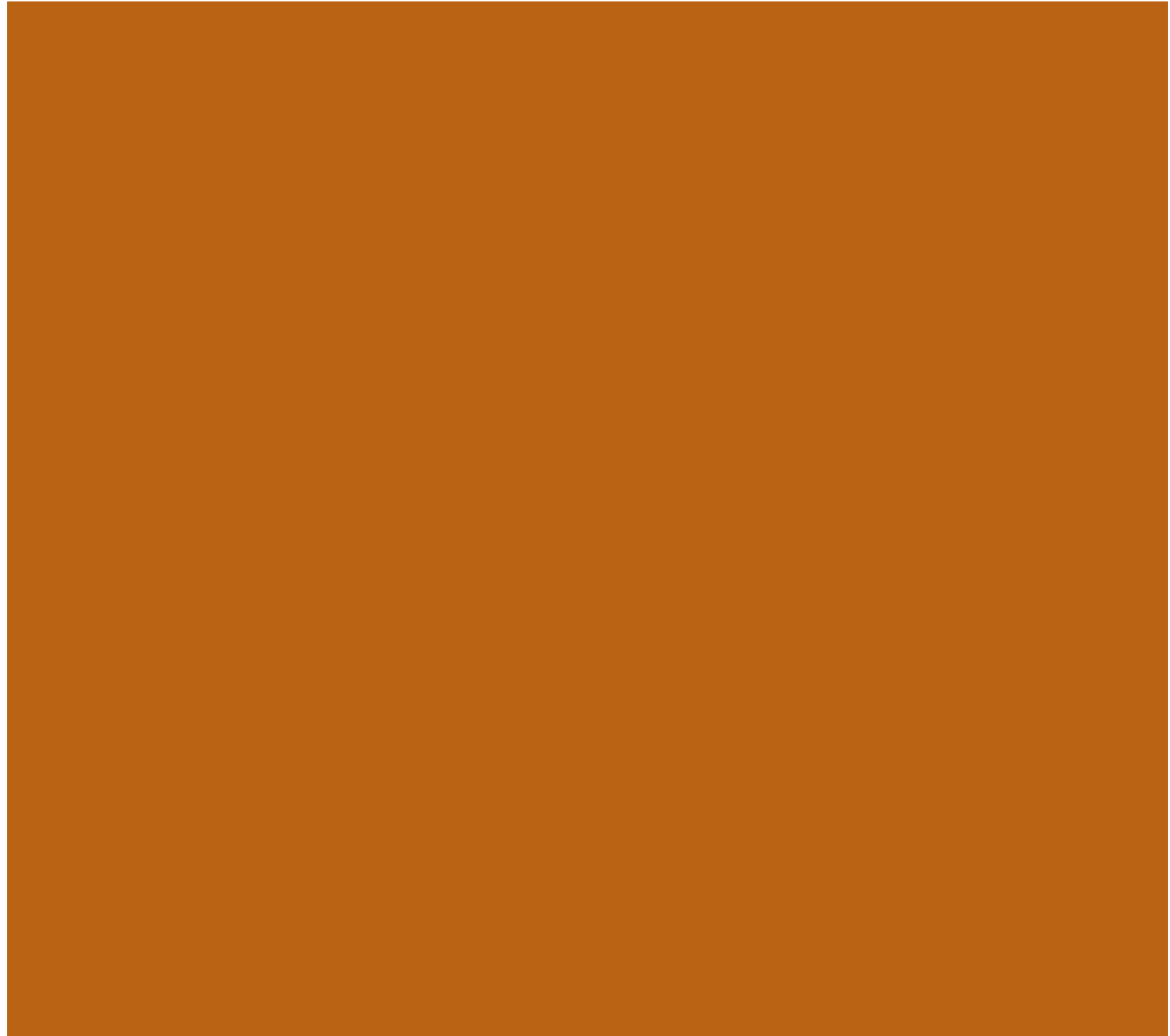
### SUMMARY

In city planning a figure/ground study is a good first step in analyzing the spatial relationships of a city. The diagram is designed to show the distinct difference between the built and unbuilt elements of a city. From this information we can make planning and design inferences. One of these inferences is the age of a district in a city. Historically, a city would consist mostly of buildings and streets. Later with the addition of the car, cities began to sprawl and buildings were built further apart to accommodate the car. In Pineville it is apparent that the city center district around the County Courthouse is the older part of the city because of the proximity of buildings to one another and their distance from the highway. In the same way we can conclude that the commercial district on State Highway W is a new development. Here the design emphasis was on convenience for the car and not the pedestrian. The significant locations labeled on the figure/ground diagram show that they are largely located in the older town center of Pineville. This reinforces the view that this is "the heart and soul of the town" and an area that needs to be strengthened in the city's future visioning and planning efforts.











# ANDERSON and PINEVILLE COMMUNITY MEETINGS

As part of the Community / University Collaborative Process each CCS Teams met with their Community Visioning Advisory Committee and members of the community to discuss the issues identified, research developed, and design concept proposals at five formal meetings during the semester study:

1. The beginning weekend site visit in August
2. The Community Goals / Objective Workshop in September
3. The presentation of Initial Conceptual Visioning Ideas and Strategies in October
4. The presentation of Refined Conceptual Visions and Designs in November
5. The final joint presentation of the Anderson and Pineville Vision Recommendations in December

These meetings provided both the community and visioning team with increasingly focused and relevant information from which to make long term planning and design suggestions. This series of “what if” scenarios provided a context within which the participants could be exposed to the wide-range of trends and issues that were anticipated to influence the community’s visioning efforts in the coming 15-30 years. This helped to move the discussion beyond the constraints of the reality of the present and into the discussions of the “wishes and dreams” for what the community could become; a Vision for the Future.

**Do Not Be Pushed by Your Problems. Be Led By Your Dreams.**

Proverb

## COMMUNITY MEETING ONE GOALS AND OBJECTIVES WORKSHOP



The Anderson and Pineville communities engaged in a structured Goals and Objectives Workshop where the community participants were asked to develop long-range visioning scenarios based upon their collaboratively developed Goal Statement.

Each community group was randomly divided into workshop community teams of from 5-10 people. A CCS team member served as the facilitator for each of the workshop community teams. Each community team was given a deck of prepared Goal Statement cards and asked to select the one goal statement that each person believed best stated/described their goal for

their community: Anderson or Pineville. Each team member was then asked to read their selected goal statement and explain why they chose that particular one. After all had shared their selections and the team had time to discuss the pros and cons of each selected goal, the facilitator then asked the group to choose the single goal statement that they all could agree with as the best goal for their community. The team could write a new goal statement, but they were not allowed to write a statement that combined numerous selected goal statements. Once consensus was reached by the team as to the common goal statement they all supported, the facilitator moved the group along to the next phase; identification of Objectives for the attainment of the community goal.

Again, the community team was given a deck of Objective Statements cards and asked to select the three statements that they each believed would best support the achievement of the selected team goal. Once more each person read their selected objective statements and gave their reasoning for their choices. After all had read their selections and made their statements, the facilitator asked the group to discuss the selected choices and to narrow the objectives down to the best five. The group was then given time to debate the selections and to determine which objectives best supported the attainment of the goal selected. Again, the group was allowed to write a new objective statement, but were not allowed to group a number of objectives into one new statement. When the



group reached a consensus on the five objectives, the facilitator move the group on to the next phase of the visioning.

The group was asked that given their selected Objectives to attain the identified Goal for the community, what might be some of the Methods that they could see using in their community to begin the implementation of the selected objectives. The group was once again given a deck of Method cards and asked to each select the five methods that they believed would be the most successful in implementing the group's objectives. After reading and discussing the selected methods, the group was instructed to narrow the number of methods down to seven. The group's debate of the

methods stimulated lively dialogue and broadened many people's understandings of the scope and potential of their community.

Given the goal statement, five objective statements, and seven method statements and the extensive discussion that had ensued, the community group was now asked to express where and how they would begin to implement their vision strategy on a map of their community. With color markers and trace paper overlay the group sketched out a possible scenario of how their ideas might be implemented.

At the conclusion of the Goals and Objectives Workshop each

community group was asked to make a short presentation of their selections and design sketch to the all the assembled community members.

This workshop provide the community with new concepts and strategies for the improvement of their community, broadened the dialogue within the community, and helped reveal the values structure and priorities of the representative group of community who were involved. This information and insight was used by the community and CCS team as it began the formulation of vision scenarios for each town.

## GOALS AND OBJECTIVES WORKSHOP RESULTS FOR ANDERSON, MO

Continually Improve the Relationship between its Manmade and Natural Environment to be as Sustainable as possible	1	0	0	1	0
Develop Planning and Economic Networks and Connections with Regional Counties	3	1	1	5	0
Increase the Population	0	0	0	0	0
Promote a Self Sufficient Economy	0	0	2	2	1
Establish a Community Identity	1	2	0	3	1
Create a Community that Youth will wish to stay in and return to	3	1	3	7	0
Enhance the Community Livability	2	0	1	3	1
Promote a Equitable Community	0	0	0	0	0
Resilient	0	0	0	0	0
Develop and Promote Anderson as a Destination	3	3	1	7	0
Promote Energy Efficiency	0	1	0	1	0
Promote the Small Town Values of Small Town Self Sufficiency	0	2	1	3	2
Become a Zero Waste Community	0	0	0	0	0
Promote Innovative Agricultural Business	0	0	0	0	0
Establish a Beautification Campaign	1	0	3	4	2
Promote Hometown Businesses with Regional and/or National Markets	2	1	2	5	0
Improve Internet Technology and Connectivity throughout the Community	0	0	0	0	0
Provide Economic Incentives for New Business	3	0	0	3	1
Reestablish the Economic Center in the City Center	0	3	0	3	1
Promote Inter-Generational Entrepreneurial Networks and Activities (i.e. Achievement, Etc.)	1	0	0	1	1
Promote Heritage Resources	0	0	0	0	0
Embrace and Accept Change	2	0	2	4	1
Grow the Majority of the food locally	1	0	1	2	0
Promote Anderson as a commuter Community	1	1	1	3	2
Strengthen the Educational System	3	1	1	5	1
Utilize the Interstate more fully	0	1	3	4	2
Promote Healthy Lifestyle Initiatives	1	0	1	2	1
Develop Multimodal Transportation	0	2	0	2	1

Promote a Multi-Community Regional Park System	1	0	0	1	0
Establish a National Outdoor Recreational or Sport Destination (NASCAR, ETC)	0	1	0	1	0
Make Sure every citizen has access to affordable state-of-the-art computer tech at home and work	0	0	1	1	0
Promote more Environmental Recreation Tourism	1	1	0	2	0
Establish a Youth Recreation Center	3	0	3	6	1
Develop a "natural environment" corporate retreat	0	0	0	0	0
Utilize alternative energy sources for transportation	0	0	0	0	0
Adopt the leadership in energy and environmental design "LEED" guidelines for all new construction	0	0	0	0	0
Create a "Railroad quiet zone" through city center	0	0	2	2	1
Promote E-Commerce Business	2	0	1	3	0
Promote more city center living opportunities	0	2	2	4	2
Move the community's economic center to the interstate	0	1	1	2	0
recruit small business and young professionals to relocate to the community	4	1	4	9	2
Honor, and Embrace, and Celebrate Cultural Diversity in all its forms	2	2	2	6	3
Establish a joint planning and development partnership between Anderson and Pineville	2	2	1	5	3
Utilize alternative energy sources for community power	0	0	0	0	0
Establish Local/regional pedestrian and cyclist trail networks	3	3	2	8	0
Become a national model for sustainable community living	0	1	0	1	0
establish adult to youth mentor programs	1	1	0	2	0
establish a local food network	0	0	0	0	0
establish more community and county events and festivals	2	1	1	4	0
Remove all substandard structures	0	1	2	3	2
Expand after school, weekend, and summer youth activity programs	0	0	1	1	0
promote local craft and food markets	2	1	0	3	1
promote itself as a center for weekend family excursions to surrounding activities/ights	2	1	1	4	0
advertise the community via bill-boards, radio, internet, literature, etc.	2	0	0	2	1
promote remote work and office opportunities via the internet	1	2	0	3	1
expand the public green space within the community	1	0	0	1	1
establish work force training and continuing education opportunities within the community	1	3	1	5	1

The gaming workshop in Anderson yielded highly informative data for the visioning team to utilize throughout the design process. The goals phase of the workshop showed incredibly strong individual support for the “develop planning and economic networks and connections with regional counties” and “create a community that youth will wish to stay in and return to” options. In groups, community members chose the goals of “promote a self-sufficient economy”, “establish a community identity”, and “enhance the community livability”.

The objectives phase showed individual support for “develop and promote Anderson as a destination”, “promote hometown businesses with regional and/or national markets”, and “strengthen the educational system”. In groups, the community selected “promote the small town values of self-sufficiency”, “establish a beautification campaign”, “promote Anderson as a commuter community”, and “utilize the interstate more fully”.

The means phase showed individual support for “recruit small business and young professionals to relocate to the community”, “establish local/regional pedestrian and cyclist trail networks”, “establish a youth recreation center”, “honor, embrace, and celebrate cultural diversity in all its forms”, and “establish a joint planning and development partnership between Anderson and Pineville”. The community then selected, as groups, “honor, embrace, and celebrate cultural diversity in all its forms”, “establish a joint planning and development partnership between Anderson and Pineville”, “remove all substandard structures”, “recruit small business and young professionals to relocate to the community”, and “promote more city center living opportunities”.

This data directly influenced the visioning team’s approach, overall design, and individual design interventions. All design decisions were made in reference and respect to this critical input from the Anderson community.



## GOALS AND OBJECTIVES WORKSHOP RESULTS FOR PINEVILLE, MO

The gaming workshop in Pineville was also a critical source of data which the visioning team utilized throughout the design process. The goals phase of the workshop showed very strong individual support for the “create a community that the youth will wish to stay in and return to” and “continually improve the relationship between the manmade and natural environment to be as sustainable as possible” goals.

The objectives phase showed individual importance in the “provide economic incentives for new businesses”, “promote the small town values of self-sufficiency”, and “strengthen the educational system” objectives. As groups, the Pineville community selected the objectives of “develop and promote Pineville as a destination”, “provide economic incentives for new businesses”, “establish a beautification campaign”, “promote healthy lifestyle initiatives”, “promote the small town values of self-sufficiency”, “strengthen the educational system”, and “embrace and accept change”.

The means phase revealed individual support for “establish a youth recreation center”, “recruit small businesses and young professionals to relocate to the community”, “expand after-school, weekend, and summer youth activity programs”, and “establish workforce training and continuing education opportunities within the community”. The Pineville community selected, in groups, “establish a youth recreation center”, “recruit small businesses and young professional to relocate to the community”, and “establish workforce training and continuing education opportunities within the community”.

This data was critically important in directly influencing the visioning team’s overall approach and individual design interventions. The Pineville visioning team made all design decisions in respect to this key input from the Pineville community.

Goals	Individual Instances	CF Instances	AA Instances	KM Instances	JV Instances	Final Instances
ESTABLISH A COMMUNITY IDENTITY						
PROMOTE A SELF-SUFFICIENT ECONOMY	3		1	2		1
CREATE A COMMUNITY THAT THE YOUTH WILL WISH TO STAY IN AND RETURN TO	11	2	3	2	4	2
DEVELOP PLANNING AND ECONOMIC NETWORKS AND CONNECTIONS WITH REGIONAL COUNTIES	1				1	
INCREASE THE POPULATION	1	1				
ENHANCE THE COMMUNITY'S LIVABILITY	2		2			
PROMOTE COMMUNITY EQUABILITY						
RESILIENT						
CONTINUALLY IMPROVE THE RELATIONSHIP BETWEEN ITS MANMADE AND NATURAL ENVIRONMENT TO BE AS SUSTAINABLE AS POSSIBLE	5	2		1	2	1
Objective Statement	Individual Instances	CF Instances	AA Instances	KM Instances	JV Instances	Final Instances
DEVELOP AND PROMOTE PINEVILLE AS A DESTINATION	6	2	2		2	3
PROMOTE INTER-GENERATIONAL ENTREPRENEURIAL NETWORKS AND ACTIVITIES (JR, ACHIEVEMENT, ETC.)	3	1		1	1	
PROMOTE PINEVILLE AS A COMMUTER COMMUNITY	1				1	
ESTABLISH A BEAUTIFICATION CAMPAIGN	5	1	1		3	2
DEVELOP MULTIMODAL TRANSPORTATION	2		1	1		
UTILIZE THE INTERSTATE MORE FULLY	4	2	2			1
PROMOTE HEALTHY LIFESTYLE INITIATIVES	5			4	1	2
PROMOTE INNOVATIVE AGRICULTURAL BUSINESS	1	1				
PROVIDE ECONOMIC INCENTIVES FOR NEW BUSINESSES	10	2	4		4	3
RE-ESTABLISH THE ECONOMIC CENTER IN THE CITY CENTER	1		1			
PROMOTE ENERGY EFFICIENCY	1	1				1
PROMOTE THE SMALL TOWN VALUES OF SELF-SUFFICIENCY	8		3	3	2	2
STRENGTHEN THE EDUCATIONAL SYSTEM	8	2		3	3	2
IMPROVE INTERNET TECHNOLOGY AND CONNECTIVITY THROUGHOUT THE COMMUNITY	1			1		
PROMOTE HOMETOWN BUSINESSES WITH REGIONAL AND/OR NATIONAL MARKETS	6	2	2		2	1
PROMOTE HERITAGE RESOURCES	1	1				
GROW THE MAJORITY OF ITS FOOD LOCALLY	3			3		1
BECOME A ZERO WASTE COMMUNITY	1			1		
EMBRACE AND ACCEPT CHANGE	5	1	2		2	2

Methods Statement	Individual Instances	CF Instances	AA Instances	KM Instances	JV Instances	Final Instances
EXPAND AFTER SCHOOL, WEEKEND, AND SUMMER YOUTH ACTIVITY PROGRAMS	12	1	2	3	6	
ADVERTISE THE COMMUNITY VIA BILL-BOARDS, RADIO, INTERNET, LITERATURE, ETC.	3		3			1
RECRUITMENT SMALL BUSINESSES AND YOUNG PROFESSIONALS TO RELOCATE TO THE COMMUNITY	13	4	5		4	3
ESTABLISH A LOCAL FOOD NETWORK	1		1			
ESTABLISH MORE COMMUNITY AND COUNTY EVENTS AND FESTIVALS	9			3	6	2
PROMOTE E-COMMERCE BUSINESS						
UTILIZE ALTERNATIVE ENERGY SOURCES FOR TRANSPORTATION	2			2		
ESTABLISH A YOUTH RECREATION CENTER	17	4	3	5	5	4
MOVE THE COMMUNITY'S ECONOMIC CENTER TO THE INTERSTATE	1		1			
ESTABLISH ADULT TO YOUTH MENTOR PROGRAMS	1	1				
PROMOTE REMOTE WORK AND OFFICE OPPORTUNITIES VIA THE INTERNET	1		1			1
EXPAND THE PUBLIC GREEN SPACE WITHIN THE COMMUNITY	2			1	1	
UTILIZE ALTERNATIVE ENERGY SOURCES FOR COMMUNITY POWER	2	1		1		1
REMOVE ALL SUBSTANDARD STRUCTURES	4	2	2			1
PROMOTE LOCAL CRAFT AND FOOD MARKETS	5		1	2	2	2
ESTABLISH LOCAL/REGIONAL PEDESTRIAN AND CYCLIST TRAIL NETWORKS	8	1	1	5	1	2
PROMOTE MORE ENVIRONMENTAL RECREATION TOURISM	7	1	2		4	2
DEVELOP A "NATURAL ENVIRONMENT" CORPORATE RETREAT	1			1		1
ESTABLISH A JOINT PLANNING AND DEVELOPMENT PARTNERSHIP BETWEEN ANDERSON AND PINEVILLE	5	3	2			2
ESTABLISH A NATIONAL OUTDOOR RECREATIONAL/SPORT DESTINATION (NASCAR, ETC.)	3		1	2		
ESTABLISH WORKFORCE TRAINING AND CONTINUING EDUCATION OPPORTUNITIES WITHIN THE COMMUNITY	11	5	2	2	2	3
CREATE A "RAILROAD QUIET ZONE" THROUGH CITY CENTER						
PROMOTE MORE CITY CENTER LIVING OPPORTUNITIES	3	1	1		1	1
PROMOTE A MULTI-COMMUNITY REGIONAL PARK SYSTEM	1				1	
PROMOTE ITSELF AS A CENTER FOR WEEKEND FAMILY EXCURSIONS TO SURROUNDING ACTIVITIES/SIGHTS	4		2	1	1	1
BECOME A NATIONAL MODEL FOR SUSTAINABLE COMMUNITY LIVING	2			1	1	1
MAKE SURE EVERY CITIZEN HAS ACCESS TO AFFORDABLE STATE-OF-THE-ART COMPUTER TECHNOLOGY AT HOME AND WORK	1			1		
ADOPT THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) GUIDELINES FOR ALL NEW CONSTRUCTION						
HONOR, EMBRACE, AND CELEBRATE CULTURAL DIVERSITY IN ALL ITS FORMS						



## COMMUNITY MEETING TWO REVIEW OF PRELIMINARY VISION CONCEPTS



**Failed plans should not be interpreted as a failed vision. Visions don't change, they are only refined. Plans rarely stay the same, and are scrapped or adjusted as needed. Be stubborn about the vision, but flexible with your plan.** John C. Maxwell

The second community meeting was a review of the preliminary conceptual ideas that the CCS team were formulating for the communities. The presentation consisted of a PowerPoint discussion of the research, workshop conclusions, precedent studies, and design investigations undertaken to date. Positioned around the room for the communities review and comment were the presentation boards of the CCS team's ideas. After the

**"Where you come from is not nearly as important as where you are going."** Unknown

PowerPoint overview the community members were invited to visit each of the set of display boards and to talk with the CCS team members about their ideas and reasoning. Following the one on one discussions at the boards, the community members were asked to reconvene and share with the CCS team their initial impressions of the good and bad aspects of what they had seen and heard.

**"The best way to predict the future is to create it."** Alan Kay

From the dialogue between the community and the CCS team, a better and clearer understanding of the community issues, values, and priorities began to emerge. Although the community members still were more focused on the practicality of the problem and impediments to the city's progress (which is normal at this stage in the process for any community), the emphasis of the visioning process was still presented and the encouragement



**“If you limit your choices only to what seems possible or reasonable, you disconnect yourself from what you truly want, and all that is left is a compromise.”**  
Robert Fritz

**Great leaders communicate a vision that captures the imagination and fires the hearts and minds of those around them.** Joseph B. Wirthlin

**“Dissatisfaction and discouragement are not caused by the absence of things but the absence of vision.”** Anonymous

for the community to suspend judgment about any of the ideas until a more complete group consensus could be developed as to “what might be”, “what could be”, or “what the dream should be” is reached.

deflating in the early stages of a visioning process. The community was encouraged to dream, to envision, to speculate about “what could be” if they all pulled together to achieve their common goal.

The questions of money, regulations, support, and priorities are all valid question in the planning process, just too early and too

## COMMUNITY MEETING THREE REVIEW OF REFINED VISION CONCEPTS



The third community meeting was focused on presenting a more in-depth articulation of the evolving community recommendations. Similar to the previous community meeting, the community members were encouraged to discuss the proposals with each student and to provide clear and direct feedback as to the viability of the recommendations. The community members were encouraged to think outside the box and withhold judgment until they had heard the complete proposal.

These dialogue between the CCS team and the community members were intended to broaden the community's

understanding of the emerging regional and national/international trends and to stimulate "what if" discussions within the community itself.

The issues of phasing and cost were not discussed because in the visioning process it is still unknown as to what vision goal and vision values will take root within the community. This phase is still "dreaming" of what might be.

### **What does the community want to become?**

These community reviews were described as being similar to receiving the Sears Christmas Catalog in days past. When everyone would sit and review the catalog and formulate their wish list. These community meetings seek to help the community see what it/they might become in the next 15-30 years; to formulate their community wish list.

The recommendations presented sought to show the community how it could build off its assets and its past, without being mired in the past. It is time for the communities to remember the past, look realistically at the present, and set a vision for the renewed Anderson and Pineville.



The feedback received from the community was carefully considered and used by the CCS team as it finalized its recommendations for Anderson and Pineville. What was becoming clear by this point in the process was that there was a great deal of similarity between the recommendations for the two communities. Although the design expressions of these two proposals were visually different, the underlying issues and responses were common.

- Both communities were blessed with wonderful water features running through or by their downtown areas. These water features were seen as significant assets to build upon as the communities evolved.

- Both communities need to do a better job of making their presence known on the Interstate and regional highways. The recent construction of I-49 has once more moved the economic center of the communities further away from the original downtown area. This has further weakened the economic vitality of both city centers. Highway signage, gateway elements that provide memorable and symbolic connections to each community need to be developed. Each community needs to develop wayfinding signage to attract/lead people into the community center.
- Both communities have the potential of redefining their downtown areas as the “Heart of the Community” once

again through the development of live-work-play opportunities for a young, active citizenry.

- In Anderson that could be fostered by the promotion of the Economic, Environmental, and Social Nodes proposed that utilized Dabbs Greer Town Hole Park as the unifying element that ties it all together.
- In Pineville that could be fostered by the development of the enlarged “City Square” that includes the Jessie James Festival Area, Historic County Courthouse, a City Band Stand/Dance Pavilion, and specialty shops and housing.

## COMMUNITY MEETING FOUR JOINT COMMUNITY PRESENTATION OF RECOMMENDATIONS

Pineville McDonald County News Gazette  
McDonald County  
Pineville, MO

December 17, 2015



RITA GREENE McDONALD COUNTY PRESS

Anderson and Pineville citizens met with Drury University architectural students and their professors for their final meeting Dec. 8 in Anderson regarding plans for the future of the two cities.

### Final Meeting With Drury Students On Beautification

Rita Greene  
McDonald County Press  
rgreene@mcwag.com

Pineville and Anderson city officials met with Drury students and professors Dec. 8 in Anderson for a final meeting regarding community development plans presented by the students for both cities.

The Drury University student teams presented their consolidated, finalized plans visually using large paper sheets stretching across the room on easels. That allowed those attending to walk around and view and read about the results of several weeks of study by the students and input they received from the communities.

Attendees from the communities

expressed gratitude for the hard work by the students and their professors. It was emphasized by the Drury group that the manifestation of their plans can take years to implement. Community attendees, as well as being impressed by the plans, expressed concerns about the cost and funding for the suggested changes.

Jay Garrott, a professor who is director of the Center for Community Studies in Hammons School of Architecture at Drury University, said to build on what is already there. He commented that the natural beauty surrounding both Pineville and Anderson can be utilized to further beautify the communities and provide walking trails and other recreation areas.

Garrott commented that Dabbs Greer Town Hole Park in Anderson and the Elk River running along Pineville are great assets that can be utilized to provide more beauty and recreational areas.

Gregg Sweeten, mayor of Pineville, commented that the Drury students did an amazing job with the project "Pineville Vision." "I was kind of worried when we started this project," Sweeten said. "We knew we needed a plan and we weren't sure where to go to get started."

"I went to the college," Sweeten said, "and gave our initial presentation and met the students and coming out of that I felt so much

SEE MEETING PAGE 3A



RITA GREENE McDONALD COUNTY PRESS

Pineville Mayor Gregg Sweeten addressing the final meeting of Anderson and Pineville citizens and Drury University students and professors Dec. 8 regarding plans for the future of the two cities.

### MEETING: Plans Spark Different Ideas

CONTINUED FROM PAGE 1A

better. These students have been all over the world and we realized they could bring so much to our city."

"We had the Drury students come to Pineville and they saw the city from all sides as well as down Elk River on a canoe trip. They came back several times and

took photos and worked throughout the city."

"I wish we would have had more citizens get involved in the process," Sweeten said. "We had a core group of folks and they stayed with it to the finish."

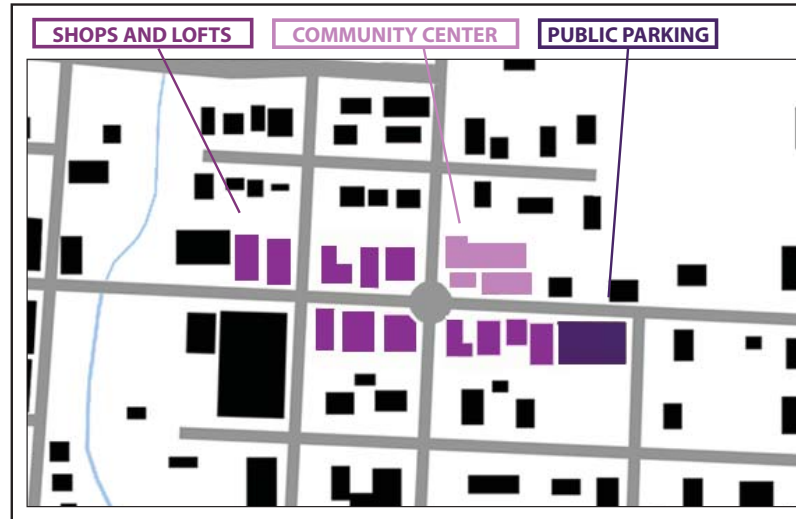
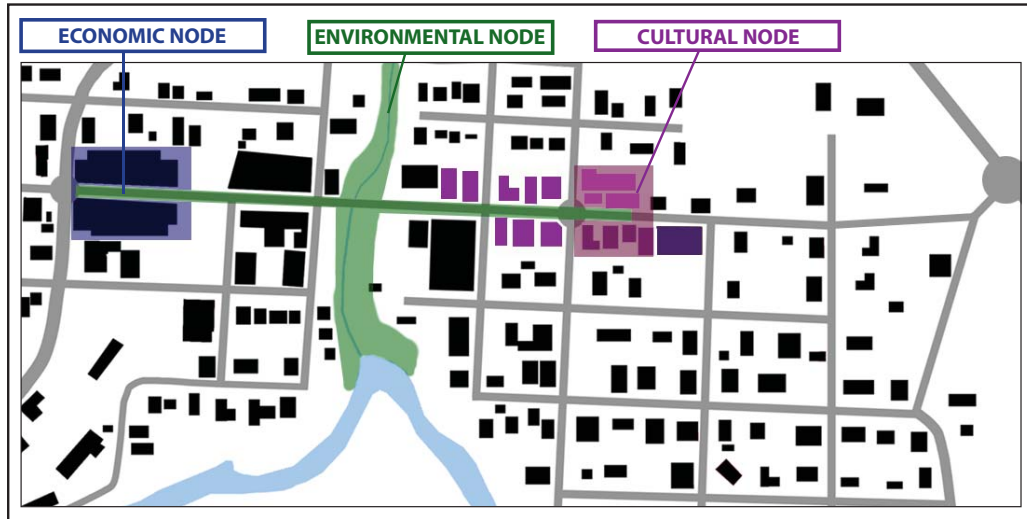
Plans presented during the venture have sparked several different ideas among the group as well as the city

council members, Sweeten said.

"We have appointed a planning commission and we are now talking about forming a betterment committee to help forward our vision," he said. "So, all in all, I believe everyone is very pleased with the outcome of this project and we all feel that we need to move forward."

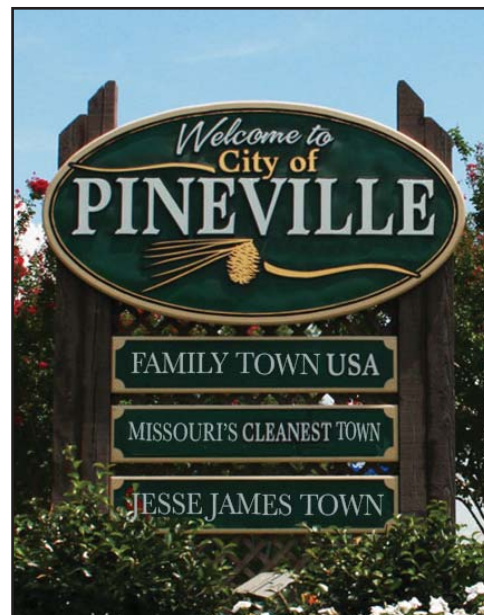
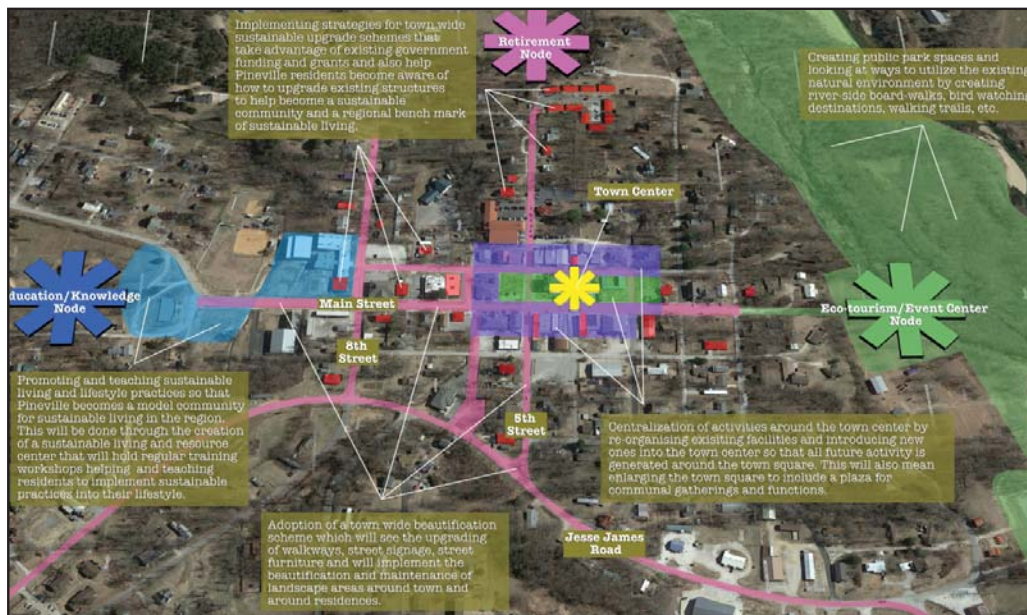


Proposal for downtown Anderson, MO showing a day and evening view of the renovated storefronts, streetscaping, and canopies.



The final meeting to the communities was a joint presentation of the issues identified and recommendations prepared by the CCS team. The analysis of the two communities challenges were very similar so the joint presentation sought to show how the two communities could use their individual potentials to respond to the emerging trends. A strong recommendation for the two communities is the need for regional collaboration.

At left are the diagrams for the new organization of downtown Anderson, MO.



The images on the bottom half of the page illustrate the renewal proposal for downtown Pineville, MO. At left is the overall organizational concept. At center a proposed city sign. At right the Greenway Path.











# ANDERSON, MO

## DESIGN RECOMMENDATIONS

Following the research, precedent studies, and community Goals Workshop the CCS team began the exploration of the identified issues that were perceived influence the future development of Anderson, MO. Each team member was challenged to explore an area of personal interest in collaboration with their teammates and community advisory committee. These ideas were formally presented at four open community forums in an effort to educate, illuminate, clarify, focus, and understand more sensitively the community's wants, needs, and values. The design solutions on the following pages are the culmination of that semester long collaborative visioning process. These design recommendations are intended to provide the community with examples of what might be a vision for Anderson in the coming 15-30 years. Using this Visioning Tool-Kit and the information it provides, the community of Anderson must take the time to formulate their own vision for what they would like to see Anderson become in the coming years.

**“Make no little plans; they have no magic to stir men’s blood  
and probably will themselves not be realized.**

**Make big plans; aim high in hope and work, remembering  
that a noble, logical diagram once recorded will not die.”**

Daniel H. Burnham



View to the northeast on Main Street from 59



View to the southeast on Main Street from 59



Community Bank and Trust facade



Storefronts, view to the northwest on Main Street from 59



View to the north on Main Street looking at the Flick Theatre



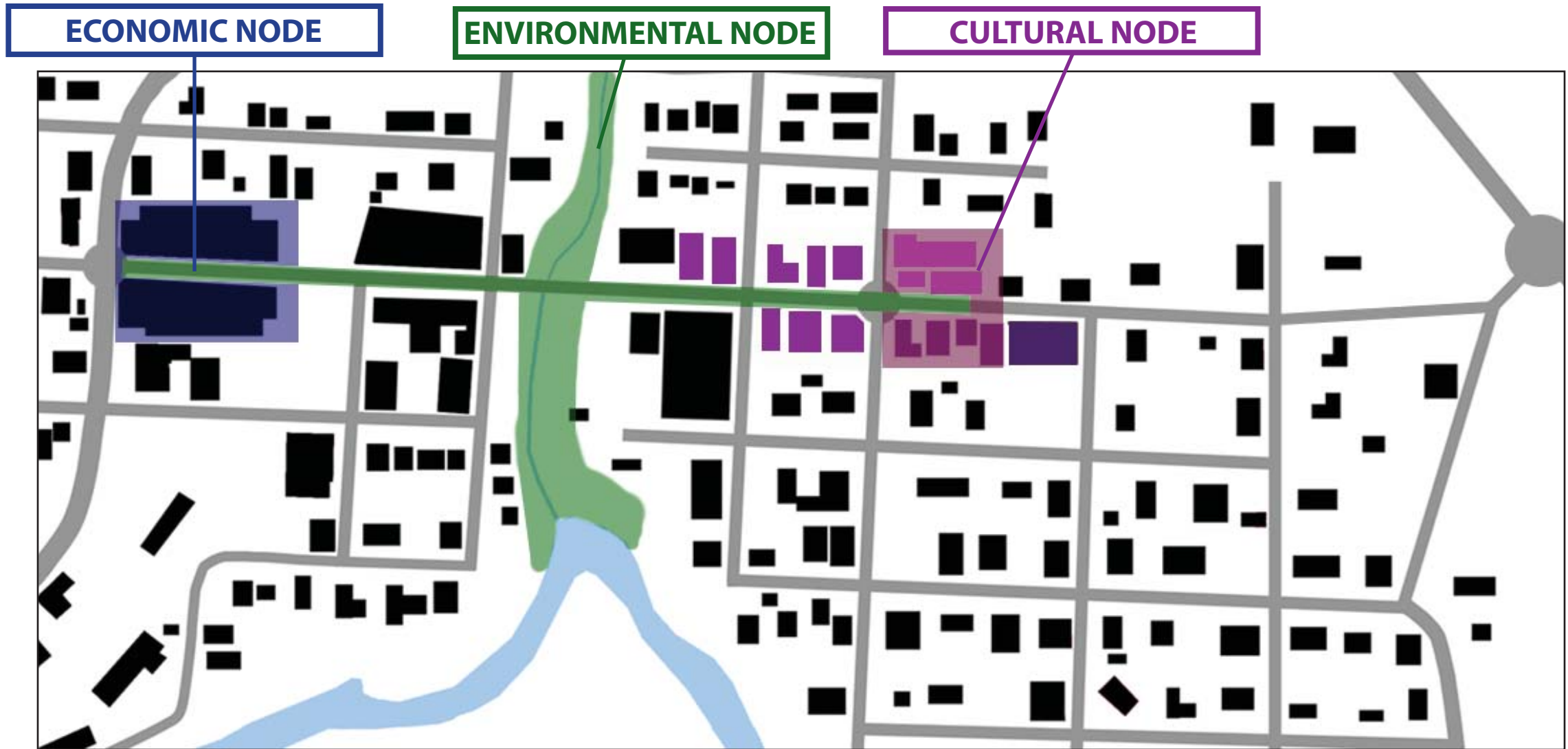
View to the north on Main Street looking at brickwork and overgrown plant growth

## Main Street Commercial and Cultural Growth

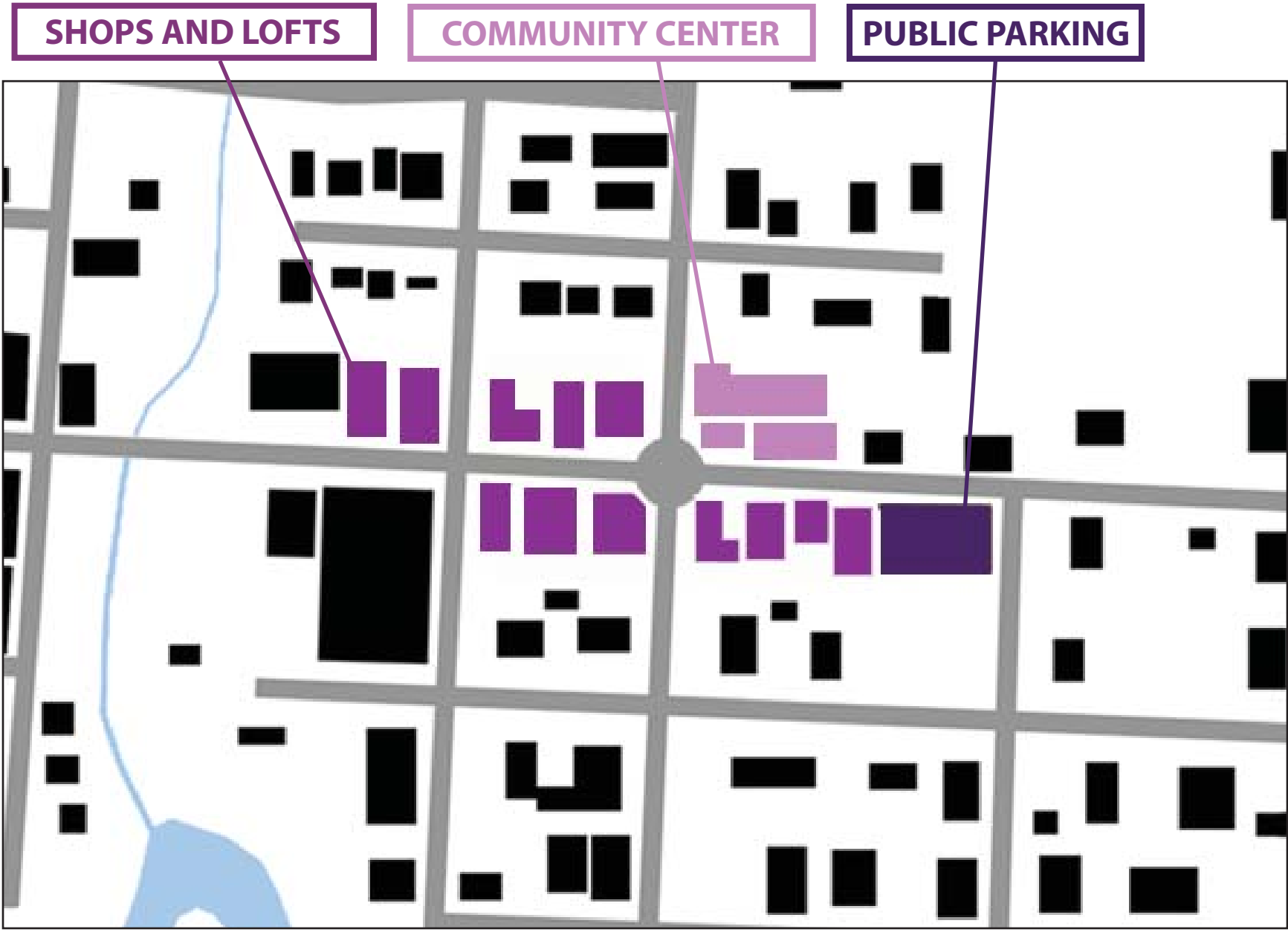
For Anderson to be economically self-sustainable in the next 20 years it needs to grow its economic and cultural base. Main Street is the “commercial heart of Anderson” and is where commercial growth would benefit the city the most. We recommend that the community also develop this city center area as its cultural heart as well. Therefore, to strengthen the commercial heart and establish the cultural heart of Anderson we encourage the community to extend development along Main Street from the west to east. Those new commercial and cultural attractors should be developed at and east of Dabbs Greer Town Hole Park as shown in the diagrams on the following pages. This part of Anderson should once again become the center of economic and social life within the community. The design proposals shown in the following pages all seek to strengthen Anderson’s city center identity, function, accessibility, connectivity to the rest of the community and county, and livability.



View to the East on Main Street from Spring Street



This figure ground diagram of Anderson's city center shows the proposed commercial and cultural extension of activities along Main Street from Marshall Street to Walnut Street. This section of downtown has been organized into three activity zones: Economic, Environmental, and Cultural. This section of Main Street should be conceived of as three interwoven activity zones. The natural landscape of Dabbs Greer Town Hole Park would extend north along the creek and east and west along Main Street in a coordinated landscaped "garden" that ties everything together physically and visually. At the west end would be the traditional commercial center of Anderson with shops, restaurants, housing, and plazas. At the east end would be the social-cultural center of Anderson with a community center, youth after school activity center, and elderly center.



Local shops and lofts would be placed between Dabbs Greer Town Hole Park and Walnut Street as a continuation of the existing commercial district. These small businesses would bring an aspect of Anderson’s culture to the area. The goal is to build “a cultural heart of Anderson” while strengthening and extending the economic center. The center piece of the cultural district is a Community Activity and Youth Center. In addition, the streets and sidewalks would be designed to be more pedestrian friendly, thereby encouraging even more activity between the three nodes along Main Street.



Along Main Street just east of Dabbs Greer Town Hole Park, the streetscape should be designed for the pedestrian over the car. Wider sidewalks and minimal street parking would demonstrate this. Because Main Street is an iconic place in Anderson it should exhibit the town's values. This portion of Main Street could be the destination of many of the visitors to Anderson and, therefore, it will be their strongest memory or first impression of Anderson. Consequently, it is crucial that distinctive way-finding signage and beautification efforts be considered for this location.

East Main Street's image should convey to visitors that the town is strong culturally and economically. Properties along Main Street should be maintained to a level of attractiveness that represents Anderson's overall vision for the future.

By placing street furniture throughout the pedestrian zones, people will be encouraged to occupy the street and linger. This will promote social interaction and reinforce the strong community ties that Anderson wishes to promote.

The street should be layered with landscaped buffer in the pedestrian zone to make walking a safer and more enjoyable means of transportation.

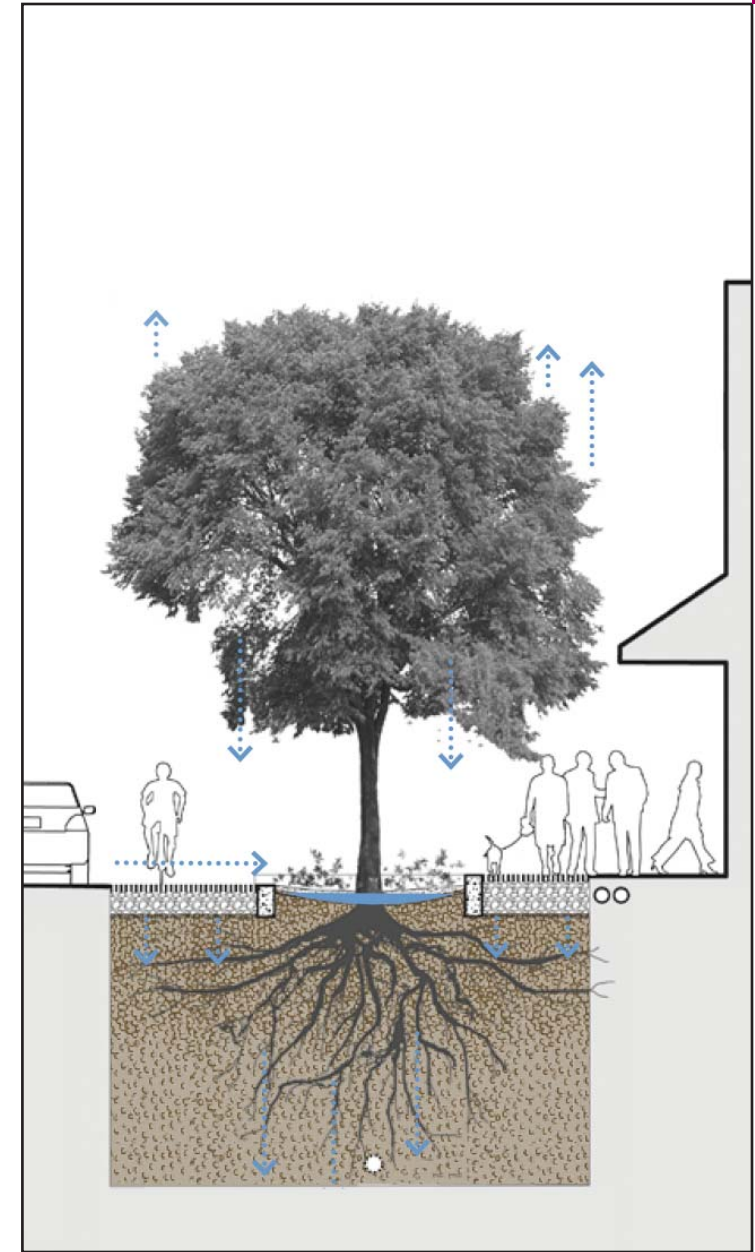
Information and wayfinding signage would make the town more comfortable for and accessible to visitors. These signs should educate the visitors about the rich heritage of the Anderson. The style of signs will add to the beauty of the area; displaying and becoming a part of Anderson's identity.





Beautiful and colorful trees should be planted repeatedly along Main Street, uniting the east and west visually. These trees will not only make the streets more comfortable and visually pleasing for pedestrians, but will also become a major element in establishing a strong sense of identity and placeness in the city center. Because development on the east end of Main Street will be less dense than the west, space between buildings should be set aside for parks and mini plazas.

When making improvements to the street, sustainability should be kept in mind. With the strategic placement of trees and vegetation, storm water can be minimized to help reduce the flooding in this part of downtown. Using specific natural systems along the street can also lower the cost of street and sidewalk construction and maintenance.









### PRECEDENT CLEAR LAKE IOWA

Clear Lake is a town of 8,000 residents in northern Iowa with strong heritage and natural resources. The town has used its natural and historic resources to its economic and cultural advantage since its incorporation in 1871. The town hosts a number of events to attract tourists and bring members of the community closer together, such as car shows, storytelling and music festivals, and holiday festivals.





The town is bursting with culture making it a magnet for family vacations. Some of the main cultural attractions are a Fire Museum, Art Center, and City Park. These amenities are specific to the town giving it the unique charm sought by tourist.

Anderson has an equal opportunity to build off of its cultural heritage and create a unique experience for tourists.





# CULTURE/ECONOMY

## **Main Street – West End**

Main Street, a place to live, work, and play.

Main Street will serve as an economic and cultural center for the city of Anderson. Surrounded by parks and residential areas, Main Street will provide a location for special events offering community members and tourists a cultural experience while stimulating the local economy. Events which may take place here include, but are not limited to, parades, art walks, car shows, and loft openings.

We recommend the restoration of Main Street's pre-1960s facades with the addition of new materials, add fabric awnings that are both colorful and coordinated across storefronts, enlarge sidewalks to improve pedestrian usability, artistic accent colors, streetlamps, and vegetation.

## Sidewalks and Street Modifications

Currently, Main Street's West End is one way. It is the CCS team's belief that the one way directional is a contributing factor to the economic decline within the area as it hampers vehicular circulation. We recommend a return to two way traffic to increase circulation and usability. Additionally, the roadway's paved width is currently 60 feet wide; this area is used for parking and the travel lane. We recommend that this area be reallocated: traffic lanes should be reduced to 11 feet, parking should be reduced and switched to parallel from diagonal, and sidewalks enlarged for more comfortable pedestrian use.

Further, we recommend that colored and stamped concrete sidewalks with a stone pattern be installed throughout the city center. This will add aesthetic appeal and visually help to unify the city center district. Concrete is recommended because of its durable and economy. The existing sidewalks along Main Street are in various states of disrepair; not only will this redesign improve the safety and usability of the sidewalks for pedestrians, it will greatly improve the downtown aesthetic.

## Parking

We recommend that the existing diagonal parking be removed to allow two-way traffic along Main Street. The diagonal parking along Main Street will be changed to parallel parking layout and additional parking space will be added behind Main Street businesses. The overall walking distance from the off-street parking to the storefronts on Main Street will be short and convenient. As part of Anderson's sustainability initiative, parking lots may eventually utilize freestanding solar panels to shade vehicles parked underneath while providing power to electric car parked below, the main city grid, and/or Main Street businesses. A precedent for this approach is the University of California San Diego's parking structures.



This plan view of Anderson's Main Street West End depicts what the area would look like with the addition of curbside parking, widened sidewalks, and trees. The design intention is to create a space for social interaction and retail shopping.



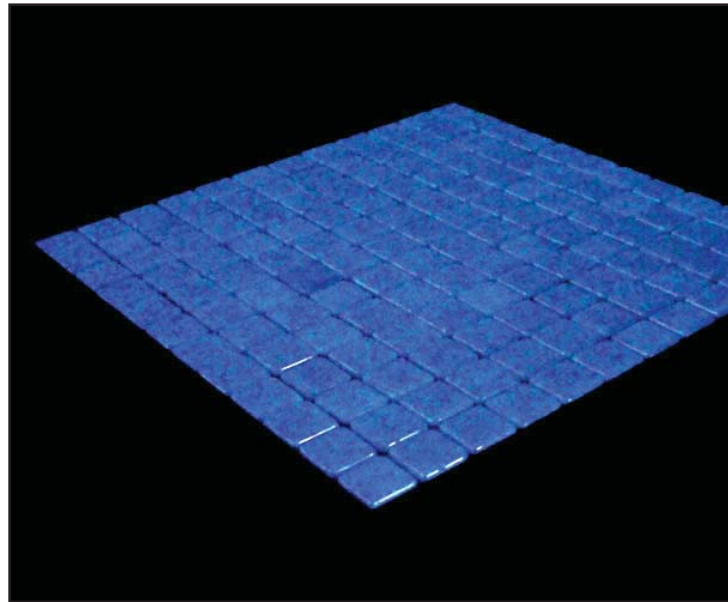
Georgia, Augusta. Pinterest.com. *Broad Street Sidewalk*. ND. Web. 29 September. 2015.  
<https://www.pinterest.com/pin/108860515966982013/>



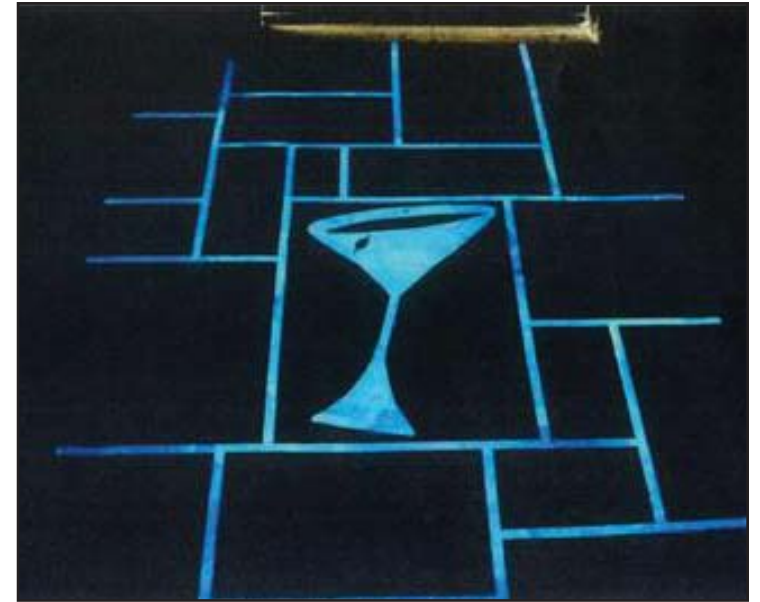
StampedandDecorativend. web. 21 November 2015  
<httpwww.gandmconcrete.com>



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<http://www.paversdrivewaysva.com>



vidfotolumi2glow\_lg, n.d. photograph, viewed 21 November 2015,  
<httpwww.cooltiles.comvidfotolumi2.html>



vidfotolumi2glow\_lg, n.d. web, 21 November 2015,  
<http://www.concretenetwork.com>

### Daytime Anderson

During daylight hours, Main Street serves as an economic center offering goods and services. Cars parked curbside allow for close, quick access by customers to their desired locations. These locations may include, but are not limited to, restaurants, thrift stores, clothing stores, legal offices, real estate offices, flower shops, and art galleries.

### Festivals

Festivals can easily be held on Main Street and enhance the sense of community within Anderson. Festivals attract visitors and provide a substantial boost of customers to local businesses. Key examples of small communities with large and far-reaching festivals are the Apple Butter Makin' Days of Mt. Vernon, Missouri and the Nixa Sucker Day of Nixa, Missouri. Both festivals are several decades old and draw many hundreds of visitors to their respective communities.



Main Street-West End (daytime) perspective depicting a rejuvenated facade with the introduction of tensile structures, awnings, pedestrian lighting, and trees.



Main Street- West End (Nighttime) perspective depicting how Anderson could look during evening hours. The design concept is to utilize glowing elements that will bring in a whimsical feeling and create a space unique to Anderson.

## Nighttime Anderson

Evening hours offer community members a variety of activities that focus on entertainment and social interaction. Gallery walks provide local artists an opportunity to showcase and sell their work to local residents and tourists. Restaurants are open to serve food and drinks to patrons relaxing with friends or family or preparing for a night on the town with a significant other after a movie.



## Dabbs Greer Town Hole Park Connection

The adjacency of Dabbs Greer Town Hole Park and Main Street promotes physical activity and increases social interaction between shoppers, residents, and visitors. Dabbs Greer Town Hole Park is presently used as an outdoor event space for the community; the redesign of both Dabbs Greer Town Hole Park and Main Street will enable this function to expand into the street during large festivals. This will dramatically improve business performance during festivals as visitors are drawn throughout all of downtown Anderson. By linking Main Street with Dabbs Greer Town Hole Park in a more direct way, such as with sidewalks, plazas, and visual connections, a seamless flow of activities between these spaces will be enable and create the town square effect that the community of Anderson desires.



Dabbs Greer Town Hole Park Connction



Fig.1.9 Dabbs Greer Town Hole Park Rendering Looking Toward Shops and Plazas on East Street



## Overhead Tensile Structure

This hanging overhead structure may be used to turn Main Street into a covered plaza during special events or holiday celebrations. The structure's colors can be changed to correspond with different events or seasons. Summer events will greatly appreciate the shade provided by these banners, while spring or autumn events can benefit from the shelter provided against sudden rain showers.



n.d., photograph, September 1, 2015,  
<http://www.islandbutterfly.lk/tensile-structures-tension-membrane-structures-manufacturer.html>

Dthtarpoulins.com.n.d. web, September, 11. 2015  
[http://dthtarpoulins.com/Tensile\\_Structures.html](http://dthtarpoulins.com/Tensile_Structures.html)



## Solar Streetlamps

The elegant design of a classic streetlamp adds to the environment by bringing in a traditional look powered by clean, green energy. At night, the lamps illuminate the street with white LEDs. During the day they recharge themselves and provide electricity to the main grid without being unsightly. Solar lamps decrease overall costs by removing the need for underlying electrical infrastructure, which would require hundreds of man-hours of digging trenches and laying wiring.



Solar Powered Street Lamp. nd, solarpowerauthority.com. web. September 5 2015.  
<http://www.solarpowerauthority.com/wp-content/uploads/solar-powered-lamp-post-street-light.jpg>.



solar-powered-high-led-lamp-post. nd. ebay.com. web. September, 15. 2015  
<http://www.ebay.co.uk/itm/SOLAR-POWERED-HIGH-LED-LAMP-POST-MOTION-PIR-SENSOR-SECURITY-OUTDOOR-GARDEN-LIGHT-291096754431>



### Colored Awnings

Colored awnings along the facades of Main Street provide a number of benefits, they: protect patrons during adverse weather conditions, improve energy conservation by minimizing the exposure of glass storefronts to the hot summer sun, provide a space for the business below to advertise, and add to the small-town Americana aesthetic that this design proposal seeks to create.



Main Street West-End Rendering depicting community festival



Mark. nd. web. September, 15, 2015  
[http://www. source www.localphotoblog.com](http://www.source www.localphotoblog.com).



kctentandawning.com.nd.web. September, 15, 2015  
<http://www.kctentandawning.com/commercial/portfolio-4-columns-text>



commercial awnings. www. anchoric.com. nd. September, 15, 2015  
<http://anchorinc.com/media/product/70?page=1>

## Upper Floor Lofts and Businesses

The renovation of the upper floors of the buildings along Main Street will create space for professional offices, galleries, and housing. The development of Anderson's city center as a live-work-play community would be attractive to Millennials who seek to be in or near the action. These upper floor spaces would be ideal for young adults and professionals who would like to work and live downtown. This resident population would be important to promote for their presence would provide clientele for local business and a lively community setting that would add character and identity to the city center.



artists-studios. alamodeus. 2011. web. September, 11. 2015  
<http://www.alamodeus.net/2011/01/artists-studios.html>



Navid Baraty. *New York loft apartment*. theguardian.com. artists-studios. nd. 2011. web. September, 11. 2015  
<http://www.theguardian.com/travel/gallery/2011/oct/07/airbnb-best-travel-website-bandb#img-1>



Samuel Ludwig, Yale University Art Gallery No. 5, www.flickr.com, 2011, web, September, 11, 2015  
[https://www.flickr.com/photos/st\\_ludwig/7019272013](https://www.flickr.com/photos/st_ludwig/7019272013)

## Art Gallery

Anderson and McDonald County have many local artists whose work is “unique” and worthy of celebrating. We specifically believe that the Ozark folk art and culture should be promoted and that the addition of art galleries in the city center district are needed to show and sell the work of these regional artists. Further, we believe that themed exhibitions and regularly scheduled community art events, such as the “First Night Art Walk” in Springfield, MO, would be culturally and economically beneficial to Anderson. The First Night Art Walk in Springfield occurs on the first Friday night of every month and results in a substantial increase in customers and revenue to local restaurants, pubs, shops and galleries in the downtown.



20 Gallery Murmur

## Micro-Brewery

The feed store located on Main Street is a valuable resource for the local community. However, given the visioning process and the design strategies proposed for Main Street, we recommend that the building be repurposed as a micro-brewery. Micro-breweries create special gathering places in downtown areas are often successful because they develop their own unique products, identity, and clientele. Many downtown and cities have become known for the products of their micro-breweries. We believe that such a business could provide Anderson with a regional recognizable destination and a strong economic generator in the city center.

## Retail, Services, and Entertainment

The present situation on Main Street features primarily small retail spaces / stores. As the Main Street economic center is renewed, we believe that the area will need to diversify the goods and services available in the city center. This area needs to have businesses that are open and drawing people into the heart of Anderson from early in the morning till late at night throughout the week and weekend. These retail, service, and entertainment establishments must provide a variety of products, diversity of venues, and ever-changing attractions / events to keep the experience of visiting downtown Anderson fresh and exciting for the residents of Anderson and the regional visitors. Everything from professional offices to boutiques to electronic stores to restaurants to pubs and cafes to theaters to art galleries and more should be available in the revitalized city center.



Main Street - West End Facade depicts an elevation view that explores color, texture, and shape within the context of structural design.



## Flick Theatre

The Flick Theatre is an important part of Anderson's history and a valuable community asset. We propose a modern expansion to the theatre that respects and maintains its original 1939 authenticity. A first-run movie theater in downtown Anderson is an incredibly powerful attractor, which fills a critical role in stimulating the sociocultural and economic vitality of downtown after dark. Expanding the theater to accommodate more visitors and provide a greater variety of films will help to enhance the nightlife on Main Street. Additionally, the combination of an authentic 1939 era theater with modern conveniences and the capacity to show today's latest movies would be a positive catalyst for attracting movie goers from both near and far.

## Restaurants

There is a lack of restaurants on Main Street and, generally, throughout all of Anderson, unless you wish to eat at a fast food establishment. There is a need for locally owned, non-franchised restaurants in Anderson. As the economic vitality of the city center is renewed, we believe that it would be important to promote the development of local family restaurants in Anderson. Whether it be an ethnic restaurant with a quality menu or a restaurant that specializes in seasonal Ozark cuisine from the woods and rivers, such an attraction needs to be promoted. People wish to have an option other than fast food for lunch or dinner. A restaurant with a reputation for special, quality meals would attract patrons from many miles away on the weekends. This type of restaurant is what is needed on Main Street in the city center.









*We are shaped by the space we dwell in and the space we dwell in is shaped by us – this is an ongoing process.*

In Anderson, Missouri, we have two major areas of the town: Dabbs Greer Town Hole Park (a natural element) and Main Street (a manmade element). With the incorporation of four plazas throughout the town, we seek to create a space that is unique to each specific area as well as create a middle ground between the natural and manmade.

Each plaza encourages social/cultural engagement between the community and tourists and focuses on the natural features of Anderson. Humans affect the environment that they occupy and the environment affects the way humans live. It is important to accommodate this ongoing process when establishing the identity of Anderson.

Our observations and visits to Anderson, Missouri have revealed the natural beauty of Dabbs Greer Town Hole Park, the surrounding Ozark Mountains, the area's dogwood trees during the fall, and the views from the hills overlooking the town during the winter.

Another attractive aspect of Anderson and the region is the amount of cultural diversity that exists in McDonald County. These differences are the basis of cultural and social expressions, which create an important educational and communal experience for the community members and visitors to Anderson.

To accommodate the man-environment balance and encourage the interaction between the people and environment of Anderson, we have proposed the placement of four plazas around the community. Each plaza is made from natural materials native to southwestern Missouri. They will accommodate the gathering of community members and visitors and promote the free artistic expressions of all. Each plaza has been uniquely influenced by its surrounding context and, thus helps to strengthen the identity of these gathering places within the town.

### ISSUES

The only public spaces that exist in the current condition are the pavilion and natural activities that happen in Town Hole. There are no public spaces used to accommodate the social gathering of the people in Anderson, nor the expression of any kind of art. The youth do not have a specific place to gather and socialize, nor do the adults of the community.

### ASSETS

The beautiful rock formations that surround Anderson's Town Hole are great opportunities to physically encourage communal and environmental interaction. The visual entrance from Interstate 49 through Cedar Street has a beautiful sight of Town Hole. How can these be incorporated into the play between human and nature?

In Anderson's downtown area, the existing railroad provides a sense of industrial foundation and history. How can we incorporate the materiality, the concept, and the sight of the railroad?

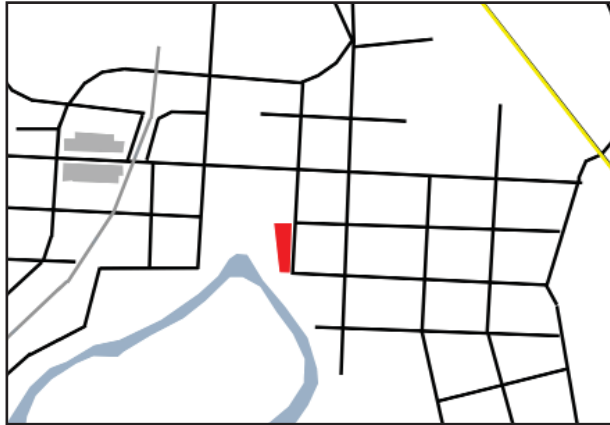
### GOALS

1. Provide a space for the community to gather and socialize, and to express themselves through artwork in many forms.
2. Provide a space to display artwork through wall pinups or spaces for sculpture
3. Strategically place the plazas in open spaces where both manmade and environmental components are balanced.
4. Provide a low-maintenance natural environment to enhance the rich experience of the surrounding natural features of Anderson, Missouri.

## ENVIRONMENTAL NODE: SOCIO-ENVIRONMENTAL CONTEXT



## "ENTRY"



This plaza will be known as the "Entry" Plaza. Upon entering Anderson along Cedar Street from the Interstate 49 visitors and residents will experience a visual and physical connection with Dabbs Greer Town Hole Park.

In this space, it is very important to create a comfortable and visually strong space that is accommodating and inviting. This will essentially serve as the face of Anderson as it will be one of the first formally constructed vistas, thus impression, the visitors will experience upon entering Anderson.

To magnify the visual connection with Dabbs Greer Town Hole Park (the prominent natural beauty feature within the city of Anderson), the view from Cedar Street to Dabbs Greer Town Hole Park will be framed using a simple structure. This structure could be a wood beam or stone structure made from materials similar in character to the natural.

This plaza might include a small Welcoming Center that provides information about Anderson and the region. The Welcome Center would be a small rustic structure that blends harmoniously into the landscape.

This Entry Plaza would also be a venue for small community events such as cultural fairs, movie nights in the park, and small-scale youth gatherings. The intent of this plaza is to compliment and expand upon the social and environmental qualities of downtown Anderson and to become a destination for the community and visitors to town.





The beautiful view directly across from Cedar Street is essential to this entry space.



Added lighting helps maintain a safe and inhabited area 24/7



Stone Pavement to be used.



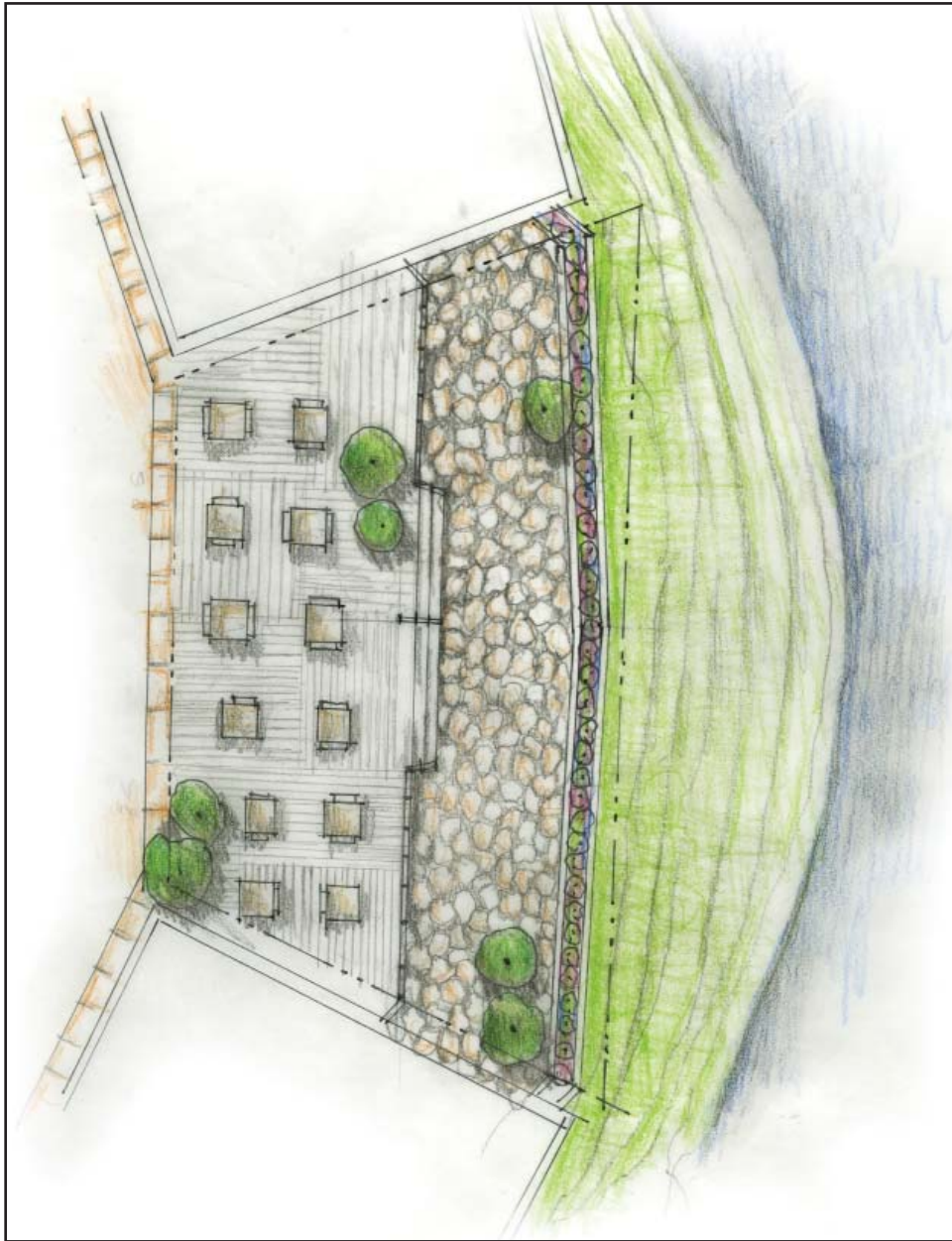
Wood Materiality to be used.



Stone Wall , with added natural vegetation to mark the boundaries



The rustic, welcoming look used in this image can be accomplished with the use of natural, warm materials such as wood and stone.



## “SHARE”



The “Share” Plaza is located on the west side of Dabbs Greer Town Hole Park and it has been design in a more carefree and casual manner than the “Entry” Plaza on Cedar Street. Upon entering Anderson, one would naturally be enticed to stop and view the Dabbs Greer Town Hole Park. However, the Share Plaza allows one to discover more than just the “entrance to Anderson”. The Share Plaza offers a different perspective of Dabbs Greer Town Hole Park by showcasing a larger part of the community of Anderson.

This space is nestled in the rocks overlooking the beautiful Dabbs Greer Town Hole Park and accommodates the social coffee culture of the proposed cafes and small shops along East Street.

This space is meant to integrate visitors with the community of Anderson and to provide a more visually and physically personal view of Anderson.

Aside from showcasing the natural elements of Anderson, this plaza would also be used as an exhibition space for local and regional artist. This will promote an exchange of ideas and encourage people to explore their cultural and social backgrounds.

Natural material of wood and stone that are pervasive in the Ozark landscape are used throughout the plaza to separate the various functional spaces, for example the seating area for the cafes and small restaurant. The Share Plaza has been design with the intention to bring social and cultural life to Anderson’s outdoors.



The beautiful view from the above cliff on the right is essential to this space.



Stone Pavement and wood are natural materials used to give off a welcoming feel to the space overlooking the hole.



The divide of materiality and leveling gives difference in functionality of the space.



Cafe seating used to accommodate the surrounding businesses and social gathering of the people.





## "RAW"



Located in the heart of downtown Anderson, the concept "Raw" Plaza is taken from the railroad and material character found in the city center. As part of the economic center of town, the melding of the rough, industrial character of downtown with the natural to create a social and environmental space became a principal design challenge.

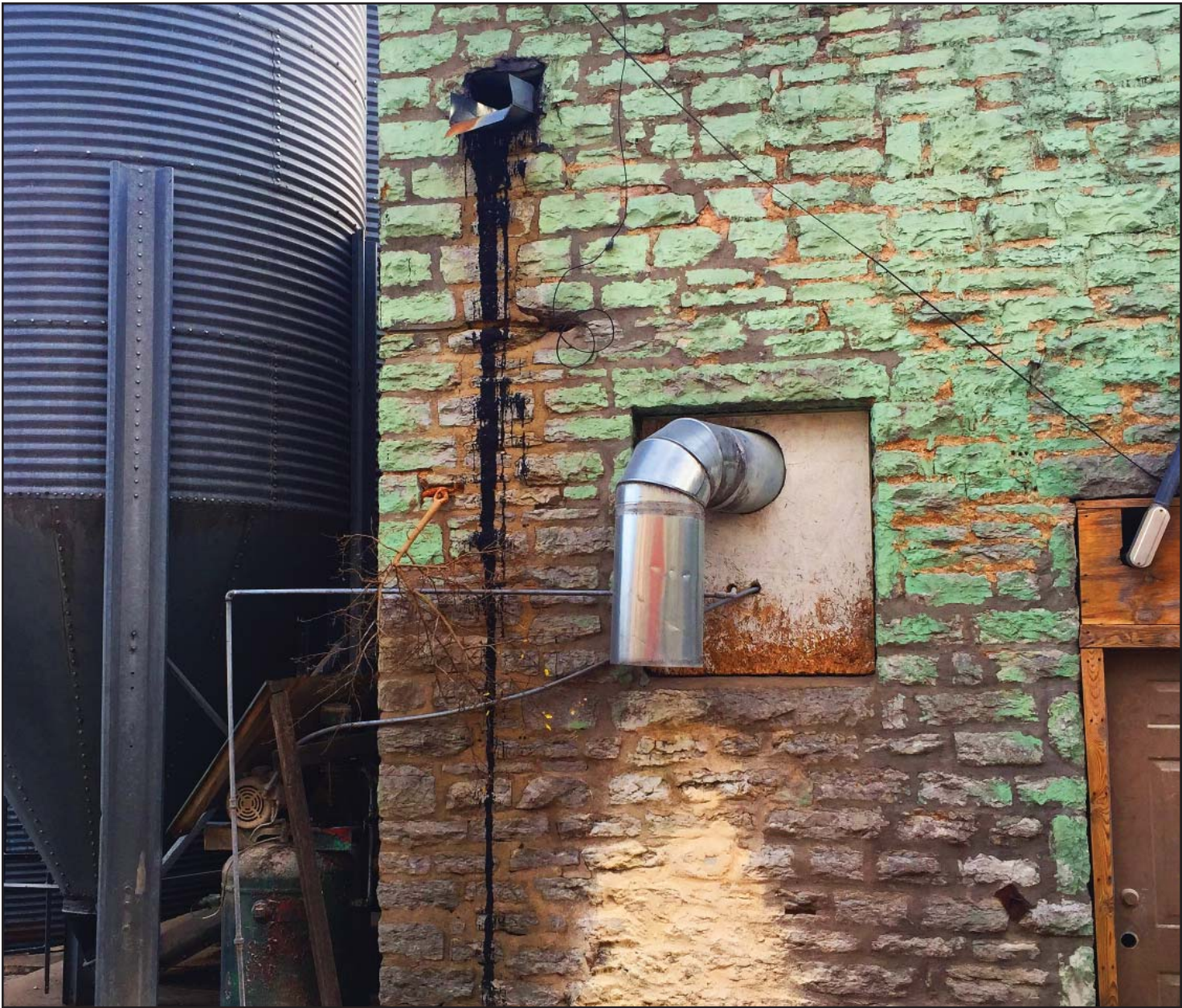
Through the use of industrial materials such as wood, metal, and concrete, the space is able to maintain a rough character while also incorporating the natural feel of Anderson's surrounding geography.

Sturdy outdoor furniture is used for seating for the adjacent stores and cafes as well as for those who just want to relax and socialize downtown. The space is a pleasant location to gather and socialize in the "heart of Anderson".

A combination of wood and metal dividers are placed throughout the Raw Plaza to provide visual unity and a separation between the activity spaces.

The floor material is a combination of reclaimed wood and concrete with some areas left green as a counterpoint to the man-made aesthetics of the plaza.





The industrial, historical quality of Anderson can be seen through existing downtown Anderson and the existing Railroad.



The use of materiality and different levels allow for incorporation of a natural space with cost affective elements.



## "BALANCE"



In contrast to the Raw Plaza in the heart of downtown Anderson, the Balance Plaza is proposed to be large green space across the railroad tracks. The "Balance" Plaza seeks to balance the amount of greenspace throughout Anderson, especially that of Dabbs Greer Town Hole Park.

This plaza will incorporate colorful gardens, dogwood trees, and similar vegetation as found at Dabbs Greer Town Hole Park.

The plaza will be mostly greenspace with a few wooden platforms for picnics or small events. The space can be used to throw a Frisbee, relax on a Sunday afternoon, or enjoy the greenery downtown. This space can also be used for temporary movie nights in the park, which are a weekly event in Anderson.

The Balance Plaza is intended to offer an alternative to the larger greenspace of Dabbs Greer Town Hole Park and a place that the community can access even during flooding events. The design intentions for this plaza is to balance the locations of social settings in the downtown, add greenery, and encourage social and environmental interaction.

## COMMUNITY CENTER AND YOUTH ACTIVITY CENTER

Currently, there are amenities missing from the town that would make Anderson a healthier and happier community to live. A well programmed and managed community center could be the solution.

A community center and youth activity center on Main Street in downtown Anderson would be a social and economic activator for the city center district while providing a place for activities that are important for a community's health and well-being. To help attract community members back to the heart of Anderson, the city should consider the development of these centers and the variety of programs they could offer.





We recommend that included in these community centers would be ball courts, child care, meeting rooms, small event spaces, fitness center, Makerspace, and a green space. The programming of the community centers is intended to fill the activity and social support gaps that exist in Anderson as well as help the community to develop toward its vision of sustainability.

The community centers would also serve as a place for the youth of Anderson to learn and play close to home. We would hope that the community would offer education and entertainment programming would be provided for the youth in a wide range of interest areas. The youth activities at the center would encourage safe and productive behavior.

Start-up and running costs of the center could be subsidized by the Community Facilities Direct Loan and Grant program and other financial programs which are intended for the construction of public facilities in rural communities. These should be fully utilized to allow all community members to use the facility free of charge.

The community center will be more than just a building. Once established, we anticipate that its place in the community would grow to become the cultural hub of Anderson, with nearby Main Street and Dabbs Greer Town Hole Park representing the other components to the Triple Bottom Line concept. Because of this, the building's form and overall image will represent the entire town by showcasing its emphasis on sustainability, respect of local history, and vision for the future. We would encourage the administrators of the center to actively invite all members of the community to attend events and fully utilize the center, especially those who are new to the community or otherwise marginalized.



### Ball Courts

A major concern for Anderson is its lack of youth activity. Indoor and outdoor athletic facilities should be included as a place for the youth to be active and a part of the community. This would also serve as a safe place to gather outside of school.



### Child Care

Because of the finding of finding child care in small rural towns, a child care room should be incorporated into the community center. As well as recognizing the value of learning at a young age, having affordable and accessible child care helps families socially and economically. Resolving this issue collectively ends in a more family-friendly town and adds to the overall livability of Anderson.



### Senior Center

To incorporate all ages of Anderson in the community center, a place for the town seniors to socialize and be active should be included into the community center.



### Technology Room

Many people in the area do not have home access to computers or Internet. This means the youth cannot complete school assignments after the school closes or on the weekend. To address this problem the community center should include a technology room with computers and workstations. This room could also hold adult or workforce training sessions.



### Small Event Spaces

The Anderson community needs a permanent place to gather for events and traditions. This space could be used for large public meetings and forums to discuss the continuing development of Anderson.



### **Fitness Center**

For Anderson to be a healthy community there should be a place for the people of the town to exercise when they are not able to outdoors.



### **Makerspace**

One program that would be great for youth is a Makerspace. This community run program provides a place for youth with interest in creating and tinkering with electronics and mechanics to work with other like-minded individuals and mentors. These spaces for youth activities encourage safe and productive behavior.



### **Green Space**

A place for the community to interact with nature should be a part of or near the center. This could include a community garden where edible plants could be grown for consumption by the community at a banquet or festival.



## INFRASTRUCTURE & ENERGY

### ECONOMY/ENVIRONMENT

This design recommendation focuses on the issues of infrastructure and energy, which falls within the Environment-Economy section of the Triple Bottom Line concept. More specifically, this section addresses roadway redesign, the addition of new roadways and intersections, and the options available to Anderson for sustainable electrical power production and consumption.

These issues are approached at the city scale and individual points of intervention.



Overview of Anderson infrastructure changes, including redesigned roadways, new connections, and sustainable energy.



Example of intersection redesign.



Example of sustainable energy option.



Example of sustainable energy option.



## DESIGN OVERVIEW

### CITY SCALE

#### Future Outcomes

A wind farm along Interstate 49 will provide sustainable, independent power for both Anderson and Pineville, while the visual impact of the turbines will both create a unique sense of place to travelers on the interstate and symbolize a new era of cooperation between the two communities for their mutual benefit. Because of the open nature of the land in this area, the development may easily occur in phases; the community may invest in a single wind turbine at a time, eventually growing over the years into a full farm that not only provides for the electrical needs of Anderson, but also those of McDonald County. Beyond this, electricity may be sold for profit to neighboring cities, such as Joplin, Tulsa, or Bentonville.

The regional trail network proposed in this document will also benefit from the application of solar streetlights; conventional lighting and infrastructure to support it would be prohibitively expensive and unsightly along the many miles of proposed greenways. Solar lights can be installed more easily with no power lines or heavy equipment required. Furthermore, surplus energy from the lights may be used to supply rest stops with electricity, providing a fully off-grid solution that allows nature travelers to charge devices or otherwise use electricity during their stops. This also eliminates the need for outside electrical infrastructure if commercial kiosks are installed along the trails.

The intersection of Highway 76 and Interstate 49 is a critical point of contact between Anderson and nearby travelers. At this location, next to Stangs, we recommend using large signage to advertise the community and direct visitors toward the downtown

area. This signage must have a common theme and continuity with signage used throughout the community; an excellent precedent for this is the signage used for the “It’s All Downtown” program in Springfield, Missouri. Visually distinct signage is found throughout the city of Springfield on major roadways to direct visitors into the community’s historic downtown district. In fact, this program was the result of a revitalization project in Springfield which was very similar to the revitalization project proposed in this document.

The intersection of Highway 71 and Cedar Street is another point of entry into Anderson. This intersection will also feature large signage similar to that proposed at Highway 76 and Interstate 49.

The intersection of Highway 71 and Highway 59 is another point of entry into Anderson. This intersection will also feature large signage similar to that proposed at Highway 76 and Interstate 49. The existing condition at the intersection as currently designed is very confusing and inefficient; we propose removing the hairpin turns and introducing traffic from four directions at 90-degree angles. This may be done with either a roundabout or conventional traffic light system. A roundabout provides an opportunity to place a landmark in the center to help orient visitors and direct them to downtown Anderson, as well as maintain constant traffic flow.

The intersection of Highway 71 and Highway 76 is a critical node between visitors entering from the interstate and downtown Anderson. The present situation features virtually no signage and no advertisement of local businesses. We propose another set of large signage directing visitors to downtown Anderson,

advertisement of local businesses, and a bridge connecting Highway 76 to Cedar Street to the west. This will serve as a direct injection of visitors into the heart of Anderson.

The intersection of Highway 71 and County Road 7111A is the primary connection between downtown Anderson and Highway 71. The present situation features no signage, a deadly intersection, and a confusing flow into Main Street that deters virtually all visitors. We propose a roundabout at the intersection, a direct connection with Main Street, and a slight redesign of roadways on the northeastern side.



Overview of Anderson infrastructure changes, including redesigned roadways, new connections, and sustainable energy.

## DESIGN INTERVENTION

### HIGHWAY 59 & HIGHWAY 71

#### Summary

The intersection of Highway 71 and Highway 59 is another point of entry into Anderson. This intersection will also feature large signage similar to that proposed at Highway 76 and Interstate 49. The existing condition at the intersection as currently designed is very confusing and inefficient; we propose removing the hairpin turns and introducing traffic from four directions at 90-degree angles. This may be done with either a roundabout or conventional traffic light system. A roundabout provides an opportunity to place a landmark in the center to help orient visitors and direct them to downtown Anderson, as well as maintain constant traffic flow.

#### Existing Conditions

The present situation at Highway 71 and Highway 59 is less than ideal. The intersection layout is very inefficient with a wide expanse of concrete, massive lanes, and poor traffic signals. The primary issue lies in the introduction of roadways into the intersection; three roads intersect in a wishbone, while a fourth intersects the third just 150 yards away from the three-way intersection. This creates a further inefficient traffic system.



#### List of Interventions

- New roundabout at intersection
- Redesigned layout to introduce traffic at close to right angles as opposed to hairpins
- Gateway from north

### Future Outcomes

The new intersection design at Highway 59 and Highway 71 addresses the existing issues in two ways. The first and foremost is the introduction of four directions of traffic at roughly 90-degree angles. The fourth roadway has been brought straight into the intersection instead of 150 yards away.

The second solution is utilizing a roundabout to maintain traffic flow as well as serve as a gateway into downtown Anderson. In fact, visitors approaching from the north will find a close visual connection between the Highway 71-Highway 59 roundabout and the Walnut Street-Main Street roundabout. This creates a consistent style which helps visitors identify Anderson's unique vision and downtown district.



Detail rendering of Highway 59 and Highway 71 intersection roundabout.

## DESIGN INTERVENTION

### HIGHWAY 59 & MAIN STREET

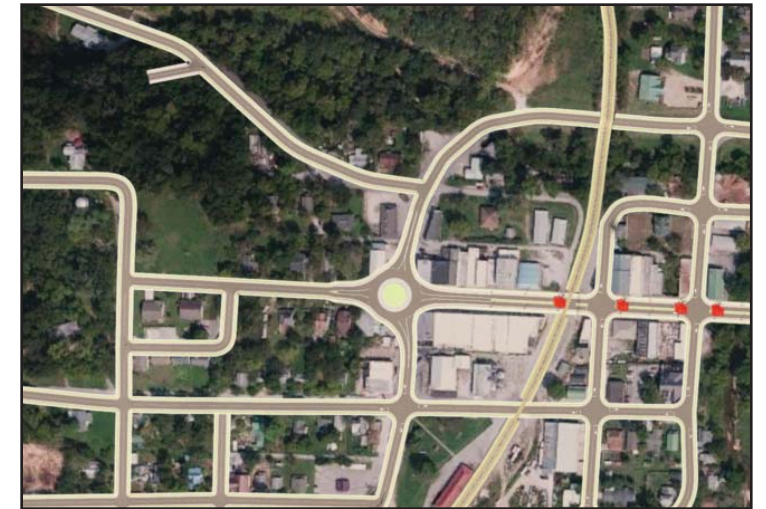
#### Summary

The intersection of Highway 59 and Main Street is the primary connection between downtown Anderson and all visitors approaching from the west. The present situation features no signage, little visual exposure, and a subdued intersection, all of which contribute to a lack of exposure of Main Street to potential customers. We propose a roundabout at the intersection to slow traffic and provide an anchor for the west end of Main Street, as well as new signage and redesigned facades to market the district to visitors. In addition, we propose converting Main Street to allow two-way traffic through its entirety, adding a green median, changing angled street parking to parallel, and renovating the sidewalks to improve safety and usability.

#### Existing Conditions

The current condition at Main Street and Highway 59 does a great disservice to the local businesses located nearby. There does not exist any indicator of Main Street on Highway 59; there is no signage or even a traffic light. At the present speed limit of 35 miles per hour, motorists on Highway 59 are visually exposed to Main Street for less than three seconds. This results in many potential visitors driving right by entirely unaware of the commercial district's presence.

Furthermore, the facades toward the highway are entirely uninviting and only have presence on Main Street itself. This prevents visitors from even noticing Main Street unless they are actively searching for it.



#### List of Interventions

- New roundabout at intersection
- Gateway from Highway 59
- Western anchor to downtown Anderson

### Future Outcomes

The new roundabout will serve as a visual and physical anchor for the west end of Main Street. Travelers on Highway 59 will visually notice the intersection and pay attention to Main Street itself in addition to slowing down. This provides an opportunity with signage and facades to draw visitors into Main Street.

By designing building facades to face and respond to the roundabout, Highway 59 travelers naturally enter a sort of town square environment as they pass through; this greatly increases the chance that they will be drawn into downtown Anderson and visit the area's numerous shops and other amenities.



Detail rendering of Highway 59 and Main Street intersection roundabout.



## DESIGN INTERVENTION

### MAIN STREET & WALNUT STREET

#### Summary

The intersection of Main Street and Walnut Street will be a primary connection between downtown Anderson and all visitors approaching from the north. Additionally, this intersection will anchor Main Street between its commercial (western) and cultural (eastern) halves. We propose a roundabout to slow traffic and provide a visual and physical anchor in the heart of downtown Anderson, as well as new signage and public green space. This redesign will spur development further east on Main Street away from the primary entrance on Highway 59 and attract visitors approaching from the north onto Main Street.

#### Existing Conditions

The present situation at Main Street and Walnut Street does very little to mark its place at the heart of downtown Anderson. Most importantly, Walnut Street is the continuation of southbound Highway 59 before the highway turns 90 degrees to the west. While driving south on Highway 59, there is a clear visual connection to Main Street. However, this connection is not utilized at the moment.

From the south, this intersection also is the connection point between Main Street and Cedar Street (which continues north as Walnut Street). This is the main avenue of approach from the south. As stated previously, this important intersection is much understated.

From the east and west, the intersection currently divides commercial Main Street on the west from residential Main Street on the east. This transition at present is not clearly defined.



#### List of Interventions

- New roundabout at intersection
- Gateway from Highway 59 (north), Cedar Street (south), and Main Street (east and west)
- Central anchor on Main Street between commercial western section and cultural eastern section

### Future Outcomes

The roundabout at Main Street and Walnut Street will provide a visual and physical anchor to the core of downtown Anderson. From Highway 59 to the north, the roundabout will create a visual attractor to draw visitors into downtown Anderson from southbound Highway 59. Adding unique sculptures or other community-sourced artwork to the center of the roundabout will make it even more interesting and attractive to visitors.

From Walnut Street to the south, this intersection will also serve as an anchor for visitors approaching along Cedar Street. A well-landscaped and beautiful centerpiece will unify the landscaping of the Cedar Street approach with that of Main Street.

From the east and west sides of Main Street, the roundabout will be a clear marker joining the western commercial-focused Main Street with the eastern cultural-focused Main Street. While the transition will be clearly defined, the intersection will be a unifying element much like the knot on a bow.



Detail rendering of Main Street and Walnut Street intersection roundabout.

## DESIGN INTERVENTION

### MAIN STREET & HIGHWAY 71

#### Summary

The intersection of Highway 71 and County Road 7111A is the primary connection between downtown Anderson and Highway 71. The present situation features no signage, a deadly intersection, and a confusing flow into Main Street that deters virtually all visitors. We propose a roundabout at the intersection, a direct connection with Main Street, and a slight redesign of roadways on the northeastern side of the intersection.

#### Existing Conditions

The current lack of a proper intersection at Highway 71 and County Road 7111A is a deadly situation which has claimed lives. A Missouri Department of Transportation study has also revealed this intersection to be the busiest, highest-volume intersection in the city, even surpassing the Highway 59 and Highway 71 intersection to the north. This creates an urgent need for a solution to improve public safety.

The intersection also lacks direct access to Main Street. The existing connection requires no less than four right turns to drive onto Main Street when arriving from Highway 71. This is a major obstacle to visitors who either cannot find their way into downtown Anderson or, due to lack of visual connection or advertisement, fail to realize that Anderson even has a downtown district.

The existing roadways on the northeast side of the intersection are problematic, as they intersect with the main highway in a combined downhill and uphill flattened wishbone shape. This creates blind corners for individuals entering and exiting the intersection from all directions: from northbound or southbound Highway 71, from the "upper" wishbone section, and from the "lower" wishbone section sloping downhill.



#### List of Interventions

- New roundabout at intersection
- Direct connection between Main Street and Highway 71
- Removal of dangerous downhill blind roadway
- New layout of roads east and north of intersection.
- Addition of signage

### Future Outcomes

The new roundabout intersection will significantly increase the safety of everyone driving through the intersection while also maintaining normal traffic flow for semi-trucks which frequently travel the Highway 71 corridor.

The direct access from Highway 71 onto Main Street will inject traffic straight into the heart of downtown Anderson from the east. This will serve to greatly increase the economic viability of Main Street and boost the performance of virtually all business there.

The northeastern roadway redesign will serve to improve traffic flow and public safety while minimizing inconvenience to local travelers. This will also aid in the development of any new residential subdivision or additions to existing ones.



Detail rendering of Main Street and Highway 71 intersection roundabout.

## DESIGN INTERVENTION

### CEDAR STREET BYPASS

#### Summary

Cedar Street is the primary artery entering the eastern neighborhoods of Anderson. The present situation features no connection between east and west Anderson (which forces residents and visitors alike to divert over a mile to the north, creating traffic problems), no clear route into downtown Anderson, and a dangerously-narrow bridge which creates serious traffic problems itself. We propose a new roadway connecting Cedar Street and County Road 7110, renovation of the existing Cedar Street bridge to safely accommodate more traffic (including pedestrians), and an expansion of Cedar Street to provide a clear indicator of the route for visitors into downtown Anderson.

#### Existing Conditions

Currently, the only route between east and west Anderson is through either Main Street or the Highway 59 and Highway 71 intersection on the north side of town. This has resulted in an intense traffic problem at Highway 71 and County Road 7111 east of Main Street. All traffic from east to west is forced into one of the two aforementioned intersections.

The existing bridge on Cedar Street west of Highway 71 is too narrow to be safely used by two vehicles at the same time. This results in a major slowdown of traffic as well as serious safety issues. Also, this bridge is entirely unusable by pedestrians when vehicles are present.

Cedar Street is a main road into the heart of downtown Anderson, but it is visually and physically of the same character and importance as the rest of the roads in the neighborhoods in downtown Anderson. This creates a highly confusing situation for visitors seeking Main Street, even with GPS guidance.



#### List of Interventions

- Addition of new roadway between Cedar Street and County Road 7110
- Addition of new bridge along new roadway
- Renovation of Cedar Street bridge near Highway 71
- Expansion of Cedar Street into a full avenue as a datum line into downtown Anderson

### Future Outcomes

The addition of the new roadway between Cedar Street and County Road 7110 will provide a bypass to alleviate local east to west traffic flow. This connection will allow locals to move more easily across town without diverting up to the Highway 59 and Highway 71 intersection or the busy downtown area and Main Street.

The renovation of the Cedar Street Bridge near Highway 71 will allow traffic to once again move safely in both directions at the same time. It will also provide a safe pedestrian sidewalk for students to walk from the high school on Highway 71 into the residential neighborhoods along and west of Cedar Street.

The expansion of the full length of Cedar Street from Highway 71 into downtown Anderson and Main Street will provide a visual and physical indicator of the route into the heart of Anderson. This will serve to more effectively funnel visitors and potential customers into the downtown area's best businesses.



Detail rendering of bridge along new Cedar Street connection on the southern edge of Anderson.

## DESIGN INTERVENTION

### HIGHWAY 76 APPROACH

#### Summary

The intersection of Highway 71 and Highway 76 is a critical node between visitors entering from the interstate and downtown Anderson. The present situation features virtually no signage and no advertisement of local businesses. We propose another set of large signage directing visitors to downtown Anderson, advertisement of local businesses, and a bridge connecting Highway 76 to Cedar Street to the west. The county school district's administrative offices may be relocated closer to the high school, while the bridge slopes to reach the top of the hill on the west side of the river. This will serve as a direct injection of visitors into the heart of Anderson.

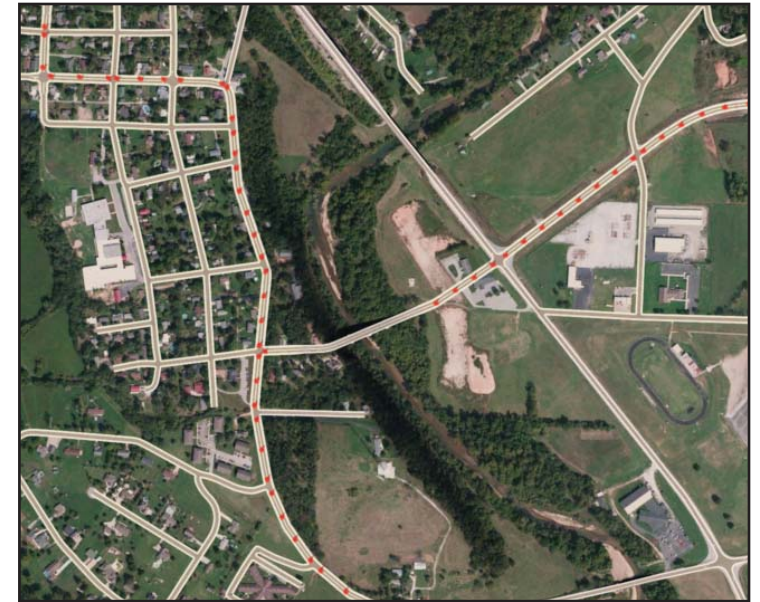
#### Existing Conditions

Highway 76 currently terminates at Highway 71 with nothing more than a small green sign indicating Anderson is one mile north. Furthermore, there is no advertisement of any local businesses. This is highly detrimental because it actively hampers any exposure of downtown Anderson to potential customers approaching from Interstate 49.

In addition to the lack of signage, the roadways themselves show no hierarchy; there is no clear change in road types to indicate a preferred direction for travelers. This combines with the above lack of signage to create a confusing situation which deters all but the most interested of visitors; even with the prevalence of GPS navigation and smartphones.

The intersection itself only consists of a stop sign for traffic approaching on Highway 76; traffic on Highway 71 does not stop. While this is not overly problematic given the existing traffic load, special events at the local school or future increases in traffic patterns may create an unsafe situation.

The existing county school district administration building is a good facility, but it would be more effectively placed as part of the high school complex less than one mile away.



#### List of Interventions

- Addition of Highway 76 bridge between Highway 71 and Cedar Street
- Expansion of Highway 76 west of Interstate 49 into full avenue as datum line into downtown Anderson
- Addition of uniform signage directing visitors from Interstate 49 into downtown Anderson
- Updated intersection design to handle additional traffic - likely traffic light, possible roundabout
- Relocation of county school district administration building

### Future Outcomes

Development of the Highway 76 extension will provide a much-needed direct approach into downtown Anderson. The expansion of Cedar Street on the west end of this addition will seamlessly continue the avenue datum line. This will provide a uniform and continuous visual and physical indicator to all visitors of the route to downtown Anderson.

The bridge will provide impressive views of the river below as well as the varied terrain in the area. Additionally, the bridge can be used as one of many key gateways into Anderson; it could be decorated or otherwise change according to seasons, holidays, or festivals.

New signage will improve exposure of downtown Anderson and all its businesses to visitors and potential customers. The unified style of signage will also indicate to visitors that the community has a cohesive downtown vision, which is an excellent attractant for business.

Relocating the county school district administration building to be within the high school complex area can create greater involvement between administration, adults, and students.



Detail rendering of Highway 76 bridge connection to Cedar Street.



**COMPONENT STUDY**  
ROUNDBABOUT



Stock aerial image of a three-way double-lane roundabout.  
Middleton, Reid. 'Roundabout'. N.p., 2011. Web. 30 Oct. 2015. <<https://reidmiddleton.files.wordpress.com/2011/04/roundaboutsp-finished.jpg>>



### Summary

A roundabout is an intersection design used as an alternative to conventional traffic lights. It can be utilized on any roadway with moderate traffic flow that also requires slowing or otherwise controlling that traffic flow through a particular area. Not all traffic lights can be or should be replaced by roundabouts, but in most cases they do offer a number of safety and traffic flow improvements.

### Research

Infrastructure costs are highly variable, but roundabouts appear to be slightly more expensive than traffic signals up front; the additional land required for a roundabout is usually close in cost to signal equipment and the infrastructure to operate it. However, traffic signals have a higher lifetime cost due to constant electrical use and maintenance of the signal equipment.

Numerous studies have shown roundabouts to reduce injury traffic accidents by over 75% and nearly eliminate traffic fatalities. In addition, noise, pollution, and fuel economy are all improved since motorists are not required to stop at the intersection. Roundabouts also draw the attention of motorists, potentially exposing adjacent businesses to passing customers.

### Application

Anderson has an aging, disjointed, and dangerous infrastructure. The existing intersection designs (or lack thereof) near critical arteries such as Main Street, Highway 59, and Highway 71 have proven deadly over the years. The city will benefit greatly from the addition of these new developments in key high-flow traffic areas.

While infrastructure upgrades are a substantial commitment both in terms of bureaucracy and cost, most or all of the proposed roundabout developments fall under the jurisdiction of the Missouri Department of Transportation; as such, state funding and grants may alleviate much of the financial burden from the Anderson community.

**COMPONENT STUDY**  
COMPLETE STREETS INITIATIVE



Stock image of a multi-use roadway which includes vehicular, bicycle, and pedestrian lanes.  
Tri-State Transportation Campaign. "Complete Streets." N.p., 2011. Web. 30 Oct. 2015. <<http://blog.tstc.org/wp-content/uploads/2013/09/bike-lane-sidewalk.jpg>>



### Summary

A Complete Streets Initiative prescribes normal roadways with additional lanes for non-motorists, such as bicycles or pedestrians. It can be applied to any conventional roadway, particularly ones in more densely-populated areas or where motorist and non-motorist pathways overlap.

These initiatives are designed to improve the safety and accessibility of all the users of the roadway regardless of their mode of transportation.

### Research

The cost of adding sidewalks and widening the road for bicycles is marginally more expensive than a standard two-lane road. However, this small increased expense is greatly offset by the public safety, usability, and beautification benefits of the initiative.

Mixing cars at speed, bicycles at lower speed, and pedestrians at still-lower speed is a recipe for disaster. Expanding roadways and providing dedicated space for all types of transportation drastically improves public safety along with happiness and overall well-being. Pedestrians are able to safely move throughout the city while motorists encounter fewer obstructions. The option to travel without a personal vehicle can improve public health by encouraging an active lifestyle.

### Application

Anderson has an aging, disjointed, and dangerous infrastructure. The existing roadways are in varying states of disrepair, and sidewalks are either nonexistent or damaged beyond safe usability.

Highway 59 is designed solely for large vehicles moving at moderately-high speeds; bicycles must share lanes with vehicles moving at least 20 miles per hour faster, while pedestrians are forced to walk either in traffic or in the drainage ditch.

The neighborhood east of Dabbs Greer Town Hole Park features sidewalks that are either overgrown or nearly invisible or broken down and unsafe for use. This is a residential area with an elementary school nearby; young children could easily walk to school if safe sidewalks are available.

**COMPONENT STUDY**  
WIND TURBINE



Stock image of a rural wind farm.  
Wonderful Engineering. 'Wind Farm'. N.p., 2014. Web. 30 Oct. 2015. <<http://cdn.wonderfulengineering.com/wp-content/uploads/2014/09/wind-turbine-pictures-4.jpg>>



### Summary

Wind turbines use a bladed turbine to harvest wind energy for the production of electrical power. Conventional wind turbines are typically grouped on hills or open fields, where they can maximize wind speed without obstructions. New designs are smaller and able to function with lower-speed winds and can be sited in much more varied locations (such as over highways or atop buildings).

### Research

Wind energy is currently the least-expensive form of renewable energy and is becoming more cost effective every year. As of 2015, wind power averages 9.7 cents per kilowatt-hour, while natural gas (the cheapest fossil fuel) averages 6.3 cents per kilowatt-hour. Wind costs are projected to continue to become more competitive both in cost and availability.

Conventional power generation is highly centralized and relies on delicate and expensive distribution networks. Given the high risk of natural disasters in the southwest Missouri area, Anderson will benefit greatly from its own independent power sources. Economically, electricity-hungry cities such as Joplin or Bentonville can become key customers.

### Application

Anderson's existing power grid is highly vulnerable to disruption. A mere handful of transmission lines bring electricity from sources outside the county (and even outside the state); problems with any one of these lines can easily plunge the community into the per-industrial age. Most importantly, in the event of a large-scale disruption, McDonald County will likely find itself at the end of a very long list of priorities. In widespread events such as the January 2007 North American Ice Storm, rural areas may be cut off from power for weeks.

While local, renewable power sources cannot eliminate all risks to the community, they can reduce the number of critical vulnerabilities.

**COMPONENT STUDY**  
SOLAR STREET LIGHTING



Stock image of a solar street lighting application in a suburban neighborhood.  
Greenshine New Energy. 'Solar powered street lights used to light-up the streets of a community in Oregon.' N.p., 2012. Web. 30 Oct. 2015. <[https://commons.wikimedia.org/wiki/File:Oregon\\_solar-street-lighting\\_project.jpg](https://commons.wikimedia.org/wiki/File:Oregon_solar-street-lighting_project.jpg)>



### Summary

A solar streetlight is a standard or designer streetlight with an integrated rechargeable battery pack, top-mounted solar panels, and LED light fixture.

This utility can be installed anywhere extra lighting is needed for safety or after-sundown activity, such as roadways, parking structures, pedestrian areas, plazas, or nature trails. Solar streetlights are particularly attractive in areas where the supporting electrical infrastructure is underdeveloped, nonexistent, or prohibitively expensive to expand; since the utilities are self-powered, there is no requirement for miles of underlying electrical infrastructure to be developed.

### Research

Per-unit costs of solar streetlights are slightly higher than conventional streetlights due to the additional technology and components included; however, this cost is offset and may actually become more cost-effective than conventional lighting when energy savings, energy output (if connected to main grid), and infrastructure savings are considered.

Street lighting accounts for a sizable portion of the city's total power demand; by transitioning to self-powered lighting solutions, this burden can be lifted from the main power grid and the freed resources allocated elsewhere.

### Application

As Anderson grows, infrastructure costs will increase; the further away housing developments begin, the more expensive it will be for the city to build the roads, power lines, and water lines to these areas. Solar streetlights alleviate one problem, which is the requirement for underground electrical cabling. This can be a substantial cost savings depending on the area and amount of infrastructure development which would be otherwise required.

Solar lighting also solves an expensive problem for the proposed regional trail network - nighttime safety and illumination. Laying miles of electrical conduit over rough terrain is costly and time consuming. Installing pre-fabricated units in the field is much more effective.



## Environment: Greenways

**“To make a greenway is to make a community.”**

*–Charles E. Little, Author of Greenways for America.*

Greenways are corridors of protected open space managed for conservation and recreation purposes. They often follow natural land or water features and link nature reserves, parks, cultural features, and historic sites with each other. Greenways can be publicly or privately owned, and some are the result of public and private partnerships. Trails are paths used for walking, bicycling, horseback riding, or other forms of recreation or transportation. People are naturally drawn to water and beautiful locations, so trail construction, especially in aquatic environments, must strive to minimally impact the surrounding environment while still allowing recreational activity.

Active living is a way of life that involves physical activity as part of one’s everyday routine. It emphasizes creative, healthy communities that have safe and convenient options for people to walk, bike, and be physically active on a daily basis. Offering people a place to walk, run, or ride that encourages them to connect with nature is a valuable benefit that is relatively inexpensive to provide.

Currently, driving in Anderson is the only viable option of getting there. In the future, with growing trends such as increasing fuel prices and the healthy lifestyle initiative, driving may not be a sustainable option. As a result, Anderson requires multimodal transportation options. Paved trails will offer enormous benefits for the residents and visitors of the Anderson community.

Greenway trails should be developed in and around Anderson to connect adjacent neighborhoods. These trails should be looped to provide several options for users. The main trail loop will be a paved waterside trail using the floodplains that follow the natural

landscape, which will enable users to bike or walk from one community to another. The trail encourages healthy living, improves local property values, and protects critical resources such as air and water quality. Greenway trails reach a wide audience of different income levels, ages, ethnicities, and physical abilities. They also allow children to walk or bike to school safely. By walking or biking to school, children can begin to reverse the obesity epidemic which plagues the United States. These trails also help manage urban storm water and prevent pollution of area waterways. Walking and biking are key components of a healthy community and trails are major contributors to this effort.



HEALTHY LIFESTYLE

Mad Cool Fitness., Motivational Monday – *It’s Not The End Of Summer BUT The Beginning Of Fall Fitness.* 2015. Web. 20 Nov. 2015.  
<http://cdn-media-2.lifehack.org/wp-content/files/2014/02/Active-lifestyle-1.jpg>

## BENEFITS OF GREENWAYS

### Economic Benefits

Trails and greenways provide many opportunities for economic renewal and growth. Rivers, trails, and greenway corridors are often recognized for their protection of the environment, recreational value, and aesthetic appearance. These corridors have the potential to create jobs, enhance property values, expand local businesses, attract new or relocating businesses, increase local tax revenues, and promote the local community.

Increased property values, as well as tourism- and recreation-related spending on items such as bicycles, in-line skates, and lodging, are just a few of the ways trails and greenways positively impact local economies.

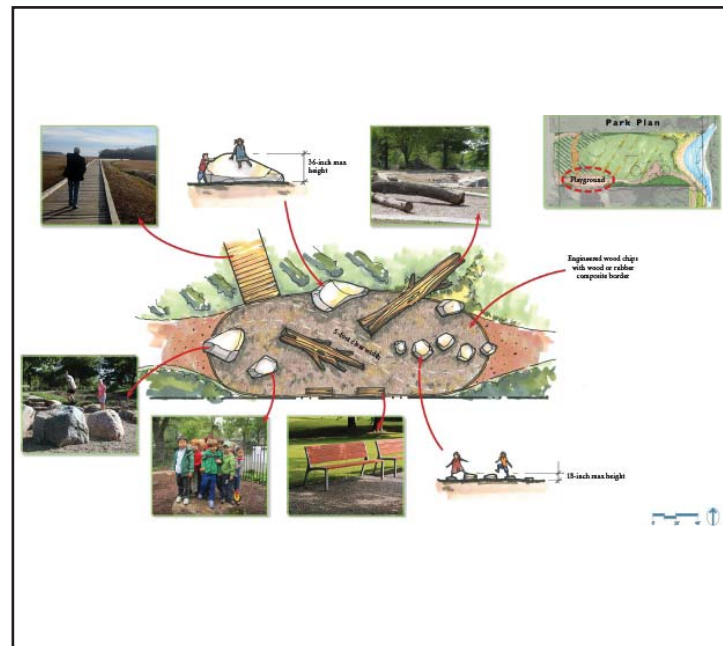
### Environmental Benefits

Trails and greenways help improve air and water quality. For example, communities with trails provide enjoyable and safe options for transportation, which reduces air pollution. Greenways protect land along rivers and streams by preventing soil erosion and filtering pollution caused by agricultural and road runoff. They also prevent potential flood damage by using floodplains and being planted. Trails and greenways are hands-on environmental classrooms. People of all ages can see for themselves the precious and intriguing natural world from which they often feel so far removed.

### Active Living Benefits

- Many people realize that exercise is important for maintaining good health in all stages of life; however, many do not exercise regularly.
- Trails and greenways provide a safe, inexpensive avenue for regular exercise. There is an atmosphere of excitement and anticipation within the community as the infrastructure evolves.

- Improving the walkability of neighborhoods and increasing access to recreational facilities are both essential strategies for preventing childhood obesity and promoting physical activity in the younger community. excitement and anticipation within the community as the infrastructure evolves.
- Improving the walkability of neighborhoods and increasing access to recreational facilities are both essential strategies for preventing childhood obesity and promoting physical activity in the younger community.



Recycling the natural materials available in the area.

The Watershed Company., *Squak Valley Park Stream And Floodplain Restoration*. 2015. Web. 17 Oct. 2015. [http://www.watershedco.com/images/sized/\\_uploads/images/projects/New\\_Park/newpark-playground-concept-715x355.jpg](http://www.watershedco.com/images/sized/_uploads/images/projects/New_Park/newpark-playground-concept-715x355.jpg)



Installed large woody debris captures sediments.

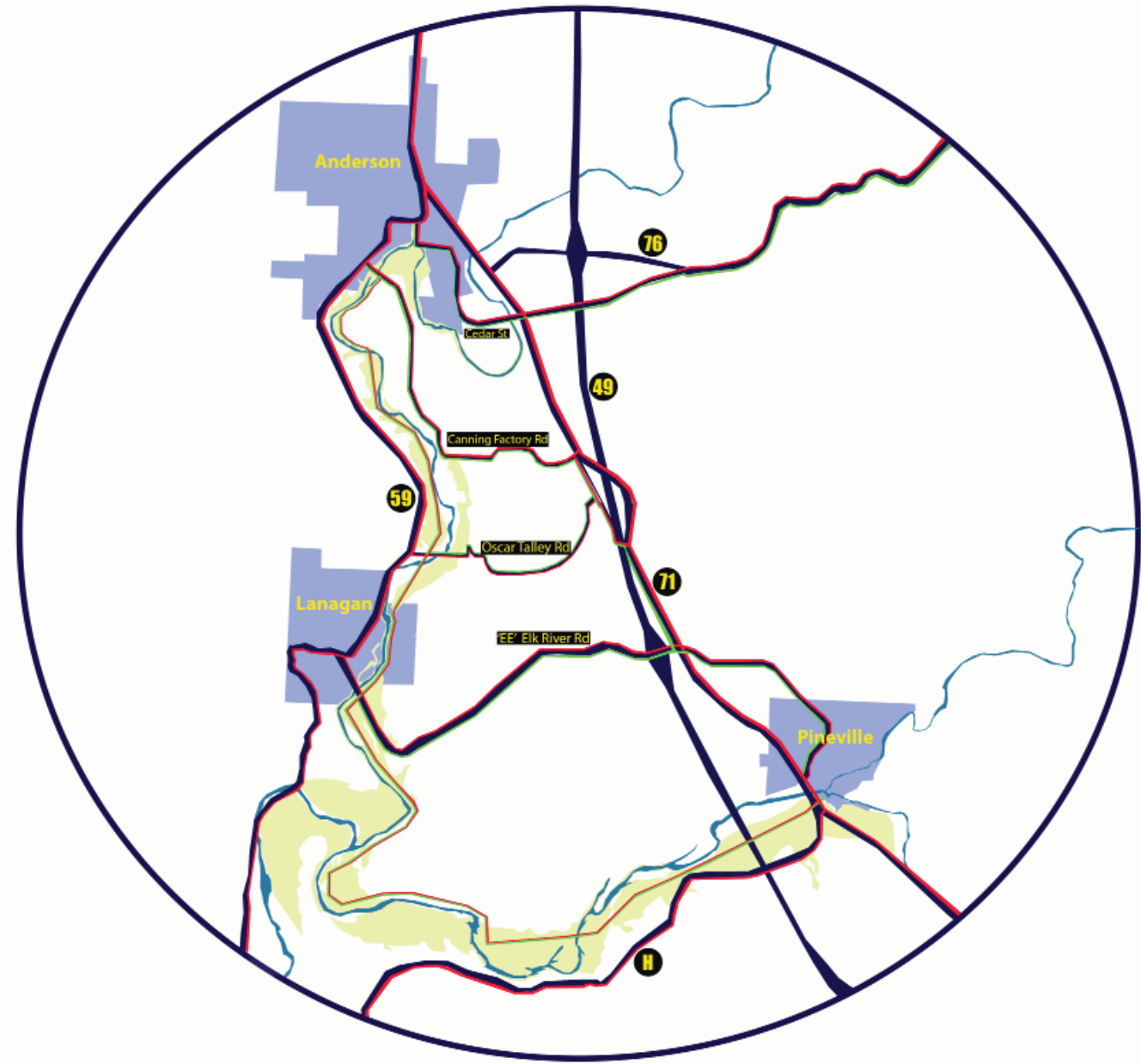
The Watershed Company., *Squak Valley Park Stream And Floodplain Restoration*. 2015. Web. 19 Oct. 2015. [http://www.watershedco.com/images/sized/\\_uploads/images/projects/Squak\\_Valley/squak-beach-logs-715x355.jpg](http://www.watershedco.com/images/sized/_uploads/images/projects/Squak_Valley/squak-beach-logs-715x355.jpg)

## REGIONAL TRAIL SYSTEM

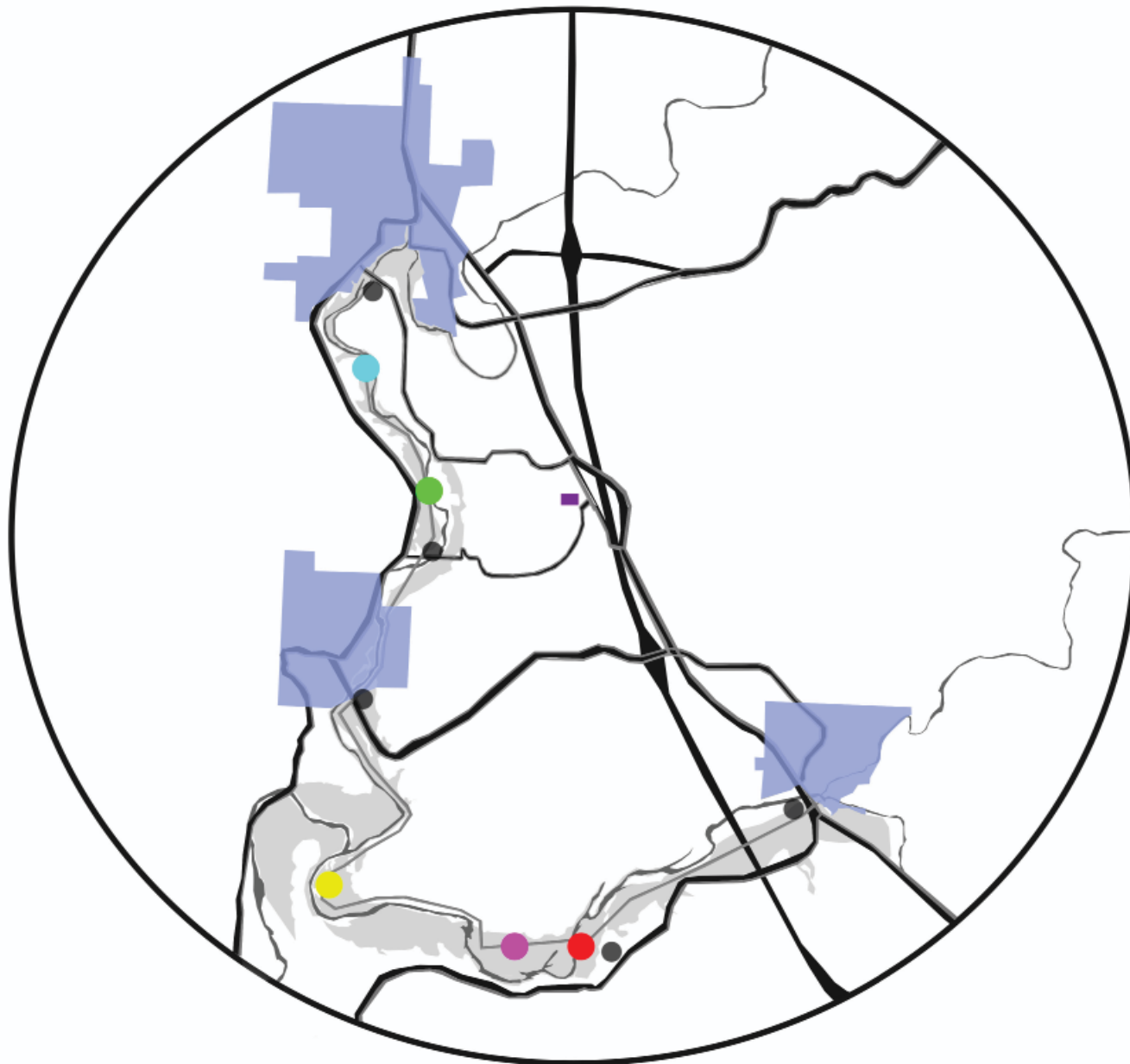


The trails connect Anderson to Lanagan and Pineville by loops on Elk River Road, Oscar Tally Road, and Canning Factory Road. The trails follow the floodplains next to the river.

This map shows only the regional trail connection of Anderson to Pineville and Lanagan, but the greenway trails may also be connected with the city of Lamar to the north and northern Arkansas to the south. This is a great opportunity to draw more visitors to Anderson and thereby stimulate local businesses. The trails in Lamar and northern Arkansas are very popular, but currently there is no link between the two. The introduction of this regional trail system as a connection between the two popular trails would be a major enhancement for all of McDonald County, especially the community of Anderson.



REGIONAL TRAIL SYSTEM



REGIONAL LINEAR PARK



Dry-Bridge for a Different Experience through the Forest World, Amazing. 'Amazing Treetop Walkways Around The World | Amazing things'. Carrientoronto.blogspot.com. N.p., 2013. Web. 19 Nov. 2015.

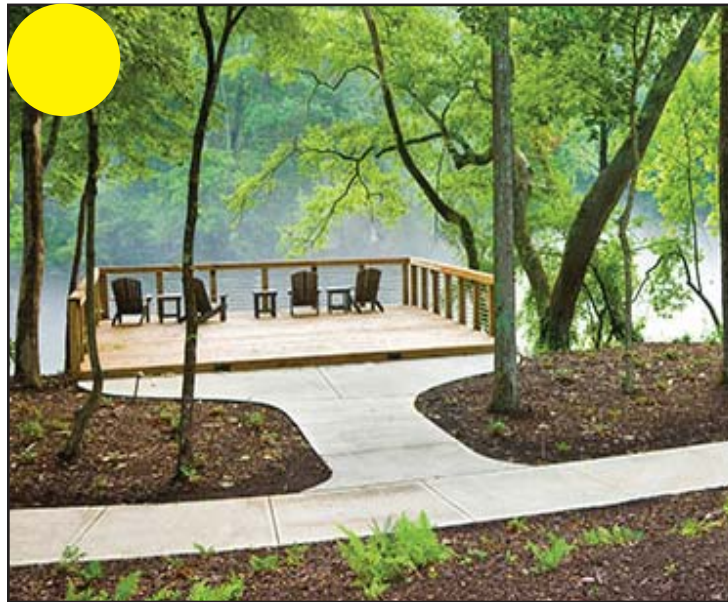


Treehouse Stop for Breaks Home., 'Home Treed Home'. *Urban Duo*. N.p., 2013. Web. 20 Nov. 2015.



Bridge with Pocket Spaces  
Zamnar.com., 'Zen Garden 436508 1920X1080px'. N.p., 2015. Web. 20 Nov. 2015.

This bridge provides different spaces for users to relax and enjoy the view. It makes perfect sense to use such a structure in Anderson because the trail has similar setup of water, beautiful plants, and trees, which would naturally make one feel calm and peaceful.



Projected Seating Space by River  
Club, Saluda, and Saluda Center. 'Observation Deck | Saluda River Club'. *Saluda River Club*. N.p., 2015. Web. 20 Nov. 2015.

Rest areas and seating along the trails provide opportunities for sitting, socializing, and passive recreation such as wildlife and scenery viewing. Rest areas generally consist of a bench and may be equipped with a waste receptacle, signage, bike racks, additional seating, and landscaping. Most rest areas are placed at least one third of a mile apart. The exact types of benches, picnic tables, bike racks, and waste receptacles depends on the budget and character of each site.



Seating along Trail  
Pinterest.com., N.p., 2015. Web. 20 Nov. 2015.

The benefits of trails for recreational purposes must be balanced with a desire to protect the environment. Routes that impact protected ecosystems should be avoided or barriers installed to keep people on the trails and out of environmentally sensitive areas.



Mountain Biking Trail Point of Interest  
Team Menace., Dan Barham Photography. 2011. Web. 20 Nov. 2015.  
<http://www.shockmansion.com/wp-content/myimages/2011/05/ride2.png>



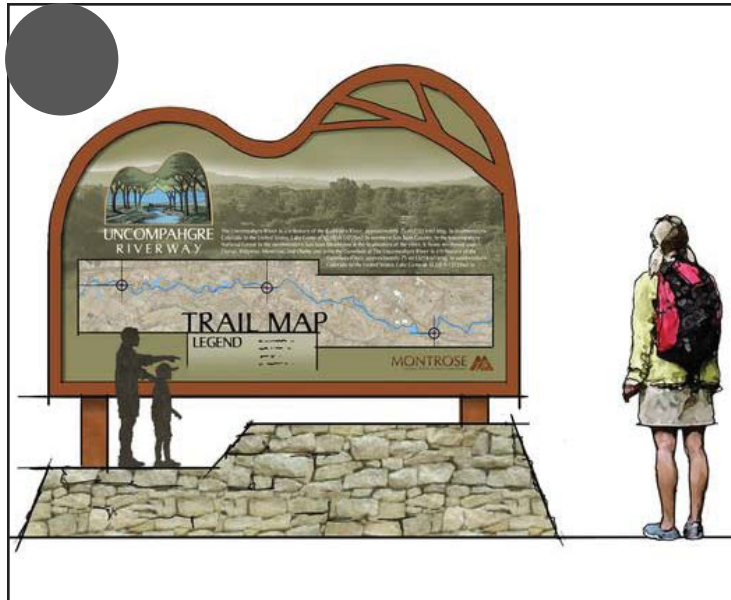
Mountain Biking Trail Point of Interest  
Pinterest.com., N.p., 2014. Web. 20 Nov. 2015.

Because of varying levels of riding ability and style, it is very hard to build a trail that everyone will enjoy. To address this, the trails should contain some interesting features that add excitement to the journey. Minor turns add an element of mystery to trails as one continues on to see what is around the corner. However, adequate visibility must be ensured, especially on trails that are used by both cyclists and pedestrians.



Separated Bikeway and Walkway

Softer surface trails blend into wooded or more natural settings. Softer surfaces generally slow traffic and are more permeable to water. They are suitable for trails with lower usage and primarily facilitate pedestrian traffic. Some soft surface trails are partially accessible and can be used by those riding bikes or pushing strollers, but most are most suited to pedestrians only. These trails require resurfacing and drainage upgrades far more often than hard surface trails.



Trailhead: Signage and Information

Coroflot., "Entry Signage & Wayfinding By Shea Ferrell At Coroflot.Com". N.p., 2014. Web. 20 Nov. 2015.



Trailhead: Restrooms

Cloudhiking.com., "Great Smoky Mountains National Park - Rainbow Falls Trail - Mount Le Conte - Page 2". N.p., 2009. Web. 20 Nov. 2015.



Trailhead: Bike Rack and Seating

Strong Soup Adventure., *George S. Mickelson Rail Trail*. 2012. Web. 20 Nov. 2015.

Trailheads are major trail access points. They typically occur at road intersections and parking lots. Trailheads help establish an identity for the trail system and orient and organize trail users. Most major trailheads are equipped with parking stalls, bike racks or storage, trail/vehicle barriers, picnic facilities, seating, garbage receptacles, washroom facilities, a pet station, and a drinking fountain. Minor trailheads are usually equipped with posts, a trail identification kiosk/map, a waste receptacle, and sometimes a pet station.

#### Recommended Trailhead Features:

- Proper signage and information for users
- Interesting pavilions for resting/gathering
- Bike racks
- Restrooms within a reasonable distance for users



Trailhead: Pavilion for Gathering and Seating  
Butter Simpson., *FLAMINGO ARROYO TRAILHEAD*. 2010. Web. 20 Nov. 2015.



Bikes for Renting  
Northern Ireland Outdoor Adventure Blog., *Meet Your Trailhead Providers: Rostrevor*. 2014. Web. 20 Nov. 2015.



Bike Spares and Repair Service  
Northern Ireland Outdoor Adventure Blog., *Meet Your Trailhead Providers: Rostrevor*. 2014. Web. 20 Nov. 2015.

A long corridor of greenery such as a bike trail can benefit hundreds of businesses along its path. Aside from increasing business for cafes, stores, and bike shops located nearby, trails attract new businesses and jobs. Studies have shown that workers feel better about their work and are more productive, healthier, and more relaxed when they can see greenery outside or can use a trail on their lunch break or before/after work. Other studies also show that mountain bicycling is one of the fastest growing recreation activities around the world.



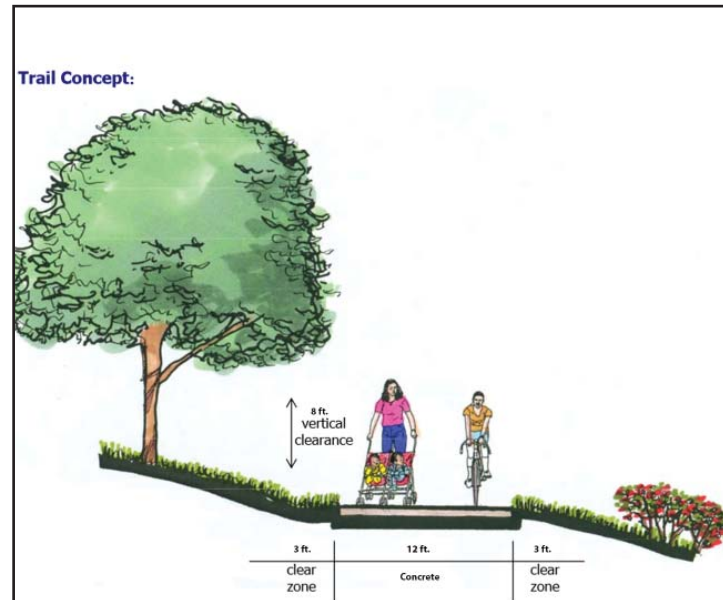


Trails must be aligned and built in a manner that works with the terrain and resists erosion. Trails routed through flat areas should be avoided to prevent water collecting on the trail. Instead, trails should be built up and slightly undulating or cross-sloped.

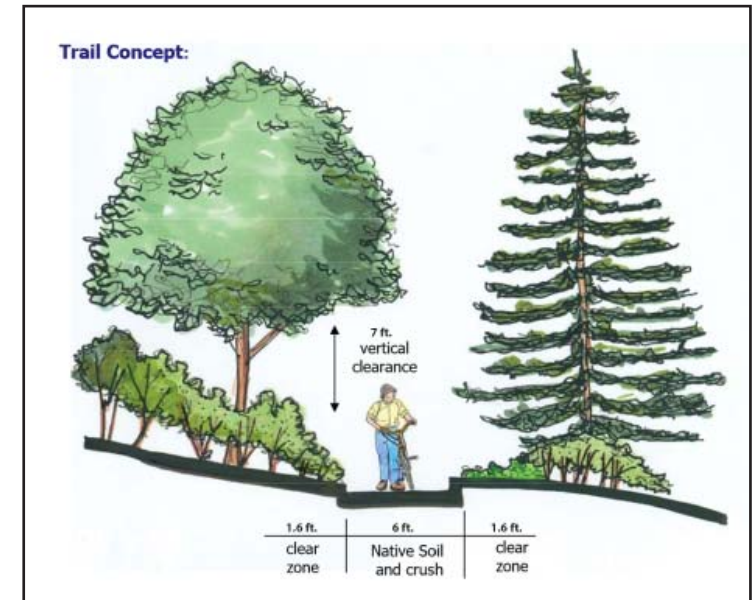
### Surfacing

Trail surfacing has a major impact on trail use and maintenance requirements. Hard surfacing is suitable for flat, wide trails that cater to multiple users. It facilitates activities such as roller blading, cycling, walking, and skateboarding, and can be used by individuals in wheelchairs or pushing strollers. Maintenance typically involves sweeping and occasional patching in specific locations due to weathering.

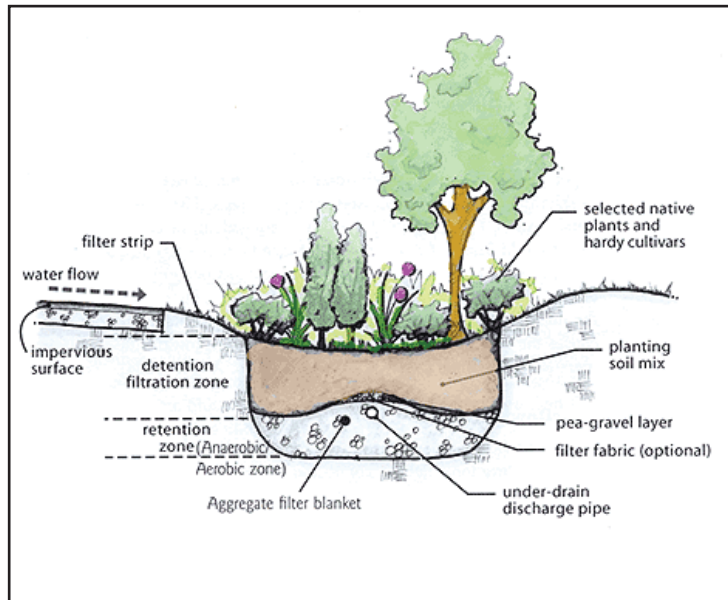
Natural growth and planted vegetation along a trail enhances the aesthetics and character of a trail while also buffering the trail from adjacent land uses.



Shared Trail Measurements



Separate Trail Measurements



Rain Garden Section Diagram

JK Dirtworks, *Rain Gardens Bioretention With Elevated Under-Drain*. 2014. Web. 20 Nov. 2015.  
[http://jkdirtworks.com/html/rain\\_gardens.html](http://jkdirtworks.com/html/rain_gardens.html)

### Water Retention

“Low Impact Development is an ecologically-based storm water management approach favoring soft engineering to manage rainfall on site through a vegetated treatment network.”

LID Low Impact Development. University of Arkansas Community Design Center, 2010. Print.

Technique: Infiltrate, filter, store, and evaporate storm water runoff close to its source.

### Bioswale

A type of garden that takes advantage of initial rainfall and storm water runoff in its design and plant selection.

There are two types: under-drained and self-contained. Both are used to improve storm water quality, reduce runoff volumes and generally facilitate infiltration of filtered water. It can be used as a buffer as it is visually appealing and supports habitats.

### Rain Gardens

Rain gardens are an inexpensive, simple to implement, and environmentally sound solution to storm water runoff.

A Rain Garden will:

- Filter runoff pollution
- Recharge local groundwater
- Conserve water
- Improve water quality
- Protect rivers and streams
- Reduce mosquito breeding
- Increase beneficial insects that eliminate pest insects
- Reduce potential of home flooding
- Create habitat for birds & butterflies
- Survive drought seasons
- Reduce garden maintenance
- Enhance sidewalk appeal
- Increase garden enjoyment



## RECOMMENDED LANDMARKS IN ANDERSON

### Importance of Landmarks in a Community

There are structures and spaces that are built not only to serve a purpose, but to impress as well. Some of them are so iconic that even their silhouette alone can make them easily recognizable. It is important for any country, state, town, or city to have its own landmark. Landmarks are usually associated with the location where it was erected and can be one of its biggest tourist draws, often inspiring community pride as well. They sustain and spur social, cultural, and economic activity, and revitalize the local community. Aside from making a city more popular, landmarks also improve the value of the buildings and structures around them. The real estate around the area also appreciates as well; this is why properties around an important landmark are typically expensive.

### Recommended Landmarks for Anderson:

- Memorial Garden
- Children's Park
- Kinetic Sculpture
- Crystal Pavilion
- Butterfly Pavilion
- Tree House
- Rain Garden
- Meditation Zone
- Meditation Garden



LOCATION OF RECOMMENDED LANDMARKS IN ANDERSON



Precedent Study for Lookout Tower  
Houzz, *Whitefish Family Lookout Tower*. 2010. Web. 20 Nov. 2015.  
[http://st.hzcdn.com/simgs/8211a46b030797ed\\_4-6575/rustic-garage-and-shed.jpg](http://st.hzcdn.com/simgs/8211a46b030797ed_4-6575/rustic-garage-and-shed.jpg)



Precedent Study for Tree House  
VisualizeUs, *Tree House Hotel*. 2014. Web. 21 Nov. 2015.  
[http://visualize.us/tree\\_house\\_el\\_africa\\_via\\_nationalgeographic\\_pography\\_couple\\_places\\_landscape\\_picture\\_oyQg.html](http://visualize.us/tree_house_el_africa_via_nationalgeographic_pography_couple_places_landscape_picture_oyQg.html)



Precedent Study for Lookout Tower  
Mirror, *Man Quits City Job To Live Inside This Incredible Giant Treehouse*. 2015. Web. 21 Nov. 2015.  
<http://i2.mirror.co.uk/incoming/article5702654.ece/ALTERNATES/s1200/TEASER-Man-builds-amazing-treehouse-home-guesthome-and-skate-park.jpg>

### Lookout Tower

Where there is a lookout, there are views. However, the views from some towers are simply more superlative than others. The view of Anderson from this location is beautiful. One can fully appreciate the seasonal changes of Anderson. These hilltop cabins offer the best views in the forest, each with a 360 degree view and an observation deck to experience the entire landscape all at once.

A lookout tower would provide a unique experience for those who seek amazing views. The tower capitalizes on the numerous beautiful views over the landscape and surrounding area.



## MEMORIAL PARKS / GARDENS



Trails, parks, and gardens are key components of the revitalization of downtown Anderson, given the importance of the area in contributing to the livability of the community. There are many intangible or subtle benefits that result from these amenities. For example, trails connect people with places and enhance the beauty of the community. These 'quality of life' features are increasingly seen as a means for stabilizing and revitalizing even the most distressed areas of the community. In many successful communities, parks, gardens, trails, and walkway corridors are the primary organizing elements that shape development, create livability, preserve property values and provide infrastructure to promote health and fitness. Success in downtown areas is strongly correlated with the area's ability to project a strong sense of place.

A **memorial park/garden** filled with beautiful, colorful plants would definitely be the capstone for downtown Anderson, making it a physically and visually attractive place to hang out.

Trails and Greenways Clearinghouse. "Trails and Greenways for Livable Communities." URL: [http://www.trailsandgreenways.org/resources/benefits/topics/tgc\\_fs\\_livable.pdf](http://www.trailsandgreenways.org/resources/benefits/topics/tgc_fs_livable.pdf)

Information website citation  
Trees, Privacy. "Privacy Trees | Fast Growing Trees". *Fast-growing-trees.com*. N.p., 2005. Web. 19 Nov. 2015.



### Endless Summer Hydrangea

Blooming early in the summer season, this incredibly beautiful, frost-proof plant will give the warmth of summer to gardens with its lovely blooms. This versatile plant will produce a parade of flowers whether planted in shade or full sun. Hydrangeas make great hedges to line a fence or walkway. So lovely are the blooms that many enthusiasts gather them to create their own indoor floral arrangements. Mature height and width is 4-6 ft.

Jessica Fox Design., *Endless Summer Hydrangea*. 2012. Web. 21 Nov. 2015.  
[http://www.jessicafoxdesign.com/wordpress/wordpress/?attachment\\_id=25](http://www.jessicafoxdesign.com/wordpress/wordpress/?attachment_id=25).



### Green Velvet Boxwood

The Green Velvet Boxwood thrives in just about every region in the U.S., and is a very versatile plant. It is virtually maintenance-free and can function as an accent plant, border, or foundation hedge. As spring arrives, it produces fragrant white flowers. It has a naturally rounded shape with little need for pruning. Mature height and width is 3-6 ft.

White Oak Gardens., *Green Velvet Boxwood*. 2015. Web. 21 Nov. 2015.  
<http://www.whiteoakgardens.com/wp-content/uploads/trees-and-shrubs-green-velvet-boxwood.jpg>



### Double Knock-out Rose

The Double Knock-out Rose has all the characteristics of the original Knock-out Rose, but with more petals & better disease resistance. It is a trouble-free rose with brighter, longer lasting blooms. When planted in rows, they reach approximately 4 feet in height to make a great hedge or boundary. They can be used to add color to a space. Mature height and width is 3-4 ft.

Thuja Gardens., *Red & Yellow Knock Out Roses*. 2008. Web. 21 Nov. 2015.  
[http://www.thujagardens.com/images/Knockout\\_AARS1999k.jpg](http://www.thujagardens.com/images/Knockout_AARS1999k.jpg)



### Coral Drift Rose

The Coral Drift Rose adds color to most landscapes and makes excellent ground cover with its orange-pink double blooms clustered over shiny green foliage. This plant is very hardy and disease resistant and will quickly grow to fill in bare spaces and brighten up borders. Mature height and width is up to 2 ft.

P.Allen Smith Garden Home., *Revolutionary Roses*. 2015. Web. 21 Nov. 2015.  
<http://www.pallensmith.com/blog/tag/knock-out-roses>



### Snowball Bush

Snowball Bush is beautiful and easy-to-grow, adding a unique appearance to any landscape. The flowers emerge a striking lime-green in late spring and gradually turn to snowy-white in mid-May; they retain their green color for several weeks before turning to cream and then to white. At full maturity, the 'Flower Balls' resemble bright white pom-pom's, reaching up to 8" wide. Mature height and width is 10-12 ft.

Public Domain Pictures., *Snowball Bushes*. 2015. Web. 21 Nov. 2015.  
<http://www.publicdomainpictures.net/view-image.php?image=12380>



### Yellow Knock-out Rose

The flowers open to a bright golden yellow and age to a softer shade. It has excellent disease and pest resistance. This type of rose adapts to many different soil types and environmental conditions and is very easy to grow. It is drought-tolerant and requires less water than most plants. Mature height and width is 3-4 ft.

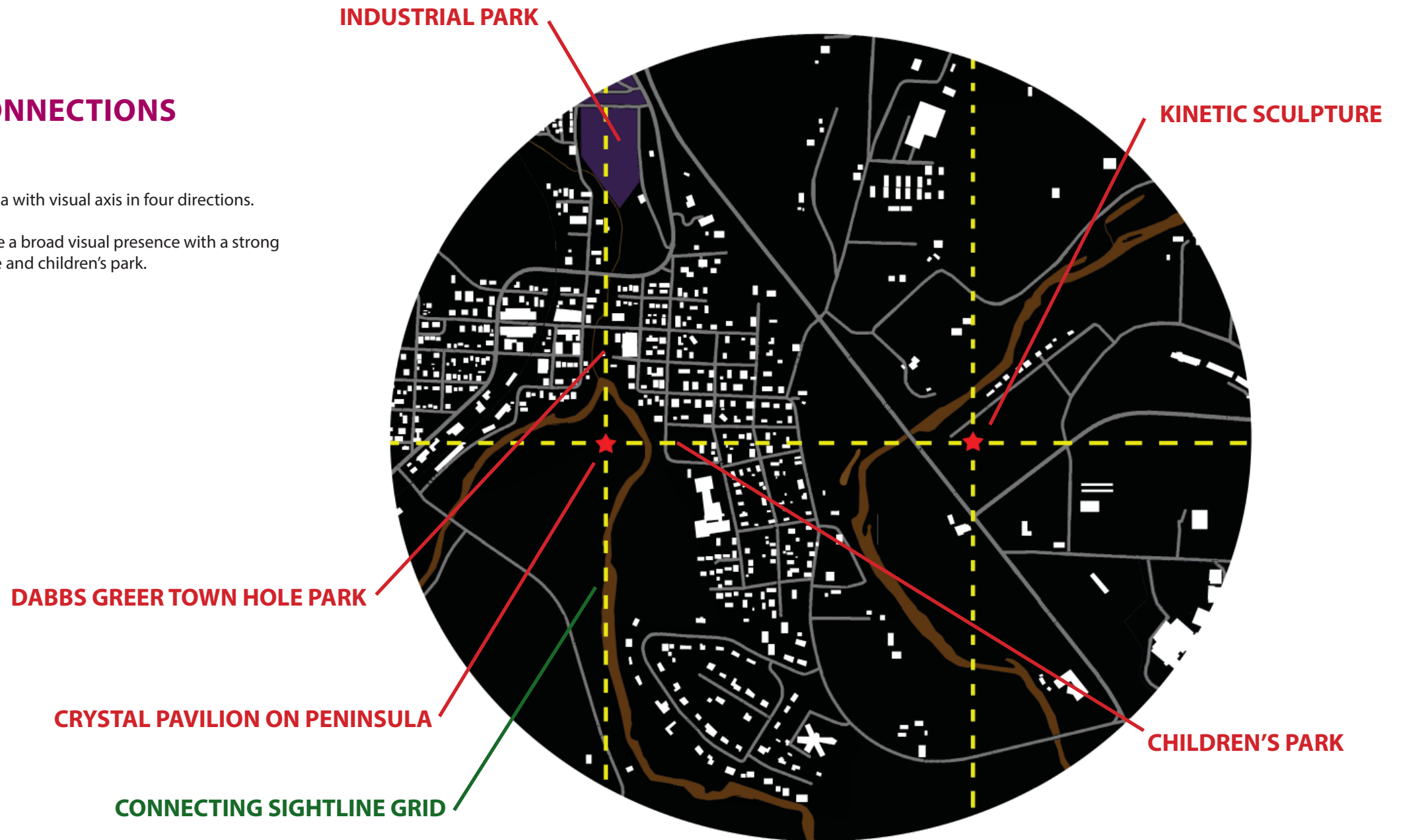
Knockout Roses., *The Rose That Knocked It Out Of The Park!*. 2015. Web. 21 Nov. 2015.  
<http://knockoutroses.net/>



## ANDERSON'S SIGHTLINE CONNECTIONS

Crystal pavilion on peninsula with visual axis in four directions.

Windmill Sculpture will have a broad visual presence with a strong axis with the industrial zone and children's park.

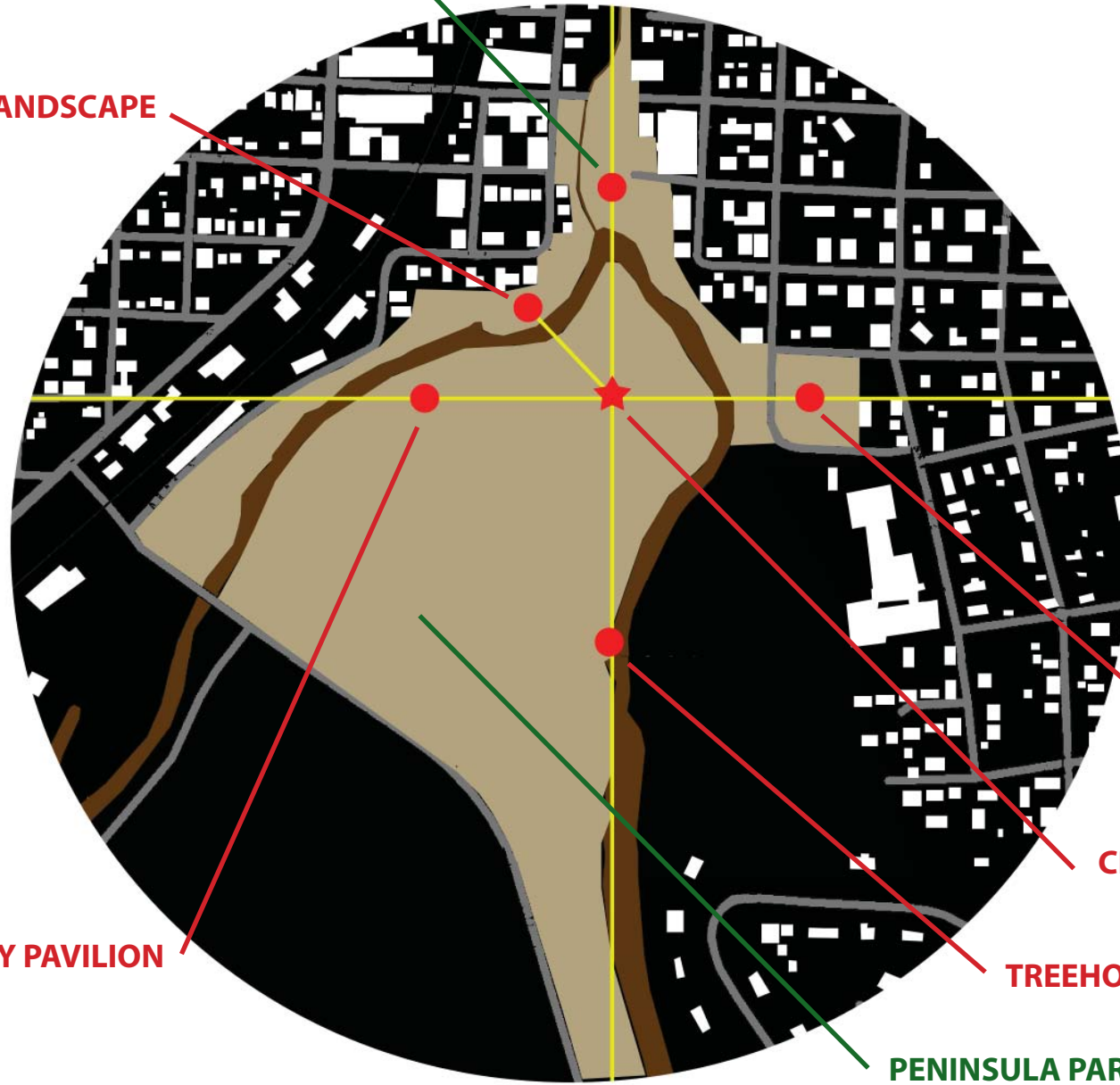


MAPPING OF SIGHTLINE CONNECTIONS



**DABBS GREER TOWN HOLE PARK**

**BRIDGE / LANDSCAPE**



## **PENINSULA SIGHTLINE CONNECTIONS**

The figure ground diagram shows the visual and physical connections of the Crystal Pavilion at the center of the peninsula to other key landmarks within the proposed Dabbs Greer Town Hole Park and Peninsula Park developments.

**BUTTERFLY PAVILION**

**CHILDREN'S PARK**

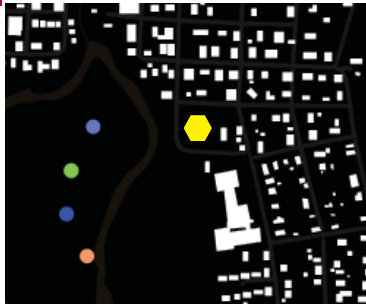
**CRYSTAL PAVILION**

**TREEHOUSE**

**PENINSULA PARK DEVELOPMENT (tan area)**

MAPPING OF INTEREST POINTS





## CHILDREN'S PLAYGROUND

Children of all ages, disabled or not, can exercise and socialize in the fresh air at McLean's Clemyjontri Park. Clemyjontri's playground equipment stands out vividly from the blue sky and verdant woods nearby. Amenities include ramps that connect structures; high-backed swings with armrests and safety features; a rubberized surface across which wheelchairs may roll easily; lowered monkey bars; wide openings to play structures for easy accessibility; "sensory-rich" playground equipment; a carousel; and a picnic pavilion.

The park is divided into four play areas. The Rainbow Room, with its variety of swings and rainbow-colored surface and archway, is designed for people of all physical-ability levels and incorporates pictures and Braille.

The Schoolhouse and Maze, which have reconfigurable learning panels, concentrates on educational games, reading, maps, time zones and clocks.

The Movin' and Groovin' Transportation has a race track, motorcycles, planes, and trains that are intended to teach balance, mimic roadway scenarios and stimulate participants' imagination.

The Fitness & Fun area includes jungle-gym components aimed at building confidence, burning energy and providing escalating physical-strength challenges.

The Friends of Clemyjontri in 2010 raised money to purchase Virginia's first-ever Liberty Swing, a device that lets wheelchair users have the sensation of swinging without having to get out of their chairs.

Even the park's picnic pavilion has special features for disabled users, including accessible picnic tables, water fountains and cutouts for wheelchair users.

'Uniquely McLean: Clemyjontri Park Offers Bright, Accessible Fun.' Inside Nova 2015. Web. 20 Nov. 2015.



PRECEDENT STUDY FOR CHILDREN'S PARK

'Uniquely McLean: Clemyjontri Park Offers Bright, Accessible Fun.' Inside Nova 2015. Web. 20 Nov. 2015. [http://www.insidenova.com/news/fairfax/uniquely-mclean-clemyjontri-park-offers-bright-accessible-fun/article\\_a3c33a4e-66c2-11e5-b82b-9fd7ed43158c.html](http://www.insidenova.com/news/fairfax/uniquely-mclean-clemyjontri-park-offers-bright-accessible-fun/article_a3c33a4e-66c2-11e5-b82b-9fd7ed43158c.html)



MAPPING OF THE WINDMILL SCULPTURE

## WINDMILL SCULPTURE



Precedent Study for Kinetic Sculpture  
 Sipac.gov.cn, 'Sipac', N.p., 2009. Web. 20 Nov. 2015.  
[http://www.sipac.gov.cn/english/2009y/200908/t20090814\\_50592.htm](http://www.sipac.gov.cn/english/2009y/200908/t20090814_50592.htm)

*A local jogger found to her amazement a new sculpture at Aeolian Park in Suzhou Industrial Park. The traditional theme, the modern style, and the innovative design make The Windmill a new highlight in the park. With nine wheels deliberately arranged in different directions, no matter what way the wind blows, the windmill will have at least one spinning wheel, which makes the sculpture a piece of artwork in motion.*

*Originally published on Suzhou Daily  
 August 14, 2009*

Anderson should have a similarly-functioning sculpture at the mapped location. The kinetic sculpture would visually unify Anderson, making it an interesting landmark. It would also have a strong axis with the children's park and Crystal Pavilion on the left, as well as an axis with the little park connected by a bridge on the industrial zone.






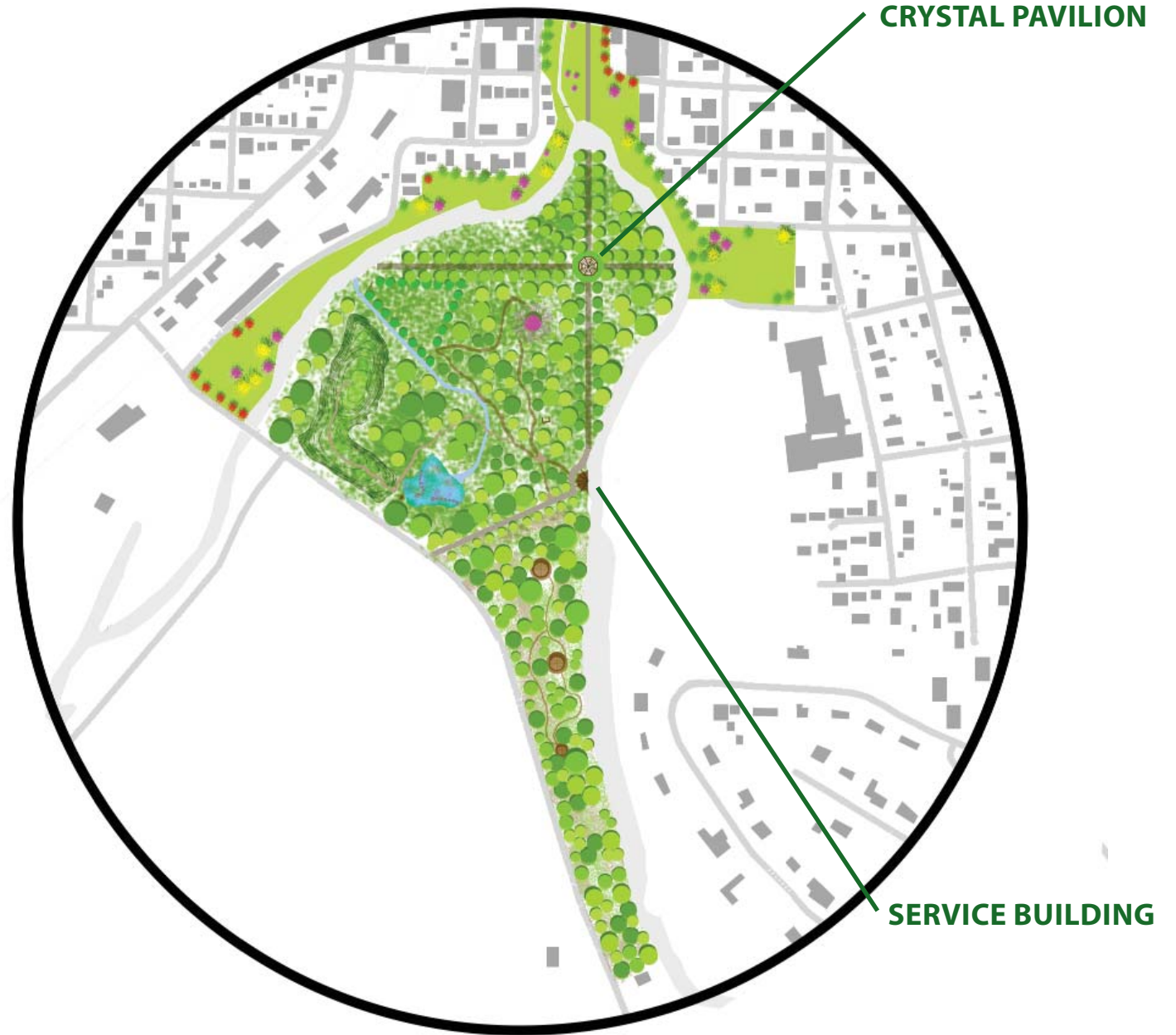
## MASTER PLAN OF PENINSULA PARK



CONCEPT DIAGRAM OF PENINSULA

### Design Solution

-  Dense Forest  
Nature: Trees  
Design: Treehouses
-  Hill/Mountain  
Nature: Wind and Water  
Design: Prayer Flags and Prayer Wheel
-  Earth  
Nature: Plants  
Design: Rain garden, Meditation garden,  
Meditation zone



MASTER PLAN OF PENINSULA

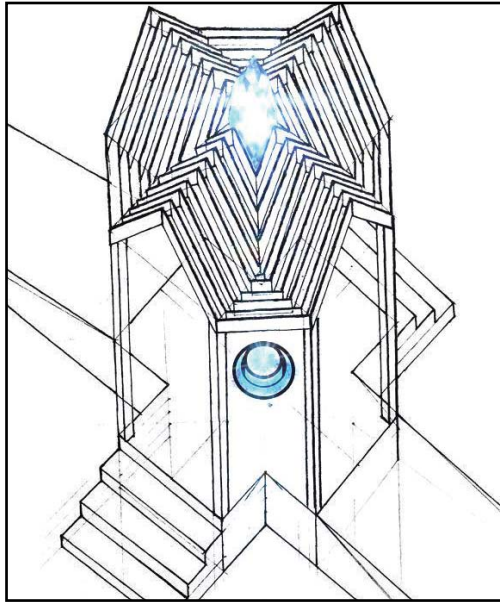


# CRYSTAL PAVILION

## NATURE: SUN



Night Time View of the Crystal Pavilion



Day Time View of the Crystal Pavilion



### SERVICE BUILDING

The division lines are simply the extension of sight lines and the center intersection of all the lines is where the service building is located.

The service building is semi-circular in form and constructed from bamboo and wood. Some of the services the building should offer are:

- Yoga mats
- Musical instruments, such as flutes
- Food for birds
- Binoculars

Many other services may be offered as well. These services should be either for rent or for sale.

A pavilion with a crystal and water in focus is a realization of the Sun. The shine and the reflection, which would be enhanced by sunlight during day and artificial light (mimicking natural light) at night is to make one connect deeper with the nature.

The pavilion bears a very strong sightline to east, west, north, and south. Through these sightlines, the isolated peninsula is connected with the rest of Anderson. The pavilion is a formal focal point of Dabbs Greer Town Hole Park, Children's Park, and a plaza. It is designed in a way that it becomes the focal point with a crystal on top that reflects the light in every direction. A small water pool in the center of the pavilion reflects the light from the crystal making the entire pavilion appear as one massive diamond. Meditation is beneficial to every aspect of your being.

It helps release negative emotions which burden the heart and replaces them with feelings of love, acceptance, and peace.

Stones have symbolized spiritual truth and even the Spirit itself from our earliest beginnings on this planet. Stones are also strong symbols of the human soul, of Spirit manifested within Matter, of inner growth, durability, and of knowledge made tangible or "solid."

Crystals can be used to enhance the intensity of the meditation experience, either by holding a pre-selected stone in your hand, placing it on the appropriate chakra or energy point or by placing it on a shrine and focusing on it as you enter meditation.



Day Time View of the Bridge and the Landscaping

## CONNECTION



## NATURE CATHEDRAL



Precedent Study for Church Pavilion. Spring Time

Earth Form., *This Majestic Cathedral Is Made Entirely Of Living, Breathing Trees*. 2015. Web. 20 Nov. 2015.



Night Time View of the Bridge and the Landscape

### Connection

The bridge connects Dabbs Greer Town Hole Park to the peninsula to the south. The stairway is located by beautiful plants for the users to have a wonderful experience of being between water, flowers and trees.



Precedent Study for Church Pavilion. Winter Time

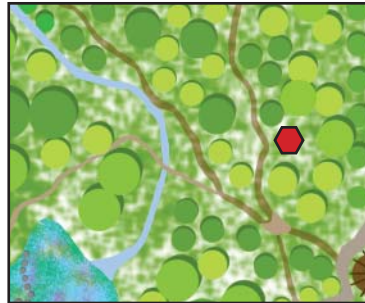
Earth Form., *This Majestic Cathedral Is Made Entirely Of Living, Breathing Trees*. 2015. Web. 20 Nov. 2015

### The Nature Cathedral

The axis between the Crystal Pavilion and the Dabbs Greer Town Hole Park would have a similar view. The recommended material is black bamboo.



## RAIN GARDEN NATURE: WATER



Precedent Study of Water Pavilion for Rain Garden

Pinterest., *A Rain Wall Water Feature.*, 2015. Web. 20 Nov. 2015.

<https://s-media-cache-ak0.pinimg.com/736x/21/3e/75/213e752fd1b986e4de3ad56f690eb7e.jpg>

The sound of dripping water is wonderfully rejuvenating and deeply relaxing. Though we may not be conscious of it, the water may induce a mildly meditative state of calm, focus, and gentle awareness. Being in this state, in which the brain is relaxed but focused, benefits the mind and body on a number of different levels. Some of the benefits include lower stress levels, relief from mild anxiety, pain, and depression, improved mental clarity and focus, and better sleep quality.

While in the restful, contemplative state associated with observing or interacting with water, it's also common to experience feelings of awe, Nichols' research has found. The emotion of awe invokes feelings of a connection to something beyond oneself, a sense of the vastness of nature, and an attempt to make sense of the experience. It switches one from a 'me' orientation to a 'we' orientation increasing one's capacity for connection and empathy.

*(Nichols, Wallace J. Blue Mind. Print.)*



Grass Zone of the Meditation Garden

## MEDITATION GARDEN NATURE: EARTH



Flower Zone of the Meditation Garden

The garden is circular in form with pockets of spaces. The spaces are designed for the user to closely connect with nature. There are five different pocket spaces for which the focus point is a dogwood tree in the center.

The nature of spaces are:

- Flower: One sits on grass ground enclosed by flowers.
- Grass: One sits enclosed with tall grasses.
- Tree: One sits enclosed with small, thick trees.
- Pebble: One sits on arranged pebbles.
- Stone: One sits between or on large stone(s).

These spaces are small and cozy. One is supposed to be in actual contact with the nature and smell the sweet fragrance of flowers, feel the smooth motion of grasses, feel the warmth of trees, feel the smoothness of pebbles, and feel the hardness of stone.



Day Time View of Butterfly Pavilion



Night Time View of Butterfly Pavilion

## BUTTERFLY PAVILION



### **Butterfly Pavilion** **Nature: Sun**

The pavilion is designed to become the cross once a day when the sun hits exactly the center of the wings. The sun becomes the focal point at that particular time, completing the cross with its rays. The pavilion becomes a very formal, spiritual piece just once a day and for a very short period of time, making its presence more important. At night, artificial light mimics the sun, creating an interesting view. At other times, it's just a simple sculpture.

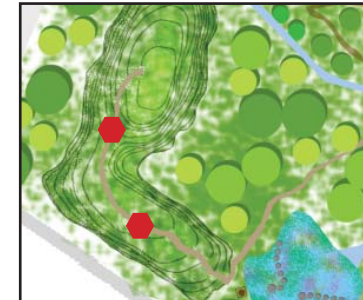
The wings of the sculpture should be blue in color as depicted because it is the color of the sky and the ocean. Blue is one of the most popular colors and is mentally soothing, as opposed to the physical reaction we have to red. Peaceful, tranquil blue causes the body to produce calming chemicals. Strong blues will stimulate clear thought, while lighter, softer blues will calm the mind and aid concentration. Consequently it is serene and mentally calming.

The same sculpture is also the focal element for the meditation zone on the peninsula.

The space is triangular in shape with the butterfly sculpture located on one end focused by the two vertices of the triangle. The triangle will be formed by tree lines. The tree line is intended to provide privacy and enclosure to isolate the mediator from everything else. The recommended tree is Spartan Juniper.



## PRAYER FLAG HILL



Precedent Study for Prayer Flags on Hill/Mountain

Instant Clicks., *View Finder*. 2014. Web. 20 Nov. 2015.  
<https://www.facebook.com/674297649251237/photos/a.674367209244281.1073741831.674297649251237/1083298391684492/?type=3&theater>



Precedent Study for Prayer Flags in Wind

Instant Clicks., *Instant Clicks*. 2014. Web. 20 Nov. 2015.  
<https://www.facebook.com/674297649251237/photos/pb.674297649251237.-2207520000.1448020777./1070002303014101/?type=3&theater>

### Nature : Wind

As air passes over the surface of the flags, which are sensitive to the slightest movement of the wind, one feels the purity and finds peace within.

Prayer flags are inscribed with auspicious and sacred emblems, symbols, and texts in the forms of invocations, mantras, and sutras, all of which are prayers and blessings. It is believed that when the wind moves prayer flags, even with the slightest breeze, these prayers and blessings become activated, and then are carried through the air in a spiritual vibration across the vicinity. Everything that is touched by the wind, and all sentient beings, benefit from the prayers and blessings that are carried by the wind.

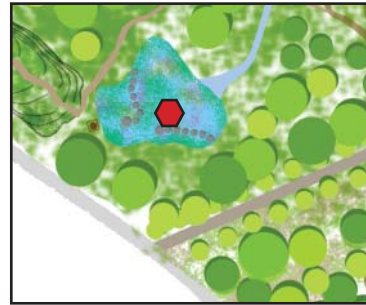
It is very peaceful and relaxing to watch beautiful, colorful prayer flags fluttering in the wind - sometimes waving gently, sometimes raging.





## MEDITATION / PRAYER WHEEL

NATURE: WATER



Meditation on Water

Image Kind., *Stepping Stones*. 2015. Web. 20 Nov. 2015.  
[https://c2.staticflickr.com/4/3616/3475279320\\_4b15db26c7\\_b.jpg](https://c2.staticflickr.com/4/3616/3475279320_4b15db26c7_b.jpg)



Precedent Study for Water Prayer Wheel

Jit and Tai's Honeymoon Adventures., *Jit And Tai's Honeymoon Adventures*. 2013. Web. 20 Nov. 2015.  
<https://jitandtaitrip.files.wordpress.com/2013/10/wpjd-spinning-wheel2.jpg>

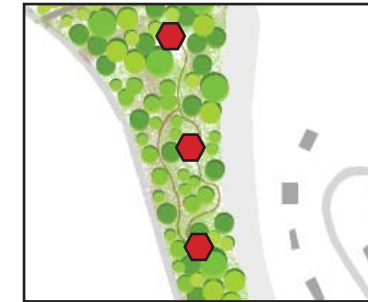
It is well known that water has healing effects. For example, the sound and feel of water can provide many health benefits. It is therefore not surprising that meditation and water are a natural combination. Water is a great purifier of the soul. It is the main component of many spiritual and religious beliefs. Baptism and holy waters are some that we know of. Because water is such a necessary element, it is only natural for us to use it, so that we can feel relaxed and calm. Meditation using water such as waterfalls or even the garden water fountain can help you wash away all negative thoughts and emotions, restoring the much-needed state of peacefulness.

### Prayer Wheels

The wheel inside is spun by flowing water. As the wheel spins, it rings the bell inside to make a constant sound, which is to awaken awareness and stimulate healing. To sit and listen will encourage total relaxation, which can be beneficial for many health problems.



## TREEHOUSE BIRD WATCHING



### Precedent Study for Tree House

*Dezeen Magazine, Twisting Observation Tower. 2015. Web. 20 Nov. 2015.*  
<http://www.dezeen.com/2015/04/20/twisting-observation-tower-brunec-italy-anton-pramstrahler-alex-niederkofler/>

### WAYS TO ATTRACT BIRDS:

- Food: Corn and sunflower seeds are favorites among birds.
- Nest: Evergreens and native trees attract native birds. Hollies make great homes for birds in winter.
- Water Source: Birds are attracted to the sound of dripping or moving water.
- Avoid Pesticides: These kill vital sources of food for the birds and can be poisonous to other animals.
- Keep cats and other predators away.

To make the experience educational, the treehouse should have information about trees and birds available for the users. Food for the birds should be available for sale in the reception building. Also, tools such as binoculars should be available for renting.

There are three different sizes of treehouse on different locations on the map that also vary in height to ensure accessibility. The design should have a roof for weather protection and railings for safety.

### TREEHOUSE

Activity: Bird Watching

Bird watching is an activity that brings nature to life. It can be as relaxing as sitting in the yard or as vigorous as a hike in the forest. Even better, it is a family activity - it motivates people to be outdoors and connect with each other as well as the environment.

It is an activity available to everyone because you only need to be able to head outdoors to participate; and doing so benefits both birds and the people watching them. Whether it is the health benefits to people, the increased care for birds, or the scientific observations that occur during time spent watching birds, this hobby certainly creates positive paybacks to all involved. It is great exercise and reduces stress levels - it allows one to disconnect and enjoy some peace and quiet.

## RECOMMENDED TREES



Thuja Gardens,. Hybrid Polar. 2008. Web. 20 Nov. 2015. <http://www.thujagardens.com/HybridPoplar.html>

### **Superior Hybrid Poplar**

Hybrid Poplars have an oval shape and grow to a height of 40-50 feet. In summer, the dense leaves shade the ground from the sun's heat. In the winter, they drop their dense green foliage, letting through sunlight when it's needed most.



State by State Gardening Newsletters,. Christmas Tree Alternatives. 2012. Web. 20 Nov. 2015. [http://statebystategardening.com/state.php/newsletters/stories/christmas\\_tree\\_alternatives/](http://statebystategardening.com/state.php/newsletters/stories/christmas_tree_alternatives/)

### **Spartan Juniper**

The Spartan Juniper is a fast-growing, highly durable evergreen. It grows in a column shape with very dense branches and reaches a mature height of 15-20 feet, which makes it a good selection for privacy hedges or wind barriers. This tree grows best in full sun, but it easily adapts to partial sun and even partial shade.



Sava Tree,. Bamboo Boom. 2015. Web. 20 Nov. 2015. <http://blog.savatree.com/2015/01/bamboo-boom/>

### **Bamboo**

Bamboos are the fastest-growing plants in the world. Certain species of bamboo can grow 3 ft within a 24-hour period. Bamboo, like true wood, is a natural composite material with a high strength-to-weight ratio useful for structures. Most bamboo species flower infrequently. In fact, many only flower at intervals as long as 65 or 120 years.



Amazon.com,. 50 Phyllostachys Nigra Seeds - Black Bamboo - Giant Bamboo - Cold Hardy. 2015. Web. 20 Nov. 2015. <http://www.amazon.com/50-Phyllostachys-nigra-seeds-Bamboo/dp/B00KDY84OM>

### **Black Bamboo**

Black bamboo is an alternative to normal bamboo that does not spread as quickly. It has thin roots, allowing it to be planted near structures and sidewalks. It can grow up to 10-12 feet per year, maturing at 15-25 feet in height.



The Tree Center, Your Guide To Polar Trees. 2014. Web. 21 Nov. 2015. <http://www.threetreecenter.com/your-guide-to-poplar-trees/>

### **Tulip Poplar**

The Tulip-looking blooms are fragrant, while the nectar attracts birds and other wild-life. It is very easy to grow and thrives in most areas since it is highly adaptable to a variety of soils. Matures to 70 feet tall.



Pinterest, Quick Growing Trees. 2013. Web. 21 Nov. 2015. <https://www.pinterest.com/pin/234116880604033913/>

### **Western Redbud**

The Western Redbud is one of the first trees to flower in the early spring, blooming petite purple-red flowers in large clusters. These bright blooms appear in late winter or early spring. Soon after, dark green, glossy leaves begin to form a beautiful backdrop. This tree is ideal for tight places or small lots. Matures to 20-30 feet tall, forming a dense, round shape.



Trees, Yoshino Cherry. 2011. Web. 20 Nov. 2015. <http://idamun.com/work/web/trees/detail.php?id=140>

### **Yoshino Cherry**

The Yoshino Flowering Cherry Tree is widely used as an ornamental tree due to its abundance of soft, white blossoms in spring. Its Oriental branching pattern displays a pure white cloud of delicate flowers. This tree is adaptable to various soil types and drought-resistant. It may be used to border driveways, accentuate small areas, or highlight outdoor spaces.



Andrew Fuller, Japanese Dogwood Trees. 2013. Web. 20 Nov. 2015. <http://www.drew-fuller.com/japanese-dogwood-trees.html>

### **Pink Dogwood**

The Pink Dogwood has brilliant pink blooms in springtime but remains colorful year-round. It is adaptable to various soil types, it is drought-tolerant, and it grows in either sun or shade. Matures to 15-25 feet tall.

## INDUSTRIAL PARK ZONE

Historically, Anderson grew because of its excellent connection to many modes of transportation. For the city to develop further, the city must re-capitalize on this advantage by further developing the industrial goods sector of its economy. The addition of a designated industrial park for Anderson would be beneficial in several ways. Firstly, the most obvious benefit is the creation of many jobs for the current residence of Anderson. The industrial park also will serve as an attractor to grow both the city's population and industrial base. The park also alleviates some of the environmental and infrastructural problems that come with industrial growth by consolidating the industrial activity to one area of the city. The concentration of infrastructure in one zone would reduce the cost of construction and attract more businesses to Anderson. The recruitment of business to fill the industrial park could be done directly or through the "build it, they will come" method. Construction of the facilities and infrastructural improvements will attract industry and businesses seeking the strong transportation connections in Anderson.



Fig. 4.1 Proposed industrial park design

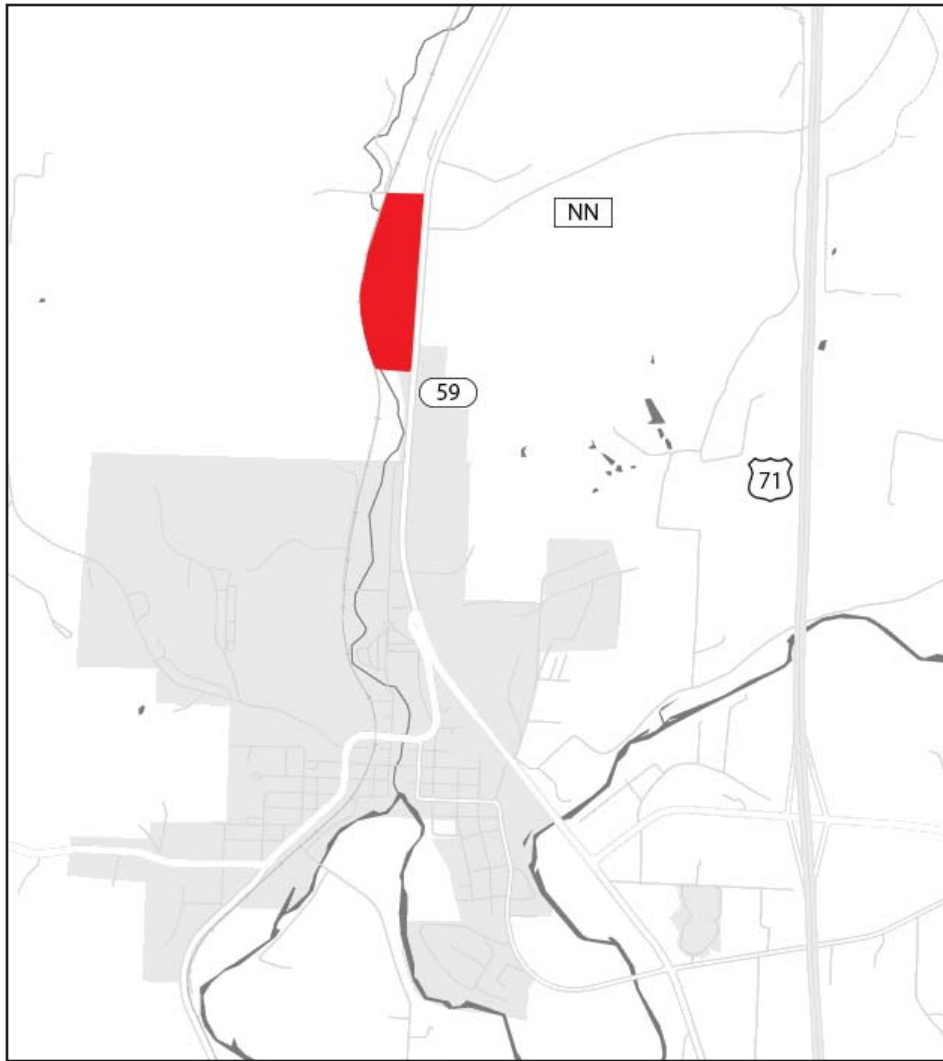


Fig. 4.2 Proposed Industrial Park Location



Fig. 4.3 Industrial jobs

The rail and interstate connections in this location are attractive to manufacturing and distribution companies, but alone are not enough to woo industry. Industrial businesses will also be attracted to Anderson's good school system and Internet connectivity. Items in the visioning plan, such as local renewable energy and a city-wide beautification campaign, may give the city an advantage over competitors. However, to make sustainable economic growth, the city needs to develop an active recruitment strategy that will find the companies that are right for Anderson. A few specific industries that are booming in cities across the Midwest are those that produce aerospace machinery and petrochemical processing. There is also potential for distribution warehouses for e-commerce companies and the renewable energy manufacturing industry. Because Anderson has strong small town values, companies that believe in sustainable practices and community involvement should be given preference.

The suggested placement of the Industrial Park puts it in a prominent location in the Town. Being the first significant structure a visitor will see when coming into town from the north, this industrial park has the potential to be a strong symbol for Anderson and should evoke the vision that citizens of Anderson want for their city.



Fig. 4.4 Precedent for industrial park building design



Fig. 4.5 Precedent for industrial park gate design

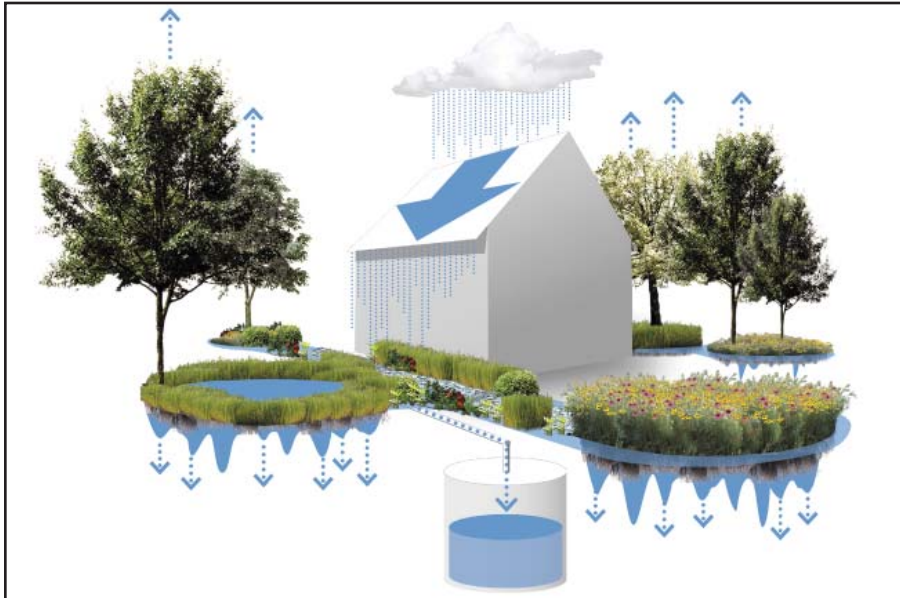


Fig. 4.6 Building water management strategies

The enormous amount of hard surfaces in a typical industrial park can cause problems with water runoff and pollution of the surrounding environment. The Anderson Industrial Park would be sustainably designed to remove this issue and improve the overall health of the environment. By designing the roofs and paved areas as water collectors, cisterns could be filled and used for irrigation, production, fire suppression, and greywater. Instead of directing all the storm water into the sewer system, ground surfaces would be designed to clean the water of chemicals and return the water into the ground or atmosphere.

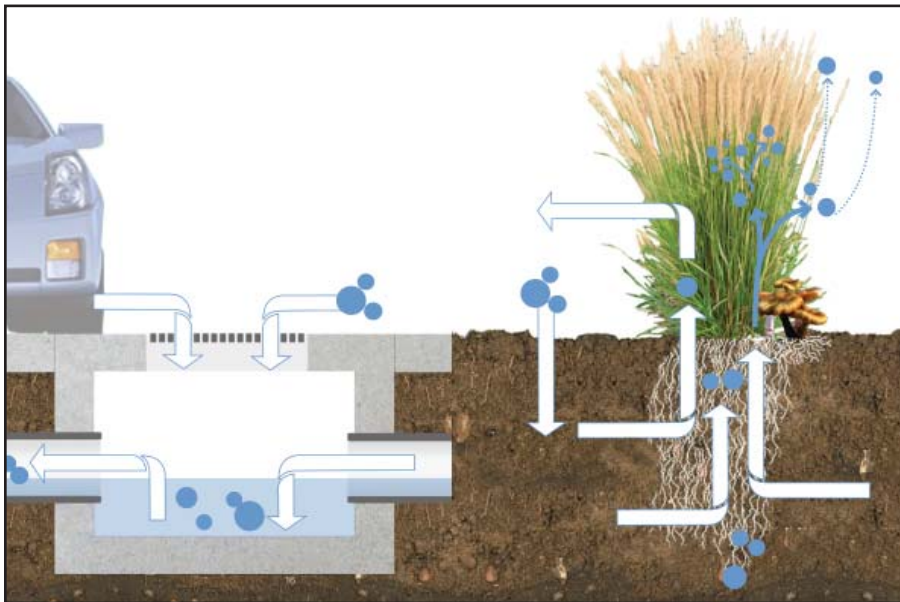


Fig. 4.7 Parking lot water management strategies

A biological alternative to storm management systems can be used to filter the polluted storm water in a less expensive and more attractive way. Running storm water through certain plants that naturally remove contaminants in water and soil means less water needs to be treated and less chemicals contaminate the environment. This organic process called phytoremediation, may be used in Anderson wherever water run-off and pollution is an issue. Phytoremediation is also used on brownfield sites where the ground is too contaminated for construction.



## REGIONAL CULTURAL EVENT CENTER

We propose that a regional Cultural Event Center be located between Anderson and Pineville and directly accessible from I-49. This activity center will draw tourists into the area and stimulate the economies of the area communities. Because the high initial investment and location of this complex, funding could be a collaboration between the surrounding cities and McDonald County. A central rural event center would be a place to accommodate cultural events and assemblies, such as concerts, rodeos, and festivals. All of these events would draw in people from all over the region and would encourage repeat visits.



Fig. 5.1 Precedent for event center design



Fig. 5.2 Precedent for event center parking

The location of the event center is crucial to its success. The center's site should be visible and easily accessible from the interstate to appeal to all including those coming from outside the local towns. Emphasizing the view of the event center from the interstate will also be a very effective advertising strategy.

To force traffic through Pineville and Anderson the Event Center should be located off of Business 71. This extra activity would bring additional commerce to the tourism, restaurant, and hospitality industries nearby.

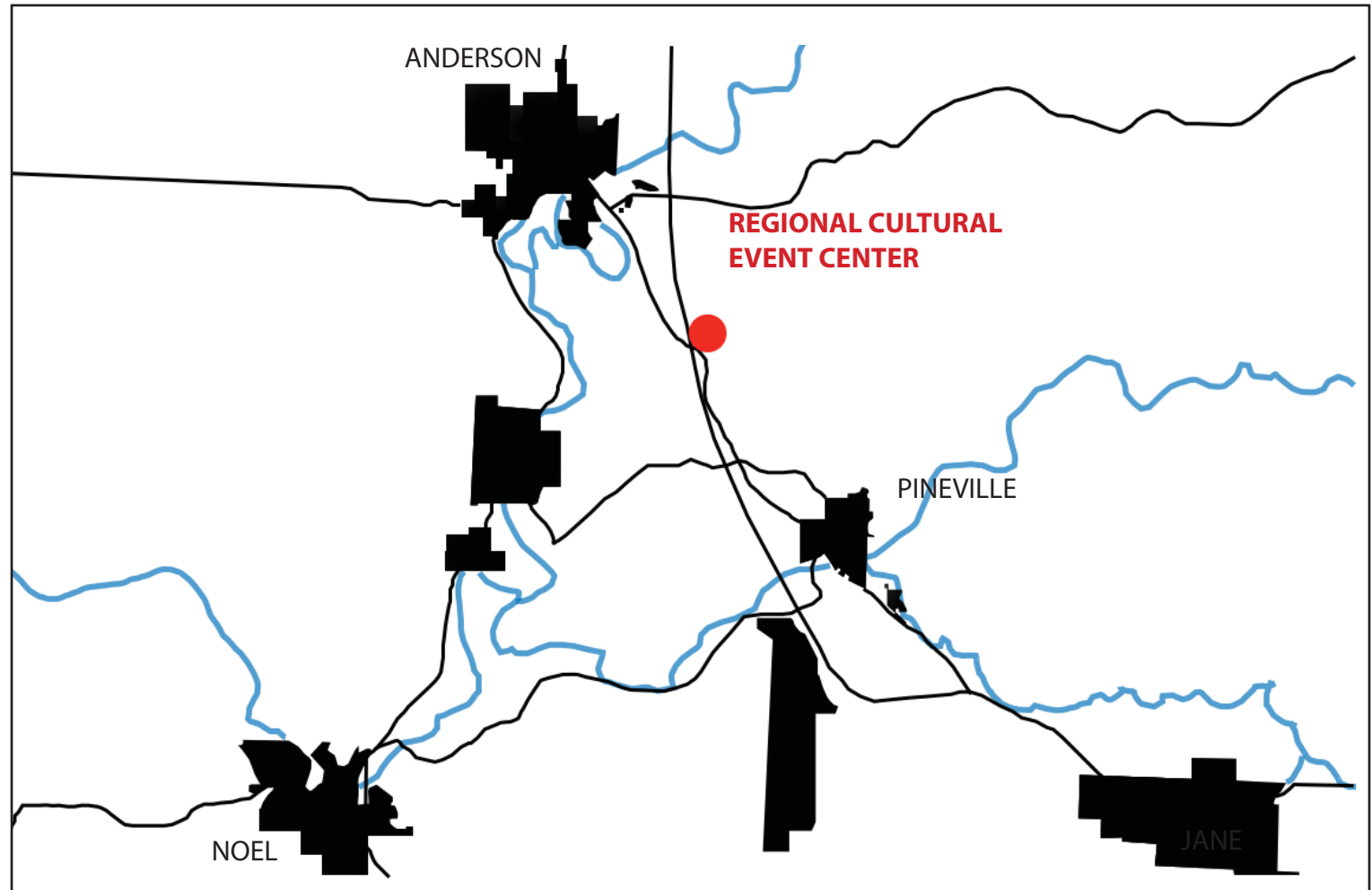


Fig. 5.4 Map of event center location



**Weddings**

**Rodeos**

**Cultural Events**

**County Fairs**

**Farm Auctions**

**Competitions**

**Music Festivals**

**Banquets**

**Concerts**

**Shows**

**Art Exhibitions**

The center will be an attractor that encourages interaction and builds human relationships between people in the county and with those from outside the county. The people of McDonald County will be drawn closer together through the cultural events and make relationships that will make the country a better place to live.



Fig. 5.5 Precedent for outdoor theater



Fig. 5.6 Precedent for outdoor arena



Fig. 5.7 Precedent for outdoor theater



Fig. 5.8 Rodeo



Fig. 5.9 Cultural Festival

Historic traditions would be celebrated here while new ones will be created over time further building McDonald County's identity in the region. Celebrating the area's cultural diversity would be a main function of this center. Permanent exhibits in the main building would display aspects of the many cultures in McDonald County's past and present. On special occasions these exhibits will expand into the event spaces and throughout the site.



Because the potential events to take place here are so varied the cultural event center should have a variety of spaces to accommodate whoever would like to use the center for temporary events. These event spaces should vary in size and type. The building should include grand room with flexible arrangements and abilities. An auditorium should also be included to allow for presentations or performances to a seated audience.



Fig. 5.11 Precedent for event space



Fig. 5.10 Precedent for event center design

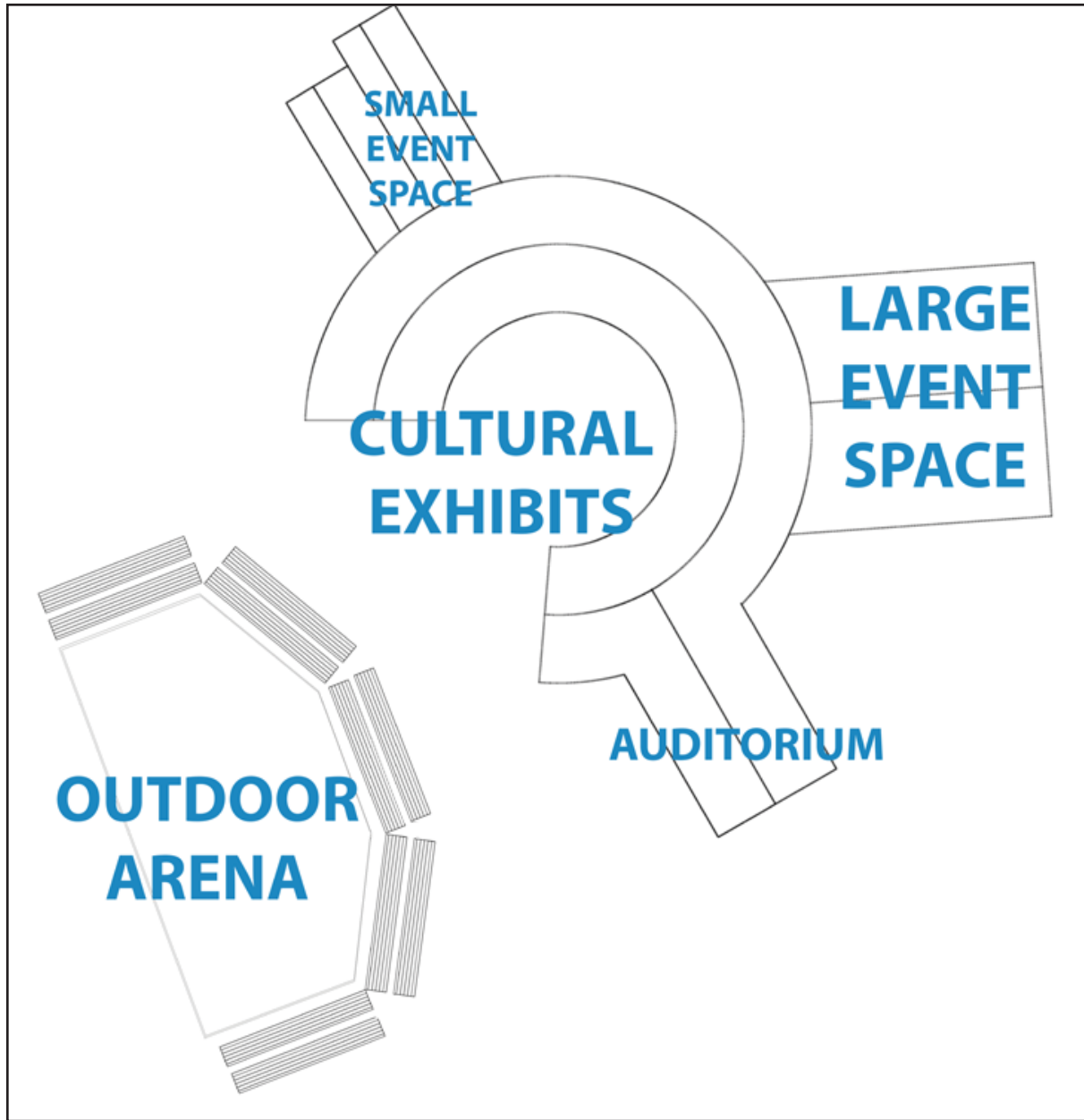


Fig. 5.12 Schematic design for event center



Fig. 5.13 Large event space



Fig. 5.14 County Fair











# PINEVILLE, MO

## DESIGN RECOMMENDATIONS

Following the research, precedent studies, and community Goals Workshop the CCS team began the exploration of the identified issues that were perceived influence the future development of Pineville, MO. Each team member was challenged to explore an area of personal interest in collaboration with their teammates and community advisory committee. These ideas were formally presented at four open community forums in an effort to educate, illuminate, clarify, focus, and understand more sensitively the community's wants, needs, and values. The design solutions on the following pages are the culmination of that semester long collaborative visioning process. These design recommendations are intended to provide the community with examples of what might be a vision for Pineville in the coming 15-30 years. Using this Visioning Tool-Kit and the information it provides, the community of Pineville must take the time to formulate their own vision for what they would like to see Pineville become in the coming years.

**“A city is not gauged by its length and width, but by the  
broadness of its vision and the height of its dreams.”**

Herb Caen

## HEART OF PINEVILLE (Town Center)

The heart and core of any community is its town center. It is what defines the community. Pineville's town center has played a dominant role throughout the history of the town from the days when Pineville acted as a strategic location for the transport of goods and services to when the town center was developed as a backdrop for the Jesse James movie. The town center is strategically located along a main street that extends to the town school and community library towards the north and the town greens and Elk River towards the south. Located within the town center is the civic and commercial heart of Pineville that is centered at its historically significant courthouse and is surrounded by government/civic offices, commercial shops, bank, MSU Extension office, etc. The town center has seen stagnation over the years due to de-centralization of activities to the outskirts of the Pineville. This has made it very difficult for existing business to remain open. New businesses have also found it very difficult to remain competitive, as there is currently very little footfall around the town center. Only the government/civic offices remain viable due to the courthouse and Pineville being the county seat.



EXISTING TOWN CENTER - PINEVILLE

The existing town square around the courthouse is defined by intersecting roads at all corners with the Jesse James pavilion on one side and the town greens on the other. Specifically, the town center can be defined by:

- **A Heritage Zone** where the Jesse James Pavilion exists and plays a significant role during the annual Jesse James festival around the town.
- **Civic Zone** with the historic courthouse at its center and a relatively small number of civic offices, a bank, MSU Extension office and a few commercial units are found.
- **Public Zone** that has a Town Green towards the south but ends short of extending out to the Elk River.

Currently, there is a disconnection between these family and event spaces. A lack of connection means that activities happening in both places are isolated from each other and from the town square. The town square, therefore, does not function as a centralized space or “heart of the community.”



EXISTING TOWN CENTER ZONES

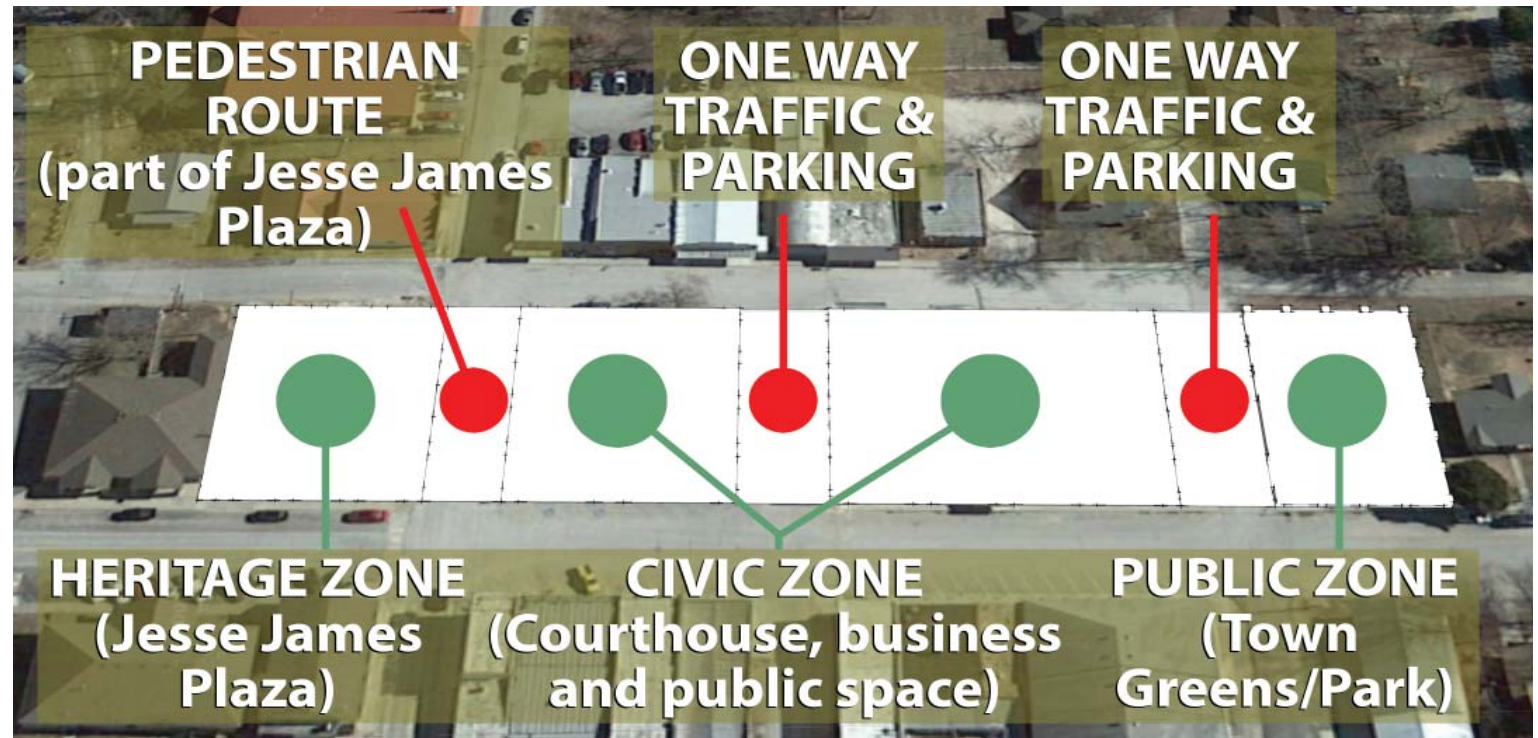
## Solution

The Pineville visioning team proposes a town center that will develop and re-connect the already existing Heritage, Civic, and Public zones.

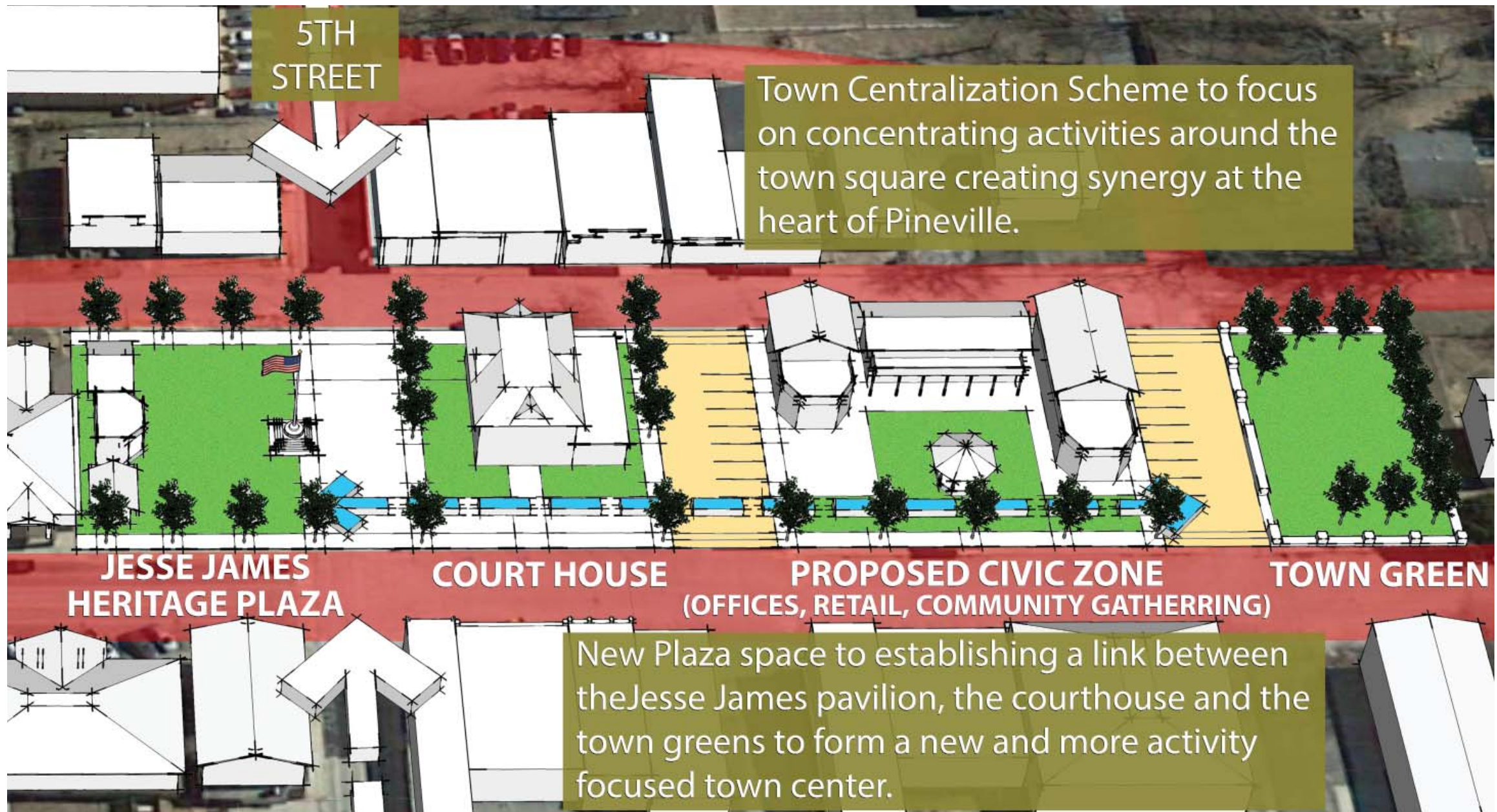
### The New Heart of Pineville

- **The Heritage Zone** will be upgraded via the development of the Jesse James Plaza that will become a grand event and function space for the Jesse James festival.
- **The Civic Zone** will replace and re-locate abandoned and old buildings by mixed use office, retail, and cafe units arranged around a community gathering and dance pavilion.
- **The Public Zone** will be upgraded to become the town public park and will have spaces for entertainment and significant farmer's market.

All three zones should be visually linked and connected together via a large and well-designed pedestrian plaza and walkway that embodies the town heritage by implementing the new heritage architectural language.



ENHANCING EXISTING TOWN CENTER ZONES



5TH STREET

Town Centralization Scheme to focus on concentrating activities around the town square creating synergy at the heart of Pineville.

JESSE JAMES HERITAGE PLAZA

COURT HOUSE

PROPOSED CIVIC ZONE (OFFICES, RETAIL, COMMUNITY GATHERING)

TOWN GREEN

New Plaza space to establishing a link between the Jesse James pavilion, the courthouse and the town greens to form a new and more activity focused town center.

## Existing Jesse James Pavilion

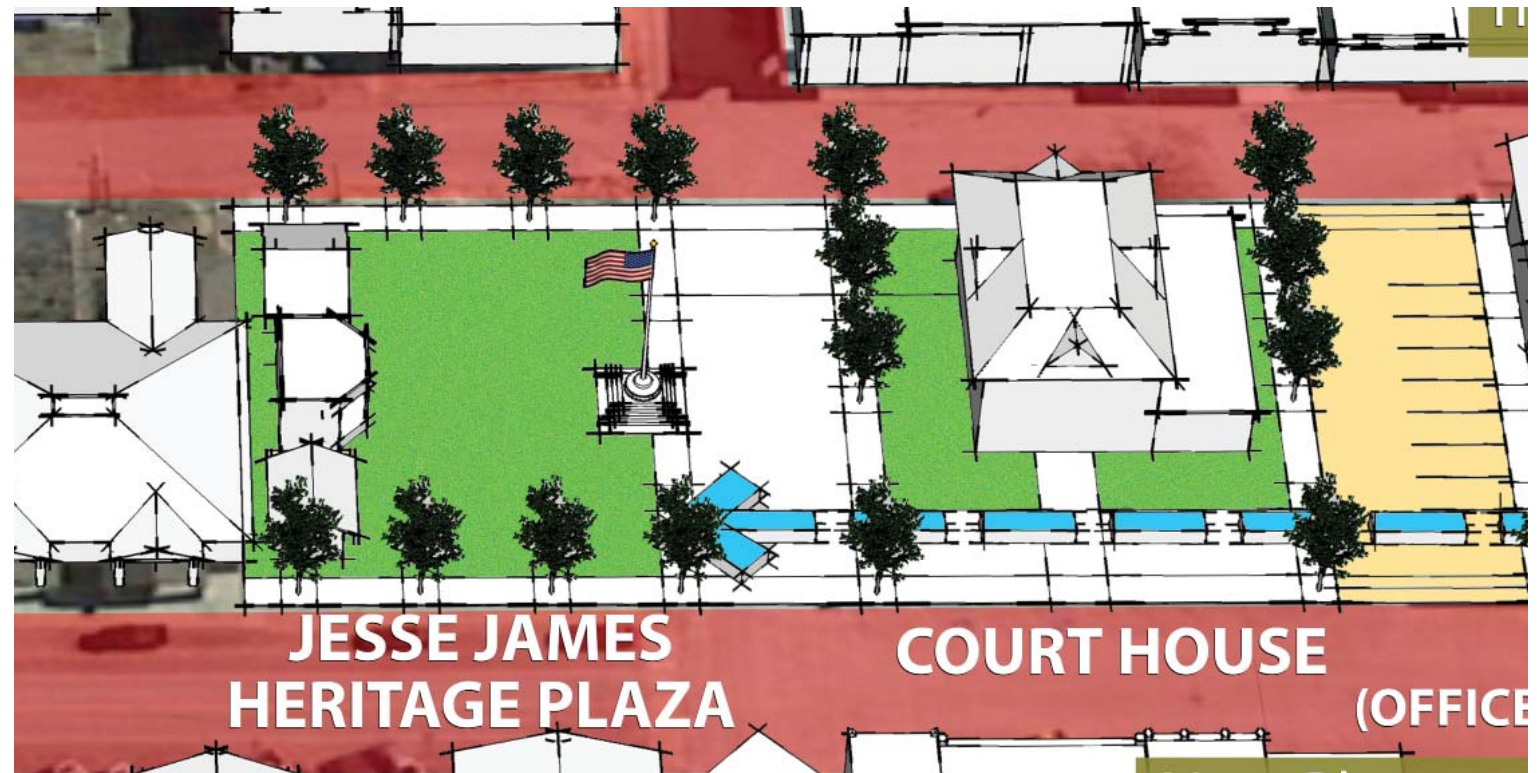
Pineville was used as a backdrop stage for the famous Jesse James movie. The residents of Pineville have retained this heritage since then by building a Jesse James pavilion and hosting an annual Jesse James festival that runs throughout the town and culminates at the pavilion. The residents are all in support of wanting the pavilion to remain at its current location and for it to become a heritage symbol for Pineville. As of current, the pavilion stands on a poorly defined green space without an identity, signage or a significant presence in the town.

## Solutions

The vision team's proposal for the expanded town center will see the creation of the Jesse James Heritage Plaza which will bring importance and significance to the Jesse James pavilion. Surround the pavilion in a plaza space and placing the American flag at a visual junction along the 5th Street will create a connection between the entrance of the town on 5th Street all the way down to the heart of Pineville. Visitor's turning onto 5th Street will catch a glimpse of the flag mounted high at the center of Pineville. This will draw them into the heart and center of activities. The Jesse James Heritage Plaza will reveal itself alongside the historic courthouse as soon as the visitors enter the main street.



EXISTING JESSE JAMES PAVILION AND SURROUNDING STRUCTURES



PROPOSED JESSE JAMES HERITAGE PLAZA



TOWN CENTER PLAZA WILL BECOME THE HEART OF PINEVILLE  
Decatur's MARTA plaza | [Decaturga.com](http://Decaturga.com). Web. 26 Nov. 2015.





THE CIVIC ZONE WILL BECOME A COMMUNITY EVENT PLACE  
 City of Decatur bandstand on the square | [Decaturga.com](http://Decaturga.com). Web. 26 Nov. 2015.

### Civic Space and Plaza

The current historic courthouse has the Jesse James Pavilion to the north and 4 buildings to the south out of which two are abandoned, one is a lawyer's office, and the other is an unused salon. These units separate the town green from the courthouse and Jesse James Plaza and, therefore, there is no direct link or connection to the Jesse James Pavilion. There is also a visual "disconnect" with the Elk River and the town center because of these units.

### Solutions

The vision team proposes to create a new and expanded town center that will connect the Jesse James Pavilions to the Town Green and further all the way to the Elk River. This will be done by replacing the four buildings with a new multi-use civic plaza and building that will house offices, salon, cafés, student center, etc.



## SOCIAL BENEFITS

A revived and energized town center that is bustling with life is a source of social benefit for any community. It creates an environment that brings people outside of their homes and allows for spaces of communal interaction which helps bring the community closer. The proposed civic plaza that has a communal dance pavilion surrounded by cafés and retail units will help create a new evening/night activity space at the heart of Pineville. This will help end the current stagnation that the town center faces.

## HEALTH BENEFITS

A vibrant and populous town center is a place that promotes creative interaction between residents and tourists coming to the town. The new proposed town center will open the current stagnant town square into a space that connects all destinations within the town and begins to centralize activities at the heart of Pineville. This new town center will promote communal interaction, which has great physical and psychological health benefits for Pineville's residents.



TRIPLE BOTTOM LINE - SOCIETY, ENVIRONMENT, ECONOMY  
Triple Bottom Line | [Tpp.ac.nz](http://Tpp.ac.nz) Web, 29 Nov. 2015.

## ENVIRONMENTAL BENEFITS

The proposed town center will help to create a new visual link and pedestrian connection between the Jesse James Heritage Plaza all the way to the Town Green and beyond to the Elk River. This connection is currently non-existent. The expanded town center plaza at the heart of Pineville can become a place to also host a farmer's market that builds its regional recognition on sustainable farming practices and produce. This will help bring people to the heart of Pineville and also put Pineville's name on the map. The proposed new connected town center will form a connection with Pineville's beautiful natural environment along the Elk River promoting the town's environmental attractions and utilizing sustainable practices to ensure that the town becomes a regional hub for sustainable eco-tourism.

## ECONOMIC BENEFITS

The triple bottom line approach requires a town center that can generate a balance between Economic, Social and Environment aspects. The proposed and expanded town center satisfies these requirements, as it will become a hub for communal interaction as well as a tourist and business destination at the heart of Pineville. The increased footfall around the town center will attract businesses and commercial investment opportunities around the town square. This will help create new opportunities for existing businesses and attract new investors to the town of Pineville.





## ARCHITECTURAL LANGUAGE AND HERITAGE CHARACTER

Meeting of Pineville residents and the visioning committee revealed the desire of the town residents to implement a town-wide heritage scheme that would bring back the Jesse James cultural character throughout the town and especially within its town center. The vision team has proposed the implementation of an architectural scheme that would start from the town center and become town-wide in the future. This architectural language will focus on upgrading the existing streetscape and also making additions that reflect the town heritage along the main street and town center.

THE HEART OF PINEVILLE TO BECOME A COMMUNITY GATHERING PLACE  
Concert of the Square | [Decaturga.com](http://Decaturga.com). Web. 26 Nov. 2015.



## WAYFINDING & SIGNAGE

### Importance and Significance

Currently, the signage around town is almost non-existent and the signs that do exist are inconsistent in their style, theme, and size. They are at times, also placed very close to the roads edge and, therefore, can become safety hazard for traffic flow.



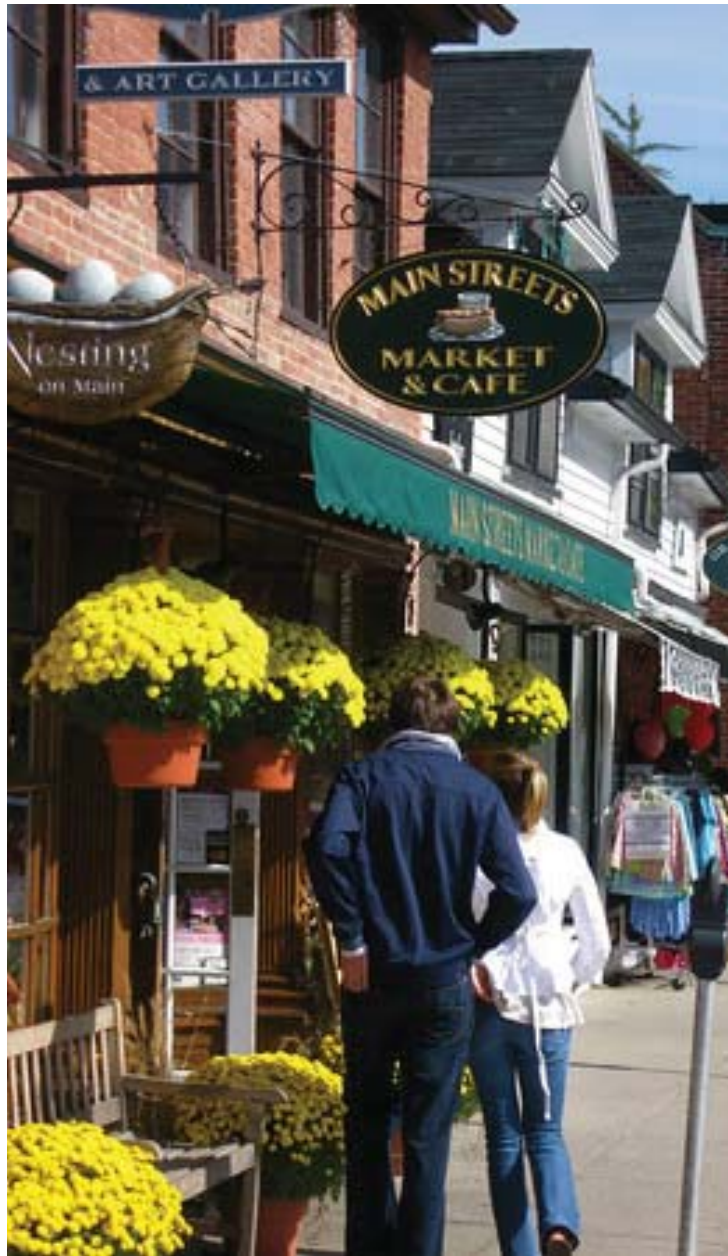
EXISTING HERITAGE LOG CABIN WITH LACK OF PROPER SIGNAGE AND IDENTIFICATION



EXAMPLE SHOWING SIGNAGE IN CLOSE PROXIMITY TO ROAD



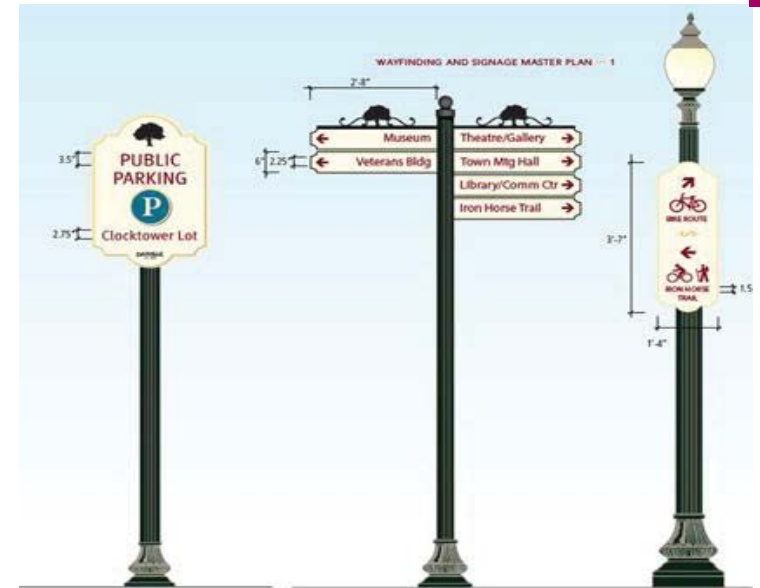
EXISTING APPROACH ALONG I-49 AND JESSE JAMES ROAD



ENHANCING STREETSCAPE THROUGH WAYFINDING AND SIGNAGE  
Best Towns in New England | [NewEnglandInnsandresorts.com](http://NewEnglandInnsandresorts.com). Web. 29 Nov. 2015.



SIMPLE SIGNAGE CAN ALSO BE VERY EFFECTIVE AROUND TOWN  
Signage around downtown Bentonville | P. Kashif A. Masoud 20 Oct. 2015



WAYFINDING SOLUTIONS SHOULD FOLLOW A PINEVILLE HERITAGE THEME  
Wayfinding Signs Make Downtown Easy to Navigate | [danville.ca.gov](http://danville.ca.gov) P. 13 DEC 2012, Web. 1 Dec. 2015.

### Solutions

Wayfinding and signage are the backbone of any town's identification and beautification scheme. The vision team proposes to have a signage and wayfinding system in place that will be easily identifiable and be highly prominent from the exit off the interstate highway all the way to the town center. Similarly, smaller place markers and historic building labeling and signage should also be placed to highlight the town's important buildings and destinations. The design, size, and style of the signage and wayfinding labeling system should be in line with a town architectural theme and heritage character that will translate into all streetscape elements around the Pineville.



## EXISTING STREETS, and SIDEWALKS

### Importance and Significance

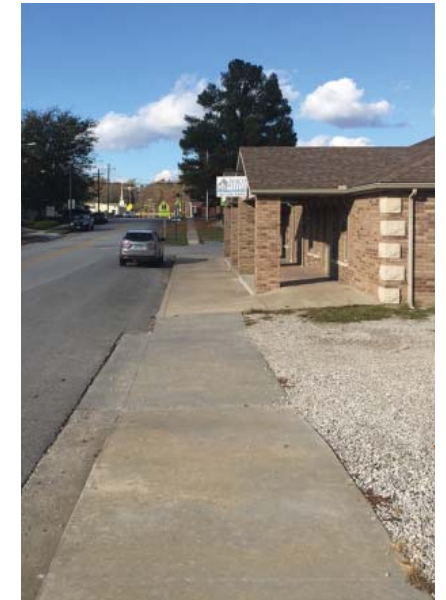
Existing streets and sidewalks are in poor condition and do not provide a continuous link around the town. They also do not follow a cohesive design strategy and are most of the times not ADA compliant. There are missing parking lane indications and the width of the sidewalks, at times, is insufficient or not safe for pedestrian travel. This inconsistency creates difficulty for pedestrian access and becomes a safety hazard especially when crossing streets.



NON EXISTENT SIDEWALKS ALONG SCHOOL ROAD



INCONSISTENT AND DISCONTINUED SIDEWALKS



POORLY DEFINED SIDEWALKS



### **Solutions**

The vision team proposes upgrading existing sidewalks and installing new ones around the main streets of the town. The materials used for the walkways will be in accordance with an architectural theme that promotes the historic heritage of Pineville. These sidewalks will help to connect different parts of the town together and will pedestrianize the town reducing the need for vehicular transportation. Walking around town safely and with ease will increase public interaction with other residents as well as with the town center, which will help promote a healthy town living and lifestyle.

WALKWAYS AND SIDEWALKS HELP BRING CONSISTENCY TO THE STREETScape OF ANY TOWN  
Walkways around downtown Bentonville | P. Kashif A. Masoud 20 Oct. 2015





EXISTING TOWN CENTER HAS A LACK OF UNIFICATION AND CONSISTENCY BETWEEN STREET SCAPE ELEMENTS

## BEAUTIFICATION and STREET SCAPE

### Importance and Significance

A unified streetscape will greatly benefit Pineville in creating a beautiful “small town” that will not only become a destination for visitors but will also become a residence of dignity and identity for its residents.

The Pineville vision team envisions a town that will have a beautification strategy in place in order to unify all the streetscape elements together to form one cohesive image of Pineville. Elements of the streetscape will focus on things such as signage, street lighting, street furniture, ground cover materials, accessibility (ADA compliance), vegetation etc. to help build a cohesive image of Pineville in cohesion with the town’s heritage.



### **Solutions**

Town-wide streetscape beautification and upgrade scheme should be implemented as part of an initial phase of upgrades to the town. Existing streetscape should be studied and an extensive survey of existing town streetscape deficiencies should be done to identify critical areas such as poor and broken sidewalks, undefined pedestrian walkways, poor street lighting, poor or non-existent street furniture, limited wayfinding and signage, undefined parking's along streets, poor or non-existent vegetation and landscape buffers or planters, poor or non-existent heritage signage, poorly maintained landscape in front of business or homes, poorly identified curb cuts and poor or non-existent traffic calming and control features.

ENHANCING STREETScape THROUGH THE USE OF MATERIALS  
A region of vibrant cities and towns | [gcbi.org](http://gcbi.org), P. 11 Oct. 2013, Web. 30 Nov. 2015.



## FAÇADE TREATMENTS

### Importance and Significance

It was very evident from the meetings between residents of Pineville and the visioning team that the residents wanted to implement a town-wide heritage scheme that would eventually see the town character reflect the historic heritage of Pineville. The current buildings, however, do not reflect that heritage and are of varying heights and conditions. They are also clad with materials that, at times, do not relate to one another and, therefore, there is no concise theme or architectural character to reflect the town's heritage.



EXISTING FAÇADE TYPES AROUND TOWN CENTER



ENHANCING STREETScape THROUGH FACADE TREATMENTS  
 11 Southern Towns You're Forgetting About But Shouldn't (Athens, GA) | [Huffingtonpost.com](https://www.huffpost.com) P. Kate Auletta & Carly Ledbetter, 29 Nov. 2014, Web. 30 Nov. 2015.



ENHANCING STREETScape THROUGH FACADE TREATMENTS  
 Pineville, North Carolina | [Wikipedia.org](https://www.wikipedia.org), P. 1 Nov. 2015, Web. 29 Nov. 2015.

### Solutions

The visioning team proposes to study the facades and come up with an architectural language based on identifying elements of the façade that could be upgraded or added to reflect the character and heritage of Pineville. These elements can be windows, doors, roofs, patios, verandas, wall cladding, etc. The newly established architectural theme would then be implemented in phases starting from the town center eventually moving onto the whole town.



## TELEPHONE AND ELECTRICITY LAMPS

### Importance and Significance

The existing telephone and electricity network around town is old and visually unpleasant to look at. It is primarily above ground, which means that there are areas of lines hanging loose. This will create a dis-balance between the proposed town beautification and the existing structures. It will also create uncomfortable situations where the town lines are hanging, which are visually dis-pleasing and do not give a good impression of the town.



EXISTING OVERHEAD TELEPHONE LINES



EXISTING OVERHEAD ELECTRICITY LINES



REPLACING OVERHEAD CABLES WITH VISUALLY PLEASING STREET LIGHTS  
Pineville, North Carolina | [tourfactory.com](http://tourfactory.com), Web. 30 Nov. 2015.

**Solutions**

In creating a comprehensive vision and image for the town, the vision team proposes to replace the overhead head cables and lines with underground infrastructure. This can be done in phases and at the time of other upgrades to the streetscape. Having the electric and telephone system underground will give Pineville a clean image and be in line with best sustainable town practices. It will also no longer be a safety or hazard issue.



EXISTING STREET LIGHTS

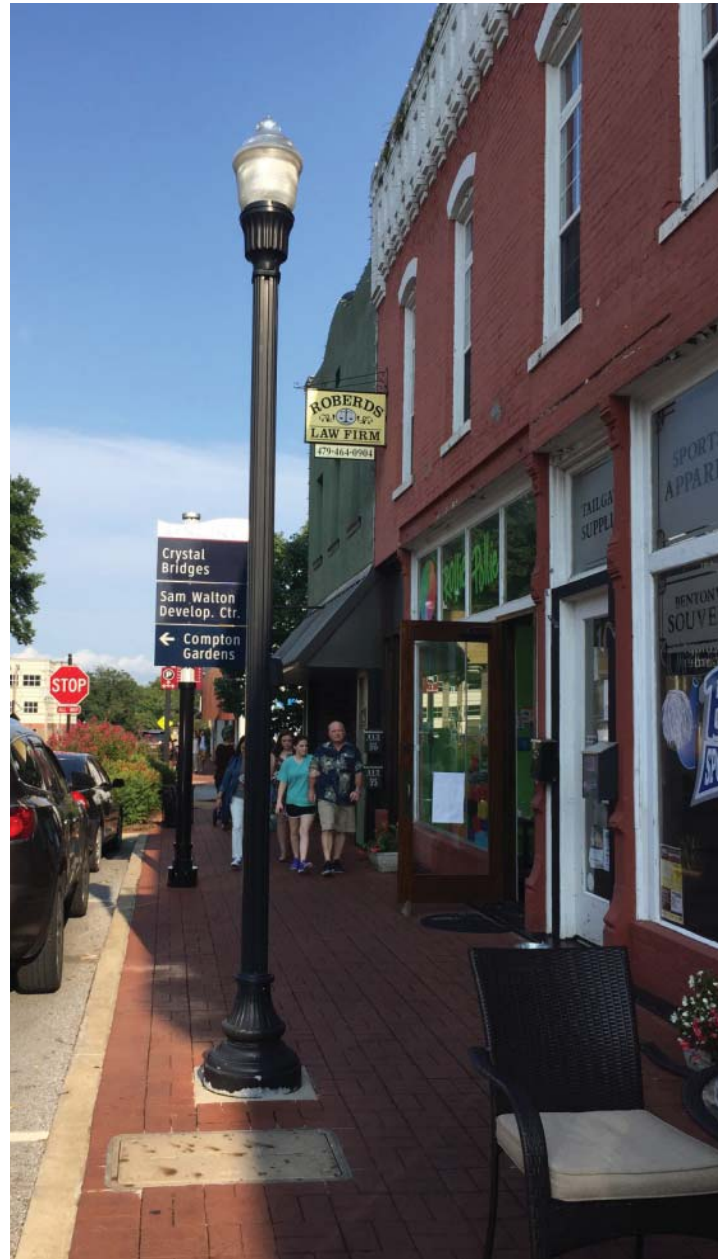
## STREET LIGHTING

### Importance and Significance

Streets around town either do not have streets lights or the ones placed there are inadequate to satisfy evening and nighttime requirements. This is also a safety hazard for pedestrians and vehicular traffic.



STREET LIGHTS CAN BE DECORATED TO SHOW IDENTITY OF A TOWN  
 Destination Gettysburg, PA | [grouptravellist.com](http://grouptravellist.com), Web. 25 Nov. 2015.



STREET LIGHTS CAN BE USED FOR WAY FINDING  
 Walkways around downtown Bentonville | P. Kashif A. Masoud 20 Oct. 2015



TRADITIONAL CLOCK TOWERS AND STREET LIGHTS ESTABLISH A TOWN HERITAGE  
 A cloudy day in Downtown Gettysburg | [flickr.com](http://flickr.com) P. Becky 5 Nov. 2009, Web., 1 Dec. 2015

### Solutions

The vision team proposes upgrading existing streetlights and installing new ones around the main streets of the town. The selection of the streetlights will be in accordance with an architectural theme in the town that promotes the historic heritage of Pineville. Streetlights will help to activate and extend the evening hours of the town creating opportunities for evening communal activities and interaction. Street lighting will need to be based on a newly developed architectural theme that involves looking at the historic character of the town and taking references from that. The historic character needs to be reflected on the not just the street lighting scheme but also on all other aspects of town beautification.





## STREET FURNITURE

### Importance and Significance

People create synergy in a town and its town center. Therefore, creative ways of getting people to spend more time in the town center becomes critical in satisfying the social, economic, and environmental aspect of the triple bottom line. Currently, there are only one or two benches around the historic courthouse and a few trash bins and their character and design is inconsistent with one another.



EXISTING SIGNAGE



EXISTING STREET FURNITURE AND SIGNAGE



EXISTING STREET FURNITURE AND SIGNAGE



COHESIVE STREET FURNITURE WILL HELP TO ESTABLISH PINEVILLE'S HERITAGE ALL ACROSS THE TOWN AND THE TOWN CENTER  
 Abbeville Square, South Carolina | flickr.com, P. Joseph Richardson 19 July 2008, Web. 1 Dec. 2015.



SELECTIVE STREET FURNITURE HELPS CREATE AN IDENTITY FOR THE TOWN  
 Great ways to spend a weekend in Gettysburg | traveladdicts.net, P. Laura Longwell 2 Sept. 2015 Web. Nov. 2015.

### Solutions

The vision team's proposed town center Jesse James Heritage Plaza and civic center will help to create these spaces for public and community interaction. This is done through street furniture, such as benches, seating spots, breakaway communal places, and the provision for trash bins, bicycle stands, clock towers, etc. The selection of these should be consistent with the town-wide character and heritage scheme being implemented.



## VEGETATION, PLANTATION & TREES

### Importance and Significance

Pineville is surrounded by a beautiful natural landscape, which currently does not reflect in the town center or around the town. There is a lack of vegetation that acts as natural buffers between walkways and streets. There is also a lack of planters along sidewalks and plazas to identify and beautify the existing destinations around the town.



EXISTING HERITAGE BUILDING WITH POOR ROADSIDE DEFINITION



POOR ROADSIDE FRONTAGE ALONG SCHOOL ROAD



EXISTING PARK WITH POOR BOUNDARY DEFINITION



TOWN WIDE BEAUTIFICATION TO LOOK AT PROPER USE OF VEGETATION, TREES AND LANDSCAPING TO ENHANCE COMMUNAL ACTIVITY AREAS  
Osseo Central Avenue Streetscape | [hkgi.com](#), P. HKGi, Web. 30 Nov. 2015.



ENHANCING THE TOWN GREEN WILL ENHANCE ITS APPEAL AND ATTRACTION  
Addis retains its small-town charm as it prepares for its centennial | [theadvocate.com](#), P. Terry L. Jones, 30 Aug. 2015, Web. 29 Nov. 2015.

### Solutions

The vision team's proposal for Pineville will see the creation of a town center surrounded by vegetation and green buffer areas between the streets and plaza space. Selective planters will be placed around public places to create scenic areas and community interactive spaces. Plant selection will play an important role and seasonal plants will have to be selected. Care should be taken in selecting trees so as not to block views for drivers.

## EDUCATIONAL ZONE: PINEVILLE HISTORY EXERCISE PATH

Members of the Pineville community already have plans to build a walking path around the baseball field next to the Elementary School. This is an excellent location because of its proximity to the County Library and Main Street which along with the library are major community hubs in Pineville. The future location of the path is also located in the proposed "Education Zone", which calls for the addition of an educational element to the path. Part of the Live Learn Grow model proposed for Pineville is a community wide commitment to health and wellness. By providing communal locations for residents to get outside and exercise helps to achieve that goal, while giving people something fun and healthy to do.





## Learning Garden

Parts of McDonald County have been classified as a limited access food desert, which means that some residents of the county do not live within a 10-20 minute drive of a store that sells fresh produce and other healthy food items. Creating an edible garden within the proposed Education Zone would increase food access in the city. An edible garden open to McDonald County residents could be the center of multiple community programs focused on health and food education.

The proposed placement for the edible garden is the land behind the library. This location would provide ample space for the garden and be within walking distance of the Elementary School and the garden's target demographic, school aged children. Being next to the library would also allow for any classes or groups that were focused on the garden to use the library as a meeting place.

“Parts of McDonald County have been classified as a limited access food desert . . .”





Using planters, students and administrators of the edible garden would plant crops that are similar to those grown on larger scale farms across Missouri. That way residents and students could learn about the foods grown by farmers in their region and what it takes to grow the food that end up on their kitchen tables. The garden could even feature easy to maintain animals like chickens, which could be used as educational tools and a source of fresh food. The garden would develop alongside an educational program aimed at adult residents, but also for children. Having multiple interests in the garden would ensure that it has the funding and care it needs to be successful.







University of California Santa Cruz Agroecology and Sustainable Food Systems Program offers education in sustainable agriculture. The faculty and students in the department manage the 30 acre UCSC Farm and the Alan Chadwick Garden. Both of these locations are certified organic and sustainably run and act as education and research facilities for the students. The farm and garden also host educational programs and events for other students of the university as well as the local community. Through the University's Farm-to-College Program most of the produce raised by students in the farm and garden are used in the university's dining halls. To provide access to healthy organic food to all of its students.

**“Every child needs to learn how to cook, needs to learn how to cultivate a garden, plant seeds, learn about sustainability, be taken to a garden, and be able to put hands in the Earth.”**

— Alice Waters, Founder of the Edible Schoolyard



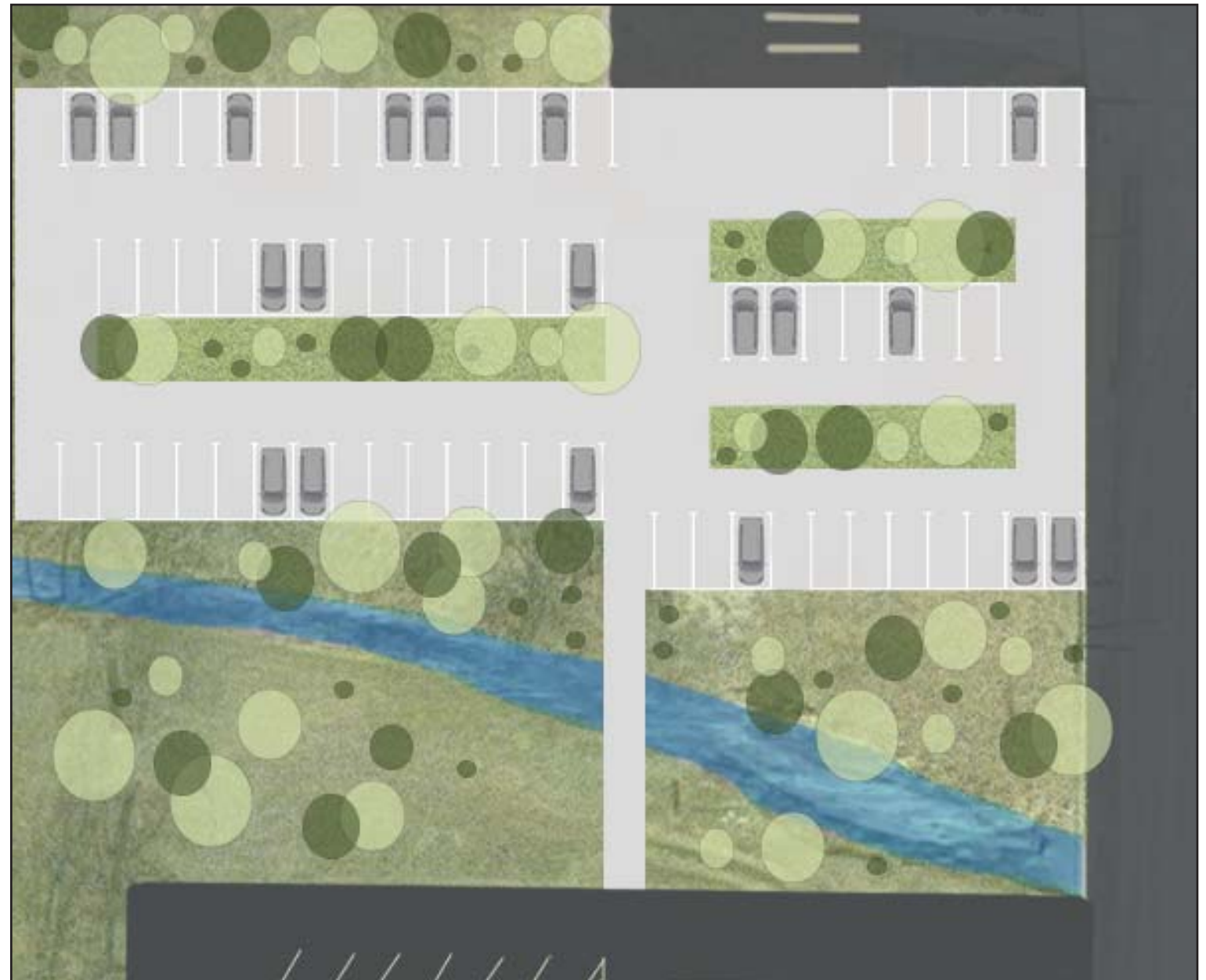
Edible Schoolyard Program in New York City is a non-profit organization that provides edible gardens and education and cooking educators to low income elementary public schools. On each school site the program builds gardens and educational facilities that teach children about food and nutrition in an effort to increase knowledge about healthy living and decrease the rate of obesity among school aged children.



## Alternative Parking

Pineville residents expressed a need for additional parking in the downtown area; the addition of a new lot could help to meet these needs. The lots that currently exist downtown are basic and aesthetically barren hardscapes made of asphalt or gravel. These current lots are not sustainable, the heat that radiates off asphalt adds to the heat island effect and neither material allows for efficient water runoff. The lots also do little to add to the visual appeal of downtown and do not meet the future beautification standards proposed in this visioning plan.

The methods proposed here could be applied to any of the existing parking lots downtown to bring them up to the new beautification standards. This specific plan is in reference to the empty lot next to the church. This location means that the new parking lot could serve the church, library, and baseball field/exercise path. Having a lot that serves more than one site with different peak activity days and times decreases the amount of time that the lot would be empty.





Surfaces like gravel and asphalt do not allow rainwater or snow melt to filter back into the ground. However water permeable materials like Perma Pavers allow for this while still provides a solid enough surface to be accessible to wheelchairs, strollers, elderly people, and people with disabilities. Another way to make parking lots more sustainable is to use some of the surface area to create rain gardens. These gardens break up the lot and allow a place for water to run into. The water helps grow the plants which in turn shade the pavement and the cars as well as help to absorb some of the CO2 emissions that the vehicles create. The gardens also make the parking lots more visually appealing and create safety zones for pedestrians from cars moving through the lot.



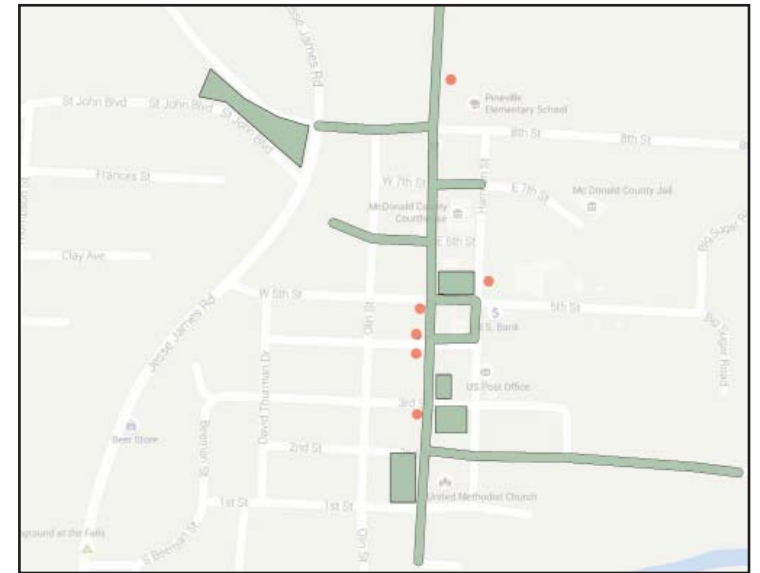
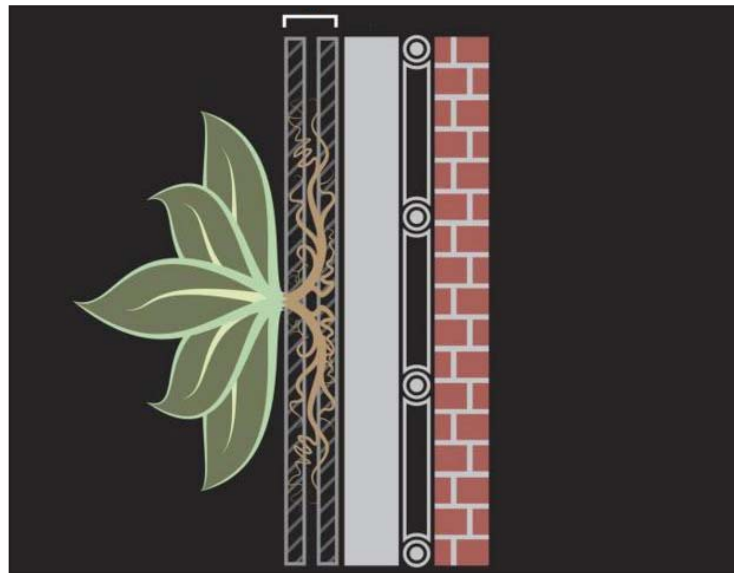
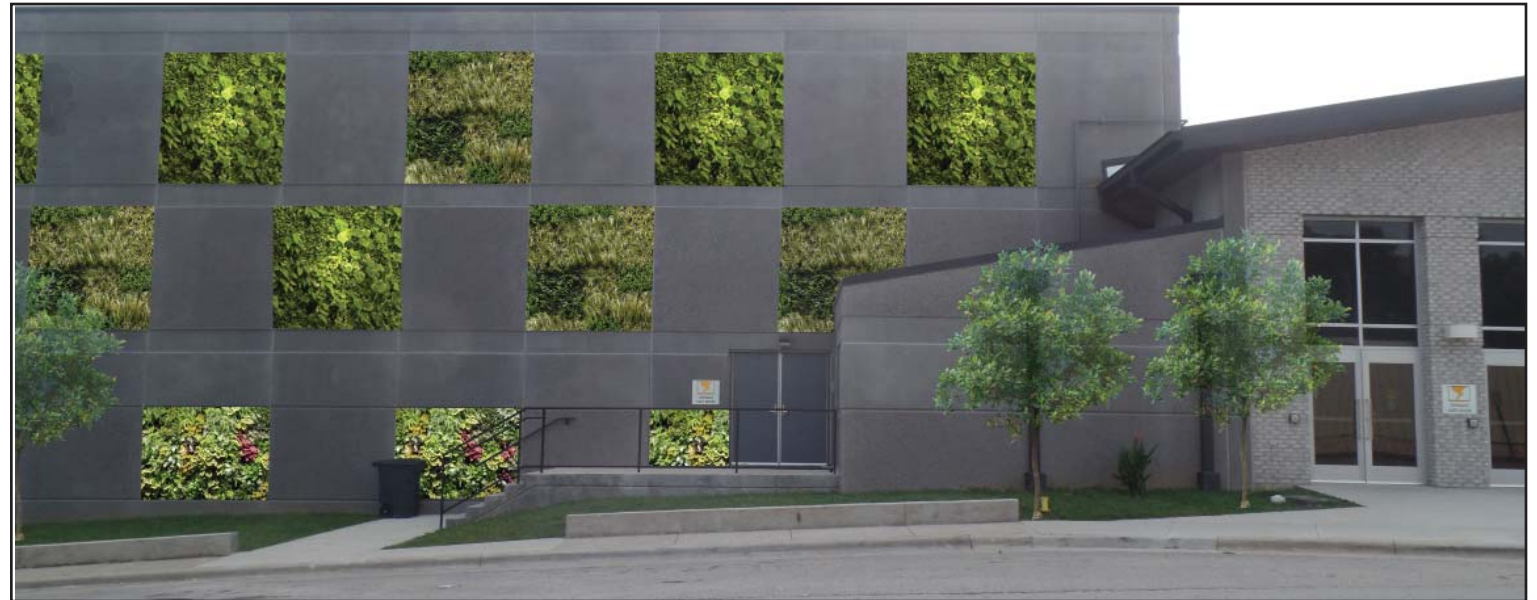
The parking lot at the Missouri Botanical Gardens was designed to show a sustainable and beautiful way to design parking. The Eco-Lot design uses native drought tolerant plants and trees to increase shading and manages storm water and water runoff with rain gardens and multiple types of porous paving materials.



## Vertical Art

Vertical art makes use of already existing spaces, the empty and plain facades of buildings, and uses them as an art medium. The buildings can display murals, sculptures, vertical gardens, and other creative pieces. These pieces can add to the beautification efforts of downtown and give Pineville a visual identity.

Vertical art is a beautification design solution that can be used throughout the community on both residential and commercial property. This proposal recommends that the installations downtown align with the Green Path that is proposed for the downtown area and Main Street. Property owners and community leaders can pick buildings and facades that could benefit from beautification efforts and/or are in visual proximity to Pineville.





A theme or style could be selected for these installations in accordance with the proposed or created downtown beautification plan. Vertical installations could be selected by residents and building owners. Murals could depict scenes from McDonald and Pineville history or the scenic nature around the region. Vertical gardens could be designed to appear natural or plants could be arranged in specific patterns and colors. Other options like sculptural installations could be commissioned from local artists.



The City of Philadelphia's Mural Arts Program mission is to create art that serves as a place maker and as a medium for change. There are multiple programs within the Mural Arts collective which focus on topics like art education, space restoration, community involvement and social justice all of which create and study public art.

## University Partnerships

Gown to Town programs like the Extension program through the University of Missouri build mutually beneficial relationships between academic institutions and communities. Colleges and universities gain research and practical materials and communities benefit from the resources and other expertise which are usually reserved for the academic community.

These partnerships do not necessarily have to have a permanent physical location within the community and could even work in conjunction with facilities that are being developed or already exist within the community, like the elementary school or the community center.

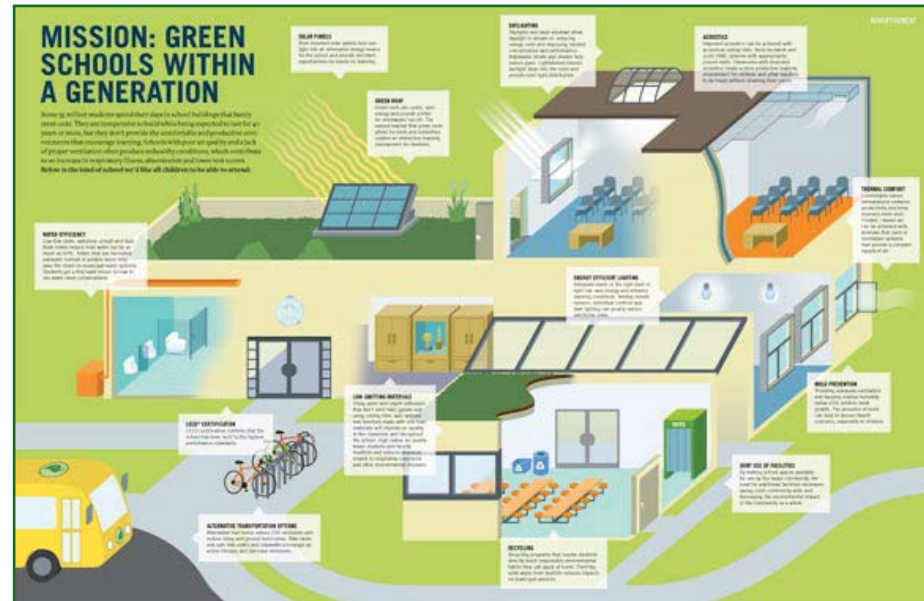
Pineville already has a branch of the University Missouri-Extension program downtown. Because this university has already shown an investment in the community, Pineville could offer larger facilities or other incentives to encourage the expansion of the existing program and the introduction of other programs offered by Extension. Pineville is also located relatively close to the McDonald County Crowder College campus. Community leaders could reach out to the college and start partnerships that benefit local residents, especially high school students.





## Sustainability & Pineville Elementary

Sustainable upgrades to the Elementary School would help the school district save on energy bills and provide an educational tool to teach students about sustainable practices. Instead of hiding these upgrades make places in the building where the sustainable additions and technology is available for students to see or touch. Examples include having large energy use monitors on display and having solar panels in places where students can see them.





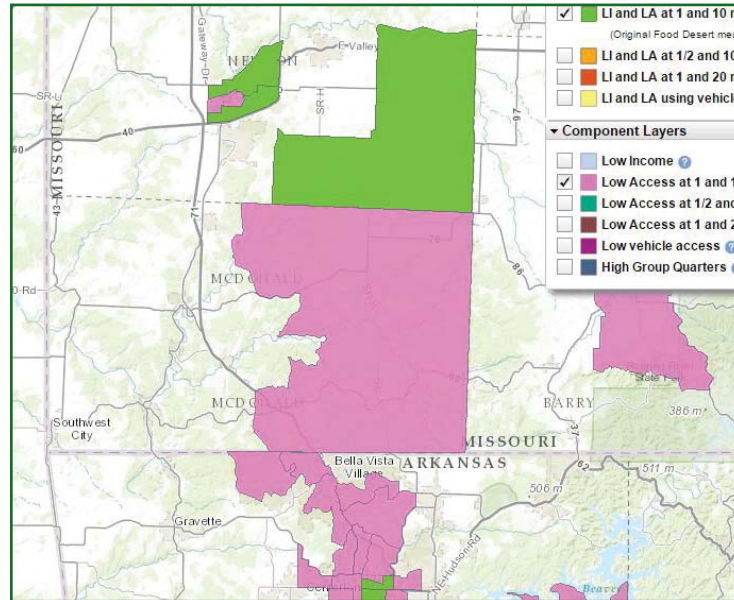
## Opportunity Gardens

Planting mini gardens throughout town would add to the beautification of Pineville and continue the theme of “growth”. Making some of these gardens edible could be a continuation of the program taking place at the proposed Learning Garden and, if implemented on a county wide scale, could help increase food access in the region. Opportunity Gardens is a program which uses community based knowledge and funding to provide home edible gardens for low-income residents and/or residents who live in low food access areas. Planting these gardens in between commercial and residential buildings would utilize land which is rarely used or becomes a visual blight.





The responsibility for these gardens could either fall to willing residents and landowners or could be under the jurisdiction of a community beautification committee. This committee would work to identify these alleys or small areas of land that could benefit from the addition of a garden and use volunteers or city employees to plant them. The Opportunity Garden Program would use volunteers to help and teach low income residents how to plant edible gardens so that they can grow their own produce. As the number of gardens grow so does the pool of possible volunteers because the skills are passed along and shared within the community.



## Library Expansion

The McDonald County Library acts not only as an educational facility but also as a social hub. Expanding the services the library offers will capitalize on that social aspect and involve the entire community in the efforts toward sustainable education and the work being done to further the prosperity and sufficiency of the region.





## Media & Technology Room

As technology advances libraries are becoming more and more a source of digital resources. Expanding the computer lab to include more computers and possibly other tools like scanners, projectors, and 3D printers would prepare McDonald County Library to keep up with the future of education.



## University Partnership Office

If Pineville wants MU-Extension or other universities to start or expand the range of programs they offer in the county providing them with more space to operate, as well as classrooms and offices, will be necessary. Having this office in the library will consolidate the communities' educational resources and give these programs access to the materials and technological resources offered in the library.



### Sustainable Living and Resource Center

The plans laid out in this Visioning Toolkit put a strong emphasis on sustainability; in order for the community to become more sustainable residents, as well as the city's governing bodies, must learn the skills and knowledge necessary to implement these changes on a large and small scale. Once Pineville, as a community, has a deep collective knowledge of sustainable practices they can begin to educate others. Pineville could become a regional leader in sustainable education and the city itself could act as a classroom for other communities looking to make similar changes. Having the Sustainable Living and Resource Center in the library will help solidify the center's identity as a public space open to the community as well as give the center access to the library's resource and the learning garden.





# RIVER ISLAND BOARDWALK



- 1. River Island Boardwalk Location
- 2. Riverside Boardwalk Location
- 3. Pineville Pavilion and Parklet
- 4. Existing Camping Ground- Three Rivers Canoe-Campground

### River Island

The River Island is located at the end of Main Street where the Elk River separates. This area is covered in a large amount of vegetation and is home to many birds. The island is undeveloped and located completely in the floodplain. This area should be developed to enhance Pineville's use of its natural resources.

### Assets and Challenges

The Elk River diverges around the island, providing access to the island on both sides. The island has remained undeveloped and, thus, the natural character of the island has remained undisturbed.

Many design challenges exist, however: the floodplain covers the entire area, the site is south of town and is somewhat disconnected from the town square, and the land is not owned by the city.



## Proposal

We recommend that a trail system be developed on River Island that can provide the community and tourists with an enjoyable area to stroll and recreate within the natural environment and its wildlife. The trail system will be spread throughout the island with multiple stopping and resting platforms, allowing time to take in the views as well as gain information about the city and the animals that can be found in the area. The information will be provided on signs found at the resting and viewing points throughout the trail system. There will be trails for biking, walking, and running and areas for bird watching, quiet solitude, and group activities. The trail system will provide access to three beaches located on the south side of the island. These beaches will be upgraded to allow more people floating down the river to access them. Throughout the island ditches can be dug to facilitate water runoff and by grading the banks to allow the river to expand wider during heavy rains, the flooding of the River Island area can be mitigated. By lessening the impact of flooding within the River Island area will allow the trail system to be used longer throughout the year.

Images on the next page link to this rendering and the reference numbers.





1



2



3 <http://static.panoramio.com/photos/large/63510657.jpg>



4



5 <http://www.hiltonheadisland.com/wp-content/uploads/2014/07/scc-lookout-deck.jpg>



6 [http://media.mlive.com/saginawnews\\_impact/photo/imag0022.jpgpg-753f99383301b9b0.jpg](http://media.mlive.com/saginawnews_impact/photo/imag0022.jpgpg-753f99383301b9b0.jpg)



## BOARDWALK PRECEDENT STUDIES

### Yanweizhou Park

This park is located in China and is designed to resist high floods. It is located in a wetland area at the mouth of three rivers. These embankments are terraced and covered with landscaping to help absorb floodwater and nourish the plants at the same time. Also with the embankment being terraced it allows the rivers to expand in a controlled way during high floods. The boardwalk connecting either side of the rivers is wide enough for multiple activities at once but, can also be used during the highest of floods.

### Relevance

This precedent study is relevant because all the boardwalks are located within a floodplain, like most of the area located around the Elk River in Pineville. The design of this park shows how flooding can be controlled. When land is no longer visible because of flooding the park can still maintain function of visitors with the use of boardwalks. This precedent also is now known as an icon in China and it could be the same for the river area in Pineville, Missouri.



Park during low waters



Major Boardwalk spanning the river



Park during high waters



Elevated banks with vegetation made to control high flood waters



## Tagus Linear Park

This Park is located along a 2,297-foot riverside. It connects the public park with a bird observatory off the south-west coast of Portugal. It offers many outdoor activities for watching wildlife to having a walk with a friend. There are many resting points allow the riverside to enjoy all the thing that nature has to offer.

### Relevance

This precedent is relevant because it shows the types of activities nature has to offer. It also proves that boardwalks will be used by many people who like to be outdoors. The precedent show how Pineville can use its natural resources to entertain visitors as well as the community.



<http://www.dezeen.com/2014/06/14/timber-boardwalk-by-topiaris-landscape-architecture-stretches-down-the-river-bank/>

## PINEVILLE PAVILION

### PINEVILLE PAVILION PARK

The Pineville Pavilion Park is located at the south end of Main Street. The area is undeveloped much like the River Island. This area is well maintained and is ready to become a part of the city. This area is also located within the floodplain, but can be utilized for community events. The Three River Canoe Camping area is located to the west of the site.



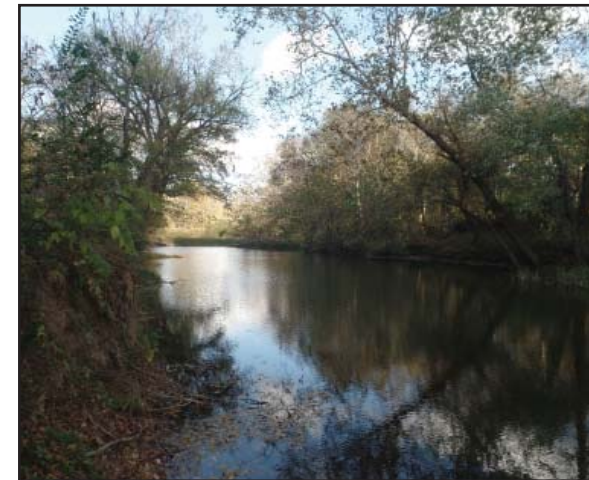
Pineville Pavilion Location



### Assets and Challenges

This land is undeveloped and its location at the south end of town and is ideal for a community gathering, entertainment, and activities park. The area is located on the Elk River and can be easily connected to River Island. The existing camp ground to the west of the park area will provide convenient access between the event area and possible lodging site.

The floodplain and possible difficulty of getting emergency vehicles and parking to this area makes this site challenging. In addition, there are no utilities in the area.



View to Elk River from Pavilion area



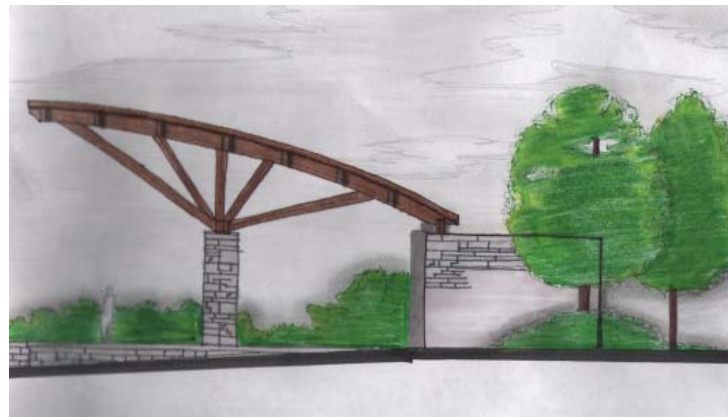
Front View of Pavilion



Pineville Pavilion Location

## Proposal

We recommend that the area at the south end of Main Street next to the Elk River be developed into a park area for the community. We suggest that a pavilion be constructed in this park that reflects the culture and history of Pineville. This pavilion would be used for musical and theatrical events, weddings, graduations, reunions, community picnics, and the like. This park should become a place for entertainment and social interaction for the community and tourists. Since this proposed park is located next to River Island it will be connected to the island by a pedestrian bridge. This bridge will be located so that citizens and tourists can access the River Island trail system as well as the river itself.



Section of Pavilion



Pedestrian Bridge

## PAVILION PRECEDENT STUDIES



<http://hoblitzelle.com/retreats-meeting.asp>

The Pavilion above is located on a Texas campus. It was built to hold large events not only for the university but, also for the community. It has a large stage that can hold up to 500 people.

### Relevance

This pavilion shows a rustic style that allow you to feel comfortable during any festivity. Pineville has a strong cultural reference in its buildings, therefore, the building materials should be carefully considered when building the Pineville Pavilion.



[architectmagazine.com/design/morning-news-roundup-snhettas-college-park-pavilion-in-dallas\\_o](http://architectmagazine.com/design/morning-news-roundup-snhettas-college-park-pavilion-in-dallas_o)

The pavilion above is located in Dallas Texas. It is made for metal and reflects the nature that is around it in its design; the leaf out cut out on the sides for example. The pavilion is placed in a park area and is used for social gatherings like.

### Relevance

This pavilion shows a more modern way a pavilion could be built. The pavilion could be an icon that draws people to come enjoy the nature in Pineville. The pavilion in Pineville could take on many different shapes and styles, all depending on what fits best for the town of Pineville.



<http://apimagery.com/around-owensboro/#Vm5ijY-cHxM>

The pavilion above is located in Owensboro, Kentucky. This pavilion is not only a space that can be used for performance but, it is also connected to a waterside walkway that connects it to the downtown area of Owensboro. This pavilion is a large interactive space for many different types of performances.

### Relevance

This pavilion show a connection between the heart of a downtown city and its waterfront. In Pineville, the riverfront is so close to the city center that the connection that Owensboro has can and should be implemented into Pineville as well. The city will be able to grow to have a strong connection with the nature that surrounds it.



## PEDESTRIAN BRIDGE PRECEDENT STUDIES



<http://www.waymarking.com/gallery/image.aspx?f=1&guid=43572a6a-37ff-4fd1-9c0b-6c1ea423c924>

The bridge above is an example of a pedestrian bridge that is a mixture of materials. Metal and wood make up its structure. This allows the bridge to be strong and stable during high flood and at the same time using natural material to tie it with the surroundings.

### Relevance

This bridge is a simple, yet elegant, structure that will allow people to crossover to the boardwalks on River Island. It may be simple, but it use does not take away from the beautiful structure of the Pineville Pavilion.



<http://abedofroses.com/2013/09/09/the-best-waterfalls-at-dupont-state-forest/>

The bridge above is located in North Carolina in DuPont State Forest. It is surrounded by waterfalls, natural streams, and rock cliffs. This bridge is completely submerged in nature. The structure is also a mix between metal and wood. This bridge has a larger amount of wood, but still would be stable is high flood times.

### Relevance

The bridge could be used for the connection between the pavilion and the River Island boardwalks. The structure would be strong enough to withstand the high flood waters. It appearance compliments the area and links well with the pavilion itself.



<http://beautifuldecay.com/2012/11/05/the-swirling-op-art-pedestrian-bridge/>

The bridge above is located on the Des Moines River Valley, Iowa. This bridge shows movement through the structure that goes over the top of the bridge. This bridge also uses LED lights to light the path at night.

### Relevance

This bridge suggests a strong example for how to make a landmark in Pineville, Missouri. The bridge in Pineville is located in a place where it will be visible from the entrance to Pineville itself. This type of bridge could be an interesting part of Pineville that could draw in visitors.

## RIVERBANK BOARDWALK AND TRAIL SYSTEM

### RIVERBANK BOARDWALK AND TRAIL SYSTEM

The land along the Elk River remains undeveloped in most areas south side of Pineville. The land becomes more elevated as you move away from the river and is occupied by camping areas and the backyards of privately owned properties. As you follow the Elk River northeast around Pineville it leads to the housing complex.

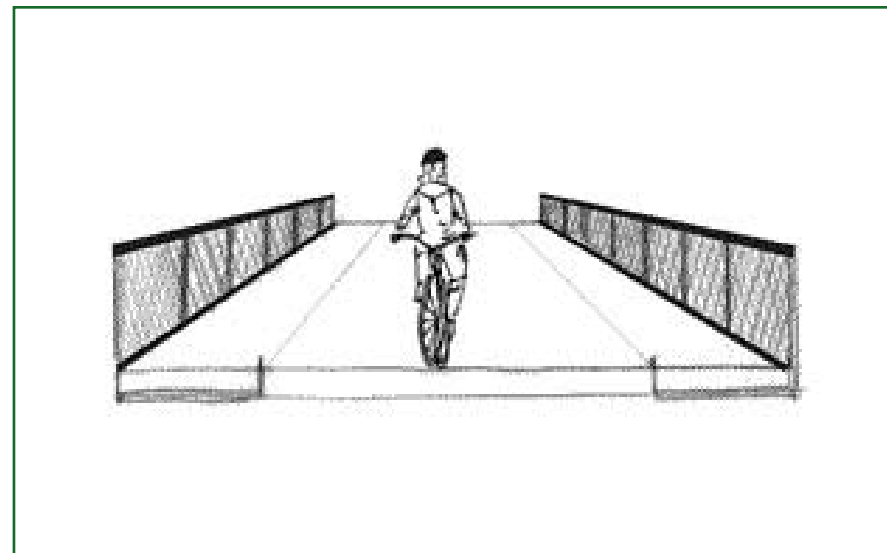
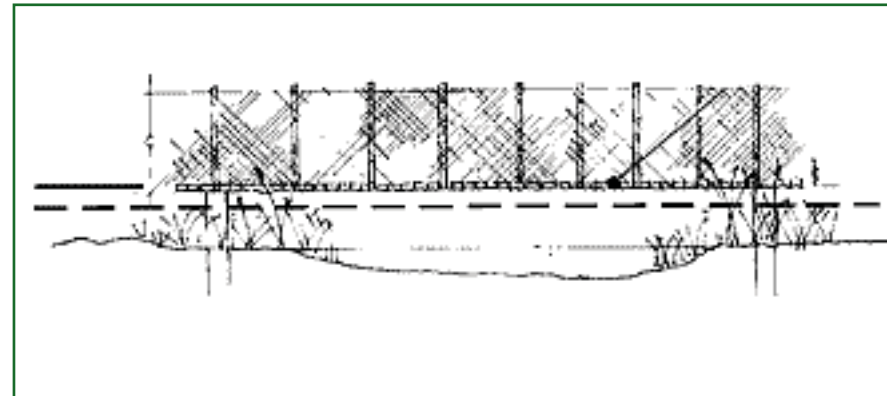
#### Proposal

We recommend that the natural landscape be utilized to create a boardwalk and trail system with as minimal an intrusion as is possible. The boardwalks will be elevated so as not to interfere with the terrain and to be above the height of the flood waters. The surface trails will be as unobtrusive as possible and be constructed of materials that will resist damage from flood waters. The boardwalks and trail system, like the ones proposed for River Island, will be wide enough to accommodate activities like, running, walking, biking, and skating.

#### Assets and Challenges

The land proposed for the trail system is close to many camping grounds. This gives campers access to the river for fishing, swimming, and floating. The location of the land also provides a beautiful setting for many people to enjoy the natural resources of Pineville's outdoors. The large site spans the length of the river providing different natural regional features to enjoy.

The design challenges for this area are the same as for the Pineville Pavilion Park and River Island. All of the riverbanks are located in the floodplains and multiple people own the land.





## RIVERBANK BOARDWALK PRECEDENT STUDY

### Lady Bird Lake Boardwalk

The Lady Bird Lake Boardwalk is located in Austin, Texas. It extends along a lake used for many different activities: bird watching, canoeing, fishing, walking, biking, running, and etc. The boardwalk is elevated and located something along the lake shore and other times projecting into the lake itself. This boardwalk is an active part of the Austin community and is utilized everyday.

### Relevance

The boardwalk is a great example of how one can utilize land the surrounds the lake or stream and even at times extend out over the water. Many people enjoy using the boardwalk to relieve stress and this lake boardwalk is a great example to use when looking at what Pineville can do.



<http://freefuninaustin.com/2014/06/tips-for-visiting-the-boardwalk-trail-on-lady-bird-lake/>

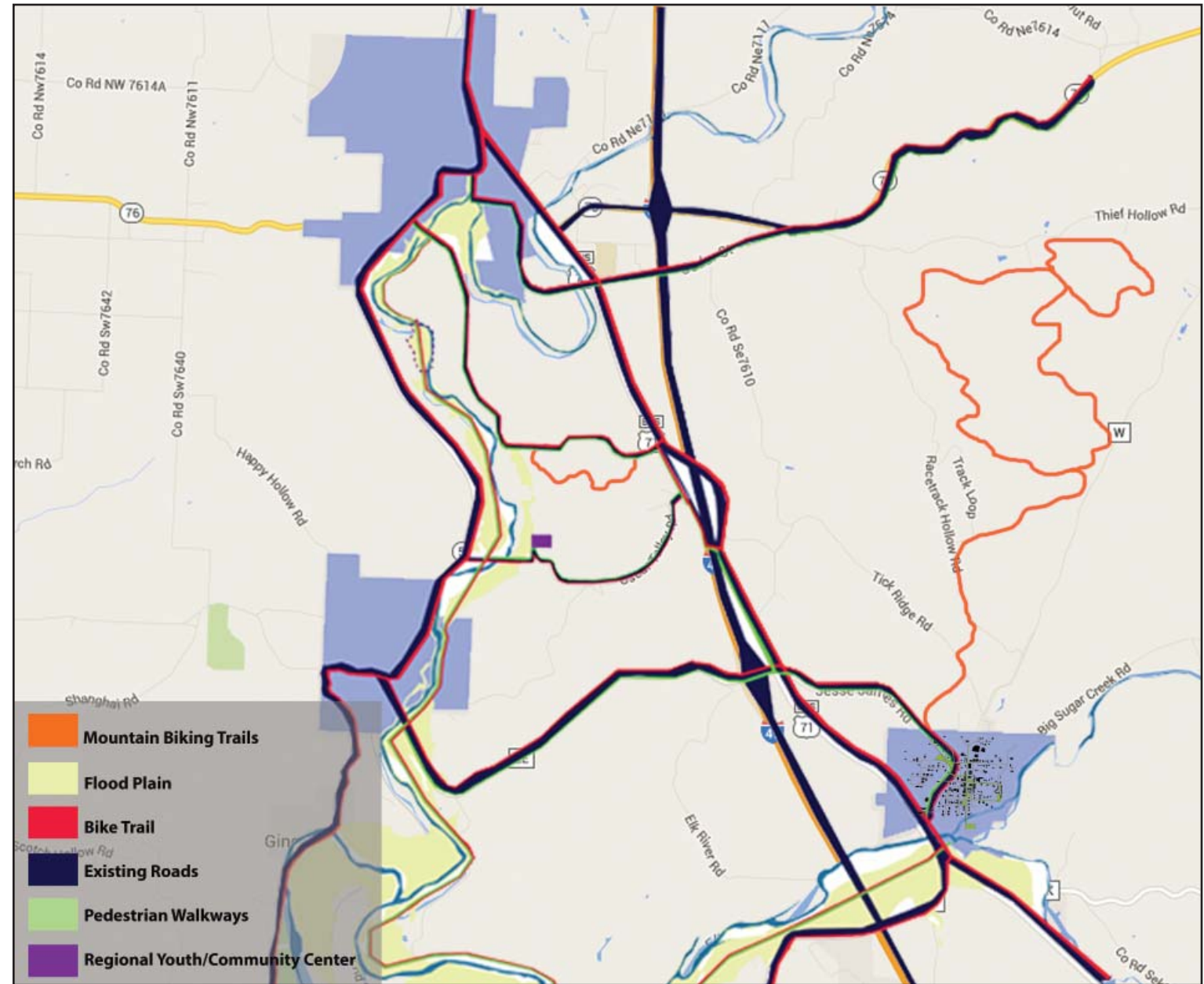


## ENVIRONMENT: GREENWAYS AND TRAILS

“We celebrate not the trail, but the wild places it passes through.”

—Ray Jardine, *The Pacific Crest Trail Hiker’s Handbook*, 1996

Greenways are corridors of protected open space managed for conservation and recreation purposes. Greenways often follow natural land or water features and link nature reserves, parks, cultural features, and historic sites with each other. Greenways can be publicly or privately owned and some are the result of public/private partnerships. Trails are paths used for walking, bicycling, horseback riding or other forms of recreation or transportation. People are naturally drawn to water and beautiful locations, so trail construction, especially in aquatic environments, must strive to minimally impact the surrounding environment while allowing recreational activity.





(Source: Wolfwood Craft. Image by Unknown)

## THE REGION

McDonald County's regional environment is one of beauty and natural activity spaces. The PAN 3 zone is a central location for these spaces. All the region needs is a way to access and enjoy the surrounding environment. A simple way to do this is through the installation of trails for all kinds of enjoyment. This way those who enjoy hiking, cycling, mountain biking, or even bird watching will have a designated way to access and appreciate the beautiful environment that is so near to their home. This strengthened connection with the area will increase the sustainable state of mind that McDonald County is striving to achieve. In addition to the strengthened state of living for the citizens, tourists, and visitors of the county will have an entirely new way to revel in McDonald County's natural assets.



## THE MCDONALD COUNTY TRAIL SYSTEM

Throughout all of McDonald County there are many scenic places where people could go to experience nature in solitude. Unfortunately, there is no formal system that allows people to do so. In order for the people of McDonald to truly enjoy their surroundings a new trail system that undertakes the aspects of cycling, mountain biking and hiking should be installed. This system will span across the PAN 3 zone creating a county-wide environmental and social interaction. In addition to creating new relationships with nature, because these trails link the towns, a new inter county relationship will be established.

### ASSETS AND CHALLENGES

McDonald County has a large variety of assets within its surrounding environment. It is home to beautiful rivers, forests, hills/valleys, and flora and fauna. With the implementation of a sustainable county trail system all of these features can be enjoyed by the public. In addition to increasing the pleasure of the citizens of the county, more tourists can be brought in to experience nature as well, thus increasing economic opportunities in the county.

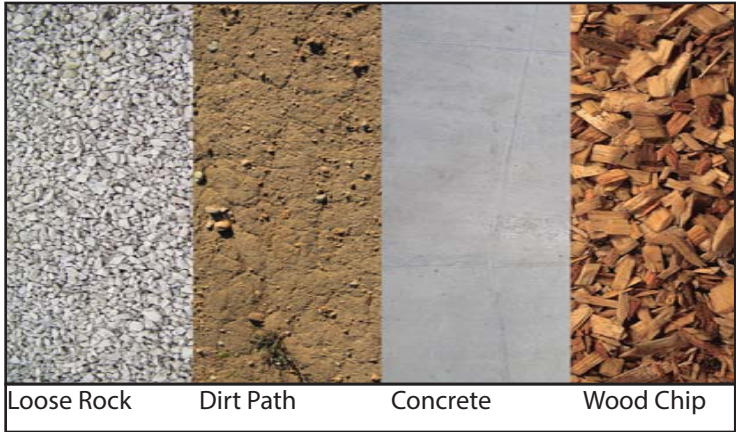
Challenges that may get in the way of this new trail system can include issues in land ownership, the local flood plains, and the size of the proposal. These, however, are all challenges that can be dealt with over time. Each problem seems large in the setting of a week or a month or even a year. Yet, if this problem is looked at over the span of 15 to 20 years, then the issue becomes more manageable.



(Source: Biking & Hiking Trails. Image by Unknown)



## THE OVERALL PROPOSAL



Material types will change with the different needs presented by the location. Trails will adapt and shift in accordance with the natural surroundings in order to create the most successful connection with nature.

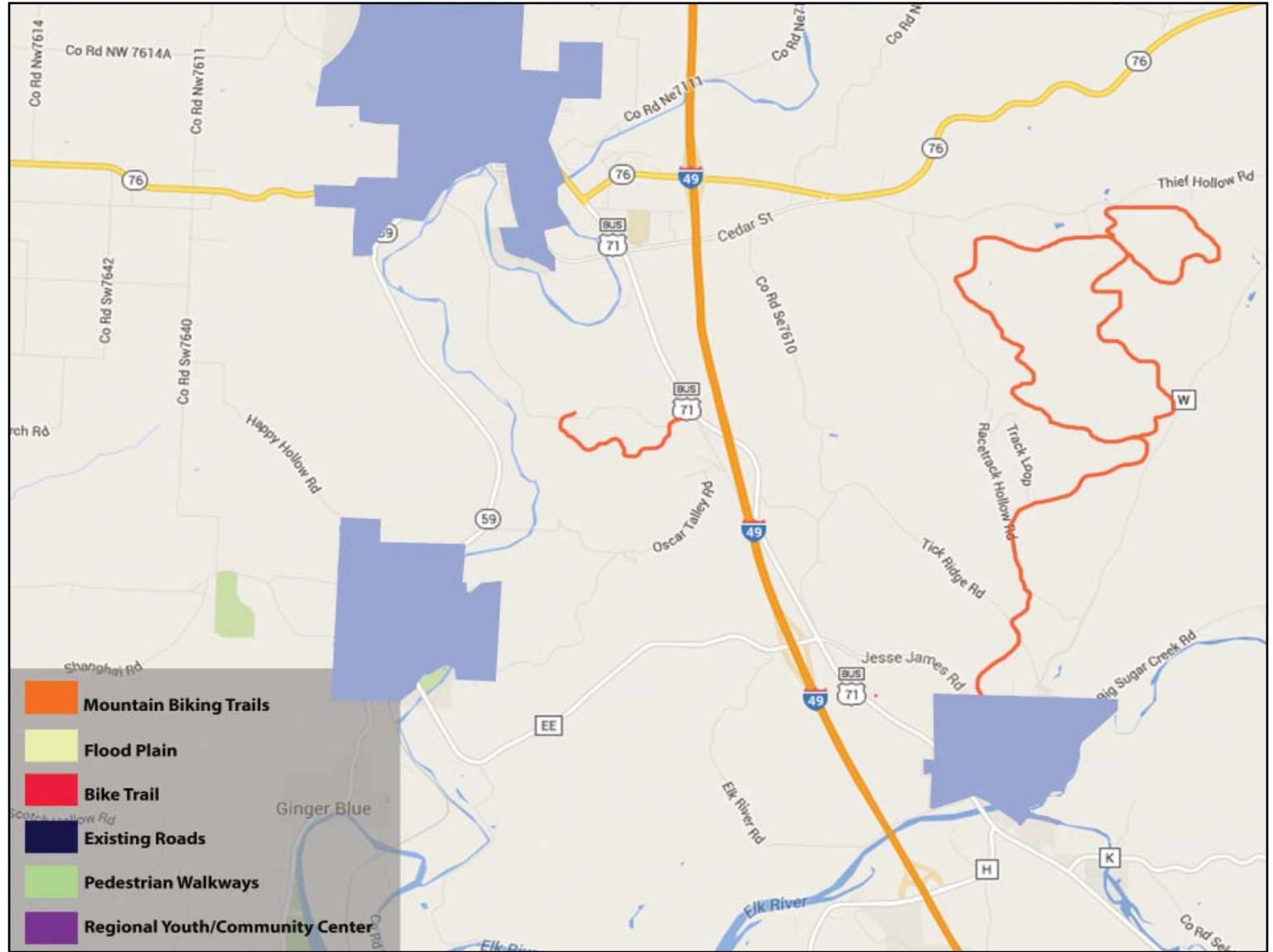
The McDonald County Trail System shall be placed within the PAN 3 zone in order to include all of the surrounding communities. Trailheads will be placed throughout the system and inside town centers. The trail heads in the town centers will be the link from the town to the county trails. Thus, the access from community to community shall be smooth and continuous.

- The materiality of the trails shall differ with the different needs of the trails. For instance, the cycling paths will be placed along the secondary and tertiary roads in order to provide a smooth and comfortable riding experience. The mountain biking paths will be far rougher in texture, varying in material in order to accommodate for the various places that the paths will follow. In some locations the path may only exist in the form of a cleared trail. The hiking trails will be created through the placement of gravel and sustainable materials in order for the environment to remain as unaffected by these trails as possible.

- A clear location for all of the paths has been laid out in this book. Each of the paths should follow closely to the location of its indicated plan. However, as time passes some of these paths can and most likely will change. This means that the citizens and planners who make these changes will need to keep in mind the importance of the county's needs. This means that when they look at the proposed plan they must take into consideration the wants of the individuals at the time of construction and make sure that the plans still work for the county.
- This trail will be linked to the town centers through a system of trailheads and signage that will be installed throughout the county. These signs will host information such as length of trails, direction of the trails, location of points of interest, and wildlife activity along the paths that can be viewed and enjoyed. This will allow for a self-descriptive county activity that both citizens and tourists can enjoy.

## MOUNTAIN BIKING

The mountain biking trails of McDonald County will be placed throughout the northeast side portion of the PAN 3 triangle. In this region the topography varies greatly in height and materiality, making it perfect for the challenging sport. This, in addition to the already scenic landscape of the PAN 3 zone will be a point of both entertainment and tourism for the local citizens.



(Source: CCS. Image by Alexander Arens)



(Source: Press Photos. Image by Unknown)

## MOUNTAIN BIKING

Mountain biking can be performed almost anywhere from a backyard to a gravel road, but the majority of mountain bikers ride off-road trails, whether country back roads, fire roads, or single track (narrow trails that wind through forests, mountains, deserts, or fields). There are aspects of mountain biking that are more similar to trail running than regular bicycling. Because riders are often far from civilization, there is a strong ethic of self-reliance in the sport. Riders learn to repair their broken bikes or flat tires to avoid being stranded miles from help. Many riders will carry a backpack, including a water bladder, containing all the essential tools and equipment for trailside repairs and many riders also carry emergency supplies in the case of injury miles from outside help. Club rides and other forms of group rides

are common, especially on longer treks. Of course the proximity to Pineville, Anderson, and Noel is so close that this is not something to consider in this particular zone.

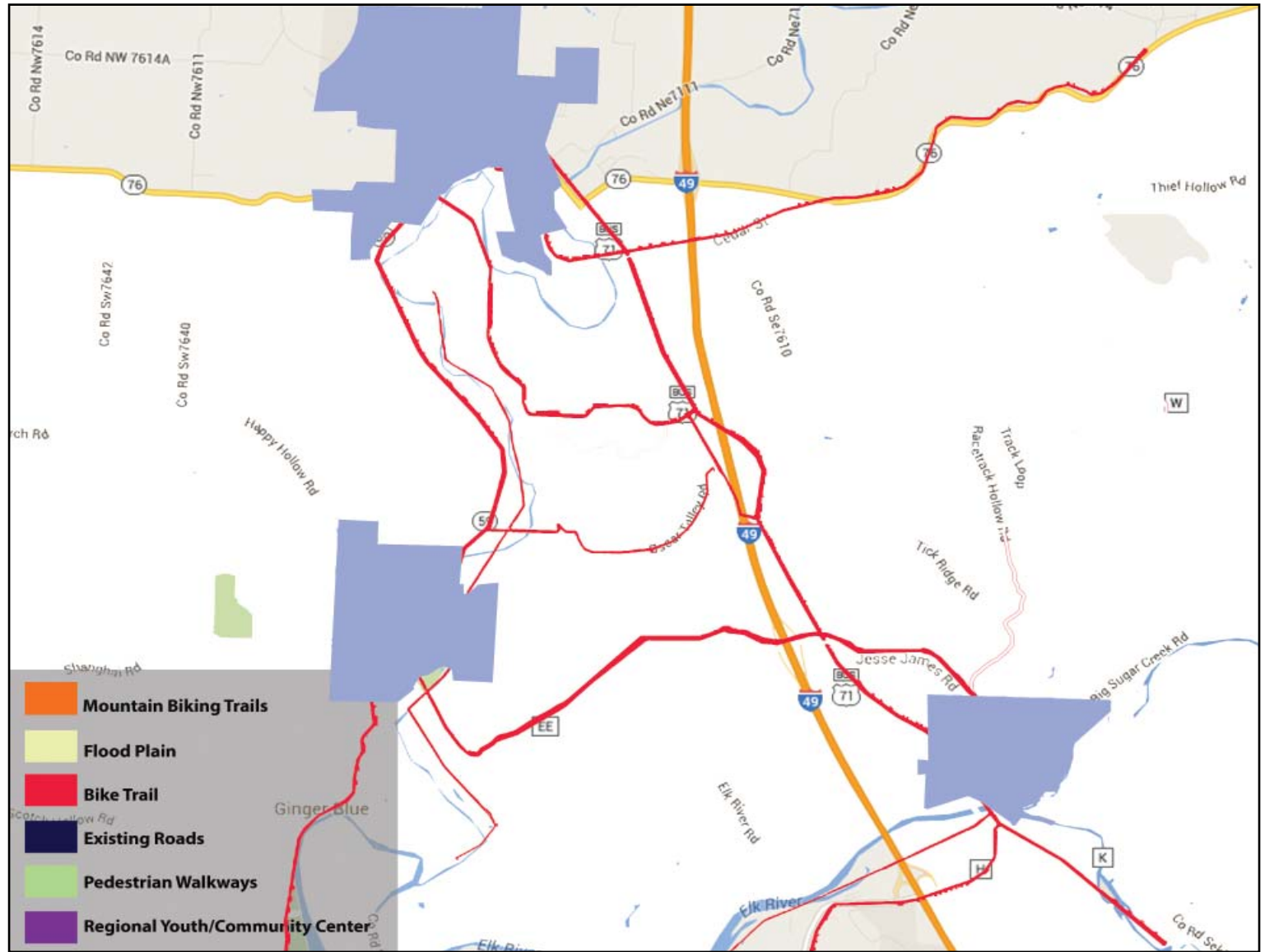
There are different forms of mountain biking. The different types can vary anywhere from dirt jumping, which is the act of making bike jumps from one large hill of earth to the other to downhill, which consists of racing downhill as skillfully as possible. The most important of these types to McDonald County is the trail running form of Mountain biking. This form is recreational mountain biking on recognized, and often waymarked, trails; unpaved tracks, forest paths, etc. Trails may take the form of single routes or part of a larger complex, known as trail centers. There are “trail bike” designs for this activity.



(Source: Press Photos. Image by Unknown)

## CYCLING TRAILS

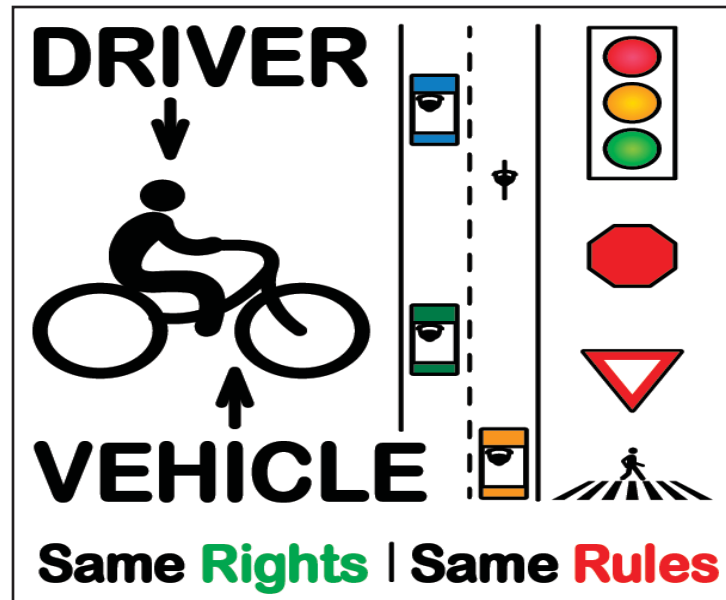
The cycling trails of the PAN 3 zone will be placed along all of the trans-city highways and roads. Each of the designated roadways will be given an additional lanes for cyclists to travel along safely in between the different cities. Proper laws and policies are needed to be followed in order to assure this safe passage.



(Source: CCS. Image by Alexander Arens)



(Source: Biking & Hiking Trails. Image by Unknown)



(Source: Biking & Hiking Trails. Image by Unknown)

## CYCLING TRAILS

For all Missourian cyclists on public streets and highways, you have the same rights and responsibilities as a motor vehicle operator. Always ride with traffic, never against it. When operating at less than the posted speed or traffic flow, generally ride as near to the right side of the roadway as safe. The right edge of the road often has hazards like ditches, gutters, sand, gravel shoulders, and so on. Leave space between yourself and these hazards as needed for safety.

You may move more toward the middle or left of the lane or roadway, as appropriate:

- When making a left turn,
- When avoiding hazards,
- When the lane is too narrow to share with another vehicle, and
- When there is a right-turn-only lane and you are going straight.

Always check traffic and signal before changing lanes or changing your position within a lane. On a one-way street, bicyclists may also choose to ride as far left as is safe.

The law does not allow you to ride a moped on any part of the federal interstate highway system.

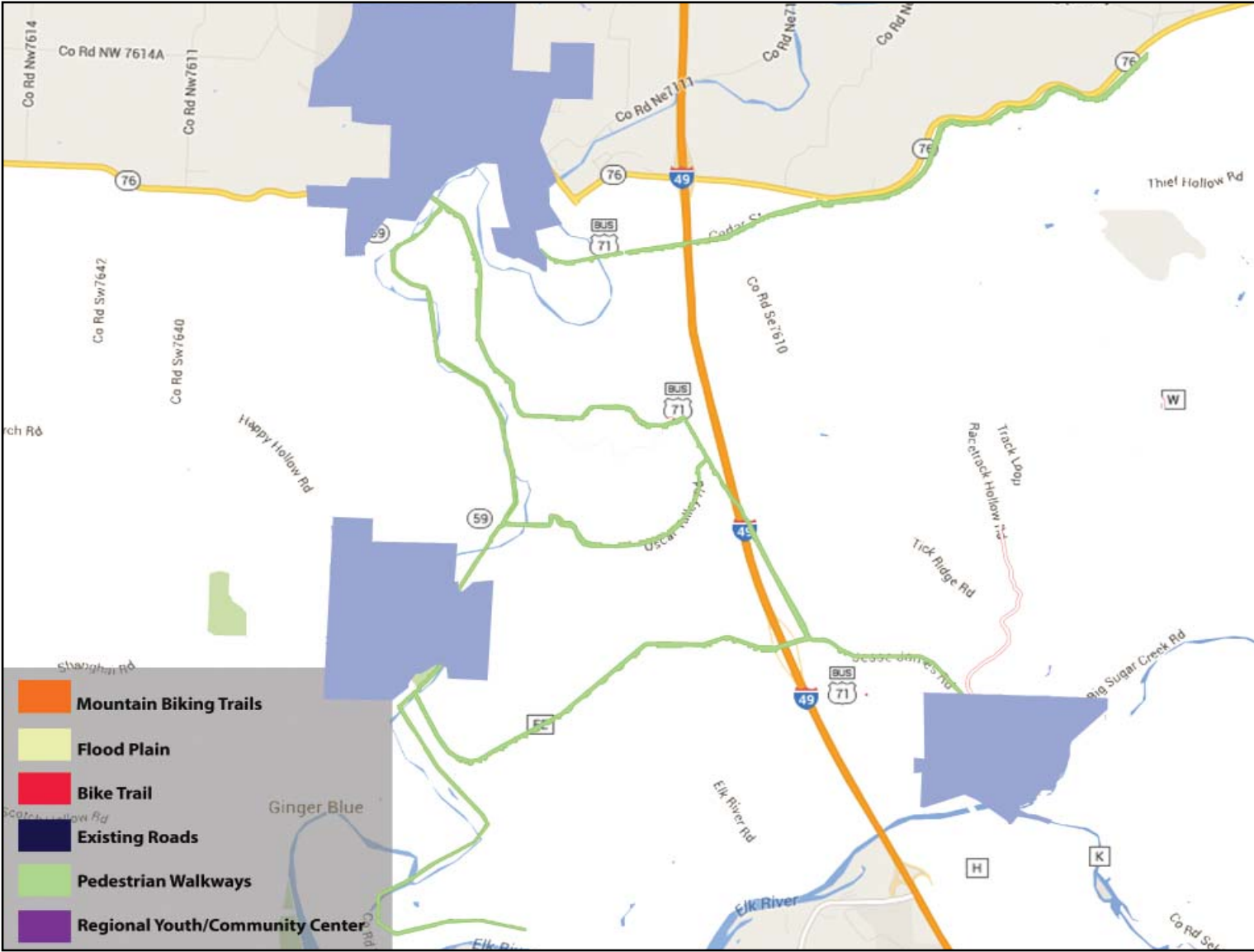
The side of the road will be given a designated portion for all cyclists to ride inside of. It will be clearly marked with reflective paint so that it will be visible during all times of day or night. Alongside these lanes will be signage for both trailheads and the roads themselves so that users of the lanes will be fully aware of the terrain that surrounds them.





### PEDESTRIAN WALKWAYS

Pedestrian paths are key to the sustainable lifestyle that McDonald County is looking to achieve. They allow for those on foot to enjoy the beauty of the county, on top of strengthening the relationship between the people of the towns. In addition the physical relationship with nature will begin to grow strong and healthy.





## PEDESTRIAN WALKWAYS

Safety is the top concern. Ideally, cars and trucks alongside or crossing a trail should be minimized. If the trail parallels a roadway, separate bicycle and pedestrian space is preferred unless there are few vehicles and low travel speed. Higher speed and traffic volumes decrease users' perception of safety and tend to discourage less experienced users. Although parked cars sometimes slow traffic by making the street seem narrower, there is danger of opening doors into bicyclists. Visibility is particularly important at intersections with roads and in natural areas, but design principles for crime prevention should be applied to all projects. Different trail users also travel at differing speeds, which can cause conflicts and accidents. In some sites, trail markers designate trails for use by hikers, bikers and/or equestrians; in others we urge everyone to 'share the path.' In corridors of high density (such as the Willamette Greenway in South Waterfront) a biking trail can be used in combination with a walking trail to form a dual trail to separate slower speed "feet" from higher speed "wheels." Additional education and enforcement are needed.

(Source: Nebraska and Iowa to Continue Funding Recreational Trails . Image by Unknown)



## PRECEDENT STUDY

### Rails to Trails Conservancy

Rails-to-Trails Conservancy (RTC) is an organization that transforms unused rail corridors into usable public place. Thus, creating a better natural activity for all of America made possible by trails and the connections they encourage. More than 150,000 people are members and supporter of the RTC program. The organization has helped to install over 30,000 miles of multi-functional trails systems. In doing so they have created a more bike-able and enjoyable community for a large portion of this nation. They have created paths that are both rural and rugged. Spanning areas from vast prairies to large mountain passes. They have helped to link communities and counties together. Through this vast system of social, environmental, and interpersonal interaction, the RTC program has improved the health and wellbeing for hundreds of thousands of people.

#### Relevance:

The trail system proposed for McDonald County is what the RTC Program inspires to create. They have created a versatile system that provides a healthy and enjoyable lifestyle that can be easily sustained for years to come. McDonald County already has the beautiful landscape to enjoy; it just needs a system that allows the user access to enjoy this natural beauty.



(Source: NM Rails-to-Trails Association. Image by Unknown)



(Source: NM Rails-to-Trails Association. Image by Unknown)



## THE GREEN PATHWAY

The Green Pathway would be located throughout Pineville, reaching from the river access point at the south of town all the way up to the county library. All of the area that is touched by the Green Pathway is near a city street or city owned area. The Green Pathway will be a link between many different points of activity in the Pineville area. These points include places such as the library, community center, new parks around town, and new Pineville Pavilion. The plan for the Green Pathway is to create a pedestrian and biking friendly trail that unites the city through engagement in social and natural interactions.



## THE OVERALL PROPOSAL

There are many assets in the town of Pineville to connect. Activities which relate to the city's history, environment, and social points are already a part of the Pineville infrastructure. Linking all of these aspects will be the job of the new Green Pathway.

There are a few design challenges to face in the Pineville area. Many of the sidewalks are in need of renovation or implementation. This creates an unsafe environment for the pedestrians of Pineville. In addition, there are some areas throughout town that are underutilized; some are practically abandoned, including some of Pineville's green spaces and outdoor areas.

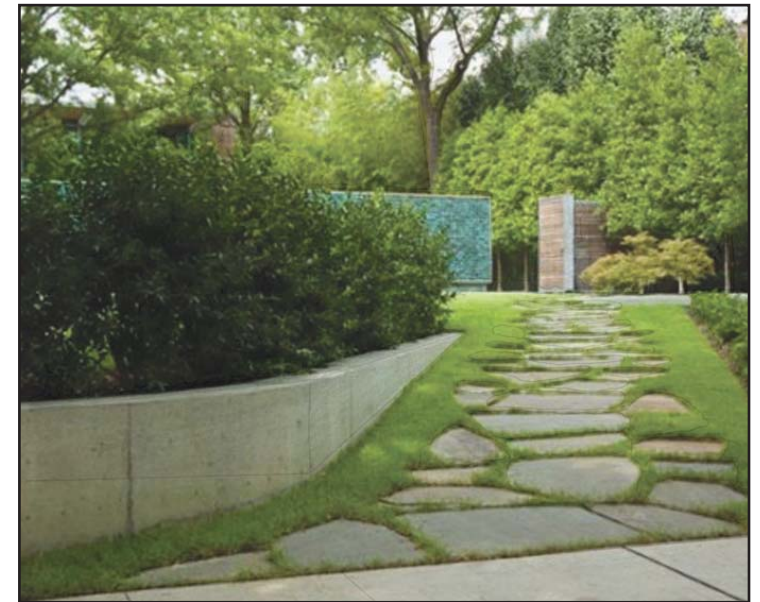
The Green Pathway will be placed along several main access roads of Pineville. It will cover all of the centralized downtown area along with several outlying areas of interest. Its path will link together existing and new/future points of activity throughout the town by providing a pedestrian access road to all the different types of social interaction locations.

The materiality of the pathway can range from stone and concrete to wood and brick. The point of the material chosen will be to integrate the path into the surrounding terrain and as smoothly as possible enforce the emphasis on sustainability and nature. The material must also be iconic to the pathway. It is necessary that the difference between the sidewalks of Pineville and the new Green Pathway be very distinct so that visitors and citizens of the town can easily locate and interact with the path and its many points of interest.

The path should be placed alongside the road with a safety buffer zone between the path and the road. This buffer should never shrink to less than 4 feet in order to retain the safety of the pedestrians who walk along the path.

It is recommended that this path be built with the idea of expansion in mind. As the town of Pineville grows, so will this pathway. It is meant to be an ever adapting trail that continues to link the town through a pedestrian social environment. With that idea in mind the path should always be considered when making new additions to the Pineville area.

This trial will also link to the external trail systems that should be implemented throughout McDonald County. This way the everyday user has a continuous link from town to town and on into the surrounding nature.





(Source: Nebraska and Iowa to Continue Funding Recreational Trails . Image by Unknown)

## PRECEDENT

### **Lincoln, Nebraska**

Currently, in Lincoln, Nebraska there are several street side trails that link the town's various points of activity and interest. This trail system is a similar idea to the Green Pathway's goal. It is a town that has embraced the pedestrian lifestyle and social culture. In doing so a further interaction with nature has been created and sustained. The trails themselves vary in materials, signage, and trailheads allowing for distinction in purpose. With the vast trail system there are few places that cannot be reached via the Lincoln Trails.

### **Relevance:**

The Lincoln Trail system is a perfect example of what Pineville's Green Pathway could become. Its path covers all of the city's day/night activity areas and creates a truly sustainable system for healthy travel in the community. Pineville's need for such a trail system is very high and the Green Pathway can easily fill that void.

## THE PINEVILLE DOG PARK

Currently, in Pineville there is no location designated for owners of dogs to congregate and allow their dogs to run free in a controlled space. With the addition of the new Pineville Dog Park such a safe and enjoyable environment can be created. The location would be near the existing housing development, allowing for the tenants of the homes easy access to the park. Not only would this dog park be a place for people to bring their dogs to play and enjoy the day, it could be a place to host dog adoptions and even be the headquarters for an animal control unit.





## ASSETS AND CHALLENGES

The lot to the south of the current housing development is adequate in both size and atmosphere to host a dog park. The lot can easily be refurbished with just small additions of fencing and public furniture in the area. This park will create another center of activity for the town.

Of course not everybody will be on board for hosting a dog park as some people have preferences in other pets and animals all together. This challenge can be overcome by making sure that the surrounding fences are adequate in their ability to keep the dog's safe and contained while there. It will also be necessary to have a supervisor for the park so that owners can visit the park with their dogs and feel non-threatened and relaxed.



## OVERALL PROPOSAL

The Pineville Dog Park shall be placed to the south of the current housing development. It will span across the two small hills located there and will be home to a new local animal control/shelter. Its fence will use the same natural materials chosen for the rest of the Pineville fencing to ensure its identity remains with the new Pineville's sustainable future.

- The park will be separated into two lots, divided by the already existing roadway. These lots will be categorized by size of dog so that no injuries occur to any owners or pets while there.
- The fence lines will reach the edge of the lot and will consist of a wooden post system bound by a metal chain link system to ensure the protection of citizens both inside and out of the park.
- Public furniture such as benches, trash cans, and doggy bag dispensers will be placed throughout the park to ensure that each citizen feels comfortable and enjoys their stay.
- The addition of an Animal Shelter/Control Station is essential to the success of the park. It will allow for a chain of command to be established where the control of patrons is concerned. It will also create a place for stray dogs to be taken care of and put up for adoption, removing all worries of stray animals in the community/county.



(Source: Humane Society. Image by Unknown)



(Source: Humane Society. Image by Unknown)



(Source: Nebraska and Iowa to Continue Funding Recreational Trails . Image by Unknown)



## PRECEDENTS

### **Pilgrim Bark Park, Provincetown, Massachusetts**

Pilgrim Bark Park, Provincetown, Massachusetts

The Pilgrim Bark Park was established in 2008 and is home to an extremely friendly dog community. This is because the park is run in full cooperation with Provincetown. The park is located on an acre of land where dogs can run free and off the leash. There is a dog section for all dogs and a section for dogs specifically under 25 pounds. The local artists of the town have donated several sculptures for the park to beautify the landscape.

There is a code and conduct that is mandatory to follow by all patrons of the park. This allows for a smooth running of the park and for happy citizens. There is also an etiquette policy that is followed that covers how to deal with dog feces and issues with other animals in the park.

#### **Relevance:**

The Pilgrim Bark Park is just what Pineville should attempt to emulate when creating its dog park. Its size and set of rules are exactly the right style for the setting of Pineville. Its patrons gather every year to adopt dogs and make donations to the shelter and, with Pineville's giving community, the dog parks shelter would be sure to thrive.



(Source: Welcome to Pilgrim Bark Park. Image by Unknown)



MODIFIED EXAMPLE SHOWING WHAT A GATEWAY OR SIGNAGE FOR PINEVILLE CAN LOOK LIKE  
Uniquely Positioned | [Siteselection.com](http://Siteselection.com), P. Adam Burns, Web, 30 Nov. 2015.

## GATEWAYS, TOWN CENTER AND BEAUTIFICATION

***“A city is more than a place in space, it is a drama in time”***

–Patrick Geddes

The first impression is many times the most lasting impression. This is true to a large extent when visiting towns that are small in size yet impact our daily lives. Pineville is no exception to the rule and for it to leave a lasting impression; its presence has to exemplify its beauty and existence in McDonald County as an entity. Its presence has to be made known through interstate gateways. Its existence has to be felt through town-wide beautification schemes by which residents want to live and stay in Pineville and visitors come and leave with a lasting impression that makes them want to come again and again to Pineville.



GATEWAY WITH RELIEF PATTERN ON RETAINING WALLS  
 Kellogg/Woodlawn Interchange- Wichita, KS | flickr.com, P. Creative Design Res. 7 Apr. 2009, Web. 27 Nov. 2015.



GATEWAY WITH ART MURAL PATTERN ON RETAINING WALLS  
 Why Street Art Matters | Thecoolhunter.com.au, P. 17 Oct. 2011, Web. 27 Nov. 2015.



GATEWAY WITH COLORFUL LIGHT PATTERN ON RETAINING WALLS  
 Bill FitzGibbon's Technicolor Underpass Installation | Beautifuldecay.com P. Russ Crest, 25 Oct. 2012, Web. 26 Nov. 2015.

## GATEWAYS AND ENTRY NODES

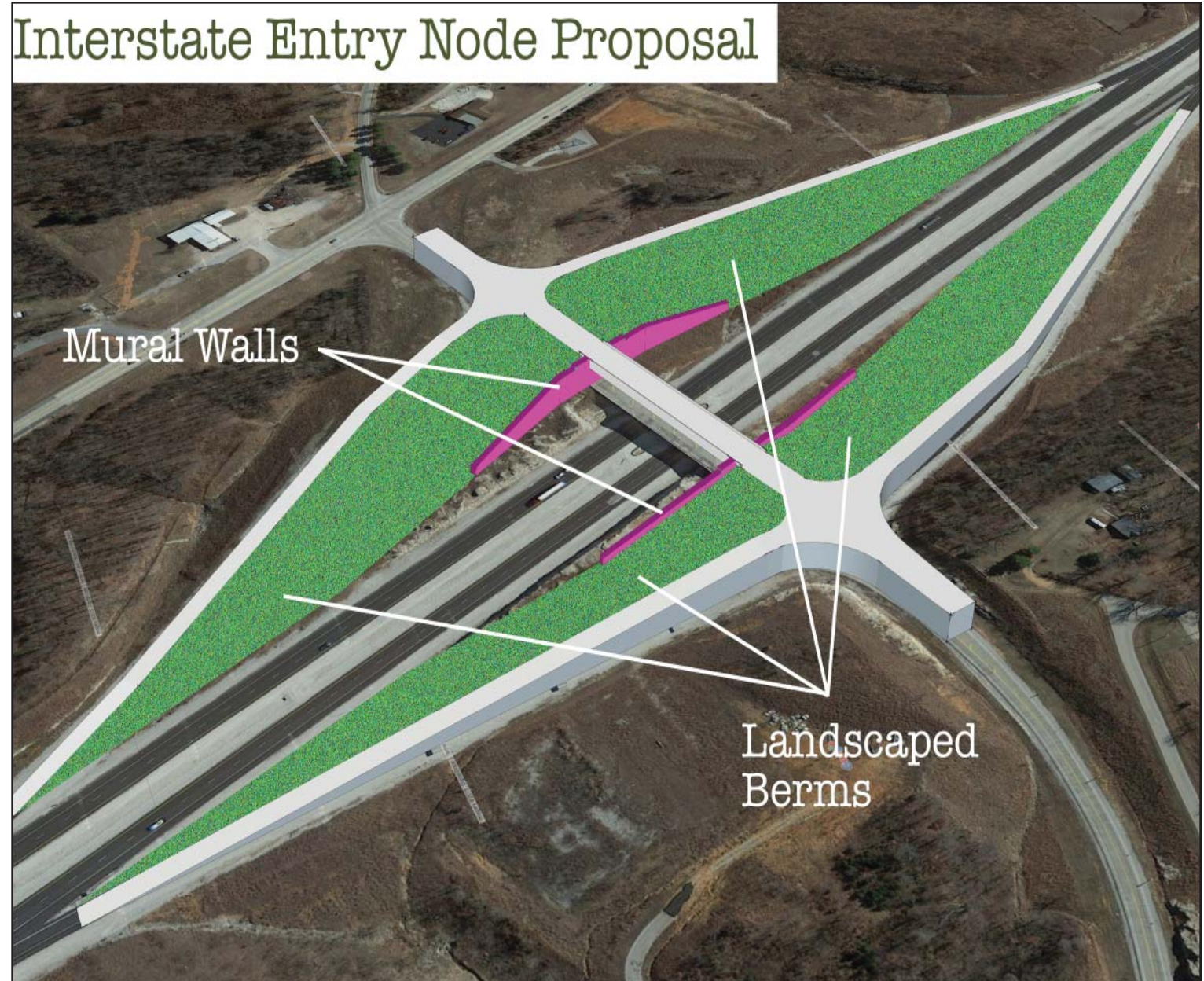
### Importance and Significance

One's impression of a town starts forming the moment one exits the highway to go to the town. Gateways of approach to a town help in identifying a town's presence and form the first impression of the town. The approach starts from identifiable gateway elements and signage leading a commuter from the highway all the way into the town center from the interstate road linkage and beyond. The establishment of gateways and entry nodes will help to identify the presence and develop an image of Pineville even before one enters the town.



GATEWAY WITH ART MURAL PATTERN AND CREATIVE LIGHTING ON RETAINING WALLS  
 Auburn Ave. underpass design | Atlantaintownpaper.com P. Collin, 21 Jan. 2014, Web. 27 Nov. 2015.

## Interstate Entry Node Proposal



### Recommendations

The Pineville visioning team has identified key gateway nodes along the interstate highway "I-49" that should be enhanced and upgraded to capture the interests of commuters and signify the existence of Pineville. These iconic gateways should be intriguing and evoke images of the community, describing the town to visitors via artistic impressions. Prominent gateways and entry nodes help to enhance the presence of cities, towns and destinations. These gateways can be expressed through the use of artwork, murals, creative lighting and other methods and techniques.

Pineville visioning team's gateway proposal will see the creation of mural walls underneath the bridges. Existing banks along the highways will be cleaned and adjusted, creating landscaped embankments along the mural walls. These mural walls can have artistic depictions of the identity and history of Pineville. These iconic gateways will significantly enhance the approach and identify the presence of Pineville even before commuters enter the town and its center.



## SUSTAINABILITY INFRASTRUCTURE RENEWAL AND DEVELOPMENT



Sprout in Hand  
(Source: Delaware Tech Green Thumb, Image by Unknown)

### What is Sustainability?

Definition: 1. Able to be used without being completely used up or destroyed. 2. Involving methods that do not completely use up or destroy natural resources. 3. Able to last or continue for a long time.

(Source: Merriam-Webster Dictionary)

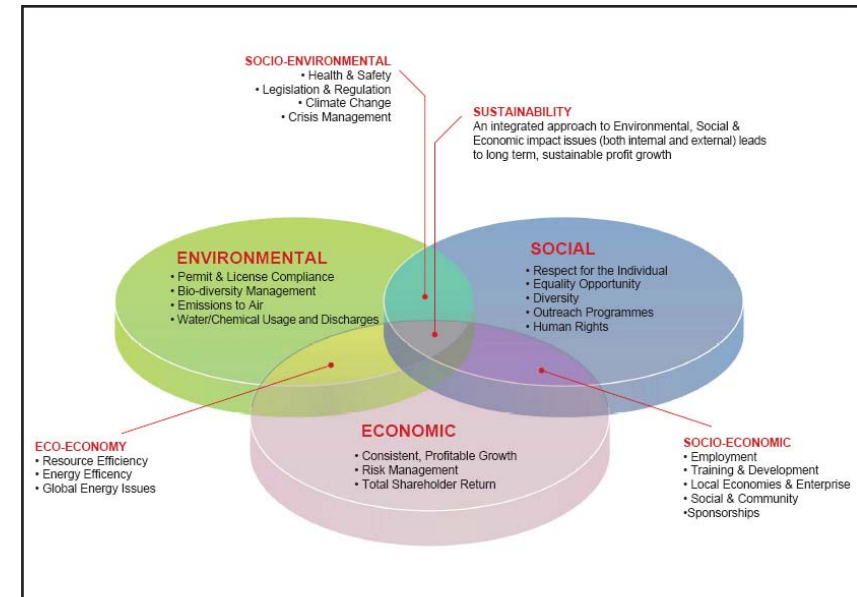
### Sustainability:

Sustainability is a growing topic around the world. As more research is conducted on the environment and the fuels that are used to operate it. Just recently the global nations got together for a climate discussion on how to reduce the amount of environmental damage so that the next generation can live in a clean and beautiful world, not one that has been destroyed by pollution. The results of the discussion was a reduction of carbon emissions into the air by 1.5 degrees Celsius (roughly 2.7 degrees Fahrenheit). A sustainable world will lead to a much more beautiful and healthier world.

## SUSTAINABILITY'S TRIPLE BOTTOM LINE

### Types of Sustainability

- Economic
- Environmental
- Social



### Economic Sustainability:

Definition: The use of various strategies for employing existing resources optimally so that a responsible and beneficial balance can be achieved over the longer term. Within a business context, economic sustainability involves using the assorted assets of the company efficiently to allow it to continue functioning profitability over time.

(Source: Business Dictionary)

### Social Sustainability:

Definition: The ability of a community to develop processes and structures which not only meet the needs of its current members but also support the ability of future generations to maintain a healthy community.

Source: Business Dictionary)

### Environmental Sustainability:

Definition: The maintenance of the factors and practices that contribute to the quality of environment on a long-term basis.

(Source: Business Dictionary)



(Source: U.S. Department of Energy: Energy Efficiency and Renewable Energy, Rebuilding It Better: Greensburg, Kansas (2012) Image by Unknown)

### Environmental Sustainability

An example of environmental sustainability is the Greensburg, Kansas community. The town of Greensburg was hit and destroyed by a tornado in 2007. The town took the initiative to rebuild everything from the ground up through sustainable means, and become a model for sustainable communities.

Through the implementation of On-site renewable energy sources and smarter, sustainable building practices, the buildings in the town are all now saving thousands on energy costs.

This example shows the possibilities of building smarter and utilizing the resources already available to the community. By adding wind turbines, solar panels, etc. to the Pineville buildings and capturing the energy, the city will save on its energy bill.



(Source: World Resources Institute, Image by EMBARQ)

### Economic Sustainability

An example of an economic sustainability is Mexico City. The city suffered from crippling congestion, which led to a major effort to promote Bus Rapid Transit (BRT), a sophisticated bus system that uses dedicated lanes on city streets. Significant public investment in the BRT has reduced commuting times and air pollution and improved access to public transit for those less able to afford private cars. The success of this new bus rapid transit system began to be replicated in cities all across Mexico and has led to investment from the federal government in urban public transit for the first time.

(Source: World Resources Institute by Manish Bapna & John Talberth)



(Source: Future Communities, Image by Future Communities)

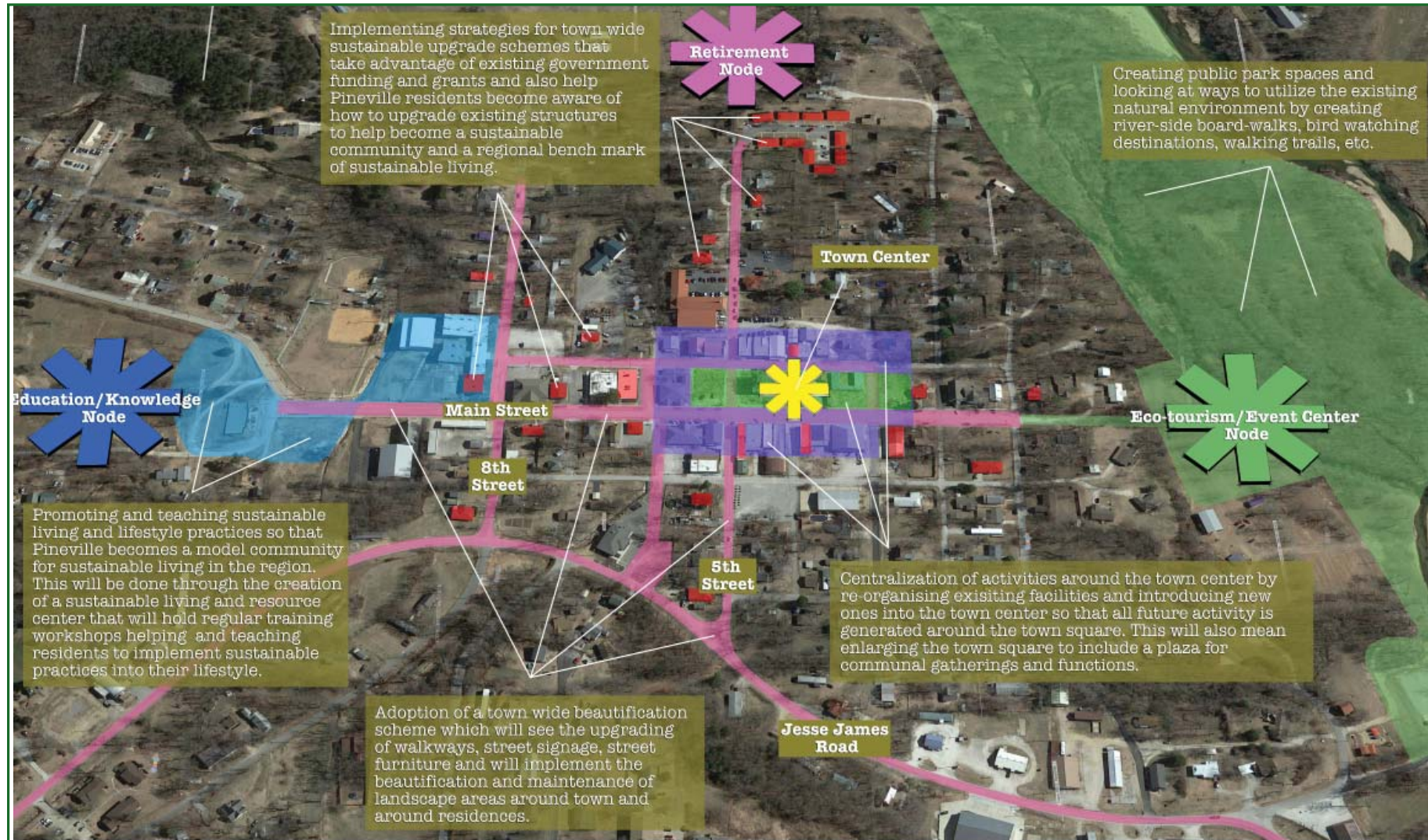
### Social Sustainability

An example of a successful community that implements social sustainability is Hull, England and The Octagon center. The Octagon center is a place that provides health care, nursery and council services, as well as a facility for conferences and offices. This was made possible over a five year period led by the community since 2006. The Goodwin Trust also assisted in the development of this center. This £5 million project, has become a catalyst for further developments for the community.

(Source: Designing for Social Sustainability by Saffron Woodcraft)



## Where to Implement Sustainability



## Design for Building Types

To upgrade the existing buildings around the community, specific building types need to be taken into consideration. These building types are not only related to Pineville, they are found all over McDonald County, Missouri, and the United States. By designing for specific building types, the level of sustainable improvements to the buildings and the community, become much more efficient.



## Building Systems

- Multi-Unit Buildings
- Individual Unit Buildings
- Flat Roof
- Sloped (Pitched) Roof
- Masonry
- Glazing
- Metal
- Wood

## Multi-Unit Buildings

The multi-unit buildings around the community need to collaborate together in integrating alternative energy into the series of connected buildings. With these building being connected together, it makes adding energy resources easy and more affordable, if all parties split the cost for the upgrades.

These buildings should also integrate landscaping and green walls and roofs, if the property allows. This will help beautify the buildings and streetscape, and help with insulation.

Due to the fact that many of these types of buildings have storefront facades, double glazed windows and curtain walls should be integrated into these buildings. This will allow for less hot and cool air to leak through the glazing of the building.

These buildings can also collaborate on a shared on-site water collection system. This will allow water to cycle through the property and become more efficient.

## Wood Buildings:

Wood buildings need to have both insulation and ventilation as these buildings are neither good at retaining heat or cool air.



### Flat Roof Buildings

Buildings with flat roofs have more possibilities at their disposal. Flat roofs can add green roofs or even gardens, which help cool the building. These roof types can also have solar panels installed on top of them. These roofs can act like a completely separate level to the building as well, allowing for more innovations to be integrated into these buildings.

### Individual Unit Buildings

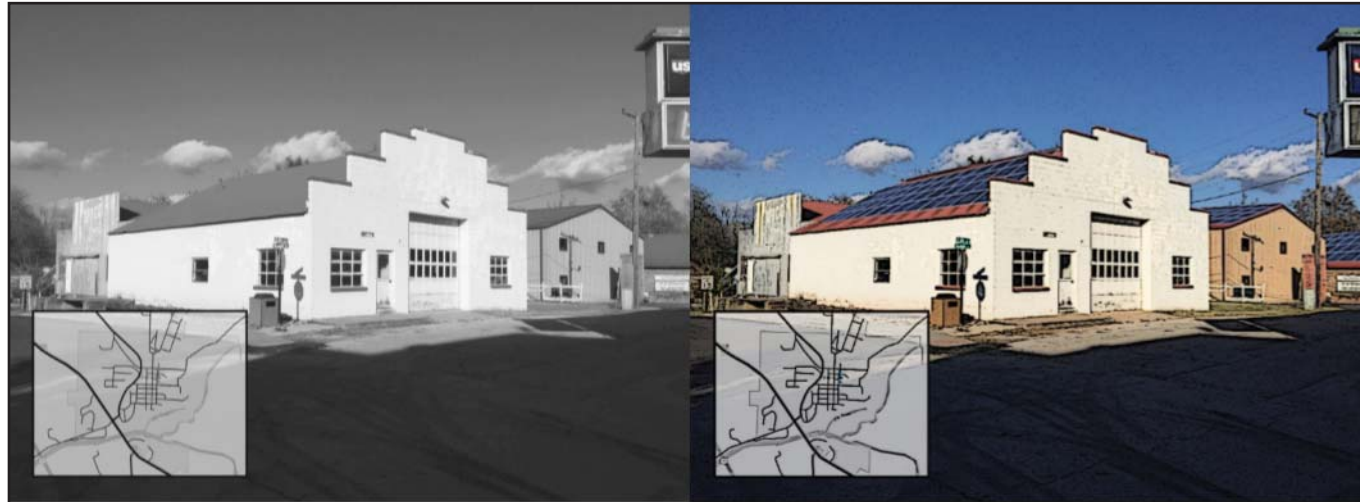
Individual Buildings tend to have more land/property available than multi-unit buildings, because of this these buildings have more room to integrate the larger systems, such as geothermal energy, water runoff/filtering systems, landscaping, and water collection. Solar panels or other alternative energy sources can also be added in collaboration with these other innovations.



### Sloped/Pitched Roof

Buildings with sloped roofs need to have metal roofs, especially if water is to be collected on site, since metal is the cleanest roofing system for runoff water. Along with collecting the water, this water can also be heated by solar water heaters that can be placed on the slopes of the roof, along with solar panels. Sloped roofs allow for better angles for solar panels and water heaters to capture the solar rays from the sun.





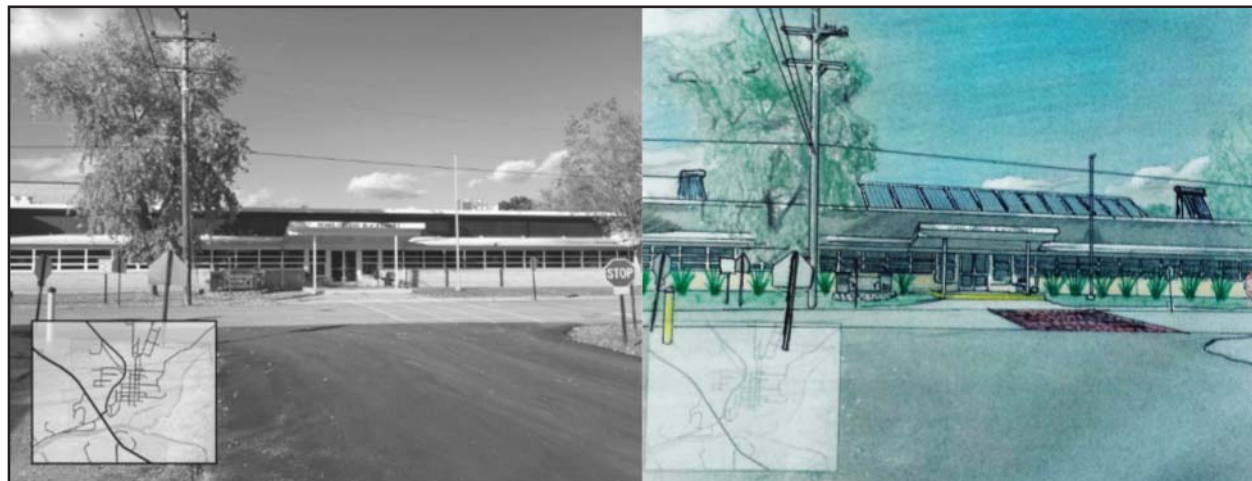
### Masonry Buildings:

Masonry buildings have the tendency to leak air due to the air gaps in between the masonry and the breakdown of grout in between the masonry bricks. Because of this, these buildings will need to be sealed to keep hot or cool air from leaking from them. These buildings could also benefit from the integration of a controlled natural ventilation system. Ventilation can help cool these buildings, as the masonry absorbs the solar heat and radiates it out, causing the spaces to become very warm.

### Metal Buildings:

Metal buildings need to be heavily insulated, due to the fact that they have very thin walls, where heat can escape easily.

Because metal is reflective, these buildings can become very hot when the sun is beating upon them. Most of the solar heat is reflected away, but as metal is thin, the solar heat can just pass through these walls and roofs. To counter this, natural ventilation needs to be integrated to keep the buildings cool.



### Glazed Buildings:

Glazed buildings have the tendency to be poor insulators. Due to this, double glazing should be integrated in buildings with more than twenty-five percent of glazing integrated into its façade. This will keep the hot and cool air from leaking through the windows.

Because glazing can amplify the solar heat into the building, awnings or sun shades should be installed on the southern faces of the building where a majority of the sun hits throughout the day, this will also help control the cooling needed for the building.

## SUSTAINABLE INITIATIVES AT RESPECTIVE SCALES

Each scale within the community needs to take initiative to implement sustainability. These scales are:

- Community
- Business
- Residential

Each scales should consider the following:

- Energy
- Food
- Water
- Transportation
- Waste
- 



Boys & Girls Club St. Peters, MO. Community Garden  
(Source: Kitchen Gardeners International, Image by Boys & Girls Club)

### Community

The community scale is made up of the city officials, committees, boards, and the community at its entirety.

### Energy

The community scale should consider solar street lamps throughout the community. This allows for less dependence on the grid, especially in bad weather/circumstances. This also allows for a more creative and efficient way of lighting up the streets around town.

The community scale also should collaborate in the proposed Interstate 49 Wind Farm Installation. This will allow for a sustainable source of renewable energy for the area and will also create a visual attraction to the area along the highway.

Finally, the community scale should consider incorporating alternative energy into the community. City owned vehicles (such as firetrucks, garbage trucks, police, etc.) should run off of alternative energy. The government and city owned properties should also run off of alternative energy. Converting the city and government vehicles and property will help the environment as well as be more economically efficient in the long run. This will also be a good introduction to bring this technology into the community.

### Food

The community scale should grow community food/crops through the “Learning Garden.” Growing food locally cuts the cost of food dramatically. It is also healthier to eat food that is grown locally. The Community should also establish an “Eat in Season” community initiative. Eating food that is grown in that season is also healthier as well as better both environmentally and economically.

### Water

The community scale should collect rainwater from city owned properties, install a community cistern, and install rain water runoffs throughout the community. These implementations will allow the city to recycle rain and grey water and use it around the city.

### Transportation

At the community scale, a community-wide commuter initiative should be established to become more efficient, especially in long distance travel.

### Waste

The community scale should start a community-wide recycle program. Recycling allows for less waste to pile up in landfills, when it can be put to better use in a second life.

## Business

### Energy

At the business scale, business leaders should adopt the PACE program for their properties. This will allow the businesses in the community to become more sustainably efficient. The businesses should also use alternative energy in their properties. This will make their businesses more efficient, both economically and environmentally.

### Food

Businesses at this scale should recycle scraps, buy local produce, and buy in season products. This will allow healthier and efficient eating styles throughout the community.

### Water

Business leaders should collect rain and grey water and reuse the collected water. This will allow the water to cycle and be kept on site, instead of washed away into the sewers.

### Transportation

Businesses should establish an employee commuter pick-up program. This will allow for a more efficient and accountable way for employees to travel to and from work. A material pick-up collaboration between neighboring/related community businesses should also be established. This allows for a more efficient way to collect materials for business endeavors.

### Waste

Businesses should recycle their waste. This allows for less cost on materials that can be used more than once. This is also an environmentally friendly way of being responsible while running a business.



Small Business Owner  
(Source: Aha Business Ideas, Image by Unknown)

## Residential

### Energy

At the residential scale, residents should insulate their walls. This will allow for less energy towards heating and cooling to be wasted through lost air from leaks, cracks and thin walls.

The residents should also replace worn out equipment and materials with energy efficient equivalent products. This will drastically increase the efficiency of the house. They are a good solution, especially if new products or materials were going to be needed to be acquired anyway. The best materials (such as wood, metals, stone, etc.) are from local sources, such as quarries, trees, or local fabricators. Buying local is efficient, because it eliminates much of the energy that would be used for shipping the materials and product, but it is also efficient for the economy, as it stimulates the local communities, and keeps the money in the area. This cycle of money through the local communities will help in the growth of the communities as a collaboration between people and local business owners work together to help both the community and the businesses grow successfully.

The residents should also incorporate alternative energy into their properties. This can be from installing solar panels or geothermal heat pumps or switching from gas appliances and equipment to electric. This helps the environment and is more economically efficient.

Finally, the residents should incorporate the PACE: Residential Program (HERO Program) once it is release. This will stop limits for these upgrades based on the inability to pay full face value up front.

### Water

Residents should start to collect rain/grey water on their property and use it for irrigation, showers, laundry, etc. after it is ran through a filtering system. Recycling this water is better for the environment as it keeps the water on the site, as well as more cost effective in the long run.

The residents should also add solar water heaters onto their property, as it is much more efficient to heat water from the sun. Since the sun is out a majority of the day, it can be captured to not only collect energy, but to also heat the water. This eliminates the dependency on gas or electricity to run equipment, which is especially helpful if something happens to these utilities and they are unavailable for a few days due to damage or malfunction.



Compost Bin  
(Source: CCH EnvironmentalGroup, Image by Unknown)

### Food

Residents should start to incorporate growing personal gardens on their property. This will allow the people to be self-sufficient, at least with a few food items and will eliminate the dependency on grocery stores.

The residents, if food is bought, should buy from local suppliers (such as farmer's markets) as this will stimulate the local economy.

The residents should also eat foods in season. This allows for food to be fresh and not to depend on shipping exotic foods from the southern parts of the globe. This is healthier for people as well, since it does not need to be packed full with preservatives to keep the fruit from surviving out of season.

### Transport

Residents should commute together, either to work or to go shopping. This will eliminate energy that would be wasted on travel to the same place.

### Waste

Residents should start to recycle and compost materials on their property. Recycling and composting eliminate it piling up in landfills, and give material waste another purpose after it has been consumed. Composting is the breakdown of materials in a contained location, where the nutrients from the waste (organic waste– fruit, vegetable, grass clippings, etc.) are absorbed into a natural fertilizer for the ground.



### General Rules for Upgrading Existing Buildings:

- Roofs: Add Solar Panels, if sloped add metal roof for safe clean water runoff, if flat add green roof with ornamental grasses, plants, etc. (Structural improvements may need to be taken into consideration to support these new additions). Gutters either need to be replaced with rain chains, removed and replaced with directional drip edge, or connected to rain barrel.
- Local Materials: Use local materials for any additions to buildings.
- Ventilate and insulate the buildings: Bring natural ventilation into the building and insulate the walls, use double glazing for windows to keep from leaking air in or out.
- Landscaping: place efficient landscaping elements strategically in order to block solar heat.

### General Rules for New Building Construction:

- Orient the building in accordance with solar and wind elements.
- Increase ventilation distribution through the building (reducing HVAC system loads and structural loads of wind on the building)
- Use Alternative Energy Systems to power the building
- Take from Wind, Solar, Geothermal, and/or Biomass to energize the building.
- Use at least one of these sources or a Hybrid system (combination of these energy sources) to power the building.
- Use Local and Sustainable Materials
- Maintain a Low Carbon Footprint: from the shipping of materials and products, to the construction phase of the building, to the general maintenance and use of the building after construction.
- Include Energy Efficient Products: Windows, Doors, Appliances, Lighting, etc.
- Keep a simple and small building shape.
- Include High Levels of Insulation
- If Landscaping is involved, keep it energy efficient (such as regional plants, water management, etc.)
- Bring Natural Ventilation from the wind to ventilate the entire building



# E<sup>3</sup>A Energy Action Pyramid for Home, Farm and Ranch



Energy Action Pyramid  
(Source: Sustainable Agriculture Resource Education, Image by Unknown)

## Order of Action

Based on one's ability to upgrade towards a more sustainable way of life, there is a progression in hierarchy to follow based on the current situational status of the individual.

The first step is to assess the property and determine what needs to be done to become more efficient.

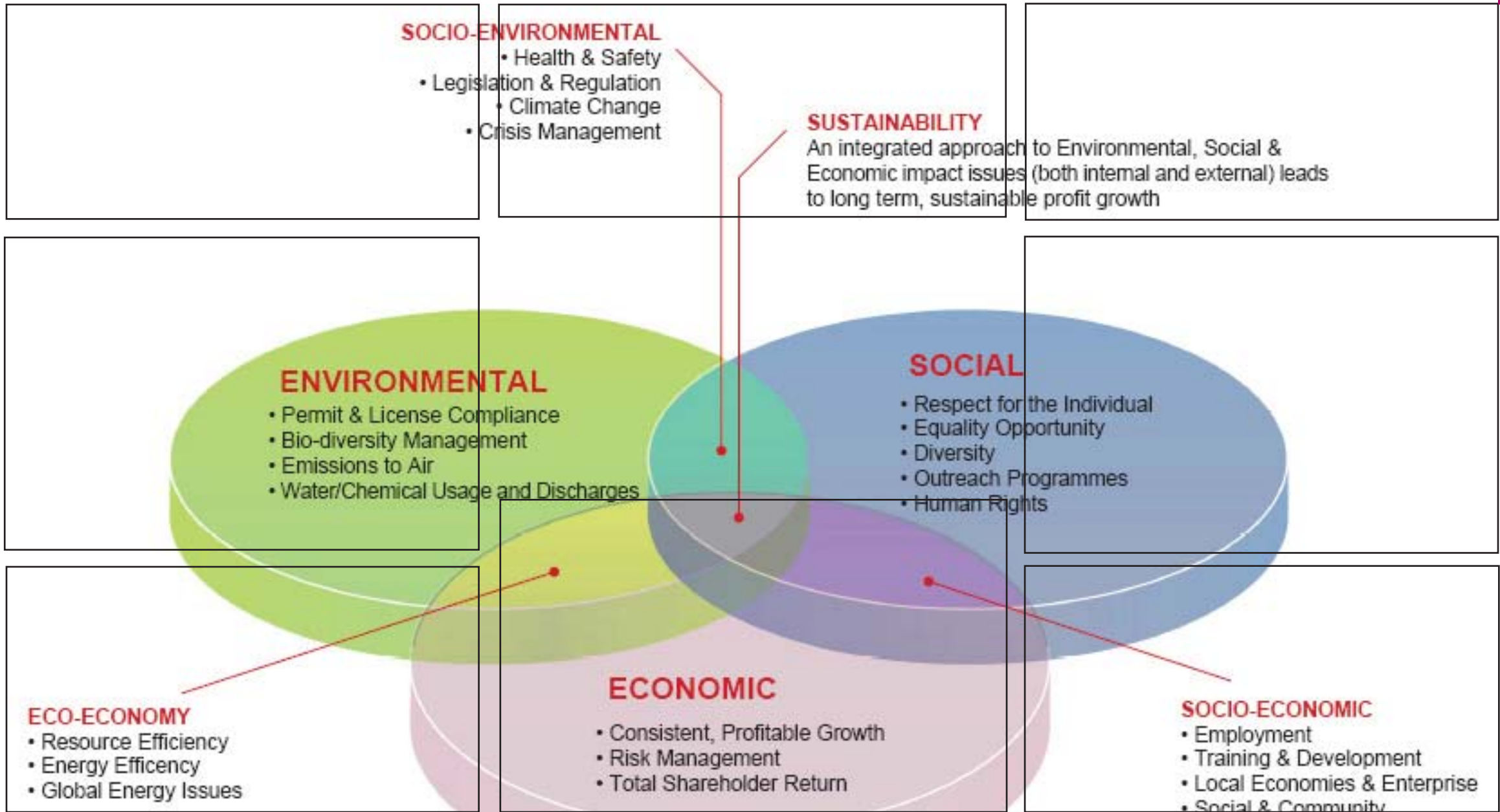
The next step is to conserve energy within the property. This includes turning off lights, limiting water, etc. This costs little to nothing and can greatly influence your utility bill.

After this step, next is to replace old appliances and fixtures with more energy efficient equivalents. This can start to become a little expensive, based on the amount of products needing to be replaced. This does not have to happen all at the same time.

Finally, the last step to achieve sustainable efficiency is to incorporate alternative energy into the property. This can be very expensive to install, but will impact the utility bill in the long run.

## Wide Range of Implementation

All of these different ways of becoming more sustainable (upgrading buildings based on their building type, focusing attention at particular scales within the community, and the hierarchy in steps for action) are not limited to this community. They can be integrated into any community fabric within the county, state, and even the country. McDonald County can start to collaborate together and become a fully successful and sustainable place to live.



## TYPES OF SUSTAINABLE BUILDING AND IMPLEMENTING PRACTICES

- Renewable Energy (Energy Collection/Distribution)
- Rain/Grey Water Collection
- Roof Systems
- Insulation
- Energy Efficient Appliances/Products
- Establishing Standards

## RENEWABLE ENERGY (ENERGY COLLECTION/DISTRIBUTION)

- Solar Panels/Water Heaters
- Wind
- Geothermal
- Biomass



Solar Energy  
(Source: Population Education, Image by Unknown)

### Renewable Energy

Definition: Energy from a source that is not depleted when used, such as wind or solar power.  
(Source: Oxford Dictionary)

Renewable energy, unlike fossil fuels is clean energy that comes from natural elements that are always available and are regenerated every day. Fossil fuels are dirty sources of energy that have a single life, once it is used it is completely used up. These fossil fuels are carbon deposits (oil, coal, etc.) found underground, which generate and release the carbon into the air after it is used. Renewable energy is clean energy that does not dump pollutants into the ozone, it just collects energy from natural occurring resources.

### Solar: Solar Panels

- Ground Mount Units
- Rooftop Units
- Solar Panel Water Heaters
- Glass
- Awnings
- Canopies
- Lights/Street Lamps



**Rooftop Solar Panels**  
(Source: Scitel Systems; Image by Unknown)

### **Rooftop Units**

Rooftop units sit on top of the roofs of buildings, which can sit on a sloped roof or on an angled racking system on flat roofs. This installation allows for the unused space above the building to house the solar panels instead of located on the property's ground where there may be little to no space. There is however, less flexibility in the orientation of the panels towards the sun for the most efficient use.

### **Ground Mount Units**

Ground mounted units are the most flexible, as they are not limited to a roof size or shape, and can be placed in the most effective orientation to collect the most solar energy. They are also easier to maintain since they are located on the ground.



**Solar Panel Awning**  
(Source: Solaire Shoppes; Image by Unknown)

### **Solar Panel Canopies**

Solar Panels have the capability of being installed as canopies. Much like the awning type of installation, solar panel canopies provide a dual function for solar panels. These solar panels provide shade and protection above vehicle parking, pedestrian walkways, etc. This type of installation is similar to the ground mount units mentioned earlier, however they are raised to allow for passage underneath.



**Solar Canopy**  
(Source: Green Energy; Image by Unknown)

### **Solar Panel Awnings**

Solar Panels can also be used as awnings for buildings. This installation allows for the collection of solar energy while also shading windows and glazing. This installation also adds visual stimulation to the building's character. This installation of solar panels as awnings also adds another location for solar panels to be placed if the roof or land are incapable of placing the solar panels due to lack of space, roof shape, or roof structure.



## Glass

From storefront facades to skylights and regular windows, glass can now be used to generate energy from the sun. Photovoltaic glass can be transparent or shaded with transparent edges. This allows for the energy of the building to be produced by the windows themselves. This can add more possibility for collecting solar energy, or it can be in place for locations without the proper conditions for solar panels on the property. Photovoltaic glass can also be a solar panel in disguise if the sight of solar panels is unwanted, but the collection of solar energy still is.

The Results to the right are taken from the Onyx Solar estimation tool and calculate photovoltaic windows in Pineville, Missouri, oriented towards the east at a tilt of 0 degrees and a peak power of 450 kWh.



Onyx Solar Photovoltaic Glass  
(Source: Onyx Solar, Image by Onyx Solar)

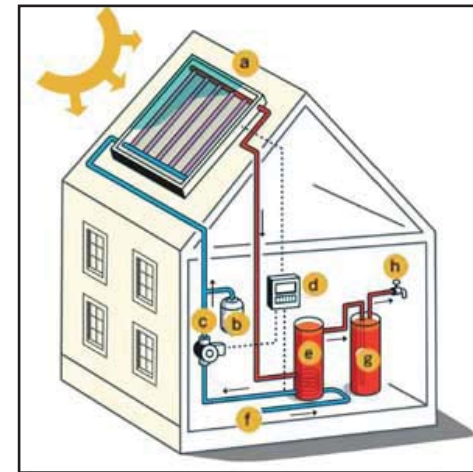
## Solar Water Heaters (Thermal Energy)

Solar water heaters, just like solar panels, can sit either on the ground or on rooftops, collecting rainwater and using the sun to heat the water for the property. These systems can have a tank to hold the water or can have water lines that connect to it, running through the system until the water is heated. These systems do not generate electricity, however the energy cost of heating the water will reduce significantly as the sun is taken advantage of to heat the water instead of pure electricity or gas. (On average, 25% of the household utility bill goes towards the heating of water. With a solar water heater, this reduces by approximately two thirds and is a much cleaner solution.

Source: This Old House)



Solar Thermal  
(Source: YouGen, Image by Unknown)



Solar Water Heater Diagram  
(Source: This Old House, Image by Harry Campbell)



Solar Street Lamp  
(Source: Soluxio, Image by Soluxio)

### Solar Powered Lights & Equipment

Solar panels can also be used to power street lamps, signs, and other external electronic devices/fixtures. By equipping these devices and fixtures with solar technology, they can be powered while remaining outside and can remain powered and available when needed without relying solely on the electrical grid. These systems also eliminate the necessity of electrical lines.

These types of devices and fixtures are very flexible and allow for several different options for design. The photovoltaic cells can be located as solar panels suspended and angled above the fixture, placed directly flush above the lights/fixture/device or placed around the poles of these fixtures. With this flexibility, these fixtures and devices can be designed to be creative, artistic features around the communities. This allows for communities to create their own identity and symbolism to be portrayed around town, instead of placing ordinary, mundane fixtures and devices that are far less efficient.

## WIND

Wind has been a main source of energy throughout time. From the windmills in China during 200 BC that pumped water, to the Dutch windmills that drained out lakes and marshes, as well as grind grains. When the production of electricity became available, small wind plants would be introduced in much of the rural areas. When oil became a cheaper alternative, wind energy slowed down, until the 1980s when tax incentives and concern for the environment became a popular contributor.



Wind Turbine  
(Source: Wind Turbines, Image by Unknown)

### Wind Farms

Wind farms are dedicated lands for multiple wind turbines to be placed upon the property to collect and harness the wind energy. These are usually common in open fields with little obstructions. These can be in joint accommodation with agricultural land, allowing for both the harnessing of energy and crops.



Wind Farms  
(Source: Climate Tracker, Image by Anne Marie Peterson)



Quiet Revolution Wind Turbine  
(Source: Read Tiger, Image by Unknown)

### Residential Wind Turbines

Wind turbines come in many shapes and sizes. They are not just the massive structures found in rural wind farms. Wind turbines can be small enough to fit on top of buildings. These smaller wind turbines supply energy into the building from the wind traveling over the building.

These turbines can be like the propelling blade as seen in wind farms, only at a smaller scale. The small scale wind turbines can also have a helix shape, which produce little noise if at all, compared to the other types of turbines. These helix-shaped turbines are branded under the Quiet Revolution name.



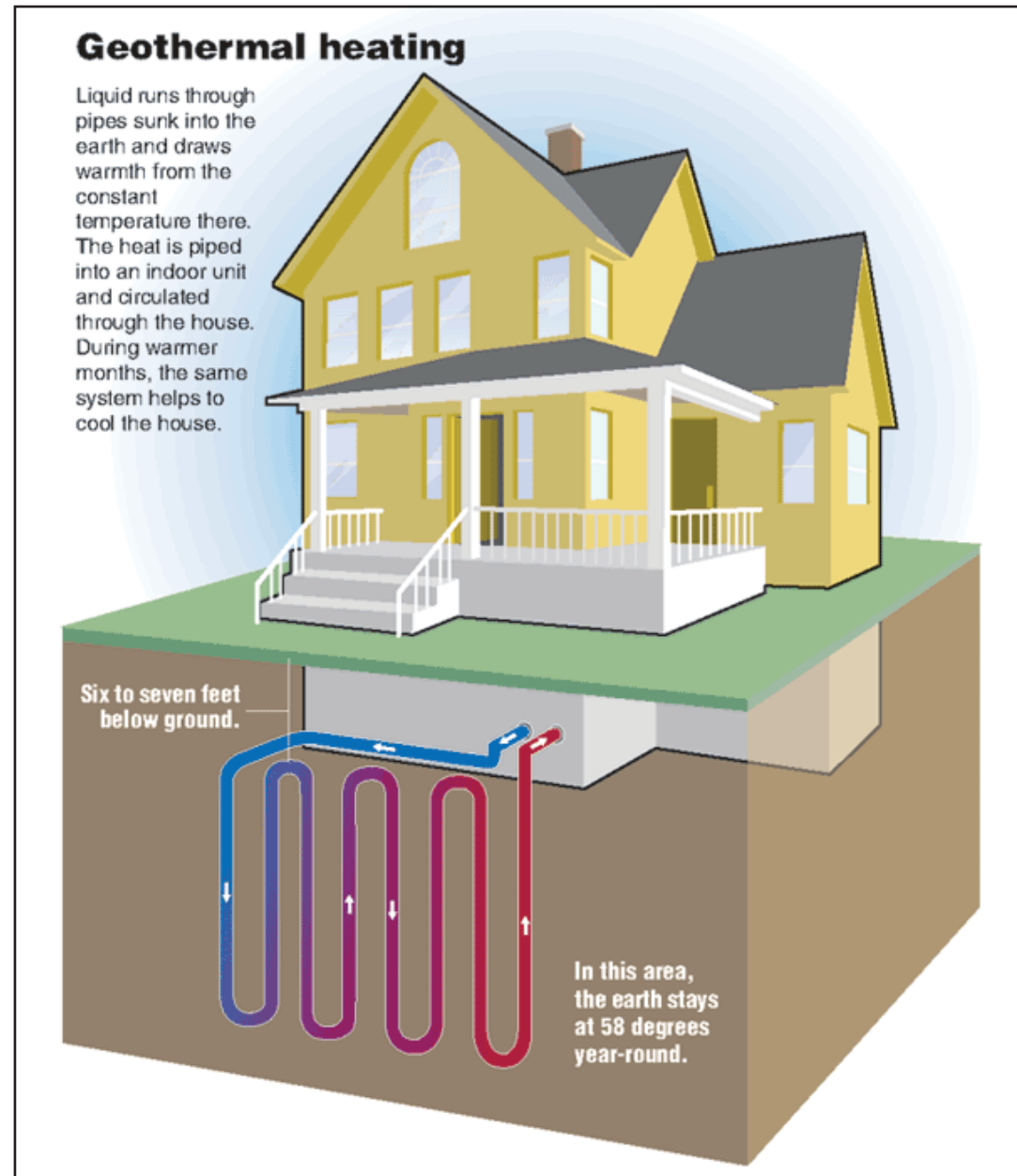
## GEOTHERMAL



Geothermal Ground Source Heat Pump  
(Source: Eco House Agent, Image by Unknown)

Geothermal energy is produced by the earth itself. The energy is tapped into by lines of piping that are either distributed horizontally or vertically across the property. These lines are sunken to a depth of around 10 feet where there is a constant temperature of around 50 to 60 degrees Fahrenheit. This temperature allows for heat from the building to be dumped into the ground to cool the building or collected to reheat the building.

This source of energy will not power the entire building, but it can help control the heating and cooling of the building which will cut the energy costs dramatically.



Geothermal Heating  
(Source: Energy Pros and Cons, Image by Unknown)



**Biomass Fuel**  
(Source: Lynx Energy, Image by Lynx Energy)



**Biomass Plant**  
(Source: Sustainable Business, Image by Unknown)



**Biomass**  
(Source: Connecticut Department of Energy and Environmental Protection)

## BIOMASS

Biomass energy is taken from the combustion of organic and biological organisms used as fuel. Biomass, unlike fossil fuels takes carbon dioxide out of the air while it is growing and releases it back into the air when it is used. This allows for a more sustainable cycle, rather than using fossil fuels that only add more carbon to the environment.

Biomass can be attained from a variety of different organic matters. These different varieties include: virgin wood (recycled wood from processing), energy crops (crops grown specifically for energy production, usually grasses), Agricultural residues, food waste (preparation, processing and post consumption waste from food and drink products), and industrial waste and co-products.  
(Source: Biomass Energy Centre)

## RAIN/GREY WATER COLLECTION



Hand Overflow  
(Source: Van Isle Water, Image by Unknown)

- Roof
- Drainage
- Collection

### Rain Water Collection:

1" of rainfall on a 1000 sq. ft. roof yields 623 gallons of water.

(Source: "Low Impact Development : A Design Manual for Urban Areas" University of Arkansas Community Design Center)

### Roof

The roof is an extremely important component when considering the collection of water. The roof is one of the first parts of contact that rain hits. To collect clean water on site, the material type of the roof must not contaminate the rain water running off and being collected. To not contaminate the water, there should not be any trace of chemicals, particulate, etc. from the roof into the water.

The worst material for clean water runoff from the roof are asphalt shingles. These shingles contain several chemical compounds and particulate that contaminate the water that comes in contact with them.

### Metal Roof

The metal roof is one of the best materials for rain runoff collection. The metal roof is one of the cleanest materials, as there is no chemical or particulates that contaminate the water that runs off. If there is any chemical trace that is washed away from the roof it is very minimal. The metal roof is also very durable, this makes hail storms and other damaging conditions, less susceptible to damage the building.

### Clay Roof

The clay roof is another good performing material for rain runoff collection. The only flaw within the material s makeup is that particulate can contaminate the water from the clay roof tiles. This type of roofing material makes a good absorber of solar heat, allowing for heat to radiate into the house throughout the day and into the night. The clay tiles are also easier to replace if damaged.



Standing Seam Metal Roof  
(Source: Yellow Hammer Roofing, Image by Yellow Hammer Roofing Inc.)



Clay Roof Tile  
(Source: Roofing Luche, Image by Unknown)



## RAIN/GREY WATER COLLECTION DRAINAGE/FILTERS

- Rain Chains
- Drip Edges
- Rock Filters

### Rock Filters

A natural filtering system is a water runoff system composed of rocks, stones, and vegetation (large grasses). These natural elements filter the grey water into potable water that can be reused. This system also allows water to soak into the ground, keeping the ground fresh and fertile.



Cascading Natural Water Filter  
(Source: Water Garden Solutions, Image by Water Garden Solutions)



Rain Barrel  
(Source: Rain Barrels Annapolis Baltimore Maryland, Image by Rain Barrels Annapolis Baltimore Maryland)

### Collection

Rain and grey water can also be collected on site. This collection allows for the water to cycle through the different stages on the property.

The different types of collection on site include: cistern, tanks, and rain barrels. These come in different shapes, sizes, and styles.

### Removal of Gutters

Gutters are not sustainable ways for removing rain water away from the building. It is better to keep the rain water on site, instead of directing it away through sewer drains.

### Drip Edge

Drip edges are another alternative to gutters. In its most simple form, it is the removal of the gutter, where the rain water flows away from the house and deflected away through channels, or a system of deflectors to direct the water away from the building.



Copper Rain Chain  
(Source: Gardenista, Image by Unknown)

### Rain Chain

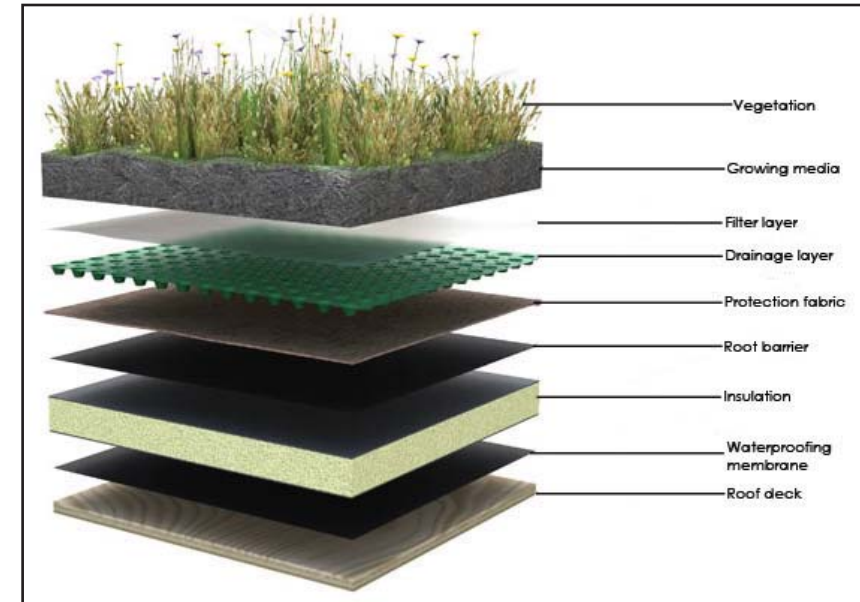
An alternative to gutters are rain chains. Rain chains allow for a direct linear flow of rain water off of the roof to the ground, while also adding added character to the property. Rain chains can be customized in several different variations.

## ROOF SYSTEMS

- Green Roof
- Reflecting Surfaces
- Metal Sloping
- Additional Equipment

### Green Roof (Vegetative)

Green roofs are essentially an addition to the roof, where a set of layers of high performance water proofing, root repellent, drainage systems, filter cloths, lightweight growing medium (e.g. soil), and vegetation are added on top of the roof. These layers are supported by the existing roof structure, although some additional supporting structure may need to be added, due to the weight of the added layers. These systems are typically found on flat roof systems, however they can be supported on just about any surface as long as it is designed and built appropriately.



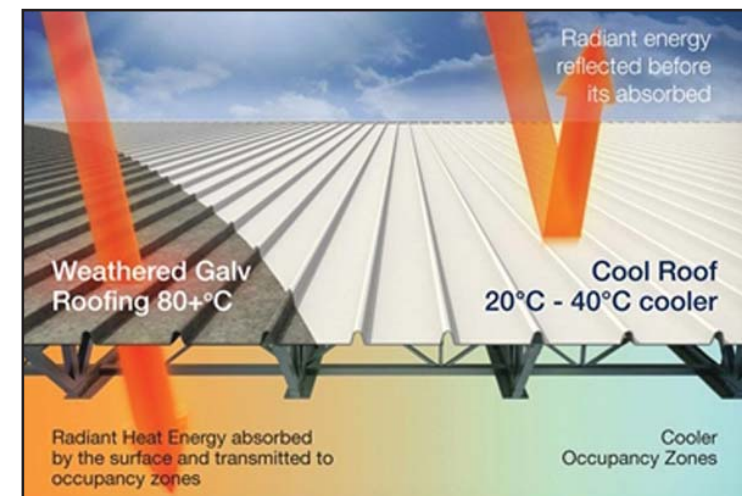
Green Roof Assembly

(Source: DC Greenworks, Image by DC Greenworks)

### Reflecting Surfaces

Roof systems are more efficient when they have a more reflective surface. Darker surfaces absorb the solar heat and cause the building to take in that heat, causing more energy to be needed to cool the building. More reflective surfaces reflect the solar rays back up into the sky and are not absorbed into the building.

An easy solution to turn dark surfaces into a more efficient reflecting surface is applying a flat white paint to the surface. White or lighter colors are more reflective and less likely to absorb than darker colors. There are even more solutions, such as applying plastic membranes and fabrics to the roof.



Dulux InfraCOOL Tech Dulux AcraTex Roof

(Source: Architecture & Design, Image by Dulux)



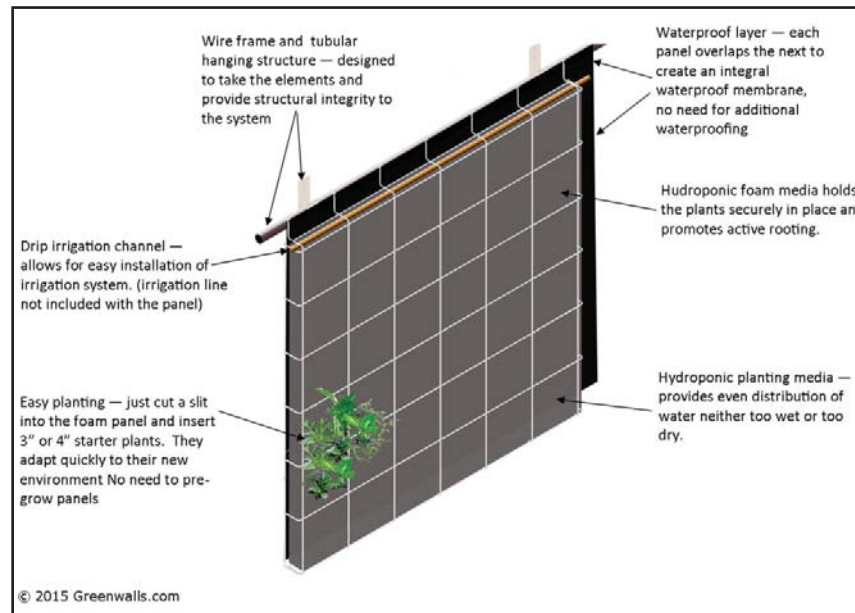
Solar Panels  
(Source: Environmentally Friendly Generators, Image by Unknown)

### Metal Sloping

Metal roofs, as mentioned earlier, are better, more efficient solutions to building designs. Besides being durable in construction and clean for water runoff, the material is also very reflective. This reflectivity stops the solar heat from being absorbed into the building, reducing the energy load to cool the interior of the building. These roofs can also be placed on top of existing roofs, allowing for quick installation and less waste.

### Additional Equipment

Roof systems can also have equipment added on top of the roof to add better performance to the building. This includes such equipment as solar panels, solar water heaters, wind turbines, etc. This allows for a variety of combinations for the roof to advance the building further in its performance, based on the environmental factors of the building's location.



Green Wall Diagram  
(Source: Green Walls Vertical Planting System, Image by Green Walls Vertical Planting System)

## INSULATION SYSTEMS

- Green (Roof/Wall)
- Stone
- High-Performance Insulation



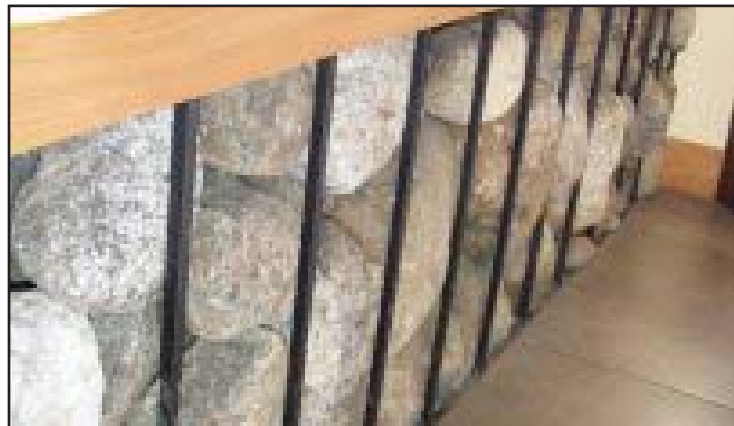
Green Wall  
(Source: Green Walls Vertical Planting System, Image by Green Walls Vertical Planting System)

### Green Roof/Walls

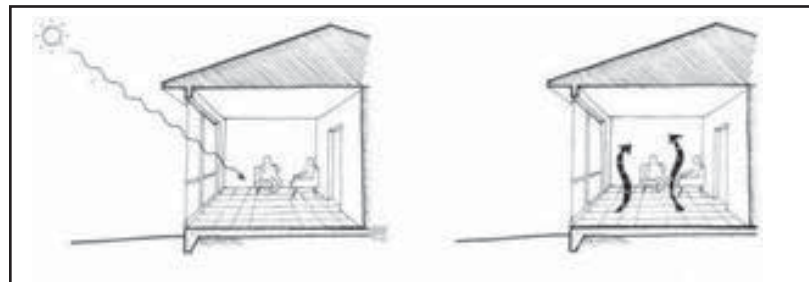
Green walls allow for plants to absorb the solar heat to keep the building cool in the warmer seasons, while the thick layers that make up the green roof or wall systems keep the heat from escaping through the building. They also allow for a more colorful façade and release of oxygen into the atmosphere. This acts as a multifunctional way to incorporate sustainability into the buildings.

## Stone Wall

Stone walls act as good insulator for buildings, as they absorb heat throughout the day and release it slowly. Allowing it to be comfortable inside the building well throughout the day. This is called thermal mass, hard dense materials (such as stone, masonry, concrete) that capture the heat from solar and other means of heat, and radiate the heat slowly.



Stone Wall  
(Source: Smarter Homes, Image by Smarter Homes)



Thermal Mass Diagram  
(Source: Smarter Homes, Image by Smarter Homes)

## High Performance Insulation

One of the most common ways to insulate a building is to add high performance insulation into the walls and ductwork. This is an easy and quick fix to help control the heat and cooling throughout the building.



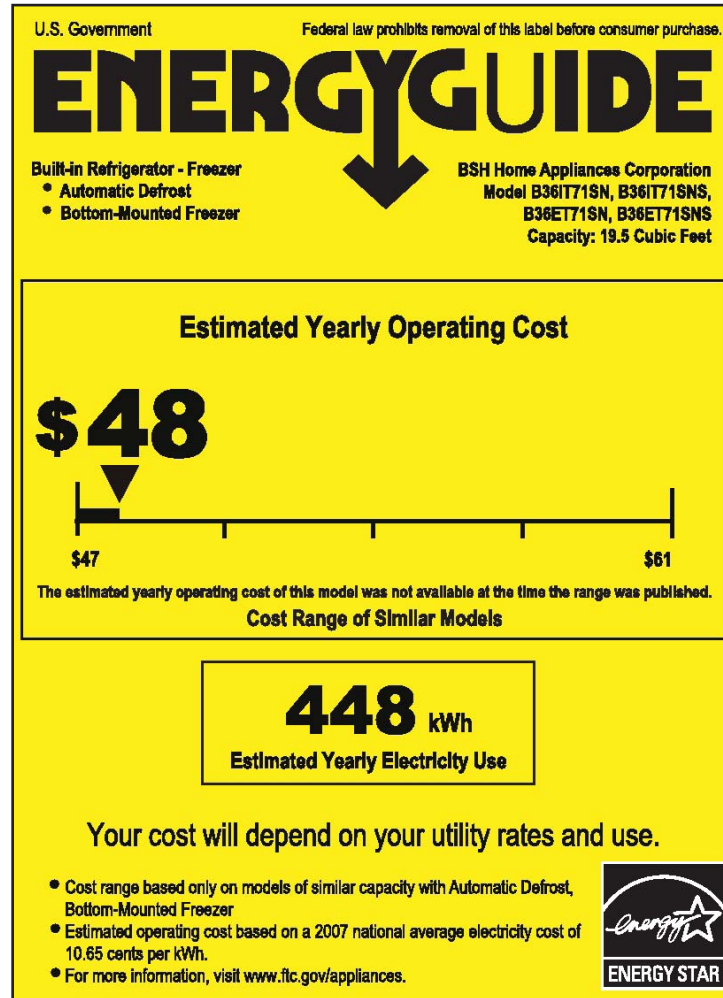
Insulation  
(Source: Osmins, Image by Unknown)



(Source: Energy Star, Image by Energy Star)

## Energy Star

The energy star logo indicates that the product is energy efficient. It is conducted by the U.S. Environmental Protection Agency and the U.S. Department of Energy. This program was established in 1992 after the Clean Air Act. The Energy Star logo holds standards for other manufacturers to uphold and to earn the trust of the people.



(Source: Air & Water, Image by U.S. Government)

## ENERGY EFFICIENT PRODUCTS

### What to Look For:

- Energy Guide Label
- Energy Star Logo
- Local Materials

### Energy Efficient Products

Implementing energy efficient products into a building can drastically affect the cost of energy. These products perform to a very strict set of guidelines. These guidelines make sure that the products uphold to a set of standards for performing efficiently. Products that do not uphold to these standards do not receive the recognition by programs such as Energy Guide or Energy Star.

### Energy Guide

When looking for more energy efficient products, look for the energy guide label. This label, besides indicating that a product is energy efficient, contains information on the performance of the product. They illustrate how much money one will save by owning this product and can be compared to standards product equivalents.

### Local Materials

Another way to be sustainable and efficient with products and materials is to buy from local sources. This cuts down the energy and carbon footprint through the shipping of the product to the consumer. It also allows for money to cycle through the local economy.



## ESTABLISHING STANDARDS



### Establishing Standards

As a community, a system of sustainable standards needs to be decided upon and implemented throughout the community. A set of standards will help to unify the community and keep the community accountable for how it is shaped and evolves over time. These standards need to take into account achievable ways to implement sustainability around the community that are not too far fetched or easy to be attained.

A base to emulate the standards off of is the U.S. Green Building Council's LEED Certification Program. This system is successfully implemented throughout the world and creates achievable goals to strive for. The program has also studied several means of sustainability, all of which can be taken into consideration for the standards of the community.



LEED Logo  
(Source: US Green Building Council: LEED, Image by US. Green Building Council: LEED)



LEED Certification Range  
(Source: ClearWater Homes Utah, Image by U.S. Green Building Council)

### U. S. Green Building Council's LEED Program

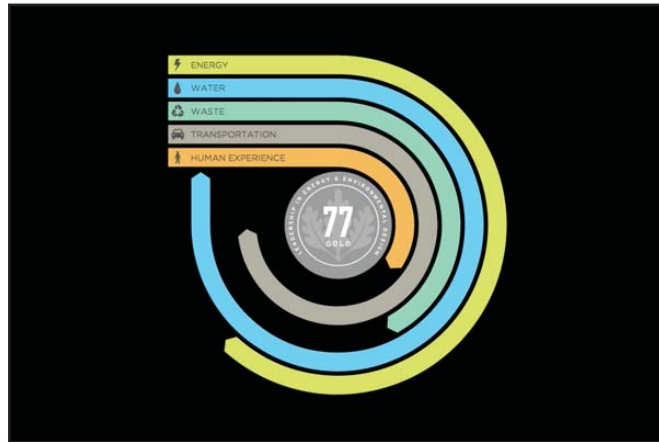
LEED is a program established by the U.S. Green Building Council to give a hierarchical system of points for certifications based on levels of sustainability achieved by a building.

The Levels of Certification Include:

- Certified (40-49 Points)
- Silver (50-59 Points)
- Gold (60-79 Points)
- Platinum (80+ Points)

The categories that are added to determine the Level of Certification are:

- Location & Transportation
- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Material & Resources
- Indoor Environmental Quality
- Innovation
- Regional Priority
- Integrative Process



LEED Dynamic Plaque  
 (Source: Architect Magazine, Image by U.S. Green Building Council)



LEED Gold Plaque  
 (Source: The Science of Sustainability, Image by Edmund C Snodgrass)



LEED Platinum Plaque  
 (Source: Green Building Education Services, Image by Unknown)

### LEED Credit Categories



Leed Categories  
 (Source: ClearWater Homes Utah, Image by U.S. Green Building Council)

### Implementing LEED Standards

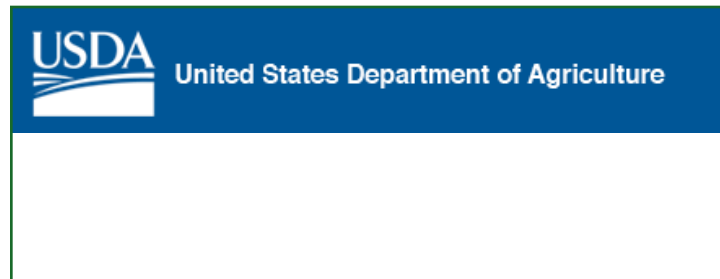
The implementation of LEED throughout the community would also be a strong marketing tool to reach out and bring more people into the community (such as businesses, residents, visitors, etc.). This can help strengthen the economic and social development of the town, just by being more environmentally friendly with the buildings around town. Once a building earns a LEED level of certification, it receives a plaque that can be placed on the building. This can be a way to show off the community's achievements to its visitors and townspeople.

# HOW TO MAKE SUSTAINABILITY POSSIBLE IN THE COMMUNITY

## Funding

### Federal Assisted Aid Programs

- Department of Agriculture: USDA Rural Development
- Department of House and Urban Development
- Property Assessed Clean Energy (PACE)
- Hero Implementation Plan (HIP)



USDA Logos  
(Source: United States Department of Agriculture, Image by United States Department of Agriculture)

### Department of Agriculture—Rural Development

The U.S. Department of Agriculture provides loans that assist in the upgrading of property.

The Single Family Housing Section 502 Direct Loans offer an incentive to borrowers of two points on front and back end loan qualification ratios for compliance with any of the five nationally recognized measurement and verification systems of green, energy-efficient homes:

- The Environmental Protection Agency's Energy Star for Homes program;
- The Enterprise Community Partners' Green Communities program;
- The United States Green Building Council's LEED for Homes program;
- Home Innovation's - National Green Building Standard™; and,
- Department of Energy's Zero Energy Ready Home program.



US Department of Housing and Urban Development Logo  
(Source: United States Department of Housing and Urban Development, Image by United States Department of Housing and Urban Development)

### Department of Housing and Urban Development

The Department of Housing and Urban Development has loan programs in place to help funding for residential developments. They include loans for both single and multi-family residences.

Single Family Residence:

203K Loans: range from improvements such as weather-stripping all doors to renewable energy systems (solar, wind, thermal, geothermal, etc.)

Multi-Family Residence:

241 (a) Loans

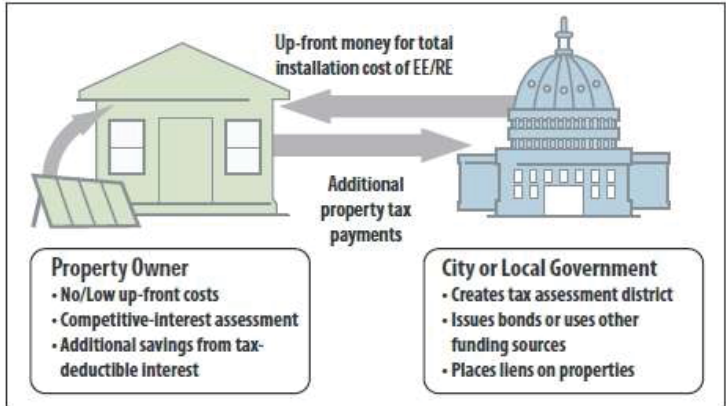
FHA Risk Sharing



### Property Assessed Clean Energy (PACE) - through the Missouri Clean Energy District

PACE is a program in place to help business owners, contractors, etc. upgrade their property through an assessment process. Based on this assessment, The program grants money towards upgrading the building. The money covers up to a 20 year time period, which is paid back through taxes that are applied to the building. The PACE Program stays with the building, if it is sold or transfers owners, PACE transfers along with the building to the new owner. This new owner then pays the taxes for these upgrades, until they are paid off. The program, however does not apply to single-family homes yet.

Figure 1. Basic PACE financing



PACE Financing Diagram  
(Source: Missouri Clean Energy District, Image by PACE)



PACE Energy Dollars Diagram  
(Source: Missouri Clean Energy District, Image by PACE)



PACE Nation  
(Source: PACE Nation, Image by PACE Nation)



Missouri Clean Energy District Logo  
(Source: Missouri Clean Energy District, Image by Missouri Clean Energy District)



HERO Program Logo  
(Source: Hero Program, Image by Hero Program)

### HERO Program

The HERO Program features the same benefits as the PACE Program, with the added benefit of applying towards residential properties as well. Just like PACE, Hero grants money through private sources, which are paid to the municipalities with property taxes. These taxes are based on assessments on the property.

This program was born from the PACE legislation, which allows HERO to partner with local governments. Also like the PACE program, the tax assessment stays with the property until the upgrades are paid off, even if the ownership transfers.

The HERO Program funds several sustainable product upgrades. The program helps fund for solar panels, central air, windows, roofs, doors, artificial turf, and many more. Through this program, sustainable upgrades can seem more attainable and not limited to your current financial status (inability to pay full face value for these types of upgrades to the property).



HERO Residential Project Pie Chart  
(Source: Renovate America HERO Program, Image by HERO Program)



HERO Community Implementation Graph  
(Source: Renovate America HERO Program, Image by HERO Program)

### Summary: Sustainability

There are three different types of sustainability: Economic Sustainability, Environmental Sustainability, and Social Sustainability. For sustainability to be implemented effectively, all three types must be addressed and focused upon within the community.

To transform a community into the life of sustainability, the existing buildings need to be renovated. These renovations need to be specific to the individual building type. Initiatives to turn the community into a sustainable one also need to be acted throughout the community by the different scales within it, the community scale, business scale, and the residential scale. When upgrading a building, there are hierarchical steps that can be implemented by anybody in the community no matter what their current situation.

Incorporating alternative energy into the buildings is the highest goal in sustainably retrofitting buildings in the community. On site water collection is the next level to strive for.

The incorporation of alternative energy, on site water collection, insulating the building, and switching out old appliances with energy efficient equivalents are all steps to strive for to become fully sustainable. As a community, a set of standards needs to be agreed upon, so that there are achievable goals for the community to strive for, as well as keep each other accountable.

To fund all of these renovations around the community, programs such as PACE, HERO, and loan programs from the federal departments of the USDA and HUD need to be implemented, based on the type of property and upgrades needed to be addressed. With these funds available, there is practically no reason why one could not upgrade their property to become sustainable.



## What's Next

The next step is to spark the fire and get the process moving. The community as a whole needs to start initiatives and mark a common goal as to where the community wants to be sustainably. The community needs to do its own research and figure out what incorporations of sustainable technology is wanted in Pineville, where to find this technology, and what programs to use to fund these innovations.

## THIS IS NOT LIMITED TO PINEVILLE

These innovations of sustainability can be integrated anywhere. Since most towns in McDonald County, Missouri, and the United States all include the same building types and community scales, there is no reason why this same plan to upgrade into a fully sustainable community could not happen outside of Pineville. Because this is not limited to just Pineville, a collaboration between the towns within McDonald County could form and the strife towards sustainability could be worked together as an entire county. This collaboration between the entire county can help each other, as each has something unique to bring to the table, and it will also allow a strong sense of accountability between the towns, as one falls, the entire county falls, but if they all succeed, the county shines because of it.

Now it is your turn, you now have the tools, go out and grow sustainably.



Sprout in Hand

(Source: Delaware Tech Green Thumb, Image by Unknown)











# APPENDIX

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## PLANNING PROGRAMS & BETTERMENT INITIATIVES

Government and Non-Profit Resources in McDonald County

Kiah McCarley



### Introduction

This is a compilation of the planning programs, districts, agencies and initiatives that could be used to assist in the redevelopment of McDonald County and Anderson/Pineville community. These programs assist in economic, environmental, social and physical revitalization of neighborhoods, cities and regions. By knowing what resources are available to McDonald County it can help our student and residents team make decisions about what betterment projects could be feasible solutions for the community as well as what has worked in other communities.

### National Planning Programs

- United States Department of Agriculture Rural Development Program
- National Park Service Park Planning & Special Studies Program
- Bright Futures: Connections for Success
- National Main Street Center

### State Planning Programs

- Missouri Association for Community Action
- University of Missouri Extension
- Missouri Community Betterment Program
- Missouri Department of Economic Development
- Downtown Revitalization and Economic Assistance for Missouri
- Rural Community Assistance Partnership
- Missouri Association of Councils of Governments

### Regional Planning Programs

- Northwest Arkansas Regional Planning Commission
- Harry S. Truman Coordinating Council
- Connecting Arkansas Program

### Recommended Boards

- Planning Sustainable Places & Transportation Outlook 2040

### United States Department of Agriculture Rural Development Program

USDA Rural Development is dedicated to improving the economy and livability of rural America communities. Through various programs the department provides resources and funds to support the essential services as well as new development and innovation. The USDA RD is divided into three agencies:

- Rural Housing
- Rural Utilities
- Rural Business-Cooperative

Through these three divisions the Department covers all aspects of rural living. The agency most applicable to McDonald County would be the Business-Cooperative Agency, which offers millions of dollars in funding and resources for economic development projects. Through these programs small business in rural Southwest Missouri could apply for funds to help start or grow and to develop their economic centers.





## Programs Offered Through US Department of Agriculture

### Rural Micro-Entrepreneur Assistance Program

This organization provides micro-loans for small business startups and growth, the program can also provide training and technical assistance to small business. The program is run through the USDA (United States Department of Agriculture and Rural Development). Only business with ten or less full time employees located in rural areas outside of a town or city with a population of less than 50,000 people.

### Rural Cooperative Development Program

Rewards grants to assist the startup, expansion and improvement of rural cooperatives and mutually-owned businesses.

- Max Grant Amount: \$200,000
- Example Fund Use: Feasibility Studies, Business Plans, Leadership Training



## Rural Business Investment Program

Provides a Rural Business Investment Company license to new rural venture capital organizations.

- Restrictions: Have relevant financing experience, Raise private equity capital
- Use of Funds: 75% of funds must be used in rural area, 50% of funds must be invested in small businesses.

### Rural Business Development Grants

- Grants given to rural small businesses to support technical training for employees.  
Grant Amount: 10,000 to 500,000
- Restrictions: Applicants must have less than 50 employees and less than 1 million in yearly revenue
- Example Fund Use: Product Improvements, Land Development and Acquisition, Rural Transportation, Business Incubators, Leadership Training, Community Economic Development



## National Park Service Park Planning & Special Studies Program

The NPS Park Planning national office provides the overall nationwide planning for national parks. Each park division in the country has its own planning office which takes the master plan and applies it to the local region. The core mission master plan outlines what each park should be and what value it should have, this document is used as a template for changes and expansions to every national park as well as the criteria for establishing new parks and updating the educational curriculum and visitor experience within every park.





### Bright Futures: Connections for Success

Bright Futures creates community partnerships between local businesses, community leaders and residents to use their combined skills to create better learning environments for children and to meet their educational needs. Bright Futures operates under the belief that when communities engage more closely in their students and local schools it allows students and teachers to strive for success.

McDonald County currently has a chapter of Bright Futures. Its main project is to collect donations of school supplies and backpacks to distribute to elementary school age children. By expanding the community involvement in this organization McDonald County could increase the number of children this program reaches as well as expand the projects that they participate in each school year.



### National Main Street Center

The National Main Street Center is an organization that provides systematic model for community revitalization with an emphasis on downtown and commercial zones. Main Street provides communities with the tools to identify the problems within their community and find solutions that they themselves can do to create a better downtown environment. Main Street uses an economic development based approach that empowers communities to use their local and historical assets. The four step approach is:

- Organization
- Design
- Promotion
- Economic Restructuring



## National Main Street Center

a subsidiary of the  
National Trust *for* Historic Preservation

### State Planning Programs

#### Missouri Association for Community Action

MACA is a statewide partnership between 19 Community Action Organizations that work to fight poverty and help people become self-sufficient. All of the organizations belonging to MACA provide services and programs to low income people and communities in Missouri. These programs address a variety of needs:

- Energy and Housing
- Food
- Education and Job Training
- Health

MACA also works to raise awareness and educate people about poverty as well as advocate on the behalf of low-income families and communities on a government level.





### **Economic Security Corporation of Southwest Area**

Organization that works with communities to reduce poverty and prevent the conditions that cause poverty from affecting future generations. ESC uses a variety of programs to work with impoverished people and create a positive impact in their lives. These programs include assistance in:

- Finding Employment and Housing
- Attaining Education
- Financial Planning
- Community Participation

The ESC has been an organization since the 1960's and has developed historically significant programs such as the Neighborhood Youth Corps and Head Start.

### **University of Missouri Extension**

University of Missouri Extension uses the research, financial and academic resources of the university to make positive changes throughout the state of Missouri. The MU Extension provides programs and assistance for communities both urban and rural in a multitude of areas such as Community Development, Business and Workforce Development, Housing and Financial Education.

MU Extension McDonald County office is located in Pineville, MO the office provides services and programs tailored to rural areas. With a focus on soil testing, gardening and grazing. MU Extension also tracks Missouri Century Farms, which are family owned and run farms in the state that which have been in that same family line for at least 100 consecutive years. Anderson and Pineville could take advantage of the close proximity to the Extension office and should use the resources it offers in order the benefit their communities, but also encourage an extension of the programs offered at the office.

### **Missouri Community Betterment Program**

The goal of the MCB Program is enhance life in Missouri communities through development, planning and implementation. Through the Missouri Community Betterment Educational Fund the organization provides technical assistance and support or the betterment projects in local communities. Communities who participate in this program receive recognition for the betterment projects they create and complete.

The Anderson and Pineville community could use funds and assistance from this program to help implement the community betterment projects they would like in their communities. This program also provides connections with other communities that have similar problems/strengths as Pineville and Anderson, learning from what has and hasn't worked in other communities of similar size and location could help inform decisions made in Pineville and Anderson.

### **Missouri Business Development Program**

A statewide network provided by the Missouri University Extension Program that provides programs to help business succeed at any stage of development. Education and resource centers run by the program are located throughout the state.







### Missouri Department of Economic Development

The MO Department of Economic Development is a resource base for Missouri business owners. The Department also generates long term plans for the different sectors of Missouri's Economy and looks at how policies and programs need to change to boost the Missouri economy. The department also works to promote Missouri's economic attractions out of the state to different demographics and works to create incentives for companies to move to and operate out of Missouri. Many different programs and organizations exist within the department, including assistance resources for women and minority operated businesses.

### Downtown Revitalization and Economic Assistance for Missouri

This initiative selects communities for a multi-year partnership with the state of Missouri to create and execute a comprehensive downtown revitalization plan. DREAM uses government resources and existing public resources in the community to boost the local economy by increasing productive use of land, buildings, neighborhoods and downtown areas. (Currently Unfunded)



### Rural Community Assistance Partnership

RCAP works in small communities to all over the United States to provide in person resources assistance and training to help these small towns operate efficient wastewater and water systems. A healthy water system benefits the whole community because it is an important infrastructural base and without it a community cannot grow or move forward. Every year RCAP brings financial and educational resources as well as training for 2000 rural water systems.

### Midwest Assistance Program

The Midwest Assistance Program is a part of the RCAP network, this agency works specifically in the Midwest to revitalize small and low income communities, generally the towns have less than 3200 people. MAP employs rural development specialists who help small towns get the infrastructure they need.



### Missouri Association of Councils of Governments

The MACOG is the statewide organization that represents all of Missouri's councils of government and the 19 different regional planning commissions. All of these organizations work together to plan a better future for the state of Missouri, collectively these organizations are working on projects like:

- Economic Development
- Community Development
- Safety and Security
- Transportation Planning
- Environmental Issues
- Quality-of-Life





## REGIONAL PLANNING PROGRAMS

### Northwest Arkansas Regional Planning Commission

The NWARPC is the Metropolitan Planning Organization overseeing transportation planning for the Fayetteville-Springdale-Rogers Metropolitan Statistical Area which includes Benton, Madison, Washington counties in Arkansas and McDonald County in Missouri. After the 2010 Census for the region a small part of McDonald County was also included in Northwest Arkansas urbanized area plan. McDonald County is also incorporated into the regions Metropolitan Planning Area which the NWARPC has developed a long term transportation plan in collaboration with numerous Arkansas government departments and agencies.



### Harry S Truman Coordinating Council

HSTCC is a regional planning commission that was created by the Missouri state government, the mission of the commission is to enhance the lives of residences through community, economic and environmental planning. HSTCC provides re-sources to meet this goal to communities in Barton, Jasper and McDonald Counties, these resources include programs like:

- Solid Waste Management
- Grant preparation and Administration
- Transportation Planning
- Community Development

The Harry S Truman Community Housing Development Organization is a non-profit t organization within the HSTCC. The HSTCDC provides affordable and safe housing for low-income people and families through a grant and tax credit program.



### Connecting Arkansas Program

Highway 549: Benton County

The connecting Arkansas Program is a voter approved statewide highway construction plan. The CAP will improve transportation throughout the state by increasing highway capacity and safety. Development of the Bella Vista Bypass Corridor that will eventually connect with Intestate 49 in McDonald County. The project will improve transportation connections in Northwest Arkansas.





## RECOMMENDED PROGRAMS & INITIATIVES

### Planning Sustainable Places Program

The Mid-America Regional Council which is the planning council for the Kansas City Metropolitan Area, has a Creating Sustainable Places initiative which is implemented through the Planning Sustainable Places Program. The PSP promotes local planning and development ideas that align with sustainable ideals and works towards building communities that are healthy and environmentally friendly and provide various housing, transportation and recreation options. A similar program would be a good thing for McDonald County to implement especially if the community wants to grow in a sustainable direction. Having a committee that would review development and building proposals would insure that McDonald County moves in the desired direction and only allows new construction that fits within its vision.

### Transportation Outlook 2040

Transportation Outlook 2040 is the long-range transportation plan for the metropolitan Kansas City area. The plan is an outline of how to invest government transit and public works funds and development needs to help meet the transportation needs for the region in the future. The plan not only looks at highways but also at the creation of alternative transportation methods and placemaking along roads and public transit routes. While part of McDonald County is included in the transportation plan for North West Arkansas, it would be beneficial for McDonald County and the region of southwest Missouri to have its own plan which links up to the Arkansas plan.

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### Downtown Revitalization and Economic Assistance for Missouri

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### Harry S. Truman Coordinating Council

<http://www.hstcc.org/>

### Missouri Association for Community Action

<http://communityaction.org/>  
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### Missouri Community Betterment Program

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### Missouri Department of Economic Development

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# Walmart

## The Impacts of A Dominating Retailer

Chesney Fries

Walmart started as a small five and dime store in Bentonville, Arkansas with its founder Sam Walton.<sup>1</sup> As Walmart grew into the dominant retail company that it is now, problems soon came to the surface about what types of impact it would and has had on the United States' economy, environment, as well as the physical and social impacts. This monumental giant also comes to take a strong impacting role in small town America, especially northwest Arkansas (birthplace of Walmart) and the surrounding communities, like McDonald County, Missouri.

Walmart has grown so large in such a short amount of time, one must wonder if the company has done more harm rather than good not only to the United States but, also to the small town communities within the United States. This paper will illustrate the impacts Walmart has upon America's economy, environment, and its physical and society aspects.

First, it is necessary to understand how, where, and why Walmart was started. For this we must look at the founder of Walmart, Sam Walton. He was born in Kingfisher, Oklahoma on March 29th in 1918. During the early part of Sam's life his family moved to Missouri. Where he spent the rest of his childhood and his young adult life. Sam Walton was a strong student and even the quarterback on his

high school football team. After graduating for Hickman High School in Columbia, Missouri. Sam stayed close to home by attended the University of Missouri. While there he then graduated with a degree in economics in 1940.<sup>2</sup>

After college, Sam got a job with the J.C. Penney Company, which at that time was a small retailer then it is now (still smaller hen Walmart though). This gave him a small taste of what and how the retail world works. However, this was interrupted during the Second World War. Sam served in the Army as a captain of an intelligence unit. Upon his return from the war in 1945, Sam then borrowed twenty-five thousand dollars from his father-in-law and acquired his first store. This store was a Ben Franklin franchise located in Newport, Arkansas.<sup>3</sup>

Sam Walton worked alongside his younger brother James for nearly two decades. Eventually growing the business from just one store to fifteen Ben Franklin stores. However, soon disagreements between Sam and his brother about Sam's desire to expand into rural communities lead to Sam quitting the Ben Franklin partnership. He then decided strike out own him own, thus the birth of Walmart.<sup>4</sup>

Walton became very successful very quickly but, the amazing thing was that he maintained his success and even grew upon it. He was known to be very demanding, hardworking, and expected to see results from the people who worked underneath his command. Many stated if his results were not what he expected than he had no problem moving people out of power to put in those who would complete the job correctly.<sup>5</sup> Even into Sam elder years, he saw himself as a simple business man, enjoy being in the great outdoors, even hunting. Walton, in the last years of his life battled with two types of cancer: hairy-cell leukemia and bone marrow cancer, resulting in his death on April 5th, 1992 in Little Rock, Arkansas passing the empire off to the next CEO.<sup>6</sup>

### The Start of the Dominating Retailer

The first Walmart was opened in 1962 on July 2nd in Rogers, Arkansas. Walton wanted to make a difference in the lives of his customers, helping them to save money and live better in a great community. This made Walmart an almost instant success.<sup>7</sup>

By 1967 Sam Walton and his family had already to establish and own twenty-four stores with more than \$12.7 million in annual sales. The Walmart stores became officially incorporated in 1969.<sup>8</sup> In the 1970's Walmart came to achieve many of its firsts, like expanding into the national market, becoming a publicly traded company, reaching record sales of more than \$78 million, establishing the Walmart Foundation, opening a home office, and distribution center, which are both located in Bentonville, Arkansas.<sup>9</sup>

Sam's Club and Walmart Supercenters were then added to the enterprise during the 1980's. Sam's Club was intended to caterer to the small business and the individuals looking to buy larger amounts of goods for a lower price.

The Supercenters were opened to combine the general merchandise aspect with a supermarket attached to provide a large verity of goods in one easy to access location. The addition of the Sam's Clubs and Supercenters to Walmart's operation added nearly \$1billion dollars to the annual sales within the corporation.<sup>10</sup> Since the 1990's, Walmart has become and still remains the number one retailer in the United States.<sup>11</sup> Walmart's global expansion into Mexico, Canada, China, and United Kingdom, has continued to the point now of having over 2.2 million Walmart associates worldwide in over 27 different countries and 11,000 stores.<sup>12</sup>



## Economic Impacts in America

The growth of Walmart has impacted the economy within the United States all the way down to the family level. On average a single family will spend more than \$4,000 a year at Walmart, which allowed Walmart revenues to grow to more than \$421,000,000,000 (four hundred and twenty-one billion) in 2010 alone.<sup>13</sup> Walmart created an empire of wealth by expanding on not only how but, what a shopper can get at one single store. Over one hundred million customers shop at Walmart every single week. The amount of customers visiting a single store every week allowed Walmart to open over nine thousand store. Which employs more than two million employees. The results in have over ninety-six percent (96%) of Americans living within twenty miles of at least one Walmart store of some kind. However, with Walmart becoming so large so quickly there is a large problem of keeping cost of the products in the store as low as possible. As a result, about eighty-five percent (85%) of all Walmart products are manufactured outside of the United States.<sup>14</sup>

As a giant retailer, Walmart has created hundreds of thousands of jobs, but not as many as it should have in the United States due to the manufacturing facilities being located overseas. In addition, Walmart has destroyed many manufacturing jobs over the last couple of decades; one hundred and thirty-three thousand alone between 2001 and 2006.<sup>15</sup> However, with the loss of these manufacturing jobs, Walmart tries to compensate by creating many associate positions in the stores that are located in the United States.

Also, between 2001 and 2007 Walmart products being shipped from China to the US grew from approximately nine billion dollars (\$9,000,000,000) to just over twenty-seven billion dollars (\$27,000,000,000) annually.<sup>16</sup> While Walmart account for many if

not most of the jobs in the United States today, its employees typically work for low wages, which has become a negative impact on the lifestyles of its workers families.<sup>17</sup> However, this is not to say that most of Walmart employees make minimum wage which they do (some even more than double the minimum wage). Walmart has even come to state that it's wages are "not designed to fully support a family."<sup>18</sup> Here in lies the problem, which becomes the cost of living and even supporting a family. An Arkansas Walmart employee makes on average over nine dollars and hour. However, if a single parent were to work as Walmart and opts to by the health insurance for the employer that would reduce the weekly pay to just over three-hundred dollars. An average apartment in Arkansas cost roughly five-hundred dollars not including everything else: electric, car insurance, clothing, food, a savings, and you have the consideration of the child or even children.<sup>19</sup> Which most employees and their children are either enrolled with Medicaid or have become dependent on the government for healthcare.

On average American taxpayers pay \$1,557,000,000 dollars annually to support Walmart's employees. When working for Walmart, employees usually work longer than 40 hours per week, while only being paid for a forty hour work week, thus giving Walmart the ability to keep prices as low as possible every year. Furthermore, most of the Walmart's around America are understaffed to increase profit.<sup>20</sup> Another thing that must be taken into consideration is with Walmart shire size, if you were to take the company's profit say from 2004, which is about 10.3 million dollars and gave every dollar to the employees each one would receive about \$6,400.<sup>21</sup> Now this has increased as the profits and size of Walmart has increase but, as this increase happens so does the increase in the employees working within the Walmart cooperation. This is not to say however, that the Walton Family and the CEO of Walmart do not benefit greatly from the success of this massive enterprise.

The Walton family has a combined net worth equal the net worth of the poorest thirty percent (30%) of all Americans. To put it into prospective, the CEO of Walmart makes more in one hour of work than an associate working at a Walmart store makes in an entire year. As a result, Walmart is draining the money out of the economies of America's small towns and transferring it directly to the pockets of the Walton family and stockholders.<sup>22</sup>

## Small Town America and Walmart

Small town America is thought to be a picturesque scene where many families want to live. However, quite often when Walmart opens a store in a small towns it significantly affect the economic vitality and quality of life in that small town that those families were seeking.

Many independent retailers, such as the mom and pop stores, are going out of business because of Walmart's price structure. Small business cannot compete with what Walmart has to offer. At first glance it may appear that having Walmart come into a small town would be a positive thing because of the tax revenue it brings into the city and the wide assortment of goods at a lower price, and that is correct but, it soon comes clear that Walmart is not everything that the town could ever expected. Tax breaks are given to Walmart to entice them to move into the community, which often results into weakening of local small businesses and then limitations of shopping resources. When the communities gives out these tax breaks to Walmart the revenue that is lost has to be pulled from other community projects. However, with tax breaks that are given to the company can usually results in community volunteering and even charitable contributions. Walmart also creates economic activity, giving revitalization of economically depress areas, because of people's acceptance to shop at one store to purchase everything one family needs.<sup>23</sup>



Every time Walmart opens a new store in town, it eliminates three local jobs for every two jobs that it creates, thus reducing retail employment by about three percent (3%) in every county or town they enter. When Walmart enters into a town local dollars are channeled directly back to Walmart in Bentonville, Arkansas. Over a fifteen year period a given rural area could transfer up to three billion dollars (\$3,000,000,000) back to Walmart as profits.<sup>24</sup>

Small towns are affected in both negative and positive ways when Walmart arrives. However, is there a way for a rural area to thrive successfully even with a Walmart being the major store within the area? There is an opinion that a community can survive if it focused on non-competing business like professional offices, restaurants, boutiques, and businesses that specializes in personal attention and great quality service. These sort of businesses find economic opportunity by tapping into the increased number of shoppers drawn to the community by Walmart's cheap prices.<sup>25</sup>

### **Environmental Impacts in America**

One of Walmart's biggest impacts has been its impact on the environment both positive and negative. Eighty-five percent (85%) of Walmart's products in American stores are made overseas, which mean that millions of tons of products are shipped to the United States each year from around the world.<sup>26</sup> This huge international supply chain is the causes of many of the environmental problems created by Walmart. Not to mention the amount of semi-trucks that come to cross the country every hour delivering tons upon tons of goods to the thousands of stores around the United States.

Just one container ship carrying Walmart products from China emits approximately one billion tons of carbon emissions every year.<sup>27</sup> The fuel used to operate the ships is low-grade, high sulfur fuel, which

has been linked to upper respiration problems, inflammation, cancer, heart disease, and causes approximately sixty-four thousand deaths per year. It only takes fifteen container ships to produce the equivalent sulfur pollution as generated by all of the cars in the world.<sup>28</sup> To give some prospective, the world's largest container ship, which Walmart uses, burn about two hundred tons of fuel a day, emitting around one hundred and seventy-seven thousand five hundred and twenty mega tons of carbon each year. However, shipping products from overseas is not the only problem Walmart has with the environment.<sup>29</sup>

Many Walmart's are open twenty-four hours, seven days a week. These Walmart stores consuming about twenty-eight thousand kilo watts of electricity per day or the equivalent of approximately the daily usage of one thousand (1,000) U.S. homes daily.<sup>30</sup>

The pollution created by Walmart world-wide ranks it as 80th on the pollution chart of all countries. Walmart's greenhouse gases within the past few years has averaged approximately twenty million metric tons per year. By comparison, other large cooperation in America have total greenhouse gas emissions of approximately five to four million (4 to 5,000,000) metric tons annually.<sup>31</sup>

However, Walmart has repeatedly stated that they are undertaking new environmental measures to increase energy efficiency. In 2005, Walmart stated that it had a primary goal to transition the corporation to utilize one hundred percent (100%) renewable energy, to produce zero waste, and to only selling sustainable products. This is a large accomplishment to strive for and will take time to achieve this, if ever achievable. Although Walmart has made the impossible happen before, when it first started the company, with just a simple design solution. This was done with the container deodorant came in. Originally deodorant came to the store in a box, where the customer would buy the box then

when home take is out of the box just to use the deodorant inside, which had its own container anyway. So to respond to this waste Walmart asked suppliers to stop making the separate boxes for the deodorant. Thus, being a chain reaction of not only savings but, a huge environment act, saving millions of trees from being cut for cardboard. Now there are hundreds if not thousands of deodorant stick that line the selves without the evidence of one single box.<sup>32</sup> This is just one example of how Walmart has changed the retail industry one product and a time, making the retail franchise more sustainable and sufficient for not just walmart but, every retailer.

In 2015, Walmart stated that they had just reached a twenty-four percent (24%) base on renewable energy utilization.<sup>33</sup> Becoming energy efficient and reducing Walmart's carbon footprint is a key goal for the future of Walmart. People are becoming very aware to the fact that wasting resources is not benefiting future generation to come. Something must be done to help the world become a better place that has some kind of sustainable future and Walmart can and is heading down that road.

Walmart wants many to believe that becoming sustainable is top priority. However, although they are utilizing some sustainable energy, in reality it is cutting too much into profits to make the goal realistic. While Walmart has shown some effect to the a sustainable cause, it must also be put into prospective that making large jumps into solar and wind comes at a high price which then results to lower profits and sadly to say pay.

Walmart is known for its size. But the question must be asked, when does Walmart reach the point where it is too large for one company? The physical size that Walmart has become is almost overwhelming. The largest employer in 25 different countries has come to own over 11,000 stores, but people do not realize that there



is 26,699,678 square feet of empty Walmart property scattered around the United States. This means that the communities are left to deal with this massive empty stores, usually resulting in areas of higher crime, vandalism, lower property values, and damaging sales to the surrounding business.<sup>34</sup> However, the other thing that the public should become aware of is the overwhelming size of its parking lots, which can become up to three times the size of the building itself.<sup>35</sup> This leads back to an environmental issue being that a parking lots leads to large amounts of water runoff.

Walmart has invaded but, how does this effect small town, America? In particular McDonald County, Missouri. While Walmart had made stacks within this county many if not most of the population's commutes to Bentonville, Arkansas to work at the home and distribution offices. This creates a problem to the communities trying to grow within the county because the people's time is either spent on the road going to work or within the Arkansas borders at Bentonville. On average a commuter from McDonald Country drives around twenty-eight minutes to get to work.<sup>36</sup> As a result Anderson and Pineville have a strong community but, find it hard to keep people in town to make it grow.

The question, therefore, is whether Walmart's overall size and international complexity affects its abilities to operate sustainability. Walmart has become so large and focuses so much on its corporate shareholders that one begins to question its attitude towards its employees and the citizens in the towns where it does business. Walmart need to go back to see how and why Sam Walton wanted to start the company, not to pay himself but, to bring cheaper good to the public in one locations. While Walmart does do this, it comes at a cost to the employees and the environment but, we are starting to see a change within the structure of Walmart.

### Walmart Effects McDonald County

Bentonville, Arkansas location of the home office and large distributions center has played a key role in how McDonald County works today. Many living within the limits of McDonald County commute to and from Arkansas for work. Most within the county commute anywhere around 28 to 30 minutes either way to work. This become a huge part of how residence functions within their own city limits. Residence spend most of the time at work or commuting to work and with most of the time away for home residence find that their lifestyle has become functional around Walmart. Time spent shopping is done before many come home and revenues go to Arkansas not Missouri. Pineville and Anderson find themselves in a situation where the town becomes a sleeping town and that is it small amount of revenue are not spent within the town lines. Pineville does have Eco-Tourism which help with the economic states, but both city could be improve upon.

Over the next 20 to 25 years Anderson and Pineville can still rely on Walmart for an income and a job source but, need to find way to increase the revenue within the towns itself. As this comes to happen it will increase the city revenue but the city can also use Walmart locations to filter in travels to stop for the attractions. Also, as Pineville and Anderson grow into the next 20 to 25 years there must be a consideration that the central hub for Walmart trucking is only thirty minutes that can be utilized to enhance the interstate presence. With the government where it is, it is only said to be a matter a time for full to increase and one might see that Walmart may no longer be able to ship things from china and may relocated some manufacturing facilities back to the United States. McDonald County could become a key location for this do its locations compared to the rest of the states. The central locations could become and is a viable place to become a destination that can coexist with Walmart by it side.

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