DREAM COMMUNITY PROGRESS

Development Review

DOWNTOWN REVITALIZATION AND ECONOMIC ASSISTANCE FOR MISSOURI

D·R·E·A·M INITIATIVE

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INTRODUCTION

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PGAV is an Urban Design & Architecture firm with locations in St. Louis and Kansas City that has been contracted by the Missouri Development Finance Board to implement the Missouri DREAM Initiative.

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DREAM

Downtown Revitalization & Economic Assistance for Missouri

www.modream.org

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This generally uninviting corner location will provide our example for improvements to be made to an entire area, not just this building.

Numerous issues that are common in many Missouri communities:

- Metal siding, improper awnings, or other damaging alterations
- Overhead electric lines, poor drainage and curbing, or other utility deficiencies
- ADA noncompliance
- Upper levels underutilized and inappropriate ground floor uses.
- Not attractive to pedestrians or bicyclists.
- Lack of greenery, life, generally aesthetically desolate.

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Subsurface Infrastructure should be completed while sidewalk and roadways are removed.

Electric, gas, sanitary sewer, water, storm sewer, telecommunications, and other utilities should be considered

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Above ground infrastructure, planters, lighting, and curbing is initially a capital infrastructure investment project, but maintenance for some elements may be provided for by other organizations.

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Streetscape enhancements such as lighting, planters, landscaping, benches and other furnishings can be provided for by private donations, but usually require municipal maintenance.

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For building improvements, funding sources available may depend on a buildings history, use, or ownership. Improvements made should be in accordance with guidelines that represent the community's vision for its downtown.

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Incenting a business to occupy a building is not always done at the same time as the building restoration.

Businesses that generate activity, create or retain jobs, or fulfill an unmet need are critical for downtown revitalization.

Second floor residential uses are desirable as a built-in market for first floor retail.

Appropriate attractive signage

Exciting and interesting building lighting

Loft apartments

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Development Projects

- Building Rehabilitations
- Public Improvements
  - Wayfinding
  - Streetscapes

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Building Rehabilitations – Excelsior Springs

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Building Rehabilitations - Kennett

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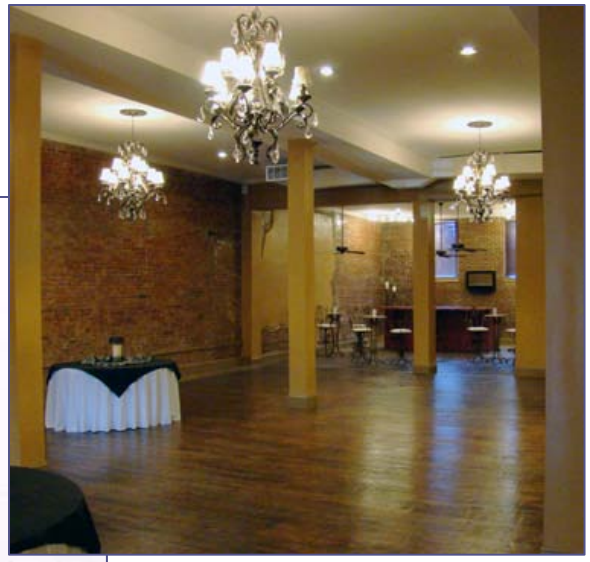
Building Rehabilitations - Kennett



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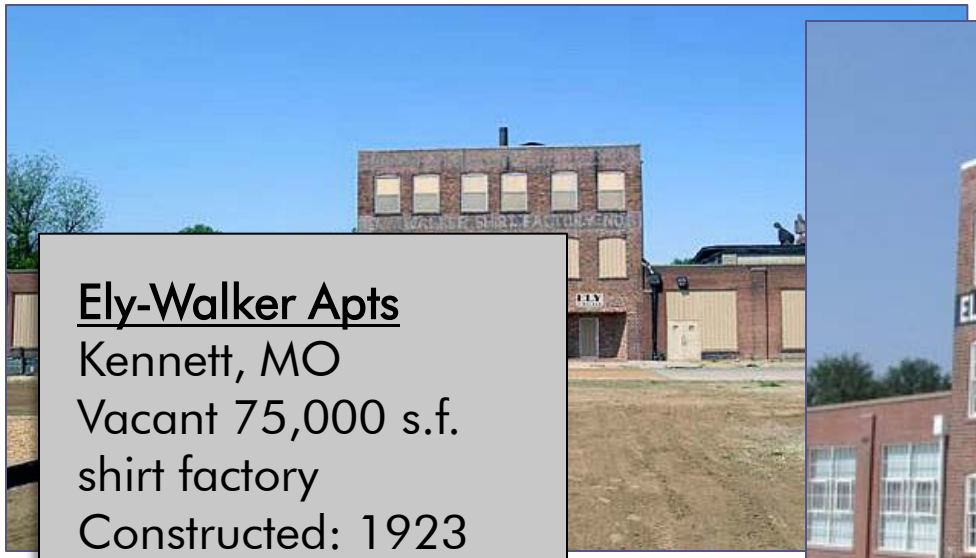
Building Rehabilitations - Kennett



Ely-Walker Apts
Kennett, MO
Vacant 75,000 s.f.
shirt factory
Constructed: 1923
46 units
$12 million

SWD Architects
Carlson-Gardner
Developer

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Building Rehabilitations - Sedalia

Furnell Landmarks
Sedalia, MO
30,000+ s.f.
Old Theatre and
Infill Construction
$4 million

SBWE Architects

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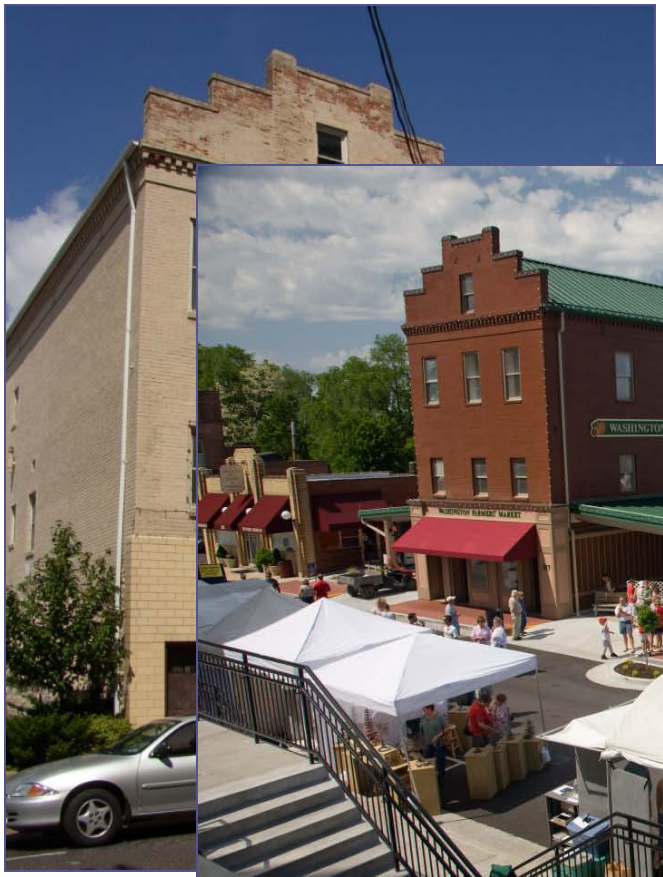
Building Rehabilitations - Washington



Farmer's Market
Washington, MO
Constructed: 1950's
Vacant commercial
$1 million

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Building Rehabilitations - Caruthersville

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Building Rehabilitations - Boonville

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Wayfinding - Kennett

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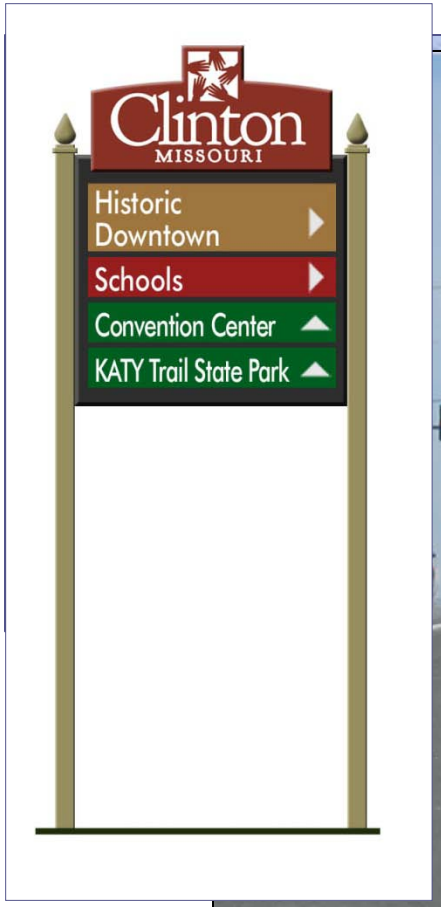
Wayfinding - Clinton



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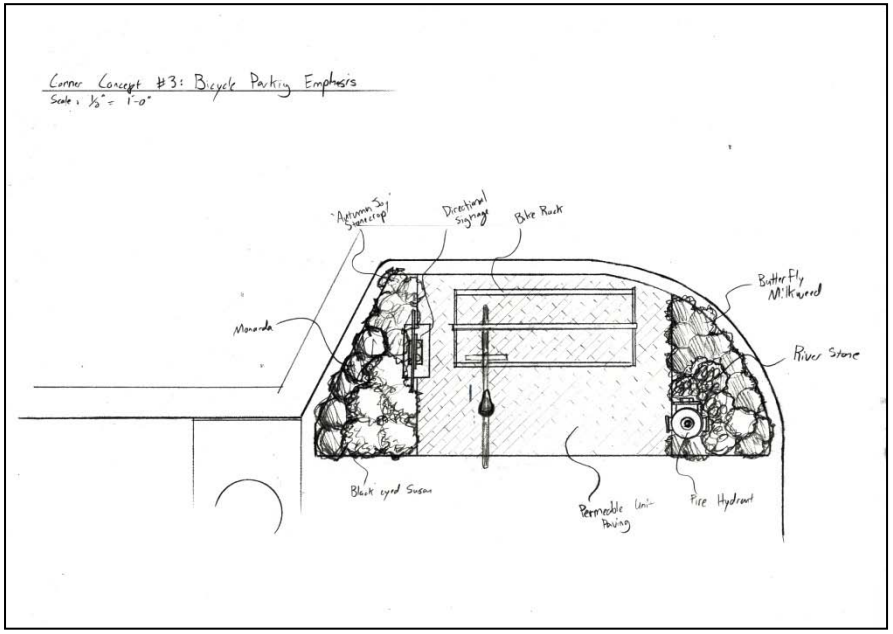
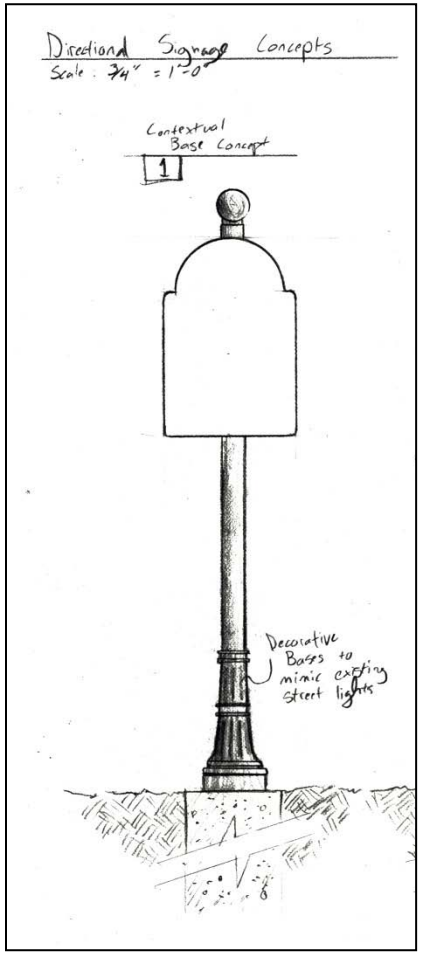
Wayfinding – Boonville (Imminent)





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Streetscape - Hermann

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Streetscape - Kennett

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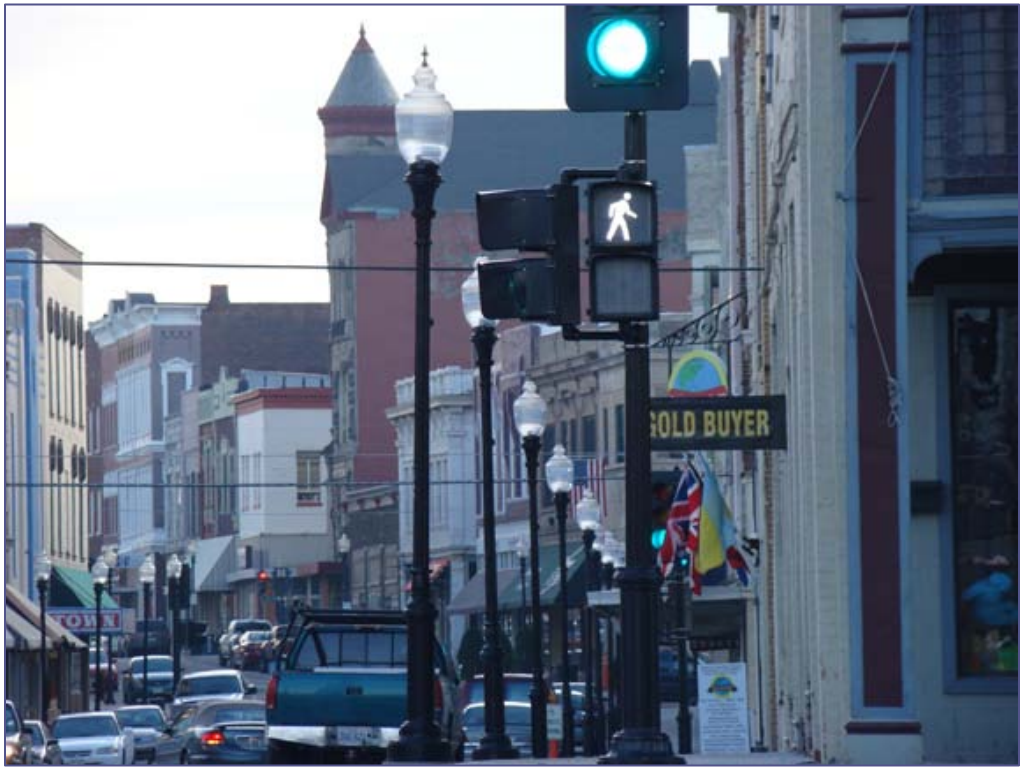
Streetscape - Sedalia



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Streetscape - Caruthersville

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Streetscape - Maryville

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Streetscape - Chillicothe

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Projects – Last 6 Months

Excelsior Springs	-	Streetscape/Buildings
Brookfield	-	Statue
Kennett	-	Sidewalks
Sedalia	-	Phase III/Downtown Entryway
Macon	-	Plaza/Depot
Poplar Bluff	-	Depot/Stair Restoration

Others

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Future Public Projects

Lebanon	-	Farmer's Market
Rolla	-	Library Park/Wayfinding
West Plains	-	Grizzly Way
Boonville	-	Tourism Hub

Others

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Thank you

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