Bolivar Vision 2030
Drury University Visioning Team
“Ethical criteria for business success: environmental sustainability and social responsibility used as criteria when judging the overall performance of a company, in addition to purely financial considerations.”
To create a community that is environmentally, economically and socially vibrant

To establish the square/city center as the social and economic “heart of the community”

To create a community that young people will want to settle in after high school and college

To improve the quality of life for all citizens
Objectives

To create a community that businesses would like to relocate to or invest in

To promote opportunities for recreation and entertainment within the community

To foster greater civic pride and self-reliance among the citizens

To create a marketable identity

To improve the quality of the community; not the population of the community

To extend the retail, entertainment and social activities of the city center later into the evening throughout the week

To encourage sustainable energy production and use

To upgrade the county courthouse and surrounding square

To reflect the community’s pride in its landscape and architecture

To create jobs
Methods

**Promote to development of local businesses/restaurants**

- Establish economic incentives for new business
- Establish ‘gateway’ entries into community and the city center
- Host local/regional events and festivals
- Establish downtown streetscape and façade guidelines
Geographic Location
Signage & Wayfinding

Establish ‘gateway’ entries into community and the city center
Establish ‘gateway’ entries into community and the city center
Signage & Wayfinding

To create a marketable identity
Traffic Flow & Re-routing

To improve the quality of the community; not the population of the community
Traffic Flow & Re-routing

To improve the quality of the community; not the population of the community.
Parking

To improve the quality of the community; not the population of the community
Industrial Park

To create jobs
Establish downtown streetscape and façade guidelines
Form-based codes are a new response to the modern challenges of urban sprawl, deterioration of historic neighborhoods, and neglect of pedestrian safety in new development. Tradition has declined as a guide to development patterns, and the widespread adoption by cities of single-use zoning regulations has discouraged compact, walkable urbanism. Form-based codes are a tool to address these deficiencies, and to provide local governments the regulatory means to achieve development objectives with greater certainty.

Establish downtown streetscape and façade guidelines
Facade Study

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Springfield Avenue - Before

Non-Historic Material Choice
Windows Need to be Revealed
Mural Needs to be removed

Materials adjusted
If facade can be removed without damaging original, restoration is preferred
Simple maintenance to keep buildings as is
Mural Removed exposing brick

Springfield Avenue - After
Spatial Program

Mixed-Use Development

Art Space
Indoor Restaurants
Office Space
Student Lounge
Loft Housing
Small Business - Retail

Live. Work. Play
Square Masterplan

To establish the square/city center as the social and economic "heart of the community"
Outdoor Performance Space

To establish the square/city center as the social and economic “heart of the community”
Square

To establish the square/city center as the social and economic “heart of the community”

Courses Section

Streetscaping

Alleyway

FORMAL PLAZA SPACE

LAYERED TERRACES

STEPS

GATHERING & PERFORMANCE SPACE
To promote opportunities for recreation and entertainment within the community.
Downtown Art District Masterplan

To promote opportunities for recreation and entertainment within the community.
John C. Polk Cultural Arts Center

To promote opportunities for recreation and entertainment within the community
Outdoor Interactive Spaces

To promote opportunities for recreation and entertainment within the community
Bike Path - Trailhead

To promote opportunities for recreation and entertainment within the community
Educational Facilities

To promote opportunities for recreation and entertainment within the community
View from Educational Facility

To promote opportunities for recreation and entertainment within the community
To promote opportunities for recreation and entertainment within the community
Keeling Spring Tribute

To promote opportunities for recreation and entertainment within the community
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Southern Baptist University (SBU)

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To foster greater civic pride and self-reliance among the citizens
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Dunnegan Art - Sculpture Garden

To foster greater civic pride and self-reliance among the citizens.
Dunnegan Art - Pedestrian

To foster greater civic pride and self-reliance among the citizens
Thank You!