

Cassville Design Concepts

PGAV PLANNERS

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Exhibit 1 DREAM Boundary

Downtown Study Area
City of Cassville, Missouri



Legend

 Study Area Boundary



AUGUST 2011



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CASSVILLE DREAM

- ✓ Organizational Structure Review
- Land Use, Bldg. Infrastructure Survey ✓
(Mapping Booklet)
- Focus Groups Survey Report ✓
- ✓ Web Survey
- ✓ Building and Streetscape Design
- ✓ Residential Demand Analysis
- ✓ Retail Market Analysis
- ✓ Financial Assistance Review
- ✓ Marketing Assistance
- Stormwater Analysis ✓
- ✓ Downtown Strategic Plan

Cassville Building and Streetscape Concepts



- Kick-off on Nov 15, 2011
 - 3 meetings:
 - City and County Elected
 - City Code Staff
 - CMSA and Downtown Property Owners
- Focus on 3 areas:
 - Northern Gateway
 - Barry Co. Courthouse Square
 - Southern Gateway
- Buildings and Streetscape ideas, brought to you for your comments

How to provide input



Speak Up!



Complete a
comment card and
return to:

Mike Hemmer
or
Scott Runde
of
PGAV Planners



Log on to:

[http://www.zoomerang.com/
Survey/WEB22FF8PRSS3D](http://www.zoomerang.com/Survey/WEB22FF8PRSS3D)

and leave comments



Building and Streetscape Guidelines

- Ordinances:
 - Zoning
 - Architectural
 - Preservation
 - Miscellaneous (sidewalk)
- Codes:
 - Building
 - Nuisance/Maintenance
 - Signs
- Procedures
 - Planning (also streetscape)
 - Inspections
 - Incentives

Building and Streetscape Guidelines

- Voluntary:
 - Typically driven by an energetic Downtown organization
 - Letter writing campaign
 - Engagement
 - Contests
- Mandatory:
 - Zoning Overlay
 - Preservation District
 - City Codes
- Conditional:
 - Incentive District
(“If you want the incentive, you’ll do quality rehabilitation”)

Building and Streetscape Guidelines



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.

Building and Streetscape Guidelines

City Investment



Building and Streetscape Guidelines



Property Owner
Investment

Building and Streetscape Guidelines



Property or
Business Owner
Investment

City ensures
high-quality
improvements

Building and Streetscape Guidelines



DREAM CASSVILLE - EXISTING CONDITIONS

BUILDING AND STREETSCAPE DESIGN GUIDELINES



D
Downtown

R
Revitalization

E
Economic

A
Assistance

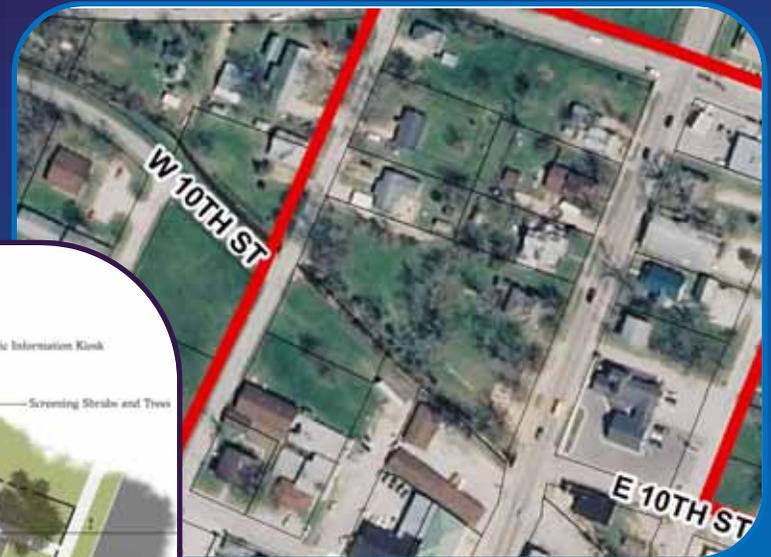
M
Missouri



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Northern Gateway (10th Street Gateway Park)



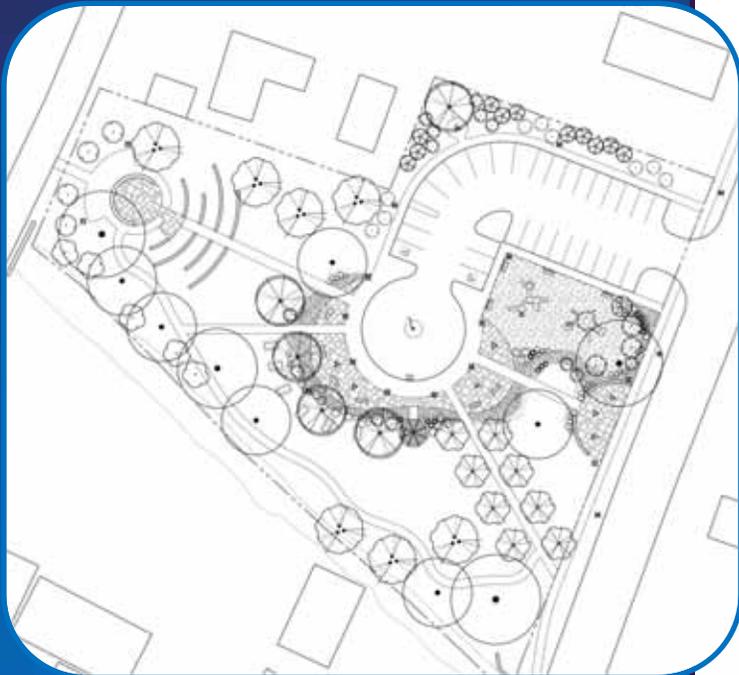
Park Use along Flat Creek

10th Street Gateway Park



Central Plaza

10th Street Gateway Park



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
	7	Heritage River Birch / <i>Betula nigra</i> "Heritage"	B # B
	4	Eastern Redbud / <i>Cercis canadensis</i>	B # B
	4	White Fringetree / <i>Chionanthus virginicus</i>	B # B
	5	Eastern Dogwood / <i>Cornus florida</i>	B # B
	11	American Holly / <i>Ilex opaca</i>	15 gal
	8	Sour Gum / <i>Nyssa sylvatica</i>	25 gal
	5	American Sycamore / <i>Platanus occidentalis</i>	B # B

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	9	Downy Serviceberry / <i>Amelanchier arborea</i> "Autumn Brilliance"	5 gal
	16	Feather Reed Grass / <i>Calamagrostis x acutiflora</i> "Karl Foerster"	5 gal
	13	Arnold Promise Hybrid Witch Hazel / <i>Hamamelis x intermedia</i> "Arnold Promise"	5 gal
	13	Winterberry / <i>Ilex verticillata</i>	5 gal
	38	Virginia Willow / <i>Itea virginica</i>	5 gal

GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	40	Zagreb Thread Leaf <i>Coreopsis</i> / <i>Coreopsis verticillata</i> "Zagreb"	4"pot @ 18" oc
	61	Purple Coneflower / <i>Echinacea purpurea</i>	4"pot @ 18" oc
	53	Blue Flag Iris / <i>Iris virginica</i>	4"pot @ 18" oc
	23	Beard-tongue / <i>Pendemon ajacis</i>	4"pot @ 18" oc
	25	Garden Phlox / <i>Phlox paniculata</i>	4"pot @ 18" oc
	53	Goldsturm Black-eyed Susan / <i>Rudbeckia hirta</i> "Goldsturm"	4"pot @ 18" oc

LIGHTING SCHEDULE

SYMBOL	QTY	DESCRIPTION
	11	8' Pole Lighting (Style to Match Existing Decorative Street Lights)
	6	Decorative Street Lights (Style to Match Existing)

FURNISHING SCHEDULE

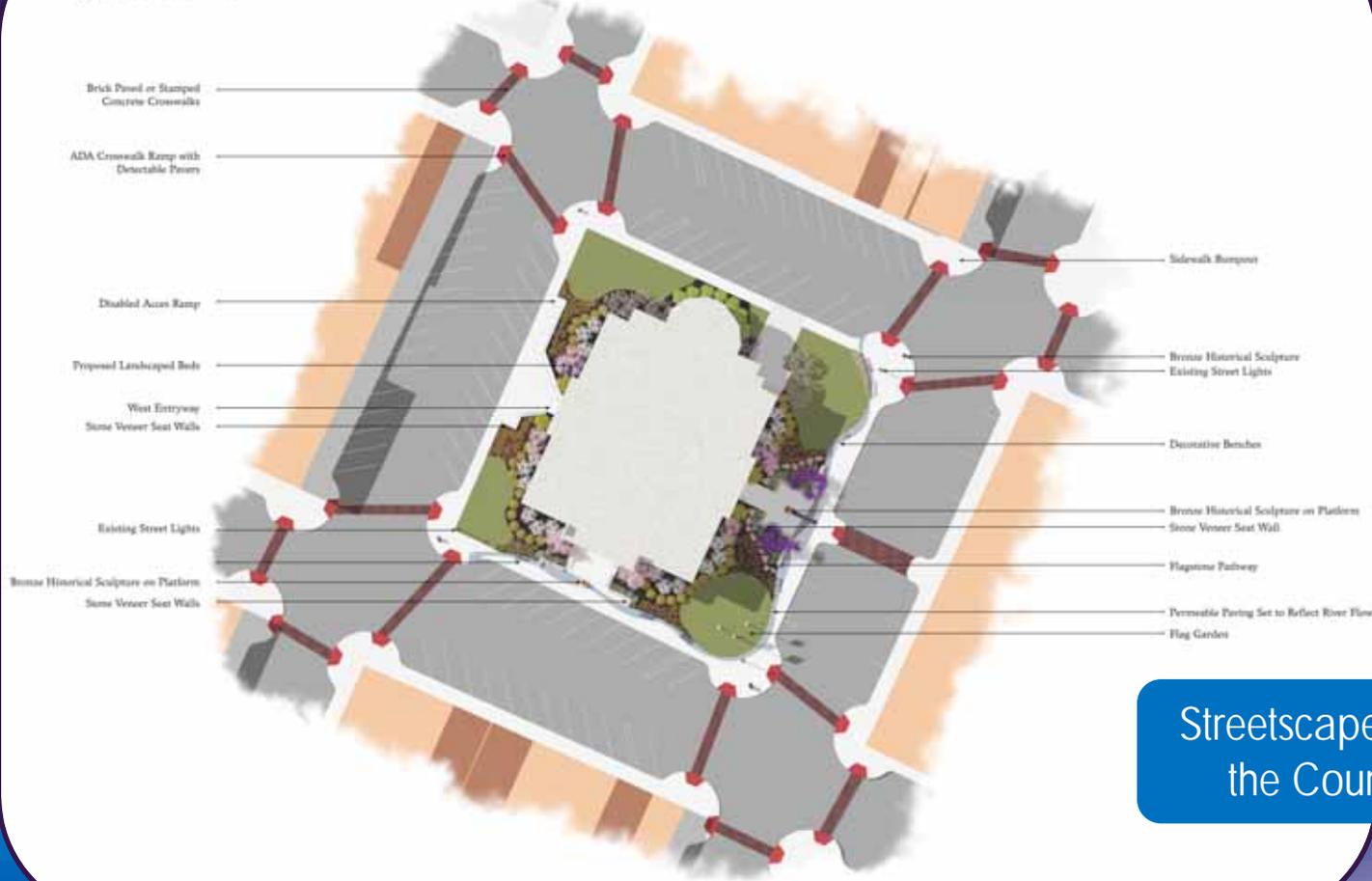
SYMBOL	QTY	DESCRIPTION
	1	18" Octagonal Gazebo
	6	Decorative Casted Metal Picnic Table
	10	Decorative Casted Metal Bench
	6	Playground Structure

Plant Schedule

Courthouse Square



Courthouse Square Improvements Illustrative Plan

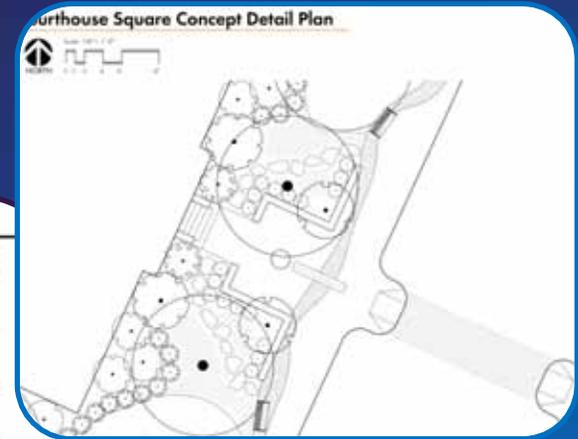


Streetscape Improvements to the Courthouse Square

Courthouse Square



Courthouse Square



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
	2	Eastern Redbud / <i>Cercis canadensis</i>	5' x 5'
	7	White Fringetree / <i>Chionanthus virginicus</i>	5' x 5'
	5	Eastern Dogwood / <i>Comus florida</i>	5' x 5'

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	16	Serviceberry / <i>Amelanchier arborea</i> 'Autumn Brilliance'	5 gal
	49	American Beautyberry / <i>Callicarpa americana</i>	5 gal
	2	Arnold Promise Hybrid Witch Hazel / <i>Hamamelis x intermedia</i> 'Arnold Promise'	5 gal
	29	Virginia Sweetspire / <i>Itea virginica</i>	5 gal
	7	Spicebush / <i>Lindera benzoin</i>	5 gal

GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	473	Mixed Perennial Flower Plantings	4'pot @ 16' oc.

LIGHTING SCHEDULE

SYMBOL	QTY	DESCRIPTION
	5	6' Plaza Lighting (Style to Match Existing Decorative Street Lights)
	4	Decorative Street Lights (Existing)

FURNISHING SCHEDULE

SYMBOL	QTY	DESCRIPTION
	6	6' Decorative Coated Metal Bench

Plant Schedule

Courthouse Square Building Elevations

South Main Street Existing Elevation (6th to 7th Street)



A- South Main Street Proposed Elevation (6th to 7th)



Buildings along the East side of the 600 Block of Main

Courthouse Square Building Elevations

South Main Street Existing Elevation (7th to 8th Street)



B- South Main Street Proposed Elevation (7th to 8th)



Buildings along the East side of the 700 Block of Main

Courthouse Square Building Elevations

South Courthouse Square Existing Elevation (Main to West Street)



C- South Courthouse Square Proposed Elevation (Main to West Street)



Buildings along the South side of the 1st Block of W. 7th

Courthouse Square Building Elevations

South Main Street Existing Elevation (8th to 9th Street)



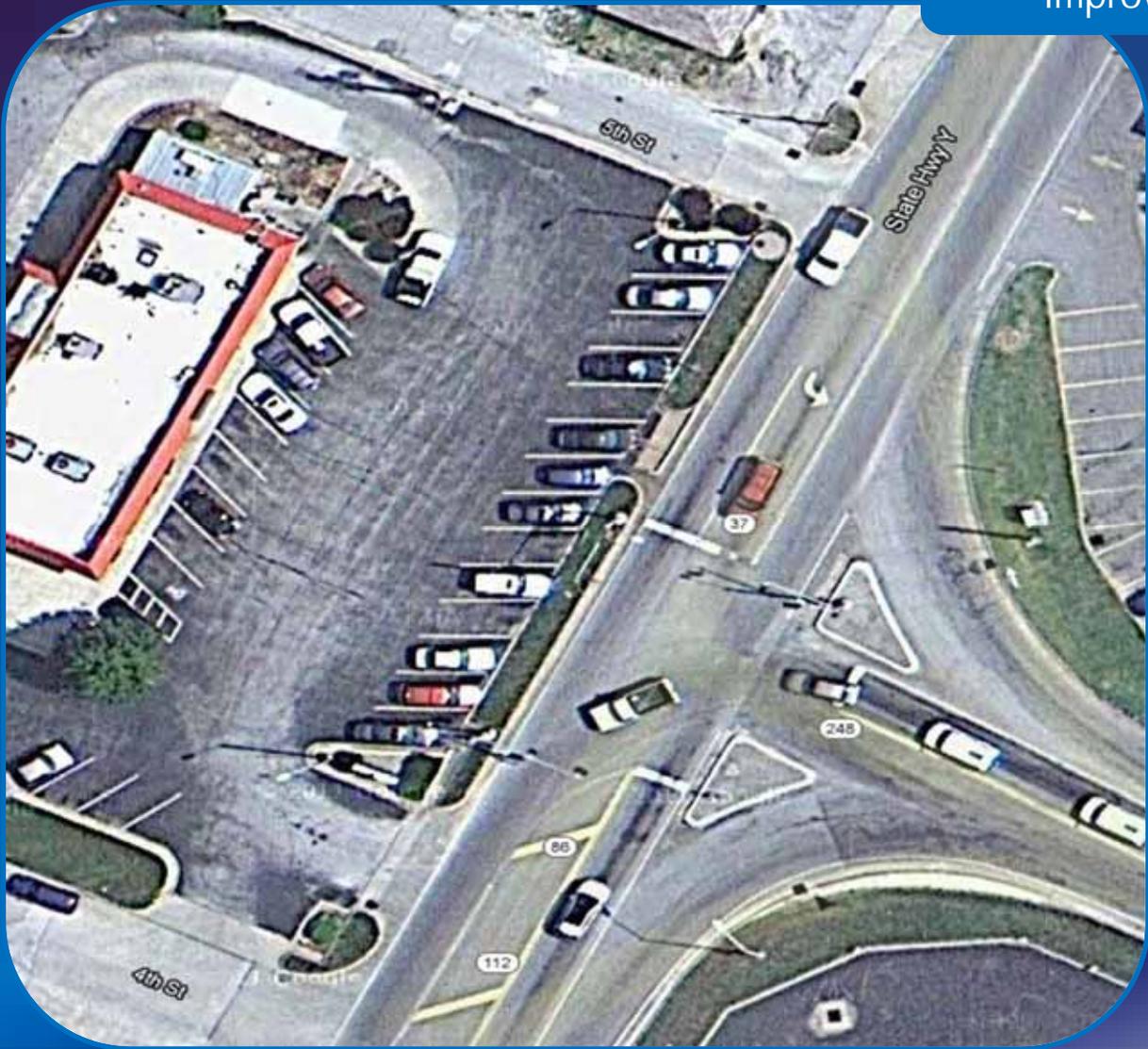
D- South Main Street Proposed Elevation (8th to 9th Street)



Buildings along the East side of the 800 Block of Main

Southern Gateway

76 & Main Intersection Improvements



Southern Gateway

Roundabout Proposal



Thank YOU!