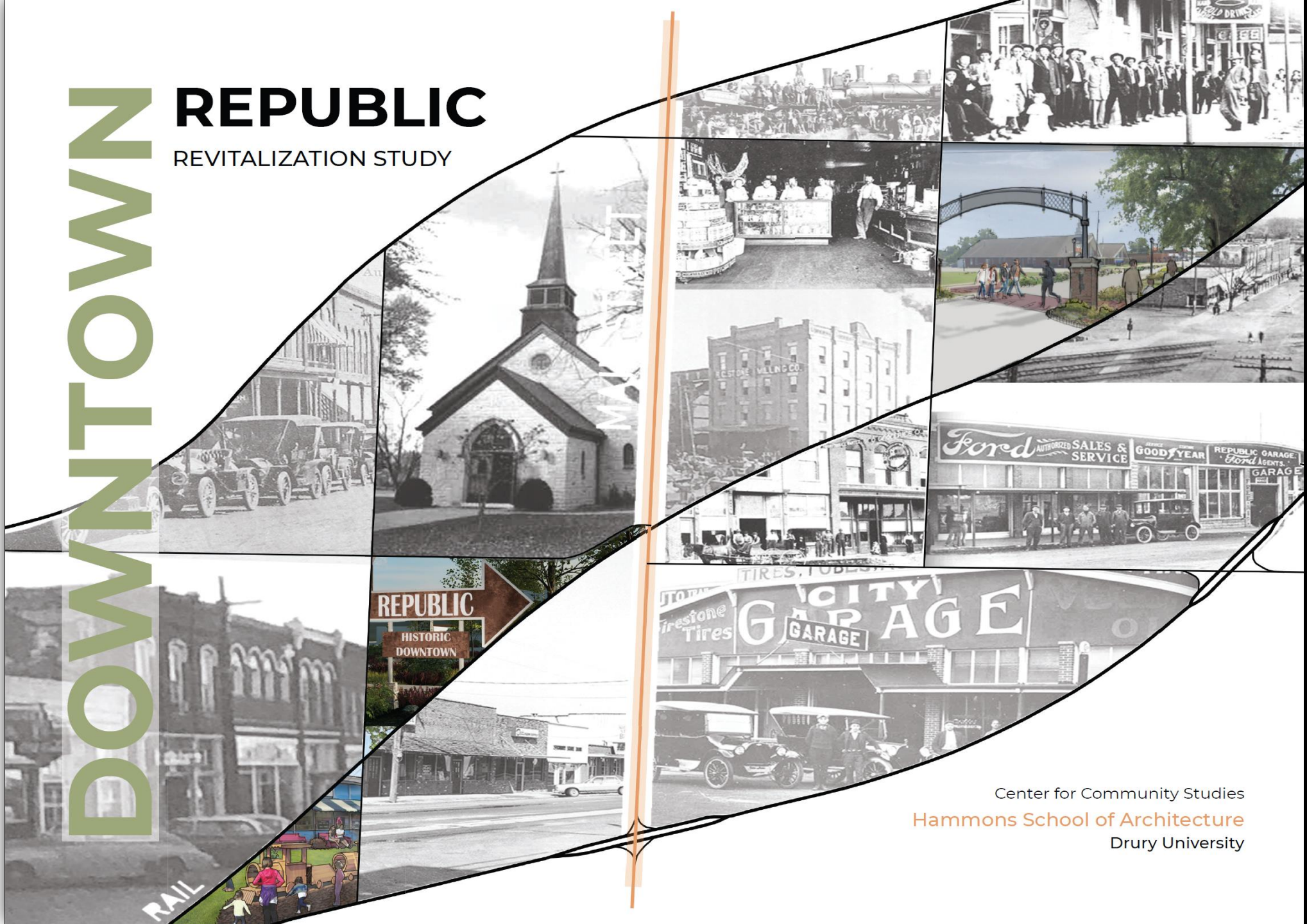


DOWNTOWN

REPUBLIC

REVITALIZATION STUDY



Center for Community Studies
Hammons School of Architecture
Drury University

Project Team

■ 19

- **Fourth Year Students,
from the Five-Year
Professional Program**

Drury University Community Studies Team

Dani Alexander
Mark Belk
Claire Brandt
Josh Cowsert
Ethan Farrar
Jaira Glaser
Claudia Gonzalez
Morgan Gullette
Wes Laaker
Connor Lazzell
Katie Lorentz
Abby McKee
Gianni Panzeri
Julianna Ryan
Rori Stone
Ellen Tran
Nina Tsolakis
Jeremy Vanost
Cole Vincent



First Tour of Main Street in January 2024 . . . Wind Chill-5



Presentation Initial Ideas and Community Critique . . . Mtg 2

■ **70 +**

Participants at the 3 Public Meetings

- **Property and Store Owners**
- **Community-at-Large**
- **City Administrators/Staff**
- **City Council**

Does not include the additional citizens who were interviewed

Community Members Involved

Alisha Ackerman
John Ackerman
Rita Bishop
Jordan Brown
David Burton
Ashley Cantrell
Blake Cantrell
Carmen Clark
Leslie Clark
Garrett Cline
Rosemary Comisky
Duane Comter
Curt Cook
Kelly Dodson
Angel Falig
Lynn Hall Fint
Stefani Fitzpatrick-Duncan
Eric Franklin
Meagan Gerlemann
Kanau Hayng
Kennedy Hollingshad
Zach Hollingshad
Brian Hopper
Bonnie Hosier
W. B Joggs
Kendall Jones
Ganiro Jorge
Burl LaRussa
Merrit LaRussa
Kathy Ledbetter
Robyn McKee
Tim McKee
Kami Means
Brenda Miller
Suzy Mooneyham

Terry Mooneyham
Cindy Morton
Justin Neal
Saoirse Neal
Shannon Neal
Anoren Nelson
Joe Parker
Laurie Piper
Bill Robertson
Patrick Ruiz
Tori Rupert
Justin Shaw
Trenton Sims
Susan Sprague
Bryan Smith
Garrack Smith
Chris Saunders
April Swanson
Chris Tabor
Josh Thomasson
Cecelia Thompson
Kirk Thompson
Sheemin Thompson
Teresa Thomposon
Trae Thompson
Billie Werbeck
Bonnie Williams
Evan Williams
John Williams
Torri Williams
Curtis White
Jennifer Worley
Jeremy Worley
Sarah Worley
Lee Young



DURING THE SPRING OF 2024, **THREE OPEN COMMUNITY MEETINGS** WERE ORGANIZED WITH REPUBLIC CITIZENS AND THE CCS TEAM

Community Meeting One Workshop: Goals, Objectives, and Methods Workshop

- The community participants were divided into teams of six to eight people.
- **GOAL**
 - From the **Goal statements** provided, the participants were asked to select the GOAL that defined what they believed was the overarching aim of Republic's Downtown Main Street revitalizing.
- **OBJECTIVES**
 - The **OBJECTIVE statements** defined the strategies for how the project intention or GOAL might be achieved.
- **METHODS**
 - The **METHOD statements** defined how to implement the strategies or OBJECTIVES selected for reaching the chosen GOAL.

VALUES, PRIORITIES, and CONCERNS

The **GAME BOARD** encourages all the participants to share their VALUES, PRIORITIES, and CONCERNS with each other through active participation.



Each team shared their GOAL, OBJECTIVES, and METHODS selections and their Drawn Design Proposal.

Key Workshop Goal Statement Takeaways:

The primary goal(s) selected by the participants imagined:

- **Downtown Main Street as a Live, Work, Play District**
- **To enhance Main Street's "Small Town Character"**
- **To improve the economic vitality of the businesses on Main Street**

These primary goals hold the greatest influence in the development of our proposed interventions/recommendations.





Downtown Walkability and Traffic Calming



Small-Town City Square Gazebo

Key Workshop Objective Statement Takeaways:

- Promote Downtown's Main Street District as a place to gather and socialize.
- Establish a "Historic" image for the Downtown Main Street District.
- Repair structures in the downtown area to avoid further building loss.
- Develop a phased plan for the renewal of Downtown's Main Street District.
- Create a city heritage park that celebrates the founding and history of Republic in the Downtown Main Street District.
- Establish a development corporation to oversee the renewal of the Downtown Main Street District.
- Upgrade the appearance of the arrival sequence into downtown along Main Street between 60 and Hwy 174.
- Promote a unique image for Downtown's Main Street District.
- Bring all structures in Downtown's Main Street area up to code.
- Remove all substandard structures in the Main Street District.
- Increase the city's financial support for the renewal of the Downtown Main Street District.
- Promote socialization throughout Downtown's Main Street public spaces.

Community Meeting Two: Takeaways from Review of Initial Design Ideas

- Beautification of Downtown's Main Street District.
- Developing an approachable and lively atmosphere through improved visual experiences.
- Proper usage and density of vegetation (especially when considering streetscape interventions).
- Creating a unified facade while protecting the freedoms and unique expressions of property owners.
- Clarify project funding and responsibilities for specific design components.
- Establish understanding of who will provide monetary contributions.
- Knowing who is responsible for maintenance of new elements.



Community review of team proposals: orally and with green/red dots



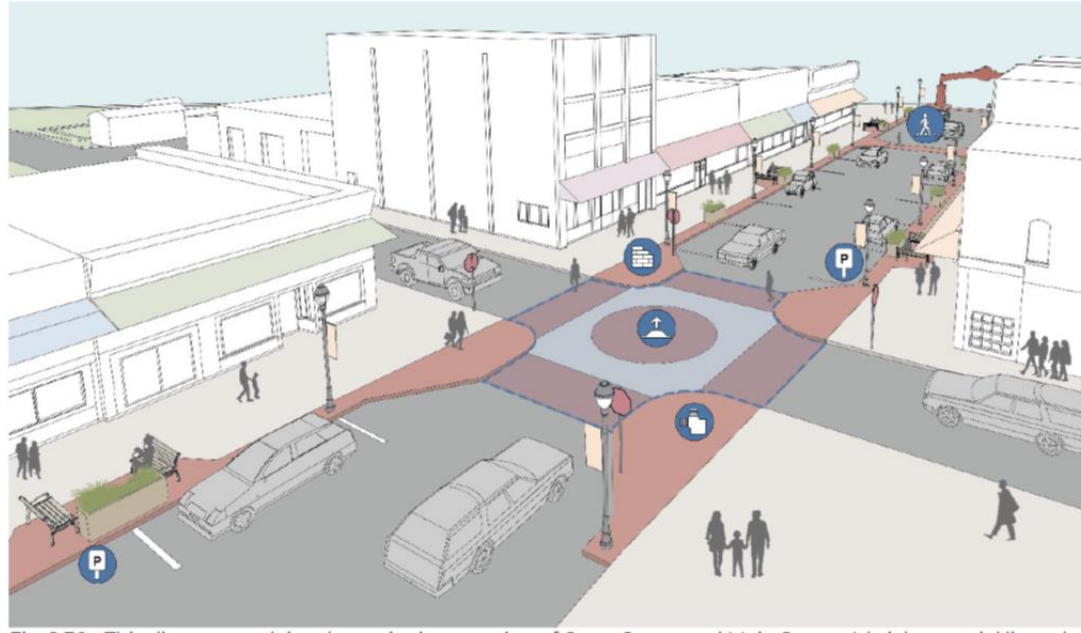
Community critique of the four design proposals with CCS team

Community Meeting Three: Presentation of CCS Team Recommendations

- Narrow Main Street
- Reduce Parking on Main Street
- Create Public Parking Lots Along Walnut Street
- Make Main Street more Pedestrian-Friendly
 - Create Spaces for Socialization/Lingering
- Upgrade Building Facades, Signage, and Awnings
- Add Traffic Calming Devices Along Main Street
- Add Landscaping Along Main Street
- Create a Downtown Park
 - Create Gathering Locations within the Park
 - Botanical Garden
 - Gazebo
 - Public Plazas
 - Public Art Exhibits
 - Heritage Displays
- Improve Entry Approaches into Downtown
 - Place Entry Arches at Elm and Anderson Streets
- Extend Pedestrian and Cyclist Trail through Downtown
- Connect Trails between J. R. Martin Park and Downtown
- Promote New Destinations in the Downtown District
 - Restaurant(s) and Café(s)
 - Ice Cream Parlor
 - Maker Place/After School Center

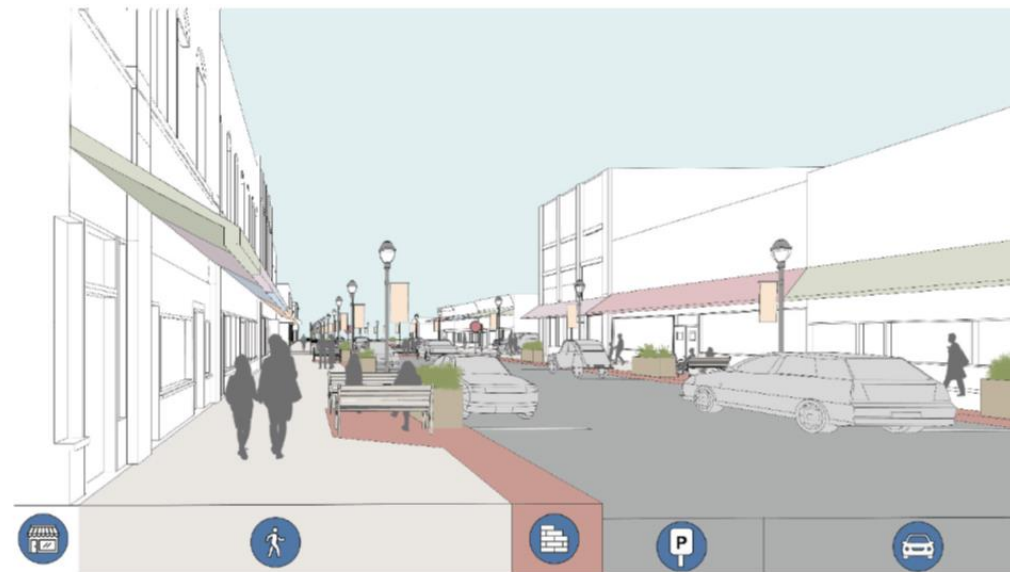


Make Downtown a City/Regional Destination
Create a New Identity for Main Street





CCS TEAM'S RECOMMENDATIONS FOR DOWNTOWN MAIN STREET'S REVITALIZATION



Through
Zone
14' - 6"

Brick
Edge
3'

Parallel
Parking
8'

2-Way
Street
20'

PHASE 1 Main Street



Interventions:

- Widened Sidewalks
- Parallel Parking
- Cohesive Awnings and Facades
- Traffic Calming Devices
- Increased Opportunities for Seating and Gathering
- Events on Main



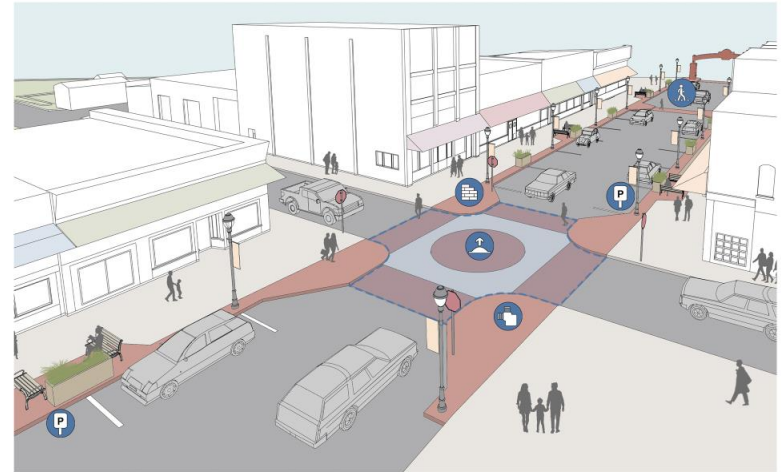
Automobile Day at Republic.

PHASE 2 Connectors + Activators



Interventions:

- Consolidate Parking
- Prioritize walking experience from parking to Main Street
- Raised intersections
- Central Plaza



PHASE 3 City in a Park



Interventions:

- Landscaping at the street level
- Green buffers against railroad noise and nearby residences
- Parks and trails

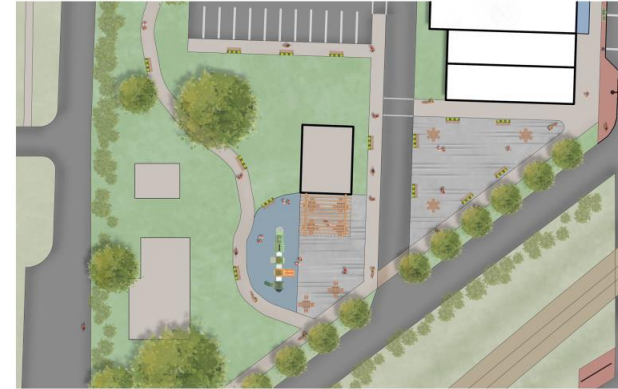


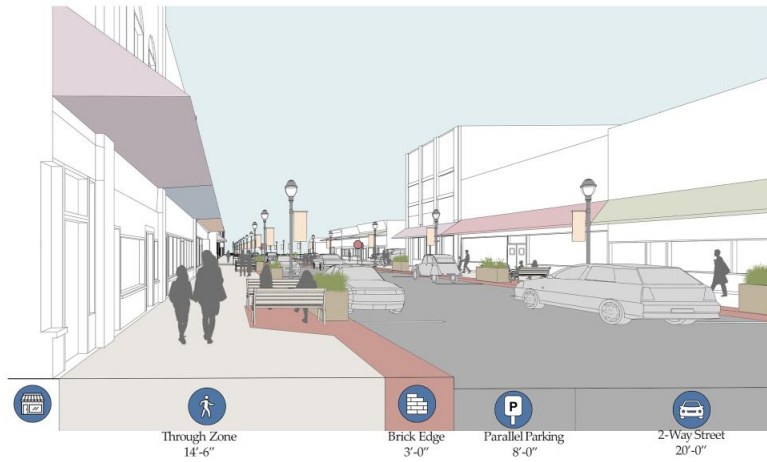
PHASE 4 Future Opportunities + Investment



Interventions:

These interventions can culminate in the role of Main Street as a live, work, play community in a historic, arts and green district reinforcing pedestrian experience through a colorful, experiential and lushly unified town square.









Owen and Short Hardware Store about 1915 before it was remodeled. Beginning at left: Elmer Kerr, Glen Owen, Fred R. Short, Jim Bain and a customer.



Inside the W. A. Beal Cafe.



RECOMMENDATIONS: Process

Process:

- **City of Republic establishes a Downtown Main Street Revitalization Advisory Committee** comprised of citizens who participated in the Spring 2024 City/Drury University's, Center for Community Studies collaboration.
- The Downtown Main Street Revitalization Advisory Committee should be no bigger than 5-9 citizens.
- The composition of the Advisory Committee should be a balanced representation of community-wide interest groups.
- City elected officials and city administrators/staff should only have an ex-officio role and not lead the discussions. They should merely advise the citizen advisory committee.
- The Advisory Committee should be given a written committee charge and timeline by the Mayor.
 - For example:
 - The committee might be charged with reviewing the document prepared by the Drury CCS to determine what proposed ideas, if any, are appropriate to develop.
 - The committee might be charged with suggesting a multi-year, multi-phased plan for revitalizing the Downtown Main Street District.
 - The committee's charge might include the vision statement for the Downtown Main Street revitalization which will guide the multi-year process for the renewal and what should be the phase one tasks for implementation.
 - The committee might be charged with developing a process for soliciting input/feedback from the broader community.
 - The committee might be charged with providing regular reports of their progress to City Council.
 - The committee might be given a date for completing their charge.
- After the Advisory Committee has completed their charge and has suggested a long-term vision for revitalization of Main Street and a phase one strategy for implementation, the City Council and city administrators/staff should vote on the proposal .
- If approved, the City Administrators/staff should prepare plans for the implementation of phase one.

Suggested Phase-One Interventions:

Interventions:

- On pages 12-13 in the Downtown Republic Revitalization Study the student team has suggested **a few ideas for the Phase-One Implementation strategies.**
 - They include, but should not be limited to, the following:
 - Signage
 - Streetscape
 - Events
 - Parking
 - Parks and Public Spaces
 - Building Guidelines
 - Program
 - Arts and Murals

THANK YOU FOR THE OPPORTUNITY TO WORK WITH THE COMMUNITY OF REPUBLIC ON THE
Downtown Republic Main Street Revitalization Study
Spring 2024



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