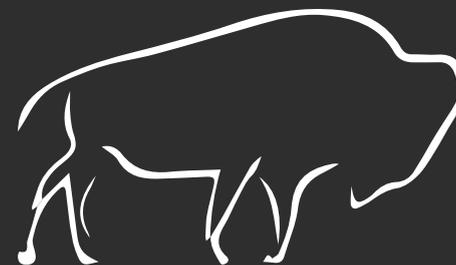


buffalo 2030
sustainable infrastructure



introduction

Introduction

In 2012, Buffalo, Missouri received a Healthy Lifestyle Initiative grant from the University of Missouri-Extension to promote a healthy lifestyle throughout the city. As a result, Buffalo began to examine the way that it functions and question how its community operates and more importantly how it may operate in the future. Many educational programs were put into place to promote general activity as well as healthy eating and cooking. However, the active community lifestyle was still lacking within the city infrastructure.

In order to prepare a vision for this new infrastructure, Buffalo initially approached Drury University's Center for Community Studies (CCS). This commission sought to revitalize not only the town square, but accessibility and beautification of the city as a whole. The CCS team and community members were charged with the task of collaborating in order to assist the community in developing a long range vision for the economic and physical renewal of Buffalo. Working together, a vision was set with these goals in mind: to create a community that young people will come back to, and to become a town that is socially, economically, and environmentally vibrant.

The information as follows is a collection of research, issues, and recommendations for Buffalo as prepared by the CCS team and community members. This vision has been specially laid out in order to sustain the people of Buffalo, the environment in which it resides, and the economy surrounding the area. Suggestions within this visioning resource serve as a starting point for the community members of Buffalo to consider, adapt, or implement for the health of the community at large.



Fig. 1.1



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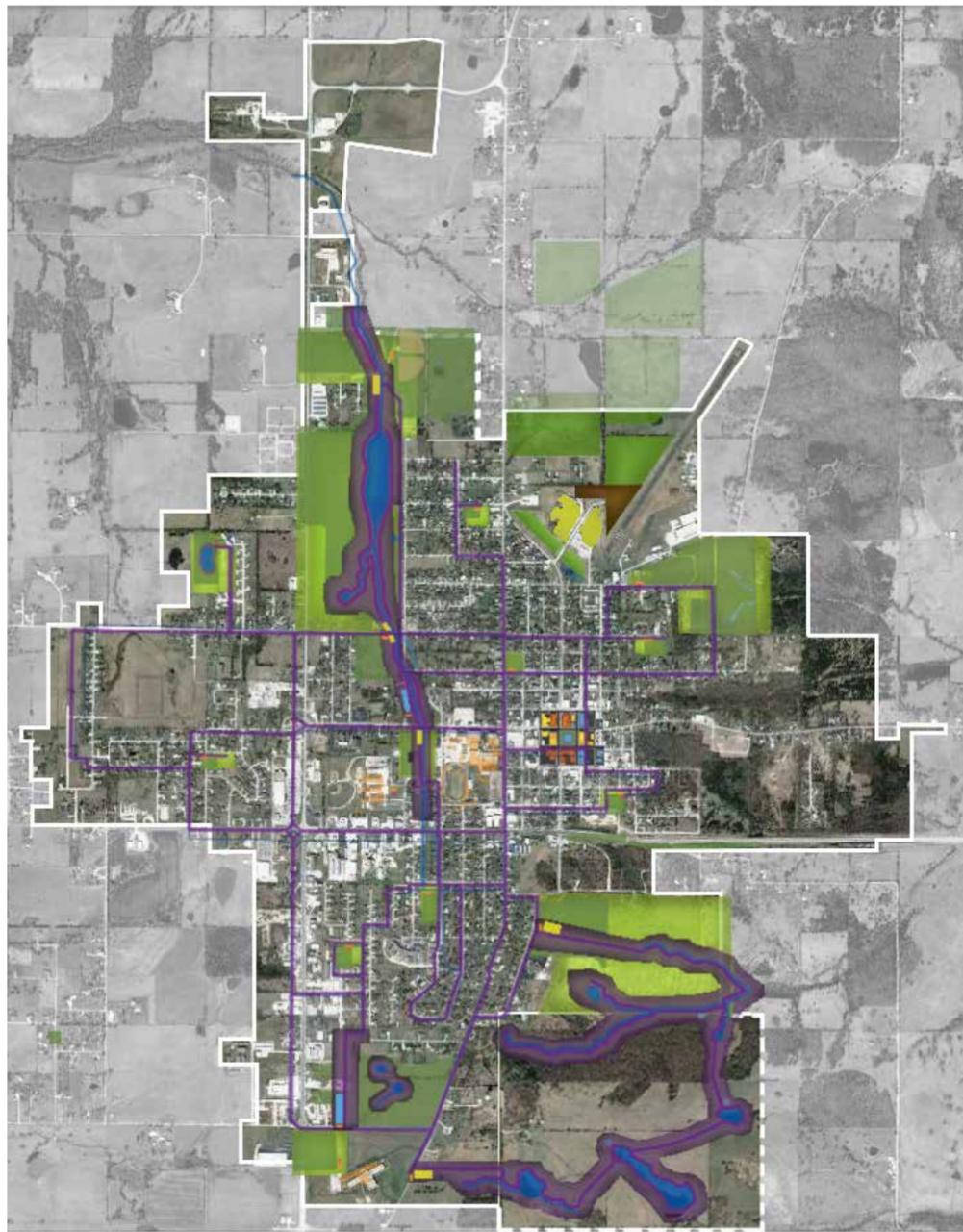
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Overview

Working with the citizens of Buffalo through various workshops and meetings, the community brought up many concerns for the Drury Center of Community Studies (CCS) to address that would help to develop and revitalize the city of Buffalo.

This section provides both a regional and citywide exploration of the concerns and problems that are found in Buffalo, and begins to outline recommendations and strategies for combating these issues. The suggestions provided should be taken into consideration during Buffalo's initial vision development as well as during future development over the next 20 years. We begin to outline the reasons as to how and why these recommendations can promote a healthy, sustainable lifestyle, boost community pride, interaction, and socialization, and improve the economic and industrial situation of the town.

The notes found in this section give general concepts that will be covered more in depth later in the book, and begin to allude to the detailed proposals that are recommended for the city of Buffalo. All concerns listed have been specially noted as relevant for Buffalo, either through community meetings, site visits, or detailed research, and each recommendation not only takes into account but also strengthens the unique identity of the town and region.

Citywide Concerns

As the city of Buffalo has progressed through the last few decades, many issues have been developed, becoming a cause for concern now needing to be addressed. Through months of talking with the community members, as well as extensive site visits and research, the Drury CCS team has defined a number of these pressing concerns. The team has outlined a set of general citywide concerns that need to be addressed and improved upon for Buffalo to become vibrant once again. These include town apathy, a lack of civic pride, a lack of sustainable practices, a lack of technology and resources, a lack of jobs, a lack of growth, a lack of youth retention, and the need to enforce city codes and ordinances.

Concern_Town Apathy

For anything of magnitude to be accomplished in Buffalo, there will have to be a shift in the town mindset. From what the Drury CCS team has experienced firsthand, there seems to be a lack of interest from the community members for anything citywide that they think does not personally affect the individual. It is as if people feel that if the issue is not specific to them, it is not their problem. This mindset could not be more false. The issues we have been dealing with are citywide and affect every individual who lives in the town. As outsiders, we needed the help of the town to truly understand the issues and the needs present, and often this help was lax. As we encouraged people to attend meetings to help develop the vision for the future of Buffalo there were very few people willing to get involved. Attendance from our first to second meeting dropped substantially, and the community members who were there said it was because "people here lose hope and interest quickly."

This apathetic mindset must change for progress to be made in Buffalo. Everyone in the town has to embrace the idea of change and moving forward, allowing themselves

to become invested in the project to enable the greatest success. Citizens need to become more involved in all aspects of community life, both through government and peer-to-peer interaction. This is a critical step in moving forward with the vision. No town can stay complacent; they are either moving forward or in decline, and without a mindset of change and the involvement of the community, Buffalo will continue to decline.

Concern_Lack of Sustainable Practices

There are many practices currently taking place in Buffalo that do not allow the town to be sustainable. Sustainability will be a propellant boosting Buffalo to become more self-reliant, and develop the ability to help the town help itself. Buffalo will be able to adapt practices that look inward, and find in-house solutions to the growing problems. Sustainability will allow them to become less affected by global changes, such as recession, the growing price of foods, and fluctuation of fuel prices, and it will guide them to become a thriving community once again.

The first of these untenable practices is the fact that Buffalo is currently a car-centric culture. In its current state, the people of Buffalo are unable to comfortably live and function in their everyday lives without a car. The only way to get around town safely is by a car due to the lack of other transportation options. Sidewalks are scarce and bike lanes are non-existent. These factors are all cause for concern when looking to the future in Buffalo. With fuel prices constantly on the rise, people will become less willing or able to drive from place to place, so new transportation methods and paths as well as less of a reliance on car transportation is necessary.

The car-centric culture of Buffalo is not only confined to city limits. Many people have to drive outside of Buffalo for a majority of their daily activities: work, entertainment, shopping, medical appointments, and much more. This

is not sustainable for many of the reasons stated in the previous paragraph. Buffalo cannot offer all of these amenities, but the community must begin to find ways to become less reliant on outside sources for all of these activities. The fact that there are no jobs in Buffalo is the most concerning, because the town will not be able to survive as a bedroom community. There will be a point in the near future when it is no longer feasible to drive forty miles each way to work because of the increased fuel costs. Buffalo must begin finding ways to draw business and industry back to town to be able to sustain itself.

Over the past few decades, Buffalo has seen a decrease of small business and industry in the area. Part of losing the small businesses can be traced back to the increased presence of chains and big box stores along Highway 65. Industry has left because of the degradation of the town, lack of business incentives, and the lack of a healthy and willing workforce. New ways must be found to bring industry and business back to Buffalo through providing incentives, maintaining an enticing civic atmosphere, and creating an environment worth investing in. This will then provide more jobs and begin to combat the problem of a bedroom community.

There is a lack of higher education opportunities in Buffalo, a problem that directly causes the brightest youth in the community to seek opportunities elsewhere and often leads to them not coming back after they are finished with their education. This exporting of Buffalo's educated youth is ultimately leading to the decline of the town. For Buffalo to sustain itself, the town has to provide opportunities for these bright youth to stay in the town, or at least return to the community, helping to advance the industry and overall town opportunity.

There are currently practices in Buffalo surrounding food that are unhealthy, both physically and sustainably. Fast

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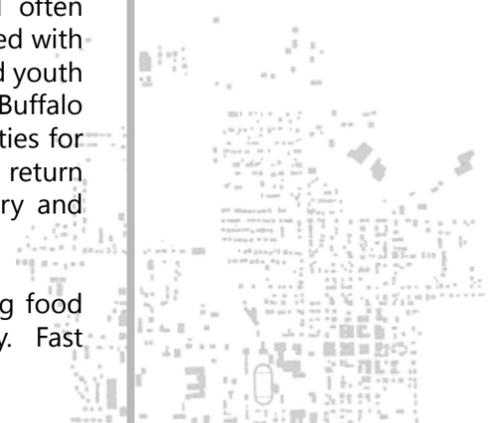
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food has an increased presence in the town, and people are often seeking the quick, convenient meal over other healthier options. What used to be an agricultural farming community has very little farming left. This lack of local crops and fresh produce means that there is more of a reliance on imported foods. All of these practices affect the health of the community. For Buffalo to sustain itself, they will have to turn back to their agricultural roots. This could become a source of industry for the town, providing jobs as well as fresh local produce, and create less reliance on outside sources.

All of these issues stated are causes for concern regarding Buffalo's ability to sustain itself in the coming years, but they also provide opportunity for improvement. The more Buffalo provides for its citizens in-house, the better off the city will be in the end. Once Buffalo begins to take steps toward self-reliance, the town will begin to see a new pride and togetherness throughout the community.

Concern_Lack of Technology and Resources

In multiple visits and tours through the city, the Drury CCS team has found that many of the city's resources and technology are dated. The Dallas County Library is in dire need of more space. The selection in the library is dated because they have no room for expansion and new materials. They are currently missing the opportunity to offer technological resources to the community such as a computer lab, eBooks, and a digital resource database. Many people in the community do not own computers, so the more opportunities people have to access technology the better. Resources for businesses in the town are lacking as well, causing each business to attempt to provide for themselves.

For Buffalo to compete with surrounding cities that are advancing, they will need to update their civic resources and provide opportunities for both community members

and local businesses to access technology and educate themselves. A centralized location for this would ease the burden of everyone providing for himself or herself, and allow access to all citizens as well as businesses. Buffalo would be able to train people in-house on how to use specific equipment, allowing the town to offer different educational and specialization opportunities. The Drury CCS team recommends that Buffalo takes into consideration the expansion of the library and the opportunities it currently provides, further allowing for educational opportunities for all citizens.

Concern_Lack of Youth Retention

Both the community and the Drury CCS team have expressed concern about the lack of youth opportunity in the community. This is a cause for major concern because the youth are the future of the community. If a town cannot provide opportunities for the youth to be involved, get an education, have a job, as well as forms of entertainment, they will seek these opportunities elsewhere. A small town the size of Buffalo is not able to sustain itself if the youth are not going to be an active integral parts in the community and remain in the area.

As the youth are seeking education elsewhere and not returning, the overall quality of the town is declining for multiple reasons. The education level of the town is declining as the educated go elsewhere for opportunities. This hinders advancement and creative thinking in the town, and affects the overall development of industry and business. The quality of the town is also affected because of the void left by the youth. They are a vital part of the community, and the overall quality of the community experience is weakened when there is a diminishing group. If the issue of the youth is not addressed in the near future, the population of Buffalo will be at a point where very few young people are left, leaving a population extremely disproportionate: favoring the elderly.

Because of this, the Drury CCS team recommends that immediate steps be taken to embrace the youth in the community. Opportunities should be provided that allow the youth to take leadership roles in many different aspects throughout the community. These could be through city or school organizations, the ability to have a job, the responsibility of hosting a community event such as movies in the park, and much more. These opportunities allow the youth to begin to take ownership of something and strengthen their feelings of community investment.

The Drury CCS team recommends that Buffalo begin to develop new opportunities for entertainment in town, for both youth and adults. A park expansion provides a free source of entertainment for community members. Existing sports facilities should be updated along with the development of new ones. A disc golf course could be easily implemented as another source of free entertainment. A new community center and a YMCA expansion would provide different sorts of entertainment and interaction opportunities for all ages of people in the community. Resource centers can allow a place for youth to access technology, and the revitalization of the square will encourage the youth to use it as a destination and become more active in the area. A majority of the proposals in this publication are geared toward the revitalization of the town so that it will appeal to the youth in a way that will encourage them to stay in Buffalo.

Concern_City Ordinance Enforcement

A major concern that is instantly noticeable when visiting Buffalo is the overall appearance of the town. To anyone passing by, Buffalo looks like a town that has fallen by the wayside. Both public buildings and private residences are in need of repair all over town. Lots are often vacant or overflowing with an abundance of unused and unkempt items, and some of the houses are in dire need of renovation. The downtown square and surrounding streets

have trash scattered throughout, seeming as if no one cares at all about the overall appearance of the town. This is not the first impression you want to make on a potential future resident, business investor, or visitor. Concerns were raised at community meetings by residents who care for their property about the condition of neighboring lots and the look of the town as a whole, a concern that needs to be echoed by more people in the community. This concern goes hand-in-hand with the apathetic attitude of some community members who choose not to care for fear of failure.

Because of these concerns raised by some members of the community, as well as the fact that an unkempt lot can directly affect a neighbor's wellbeing through lowering their property value, the Drury CCS team strongly recommends that city ordinances continue to be enforced. This will help restore a town image that Buffalo can take pride in, and could help to draw others to the area. New city codes should be developed to further ensure the upkeep of other aspects of town such as facades for the buildings in the square. The more presentable the city looks, the more opportunities will be presented to the city.

City Beautification

A major concern that the Drury CCS team found through multiple visits to Buffalo was the overall image of the town. There are both citywide and individual issues as far as the town aesthetic goes. If these issues are improved, it could go a long way in overall city improvement. Many of the houses and businesses are in extreme need of renovation and restoration, as well as individual lots needing to be properly maintained. City properties need expansion, renovation, and updating. However, most importantly, the town could use citywide amenity improvements such as streetscaping, sidewalks, wayfinding opportunities, etc. to improve the town aesthetic.



Concern_Town Aesthetic

One of the major concerns raised by both community members and the Drury CCS team is the lack of town pride and the extreme apathy that has carried over to the holistic look of the city. This is apparent on both the macro and micro scale. There are many vacant and condemned lots scattered throughout the town, and personal lots are often unkempt and in disrepair. City owned property is often dated, small, and in major need of renovation to be able to serve a purpose.

At a town scale, there is very little streetscaping present. Very few areas have sidewalks, and those are often in disrepair. The streets are resurfaced rather than properly fixed when it is needed. The existing swales on the sides of the roads are often littered with trash and not properly maintained. There are issues across town with flooding as well as a lack of vegetation and semi-dense tree cover.

Recommendations

A majority of the proposals in this publication are aimed at improving the town aesthetic. The overall image of the town is vital for many reasons: it is what outside investors see when they are looking to relocate a business or invest in an area; what causes the youth to stay in the area or to come back after college; can cause Buffalo to become a larger tourist destination; increase property values; and much more.

The Drury CCS team recommends that improving the appearance of the town becomes one of Buffalo's top priorities. This includes the implementation of a citywide streetscaping and sidewalk program, refurbishing roadways and roadside swales, expanding city green space and tree cover, and enforcing city ordinances for property upkeep.

Concern_Lack of Walkable Streets

Through talking with many citizens and attempting to

navigate the town, the Drury CCS team first-handedly found that there are very few pedestrian friendly routes through town. This is a major issue for multiple reasons such as lack of town connection, increased use of cars, and safety of travel. Since there are very few sidewalks in town, and the ones that are there are often in poor condition, there is no other way for people to walk through the town other than on the street. Obviously, this is not safe for pedestrians, and causes infrastructure problems like limiting the ability for all citizens to have access to town amenities including the parks, businesses, and schools. Parents do not want their children walking to school or to the park because there is no safe travel along the way. Even if someone lives close enough to a destination to walk, there is no real opportunity, which leads to the only mode of town transportation being the automobile. This is not a healthy model for a small town, especially with the cost of fuel on the rise. In the future, people may become more inclined to staying home instead of being involved in the community, furthering town disconnect.

Recommendations

To combat the lack of pedestrian friendly streets, the Drury CCS team proposes that a citywide pedestrian infrastructure be implemented. This would include both sidewalks and bike lanes, allowing for multiple transportation options. This network should connect to all major town locations, such as city parks, schools, and the downtown square. This connection would allow people to access these major destinations without having to drive, encouraging more people to use city facilities and allowing people to save money on transportation costs.

Safety and accessibility should be the first concerns for the city beautification project. Depending upon land restrictions, sidewalks and bike lanes should be separated from the street by a buffer. This buffer could be a swale or planting strip, which would help with both safety and the

aesthetics in town. Handicap accessible sidewalks would be the ideal solution throughout Buffalo, but focused more on the heavily trafficked areas such as the square and near businesses is essential. These sidewalks should be level and better maintained for the ease of use by all citizens. Crosswalks should be utilized where necessary to allow pedestrians to have a designated safe area to cross streets. Crosswalks are not just for the safety of pedestrians, but also allow drivers to be more alert to where pedestrians will be.

Concern_Wayfinding

In multiple visits to Buffalo, the Drury CCS team has determined that there is a lack of wayfinding and signage directing visitors and community members to locations of specific destinations in town. Citizens have expressed the need to encourage tourism in the area, as well as a catch-and-release type of mentality for people who are passing by or live in surrounding cities. Currently, nothing alerts a passerby to the various destinations in Buffalo, including such places as the downtown, attractions, parks, schools, or any other town amenities.

Recommendations

The opportunity for Buffalo to become a destination lies within its location on Highway 65. People could easily stop in for an afternoon, grab food on their way through town, or even come to Buffalo because it is a tourist destination. To encourage these people to come and spend time in the town, Buffalo should explore the use of signage and wayfinding on a citywide scale to begin to direct these people to town destinations.

The signage should start at the entrances to the city on all the main travel corridors, with welcome signs and gateways alerting people to the opportunities in the city. These signs must express the town's character because they are the first impression the visitor has of the town.

From these gateways and welcome signs, wayfinding signs are incredibly important to further direct visitors to various attractions. The Drury CCS team proposes that these signs be located along major travel corridors, as well as the proposed trail network to allow people to easily find their desired destinations and create connections across town.

Concern_Highway 65 Development

The Drury CCS team has determined that the development of Highway 65 should be a major concern for Buffalo. This is the part of town most visible to passers-by, thus the image it presents is important. This aesthetic is greatly lacking, and visitors are provided with nothing but a highway lined with parking lots and disjointed buildings and businesses without thought to the surrounding context. Another problem with the development of Highway 65 is that it has relocated a majority of business to the highway and out of the downtown area. This provides Highway 65 users with the ability to fulfill all their needs without entering the town. This disconnect from the downtown to the highway will only grow over time, especially with the MoDOT Highway 65 expansion project. This will move the highway even farther west, causing travelers to completely bypass the city of Buffalo.

Recommendations

There is a major need to improve the aesthetic experience of Highway 65, which would provide visitors with a more pleasant initial entry into Buffalo and could direct them further into the town. Codes need to be developed and enforced for both streetscaping and building facades along this travel corridor. This will create a uniform look along the entirety of Buffalo's connection to Highway 65. Sidewalks should be added to allow consumers to easily maneuver from one business to the next. City wayfinding signage should be placed along the highway to direct and encourage people to enter Buffalo and move toward the downtown area.



Landscaping should be utilized along Highway 65 for multiple reasons. Trees and other vegetation will increase the overall aesthetic of the highway and the amount of green space present, as well as soften the built environment for pedestrians and consumers. These vegetated areas allow for designated zones to naturally deal with storm water runoff using swales, and can form the buffer between the highway and the sidewalk.

The Drury CCS team suggests that special consideration be given to the intersection of Highways 65 and 32 because this is the main entry point into the town. The area has been analyzed as the critical point where travelers either pass by or decide to enter the town, thus the implementation of a unique aesthetic continuing from this location into the town is vital.

Trail Network

Trails unite communities, encourage active living, and offer a connection to nature. There are a multitude of trail types, including walking trails, nature trails, bike trails, greenway trails, regional trails, and more. Buffalo lacks a trail system, reducing the community's ability to safely walk or bike from place to place within the community, discouraging active living, social interaction, and sustainability. The Center for Community Studies has identified the core concerns that must be addressed in relation to the creation of a viable trail system, and have made recommendations about the types of trails, connections, uses, and the acquirement of land to build the trails on.

Concern_Connection

Buffalo is a community externally focused, and internally disjointed. Buffalo has many problems associated with bedroom communities it lacks internal connections: neighbors have no need to interact with one another, and

there are no pedestrian friendly connections to the parks system, or to downtown. It is too easy for residents of Buffalo to travel outside the town for social interaction, recreation, and business. This is not a sustainable practice, as it encourages the residents to leave the community to seek other locations that have the amenities they desire (not to mention the ever-increasing focus on conserving energy and resources). The lack of a trail system restricts the way the residents of Buffalo can travel between different parts of the town. This may result in a negative reflection on the town's image and reduce the amount of participation in activities associated with the trails.

Recommendations

A trail system would encourage the community to get out of their homes and walk the community, promoting social interaction, healthy living, and connection between the various parts of the town. The Center for Community Studies proposes a comprehensive trail system designed to connect all aspects of the community. The trails will connect the park system, schools, neighborhoods, and downtown into one network enabling residents to safely and to efficiently travel from one location to the next on foot, or by bicycle. Beyond the local trail system, the proposed network seeks to connect into the nearby Frisco Highline Trail to Bolivar, and eventually the TransAmerica trail. Connecting the community will give residents a reason to travel by foot or bike within the community, while simultaneously becoming a fun and enjoyable activity.

A well-connected trail network through Buffalo would enable the city to become a model "green" town, where traveling by foot or bike becomes just as easy as and certainly more enjoyable than traveling by car. The network would increase town pride; an achievement of which the town can be proud. The trail network can improve the town economy by discouraging residents from leaving the community to seek entertainment and activity elsewhere.

The trail network will also encouraging the use of the parks; increase tourism as people from other communities walk, jog, run, or bike to Buffalo (via the proposed regional connections); and enticing those traveling by car into the city to walk the trails.

Concern_Healthy Living

Buffalo's current state encourages the community to retain sedentary lifestyles, reliant upon cars, unhealthy foods, and minimal interaction with the outdoors. The University of Missouri-Extension and the Dallas County Health Department serve as the current promoters of healthy lifestyles and active living initiatives in the community, are faced with the daunting task of convincing residents to live more actively outdoors and to eat healthier foods in a town more inviting for automobiles than humans. Throughout a resident of Buffalo's daily routine, it is far too easy and efficient to travel everywhere by automobile, work indoors, eat at the local fast food establishments, and return to their home without ever performing any sort of beneficial exercise along the way. This type of lifestyle is incredibly unhealthy and should be avoided by the community. Without places for the community to safely get out and walk, jog, or bike near their homes, however, this will be an incredibly difficult obstacle to overcome.

Recommendations

The proposed trail network goes hand in hand with healthy living. The availability of trails will encourage residents who would otherwise drive to get the goods and services they want or need to consider walking. Likewise, the trails can encourage increased usage of the parks system by making them conveniently accessible and enjoyable to walk. Along certain parts of the proposed trail system, there are fitness circuits, green spaces, and even a disc golf course to advocate active living and increased usage of the parks system.

By their very nature, trails can create healthier communities by reducing the number of necessary cars on the road, thereby reducing pollution. Additionally, the trees and associated green space along trails are beneficial to the environment. Ecologically, trails can provide a diversity of flora and fauna, which helps to cleanse the air, soil, and water.

The people that use the proposed trail network as a means of exercise will find numerous benefits. Exercising can reduce body fat, which increases aerobic endurance, and accelerates metabolism. Exercising can combat health problems and diseases such as heart issues, high blood pressure, certain types of cancer and arthritis among many others. The benefits of exercise extend beyond the physical, benefiting the mind by reducing tension, confusion, anger and depression while improving the individual's mood and self-esteem. In short, a comprehensive trails system can have a direct impact on the health and lifestyles of the Buffalo community.

Concern_Trails

There are no trails, minimal sidewalks, and zero bike lanes in Buffalo today, thus, preventing the community from enjoying and benefiting from a trail. Because there are no existing trails and the city lacks sidewalks and bike lanes, integrating a trail system is made more difficult by this lack of existing infrastructure, requiring the community to start from the ground up. To make matters worse, the state's regional trails does not run near Buffalo. The Frisco Highline Trail runs from Springfield to Bolivar, provides an opportunity for trail linkage; however, such an endeavor would require a twenty-six mile connection between the Bolivar and Buffalo. Similarly, the TransAmerica Trail runs from across the country from Virginia to Oregon and passes south of Buffalo at Fair Grove. Linkage to the TransAmerica Trail would be advisable but would also require a significant effort to develop the trail between Fair Grove and Buffalo.



Buffalo has the resources and necessary space needed to create a trail system, it only needs the push.

Recommendations

The Center for Community Studies proposes a variety of trails throughout the community to encourage active living, outdoor recreation, community interaction, and increased education. Upon examination of the town, the CCS has determined that the creek running from north to south through the middle of the town could serve as an ideal starting point for creating the trail network. The creek follows land that often dips into flood plains, and generally has clear green space on either side leaving room for a trail. The CCS also proposes the implementation of a trail within the wildlife and nature preserve, referenced in the Parks and Recreation Proposal. Meanwhile, a system of sidewalks and bike lanes would be implemented throughout the community to connect the community to the trails and to each other.

The trail along the creek would become a greenway trail. Greenways act to preserve nature, connect trail users to nature, and connect one location to another. Typically, Greenways are paved with gravel to have a minimal impact on the environment, lessen damage to the joints of users of the trail, and to save money. Along the proposed greenway would be a series of newly created ponds, several fitness circuits and green spaces for the community’s enjoyment, fitness, and to encourage the trails usage. The trail would be composed of two parts, a walking lane, and a biking lane ensuring both pedestrians and bikes can safely use the trails.

The trail in the wildlife preserve would be what is known as a passive trail. Passive trails are designed to educate people on the natural environment and bring them closer to nature, typically being constructed in natural areas. The trail in the preserve would offer the community a place to learn about and enjoy the native flora and fauna of the

region. Along the trail bird watching shelters, benches, and two pavilions at each end offer places to relax and learn. The bike lanes and sidewalks complete the trail network proposal. They provide everyone in the community a quickly accessible, pedestrian safe route to the trails, or to various parts of the community, such as the downtown, businesses, or elsewhere. Bike lanes and sidewalks will encourage student to walk to school, and provide peace of mind to their parents.

Concern_Land Acquisition

One of the largest hurdles in creating a trail network is acquiring the land on which to build it. Buffalo has plenty of available land, but some of it is privately owned or even located outside city limits.

Recommendations

Buffalo should start early with land acquisition, acquiring the land necessary for the completion of the greenways and passive trails. To start the community off, it should begin by constructing the sidewalks and bike lanes within the city itself. This will encourage the community to begin thinking about trails in a greater way, and generate interest in completing the trail system through acquiring the necessary land. Once the sidewalks and bike lanes are in place, they should be outfitted with the signage and plaques to guide users around the trail network. Ideally, once the land is acquired, trail construction would begin. The development of these sidewalks and trails will help to encourage a new active living and healthy lifestyle, promoting the usage of parks, and helping the community to become a model sustainable town.

Parks & Recreation

Parks are an incredibly important part of any community; they serve as places of relaxation, healing, entertainment, recreation, and connectivity to both the outdoors and the community. Without an adequate parks system, community interaction and recreation can stagnate, forcing residents to look outside the city. The City of Buffalo currently possesses two main parks: the Buffalo City Park and the Dallas County Community Park, which serve residents of the community and of Dallas County. Adjacent to the Buffalo City Park is the O’Bannon Community Center and the Dallas County Fairgrounds, making the city park the most frequently visited of the two. These park facilities offer residents several amenities including basketball courts, picnic pavilions, baseball fields, soccer fields, a pool, and places to host large events. However, their current state prevents them from reaching their full potential as places of consistent entertainment and recreation for the Buffalo Community. The City of Buffalo should consider how to expand upon their current park system to maximize the community’s enjoyment of the parks through new activity and entertainment options, more gathering spaces, and increased connectivity to the outdoors and among fellow residents.

Concern_Lack of Entertainment & Recreation

A key aspect of a healthy community is the availability of entertainment and recreation for residents. The City of Buffalo’s existing park infrastructure does not currently meet this need. The city’s parks offer limited recreation options, largely in the form of ball fields, basketball courts, a seasonal pool, and some green space. These sports and recreation facilities cannot support large groups or teams due to their size, and in some cases, the facilities themselves are worn out or in need of renovation to support the needs of the community.

When it comes to entertainment, Buffalo has little to offer the community or region outside of a few festivals and events taking place at various times of the year in the city’s two main parks. As a step towards revitalization, Buffalo should consider expanding on the activities and entertainment available to the community and region through the park system. The community must first examine and address the key concerns facing the city’s current facilities.

The Buffalo City Park features several pavilions that can be utilized for festivals and events, but they are run down, cluttered, and appear to visitors as being not unlike the many old steel barns dotting the Ozark farm country. The buildings serve as picnic shelters, band shelters, and livestock barns for the county fair, among other functions. During events, these buildings become tightly packed due to their small size, and in some cases, this lack of free space is due in part to items stored within the barns already. The park itself offers a fantastic wooded landscape, but lacks free space to set up large events.

The adjacent O’Bannon Center is in similar need of restoration and renovation as the city park’s pavilions. The windowless building’s dimly lit conference room, multi-purpose gymnasium, and residential style kitchen make holding meetings, conferences, games, plays, and other events difficult. The outdated facility lacks the technology and resources necessary to remain a viable space for businesses, organizations, and private groups. The building is simply not sustainable in the long term as it will become a place less desirable to use as modern needs continue to advance beyond the buildings capability.

At the Dallas County Community Park, the ball fields and playing courts serve as the home to community sports. Unfortunately, the playing courts and fields do not lend themselves to hosting large sports events, such as baseball or soccer tournaments, nor does the park have the necessary facilities to support them, including concessions



and large restroom facilities. In addition to the sports oriented aspects of the park, a playground and several picnic areas are located within the park. However, due to the location of the park at the far north end of town, it is not within easy walking distance for many members of the community, discouraging regular use outside of family picnics in the park.

Recommendations

Beginning with the parks and facilities Buffalo already has, the community can restore, renovate, and implement new features and assets that can create new activities and entertainment options throughout the year. The Buffalo City Park, the O’Bannon Center, and the Dallas County Community Park each have their own unique characteristics, which define how they are used by the community. The city park offers the city and county a place for festivals and events with its many pavilions, the community park is a place of recreation with its many sports fields, and the O’Bannon Center is a place of congregation for meetings, games, banquets, and more. By focusing and enhancing upon the key characteristics of what each of these parks and facilities do best, the community can create a park system that becomes a local and regional draw for its wealth of activities, entertainment, and recreation spaces.

The Buffalo City Park’s role as the home of community events should be maximized fully. The park should offer year round programming for a variety of events, from movies in the park to an enlarged Celtic Festival, ensuring it becomes a destination in Buffalo for its residents and the region. This can occur through the renovation or rebuilding of the park’s buildings, the introduction of new events, the expansion of current events, and addition of facilities to support those events. To ensure long-term viability and maximal usage by a variety of events, the existing structures should be renovated, or replaced by new structures capable of serving the needs of these festivals and events. The Center for Community Studies has identified the

city park as a prime location for an amphitheater due to its natural bowl shaped topography. An amphitheater could offer the community a place for movies in the park, outdoor plays and concerts, Celtic festival reenactments, a place for an outdoor classroom and more. Together with a concession stand, the amphitheater could begin generating a profit to help cover maintenance over time. Because of an amphitheater’s simplicity, it could be quickly and inexpensively be implemented into the park.

The O’Bannon Center should be renovated to ensure it maintains frequent use. The building’s interior lighting should be updated to make the interior functional for a variety of events. Throughout the building, technology should be implemented to make the facility as appealing as possible. This technology could include projectors, computers, stage lighting, and more. The building’s kitchen should be updated to a commercial grade to allow it to serve its guests quickly and efficiently. Additionally, the interior should be updated into a more appealing contemporary interior design.

Ultimately, as Buffalo grows, the O’Bannon Center will become too small to support the needs of the community. At that time, the community can begin looking towards a new community center. The new community center could offer expanded facilities, including an enlarged gym for year round use by sports teams, bands, a banquet hall for hosting wedding parties and banquets, and state of the art conference facilities to meet the needs of modern businesses and organizations. Additionally, the building could incorporate a pool and fitness center. The center would provide yet another recreation and entertainment venue for the community in addition to the parks.

The Center for Community Studies recommends that the Dallas County Community Park should renovate and expand upon the number of baseball and soccer fields in the park, introducing tennis courts, and creating a disc golf

course. Around the peripheries of the park, a path can be constructed to provide residents a place walk, jog, or run. This would solidify the parks role as the Buffalo Community activity park, a home to sports, active living, and recreation. Increasing the number of playing fields and courts can enable the community to have a place to host regional sports tournaments and intramural games.

In addition to expanding upon the various entertainment, recreation, and activity areas of the Buffalo City Park, Dallas County Community Park, and the O’Bannon Center, the Center Community Studies proposes the addition of new parks and trails throughout the town to encourage the community to have an active lifestyle, promoting walking fitness, and education. These new parks and trails consist of a new restored prairie with a greenway trail and fitness circuit, a new wildlife preserve and nature center for wildlife watching and education, and the introduction of pocket parks for neighborhood based recreation.

Concern Land Acquisition

The first issue Buffalo faces is the acquisition of land for the new or expanded parks. The current parks offer expansive green space, picnicking areas, ball fields, and pavilions. However, they lack the necessary accouterments needed to provide constant activity. Moreover, with only two parks located along the northern edges of the town there are large parts of the community that lack easy access from their homes to a nearby park, discouraging their use and encouraging a sedentary community. This issue can be dealt with through expanding the current parks, and creating new ones.

Currently, the Buffalo City Park offers residents a variety of activities, from the yearly Celtic Festival and County Fair, to community events in the adjacent O’Bannon Center. However, with only four acres of park space, its size prevents it from becoming a regional event destination. The park lacks the necessary infrastructure to support a

large volume of people for a single or multi-day event. Likewise, the ten acre Dallas County Community Park offers a few ball fields, playgrounds, and picnicking areas, but lacks the size and infrastructure needed to support larger crowds and a constant flow of activity for the community’s enjoyment. In other words, for the community to create a successful park system, it must acquire land throughout the community to provide easy access to the parks for all residents and a constant flow of activity.

Recommendations

In addition to renovating the existing parks, Buffalo should begin acquiring land throughout the city to create and expand upon its park system. The first step to acquiring land is to identify locations for the new parks and areas for the expansion of the existing parks. The Center for Community Studies has identified a variety of potential locations for this to occur and has proposed several new large parks, pocket parks, and expansions. These locations are on land that is vacant, in disrepair, or could feasibly become city property over the course of the next twenty years.

Both the Buffalo City Park and the Dallas County Community Park are in prime locations for expansion, with vacant or acquirable land nearby. The Buffalo City Park should cater to the festivals and events it has established by expanding available park space for the events and for regional visitors in need of a place to stay while attending through the creation of a campground. Along the park’s southeast corner is a tract of land currently used as a vehicular junkyard, the wooded natural setting is an opportune location for a small campground that could be acquired over the next twenty years. Along the park’s eastern edge is a large amount of wooded land that could be acquired as an extension to the park, becoming a place for expanded events. Combined with a new campground and expanded park area, the Buffalo City Park could begin to host larger multi-day events with a regional draw. The Dallas County Community Park has land available on



nearly every side; however, some of this land is located outside of city limits. The Center for Community Studies has proposed acquiring land along the parks eastern and southern most edge. The eastern half of this tract of land is partially outside of city limits. This means the community will have to expand their city limits as a means to acquire the property. By expanding the Dallas County Community Park, the Buffalo community can further hone the park into a center for activity. With the expansion, the Center for Community Studies' proposal for the addition of new ball fields and playing courts can be fully realized, creating a park capable of hosting tournaments and other sports oriented events, creating a regional draw for the park while offering the community a place to play. With the refined focus on sports and recreation, the Dallas County Community Park could become known as the Activity Park.

To the south of the Dallas County Community Park is a large linear tract of land that houses a one hundred year floodplain, an area conducive to becoming a park. The land should be acquired as a means to protect the natural landscape, restore the Buffalo prairie, and offer the community more usable green space. Running through the middle of the land is a narrow creek, along which the Center for Community Studies' has proposed a greenway trail, which serves to connect the parks to the rest of the community. Along the trail, a disc golf course and fitness circuit could be implemented to encourage residents to have an active lifestyle.

Along the southeastern corner of the City of Buffalo are acres of woodlands and open prairies dotted with lakes that could be acquired as a means of preserving, protecting, and educating the Buffalo Community. Like the Dallas County Community Park's proposed expansion, this land is located partially outside the city limits, meaning it would have to be annexed. The Center for Community Studies proposes that this land become a Wildlife and Nature Preserve, offering residents an escape from the city into nature where they

can learn about the native flora and fauna to the region. Pocket parks should be developed throughout the community. Pocket Parks can be an invaluable asset to the Buffalo, offering neighborhood residents a place to let their family play safely, a place to enjoy the outdoors, and a location to create community gardens. An ideal pocket park is always within easy reach of everyone in the community, at most four blocks away, ensuring easy access on foot, and encouraging the community to have a reason and a place to be outdoors. To get started, the Buffalo community should begin to acquire the many condemned houses as locations for the pocket parks. The properties identified for becoming pocket parks should be strategically chosen to create a network of pocket parks across the community that adheres to the four-block walking distance guideline. The land can be acquired through the donation of the land, purchasing the land, or otherwise.

By carefully acquiring land throughout the community, Buffalo can enrich the lives of its residents through new and expanded parks. The expanded parks system can offer new recreation and entertainment options that will encourage community interaction and consistent use through time making Buffalo an enjoyable place to live.

Concern_Gathering Places
 With only two parks and an outdated community center, Buffalo has very few places for its residents to gather and interact. A sustainable community needs a variety of types of parks as a means of encouraging social interaction within the community. The old city park makes for a great place for periodic festivals events; however, its facilities are outdated, small, and in need of repair to make the park fully functional. The O'Bannon Center needs to be renovated to be appealing as a location of social events; the facility is outdated and often too small for certain events. The Dallas County Community Park has a few ball fields, a basketball court, playground, and picnicking areas, but due to its

location on the north end of town and the need for more sports fields and courts, the park is not used to its fullest potential.

Recommendations
 The Center for Community Studies has proposed expanding the city parks system to encourage more events, tournaments, festivals, and social gatherings. To begin, the community should renovate the community's existing parks, improving upon what they do best: the City Park's role as the host to festivals and events; the O'Bannon Center's position as the home of conferences banquets and more; and the Community Park as the host of sports and recreation. As these changes take hold, the community can begin expanding the parks system with the addition of new parks, pocket parks, and a larger community center.

The proposal for the Buffalo city park includes an amphitheater, creating a large area for the community to gather for movies in the park, plays, and more. Additionally, the expansion of the park ensures more people will be able to attend larger events in the park itself, increasing social interaction. The O'Bannon Center is updated to reflect modern needs, making it a viable place of business, interaction, and more. The Dallas County Community Park is expanded and includes new ball fields and playing courts to bring the community and region together for tournaments, games, and general recreation. Throughout the city, the CCS team has proposed introducing pocket parks to create places of neighborhood interaction through community gardens, playgrounds, and green space. Finally, new proposed parks offer greenway trails, fitness circuits, and preservation areas, where the community can learn about active living and the surround flora and fauna while socializing with one another along the way.

Industry

Industry has been recognized as one of the most important needs in Buffalo and the surrounding area. As the community of Buffalo grows, it will require more jobs, especially if they want to begin retaining the youth and inviting more people to the community. The multi-phased plan to develop industry in Buffalo begins by exploring low cost start-ups that would later support larger ventures. These would begin to explore the concept of a "closed loop" business model where all businesses work together to cohesively support the community's initiative of implementing a sustainable infrastructure.

Concern_Marketability
 The city of Buffalo has slipped into a cycle of apathy and lack of pride in the community, which has led to an overall degradation of the city's buildings and environment. As a result, the marketability of the town to potential investing industries or businesses has been decreased. Through meetings held by Drury University's Center for Community Studies, it has been determined that jobs are the number one priority of the community. The city needs jobs to return to the town and they are ready to begin working; however, there is a general feeling that the community has been abandoned. This stems from the lost jobs and empty buildings after many businesses have left the community. This dejection has affected the way people take care of the community; this once vibrant working town has become tired and let the town fall into general disrepair.

Recommendations
 The city of Buffalo must recognize that it cannot choose a passive agenda as it waits for new businesses to come to town; Buffalo must be proactive in establishing an environment that is conducive for investment and aggressive in seeking out new investors. All of the

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proposals set out by the CCS collectively work to improve the overall marketability of the community by addressing issues of aesthetics, connections, activities, and educational opportunities, as well as resources for established and growing industries. Buffalo should work to overcome its hesitance in investing in the community and should work to realize that investing in itself will be one of the most beneficial investments it can make. The community should also work to develop new resources for existing businesses and use the leverage of city government to encourage businesses to reinvest in Buffalo.

As Buffalo invests in itself, it will be able to improve itself comprehensively; and, again become the vibrant community that it was once before. In turn, this will allow the city to become a place that people will want to invest in and live; a place where not only the employers, but also the employees will want to live. Providing jobs, will only benefit Buffalo if the employees that work there, live there and keep the money in town. Providing a family based community will become one of the best selling features of Buffalo, and will greatly help to market the city to new businesses as a place to invest.

Concern_Development of Industry

The main concern of the community is jobs. Quite simply they are eager to work, and have been waiting for a new industry to move back into the chicken processing plant and clothing company. Since the chicken processing company moved out of town, the community has become discouraged as time passes. They are waiting for an industry to develop in the community.

This development will be slow to come as the community has many improvements to make before they become a marketable city. They must be able to set themselves apart from other thriving communities in the area. They may have to look for alternative ways to get income, as well as look for innovative ways to improve the community on a

budget. This all will begin to work together to bring in more jobs. Local jobs decrease the amount of people commuting to other towns and in turn maintain a stronger tax base inside of Buffalo. This will help to spur smaller businesses to sprout up throughout Buffalo.

Recommendations

In order for Buffalo to develop a healthy industry, they may have to look inward and backward first. Buffalo may have to turn towards its history as a strong agricultural community. Looking inward will allow them to become more self-reliant, providing a means to help them help themselves. This would provide a way for Buffalo to build up a tax base, more money pumped into the economy and spur change. With more money in the community, there would be more resources available to improve the community aesthetically. This will improve their marketability to larger industries.

The Center for Community Studies’ vision toolkit explores proposals to develop small industries utilizing in-house skills and interests. This would allow Buffalo to get off the sidelines, and begin to solve their own problems instead of passively waiting for that industry that may never come. Exploring small industries based on local resources would become a way to connect the community with the industry that may eventually start up there. Exploring these innovative ventures would allow Buffalo to develop a unique product that could set them apart regionally, and build connections not only between different aspects of the industry, but between Buffalo and between other local industries. This tie to other communities will also help to bring people to the city, advancing the cycle and allowing more money to be invested in marketability.

A strong connection between the community and the industry(s) that develop in the community will be paramount in maintaining a sense of security. The city will not easily allow themselves to be comfortable, as they are wary of outsiders and change, so a healthy relationship and

investment in the community by the new industry will be important.

Concern_Waste

This community, just like many others, has begun to produce more as the everyday products they use become disposable in our throwaway society. The problem with these products is that they are also recyclable, but recycling programs have become much less prevalent in small communities, due to a dip in their profitability over the last decade. This has lead to many small communities simply taking all of the waste the community would traditionally recycle, to landfills. The production of larger amounts of waste, in excess of 4-5 pounds per person per day, also leads to a larger cost for the transportation of this material to regional landfills. Buffalo currently transports its waste to a landfill outside of town. Many of the small communities that have forgotten about their recycling programs have just absorbed this trash hauling cost. These small communities must work towards becoming more sustainable and finding a way to reduce the amount of garbage that they produce. This will allow the community to reduce its impact on the environment as well as potentially earn a small amount of income for the town if successfully implemented.

Whether or not to maintain recycling programs has become a huge concern of small communities that are looking to cut costs as they find themselves with decreasing city budgets. These programs appear as costly, with only a small percentage of the recyclable materials actually being recycled or utilized. Many times things like paper, cardboard, refuse, food waste, yard waste and harvest waste are disregarded for their recyclable potential.

Recommendations

The Center for Community Studies has developed a plan to utilize a large portion of the material that small towns traditionally considered waste even with recycling programs in place. This proposal plans to use the community’s refuse,

which would account for a large portion of the waste they transport to landfills, and begin to develop an industry out of it through composting. This would allow the community to retain the money it would have otherwise used to ship the trash to the landfill, while benefiting the community by providing either a service or income.

The city must work to explore small ways it could reuse much of the trash that it produces. This would allow it to work towards becoming more self-sufficient by identifying free resources that could be re-adapted into profitable or positive implementations in the city. The Center for Community Studies has also explored recycling programs throughout the United States and has identified examples of communities that have been very successful in not only running highly effective recycling programs, but in many cases, profitable ones.

One of the most important aspects of these successful recycling programs is curbside collection. It allows many more people to get involved in utilizing these services in a community. It takes the hassle out of collecting, separating and transporting the recycling to a collection facility. Ease of use for the citizen translates into a greater utilized program. This would allow Buffalo to begin cutting the amount of waste they must pay to ship to landfills, while providing a means of supporting the cost associated with having and maintaining a recycling center. This would allow Buffalo to reduce its footprint on the environment, and would also begin to invite other ideas on how to improve the community, and potentially more related industry.

Concern_Sustainability

Sustainability has become the keyword of the generation, and the question of every business, program, community and person’s mind is what is sustainability and how can I become more sustainable? The problem in Buffalo is that this trend has not yet caught on. Sustainability is one of the



most important aspects of developing a strong industry in Buffalo. Building a business that can support itself and a community that can retroactively support the industry is one of the problems that Buffalo currently faces. Currently, in Buffalo, there is no communication or connection between these two entities so they cannot sustain one another. There must be communication and a dialogue between these two components especially in Buffalo where they are so hesitant to accept new ideas and things, they hold their guard and are slow to allow this to happen.

Sustainability in terms of energy efficiency and reducing the city's reliance on resources, fuel and food, has a price tag. This is a large concern to the community, especially as they find themselves in a tighter economic situation. There is often a reluctance of small communities to invest in large ventures such as these.

Another key concern in the sustainability of Buffalo is the lack of youth retention and lack of educational opportunities in the community. Providing a reason for the youth to return to the community with knowledge and skills is crucial to Buffalo becoming successful and sustainable. They must work to retain the youth and knowledge that will help the community to become adaptable and discover new ideas. Keeping knowledge in the community is one of the most important aspects of sustainability in a small town.

Recommendations

There must be an investment in sustainability and an ability to become flexible and innovative in the city of Buffalo. They have unique possibilities to mix their heritage with resources that many other small towns do not have. The ability to adapt to the resources that are provided to a community is one of the most important aspects of sustainability. This will help the community to support itself and begin to remove reliance on larger communities, in turn reducing its ability to respond to global fluctuations.

Adaptability is a key in allowing Buffalo to become sustainable. In the Center for Community Studies' proposal, Buffalo would reuse the refuse typically discarded in farming communities and small towns and collecting it, producing a viable small industry. Developing a composting industry would be a way for Buffalo to build a small start up that would also reduce the amount of waste the city produces. This would then allow the compost to be returned to the community, reintegrating and creating more refuse, completing the cycle. The investigation of "close-loop cycles" and creative solutions to the typical waste and resource misuse will help the community to become more sustainable.

The town becoming more sustainable will aid in its independence and, in turn, will allow more money to be put back into the community. This will all work in promoting the marketability of the community. All of these things will help to invite industry. Examining the types of industries that could be integrated into the "closed loop" cycles and marketing Buffalo to these industries as a perfect fit would help to improve its sustainability.

Concern_Business Incentives

Buffalo currently has a lack of business incentives available to businesses. Resources that help small businesses network and connect with other communities become important in developing these small businesses into successful ventures. There is currently a lack of business incentives in Buffalo. The incentives for small businesses to thrive in the surrounding communities are very limited, and often hinder their growth. The Center for Community Studies has concerns that Buffalo does not currently have enough incentives to invite industry into the city, or at the very least develop cooperatives and a series of small ventures. This has limited the range of industries that would be interested in the area. Since many businesses rely on innovative technology, they would be dissuaded by the lack of these implementations in Buffalo.

Recommendations

The city of Buffalo should begin to develop a series of incentives to invite the cultivation of small businesses to Buffalo and develop a strategy to improve the marketability of the city to these businesses. The Center for Community Studies' proposals begin to establish resources for small farms, through the implementation of a USDA kitchen, cooperatives with local Amish and Mennonite communities, and educational classes. There is also a recommendation for the development of a "hub" where all of these resources can meet and develop new ideas.

Providing a location for a collaborative "hub" would be beneficial to the community and the businesses that will eventually establish themselves in the community. Providing a centralized location for small and large business resources also promotes interaction between all of the businesses in Buffalo. This could promote new thinking and ways of integrating services, as well as new ways of thinking about reuse and how waste could be reinterpreted and reused. This would also afford small business links to larger industries that could provide resources to them.

The Center for Community Studies would also recommend collaboration between the city's civic entities and businesses that are looking to develop in the city. A key feature of this collaboration would be the discussion of tax and monetary incentives of relocating to Buffalo. This has become a way for small towns to invite industries, and many small towns have become successful in this way. This will allow businesses to compete and help to absorb costs associated with their initial development in an area.

Concern_Community Education

One of the most pressing issues facing Buffalo today is the lack of post-secondary education in the community. There is also a lack of education and resources for families, children and small business owners. The city has found that

it has a very limited youth retention rate. This translates to the community giving away its most valuable resource: knowledge and fresh new ways of thinking. The lack of educational resources has also lead many members of the community to seek these resources from outside communities. This is especially evident in the small farms and outlying communities such as the Amish and Mennonites that once had a very important connection to the town.

This lack of educational resources has also led children to become disinterested in the community, and look outside of Buffalo for recreation and entertainment. This becomes increasingly more debilitating when many of the youth must leave for college or vocational education. This means Buffalo loses many of the creative individuals that could help the town to grow and become a new vibrant community.

Recommendations

The Center for Community Studies' recommends that Buffalo begin to develop educational links and opportunities for not just students but for small businesses, individuals and families alike.

Many of the programs offered by the schools can help to support free and creative thinking, which could benefit the town. These programs could be advanced by an agricultural industry and would be successful in increasing interest in this career. Many of the groups such as the FFA and 4-H begin to get kids interested in careers related to the agricultural industry. They also inform students of the many specialized jobs associated with it—not only farming but also biology, chemistry and engineering. This would help to retain more of the youth that leave for school, and allow them to see that there could be the potential for vast career opportunities in Buffalo.



Another aspect is providing education for small businesses. These could be classes on money management for farmers, food processing or canning for community groups, or Annie’s Project, which empowers female farmers. These programs would allow small farming businesses and cooperatives to expand and become more efficient and profitable for Buffalo. This would also help to develop new technologies in these fields, expanding the resources that Buffalo can provide for future industries. These educational links will help to retain the youth and create a diverse and specialized market for jobs in the area. It will also be able to provide the early links necessary for children to become interested in the jobs that will be available in Buffalo.

Downtown Buffalo

Downtown squares are one of the most important parts of a community, often times acting as the economic and social center for the city. Town squares have existed for centuries: serving civic, social, and economic functions. Buffalo’s town square offers a glimpse into the city’s past with its historic nineteenth and twentieth century row buildings surrounding the four sides of the square. The buildings stand in stark opposition to the modernist Dallas County Courthouse occupying the central square. Meanwhile, many of the row buildings themselves stand in disuse, disrepair, or shrouded by unappealing facades tacked to their formerly ornate faces. To revitalize the community, Buffalo will need to restore its square to the state of constant activity and social interaction it had long ago.

In order to do this, Buffalo will need to face a multitude of issues related to the square, including:

- Restoration of the row buildings
- Determining how to make the courthouse more appealing

- Modifying the square’s streetscaping
- Drawing the community back to the square
- Drawing in new business
- Creating entertainment and activity
- Updating the square’s technology and resources in order to make it a hub for community education and business
- Enforcing facade guidelines to protect the square

Concern_Restoration

Downtown Buffalo presents itself as a diamond in the rough; its many historic row buildings have withstood the test of time and modification and now stand in desperate need of renovation. Many of the buildings have been covered up over time with alternative sheet metal or stucco facades, while the original lies buried underneath. Several other buildings feature tacked on cedar shake awnings in a gesture towards the Wild West. Ultimately, the vast majority of the buildings around the square need restoration to return them to their original proud state complete with the ornate cornices, moldings, and trim.

The courthouse should also be renovated. The unappealing building was constructed in the 1950’s and appears out of place among the surrounding context. The building’s plain facade and site planning, lacks the surrounding green space a work of civic architecture requires, and its overall inefficient design should be addressed. The building does not have the sense of hierarchy and pride of the traditional courthouses occupying so many small town squares across the United States. Instead, the building is short, squat and uninviting.

The streetscaping surrounding the downtown further complicates the issues facing the square. The square’s concrete sidewalks are chipping and cracking, there is a lack of trees and greenery, the wayfinding signage is unappealing, and not all areas are universally accessible. Finally, throughout the square, the abundance of parking

that is present should be redesigned and its excess space devoted to green space.

Recommendations

The downtown square should be restored in the short-term, beginning with the row buildings. Buildings that have minimal outdated facades, such as those with the cedar shake awnings should be restored first. By removing what has been applied over the course of the century, the original facade can be exposed, cleaned, reconstructed where need be, and restored. Buildings that are in need of more comprehensive work, such as those that have new facades applied can come next. These buildings will require more work, as the applied veneer will have to be deconstructed first, uncovering what may or may not be left of the original building facade. Meanwhile, as the building’s facades are being restored, the interiors and structure of the building can be examined and updated if need be to ensure they continue to withstand the test of time.

Following the restoration of the buildings surrounding the square, the community can turn its attention to the courthouse, which will need its facades updated in its own unique way to make it a structure worthy of being named the Dallas County Courthouse. The Center for Community Studies proposes the addition of living walls to the courthouse facades. Living walls could create a natural buffer that would soften the building’s harsh edges and materials. Additionally, the CCS proposes the addition of a grand staircase to the main entrance of the courthouse to give the structure a sense of prominence and dignity as the home to the county government and to clarify the hierarchy of entrances.

Eventually, the CCS proposes the removal and relocation of the courthouse to the southeast corner of the square, leaving a large public green space and plaza in the central square to take the structure’s place. On the northeast corner of the square, the CCS proposes a new civic center

consisting of a fire station, police station, city hall, and community center.

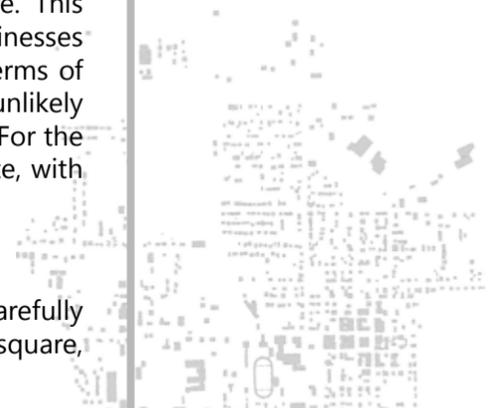
Along with renovating all of the buildings within the square, the community should update the streetscaping to make the square a more enjoyable place to be. The sidewalks should be updated to be universally accessible, feature prominent green space with trees, bioswales, and other foliage, and have appropriately themed signage, lighting, and street furniture for the downtown. The green space around the courthouse should be expanded through the removal of the existing parking area, while the outside edge of the square should become reverse diagonal parking: seeking to maximize the parking area utilized in the square while providing a new and safer method. The expansion around the courthouse and addition of reverse diagonal parking will necessitate the square becoming a one way roundabout, bringing traffic through more parts of the square before enabling them to turn off.

Concern_Increase Small Businesses

The businesses that are left within the square’s row buildings are composed of everything from the historic Chapman’s Furniture to a minor electronics shop. While having businesses on the square is beneficial, the randomness of the types of businesses can create difficulties for their success in the community, as it does not lend itself well to collaboration and interaction across the square. This is due to the variation of services these many businesses offer which do not always work well together in terms of creating a lively downtown (a Real Estate office is unlikely to have much in common with a bail bonds office). For the community, this means the square appears desolate, with minimal activity on the streets, and very little to do.

Recommendations

The Center for Community Studies’ recommends carefully considering businesses that currently reside in the square,



providing them aid and restoring their facades. Future businesses on the square should be held to certain leasing agreements that focus on the importance of the square and the types of clientele the businesses could bring. Businesses can fall into three types: those that cater to the proposed civic center, those that can take part in an educational mall, and those that belong in a separate business strip along the square. This compartmentalization can increase the efficiency of the square and create a one-stop-shop for the Buffalo community offering education opportunities, civic services, and general goods and services.

The educational mall could become an invaluable asset to the community, increasing education opportunities and offering the community a resource center. The proposed educational mall occupies the south block of the square; businesses that offer internships or mentoring can lease space in the educational mall allowing for more education opportunities for the community through a variety of business types and programs. Along the west block will be a state of the art technology and resource center for businesses featuring a copy center, classrooms, numerous computers, video conference room, library, and cafe that cater to all aspects of a business' needs.

On the square's eastern block the Center for Community Studies proposes the addition of a civic business strip. The strip will include current and future businesses that cater to the needs of civic functions, including bail bondsmen and law firms. On the north east block a new civic center is proposed, consisting of the fire department, police department, city hall, and community center.

The remaining blocks of the square become home to businesses that fall outside the civic and educational mall categories. Throughout the square, many of the proposals include mixed-use developments, where businesses coexist with residences, usually with businesses at street level and the residences above. The grouping of similar business

types can create an efficient square with a constant flow of activity due to the presence of people living in the buildings, new education options, and increased business because of the arrangement.

Concern_Lack of Entertainment

Currently downtown Buffalo offers very little entertainment for the community. Other than the Senior Center, there is nothing for the community to do other than eat at Maple Street Grill, or buy a few drinks in the Tavern. This is caused by a number of reasons, including, a lack of a nightlife, Buffalo residents do not live on the square at the present time, there isn't a place for activities or events, and the current businesses are not set up to collaborate with one another.

Recommendations

If the downtown is revitalized for small businesses as per the Center for Community Studies' proposal, the square will begin to thrive once again. This revitalization includes the creation of mixed used developments, an educational mall and resource center, a new civic center, and a general business strip. These facilities combined with a restored downtown aesthetic will ignite the downtown as a hub for activity.

As the mixed-use developments start taking hold, they can begin to draw residents into the downtown, where they can live, work, and play without leaving the general area. This aspect alone can help generate entertainment as it ensures people will always be present around the square. Entertainment for residents of the square and the community could include the proposed green space and plaza in the central square following the relocation of the courthouse, the proposed civic center community center, restaurants, shopping, and the educational mall.

By restoring and revitalizing the downtown, entertainment options will return to the area. The first step is to restore

the square to make it a desirable place to be, the second step is to implement new mixed-use square zoning guidelines, consisting of the educational mall, civic center, and business zones. These steps will lead to a sustainable downtown capable of enlivening the downtown year round

Concern_Moving Residents to Downtown

There is currently a disconnection between the historic downtown and the general population. This space has become a quasi-civic area of attorneys and bails bondsmen. It has shifted from its historically important purpose into a location that is highly disconnected from the rest of the town. The city has allowed this place to become closed off with narrow sidewalks, limited green space, and parallel parking flanking each side of the street. There are positive aspects about the square including its architecture and its potential for adaptive reuse. The square however, is currently in disrepair and in need of new businesses. The lack of green space and pedestrian friendly businesses lead to the lack of use in this area. There is also limited housing in the area, which would traditionally be mixed-use development. This space could become dynamic by developing a walking culture, however, the sidewalks are uncomfortable and the area has an unwelcome feel.

The lack of community activities or groups that utilize this space is another reason this space is underused. If there were a place that groups could gather or utilize, the downtown would receive attention from the public. This however is not the case and the space is highly disconnected from traditional ideals of what a historic downtown should be.

Recommendations

The Center for Community Studies recommends the development of a civic campus that would centralize the fire department, police station, and other civic programs under one roof. This would not only promote collaboration between these services but it would promote access and

increased interaction for the public. This would allow people to develop a bond between the men and women who work for these services.

Another development behind this civic center would be a bike repair and rental shop. This would be paired with the introduction of a downtown trailhead. The trailhead would eventually connect the community of Buffalo to other cities in the region and could draw in more visitors (specifically bicycle tourism), which would allow Buffalo to become connected with national bike routes. This would bring tourism into the downtown area and promote the introduction of more pedestrian and tourism based businesses. These would provide services that are not readily available through "big box" stores and help spur the re-growth of mom and pop shops.

We also suggest redeveloping the downtown to address the aesthetics, encouraging repair and promote the development of mixed-use design. This could allow many of the unused areas above businesses to profit by converting them to lofts and/or bed and breakfast establishments. The promotion of living downtown would guarantee that more people would begin to occupy the downtown area. This would also encourage the development of pedestrian friendly streets in this area, resulting in more businesses.

Concern_Facade Guidelines

The current facades of the buildings in the downtown square have no common design language. Over the years, through renovations and new owners, the facades of these historic buildings have morphed in very different directions, leading to a mixture of styles that have been incorporated. This creates a disjointed feel to the downtown, causing citizens and visitors alike to have to decipher the original design from beneath the remodel. During visioning meetings, community members expressed concerns about



the overall appearance of the downtown areas, and wanted to restore the area to a uniform and “original” look. The Center for Community Studies also believes there is room for improvement in the overall aesthetic of the downtown, much of the issues stemming from the courthouse and surrounding building facades.

The current state of a majority of the facades in the downtown square is in disrepair. This, paired with the lack of activity in the square, produces a rather foreboding feeling to anyone trying to occupy the space. The apathy of some of the property owners is a major concerns in attempting to improve the appearance of the facades. There must be a collaborative effort between all business owners.

Recommendations

The Center for Community Studies proposes that a set of facade guidelines be developed for the buildings in the downtown square. The guidelines would include such things as signage, awnings, materials, details, building scale and proportions related to particular architecture styles, and window types, and the like. This will help to create a more orderly and compatible look to the space as a whole, and begin to produce the “historic or period” aesthetic in which the community members have expressed interest. This renovation can begin to reapply the character of the town to the square that has been lost over the years, beginning to revitalize the entire downtown’s character. There will be monetary as well as aesthetic gains to facade upkeep. The real estate value will increase in response to the redeveloped facade, and people will be more likely to invest in the space. Once the overall aesthetic of the square is improved, people may be more likely to occupy the space, allowing for increased opportunities of businesses and other tenants on the square.

What’s Next?

With the Buffalo 2030 Visioning Document now completed and presented to the Buffalo Visioning Committee, the community visioning process ends. The community process used to develop this packet was intended to identify the community’s goals and objectives, to propose creative strategies and innovative ideas for how those goals and objectives could be implemented, and to educate the community on the challenges it will face as it seeks to revitalize itself. With the visioning packet now in hand, the Buffalo 2030 Visioning Committee begins the second phase of the visioning process: the creation of the Buffalo Community vision for the future. The Buffalo 2030 Visioning Packet is not a vision for the community, rather it is a “tool kit” designed to inspire the community and to help it formulate its own vision.

Review, Modify, and Affirm

With the Visioning Document in hand, the Buffalo 2030 Visioning Committee should begin forming a community process for the systematic review of the concerns, research, and proposals exhibited herein.

The Center for Community Studies recommends that Mr. Jeff Barber of the University of Missouri-Extension continue his involvement in the Buffalo 2030 Visioning Process. His expertise and knowledge of the community visioning process will be an invaluable asset to the community and the success of its visioning efforts.

After the community has reviewed the Buffalo 2030 Visioning Document, the Visioning Committee and city officials should modify or affirm the document’s proposals and their long-term vision for the community to fit the consensus of all involved.

City Council Resolution

The Buffalo 2030 Visioning Committee should prepare a resolution outlining the community’s vision for 2030 and the principles that will lead to its realization. This resolution should be presented to the Buffalo City Council for ratification.

Respect the Vision’s Principles and Guidelines

The Buffalo 2030 Visioning Document outlines the principles and guidelines necessary to revitalize the city. As long as these 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.

Review, Modification, and Reaffirmation Every Five Years

To ensure the Buffalo 2030 Vision remains fresh and relevant, the Center for Community Studies recommends that as a part of the resolution presented to the City Council it states that the city is charged with conducting 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.



context

context

Location

Neighbors of Buffalo

"Nestled in the heart of the Ozarks, Buffalo is served by State Highways 32 and 73 and Highway 65, which is the major center state connection between I-70 and I-44. Buffalo is just 29 miles north of Springfield, 70 miles north of Branson, 165 miles southeast of Kansas City, and 190 miles southwest of St. Louis."



Location of Buffalo

Fig. 2.1

Just a Short Drive

Buffalo is conveniently located on Highway 65 and with just a 30 minute drive south you will arrive in Springfield, Missouri. Springfield is the third largest city in Missouri, offering shopping, entertainment, and business near Buffalo. If you continue south for another hour, you will arrive in Branson, Missouri. Branson is known for its shows, attractions, theme parks, endless entertainment options and natural landscape. These two cities provide extra options for entertainment outside of Buffalo, and are affordable and conveniently located.



Trout fishing, Dallas County

Fig. 2.2



Farm land, Dallas County

Fig. 2.3



Branson, Mo

Fig. 2.4

A Place to Retire

Buffalo has become a popular place to retire for numerous reasons. Residents are able to enjoy a more relaxed, easygoing lifestyle that is provided in a small town. At the same time, they can take full advantage of the opportunities that the larger city of Springfield, Missouri has to offer.



Opening day at Bennett Springs State Park

Fig. 2.5

Enjoying the landscape

"Dallas County is situated between Stockton Lake, Lake of the Ozarks and Pomme de Terre Lake. All are within a 45 minute drive. The historic and scenic Niangua River flows northeast through the county, winding its way past Bennett Spring State Park and Trout Hatchery which flows 100 million gallons a day. Each year thousands come here to enjoy float trips, canoing and superb trout fishing in the fast moving spring water. Adjoining this wonderful spring are several hundred acres of land that have been purchased by the State of Missouri and developed into a Game Reserve. The woodlands around Buffalo and Dallas County offer excellent hunting for deer, turkey, raccoon, quail and other wild game."

Industry

Buffalo, Missouri is nestled in a rich natural environment with landscapes ranging from prairies to the dense, tree covered hills. Buffalo is located right where two of these contrasting landscapes meet, sandwiched between lush prairies to the north and the wooded hills of the Ozark Mountains to the south. Buffalo's economy takes full advantage of the diverse landscape, and has developed major production in farming, construction, and light industry. Since Buffalo sits so close to Springfield, many commute to work, providing added opportunities for employment that is just a short drive south on Highway 65.



Ozark Mountain Range

Fig. 2.6



Pomme de Terre Lake

Fig. 2.7

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History

Dallas County and Buffalo were established in the 1830's. The isolated and unsettled surroundings of Buffalo caused it to grow slowly and to retain its small town lifestyle. The phrase "everyone knows everyone" could not be more true for Buffalo, both then and now. This has kept many traditions from being lost and kept the history alive in Buffalo and Dallas County. Buffalo is still a small town, with small town ideas and culture, but is expanding now due to development in the neighboring cities.

Dallas County

"Dallas County was originally organized as the county of Niangua on January 29, 1841. The word Niangua is from an old Indian phrase meaning, "I won't go away." Because this name was somewhat difficult to pronounce and spell, on December 10, 1844 the name was changed to Dallas County in honor of the current Vice-President of the United States, George M. Dallas, Vice-President to President James Knox Polk. On March 28, 1845 more accurately defined boundaries between adjoining counties were made as there was some concern about the western border of Polk and Dallas, but no changes were actually made. Then, on December 7, 1855 a change in the southern boundary of the county was made moving parts of Dallas County to Webster County. Apparently this was about a 7 or 8 mile strip of land." This change led to the current size of Dallas County.

Pioneers

"The first settler in the area was Mark Reynolds in 1831 who moved his family from Nashville, TN and settled on a claim on the Pomme-de-Terre River near what is now Pleasant Hope. About 1833, Mr. Reynolds moved his family further north to Buffalo Head Prairie. Mr. Reynolds found a stake on one of the Blue Mounds that had been left there earlier by some unknown traveler and he placed the nearby skull of a buffalo on the stake. Hence the name, Buffalo Head Prairie."



Dallas County Courthouse

Fig. 2.8



Dallas County Courthouse 1913

Fig. 2.9

Buffalo

"Buffalo was named for the prairie on which it is situated and is the county seat for Dallas County. The first buildings were erected around 1838 by Mr. Williams and Joseph F. Miles who owned the land originally. The official town was founded in 1839 as a pioneer village on the edge of the prairie, the Niangua River hills and the surrounding woodlands. Yet the promise remains for those who seek new beginnings in her woods and prairies, as well as for those she has comfortably cradled since birth." Buffalo has grown slowly over time and never lost its small town values and is looking to expand to keep up with the times of today.



Buffalo Square and Bandstand 1917

Fig. 2.11



Smithpeter Mill, NE of Buffalo Around 1910

Fig. 2.12



O'Bannon Bank, Buffalo 1915

Fig. 2.10



Cackle Hatchery, Buffalo 1945

Fig. 2.13

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Demographics

Demographics are important information for the growth of a community. They provide pertinent statistics to understand the context of the city. The statistics provided should be considered for improving Buffalo.

When looking at the demographics of Buffalo for community growth, one can see the median household income of Buffalo makes on average half as much as those in the rest of Missouri. This can be interpreted in a few ways. The first is events that are free to the community (or do not cost much) are going to be more popular than those that are expensive: for the main reason that people cannot afford them. The second is Buffalo has a high unemployment rate. This becomes apparent when looking at the unemployment percentage chart. Unemployment for residents in Buffalo was over 12% in 2009. Unemployment has dropped down to 8% in 2012.

When looking at design through demographics, implementation of streetscaping can drastically improve property values if done correctly. Currently, Buffalo's median house value is \$60,000 less than the rest of Missouri. Also, the implementation of city codes for cleaning up properties that have excess trash and goods on their property raises property values to surrounding homes as well. Since this is such a problem in Buffalo, implementing these two strategies can start to raise property values.

The increased development of pedestrian and bike trails will help with Buffalo's Air Quality Index - which has been worse than the national average since the testing was started in 2000. By improving this statistic, Buffalo will be able to live better and healthier.

Population of Males and Females

males - 45.1%

females - 54.9%

Buffalo Compared to Missouri

Median Resident Age

buffalo - 37.8 years

missouri - 42.8 years

Estimated Median Household Income in 2009

buffalo - \$22,839

missouri - \$45,229

Estimated Median House Value in 2009

buffalo - \$80,289

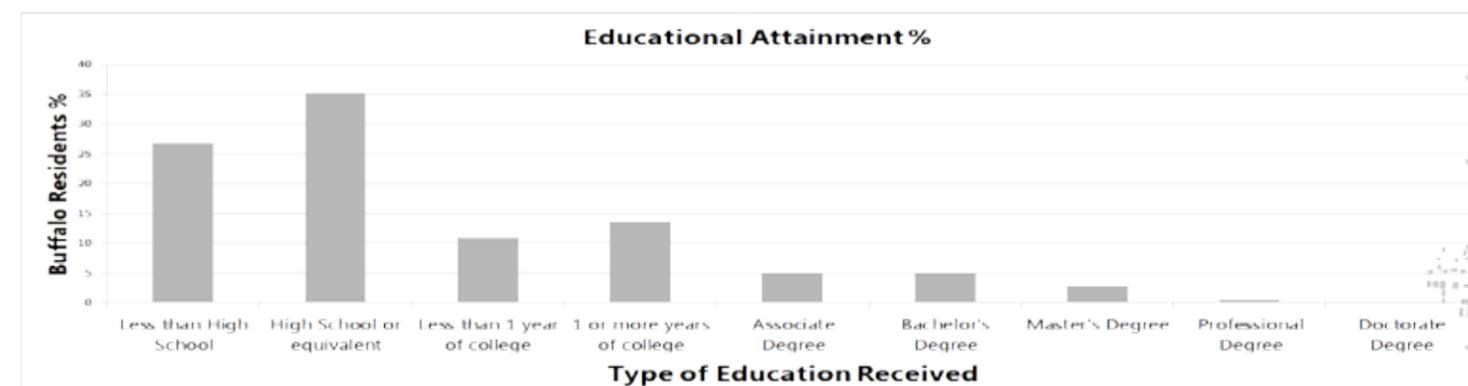
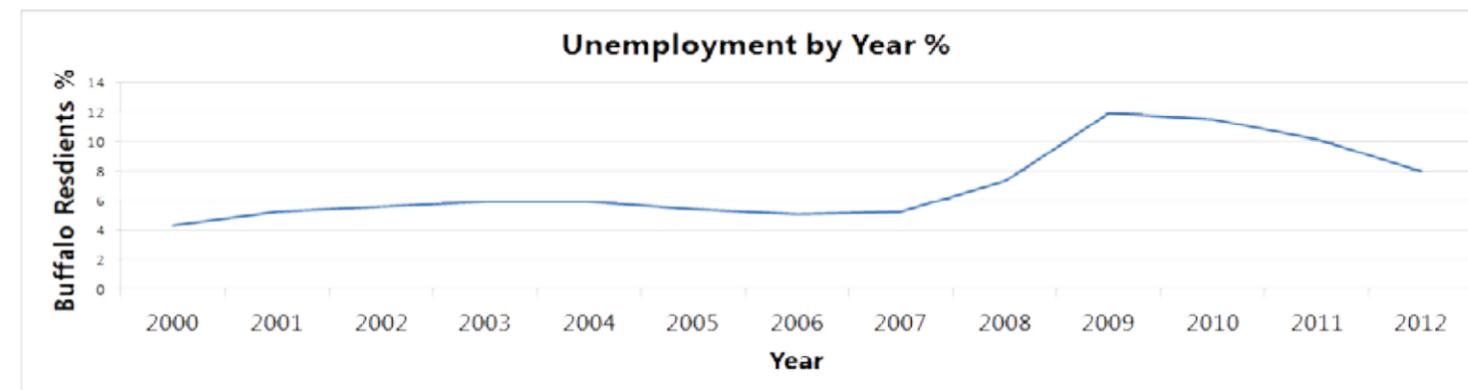
missouri - \$139,700

Facts

- Population as of 2010 census: 3,084
- Change since 2000: +10.9%
- Population Density: 1403 per square mile
- Land Area: 2.20 square miles
- Poverty Level: 30.0%
- Average household size: 2.3 people
- Air Quality Index (AQI) level in 2010 was 38.4 compared to U.S. average: 32
- Particulate Matter level in 2010 was 38.6 compared to U.S. average: 22.1

Educational Attainment

This statistic is important for businesses that are interested in locating in Buffalo because the majority of the population has less than one year of college education. New businesses that open that require a college degree will allow those who are eligible in Buffalo to apply and also encourage others to move to Buffalo. At the same time, however, businesses need to consider that the majority of the population does not have a degree and needs to be able to provide jobs for them as well.



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Existing Organizations

Healthy Lifestyle Initiative

Many programs have been established in the wake of the Healthy Lifestyle Initiative grant. This grant has helped to produce organizations such as a semi-annual Weight Loss Activities Program, a senior centered program called Stay Strong, Stay Healthy and a Crockpot Cooking Class.



Active Living in Buffalo Fig. 2.14

Farmer's Market Association

The Farmer's Market Association sets up the market, organizes booths and brought the idea of local fresh produce back to Buffalo's streets. Many citizens bring homegrown and organic produce as well as meat to sell on location. The market is open seasonally each Tuesday from three to seven pm.

Senior Citizens Center

The Senior Citizens Center is an organization designed to give elderly people in Buffalo a place to congregate and socialize with one another. The center also houses a small fitness and weight lifting area.

Heart to Heart

By providing an emergency food pantry, outreach ministries, and calvary chapel, Heart to Heart has been able to make a difference in the lives many within the community. They are a not for profit organization and rely on fundraising events such as their Annual Pie and Cake Auction.



Fig. 2.15

Buffalo Garden Club

As a group, the Buffalo Garden Club is responsible for the general care and upkeep of Buffalo's Community Garden. Group members are in charge of sign up for individual plots in the Community Garden and the master gardener oversees each plot to ensure healthy plants and clean plots. The Community Garden has become a great success.



Community Garden Fig. 2.16

Dallas County 4-H

The Dallas County 4-H is an organization for children of all ages. It gets local students involved in a variety of aspects in order to better their community. Club members usually bring all they have learned to the Dallas County State Fair to showcase their projects and skills.



Fig. 2.17



Fig 2.18

YMCA

Buffalo's YMCA is responsible for many activities such as: both youth and adult organized sports, PrimeTime and many classes as well as fitness programs. PrimeTime is a program that specializes in 'learning childcare' from Kindergarten through fourth grade. There are sports events, and activities for the children after school.



FFA Convention Fig 2.19

Buffalo FFA

FFA is the national organization called Future Farmers of America. Their high school club in Buffalo works to educate young adults on agriculture and farming in rural Missouri. Since Buffalo is historically an agricultural town, the club works to keep an interest in farming as well as provide a skill set for the members to take with them upon graduation. The club also sponsors town events such as the blood drive and has attended the FFA National Convention.



FFA Convention Fig 2.20

Dallas County Historical Society

The Dallas County Historical Society is in charge of opening up the Dallas County Museum, which is located in Buffalo, as well as archival and curator duties for artifacts. The museum holds records, newspaper articles, pictures and artifacts from Dallas County's past. There are also exhibits on authentic colonial living in Buffalo, a caboose and a log cabin fully furnished in the typical colonial style: complete with a weaving wheel.

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Festivals & Events

Celtic Festival

Celebrating its 10th Anniversary this year, the two day long Celtic Festival takes place in early September and attracts many out-of-towners to compete in the Scottish Highland Games. Other attractions include a “Bony Knees Contest”, dog show, parade, horse and carriage rides, live music, and events for the kids like a bean bag toss, Frisbee throw, hula hoop toss, and many more.



Celtic Festival Participants and Tents



Fig 2.21

Pioneer Days

Dallas County’s Pioneer Days takes place in mid-September drawing in people from all ends of Dallas County and beyond. Featuring games for kids such as hoop rolling and sack races, as well as other activities like a quilting party, weaving demonstrations, an apple butter making demonstration and craft booths, the Pioneer Days provide great fun for the whole family. Tours of the Dallas County Museum, Eberhart and Stearns log cabins, one-room school house, and caboose museum take visitors back to the earlier times in Buffalo.



Old Schoolhouse at Museum

Fig 2.22

Holiday Open House

An event focused around local businesses, the Holiday Open House starts out the holiday season in Buffalo around early-November. Taking place on a Friday evening, storefront businesses open up to the public for a festive shopping experience, including those businesses without storefront locations by setting up booths alongside the other businesses.



Old Schoolhouse at Museum

Fig 2.23

Louisburg Picnic

Also known as the Old Settler’s Reunion, the picnic is a four day long event taking place in mid-July. The picnic just celebrated their 20th year in Buffalo.

Dallas County Expo

Attracting 72 exhibitors with 102 booths, the Dallas County Expo set up in the Buffalo Prairie Middle School this past year around mid-April. In addition to the numerous vendors, the expo also featured the BHS Student Art Competition, 22 grand prizes for participants and food catered by local businesses such as the Maple Street Grill and Hip Pocket Pizza.



Dallas County Expo

Fig 2.24

Farmer’s Market

A seasonal, weekly event, the Farmer’s Market features organic, locally grown produce and meats from livestock raised humanely on a pasture. Supporting local businesses, the Farmer’s Market features baked goods, crafts, flowers, fruits, herbs, vegetables, honey, jams, maple, meats, nuts, plants, prepared food and even soap. In total, it is a local market featuring local products that is fun and beneficial for the whole family.



Farmer's Market

Fig 2.25

BHS Football Games

For all those sports fans, the football games are exciting local events full of Bison spirit!

Project Graduation

Fun for the youth, this end of the year event holds a particularly unique Donkey Basketball Game, creating fun memories and lots of laughs for spectators and participant alike.

Dallas County Fair

The Dallas County Fair and Junior Livestock Show is a highlight of summertime in Buffalo, taking place around mid-June and lasting for four days. The fair culminates in an award ceremony for all those participants in the Livestock Show Saturday night.



Football Game Against Marshfield

Fig 2.26

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Town Traffic

Buffalo is a small town of roughly 3,000 inhabitants. The town has two major axes crossing it. One is Highway 65, running in the north-south direction, and the other is Highway 32, running in the east-west direction. Another major road, Highway 73, runs through the downtown square. The town began growing around Highway 73, so most of the businesses were along Highway 73 and in the downtown square area. When Highway 65 was built, it moved large amounts of traffic off the square, so businesses began to progressively move toward Highway 65. The types of businesses have been changing, during the past few decades with an emphasis on small local businesses, due to the arrival of large businesses and franchises.

Traffic has become a major issue in Buffalo. Most people that drive on Highway 65 pass straight through the town only stopping to get some food or gas. There is a lack of connection between Highways 65 and 73. The town has a need for aesthetic as well as practical businesses and services that will draw traffic off the busy Highway 65 corridor and into the town center. This will in turn boost the small businesses and promote Buffalo as a town that is worth stopping and visiting.

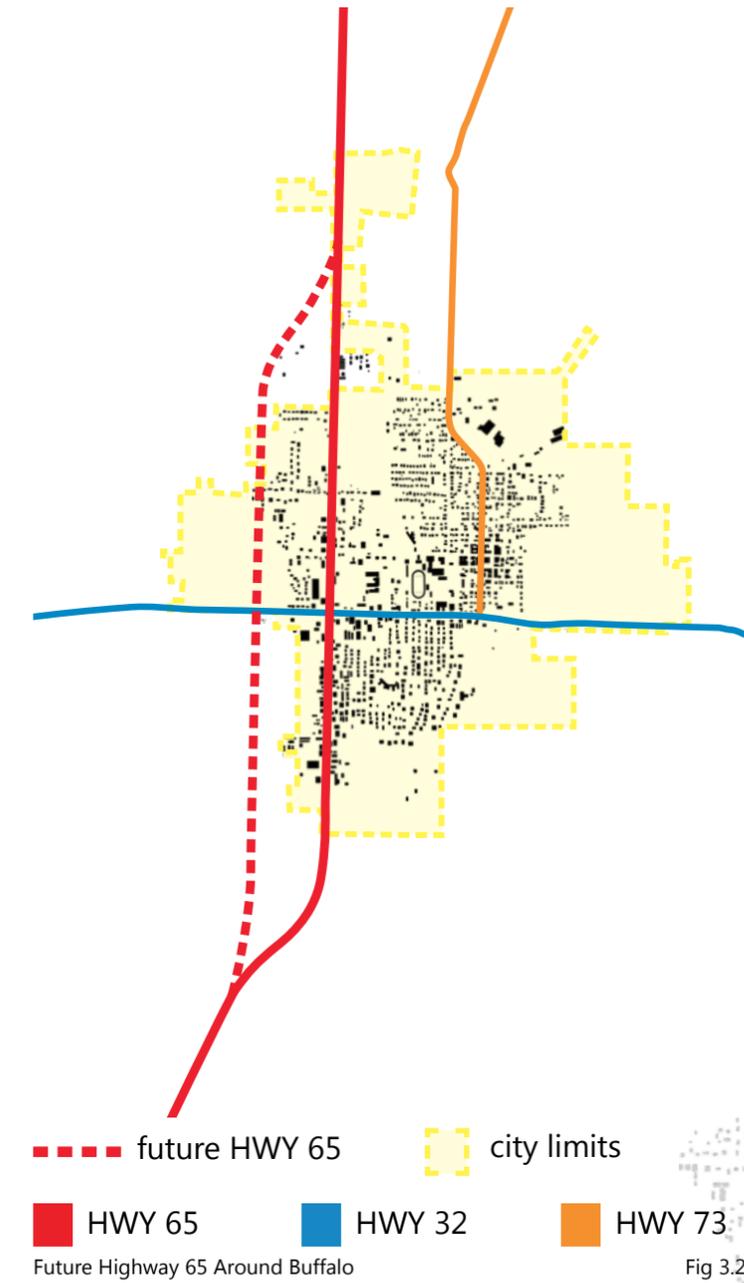
The heaviest trafficked roads are Highways 65 and 32, which intersect and create a heavy traffic point. Highway 73 has a lot of traffic itself, but Buffalo has to find ways to attract this potential business into the square instead of it remaining along the highway. Main Street, a lower traffic area, runs east west from the elementary and high schools passing through the square as well.



Future of Highway 65

The issue of dense traffic along Highway 65 through Buffalo has inspired the Missouri Department of Transportation (MoDOT) develop a solution to correct this situation. There is a plan to upgrade Highway 65 to a limited access divided highway; however, this will require a wider right-of-way and force some businesses along the highway to relocate. Highway 65 cannot be easily widened in its current location as it runs through Buffalo, so a possible future solution of diverting the four-lane highway around the town has been explored. This Highway 65 by-pass would run parallel to the current Highway 65 along the west side of the town and would rejoin the current highway alignment north of Buffalo.

This proposal would reduce the traffic volume within town because the exit for Buffalo would be further separated from the city center. This is a problem for Buffalo because the community needs to be able to attract these passers-by to stop, shop, and visit.



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Town Zoning

Buffalo's different land use categories are businesses, education, parks, residential, civic and congregational.

Most of the businesses are located along Highways 65 and 32 and on the square.

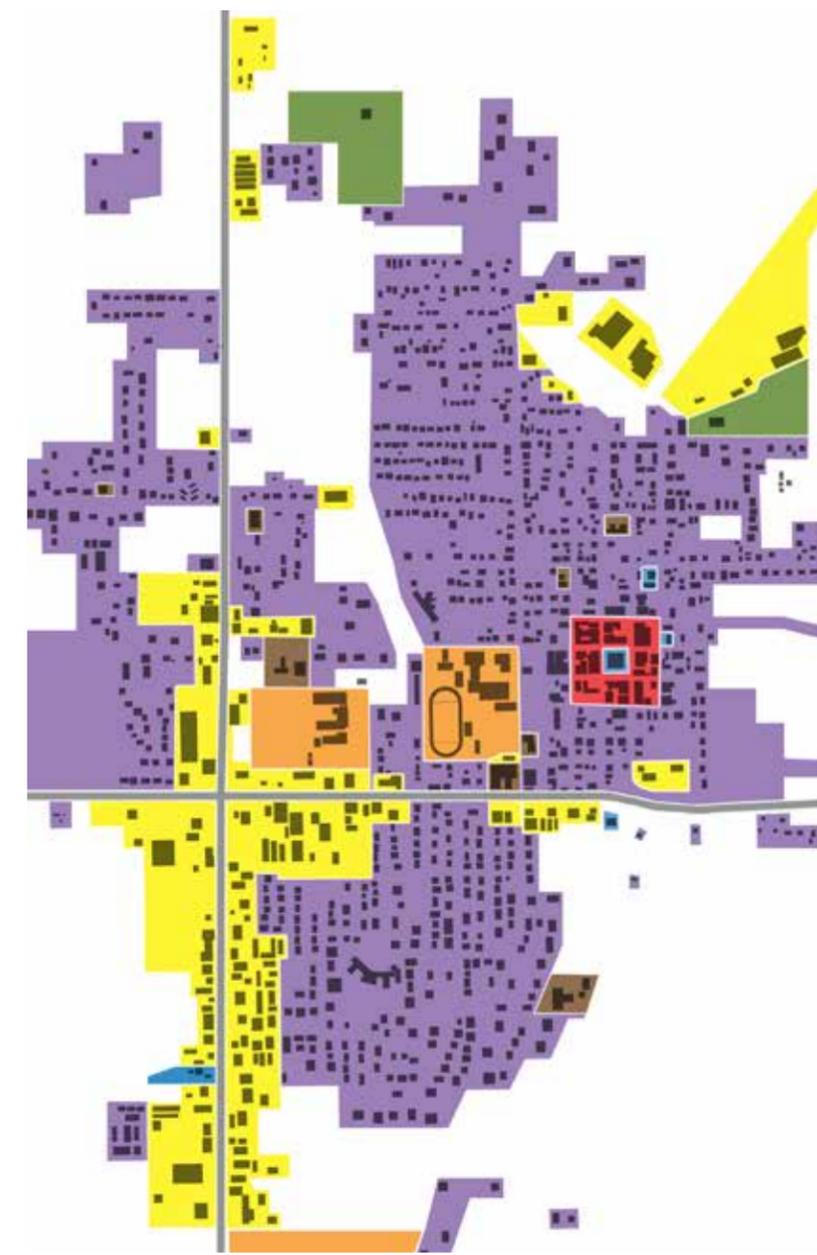
The elementary school and high school are located in the city center and the middle school is located on the south edge of town.

The two parks are located on the north side of town.

The residential areas are located throughout the town. The newer and higher priced residential neighborhoods are located south of Highway 32 and east of Highway 65.

Civic buildings are on the square and in the areas near the square, except for one building on the east side of Highway 65.

- businesses
- education
- parks
- residential
- congregational
- civic
- square
- HWY 65 & 32



Buffalo City Zoning Fig. 3.3

Businesses



Gas Station Fig 3.4

Most of the businesses in Buffalo are located along Highways 65 and 32. There are also some businesses in the downtown square area and in the northeast area of town.

Along Highways 65 and 32 most of the businesses are franchises. Woods Supermarket is also along Highway 65, as well as, two motels, a bowling alley, a few electronics businesses and some supplies stores. Some of these businesses are local.

On the northeast side of town there are several local businesses; the now closed chicken plant and Buffalo's Municipal Airport.



Buffalo Businesses Fig 3.5

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Education



Buffalo High School Fig 3.6

Buffalo has three schools in town. Two of them (the elementary and the high school) are located north of Highway 32, between Highway 65 and the downtown square, providing a sense of importance with a central location along both of these strong arterials.

The middle school, however, is on the very south side of the town, somewhat disconnected from the other schools and surrounding neighborhoods.



Buffalo Schools Fig 3.7

Parks



Buffalo City Park Fig. 3.8

Buffalo has a limited amount of parks and green infrastructure. There are only two parks and both of them are located on the north side of town. The one further north, called the New City Park, has some soccer and baseball fields and a small building nearby. The other park, called the Old City Park, has a few pavilions, the O'Bannon Center, and an outdoor pool.

Buffalo has a northern-concentrated park area, and lacks parks in the east, west, and south. It would be beneficial to include parks throughout the town so they can be more accessible to all of the community residents.



Buffalo Parks Fig. 3.9

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Residential



Habitat House Fig. 3.10

The residential zones are located throughout the town. The houses south from Highway 32 and west from the high school and Highway 65 are in good shape. However, in the area around the square some houses are in a substandard condition. To attract economic investment in the city center these residences need to be improved and some removed, to create a more visually appealing community. This is not the only area that needs some renovation. The north and east areas of Buffalo have several houses and neighborhoods that would benefit from a face-lift or removal of deteriorated structures.



Buffalo Residencies Fig 3.11

Civic, Congregation and Square



Buffalo City Hall Fig. 3.12



Dallas County Courthouse Fig. 3.13



Assemblies of God Buffalo Fig. 3.14

Buffalo's civic buildings are outdated and need restoration or replacement to provide more space, updated facilities and the projection of greater community pride. Some of these buildings include the Dallas County Courthouse, Buffalo City Hall and the Buffalo Fire and Police Departments. The Dallas County Museum and Library located on Highway 65 are in good shape, but lack efficient advertising and availability of open hours. Various churches, like Methodist, Baptist, Catholic, Christian, Jehovah's Witness and Assemblies of God, are well kept and dispersed through town.



Buffalo Civic Buildings, Churches and Square Fig. 3.15

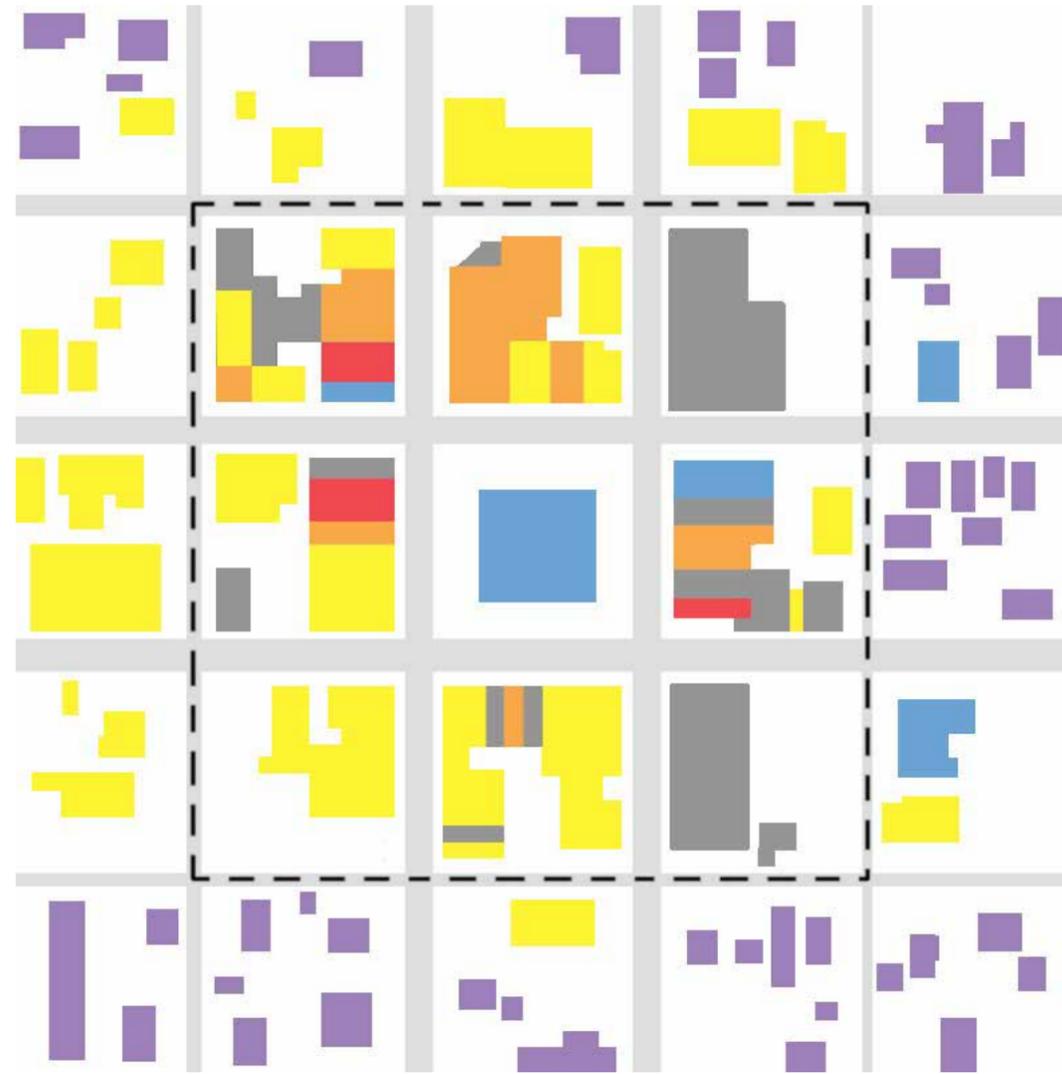
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City Square Zoning

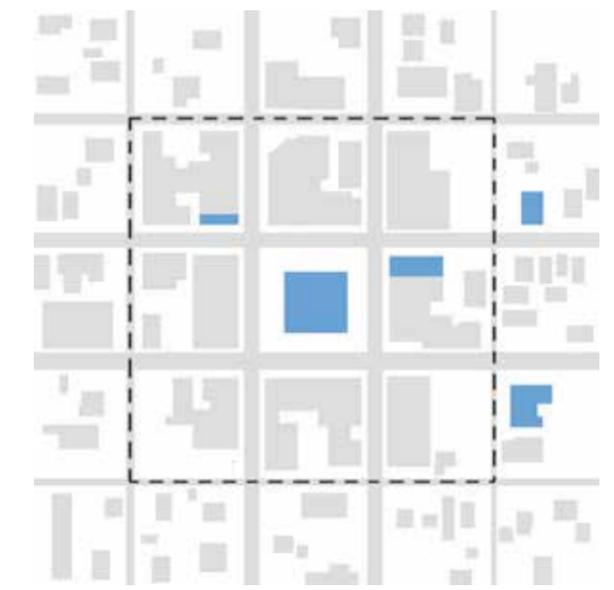
- civic
- retail
- business
- entertainment
- storage/vacant
- residential

Zoning on the Buffalo city square and the immediate surrounding area is very sporadic. The spaces on the square can be broken down into several categories. There are civic and entertainment buildings, retail spaces, vacant and storage spaces, businesses, and residences.

Due to the different typologies, the city square has struggled to maintain its identity. Most of the buildings cater to come and go customers, but the civic buildings are more oriented to a walking culture.



City Square Zoning Diagram Fig. 3.16



Civic Zoning Diagram Fig. 3.17



Entertainment Zoning Diagram Fig. 3.18



Buffalo Courthouse Fig. 3.19

Civic Buildings

Throughout its history, Buffalo's courthouse has been at the center of the city square. Around the square, there are several other civic buildings that all aid the courthouse and town, such as the city hall and the county jail. Though these few buildings are located on the square, the area does not maintain a civic identity.



East Side Tavern Fig. 3.20

Entertainment

The entertainment buildings located on the square are the East Side Tavern, Maple Street Grill, and Engles Senior Center. All three of these buildings are use specific and are not inclusive of the younger community members. Because the youth have no place on the square that relates to them, it exasperates the problem of the square going unoccupied most of the time.

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Retail Zoning Diagram Fig. 3.21



Vacant Zoning Diagram Fig. 3.22



Chapman's Furniture Fig. 3.23

Retail Spaces

There are several retail stores on the square, Chapman's Furniture, Zenith Electronics, and a Television store. These stores are not ideal shops to be located on a square because their products and services cater to a drive in and drive out business. Retail spaces on the square should promote to a walking community, stay open into the evenings, and promote a synergy of commerce.



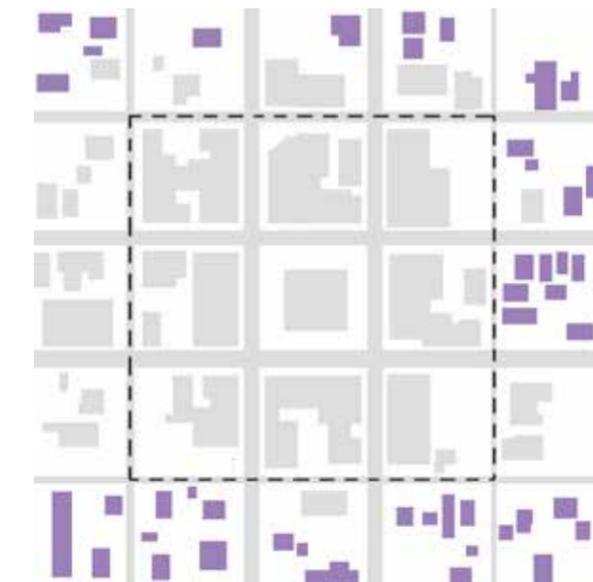
Chapman's Warehouse Fig. 3.24

Storage/Vacant

Many of the buildings on the square are vacant or used for storage; two of the largest buildings on the square are dedicated to this purpose. The old Woods Grocery Store to the northeast and Chapman's warehouse to the southeast both occupy large lots and are not accessible to the public.



Business Zoning Diagram Fig. 3.25



Residential Zoning Diagram Fig. 3.26



Boggsy's Barber Shop Fig. 3.27

Businesses

Much of the area surrounding the square, as well as many buildings within the square, are dedicated to businesses not related to retail. Among these businesses are a barbershop, bank, bail bondsman and automotive shop. These types of businesses are important to Buffalo, but additional retail businesses that attract customers to come to the square to shop and linger throughout the day are also required.



Example of surrounding Residence Fig. 3.28

Residential Housing

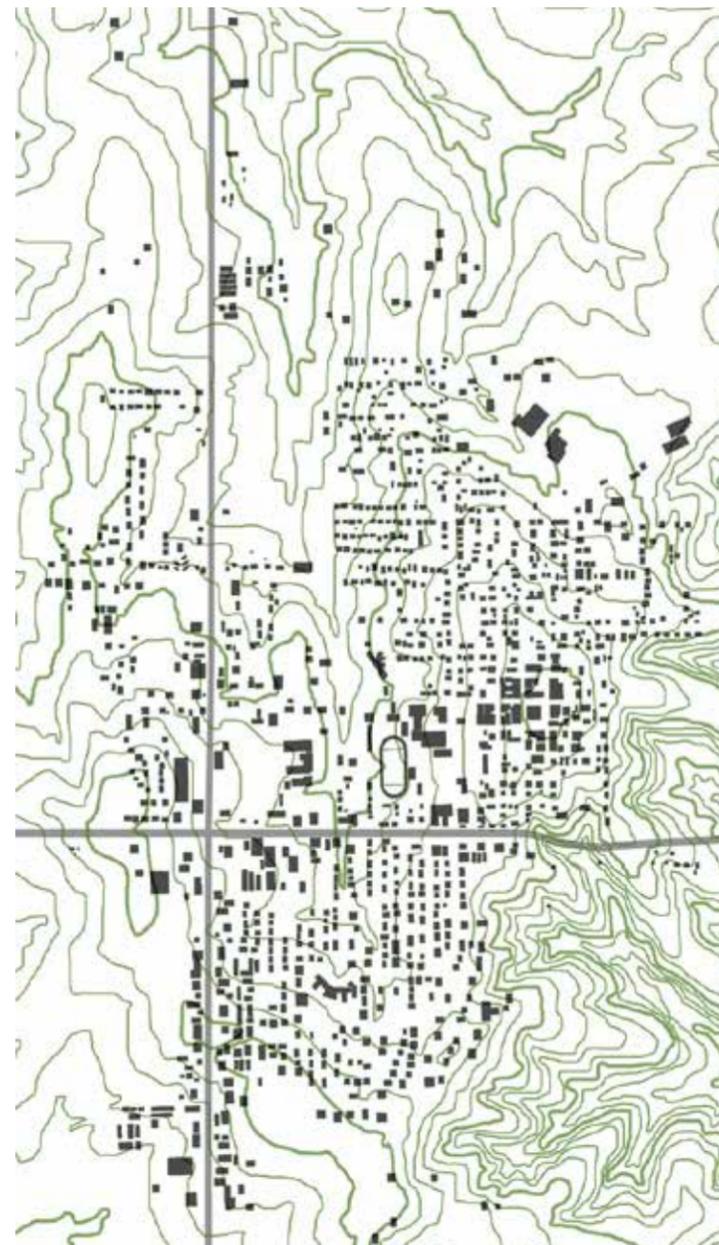
As you move away from the square and past the surrounding businesses, the majority of the surrounding area is residential. These homes range from well kept, to some in need of repair, to vacant, and condemned. The proximity of these residents to the square is crucial to its success. This residential area and the loft areas on the square, needs to be improved and better utilized.

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Topographic Study

The topographic map of Buffalo on this page shows elevation changes at ten-foot intervals throughout the town and the surrounding region. Upon initial analysis of the contour lines, it is clear that the town of Buffalo sits on a plateau. More specifically, the town square, which was originally the geographic center of the town, sits at the highest level. The placement of the town center follows general city planning logic of settling on high ground where flooding is unlikely, but city expansion has moved some residences away from the center and nearer to floodplains. In Buffalo, the surrounding land slopes away from the town in all directions: which allows rainfall and sewage to run both north and south away from the city center.

Other topographic features in the surrounding area are the generally flat land that the airport sits on, the steep hills to the east of the town, and a small valley that splits the town and contains the small creek and floodplain.



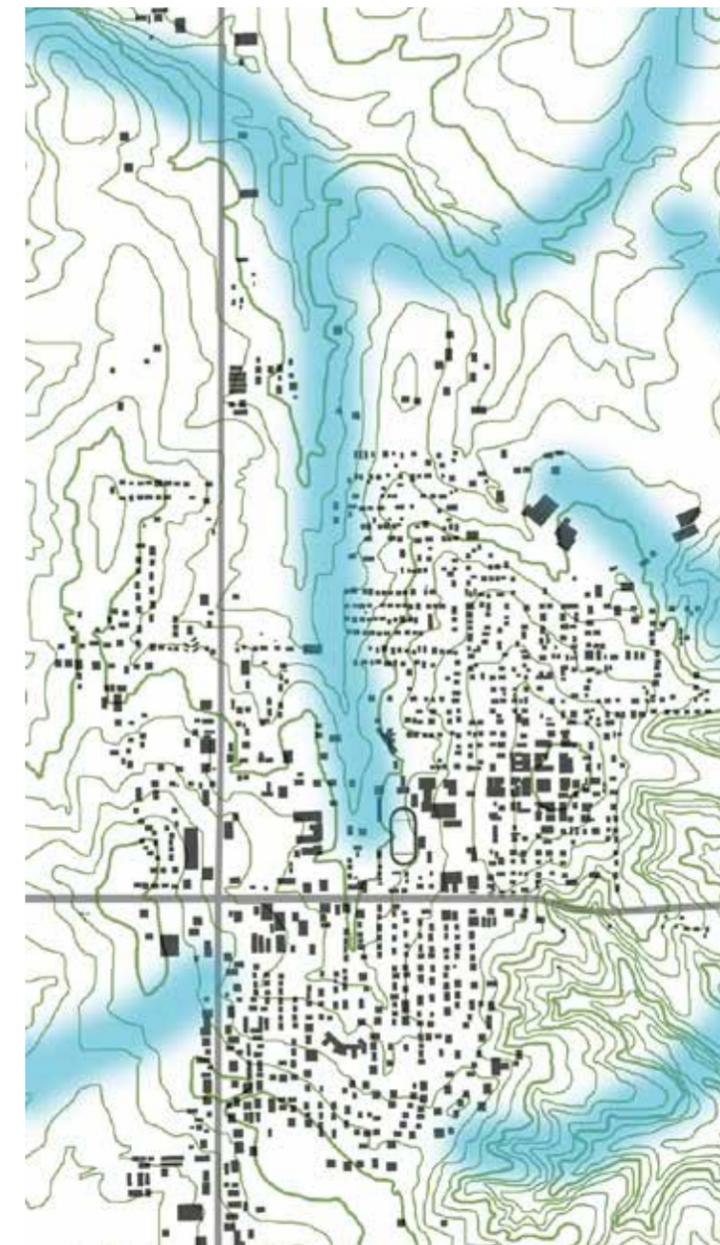
Buffalo Topographic Map

Fig. 3.29

Watershed Study

This topographic map shows the elevation changes in and around Buffalo and highlights the low-lying areas where creeks exist or there is a potential for flooding. These areas are located on all sides of the town where the land flattens or slopes downward. The most prominent of these floodplains is the one that extends into the town from the north and splits Buffalo half. While the potential for flooding hinders building development in these specified areas, they all share potential for natural development as parks and trails.

The two areas, which have the most potential for natural development, are the creek that splits the town and the steep hills to the southeast. These areas are ideal for a walking and biking trail that could act as a physical connector to unite the community and as a social connector through nature activities. Such healthy lifestyle activities as biking, hiking, jogging, exercise circuits and bird watching would be ideal in these areas.



Buffalo Watershed Map

Fig. 3.30

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Educational Malls

Educational malls are 21st century educational delivery centers that integrate a broad range of collegiate-level educational services with area services, area business and industry and community redevelopment. This type of business not only educates the community, but also contributes economically.

Included in these educational malls are hands-on instruction in such areas as business and accounting, food services, childcare and parenting classes, adult care services, computers and high tech learning, construction education, automotive, fitness, women's health centers, dentistry, cooking classes; whatever is of interest and needed in the community. Supporting these instructional areas are tutors and advisors, resource centers and technology labs, local business internship opportunities or student-run businesses, and on-site and online courses taught by regional institutions of higher learning.

Educational malls are a great opportunity for individual as well as communal improvement. Programs are set up



Skills Center

Fig. 4.1



Cooking School

Fig. 4.2

in a variety of ways: from salaried programs to volunteer systems and even student-teacher environments that can lead to a diploma or GED.

Small Town Success

In Buffalo, as with many other small towns, a sense of accomplishment and town pride can go a long way. Educational programs are a great way to create jobs, implement training programs, and create technological advancements. These can all be achieved when a business's becomes more than just a business: when businesses become educational centers. Simply put, a business can give back to the community by adding training programs. The new skill sets earned by employees would allow them to be more productive for the employer and community, allow them to move on to higher paying job or even self-employment, which again is beneficial to the community.

These work skill improvements not only establish confidence in the participants, but also a more secure living, and improved economy. Educational malls provide higher education in small town without outsourcing jobs.

Precedent_Victory Trade School

This project is located in Springfield, MO, and takes otherwise "unemployable" people and trains them from the ground up: from hosting, cleaning, house service and eventually culinary skills to take with them into their future workplace.



Victory Trade School

Fig. 4.3

Precedent_NEMO Sheltered Workshop

This project is located in Hannibal, MO, and gives people with learning abilities the job of recycling at their own pace. Programs like this give back to the community.



NEMO Workshop

Fig. 4.4

Precedent_CEC Arts

This project is located in Philadelphia, PA, and is a non profit organization that teaches art, gives performances, holds classes, and allows the community to be able to explore their creativity. There are programs for people of all ages to enjoy.



CEC Arts

Fig. 4.5

Precedent_Doula Foundation

This project is a Mid-America Foundation concerned with women's care. It is a facility that provides support, prenatal yoga, care classes, education and emotional support before the baby's birth; comfort, encouragement, and respect during birth; and continuing support for bonding and family integration.



Doula Foundation

Fig. 4.6



Construction Education

Fig. 4.7

Precedent_Construction Education Center

This non profit center is located in Southwest Missouri and concentrates on construction education. It provides electrical, plumbing, construction classes with real world experience as well as classroom knowledge. The mission of the Construction Education Center is to provide training in order to prepare for employment and long term opportunities in the construction industry.

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Agricultural Program_Annie’s Project

With the mission “to empower farm women to be better business partners through networks and by managing and organizing critical information”, Annie’s Project is a 6 week long educational program targeting women in agriculture. Working through University of Missouri-Extension, classes are set up in surrounding counties to Buffalo such as Warren County and Clinton County. With a base already in Missouri through Missouri Extension, the program is viable to come to Buffalo.

Adult Program_Missouri Career Center

The Missouri Training and Employment Council, in partnership with Local Workforce Investment Boards developed a system of Missouri Career Centers intended to aid Missouri’s workforce and economy through the provision of labor market information, access to career training, job placement services, and linkages between employers and workers. Currently the Mobile Career Center travels to Buffalo on the first and third Thursday, parking in the Save-A-Lot parking lot. Although well equipped to aid the people of Buffalo, a permanent place with a more convenient location to the people of Buffalo with more amenities such as an education complex would only improve on the services of the already useful program to aid the people of Buffalo in these tough economic times.

Senior Programs_Experience Works

Offered through Experience Works, the Senior Community Service Employment Program helps thousands of low-income individuals, age 55 and older, throughout the United States. Funded under Title V of the Older Americans Act, the program provides training, counseling, and community service assignments at fail-based and community organizations in their communities prior to transitioning into the workforce to seniors. Paid minimum wage for an average of 20 hours per week, the program opens the door for participants to find permanent jobs and valuable work



Experience Works Computer Training

Fig. 4.8

experience. The only federal program designed specifically for low-income adults aged 55 and older, more than 15,000 older adults have received training and job-placement assistance this past year.

Youth Program_OTC GED

Already established in Buffalo, GED preparation classes are currently held in the courthouse basement. The available space currently for the program is not conducive to the interest and need the class holds to the people of Buffalo. Moving the program to an education complex such as an Educational Mall provides the space and facilities appropriate for Buffalo.

Youth Program_Junior Achievement

Founded in 1919, the first program entitled JA Company Program was offered to high school students on an after-school basis. It is a global nonprofit that uses independent, third-party evaluators to gauge the impact of its programs. More than 7,600 classroom volunteers from all walks of life such as business people, college students, parents, and retirees form the backbone of the organization, delivering programs in 45 counties. The headquarters are based in Chesterfield, MO with programs catering to the inner cities, suburbs, and rural areas in eastern Missouri and southwestern Illinois. The ultimate purpose of the program is “to inspire and prepare young people to succeed in a global economy.

Youth Program_Tinkering School

Founded in 2005 by Gever Tulley, the premise of Tinkering School was to understand how kids develop into competent human beings and support the notion that kids can build anything and through building learn anything. The original program was and still is focused on being a completely immersive experience and therefore is a sleepover summer camp. Other satellite programs have emerged in Austin, Baltimore, Buffalo, Chicago, and LA. In Chicago, the programs offered are summer camps as well as after-school programs. The programs, whether a day camp, summer long camp, after-school program, or workshop, focus on experiential learning. Run by pre-school teachers, local repair people, and artists within



Tinkering School Chicago Workshop

Fig. 4.9

the community, these “collaborators” oversee the kids in their tinkering endeavors, guiding them along the way but mainly acting as mediator for the kids’ minds to explore and create. Some programs, such as the Baltimore one, are sponsored by the Arcadian Fellowship as a companion program of Arts & Ideas Sudbury Schools. Some are held within already established programs such as the reDiscover Center in West Los Angeles.

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Library

The library works as a catalyst for Internet connectivity and social interaction. During the community workshop, quite a few community members stated that a new library was desirable, one with more of a selection of books and more timely circulation of books. Libraries are valuable resources to communities because of the technology and reference items they offer.

Buffalo

A new library in a central location can encourage sustainability through the renovation of existing buildings in Buffalo as well as the implementation of more technology outlets for information. Integrating the old and new, the elderly and the youth, indirectly encourages interactions across all facets of life in Buffalo. Libraries create a civic and economic anchor that attracts businesses and patrons to transitional neighborhoods, ones such as Buffalo.



Naturita Library

Fig. 4.10



Patrons and Librarian



Fig. 4.11

Precedent_Naturita County Library

Open 57 hours a week, Naturita County Library continually creates a vibrant and responsive community center for Naturita and the surrounding small towns. Naturita had few non-athletic activities for kids, most of whom attended the elementary school. Now more than a third of the students are active in library programs. NCL offers four days of after-school programming every week. Parents depend on the library to provide programs and safe supervision for kids until they get home. As NCL coordinator Susan Rice says, "Naturita is poor economically, but it is rich in community." The new Naturita County Library opened in August 2009 and has already had a great impact on the community. More than 450 new library cards have been issued and circulation has increased 110%. With a budget of \$1,250,000 of which \$275,000 was donated by the district from its reserves, the rest having been raised by the public through a new 5-year property tax, Naturita County demonstrates that a new library can work wonders in a small town. Their ultimate aim is inspiring the youth, as Susan Rice says, "We truly change lives in this community, through our young children, we are changing the culture here."

Precedent_Park Central Library

This library features books and local, national and international newspapers and magazines on face-out shelving, plus DVDs and CDs. More than a dozen computer stations provide downtown patrons with high-speed access to the Internet, e-mail and the Library's informative research databases. Beverages, pastries and snacks are available via an interior doorway to the adjacent The Coffee Ethic. The library's casual cafe atmosphere in conjunction with the books and technology spaces appeals to a wide and varied age group; from high school to college, professionals to retirees. Park Central Library in conjunction with The Coffee Ethic highlights the new trend of libraries to have a more relaxed atmosphere where it functions as a hang out and place to hold intellectual conversations. Various events and activities in the library include an open microphone-night for the burgeoning musicians and writers as well as participation in First Friday Art Walk as a gallery for local artists. Other events are more educational in character, with "How To" workshops like How To: Make Money Writing and Racing to Read, an interactive story time program for young children to learn to appreciate books, reading, and language through stories, songs, and activities.

Funding

The *Library Journal* offers an annual award, sponsored by the Bill and Melinda Gates Foundation, to encourage and showcase the exemplary work of libraries serving populations under 25,000. With a \$15,000 cash prize from the Gates Foundation and conference costs for two library representatives to attend the Public Library Association (PLA) meeting. This is just one example of award incentives for creating and developing small town libraries into an educational, community center to benefit the town around them.



Snapshots of Library



Fig. 4.12



Fig. 4.13



Fig. 4.14

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Precedent_Multimedia Library in Erstein, France

The urban integration project implements a library on the site of the old mill in Erstein, France. The historic response affirms a desire rooted in the cultural life of Ersteinoise while meeting the constraints of its urban setting through harmonious integration into the site visa-a-visa neighboring buildings by utilizing the existing envelope. The meshing of the landscaping and development of residual site spaces along with the use of natural light through large windows and clerestory windows has created a pleasant reading environment both indoors and outdoors.

Small Town Library

Reporter Phil Hardwick traveled around Mississippi, visiting eight libraries in the rural towns of the state. After his visits, he reflected on the commonalities across all the libraries he had visited. Although they varied in size from a two-room facility smaller than most master bedrooms to a modern library offering a range of activities for the community, every library had these traits in common:

- Unique to town: hours, staff personality, patrons, diversity, events nights
- Internet is a must
- Job Hunting
- After School Programs
- Involvement in Communities
- Community Rooms
- Personable Librarians
- Absence of Library Cards: knowing the patrons being the reason the library cards are unnecessary
- Small community technology
- Confidentiality



Exterior of Library

Fig. 4.15



Interior of Library

Fig. 4.16



Interior of Library

Fig. 4.17

Technology in the Library

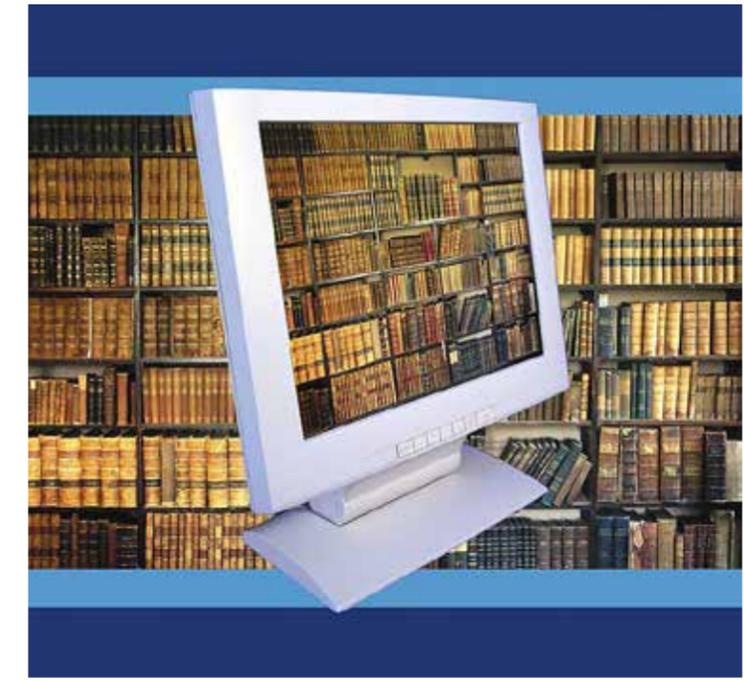
The 21st century brings with it ever-changing technology. This technology is changing the fundamental form of information and the way people find, access, and use information. A study by the American Library Association's Office for Information Technology Policy has outlined various aspects of a library that will be affected by these new informational forms.

The technological revolution may:

- Change libraries' need for physical space
- Alter the basic notions for what a book, journal, or database looks like
- Affect librarians' support for information literacy in physical and digital environments
- Alter the way patrons find, absorb, and "read" information due to advanced meta-data tagging, search algorithms, and networked books

The New Library

In today's technology driven world it is hard to imagine where a library's importance will lie in the next 20 years. Although the digital book is slowly replacing the physical book, a library still holds great prominence in the way of a public resource. The tendency of libraries today is to loan e-books, in fact, many are focusing their budget in that direction. The paper books cannot simply be discarded due to their ease of accessibility, but libraries should strive to stay afloat in the technology age by providing the technology and e-books to compete in this digital world.



Books to Computers

Fig. 4.18



Musasshino Library

Fig. 4.19

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Entertainment

Entertainment in a small town is imperative for many reasons. It helps keep the community active both socially and physically. Entertainment can provide things to do for every age group and can keep the community connected more as a whole, rather than a disconnected or a small community feel. Through proper planning, a small amount of entertainment options can provide more than enough activity for a small town.

Through the City

The city of Buffalo and private businesses should do their share in providing entertainment for citizens. If Buffalo were able to provide entertainment for the city, it would draw people to events, creating a more interactive community. This is the hardest thing for a community that has been dormant for so long to accomplish. If the community sees the city taking the first steps, the community will follow suit. 'Movies in the park' is a very cheap but effective event that Buffalo could hold for its community, and if city officials attend as well, it provides a positive image of the city and encourages interaction between city and community.



Downtown Coffee Shop

Fig. 4.20



Roller Skating Rink

Fig. 4.22



Downtown Pool Hall

Fig. 4.21

Small Towns

If you ask around any small town, you often find that over the years, there have been many different things to do for entertainment, but the businesses just could not stay open. For small towns that do not have many options for entertainment the hardest part is getting the community active again. The city parks can provide free entertainment for users when they supported and maintained. This can help rejuvenate the community, both physically and socially. In Buffalo, older buildings that are unused might be renovated into businesses such as roller-skating rinks, coffee shops, or pool halls. The renovations of these older buildings will lower the startup costs and help to preserve the city's building fabric.

For All Ages

Entertainment for all ages is vital for a small community to succeed. For small towns like Buffalo there is a great need for youth activities because so few exist. Additionally, adults need proper activities as well in order to remain active. This might encourage adults to stay in town or move back after college to start a family.

Youth

The more diverse the entertainment options are in a small town, the more successful that town will become. Entertainment opportunities that bring the family and community together should be promoted, especially those with little to no cost.

Adults

When looking at activities for adults, demographics play a huge part. An indoor gun range can be a popular activity for adults in Buffalo because hunting is a popular pastime in the region. By providing the appropriate activities for adults, it will promote social interaction and physical activity that is much needed.



Sound of Freedom Shooting Range

Fig. 4.23

Disc Golf

Disc golf is an internationally growing sport that has existed since the 1960s and is currently making a push into the mainstream sports world. Disc golf can be played by anyone, making it one of the greatest lifetime fitness sports available. Because disc golf is so easy to learn, no one is excluded. Players merely match their pace to their capabilities.

Installation

Start up cost is relatively cheap, only the installation of the concrete pads and baskets are needed. After that, the course just has to be maintained.



Disc Golf Basket

Fig. 4.24

Buffalo

Buffalo needs to install at least one competitive disc golf course because the sport is a cheap and fun way to promote exercise among all age groups. Additionally, the Ozark region has many devoted disc golfers who are always looking for new courses to play. Once established, the course could hold weekly or monthly tournaments, which would bring a surplus of players to town, who, would in turn, spend money in the local stores and restaurants.

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Courthouses

A courthouse stands as a testament to our nation's democracy, a symbol of our freedoms, and the home to the county government, the first-tier administrative division of the states. The county government structure comprises several services, including those of the County Assessor, Commissioner, Clerk, Collector, Recorder, Circuit Court Judge, Circuit Court Associate, Public Administrator, Coroner, and Prosecuting Attorney, among many others. Typically, county governments incorporate these services within the courthouse or a civic campus located in the county seat municipality. As the county grows, the courthouse facilities expand to accommodate new services to meet the changing needs of the population.



Existing County Facilities

Fig. 4.25

In small municipalities, such as Buffalo's, the county courthouse typically follows a typology consisting of a multi-story courthouse occupying the center of a city's square, usually surrounded by ample green space for public use. The architectural styles of these structures range from the classical, to traditional, to modern, and contemporary design language, among many others. When an expansion is required to continue administering county services, small town courthouses like Buffalo's face a common problem: a lack of room for an expansion within the boundaries of the city square itself. This forces the county to renovate the existing courthouse to maximize usable space, annex facilities around the square and community, or build new facilities off the square entirely.

When this type of expansion takes place, the county government should act to centralize its services within the courthouse or in a close proximity civic campus. Doing so can optimize the efficiency of the county government, reduce maintenance costs through consolidation, decrease travel time between county services, provide easier access to government services for citizens, and increase communication between public officials. In order to move Buffalo forward, the existing county courthouse and its support facilities requires scrutiny ascertain its flaws, benefits, and future needs.

Existing Conditions

The current Dallas County Courthouse, located within Buffalo's historic square, was constructed in the 1950's as a replacement to the previous courthouse, which was destroyed by fire. The building offers an unapologetically modernist design standing in stark contrast to the turn of the century buildings surrounding the square; appearing more at home in an industrial park than its prominent location in the city's center.

The building swells to the edges of its site, utilizing the maximum amount of space available in its two-story configuration. Even so, as the county has grown and changed, the building can no longer accommodate the needs of the local government requiring the county to annex facilities around the downtown. This is problematic for the community in three ways: first, the building's use of its site has left little to no public green space or plaza for public use; secondly, the spreading of civic facilities across the downtown creates confusion for citizens; and lastly, the annexing of additional facilities creates a fragmentation among government services.

Expansion

Additionally, increasing security concerns for courthouses in the Twenty-First Century has had an impact on the user- friendliness of the building. Several of the building's doors are locked, creating confusion for visitors when determining the facility's primary entrance, while on the inside, the addition of x-rays and other devices creates a clunky and unsightly appearance.

All in all, Buffalo's courthouse is under equipped for the future, its appearance on the square is often met with disapproval from the citizens and visitors, it is inefficient as a work place, it is no longer capable of accommodating all of Dallas County's functions, and in its present state, is not environmentally friendly. The city of Buffalo and Dallas County citizens should carefully consider what steps need to be taken in order to improve the courthouse aesthetically, functionally, and sustainable. We recommend that planning begin now to determine the citizen's sentiment about this facility: should a new courthouse capable of accommodating the county government's needs be constructed or should the existing facilities be renovated and facilities annexed around the square to create an improved civic campus.



The Dallas County Courthouse - October, 2012

Fig. 4.26



The Dallas County Courthouse - October, 2012

Fig. 4.27

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Attributes of a Good Courthouse

- Public use space composed of greenspace and/ or plaza
- A sense of transparency of the governing process
- A dignified structure capable of expressing our democracy
- Room for official civic functions
- Unified government services within one facility or civic campus
- An architecture of civic presence that fits into the surrounding context
- A safe environment for judges, civic officials, staff, and the public

Renovation of the Existing

Following several community visioning meetings (pages 101-108), the Center for Community Studies determined that despite a large opposition to the existing courthouse, the first step towards improving the courthouse is not found in demolition, but in renovation. The courthouse should be given new life through an extensive renovation of its interiors, exterior, and surrounding site.

One of the greatest detractors to the existing courthouse is the notably dull exterior appearance. This can be



Lee's Summit City Hall public plaza and greenspace

Fig. 4.28



Living Wall

Fig. 4.29 Wall Patterns



Fig. 4.30

A New Courthouse

Ideally, Dallas County and the city of Buffalo will be able to afford new civic facilities designed to incorporate all civic functions under one roof, or within in a centralized campus (pages 251-257). This move will involve the courthouse moving off the square to a new site with room for larger facilities, which is not possible within the confines of the town square. When the time comes to design this new facility, it will be imperative that the community decide on an architectural style deemed appropriate for the

addressed by replacing the existing windows, doors, and trim to give the building a younger appearance, and further enlivening its exterior through the integration of living walls, murals, a grand entry portal (pages 258-266). The courthouse site must be expanded through the removal of excess the parking around the courthouse to provide room for a natural buffer between the street and the building. Additionally, the building must be optimized for energy and work flow efficiency. This would significantly improve the major deficiencies of the courthouse, but would still requires the county to have courthouse annexes, which should be placed near the main facility to ensure all functions are within walking distance, thus creating a civic campus within the city center.

city of Buffalo and Dallas County, one that expresses the importance of our democracy, while paying respect to its surrounding social, environmental, and built context.

With so many architectural styles today, there is not a clear design language defining civic architecture, providing the community a somewhat overwhelming number of option. These architectural styles can include, but are not limited to the neoclassical, featuring pediments and colonnades; traditional, similar to the buildings around the square; modern; and contemporary. Any of these styles could have a place in Buffalo in the future; it is up to the community to determine which style is the most appropriate in reflecting their values, needs, and vision of what the city of Buffalo should look like.

During the community visioning meetings (pages 101-108), the Center for Community Studies observed an interest in restoring the downtown square to its original state, a very traditional architecture. It may be appropriate then, to consider a new courthouse that takes cues from these structures to reflect the community's vision for what the city of Buffalo should look like. It should be noted, however, that the building does not necessarily have to be strictly traditional, it can be a contemporary design, which pays homage to the past, while looking towards the future. The Lenexa City Hall (top right), and Lee's Summit City Hall (opposite, left) demonstrate how the traditional architectural detailing exhibited in the downtown can be reflected in a contemporary design to seamlessly blend the new courthouse with the existing context of the city.



Lenexa City Hall Traditional

Fig. 4.31



Plano Courthouse Modern Style

Fig. 4.32

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Fire Station Design

The current Buffalo Fire Station is small and capable of handling the town's emergencies, but is already near the end of its building life and will not be able to support the town over the next thirty year as the city of Buffalo continues to grow. At this time, the Buffalo Fire Station does not have any full time fire fighters.

Over the next thirty years, the city of Buffalo will continue to grow and there will be a great need for a new fire station in order to keep the people of Buffalo safe. One consideration the community should consider when designing the new station is the implementation of a community center in the building. An attached community center could be used to raise funds for the fire station and city by renting out the space for a variety of functions. Community centers are often combined with fire stations because of their location in the center of a town or neighborhood. The pairing most often results in strong community interaction with the fire fighters and promotes a greater bond between the people and their town.



Example: Fire station community center

Compartmentalized Space

One of the biggest changes that have occurred in recent history regarding fire station design is a move from large institutional looking buildings to a series of smaller more enjoyable spaces. The most influential factor for this move is the desire to improve the mental health of the fire fighters.

Fire Fighters spend many consecutive hours in the station together and need places to get away. In fire stations with large bunk rooms and mess halls there is no chance for that escape and so stations are becoming more compartmentalized. Private or two bed dorms, outdoor patios, and small living rooms give the station a more comforting feel.

Another driving factor for this move is the growing number of female fire fighters. In the past when mostly men occupied fire stations, large public restrooms and dorms were acceptable. As women enter the workforce, spaces need to be separated and more female friendly.



Example: Fire station kitchen

Spatial Requirements

The spaces required in a fire station's design can be separated into three main categories.

The first category is maintenance and apparatus. The spaces included in this group are the apparatus bays, vehicle maintenance areas, and hazardous material storage. As the apparatus bays are the most crucial element to a firehouse, the maintenance and apparatus spaces are typically located at the center of the fire station program.

The second category of spaces are the administration and training components. Areas grouped under this category are training rooms, offices, dispatch, and administration areas. The administration and training spaces are vital to the productivity of a fire department because they ensure well trained fire fighters, fast response time, and good organization.

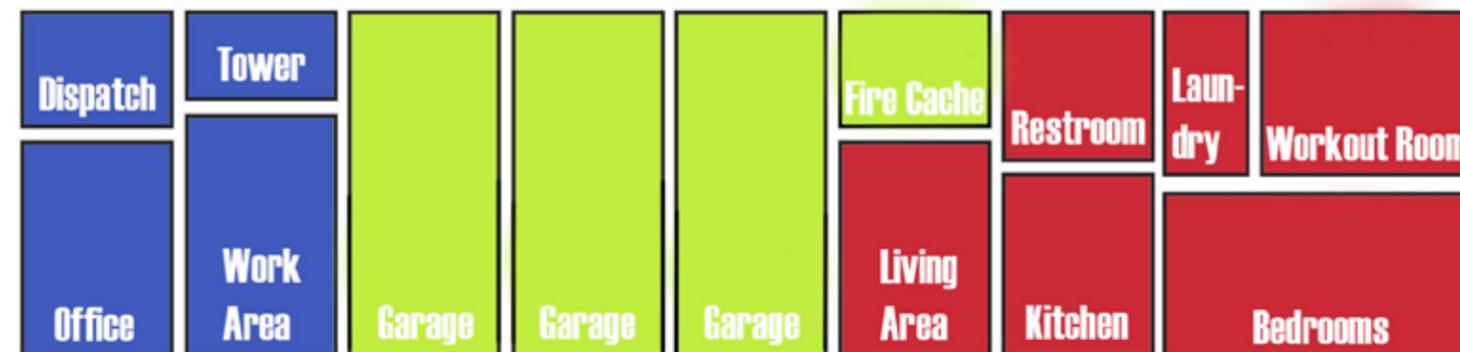
The final category of spaces is residential and living. These rooms include bedrooms, restrooms, kitchen, living room, and recreation area. Though these spaces do not have immediate impact on fire fighting, they are necessary for the fire fighters health and morale.

Safety Regulations

In recent years as the issues of health and safety become more important to citizens, a new discussion of space has arisen in fire station design. The topic of decontamination of equipment has sparked the implementation of decontamination rooms just off the apparatus bay.

Fire fighters respond to a wide variety of tragedies under all kinds of circumstances and in doing so come in contact with hundreds of hazardous materials. In the past, fire stations looked over these chemicals, gases, and fluids and disposed of cleaned materials normally. With greater knowledge and technology today, we can create specific methods of cleaning and disposal.

A decontamination room should be located directly off the apparatus bay so that fire fighters never carry the hazardous materials into the living quarters or administration areas. The decontamination room should include showers, a commercial laundry machine, and an airtight waste disposal system. By implementing this space into the fire station design, the fire station is ensuring healthy employees and a healthy environment.



Fire Station Programmatic Diagram

Fig. 4.35

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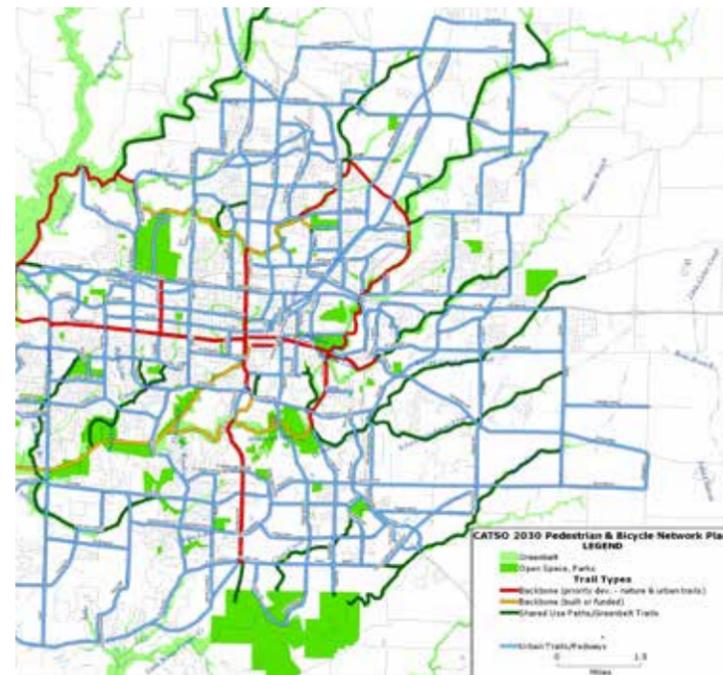
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Active Living

Precedent_Bike, Walk, Wheel: A Way of Life in Columbia, MO

This project was created by the PedNet Coalition to promote healthier lifestyles by making physical activity part of daily life. The focus is on the family and children. PedNet received a grant from Active Living by Design (ALBD) to make the project possible. They created three programs: Walking School Buses, Youth Physical Activity Challenge and a City-wide Public Health Communications Campaign. Implementation of the projects has led to upgrading bicycle/pedestrian standards for new streets and improving public funding for sidewalks on existing streets. This project fulfills one of the goals of the 2030 Columbia Transportation Plan. Columbia will have a modern circulation system that offers citizens a variety of public means of transportation to reduce congestion and improve safety.



Columbia Trail System

Fig. 4.36



Walking School Bus

Fig. 4.37

Some of the accomplishments that have been implemented in the city of Columbia are to:

- Create a one-mile urban loop trail in a low-income neighborhood as well as walking incentive program.
- Distribute more than 500 refurbished bikes through Cycle/Recycle over the last four years.
- Help the city secure \$25 million federal grant to build a citywide non-motorized transportation network.
- Approve new street construction standards that require narrower roadways and wider sidewalks, pet ways and bike lanes.
- Launch nine Walking School Buses serving four schools.
- Organize ten editions of Bike Walk & Wheel Week in which physical activity is encouraged by multiple daily events.

The main objectives are improving urban design, building a sense of neighborhood, and producing great benefits for the city.

Buffalo

Potentially, if the city of Buffalo were to incorporate some of the aspects of this project, like the non-motorized transportation network, it would create a significant impact on the town and its inhabitants. The implementation of a new active transportation system in Buffalo would promote a healthy lifestyle, improve social living, enhance the interaction between adults and the youth and beautify the town and its environment: making it more attractive and inviting to locals and visitors.

As a town, it becomes important to consider more, like the well-being of the community members. Economic profit is not the only element for success, so is a healthy environment and facilities that encourage people to adopt that ideology while making them feel better, more confident and happier.



Bike Walk & Wheel Week Poster

Fig. 4.38



Columbia Bike Walk & Week Event

Fig. 4.39

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Trails

Green Streets - University of Arkansas

Green Streets studies the planning process in communities as they age, and develops a focus on aligning housing and health care systems in aging communities. Its aim is to create a new urban fabric mixing three existing components: housing, pedestrian and streets. It looks to redevelop the idea of subdivision and redefine neighborhoods. Its main goal is to develop the streets into green pedestrian-friendly avenues. The integration of small community parks, with the expanded streets helps to support a pedestrian friendly community. This helps aging, as well as child-oriented neighborhoods, reduce their reliance on large city parks, and transforming the community into one that supports health and exercise. By turning the park and streets inside neighborhoods into small destinations, it allows them to become more active and increase the bonds between neighbors. Establishing the streets in these areas as connections and important modes of transportation and



Green Streets

Fig. 4.40

place, gives them importance while re-utilizing them as a link to the larger city parks with more specialized programs. It will help to not only aesthetically improve the city of Buffalo, but also help to link the smaller nodes, personalizing each. Morphing the analogue between streets and the societies can improve the town's beauty, social interaction, linkage, as well as the overall health of the area: lessening reliance on the current car-centric character. The streets are linked to the homes through a mediated "public-private" interface of balconies, terraces, porches, screened rooms and patios, strengthening the sociability of the neighborhoods, and emphasizing the social capital, differentiating neighborhoods from subdivisions.

Streets as Community Trails and Links

The streets become an integral part of connecting the community. The definition of a street shifts from a primarily vehicular mode of transportation into a pedestrian link. Expanding the range of use from primarily cars to bicycle and foot traffic stimulates a dynamic fabric. This also helps to increase the health of the community: putting an emphasis on mobility and general health promotes people to lessen their reliance on cars. This will become ever more crucial as trends of rising gas prices shift towards this type of traffic. It will buffer cities' reliance on fossil fuels and creates healthy communities that are resistant to fuel fluctuations, with a strong emphasis on walking culture already in place.

In order for the streets to become a link, they need to be rethought and a model put in place on how to reestablish what a street should be. Green streets with shade and green buffers create interesting avenues, drawing people to utilize them. Green streets not only improve the beauty of the community but also invite fresh air into the community, increasing air quality and resulting in a healthier community. This creates a cycle of renewal in the community, and weakening the community's reliance on vehicles.

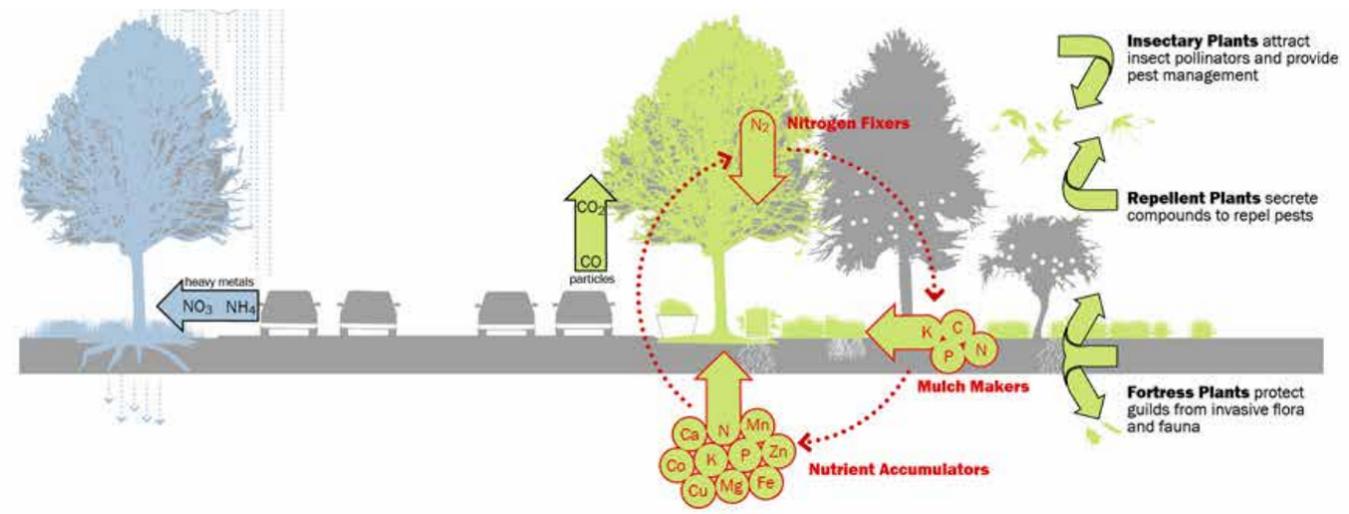
Environmental Remediation

One of the most important aspects of green streets is that they begin to ameliorate pollutants and the environmental damage caused by our car-centric culture. Smart urban agricultural interfaces help to clean the air, soil and water along streets and can be built into small parks and green streets. This concept builds off a "smart planting" concept, reversing nitrogen and CO2 emissions created by vehicles. Trees are crucial in the development of fresh air, through photosynthesis. Trees also begin to clean the soil, vacuuming hard metals out of the soil, and beginning to clean it while accumulating nutrients such as calcium, cobalt, copper, potassium, magnesium, manganese, phosphorus, zinc and iron. Removal of these elements can increase soil quality, providing near perfect soil for bioswales and increasing the quality of small parks, resulting in lush grass and optimum soil for community gardening. "Smart planting" can also be successful in attracting pollinating insects and birds for pest management, while some plants provide natural pest repellent. This biological system works to repair the natural

environment, increasing air quality as well as aesthetics of communities. This easily executable and cost-effective technology although recently developed, has been around for almost eternity. Phytoremediation, using biological systems is one of the simplest concepts out and greatly benefits towns that utilize it.

Bioswales - Microparks

The idea of phytoremediation is important in the development of green streets and trails, and in improving the health of the citizens. However, the addition of environmental remediation through the implementation of bioswales can create parks for not just humans, but important pollinating insects and animals, which often become invasive to what was once their natural habitat. These insects and animals are crucial to maintaining symbiosis in the environment. They invite insects such as bees, butterflies, wasps and moths. These will help the green streets, small gardens and parks develop flora and fauna. Insectory plants will draw in these plant pollinators,



Phytoremediation cycle

Fig. 4.41

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while also attracting birds for pest management, resulting in less pest insects such as mosquito and gnats. Repellent plants also aid in keeping these pests out, while fortress plants protect from invasive flora and fauna. These all work together in promoting symbiosis. Bioswales also have an environmental impact on maintaining soil health along the sides of streets, aiding in reduced run off and erosion. They provide a place for rainwater to sit and soak into the soil. This helps to maintain lower costs for street repairs, protecting the edges of roads, which are often damaged by erosion. The water collecting can be cleaned and lead to a more efficient water treatment, and take away some of the strain on water management such as storm drains.



Bioswale Fig. 4.42



Bioswale Fig. 4.43



Bioswale Fig. 4.44



Pocket Park Fig. 4.45

Integrated Small Parks

Small parks developed in the communities, such as pocket parks, (later described in the chapter) become an integral part of connecting and redeveloping the notion of urban fabric inside of new communities. Integrated small parks become part of the urban fabric, linking the neighborhoods with the community. These small parks act as not only connections but can be personalized into unique attractions, which can be tailored to each neighborhood. These become an integral part of the trails linking the town. Small integrated parks provide alternatives to large city parks, and often require less maintenance, and often involve the citizens of an area in their upkeep or even design. Collaboration between residents and the city can help to give each of these parks an interesting design and keep them from becoming unused and a waste of money. By allowing the residents to have a stake in the parks, or even a way to better utilize the parks, they will be able to transform into important pieces of the linkage between trails and parks throughout the city. These small-integrated parks do not even have to resemble traditional city parks

with equipment, benches or seats, but could become something as simple as a manicured lawn, which could be used to host community meetings or bar-b-cues, and serve as a buffer between lots, creating a sense of expansiveness. However, they could also become highly designed, allowing for gardening, geriatric exerciser and wellness—with walking trails or stretching equipment—or in young communities with lots of children they could support playground fixtures, and large open areas for sports. The dynamic nature of these small parks allows them to act as a single idea, while avoiding repetition with their individuality. The flexible nature of the parks helps to protect them from becoming unused by allowing them to evolve with the community, and provide what the neighborhood sees as important or crucial needs for each place one is developed. They often provide not just a positive physical addition to an area, but many times increase property values according to a study in Greenville, South Carolina.

These small parks, in association with bioswales, provide an optimal foothold for nature to develop, inviting in wildlife,



Community Shared Park Fig. 4.46

which is often pushed out of urban areas. The ecological functions of pocket parks are slightly limited, however, as people typically design them for heavy use and because they are typically located in denser urban areas. However, they do present opportunities for increasing the amount of permeable surfaces throughout the city and could function as patches for some animals, particularly birds. So when designing pocket or small-integrated parks it must become a delicate balancing act, so that all of the uses are address, and all of the purposes peacefully interact.

Large Parks

Floodplain Redevelopment

Many small towns have begun to capitalize on prime-but often-neglected land: floodplains. These areas are often underdeveloped and provide interesting and beautiful locations for trails and larger parks. Since floodplains are difficult properties to develop, they often only serve the community as a small stream or open areas, with little or no other use. In a study done by Arkansas University called "Watershed Urbanism", they studied this condition in Warren, Arkansas. Three urban streams were developed to create a new greenway trails system. They turned a creek into a new "green street." Improving the riparian corridors and turning their floodplains into a large park that extended down the banks, forming new public corridors, and allowing the mounded storm water diverters to double as pedestrian activity hubs in the floodplains. This developed new biological processes, both natural and unnatural in a traditional urban street-and-block fabric. The new flood plains became hubs, and extended the trail system, streaming into this new "flood park." The area becomes highly dynamic, as the small park itself is filled with natural prairie grasses and plants that are often pushed out with over development, and the floodplain becomes the perfect place to re-invite these species back

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in, after the plain is allowed to resume its natural state. The dynamic also fluctuates based on the rain levels and whether it is actively flooded or not. Another study on the town of Morrilton, Arkansas studied how a 100-year flood plain could be better utilized, and become a unique park. They wanted to study a new type of traffic planning based on a swing towards pedestrian foot traffic, expanding areas that were once only "auto-only" accessible, into retrofitted corridors, with new mobility and landscapes. The 100-year flood park emerged as a thickened green corridor, paralleling the main Highway 9B artery. This developed an interesting contrast, allowing these opposite modes of transportation to co-exist, while also blurring the line between "auto-only" accessible areas and large city parks. Flood plain revitalization can be very successful in smaller communities, and can even help to clean the water in these areas. When a flood plain develops a river or creek breaks its banks and therefore floods, it leaves behind layers of rock and mud. These layers gradually build up to create the floor of the flood plain. Floodplains generally contain unconsolidated sediments, often extending below the bed

of the stream. These are accumulations of sand, gravel, loam, silt, and/or clay, and are often important aquifers, the water is filtered as it is drawn through this build up of sediment, and this helps to clean it. Stream systems drain the land as a key part of the nature's water cycle. When it rains, some rainwater evaporates directly back into the atmosphere, some is taken up by vegetation, while still some percolates deep into the ground and replenishes the groundwater supply. The remainder collects and flows down the watershed through drainage ways, ditches, streams and rivers to lakes and the sea. The water that is taken up by vegetation is supported through the buildup of minerals, creating a highly fertile zone, perfect for the re-introduction of various plant species, which are adapted to the flooding conditions; thriving on periods of wet or semi-dry conditions. Addressing stream restoration can provide corrective measures to address existing infrastructural problems caused by flooding, erosion, pollution, and groundwater pollution, vital to the health of the community and the environment in small towns.



Morrilton, Arkansas Proposed 100 Year Flood Park

Fig. 4.47

Highway Ecologies

Highway ecologies was another study that examined how to re-stitch the urban fabric of a 5,000 person community cut in half by a five lane highway. The town of Farmington, Arkansas, which was at one time a vibrant farming community, had evolved into a bedroom community. A design by the University of Arkansas Community Design Center looked into a concept they call "townscaping", which employs a serial organization of nodes to create a walkable urban environment within an automobile-oriented fabric. Townscaping offers a model for an incremental urbanization without reliance on capital-intensive architectural investments. They created an anchor for growth in the anonymous landscape of the quiet bedroom town. They began to examine how the city could be linked by a large park, which stretched along the extents of the main highway, and transformed the community into a green oasis. They developed a series of nut trees, to give a new characteristic to the town, while at the same time providing a small industry and source of income when it came time to harvest. This concept explored the community's heritage as a farming town, and reintroduced a crop, which aesthetically enhanced the main highway, which was at one time a negative aspect of the community and repurposed it. The highway that divided the town became a main connection, not just from one side to another, but became an important pedestrian link between two large city parks. It explored the concepts of trails, parks and the small-integrated parks, while successfully merging auto traffic and pedestrian foot traffic.



Floodplain Park : Meadows and Mounds

Fig. 4.48



Floodplain Park : High and Dry After Storms

Fig. 4.49

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Streetscaping: a Sense of Place

Streetscaping is an incredibly important part of creating a unique sense of place in a town. Use of landscaping and trees can soften the built environment and provide a more comfortable experience for pedestrians as well as an aesthetic community. Utilization of landscaping can transform the typical street from a “through route” to a “place.” The goal of streetscaping is to create a safe and accessible outdoor room that can be utilized by the community. By implementing trees as well as other natural elements, the urban environment is softened to create a more pleasant pedestrian experience. These urban trees help improve air and water quality, as well as help moderate climate and energy use. Communities with natural streetscaping become destination places and communities become more active because people can safely walk and bike to enjoy the surroundings.

Potential Streetscaping Components

There are low and high cost streetscaping solutions that can dramatically change the look of a town. One low cost streetscaping solution is to reduce the number of travel lanes and adding bicycle lanes. This will reduce motorist traffic volume as well as create a safer environment for pedestrians and bikers. Implementation of trail systems further enhances pedestrian and biker safety by providing them their own transportation network. Use of gateways and landscaping can be used to identify transitions into a new area, such as a business district or a neighborhood. The implementation of landscaping is a cost effective way to dramatically enhance street appearance and improve property value.

Some more costly streetscaping components are curb extensions and chokers. These provide designated areas for parking as well as pedestrians to cross streets. They can



Neighborhood Streetscaping

Fig. 4.50

become good places for landscaping and street furniture such as benches, landscaping walls, etc. Planting strips can provide a buffer between the street and the sidewalk. Any natural elements used in streetscaping will absorb water runoff from the street, causing less infrastructure strain. Lighting fixtures improve visibility as well as encourage night activity and enhance the ambiance of a place. All of this allows pedestrians to more safely inhabit and interact.



Planting Strip

Fig. 4.51



Tree Cover

Fig. 4.52

Swales and Rain Gardens

Vegetative swales are a great sustainable way to deal with storm water, as well as produce an aesthetic streetscape. The idea of a swale is to naturally capture and retain storm water as it falls, allowing a majority of it to soak into the ground: as opposed to flowing into the storm water systems. This system helps to naturally treat and filter the storm water instead of using typical construction and purification methods. Low maintenance native plants and grasses can flourish easily in a swale: creating rain gardens that can become amenities to a neighborhood or community.

Swales are low maintenance compared to typical curb and guttering methods and create a visually aesthetic street component. The street construction will last just as long, if not longer, than typical street construction because of the use of concrete edge bands. These concrete edges on the street will withstand weathering much better than just asphalt, keeping further street maintenance to a minimum.



Rain Garden

Fig. 4.53



Green Street

Fig. 4.54

Green Streets

Green streets are the most effective sustainable storm water runoff strategy that uses natural systems to manage and reduce flow, improve water quality, and enhance the watershed health. This comprehensive system is important because it:

- Reduces polluted storm water
- Diverts storm water from sewer system
- Reduces sewer backups and overflows
- Reduces demand on sewer system
- Reduces impervious surface percentages
- Creates ways for storm water to infiltrate ground
- Increases green space among built environment
- Is cheaper than expensive pipe systems
- Creates more aesthetic looking streets

The city of Portland is a great example of a town that has begun taking the necessary steps to change the way they think and plan to become more sustainable. They use this comprehensive thinking in their urban design, public transit, watershed development, parks, and other infrastructure systems, and have become a leader in unique storm water management strategies.

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Historic Downtowns and Main Street

Small towns in America often have a town square and a main street that give them a unique and personal feel. These downtowns are or should be the heart of the community because of their historical significance and character as well as evoking different emotions and memories from its inhabitants. Buildings often have a historical nature about them, and because of this, streetscaping can be used to further create a unique sense of place without taking away from this historical nature.

As a town is evolving, there are many opportunities to develop the downtown as well. It is possible to restore the historic character of the town square by renovating the buildings to give them a new life. It is important to have consistent facade regulations so that all the buildings in the square are maintained and have a uniform look. Squares become more used by the community when they are pedestrian friendly and when they provide an entertainment or recreational draw as well as business and civic aspects. This mixed-use strategy encourages all citizens to use the square for many different reasons, creating a cultural as well as business hub for the town.

A downtown that has been streetscaped can become a nice place for people to stroll and congregate by providing an 'outdoor room.' If there is ample space, further opportunities exist to host events and activities directly on the square. Treatment of downtown signage, landscaping, streets, walkways, and storefronts are all streetscaping decisions that can economically improve the downtown because of the increased beautification. Business owners will find their business flourishing once people have been provided a safe and enjoyable pedestrian experience.



Paola Park Square

Fig. 4.55



Historic Theater

Fig. 4.56

Precedent_Safety Harbor, Florida

Safety Harbor is a town of roughly 17,000 people that was looking to do a streetscape renovation for the purposes of traffic calming, lighting enhancements at night, reconstruction of sidewalks, and general rehabilitation of the street. Businesses wanted to create a comfortable environment for shoppers, and the town wanted to reinforce and protect the unique identity of the town. To accomplish this, they wanted a solution that was sustainable, market friendly, adaptable, responsive to the community, and transportation minded.

Some of the developments include recycled materials being used to define crosswalks and sidewalks, the implementation of a tree canopy, plantings along the streets, coordination between Main Street buildings, new curbs for definition of parking areas, and an enhanced pedestrian experience through extended sidewalks and lighting fixtures. Since the project was completed, there have been many new tenants in the restored building because of the increased pedestrian use and economic growth.

Why Streetscape in Buffalo?

A green infrastructure is important for the city of Buffalo because it creates a healthier and more aesthetically pleasant community. The addition of green streets, linear park systems, and community gathering spaces can transform the image of Buffalo into a unique place where people will want to come to, invest in and live.



Safety Harbor Downtown

Fig. 4.57



Neighborhood Streetscaping

Fig. 4.58

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A Neighborhood Gathering Place

Pocket parks are small parks that are meant to serve the immediate surrounding local population. People often think that these are just a scaled down version of a community park, but these parks are meant to meet a variety of needs and be an extension of the already existing park system. Some of these needs could be a small event space for the neighborhood, play areas for children, spaces for relaxing or meeting friends, lunch breaks, and much more.

For pocket parks to flourish there are a few essential elements that must be present. First, the park has to be a small scale. Because pocket parks are created in locations such as vacant lots or other forgotten spaces and dispersed throughout the built environment, they are meant to be small slices of parks mixed into the community. Next, the local community is vital for pocket parks because they are the users and the up-keepers. The community has to be invested in the park; otherwise, it will just become another unused and unkempt public space. Finally, there needs to be elements that make the park unique. What is going to set it apart to make it a destination place? This could be anything from plantings and trees, a garden, a water feature, play areas, sitting areas, or other gathering spaces.

The proximity of a pocket park to its users may be most important because it is meant to serve the immediate community. Instead of having to walk across town to get to a town park, the elderly or small children who are not able to travel long distances are still able to access and use the parks. Pocket parks can become a community amenity and something that sets a town apart.



London Pocket Park

Fig. 4.59

Pocket Park Patterns

In studying successful pocket parks, it seems that pocket park users come from within a four-block radius. Because of this, the function of the park should directly serve the immediate community. Pocket parks should be placed frequently throughout the city to provide everyone access and offer a variety of uses. They should be located close to heavy pedestrian traffic to ensure their use and success. They should be easily visible from the street so that passersby can begin to use the parks as well. Finally, they should accommodate as many user needs as possible. The more programs the park can cover, the more users it will have and the more successful it will be.

Starting a Pocket Park

As stated before, to have a successful pocket park, the community needs to be involved in the project. If you are trying to start a pocket park in your neighborhood, you should try to get as many people involved and on board from the neighborhood as possible. Many of the same things apply in starting a pocket park as in starting a community garden (see community garden section). The ultimate goals should be neighborhood beautification and providing a place that will be of use to the surrounding community. It is up to the users to determine what should be in the community park, so that they will actually use the space.

When choosing the site for the pocket park, you should keep in consideration such things as ease of access by the users (so proximity to surroundings) and use a lot that has been abandoned, is in disrepair, or is already city, church, school, or business owned. These groups may want to become involved or help to start the project. After you have found a site, start trying to get the park on its feet. If people are actually helping to start the park, they will be more likely to maintain it.



Neighborhood Park

Fig. 4.60

Pocket Parks with Gardens

Something that many pocket parks may include is a community garden. This could be just an aesthetic garden or it could grow produce and be a food source for the surrounding community. These gardens can often have family plots as well as community plots, which allow for everyone in the community to benefit from and to be invested in the care of the garden. Because of this further investment in the park by the users, the garden and the park becomes less likely to fail due to increased use.

Gardens with local produce allow a healthier community to develop. The community becomes more active because they are caring for the gardens and they now have the ability to produce meals with more healthy options.



Garden Park

Fig. 4.61

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Precedent_Waterloo Pocket Park, Canada

Some architecture and engineering students at the University of Waterloo in Canada wanted to put in a park between the undergraduate studios. Below is the photo of what the small unused and not aesthetically pleasing used to look like before the idea of a pocket park. It was decided that the students could work together to design the pocket park. They had most of the materials donated, and it only took one day to install. What was a forgotten space is now one of the most utilized spaces on the campus, day and night.



Before

Fig. 4.62



After

Fig. 4.63



After

Fig. 4.64

Precedent_Downtown Squares, Savannah

Downtown squares are often unpleasant spaces, but the squares in downtown Savannah have been utilized as city parks. There are 22 different squares that have been transformed into pocket parks, creating a small network all across the city. These parks are a variety of different sizes and offer different functions based off the surrounding site and the immediate community needs. Some of the programs contain seating, fountains, statues and monuments, mature trees providing shade, monuments, gazebos, recreation areas, gardens and much more are beginning to shape the image of the town.

These parks are successful because of their location. Since they are so centralized and in highly traveled areas, both visitors and residents often stop to use them. They encourage people to walk from one to the next to experience the individuality and history of each, which cuts down on automobile traffic.



Forsyth Park, Savannah

Fig. 4.65

Precedent_Paley Park, New York City

Paley Park is one of the most well known pocket parks in the world. Part of what makes it so successful is that it is located in the densely built Midtown Manhattan, and it is able to act as a natural oasis and soften the built environment. The park was built on a vacant lot, and is only 4,200 square feet. This park does not have many functions like some other pocket parks, with the main function of the park being rest and relaxation. Businesspersons often occupy this park on their lunch, along with shoppers, tourists, and passersby. This park is easily seen and accessed from the street, so this further encourages pedestrian use.

Some of the features of the park are honey locust trees, a twenty-foot waterfall on the back wall, tables and chairs, a concession stand, and ivy-covered walls. Even though the ground is paved, the park is still able to provide a piece of nature that is lacking throughout the built environment. Because of this 'utopia' feel, the park is utilized all year round.



Paley Park

Fig. 4.66

Precedent_Rural Pocket Parks

Pocket parks succeed in both urban and rural areas. Rural pocket parks are spaces that are more intimate. These rural pocket parks are neighborhood installations that used and maintained by the neighborhood. They can have a much more personal feel because neighborhoods can put their personalities into the designs. The same people living in close proximity to the park use them most often. Successful parks are parks that provide some sort of community amenity that allows each neighborhood to be defined and flourish. These amenities are completely up to the needs or wants of the neighborhood. This could be a community garden, an open field for children to play, a butterfly garden, or something as simple as a place to gather and have bar-b-cues. Again, location and program are critical. If there is a business in close proximity, they may be able to help to provide people to occupy the park and guarantee its success.



Mely's Pocket Park

Fig. 4.67

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Interactive Sculptures

Interactive sculpture parks are a new trend popping up around the world in new developing towns and art districts. Focused around found art sculptures, these sculptures are more like large, abstract playgrounds doubling as art pieces for the community. They provide a unique opportunity to add aesthetics to the landscaping of the area and encouraging a unique cultural development in those areas, with the communities really interacting and playing with the art. As sculpture expert and curator of the Margaret Cassidy and John Paul Manship Collection in Boston puts it, "In these settings, art enhances nature."

Buffalo

The reclamation and implementation of discarded items from the city of Buffalo into pocket parks lying along trails will revive interest and interaction with the artifacts and history of Buffalo. The pocket parks act as a playground and artistic piece, adding community destinations as well as landmarks.



Liberman Sculpture

Fig. 4.68



Acconci Face Sculpture

Fig. 4.69

Precedent_Laumeier Sculpture Park

Donated to the people of St. Louis County for the benefit of the greater St. Louis metropolitan area, the concept of a sculpture park emerged in 1975. Beginning with 72 acres, the proposed sculpture exhibition park has developed into 105 acres of sculptures with exhibitions, concerts, educational programs, lectures and special events, drawing in over 300,000 visitors each year. The park has walking trails as well as films and other events for the community to attend. It is one of a handful of open-air museums around the world and a unique compliment to the cultural landscape of the St. Louis region. Sculpture parks and gardens mesh the natural environment with the man-made.

Precedent_Cadillac Ranch in Amarillo, TX

Cadillac Ranch is the creation of The Ant Farm, an artist group commissioned by Stanley Marsh III to create a piece of public art for the local people. Ten Cadillac were buried nose first into one of Stanley Marsh's III field. A pile of spray paint cans rest alongside the cars as visitors dig out the colors they want and proceed to decorate the cars. This space is more popular than ever, resting along a main highway for the curious and artists at heart to come and participate in a unique public art space.



Approach to Cadillac Ranch

Fig. 4.70

Precedent_St. Louis City Museum

"If you can't climb on it and you can't slide on it, what good is it?" - J. Watson Scott

Conceived of by sculptor Bob Cassily, the City Museum is a concoction of play spaces, exhibits, and sculptures comprised of junkyard collections and discarded items found throughout the city. Housed in an old Depression-era shoe factory, the mixed-use destination holds unique spaces that children and adults can climb over, under and through. The museum has no dead ends in an effort not to kill the curiosity and momentum of guests. Attractions located inside the restored industrial building include an underground cave system, multi-story slides, an outdoor ball pit and an intricate tree house. As Museum Director Rick Erwin explains, "It's hard to describe. It's really just an evolving sculpture in itself...its part playground, part artist pavilion." The city museum is a unique public art piece that has generated revenue and a great tourist attraction for the city of Saint Louis. Comprising of materials reclaimed throughout the city provides a unique identity to the museum as a landmark of the city of Saint Louis, altogether aesthetic and sustainable.



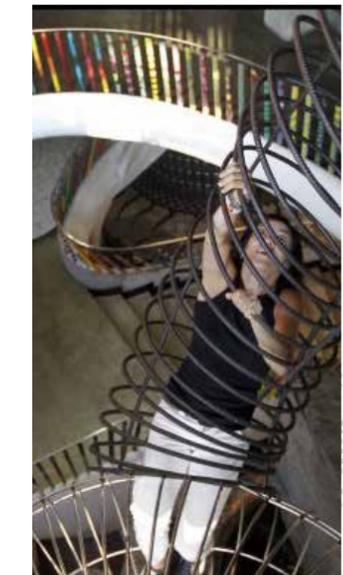
Interacting with Sculptures

Fig. 4.71



Exterior of City Museum

Fig. 4.72



Interior of City Museum

Fig. 4.73

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Industry

Traditional Recycling

Recycling has become increasingly popular in small and large towns across America. Some places capitalize on this, developing processing plants specializing in specific goods. This becomes increasingly important as the shift towards recycled good and packaging becomes ever more popular in the United States as well as the rest of the world. As they shift towards an Eco-conscious frame of mind, many communities have capitalized on this. As sustainability became a new buzzword in our culture, waste had to be re-analyzed. What were inefficient operations, had to be retrofitted, taking much of the inefficiency out of the job. Recycling centers have become automated, sifting through goods with lasers, cameras, magnets and even bursts of air. This has lowered the cost associated with typical hired labor, and has created a machine. This allows more jobs to be introduced later down the road, operating these systems, and has even allowed smaller plants to start breaking down some of the products they receive. However, many towns see recycling as a service they provide, nearly breaking even, or with a slim profit margin. Many cities begin to cut back these programs, especially amidst a suffering economy. The recession has caused many cities to re-examine where and how their towns deal with recycling as prices plummet. In cities like New York, where recyclers were able to get \$200 dollars per ton for recovered paper and cardboard are now only fetching \$20 per ton just six months later. This has become quite devastating to many towns that relied on shipping materials off to China and other large economic markets, which once relied on the United States for recycled goods. This has caused many cities to stockpile their papers and plastics in warehouses, with fees at many city dumps tipping \$80 per ton, the switch became unprofitable, and these goods just sit. Alternatively, they outright pay to ship them to a landfill, to offset the cost of shipping to a town

with a successful recycling industry. This is putting a large strain on landfills, with the addition of recyclable goods, which used to be repurposed, but now find themselves heaped onto the top of the city dumps. In many states, they have made it mandatory to cut down the amount of waste cities were sending to landfills, such as the Senate Bill 530 in Missouri. The bill was a waste reduction goal, with measures to “help Missourians live and work in harmony with our natural and cultural resources.” Many small towns such as West Plains, Missouri, rose to the challenge of cutting down this waste, and have started a successful recycling program with curbside recycling pick-up. This has succeeded in cutting down the amount of waste sent to the landfill by 40 percent over the 22 years since the bill was accepted. “It wasn’t really mandatory, but we thought it was the right thing to do,” Dennis Sloan, founder of the West Plains recycling program states.

The question of whether or not it can become an industry arises, and this lies in which goods you process instead of simply bail and sell to the larger processing plants. At Magic City Enterprises in Cheyenne, Wyoming, they have



Recycling

Fig. 4.74

developed a thriving business by focusing on the profitable recyclables. They emphasized on paper and cardboard, which were easy to break down and reuse. The problem with their business is the susceptibility to market trends. Their profits rise sharply with the market and the city gets a cut of the profits, but when the times are tough, they have to subsidize. The market is volatile, however, they have found government programs that can subsidize these costs when the market is down, putting \$150,000 a year into their recycling fund. The city can turn a great profit however, “and in 2009, in the midst of the recession the city earned \$51,786.45 between June and December, compared to \$13,570 the year before.” They manage to keep their head above the water even in hard times due to the quality of the product they produce. They managed to find buyers in Utah, which would take it for more than many of the cities around because Magic City had clean and high quality cardboard. The focus on a specific material, instead of all recyclable products helped to develop the industry in many small towns, allowing more of the profits to go to the city and less wasted on trying to manage the less profitable materials.

The city’s profitability paired with a strong curbside pickup program also improved the number of residents and amount of trash they produce. The estimates are that residents of Sun Valley on the city’s east side are already recycling on average 30% of their garbage, and some are recycling upwards of 90%. This lightens the loads of trash shipped to dumps, further reducing wasteful spending as well as improving the overall health of the environment as these landfills begin to fill up.

Biowaste Recycling

Composting and biowaste recycling is an alternative to traditional recycling, and can be profitable not only to a town, but to the residents as an important resource for farming and gardening. This has become a popular

recycling industry in small towns with a rich heritage in farming. Since there is an abundance of refuse - i.e. plant and food waste - there is a large draw for beginning a biowaste recycling center. Compost with large amounts of organic matter is a valuable commodity to towns and can become an efficient way to minimize another product that would traditionally go to a landfill. It provides an alternative to farmers purchasing fertilizer out of house and is generally a low cost venture, with minimal start up and operating costs. Many times this involves collection of food waste from local businesses and schools, collection of farm waste at harvesting or the end of the season, and the collection of recyclable products such as paper and other short life biodegradable goods. These can be collected inexpensively, and provide the optimal refuse for the development of compost and organic fertilizer. This in turn will be sold back to the town, typically at a lower cost than traditional import, and the cycle will continue. The cyclic nature of this industry helps to support it, and insulate it against market fluctuation in a much better fashion than the traditional recycling industry. This trend of rising food prices and a need on less international food reliance can help blanket these industries.

Biowaste is also a good that is refused by traditional waste management services and recycling centers. This would provide a place for this unwanted material to go with little cost to the city. It allows cities to profit from goods that are unwanted by the citizens. Yard clippings, leaves and small amounts of animal waste, and other unwanted waste can find a home in biowaste centers.

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Traditional Farming

The city of Buffalo finds itself struggling with its strong farming heritage and its need to shift towards a production based economy. Small farming communities often have become bedroom communities. This was the case for an earlier precedent, the city of Farmington, Arkansas, which found itself in the same situation as many of these towns. The city of 5,000 people needed to re-identify itself and a concept developed called "townscaping" which proposed a new landscape across the town to re-stitch the two sides of a fragmented community. It investigated the introduction of nut trees along both sides of a five lane commercial arterial, and employed a master plan that developed a farming industry that was integrated into the city instead of traditionally outside of its boundary. The trees provided not only street beautification, and increased walkability, but provided a small profit for the city when they were harvested. This shift from bedroom communities back to vibrant farming towns has been popular in small town America. As the United States has found itself 5% more dependent on foreign foods over the last 20 years, many cities are looking to reverse this trend by offering local foods. This has become especially profitable as we see farmer's markets becoming popular in small towns.

The problem with traditional farming is that the market is hard to get into without a large plot of land and due to the seasonality of the crops. This means that many times a substitute crop has to be implemented every three or four years, or on a two-year rotation to re-supply the nutrients taken by the primary crop. This leads to a market that fluctuates: although predictable, many traditionally farmed crops (especially corn) are highly subject to price fluctuation, especially with the emergence of biofuels. This means that the price of corn produced for consumption is driven up. The heightened price across the board also increases the price of the biofuels, meat (fed by corn and meals derived from them), milk from corn fed animals, soft

drinks, cereal and corn itself, many widely grown crops in the United States can be affected by situations like this. Many small communities, however, have begun to develop a unique crop, and place themselves on the map, insulating themselves against quickly fluctuating markets due to the uncommon nature of them.



Traditional Crops Fig. 4.75

Unique Crop Development

Many small towns have developed industry based on unique crops or interesting commodities. These have become increasingly popular, as international food is more widespread in the United States. Many of these foreign foods require ingredients not traditionally grown in the United States. This has opened a growing industry to supply these crops.

One of the best models of unique crop sales comes from Pennsylvania, where Kent Town, a small town near Philadelphia, began growing mushrooms in 1890. They grow traditional white button mushrooms, Agaricus bisporus, and 60 of their local growers produce about

340 million pounds a year, as well as 35 million pounds of specialty mushrooms such as: shiitake, crimini, maitake, and enoki. This signature crop, which occupies much less farmland than corn, actually accounts for 63 percent of the white mushrooms grown in the United States. This provides a contribution of nearly \$453 million dollars to the local economy. "So many mushrooms are grown that it boosted hay—which is used as a substrate in mushroom farming—to the number two cash crop in the state."

Although the Chester County, which houses Kent Square, has reduced the number of growers from the high of 350 in the late 1920's and early 1930's to around 60 currently, the scale of production has dramatically increased and the technology has advanced further than ever. The technology has allowed Chester County and this small town to become known as the "Mushroom Capital of the World", and even more impressively, sustain their ranking as the mushroom capital of the world; Chester County still accounts for 81 percent of Pennsylvania mushroom farms, 67 percent of Pennsylvania production and 37 percent of total United States production.



Mushrooms Fig. 4.76



Unique Mushrooms Fig. 4.77



Popular White Mushrooms Fig. 4.78

Popular Unique Crops in the United States

According to the United States Department of Agriculture:

Some popular specialty and ethnic vegetables grown in the United States include Asparagus, baby vegetables, Cabbage, Carrots, Celery, Chinese Water Chestnuts, Broccoli, Cauliflower, Brussels Sprouts, Edible Flowers, Garlic, Gourds, Heirloom varieties of vegetables, Herbs, Horseradish, Mushrooms, Onions, Organically grown crops of any sort, Oriental Vegetables, Peas, Peppers, Pumpkins, Salad Greens, Sprouts (Alfalfa, Bean, etc.), Squash, Sweet Corn, Sweet Potatoes, Specialty Tomatoes, Truffles and Wasabi.

Some popular specialty nuts and fruits grown in the United States include Heirloom varieties of Apples, Asian Pears, Brambles (Blackberries, Raspberries, Loganberries, Black Raspberries, etc.), Many types of berries (Blueberries, Cranberries, Elderberries, Gooseberries, Loganberries. and Strawberries), Kiwi, Melons, Rhubarb, Table Grapes (seeded and seedless) and a variety of Wine Grapes.

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Community Gardening

Community gardens are a great way to build a strong sense of community by enhancing the sense of place through gardening and greening. These gardens are just as much about the community as they are about the garden. Abandoned lots can be cleaned up and turned into pocket parks and gardens that become great amenities to the community. All it takes is a piece of land and some willpower for a community garden to flourish.

Community gardens can be the starting point to changing the entire image of a neighborhood. These gardens are often open to the public and anyone can help take care of them. Everyone benefits. Because the members of the community are personally helping to take care of the garden, growing and harvesting, and can directly benefit from the project through the produce, they will feel more invested and will be more willing to help. This attitude of making a difference for the community good can then begin to spread to all aspects of the neighborhood, from individual property upkeep to streetscaping to community activity.

There are many types of community gardens. Neighborhood community gardens can be used for city beautification and an interactive park as well as a food source. There are also youth and school gardens that can expose youth to gardening and educate them on food produce. There can be food pantry gardens that help to feed those in need. Demonstration gardens can be used for education of the public so that more people can begin to do their own food production and lead a more healthy life.

Starting A Community Garden

As stated before, community gardening is just as much about the community as it is about the garden. This means that it has to be a community undertaking to work, not just



Fig. 4.79

an individual effort. Some initial steps would be to talk to friends, neighbors, and other local organizations who may be interested in the idea. You will need help along the way, so the more people you can get involved, the better. Hold a meeting for all the people who want to get involved with the project to start brainstorming ideas and addressing questions. After the meeting, you have to start looking into available garden sites. This could be an abandoned or unkempt lot, existing City Park, or churches, nonprofit organizations, or businesses that may want to be involved. You will also need to begin looking for resources needed to start the garden such as tools, equipment, and knowledge.

After these initial steps are taken, you will want to hold another meeting to make sure the primary issues has been taken care of and to discuss location options, eventually deciding on one. If need be, you will have to draft a lease agreement for the garden because of its location. Once the site is finally decided on and you have permission to continue, you will need to develop a plan determining lot boundaries, common garden areas, location of the water

source, etc. A plan is necessary so the idea does not fail. You will need to establish gardener guidelines and have a gardener application. Try to keep the garden accessible to anyone who wants to participate in the project - kids can often be the best help! From here you are ready to start preparing and developing the site. This can be done through community workdays to initially get the garden up and running.

Why is Community Greening Good?

There are many positives to having or being involved with a community garden, community park, or other city beautification measures. Here are just a few:

- Can help feed people and save money
- Promotes healthier communities
- Grows leaders
- Civic participation
- Provides job training
- Help preserve cultural heritage
- Provide places for children to play and learn
- Recycling
- Helps people stay physically fit
- Teaches patience

Below are just a few examples of successful community gardens and other programs that have sprung up because of people willing make a difference.

Raised Bed Gardening

Raised bed gardening is an effective technique of gardening that is becoming an increasingly popular method in Missouri because of poor soil conditions. There are many advantages to raised bed gardens, such as better drainage, higher yields, an expanded growing season, easier maintenance, and the ability to cultivate a more difficult site. These raised beds can either be temporary or permanent using berms, walls, or some other framework. The advantage of a temporary bed is the simplicity in its



Permanent

Fig. 4.80



Temporary

Fig. 4.81

initial startup. The permanent bed may have more of a startup cost and labor required, but they will last for many years and control erosion much better.

Madison, Wisconsin

There are currently over 50 community gardens in the Madison area, a number that has doubled since 2002. There are more than 2000 households who have plots, and the gardens are constantly growing in size. Each plot can become an expression of the household that maintains it and allows for personal growth in self-sufficiency and empowerment. These gardens are all volunteer run under the Community Action Coalition, an organization that is trying to provide gardens in low-income neighborhoods to assist with food costs. In one 400 square foot plot, a family was able to grow over 150 pounds of produce in a year, which equates to a savings of almost \$400.

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Precedent_Nuestras Raices

Some community members who wanted to make a difference started Nuestras Raices, a grassroots organization in Holyoke, Maryland. The goal of these citizens was to start improving the image of the town, which was not being cared for. They started by coming together to clean up an abandoned lot that was full of trash and turned that into the first community garden. What started as a few people trying to make a difference by creating a community garden has turned into a healthy lifestyle and agricultural revolution in Holyoke through the development of a network of ten community gardens looked over by 100 member families, a 30 acre inner city farm, implementation of a farmers' market, and the founding of the Holyoke Food and Fitness Policy Council.



Farmers' Market

Fig. 4.82

Precedent_Holyoke Food and Fitness

The mission of the Holyoke Food and Fitness Policy Council is to create and sustain a more healthy and vibrant town through the development of programs, policy, community leadership, and advocacy. This group was able to educate the youth of the community about healthy lifestyles in many different ways, through food systems, school wellness, and the built environment.

The council looks to provide greater access to healthy foods for everyone in the community as well as provide opportunities for everyone to grow their own foods or have access to local produce. They also look to increase community awareness on the importance of nutritious foods and fitness, with their main activity being a FEEST (Food Education Empowerment Sustainability Team). Each month a FEEST is held with the premise 'food brings people together.' Local youth prepare the healthy meal from local produce for anyone in the community to attend. Along with the meal, there is a presentation to engage the community in discussion on all-around well being healthy lifestyles.

The council encourages school to become a major force in the education of healthy lifestyles and nutrition for children. There is a School Food Taskforce composed of parents, teachers, school nurses, school food providers, students, principles, government agencies, and many more that work toward providing menus that are more nutritious through methods such as local food procurement. They also offer programs such as breakfast in the classroom and fresh fruits and vegetables snack programs that offer children further access to nutritional foods in schools.

The council sponsors the kindergarten initiative as a way to target children early on as well as their families to encourage all around healthy lifestyles. The kindergartners are given opportunities to visit local farms and gardens for field trips,

and plant and harvest the school garden to help educate them on food production. The families receive fresh food packages throughout the year along with healthy recipes and can attend numerous cooking events throughout the year. Again, the premise is 'kids learn better when they eat better,' and the council is looking to instill the lifelong healthy values to the children at a young age.

The council also has looked into providing the population with greater opportunities to lead active lifestyles through implementing direct change to the infrastructure of the city as well as provide many fitness opportunities. The infrastructure changes have created a massive bike riding culture, cutting down on car transportation. Because of this, the council was able to implement programs such as the Earn-A-Bike Program. This free program allowed citizens to attend a five-week workshop that taught maintenance and how to build a bike from scratch. After each meeting, the attendees were given a new part to their bikes and by the end of the workshop; everyone had built their own bikes that they were then able to keep. There are also other classes where you learn how to ride safely, bike maintenance classes, youth classes, and much more.

All of this sprung from some members of the community who wanted to make a difference. Holyoke is now seen as a leading town for healthy living and a great precedent because of the numerous opportunities open to the population, regardless of 'income, race, and neighborhood.'



Children's Garden

Fig. 4.83



Small Community Garden

Fig. 4.84

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community meetings



Table 1 Discussion



Fig. 5.1

Table 5 Discussion

Fig. 5.2



Table 6 Discussion

Fig. 5.3

In the Buffalo Visioning Workshop held at the O'Bannon Community Center on September 13, the community members worked in six different teams to select a goal, three objectives, and seven methods by which the 2030 Visioning Project should structure itself. Placed in randomized groups, each team was comprised of about 5 to 6 community members ranging in age from 13 to 80. The groups narrowed down the assortment of goals, objectives, and methods that were given to them and placed their choice on the table. One of the CCS students worked as a facilitator for each table to ensuring that each member would have a chance to voice their opinion and explain why their chosen goals, objectives, and methods are important to the future of their community. In the end, it was the task of each group to determine only one goal, three objectives, and five methods that they felt were most important in the formulation of a vision plan for Buffalo 2030.

In the final part of the workshop each team was given the chance to define areas on a map of the city of Buffalo that they felt were important to the future of the community in conjunction with the goals, objectives, and methods they just selected. One representative from each table presented the team's chosen goal, objectives, and methods to the rest of the community, making sure to outline the reasoning behind their selections, as well as their maps and the relation of their chosen locations to the Buffalo 2030 Vision.



Table 1 Presentation

Fig. 5.4



Table 3 Presentation

Fig. 5.5



Goals

Fig. 5.6



Objectives

Fig. 5.7



Methods

Fig. 5.8

The goals, objectives, and methods outlined by the six community groups were then quantified among the community as a whole. Together, the top goals were **“to create a community that young people will want to come back to”** and **“socially, economically, and environmentally vibrant”**. The objectives narrowed down to **“bring in businesses”, “create more jobs”, and**

“create recreation/entertainment”. The methods were more difficult to narrow down due to a greater distribution of votes for the means by which to achieve the objectives and goals. The prominence of the goals, objectives, and methods was noted, however it was also important to consider every goal, objective, and method selected.

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The second community meeting was held on October 2 in the high school cafeteria. The CCS students presented analysis boards of the previous workshop along with eight different concept ideas for the community as a whole. In addition to the initial conceptual ideas, the CCS group provided ten boards outlining various programs, spaces, and concepts that were suggested in the eight different concepts. These precedent studies were selected and researched based on the discussion with the community members at the September 13 workshop.

The meeting began with a brief introduction of the CCS team to the community as well as a description of how the evening would be laid out. Next, the CCS team presented a quick overview of the results from the last workshop as well as problems and concerns that were expressed from the community as a whole during the table discussions. Following this was a synopsis of each of the eight conceptual ideas set up around the cafeteria for the community to discuss and evaluate.

Following the presentation, the community had a chance to view each of the concept boards more intently, placing post-it notes expressing those community member's individual opinions of the respective idea in which the post-it was placed. The CCS team stood alongside the concept boards they created, answering any questions regarding the ideas on the board as well as taking notes of the general discussions regarding the pros and cons of each concept.

The end of the evening was filled with a community discussion regarding the overall impressions of the precedents and concepts presented. This discussion allowed the community to express more openly those things, which were of concern, as well as those, which were favored in order to give the CCS team a clearer understanding of what would be needed for the Buffalo 2030 Visioning Toolkit.



Community Discussion

Fig. 5.9



Community Discussion

Fig. 5.10



Community Discussion

Fig. 5.11

General Observations by Community

- Consider what business/activities will be necessary around the square in order to ensure sustained use
- Farmer's Market/Pavilion/Green Space/etc.
- Consider ALL aspects of sustainability
- Consider streetscaping around the courthouse
- Assume the existing structure of the courthouse may remain and propose a new location for the future building
- Consider a closer location for the community garden in relation to the city
- Consider not only the youth in the community but the families as well
- Find industries that can utilize a recycling center
- Think about industries that interplay with a recycling center. A place where after sending the recyclable materials to the center, the center returns beneficial goods/materials to the industries. "No empty trucks"
- Consider back-in diagonal parking
- Establishing a movie theater for independent movies or classic movies not shown in the larger movie theaters
- Implementing a bike rental system
- Installing sidewalks throughout all of Buffalo to improve safety and security for kids
- Consider a community center for people to be active during the winter
- Consider a cultural center on or around the square
- Consider making the town self-sustained considering the ever-increasing price of gas for those who commute
- Establishing "movies in the park" event
- Create more recreational areas





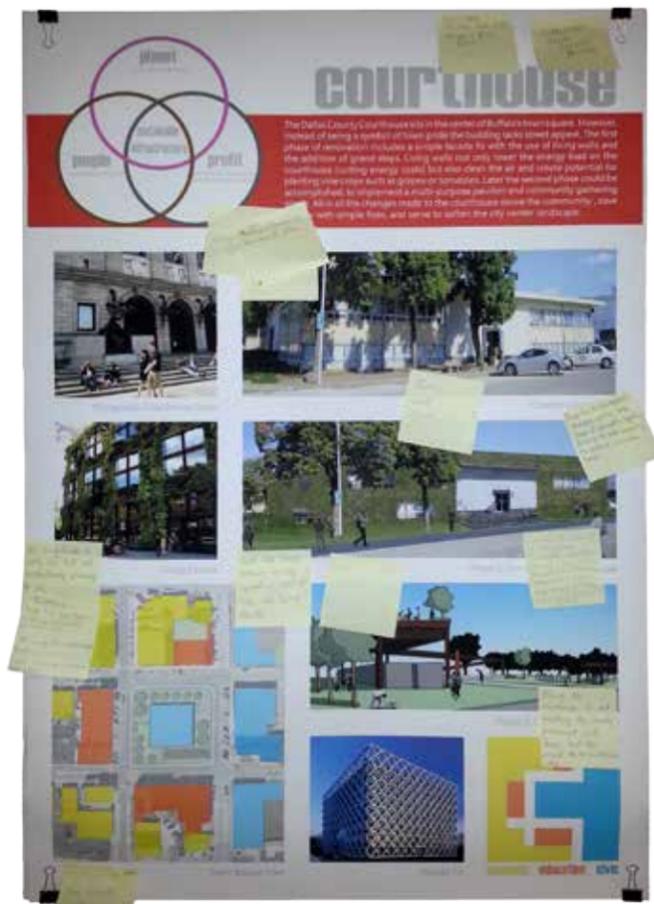
Community Discussion

Fig. 5.12

The final community meeting before the compilation of the Buffalo 2030 Visioning Toolkit was held on November 1 in the O'Bannon Community Center. The evening began with an introduction of the CCS team and description of how the meeting would be laid out for the night. Following this was a short presentation of each of the eight areas focused on throughout the community, which were set up around the community center for the community to view more closely following the presentation. The community members were provided post-it notes and pens in order to define concerns as well as approvals for the varying ideas presented. The CCS team stood among the boards, answering any questions regarding the eight focus areas presented on the board as well as noting the discussion among the community members about their impressions of the boards presented. The community members and CCS team reconvened at the end of the night for the community members to express more openly the main concerns or impressions they had from what was presented.

General Observations by Community

More attention regarding the business zoning and the airport was suggested by various members of the community. The eight areas presented on the boards had both pros and cons, listed on the next page.



Presentation Board with Notes

Fig. 5.13

Pros

Civic Center:

- Convenient
- Saves money by taking care of one building instead of three

Educational Mall:

- The open floor plan encourages interaction
- OTC already looking at the area for classrooms
- Great asset/resource for the community

Courthouse:

- New facade to be more aesthetically pleasing
- Steps for a grand, emphasized entrance

Parks & Rec:

- Encourages active living
- Encourages community interaction
- Source of free entertainment

Trails:

- Love the bike rental and path system
- Workout places along trails promote healthy living

Pocket Parks:

- Perfect to place along the trails
- Good for families
- Personalized to neighborhoods

Industry:

- Like idea of going back to agricultural roots
- Composting great, low cost solution

Streetscape:

- Love entrance sign
- Green trees beneficial

Cons

Civic Center:

- Make money back from that spent on the center?

Educational Mall:

- Exclusion of the senior center may upset some
- Current senior center difficult access for seniors
- Teens/seniors together mean conflicting noise levels

Courthouse:

- The costs for a new facade could be high with little return
- A living facade does not fit in with Buffalo
- Excludes the Historic Buffalo image

Parks & Rec:

- Where does renovation/start-up cost come from?
- Occupies land that could be developed

Trails:

- There needs to be destinations to stop and spend time
- Initial costs as well as upkeep costs?

Pocket Parks:

- Who would be responsible for maintenance?
- Where would the money come from?

Industry:

- Consider combining with 4H, FFA, and/or VoAg
- Who would own the composting business?

Streetscape:

- The people of Buffalo cannot do back-in parking
- The square needs more greenery

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“Through the implementation of the multi-phased plan, it would be possible for Buffalo to create a sustainable infrastructure that promotes social interaction, pedestrian friendly streets, trails, new industry, and business development. This design will serve as a catalyst for direct focus on people, planet and profit.”

-Center for Community Studies
concept for implementing sustainable infrastructure in Buffalo

Sustainable Infrastructure

The mere definition of sustainable (pertaining to a system that maintains its own viability by using techniques that allow for continual reuse) guides visionary thinking. This sort of thinking will propel future generations into a lifestyle, which is rooted deeply within sustainability. Sustainability is an idea that contains all aspects of a functioning establishment in which the ultimate goal is vitality and independence. A community founded on this simple idea would no longer find itself susceptible to the ever-fluctuating, unreliable systems that surround it. In essence, the community would be durable.

Defining infrastructure as the basic, underlying framework or features of a system or organization means that the aspect of a sustainable network becomes important. The community of Buffalo is a system, an organization that seeks

structure. Within this system can lie varying frameworks that work individually and collectively to accomplish a whole. These parts would include city beautification, a network of trails, parks and recreation, industry, and downtown revitalization.

In order to create this structural system, the community of Buffalo needs a unifying concept, one that can guide all decisions for its present and future. An all-encompassing ideal that underlines the town in all it does so that in the end a holistic community can result. Sustainable infrastructure defines the mindset of the people to create a place that is for the community, by the community, a place that has an all-encompassing vibrancy. The result is a thriving town that can support itself through the interplay among the various cogs of infrastructure, all working together to form an efficient, functioning mechanism.

The community of Buffalo defined the sustainability issues necessary that led it to the Triple Bottom Line. The top goals for the community of Buffalo were to create a community that young people would want to come back to and to create a socially, economically, and environmentally vibrant community. Among these goals were buzzwords such as town pride, education, agriculture, history, health, and activities. These goals outlined the three aspects of the Triple Bottom Line: people, planet, and profit. Each of which are interdependent and therefore pivotal to any infrastructure within Buffalo to achieve sustainability.

People

A socially vibrant Buffalo entails people thriving in the town throughout all facets of their everyday life. The people of Buffalo need jobs to create income that can then be spread throughout the community, helping it grow and thrive within business, entertainment, and education. Socially vibrant insinuates that there is a need for life and activity within the social aspects of the community. Developing

systems such as festivals and events, locally based resources and facilities, and family/youth activities are all promising outlets to ignite a community. The result is people reaching out and interacting, establishing bonds and roots that lead to more and more social platforms in a community.

Planet

An environmentally vibrant Buffalo entails a community that lives harmoniously with the natural resources and vegetation in which it coincides. By living in harmony with mother earth, all aspects of life are given the chance to survive, much like the natural order of the food chain. Saving resources and vegetation can help reduce future costs both economically and environmentally. The trend of all things today is a green mindset, one in which the impact on the environment is reduced to a bare minimum to ensure a bright future for the earth tomorrow. Looking beyond the trendy terminology by creating an environmentally stable community, it ensures the safety and longevity of future generations. The lived-in world of today is not ours, but our children's.

Profit

An economically vibrant Buffalo entails people thriving in the town with jobs to establish income and create revenue. The basic laws of business are supply and demand. Buffalo is in need of jobs, the key is getting the suppliers (the industry). These industries need to be stable, lucrative businesses in which all aspects revolve around Buffalo: resources, employees, and products. These aspects localized within the community create the viable techniques for a sustainable system, linking profitability back to the people. When the town is profitable, the community and people within obtain a healthy existence.

Concept Development

This doctrine was established through the meticulous study of the results the CCS gathered in our first two

community meetings. We were able to take the keywords that they provided for us and boil them down to the most basic of concepts; sustainable infrastructure. It may sound complicated; however, simply put it demands that the concerns of the community be redefined. The community should begin to take a holistic approach to implementing new ideas in the town. They should examine the causes and effects of all of the implementations they begin to apply.

The community should also begin to reexamine their daily lives, beginning to recognize that everyday actions are a large component of the degradation of the city, from shopping outside the city, a long commute to work, apathy towards the towns aesthetics, to a lack of involvement in the community. These actions may seem trivial or necessary; however, they must be changed in order for Buffalo to become a vibrant community once again.

Buffalo must examine its longevity, and make strides towards improving its social, economic and environmental impacts. They must work to strengthen civic bonds in order to increase civic pride and an interest in the issues surrounding Buffalo. They must also work to build not only strong ties to any industry that develops inside of Buffalo but to encourage a healthy relationship between the industry and the community and schools. This will allow for a deep-rooted investment in the community. Lastly, they must begin to recognize their negative impact on the beautiful natural environment that surrounds them. Currently, there is a lack of appreciation or utilization of their most precious resource the environment. Adapting implementations that begin to recognize and take advantage, as well as maintain the health of the environment will result in an increase in the health of Buffalo

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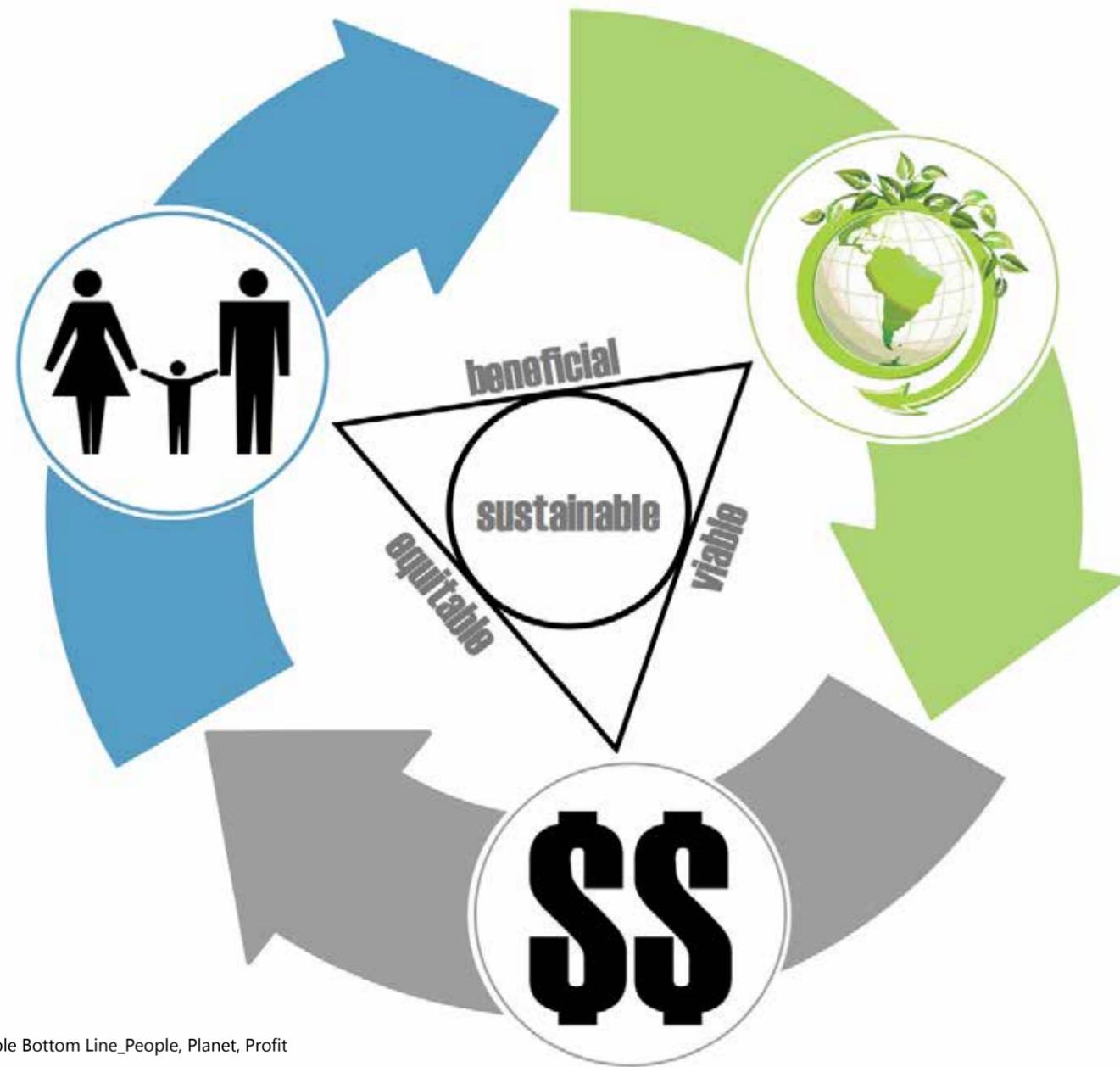
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The Triple Bottom Line_People, Planet, Profit

Fig. 6.1.1

The Triple Bottom Line

Benefits of the Triple Bottom Line

Developed in 1994 by John Elkington, the triple bottom line is a strategy for sustainable businesses, governments, and communities. This strategy provides a method of measuring the accountability of these organizations in three interrelated ways, or bottom lines: people, planet, and profit. People deals with how socially responsible organizations have been throughout their operations, Planet pertains to measuring the impact these operations have had on the environment, and Profit refers to the profit and loss associated with these operations. Communities like Buffalo can benefit from the triple bottom line strategy as it enables the community to measure the long-term sustainability of a company, park, industry, or organization in more ways than monetary profit alone.

Organizations that utilize the triple bottom line strategy fully can create viable closed loop systems, enabling sustainable growth, profit margins, environmental practices, and social wellbeing through time. The Center for Community Studies has incorporated the triple bottom line into every one of our proposals as a part of the concept of Sustainable Infrastructure.

Our proposals for the Buffalo community encourage sustainable activities, employment, goods, and services that can generate a profit which can then be fed back into the community, encouraging more growth, more profit, and so on. The triple bottom line is beneficial to Buffalo on multiple levels: people benefit from a cleaner environment, a green friendly community is monetarily viable, and people benefit from social and monetary well being. Buffalo can create a model green town in the Midwest by following this strategy.

Measuring People, Planet, and Profit

The most difficult part of the triple bottom line is measuring the impact of the three categories. Measurement is necessary in this strategy as it enables the community to gauge the effectiveness of each new proposal. Placing a monetary value on these categories is one method Buffalo could consider. For the profit category, this is easy to do, as profit and loss has a monetary value. This becomes more difficult to apply to people and planet, however, as it is difficult to place a value on social welfare or environmental impact on strictly philosophical grounds.

Alternatively, the triple bottom line can be measured as an index. This eliminates the issue of incompatible monetary units assigned to people and planet. An index-based measurement compares the performance of the three categories to existing benchmarks. For instance, the community could measure the success of a new industry based on the amount of plant refuse converted to compost for community use (pages 94, 192-196), and then compare their success to that of other regions. Likewise, Buffalo could measure acres of parklands, gauge progress based on the creation of new parks for community and wildlife use, and then compare themselves to other communities outside of Buffalo (pages 152, 172, 177-178). If Buffalo comes out on top as compared to local, regional, and national averages, its strategies for social and environmental sustainability are shown to be working.

Simply put, there are several methods of measuring the sustainability of people, planet, and profit within an index based measurement system. The exact scope of the project, industry, or organization will determine the exact measures to include in the index, whether it is the increase in personal income as related to the arrival of new small businesses, or the conversion of plant refuse to compost, thereby reducing the amount of waste entering the landfill. The difficulty is in determining just how many of these

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measures to include in the people, planet, and profit categories. Ultimately, it is the availability of data that will determine which measures to include in the triple bottom line strategy. Below is several of the sustainability measures typically included in the triple bottom line, as examined by various academic sources.

Profit Measures

Profit measures should include variables pertaining to the flow of money within the Buffalo community. Examples include:

- Personal income
- Establishment sizes
- Cost of underemployment
- Job growth
- Tax revenue
- Business climate factors
- Business diversity factors
- Employment

Planet Measures

Environmental measures can include variables pertaining to natural resources and the influences to their viability. Examples include:

- Air and water quality
- Energy consumption
- Waste management
- Land use
- Electricity consumption
- Natural resources
- Built environment
- Transportation via public transit

Ideally, the community would have access to long range trends in environmental quality for each of the environmental measures in order measure the exact impact a project, organization, or industry has on the environment itself.

People Measures

People measures include variables pertaining to the social needs of the community, and can include many variables. Specific examples include:

- Education
- Social resources
- Health and well being
- Quality of life
- Social capital
- Unemployment rate
- Median household income
- Relative poverty
- Percentage of population with college degree
- Average commute time
- Health adjusted life expectancy

Many of the People, Planet and Profit measures can be readily accessed from state and community data.

Precedent_Cleveland, Ohio

In 2009, Cleveland, Ohio created the Sustainable Cleveland 2019 (SC2019) Summit to discuss the viability of applying sustainability to the local economy. The SC2019 Summit created a ten-year plan based on the triple bottom line to create a sustainable economy. The city uses four key areas to measure sustainability: the personal and social environment, the natural environment, the built environment, and the business environment. Each area encompasses six goals to achieve by 2019; the exact measurements have yet to be fully developed, however.

Precedent_Grand Rapids Region

The Grand Rapids region created the “Community Sustainability Partnership” in 2005 to lead the city to a sustainable future. The region developed fourteen primary variables pertaining to the area’s quality of life and environmental factors to gauge their progress towards sustainability. Rather than use an index-based

measurement, the region established a set of goals for each of the fourteen variables.

Their triple bottom line includes issues related to environmental quality, economic prosperity, and social capital and equity. Examples of environmental concerns include water and air quality, built environment, land use, and transportation. Economic concerns include personal income, unemployment, redevelopment and reinvestment in jobs, and knowledge competitiveness. Finally, social concerns include safety and security, education attainment, health and wellness, and quality of life.

Summary

If Buffalo applies the Triple Bottom Line strategy to future developments, projects, industry, and organizations, they can create a road map towards sustainability. Accounting for the social, economic, and environmental concerns is imperative to the community becoming fully sustainable. The challenges to this strategy arise in the measurement of the three categories; whether that is through monetary changes, index-based comparisons, or the setting of specific goals for the community to meet. The community can look to others, such as Cleveland and the Grand Rapids region as precedent when implementing such a strategy.



Planet - A community starts a farmer's market

Fig. 6.1.2



People - students learn outside the classroom

Fig. 6.1.3



Profit - Industry creates and sells compost for profit

Fig. 6.1.4

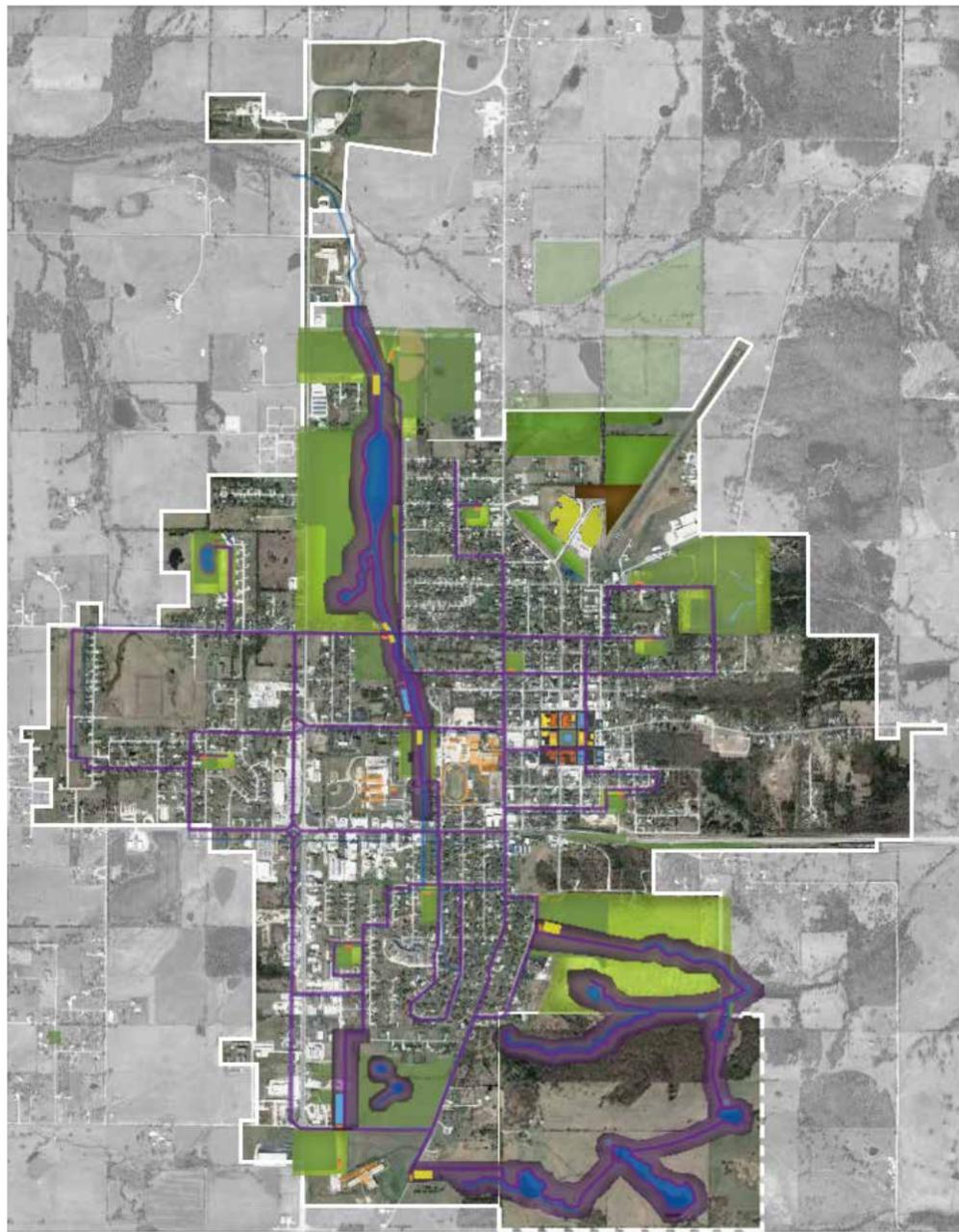
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Comprehensive Plan

The Drury Center for Community Studies has developed a comprehensive vision, outlining how the CCS team believes Buffalo should evolve as it moves through the next 20-25 years. After working with the community to outline their goals and needs, the team put together recommendations under five proposal areas. The areas all have one goal, to achieve the concept it believes will help Buffalo return to the vibrant town it once was: sustainable infrastructure. The recommendations begin to address issues in the city through proposals over five basic categories: City Beautification, the Development of a Series of Trail Networks, Parks and Recreation, Industry, and Revitalization of the Down Town Area.

The proposals all work in conjunction to address existing problems, help increase the marketability of the community, work towards developing a new industry and bring jobs back to the area, work towards an increase in education, promote a healthy lifestyle initiative and help to support a shift towards a community that is self-sustaining. Implementing city beautification throughout the town with a series of wayfinding and streetscaping strategies, the city would become more visually pleasing. A development of industry would bring jobs back, invigorating the spirit of a tired community that is ready to work. The creation of a healthy parks system, with a network of trails would not only connect Buffalo's communities with each other, but also connect Buffalo to the rest of the region and state. These would also help promote a lessened reliance on fossil fuels and reverse the role of cars in Buffalo. Lastly, a revitalized downtown, would allow people to see the strong roots their community was built upon. Giving them a place to be proud of, and restoring a sense of civic pride that has seemingly been lost as Buffalo has begun to become tired and dreary. These aspects will all work together to allow Buffalo to change the way it perceives itself, and begin to change the

way other surrounding communities perceive Buffalo. This community has a great opportunity to reintroduce itself to its neighboring communities, neighboring counties and even the southwestern region of Missouri as a vibrant healthy community. Buffalo has the opportunity to become a place people want to return to through the proposals outlined in this visioning "tool kit". The plan is simple and it begins with two types of implementations: changes in the built environment and changes in the natural environment.

The suggestions for the built environment are designed to allow the city to increase its functionality, improve its aesthetics and draw in more business. The city beautification proposal suggests wayfinding as an important development in Buffalo, especially with its reliance on Highway 65 as the main arterial. Another suggestion is the revitalization and renovation of the historic downtown area. Since many of these buildings are in disrepair, it would allow the downtown to become a destination apart from the main highway, in turn drawing traffic into the town's center and helping to support small businesses. This would also help to redefine the downtown as a destination that citizens would want to and need to go. This importance is currently lacking. The built implementations would also focus on repurposing the old chicken processing plant as a multi-faceted resource for farming and agriculture related industry. There is also the development of a cultural hub in a main corridor between Highway 65 and North Hickory.

Our suggestions for changing the natural environment work to better use the beautiful environment as well as redevelop the green areas the town already has. Parks and recreation works to develop new pocket and community parks throughout the area, while also revitalizing the existing city parks. Developing a network of trails to connect Buffalo and reduce its car-centric culture is also one of the main strategies of the CCS's proposals.

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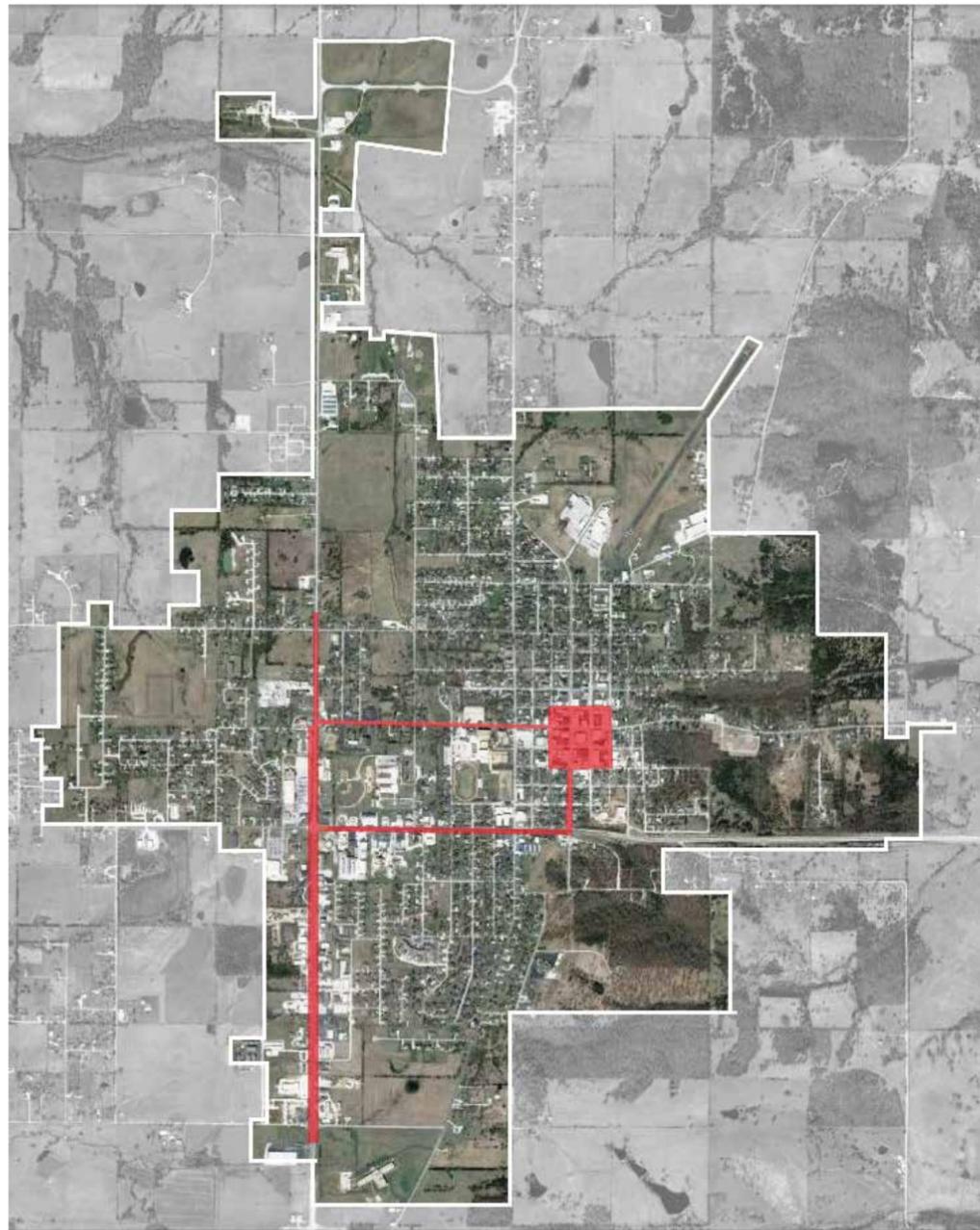
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city beautification



City Beautification

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Introduction

A uniform streetscape along the main roads and into the downtown will provide the opportunity for more pedestrian traffic, safer movement throughout the town, and allow people to become more active in Buffalo. Uniform streetscaping also adds an extra incentive, encouraging new businesses and residents to look at locating to Buffalo. Well-placed way finding signs will encourage visitors to turn off Highway 65 and into Buffalo: providing more business to those in town. Way finding signs will also provide information on upcoming events, both for residents and visitors, creating opportunities for social interactions and increased business throughout Buffalo.

Areas for Implementation

The two main areas for implementations are the Highway 65 corridor and the downtown square. These two locations should be the first areas to be targeted for streetscaping. Highway 65 is a vital asset to Buffalo (bringing in much of the out-of-town business) and is also the area in town where the most businesses are starting up. Since there have not been codes or guidelines to follow, the relative building position to Highway 65 varies from business to business. Each business has its own parking lot, some of which are less than a foot apart from the neighboring parking lot. Each business also has its own entrance and exit curb cut. The problem with each businesses' parking lots being separated is that cars have to pull out onto Highway 65 to drive between businesses, which is both unnecessary and unsafe. The uniform curb cuts and parking lots will make Highway 65 safer by having less cars turn out points. In the center of Buffalo, Highway 65 intersects with Highway 32. This area should be used to make a statement about Buffalo; whether with signs, plantings, or artwork. Buffalo should not miss the opportunity to capitalize on their busiest intersection and trying to draw people further into Buffalo.



Unification of Signage

Fig. 6.2.1



Improper Signage: Glenstone Ave, Springfield MO

Fig. 6.2.2

City Guidelines

Buffalo should establish new guidelines for the city, businesses, and residents. The guidelines will help to establish certain aspects of city beautification throughout the city. Aside from parking lots and curb cuts, such things as signage, landscaping, and building facades should be developed in a compatible manner throughout Buffalo.

Unification

The city of Buffalo should develop guidelines for two types of signs.

- The first is the way finding sign.
 - They should be consistent in size, color and location. This will help people recognize the way finding signs from a distance.
- The second is the business sign.
 - The city of Buffalo should regulate how businesses in the downtown display signs on their facade. By making the business signs flush mounted on the facade creates a less clutter appearance and provides a level of compatibility in the downtown.
 - The city of Buffalo should regulate the signs along Highway 65. These business signs should have a consistent setback, size, and height limit. Recommendations for integrating the signs with appropriate scaled landscaping are also encouraged.

The current signage competition among the businesses along Highway 65 has created an unsightly clutter that distracts from the beauty of the countryside and the community. The competing signs on the roadway, by the roadway, and on the buildings create a visual spectrum from which it is difficult to extract any meaningful information

easily. To ameliorate this entry sequence condition, the city of Buffalo should look at reducing the number of curb cuts and developing share business parking areas, reducing the number of signs along the highway and concentrating the signs at the entries to the share parking areas, restricting the type of signs that can be used, and integrating a landscaped buffer along the highway that compliments the signage. Consideration of xeriscaping along the highway is recommended to reduce cost and reintroduce native plants that are acclimated to the area.

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Streetscaping

Highway 65 and Highway 32

Uniform streetscaping along the Highway 65 and Highway 32 corridors can greatly help the beautification of Buffalo. Since the majority of traffic enters or passes through on Highway 65, this is the main opportunity that Buffalo has to attract visitors. The current entry conditions deters many visitors from getting off Highway 65 and visiting Buffalo because of the unwelcoming clutter and lack of way finding information. With proper streetscaping and way finding signage, visitors would be more inclined to explore the city of Buffalo.

Pedestrian and Cyclist

The streetscaping modifications along the main corridors for the pedestrians would include the addition of sidewalks, a vegetated buffer between the roadway and the sidewalk, trees to provide a more comfortable sense of human scale, and way finding signage. The incorporation of sidewalks throughout the city should be the city's ultimate goal.

Cyclists require a separated bicycle path along the main corridors. Like pedestrians, the cyclist area should also be vegetated, scaled appropriately, and include signage. Bike routes should be developed throughout the community.



Streetscaping Along US. 65

Fig. 6.2.3

Curb Cuts and Parking

Each business along Highway 65 has one or more curb cuts and often their own separate parking area. This has resulted in an arrival sequence characterized by entry aprons and asphalt. The city of Buffalo needs to establish guidelines and incentives to reduce the number of curb cuts along the highway frontage of the entry sequence. This could be done by encouraging shared parking areas per several businesses, thus reducing the need for multiple curb cuts and requiring landscaped buffers between the roadway and the shared parking areas.

Beautification

Improvements that the city of Buffalo can make along Highway 65 include adding and improving green space. The addition of a landscaped buffer between the roadway and parking areas would be visually pleasing, reduce the road noise and pollutants, and be a unifying feature of the arrival sequence. Trees should be added along the roadway and the street lighting modified to accommodate both the car and pedestrian. Brackets on the street light poles should display city banners about the city and upcoming events. Of particular importance in this entry beautification plan is the intersection at Highway 32 and Highway 65. This is the point in the entry sequence where the city of Buffalo should put forth their best face and say "Welcome to Buffalo".



Streetscaping Along US. 65

Fig. 6.2.4



US. 65 and HWY. 32 Intersection

Fig. 6.2.5

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Downtown

When looking at street beautification for downtown Buffalo there are many problems that need to be addressed to bring business back. Through proper phasing this can be achieved easily. The first steps that need to be addressed are for safety purposes.

Safety_Sidewalks and Crosswalks

Safety is the first issue that should be addresses when looking to start with street beautification. A big problem is the condition of the sidewalks in downtown. The current condition of the sidewalks varies from block to block. The big concerns are the varying heights from street level. Sidewalks need to be handicap accessible and uniform throughout the square. This will minimize the risk of injury.

The second issue that needs to be addressed involving safety is the crosswalks. The current crosswalks consist of two different colors, and are placed at different locations throughout the square. Proper crosswalks need to be uniform and consistent. The city must make a decision on what the standards need to be. Having crosswalks on each corner is the norm, because stop signs halt traffic at



Downtown Sign in Ozark, MO Fig. 6.2.6

the corners. Since the courthouse's entrances are centered on the building then the use of speed bumps or raised crosswalks can be placed for better access to the courthouse. This will cause traffic to slow down throughout the square and will bring attention to the mid-block crosswalk. Also proper signage can help as well to make crosswalks safer. By posting signs such as 'traffic calmed zone', drivers will understand that the traffic on the square is slower and see the consistent crosswalks per block.



Streetscaping around the downtown Area Fig. 6.2.7

Beautification

With an updated and revitalized downtown through streetscaping, Buffalo's square will have the necessary first steps in drawing businesses back to downtown. Buffalo should look into expanding the green space around the square, as well as adding green space to the expanded sidewalks. Another option could be planters along buildings and at the windowsills: this added greenscape will help with breaking up the hardscape elements of downtown.



Existing Corner of Commercial St. and Maple St. Fig. 6.2.8

Buildings

The current state of the buildings in downtown Buffalo vary. With the added green space and beautified downtown, businesses will have added incentives for opening in the downtown. For the businesses that are currently there, unifying improvement between businesses will also help with the street's beautification. A general fix-up and painting of the downtown structures would be relatively inexpensive step and go a long way to heightening the interest in the city center once again (pages 237-238).



Corner of Commercial St. and Maple St. with Streetscaping Fig. 6.2.11



Elevated Cross Walk Fig. 6.2.9



Calmed Traffic Sign Fig. 6.2.10



Planters Box Fig. 6.2.12



Plantings Fig. 6.2.13

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Signage

New signage is required along all the main corridors leading into and through the city of Buffalo.

Entrance

Entrance signs should be placed along Highway 32 and Highway 65 as you enter the city of Buffalo. These welcome signs should express the character and heritage of the city and begin the visitor experience of Buffalo. The welcome signs need to make a bold and visually appealing statement because they are the first impression the visitors will have of the city.



Entrance Sign

Fig. 6.2.14

Capitalization on Name

Buffalo has a unique opportunity that most cities do not have its name. The city should expand upon the use of the "buffalo" in all aspects of the city's logo, welcome signs, way finding signs, banners, storefronts and literature. This re-branding of the city of Buffalo's image should be undertaken early on and start to re-establish the town's pride and reinvigorate the image of Buffalo regionally. The re-branding of the city's logo or graphic image will not in itself turn the community around, but it will stimulate a new sense of pride, require the community to examine its heritage and project where it would like to go in the future to express that new image. Buffalo needs to project an air of confidence, progress, hope and optimism for it to be noticed, for people to be interested in investing in its future.



Wayfinding Signs



Fig. 6.2.15

Wayfinding

Wayfinding signs are useful because they help orient visitors. Signs need to be appropriate for the reader's mode of travel. For pedestrians and bikers, signs are set at eye level and have more information because the people are able to stop and read. These signs are located off the street and along greenway trails, sidewalks, and bike lanes. The second type of wayfinding sign is for vehicular traffic. Because traffic moves much quicker than pedestrians do, the signs tend to be larger with fewer words. These signs are more graphic and the text font enlarged. In this way the driver will notice the sign from a distance and be prepared to "read it" when they pass. By locating the signs



Wayfinding Signs

at intersections where traffic comes to a stop, signs can be more useful because even if the person is just passing through the city they can still read the sign and see what Buffalo has to offer. The last type of sign is specific to a location. Like the welcome signs, these signs signify that the person has arrived at a specific destination and can learn that place and its history.

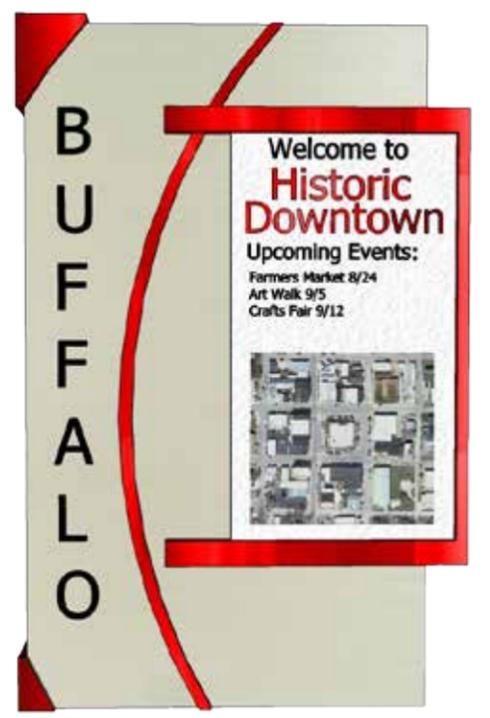


Fig. 6.2.16

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Downtown Streetscaping

Fig. 6.2.17

Short-term Phasing

Place entrance signs along Highway 65
refer to page 131

Repair current sidewalk along main corridors
refer to page 129

Build green divides along Highway 65 and plant vegetation and trees along green divides
refer to page 127

Establish unification guidelines and laws for streetscaping
refer to page 126

Mid-term Phasing

General renovations should start downtown
refer to page 130

Additional signs for downtown and Highway 65 should be added for town identification
refer to page 132

Implement a 'traffic calmed area' in downtown area
refer to page 125

Extend Business hours around square and Highway 65 to improve the night life of Buffalo
refer to page 125

Long-term Phasing

Add wayfinding signs in proper locations
refer to page 132

Add new sidewalks, crosswalks and bike lanes along main corridors
refer to page 129

Connect parking lots along Highway 65 and remove curb cuts
refer to page 127

Bioswales and other green spaces should be developed
refer to page 127

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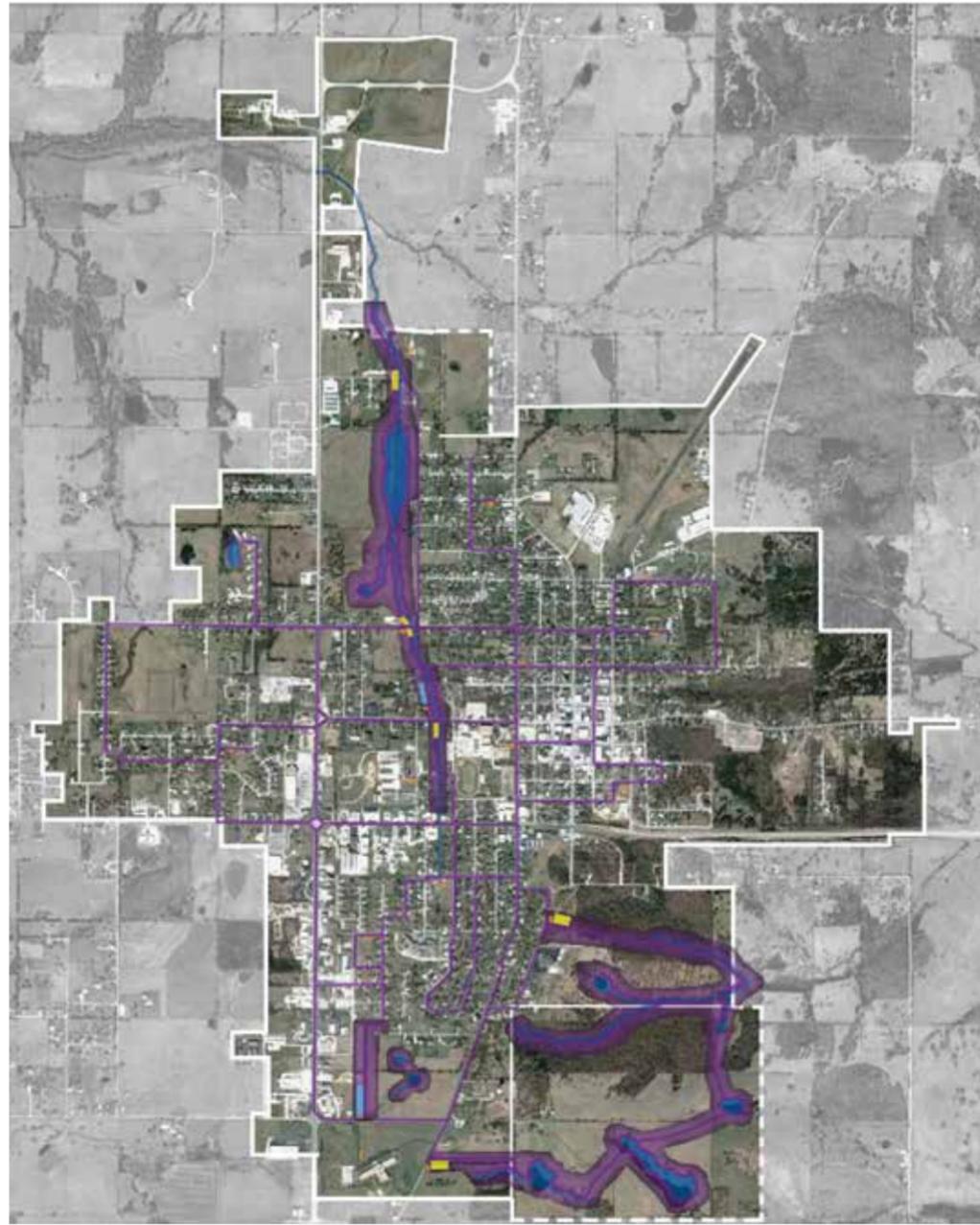
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Trails

Goal

A small town like Buffalo that currently lacks a strong sense of pride, economic power, recreational opportunities and an inviting appearance still has the potential of developing and growing. This may begin with its beautification and implementation of trails and parks that would establish a now almost non-existent active living lifestyle.

Linking the area where one lives to the natural environment is fundamental to the welfare of the individual. No matter how developed, thriving, or economically stable a town is, if it is not a nice and pleasant area to live, its members are not going to be completely comfortable and happy. The objective of a town is not just wealth and power, but the ability to become a pleasant place to live. Wealthy cities with big business activities tend to be dominated by stress, rushes and frustration, where working becomes almost an obsession and the center of everyday life.

A good system of trails and parks would allow Buffalo to become a model "green" town: involved with nature and exercise. The town would become the destination for members of nearby communities who wish to enjoy the trail system as well as use other services like restaurants, stores or hotels (increasing the town's income).

Benefits

Trails are paths where motorized vehicles are unauthorized. People use them for walking, running, biking, hiking, backpacking, or even riding horses. All of these are physical activities that involve the engagement with nature. Trails improve the economy and lifestyle through tourism, civic pride, preservation and restoration of open spaces to improve fitness and health through a variety of opportunities of physical activity.

Environmentally, trails help to promote the diversity of fauna and flora through the cleansing of the land, water and air by reducing the pollution. They provide alternate and sustainable means of transportation through the town. In the planning of a project for a trail, the project influences the shaping and planning of the community.

A significant aspect that is in need of being addressed is tourism. Trails bring people into the community: giving it popularity and recognition. Tourism is a key sector for economic benefits. It brings money from outside into the town, increasing the wealth and encouraging development and beautification of the town, which in return builds a stronger civic pride. Better infrastructure and services increase property values and thus taxes that can be used for the enhancement and beautification of the town (pages 179-182). Tourism would create employment opportunities, income and entrepreneurship in the small business market.

Regarding the community, trails enable outdoor educational opportunities and activities for people of all ages that involve public recreation, social interaction, health and fitness. Watching a town progress and continue to look better increases the citizen's civic pride of their community. Another positive effect is safety. As the city of Waterloo, Ontario's Mayor Joan McKinnon stated, "A web of trails ties the community together. If you build trails the people will come, and through their trail use, safety in neighborhoods is increased because of "eyes on the street."

Exercising has multiple physical benefits like reducing body fat, increasing aerobic endurance, accelerating metabolism, combating health problems and diseases like heart issues, high blood pressure, certain types of cancer and arthritis among many others. Exercising outdoors is proven to have more advantages than indoors. Body health even affects the mental health of the person. Exercising on a green space helps to reduce tension, confusion, anger and

depression and improves the individual's mood and self-esteem.

Proposals

The proposed plan involves a series of trails to fulfill Buffalo's need for a healthy living community pride and where visitors bring recognition and income to the town. The trail system consists of three different trails: a greenway trail, a passive trail and a bike lane. The concept consists of connections of all of the main city areas including the schools, parks and square, to create a web of trails transports users throughout the community while lowering the use of motorized vehicles.

The greenway trail runs along the creek that crosses the town in a north-south direction connecting both sides of the community and going between the elementary and high schools to provide convenient access to the students. It is a mixed-use trail with two lanes, one devoted for cyclists and the other for walkers and runners.

The passive trail is located on the southeast side of the community and takes advantage of the water drainage areas that are not suitable for development. It is a walking trail meant to be used as an educational trail to teach the community and visitors about the local environment, its flora and fauna, and, especially, the birds. The trail is a wooden path lifted above the ground as it goes through the woods and opened fields of the area. It has a several bird watching shelters along the trail to facilitate the study of the local birds.

A bike lane through the town would connect all the neighborhoods, schools and parks together. The purpose is to improve the safety for cyclists by separating them from the traffic, reduce the car use and promote a healthy living community by encouraging a biking culture. A bike rental system throughout the community would be installed as a

mid-term step.

Eventually, the plan would be to connect Buffalo's trails with other trails. The Frisco Highline Trail goes from Springfield to Bolivar; however, a link to the trail should be developed between Bolivar to Buffalo. Another future connection with the Buffalo trails is with the TransAmerica trail that has many users. It runs from the state of Virginia across the country to the state of Oregon. By connecting these trails together, Buffalo could attract the riders from these trails into their community and a circuit trail for extended day and weekend excursions could be developed.

To encourage and promote the use of the trails, multiple activities along the trails should happen like bird watching, geocaching, runs, walks, boot camps and even trail maintenance programs to lower maintenance costs.

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Greenway Trail

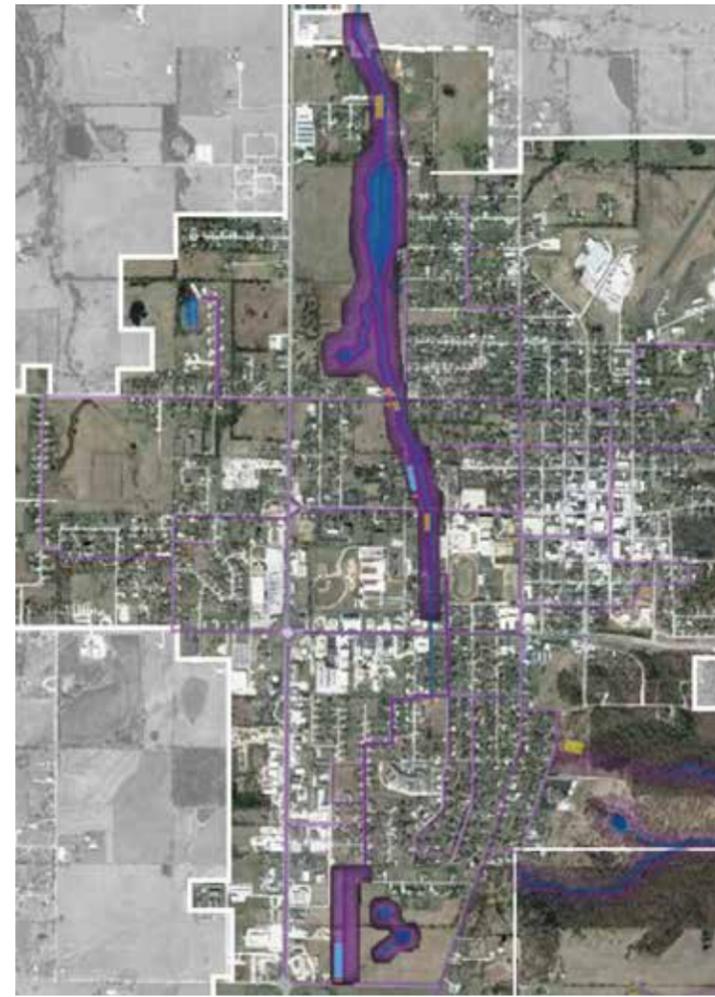
Location

Located in the middle of Buffalo, the greenway trail runs north to south along the creek. The entire length of the trail is inside of the city limits. The northern part of the trail runs by the new greenway park and between the elementary and high schools. Once it passes the schools, it heads south to connect with the bike lane as it crosses Highway 32 and into the neighborhood south of Highway 32. Once it passes the neighborhood, it changes back a greenway trail and ends at the middle school.

Design and Uses

The mixed-use gravel trail consists of two lanes, one for cyclists and another for walkers and runners. Avoiding pavement gives a greater sense of being in the nature, as well as saves money and improves the experience of the trail, especially, for runners who seek soft surfaces to run on. Soft surfaces, like gravel, reduce the impact on the runner or walker's joints thereby decreasing the risk of injuries. There would be two different types of gravel of different color, one for each lane so cyclists and walkers or runners do not conflict with each other. The biking lane would be 12' wide while the other lane would be 10' wide with a 1' gap between them to separate both types of gravel.

The acquisition of the land where the trail is located would occur in the early phase, while its construction would happen on the midterm phase.



Greenway Trail Zoning Diagram

Fig. 6.3.1



Greenway Trail Section

Fig. 6.3.2

Outdoor Fitness Circuits

As part of the effort to promote a healthy lifestyle among the community, two fitness circuits have been placed along the trail. One fitness area is located along the trail where it passes by the retirement home; northwest from the high school and the other fitness area is on the south end of the trail near the middle school. Both of these are near the schools for easy accessibility by the students as well as the neighborhoods. The fitness circuits would also help to bring more people to the trail, thus, becoming a destination points.

Pond

The greenway park (pages 171-172) travels along the creek and across where the water can be retained by a weir to widen the creek and create a "pond". This would not be difficult since this is a watershed area. This impoundment would increase the variety flora and fauna along the trail.



Greenway Trail and Pond

Fig. 6.3.3



Greenway Trail and Outdoor Fitness Circuit

Fig. 6.3.4

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Passive Trail

Location

The southeast side of Buffalo is mainly a watershed area. Multiple creeks make that location undesirable for development. The area is clear of any kind of building or structure; it consists on open fields and some areas with woods. After looking at those conditions, we believe that this area could be utilized for a passive and educational trail. The addition of such a trail would provide an environmental preservation of the Buffalo community. There are two entrances to this trail, one on Oak Ridge Road and the other on County Road 38-48.

Ideally, the acquisition of the land would occur in the short-term and the trail built later. Changes in the phasing plan may change depending upon progress or issues with land acquisition. Portions of the trail could be built as land is obtained.

Design and Uses

The trail is a wooden path with wooden railing that guides the people through this low watershed areas. It runs along the drainage ravines, creeks and ponds of the area.

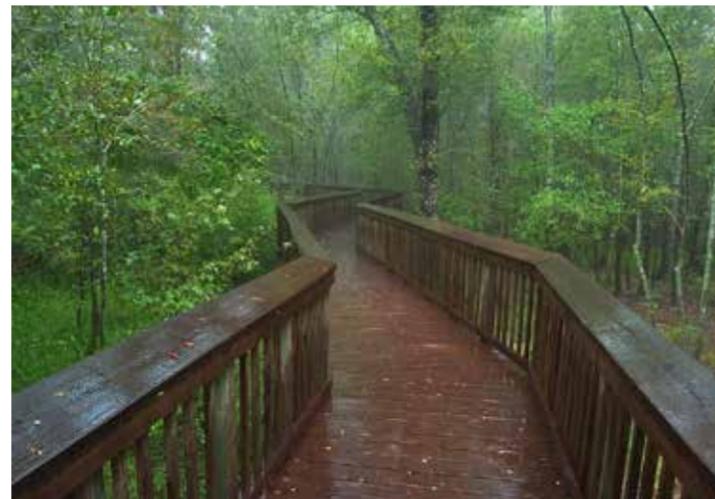
The areas along the trail would be cleaned and enhanced so vegetation to promote growth grow and establish habitat and further helping to preservation the structure of the watershed.

The main purposes of the passive trail are educational and recreational. People would learn about the native flora and fauna of the region as they walked along the trail.



Passive Trail Zoning

Fig. 6.3.5



Passive Trail

Fig. 6.3.6

Bird Watching Shelters

Since the local flora and fauna education is the main objective of this trail, we have proposed that bird watching be developed as the key activity along the trail. Learning about the flora and fauna of your community promotes a sense of pride, appreciation and identity.

Bird watching shelters have been built in multiple locations along the path. The shelters would provide seating so people could enjoy bird watching more comfortably. The shelters would have different height openings in the walls to be adapted to the users' heights and all-weather descriptive bird watching guides displayed.

Surrounding the bird watching shelters, the flora should be developed to optimize the habitat for a variety of local birds. This trail and its developed bird watching settings could become a positive attraction for regional bird watchers. This pass time is widely appreciated and there are numerous bird watchers always looking for new sites to visit.



Cardinal Bird on a Tree

Fig. 6.3.7



Passive Trail and Bird Watching Shelter

Fig. 6.3.8

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Pavilions

Because of the passive trails educational purpose and location away from the center of the town, there is a need for a facility to provide basic needs.

Two pavilions are proposed, one at each end of the trail. The locations are at the Oak Ridge Road and County Road 38-48 trailheads.

These pavilions would have restrooms, tables and seating, and a fire pit/grill. Because of the nature of the area, the pavilion should have a more rustic appearance.

The placement of the pavilions away from the city center makes them a good place for family, group or community reunions.

The pavilions should also be design to accommodate classes and group instructional activities and to accommodate day and evening group lectures and walks. All-weather instructional materials should also be displayed for people using the passive trail to learn about the vegetation, wildlife and the environment.



Pavilion by Passive Trail

Fig. 6.3.9



Interior of Pavilion Passive Trail

Fig. 6.3.10



Barbecue in the Pavilion by Passive Trail

Fig. 6.3. 11

Informational Plaques

As an educational trail, there needs to be information on what the user will experience along the trail. People would be able to learn and see a variety of plants and trees as well as animals, especially birds. The informational plaques would be placed along the length of the trail.

There are four types of informational plaques: wildlife, vegetation, plans, and regulations. Wildlife signs would inform the users of the animals found in the area. Vegetation signs are located beside the plant, flower or tree it is describing. The informational signs providing the plan of the trail would position the people on the trail as well as inform them of the location of the bird watching shelters and the pavilions. To maintain the conditions of the trail and its facilities, signage regarding the regulations will be installed.



Bird Informational Plaque

Fig. 6.3.12



Flower Informational Plaque

Fig. 6.3.13

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Bike Lanes & Biking Culture

Location

In a society where research to find alternative and sustainable energy sources is a priority and gas prizes keep rising, we, as rational citizens, should consider a more sustainable way of living in which we rely more on renewable energies to lower the human footprint on our environment.

Biking is one of the healthiest and cheapest means of transportation. The creation of a biking network in Buffalo would generate economic, health and social benefits. The use of bicycles instead of cars lowers traffic on the streets and reduces the money spent on gas. The bicycle network would also help to promote community interaction. Moreover, using a bike regularly will keep us fit and eliminate health issues, which will reduce our medical bills. By taking your bike to school or work instead of the car a person can significantly improve both their physical and mental health.

The bike lane connects all-important points of the town: the parks and pocket parks, schools, square, and both side of Highway 65. The bike lane network was designed to be no more than two-blocks away from every home in the community.



Bike Lane Zoning Map

Fig. 6.3.14

Design and Uses

The bike lane is a smaller lane in width on one side of the street indicated by the symbol of a bicycle painted on the street surface.

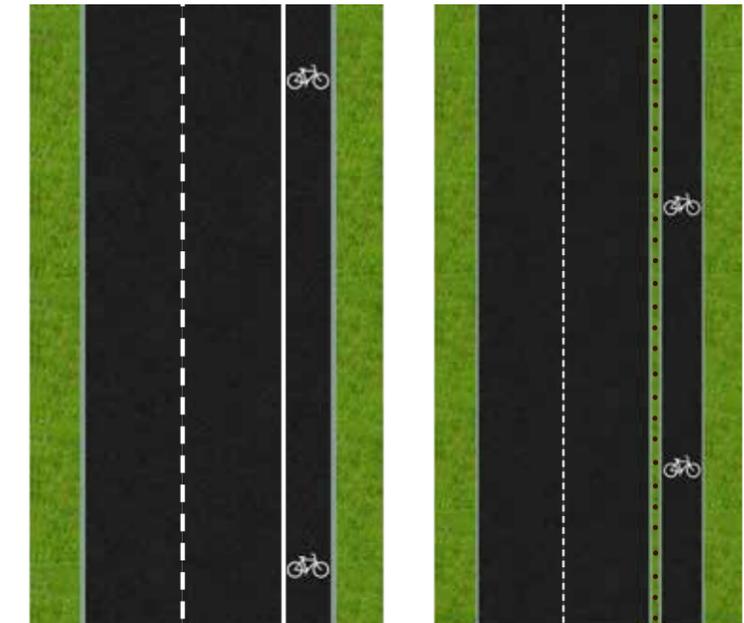
Mainly members of the community would use the bike paths for daily activities. Locals that work in Buffalo can use their bikes to get to work. Multiple people complained of their lack of time to exercise because of work. The development of a bike-oriented community could help to reduce that issue. The younger community should especially be encouraged to use these bike trails. It would be safer for them to ride their bikes on these trails and it would promote a healthier and more sustainable mindset among and, in time, the entire community.

Phasing

Due to the cost of installing a separated bike lane beside the street, the separated bike lanes would happen in two phases.

The first phase would consist of the addition of a bike lane by the side of the street. A white line and bike symbol painted on the street indicating the bike lane. This is an inexpensive way to begin to promote the use of bicycles for transportation.

The second phase would consist on the separation of the bike lane from the traffic lane by a thin strip of grass with wooden short poles. This separation would require the widening of the street.



Bike Lane Short and Mid Term Phase

Fig. 6.3.15



Bike Lane Short Term Section

Fig. 6.3.16



Bike Lane Mid Term Section

Fig. 6.3.17

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Workshop

The implementation of a bike lane across the town has the goal of establishing a biking culture in the community.

If there is going to be multiple people using their bikes they need a facility to take care of the bikes. We recommend that a workshop be set up on the south side of Main Street on the west side of the downtown square. In the workshop, people can get their bicycles fixed or buy new bicycles. This bike workshop could also sell equipment used in other trails activities like running, walking or hiking.

Bike Rental System

The workshop could also rent bicycles. Encouraging the use of rental bikes as more visitors come to town as an alternative means to move around the community and to enjoy the variety of trails and parks in Buffalo would support the economy and the community's goal of sustainability. If a bike rental system is developed bike rental stations could also be installed throughout the community.



Front of Bike Workshop Fig. 6.3.18



Back of Bike Workshop Fig. 6.3.19



Bike Rental Station Fig. 6.3.20

Trail Fixtures

Trailheads

A key part of a trail is the entrance or trailhead. It should have an inviting and appealing appearance that encourage people stop and explore the trail system.

There are two types of trailheads, an overhead trailhead and informational trailhead. The overhead trailhead is a wooden structure with landscaping to create a green mixed of colorful flowers and tree canopy. The overhead trailhead would also have informational displays pertaining to the trail plan, activities, facilities, and regulations. At these trailheads would be located parking, restrooms, water fountains, seating, shade, and picnic tables.

The informational trailheads would also have informational displays pertaining to the trail plan, activities, facilities, and regulations. These trailheads should avoid the typical wooden panel attached to two wooden posts and explore creativity ways to display the information like the ones in the image at the bottom of the page. The use of different materials and design imagery should create a sense of whimsy and help to establish unique identities and character for each of the trails in town.

All trails would have trailheads. The passive trail would have a pavilion at each entryway and the greenway trail entrance by the elementary and high schools would have a community center (pages 171-172, 167-170).



Overhead Trailhead Fig. 6.3.21



Overhead Trailhead Fig. 6.3.22



Informational Trailhead Fig. 6.3.23

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Bike Racks/Benches

Bike racks and benches can be the same, as shown in top image. The spacing of the vertical posts allows access of a bike tire. Another type of bench would have a backrest allowing more comfort, but this bench could accommodate bikes.

Trash Cans

Trashcans are required in all public spaces or buildings. Trashcans should be designed to attractive and compliment the space where they are located. The images at the bottom of this page show trashcans that compliment their surroundings. The trashcans below imitate the shape of tulips.



Bike Rack/Bench

Fig. 6.3.24



Bench/Bike Rack

Fig. 6.3.25



Trash Can

Fig. 6.3.26



Trash Can

Fig. 6.3.27

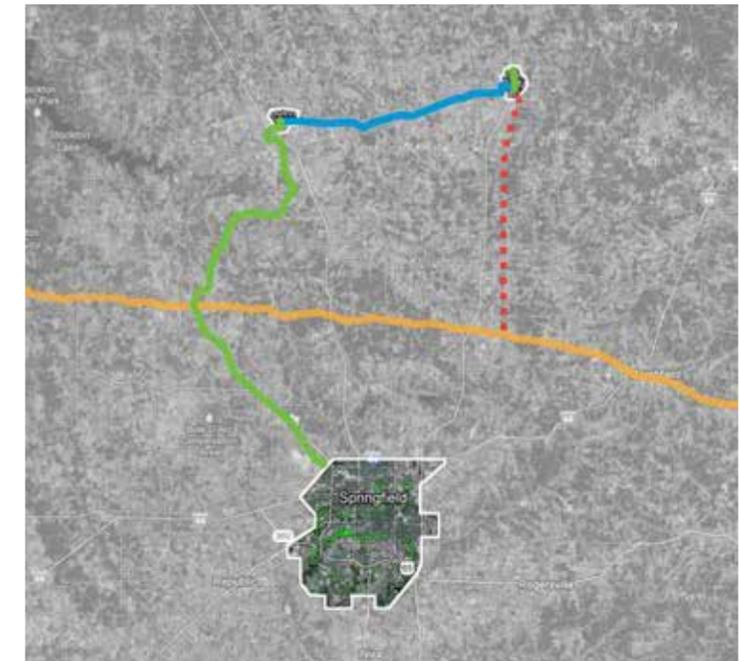
Trail Connections

Connection with Frisco Trail

To further increase the number of users of the trail network in Buffalo, Buffalo's trails should be interconnected with other ones. Cyclists, runners, walkers and horseback riders use the Frisco Highline Trail that connects Springfield and Bolivar. As a preliminary step to the actual construction of a trail connection between Bolivar's Frisco Highline Trail and Buffalo, we recommend that a bike trail connector be developed using the lightly traveled county roads paralleling Highway 32 to create a temporary trail connection between the two communities.

Connection with TransAmerica Trail

The TransAmerica Trail is one of the longest trails in the nation; it runs from Virginia to Oregon going through Kentucky, Illinois, Missouri, Kansas, Colorado, Wyoming, Montana and Idaho. The trail runs east west between Springfield and Buffalo crossing the Frisco Highline Trail south of Bolivar. The connection of Buffalo with the TransAmerica Trail could attract a lot more cyclist from the TransAmerica Trail into Buffalo.



Connections with Frisco and TransAmerica Trails

Fig. 6.3.28



Bolivar and Buffalo connection of trails



Fig. 6.3.29

- Frisco Trail
- TransAmerica Trail
- Proposed trail between Bolivar and Buffalo
- - Proposed trail connection with TransAmerica Trail

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Activities

Geocaching

Geocaching is a outdoors treasure hunting game. With the help of a GPS, the goal is to find the coordinates where the geocache is located. To begin playing the individual has to register in to the game and choose a geocache from a list you want to look for. Once you get the coordinates of the geocache the player has to put them in his GPS, go to the place where it is at, and find it. Once the geocache is found, another geocache of equal or greater value has to be placed back. Then, the player can share his story and pictures online. The geocaches are located all over the world.

Bird Watching

Bird watching is an educational and recreational activity. Bird watching involves observing and listening. Listening is a key part of bird watching since in multiple occasions it is easier to recognize the birds through the sounds they produce than by their look.



Geocaching

Fig. 6.3.30



Geocaching

Fig. 6.3.31



Bird Watching Activity

Fig. 6.3.32

Boot Camps

The parks and the outdoor fitness circuits by the greenway trail are perfect places to organize boot camps. Boot camps are group physical training practices in which its participants get in shape. The type of exercises is generally group intervals of bodyweight exercises like push-ups, abs or squats among multiple others. Not only do people develop their physical strength, but also their motivation through social support. Other physical benefits are that it lowers high blood pressure, hypertension and stress. Boot camps are beneficial for mental health.

Runs/Walks on the Trails

Trails are ideal places to organize runs and walks since there is no traffic and the participants are surrounded by nature. These events would serve as great marketing and advertising opportunities for the trails.

Trail Maintenance Program

Trails require a lot of maintenance to keep them in good conditions. The creation of volunteer maintenance programs that people can sign up for would reduce the trail maintenance expenditures while people would be interacting with each other and the environment while gaining valuable exercise.



Boot Camp

Fig. 6.3.33



Races on the Trails

Fig. 6.3.34



Trail Maintenance Program

Fig. 6.3.35

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Greenway Trail and Outdoor Fitness Circuit

Fig. 6.3.36

Short-term Phasing

Bike lane through town (phase I).
refer to pages 147-148

Promotion of a biking culture with the establishment of a bike workshop.
refer to page 149

Acquisition of land where the greenway and passive trails would be built.
refer to pages 147-148

Installation informational plaques in current parks and bike racks and trailhead for bike lane.
refer to page 146

Mid-term Phasing

Greenway trail and pond construction.
refer to pages 141-142

Installation of bike rental system.
refer to page 149

Bike lane through town (phase II).
refer to pages 147-148

Installation of outdoor fitness circuits, trailheads and bike racks by the greenway trail.
refer to page 142

Long-term Phasing

Passive trail construction.
refer to page 143-144

Birdwatching shelters construction.
refer to page 144

Construction of pavilions and installation of trailheads and bike racks by the passive trail.
refer to pages 145, 151

Connection of trails with Frisco Trail and TransAmerica Trail.
refer to page 152

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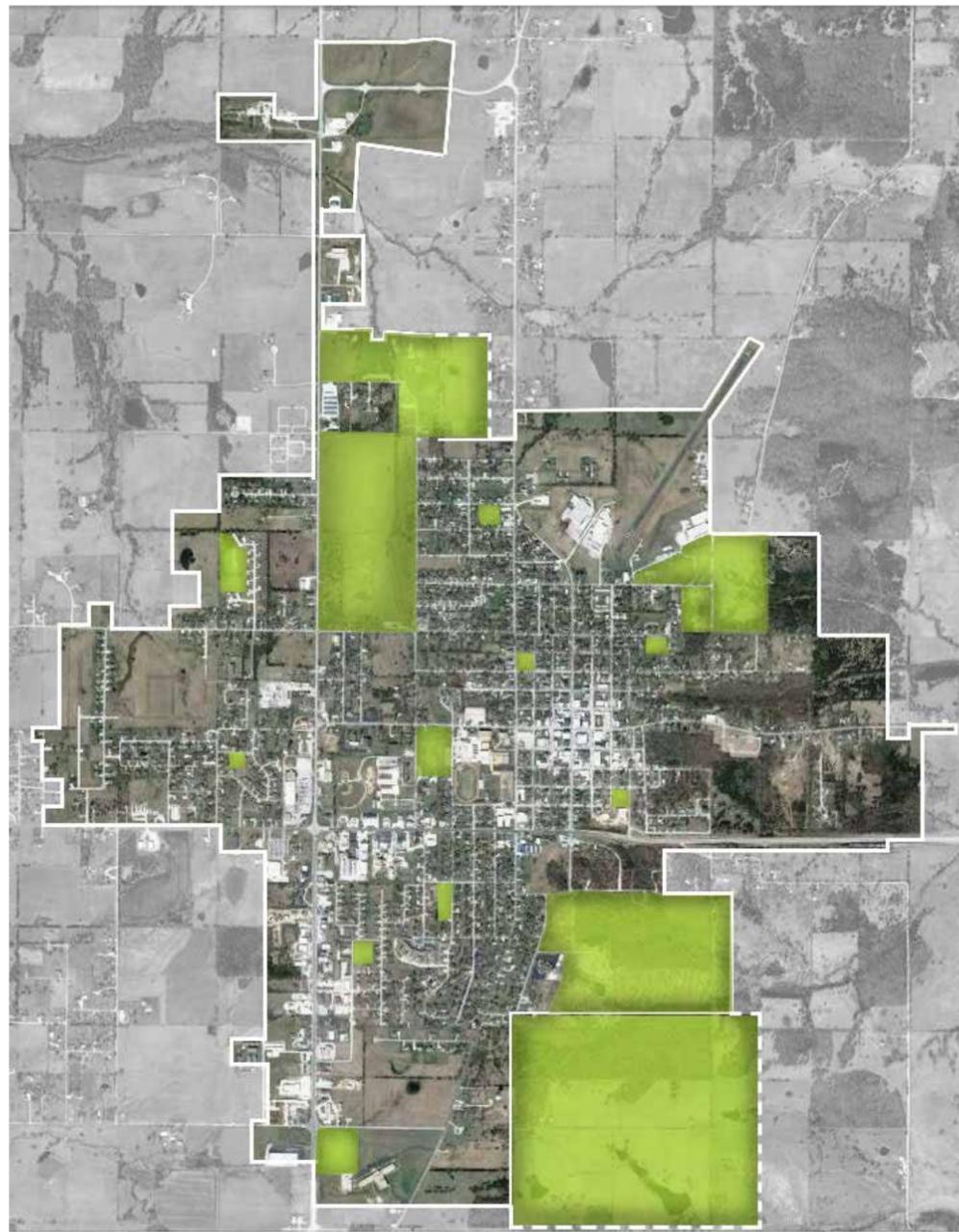
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Benefits of Parks & Recreation

Parks are an integral part to any thriving city, they serve to unite the community, preserve nature and provide recreation opportunities. Studies have shown that city parks encourage active living and healthy lifestyles (pages 75-76), as well as economic, environmental, and social benefits. Currently, Buffalo, Missouri, has two parks: the Buffalo City Park and fair grounds, and the 'New City Park,' both of which serve differing functions, from the yearly Celtic Fest to baseball games.

Throughout Buffalo, the Center for Community Studies (CCS) has identified several locations for new parks, pocket parks, a community center, and numerous park expansions. Buffalo should consider these proposals to encourage community interaction, environmental preservation, recreation, and healthy living. Uniting these parks is the Center for Community Studies' comprehensive trail network proposal (pages 139-146, 151-152).

Economic Benefits of Parks

Many economic benefits can come with the creation and enhancement of Buffalo's parks. Communities with nicer parks and trail systems typically have higher property values near the parks themselves. Professor John L. Compton of Texas A&M writes, "the real estate market consistently demonstrates that many people are willing to pay a larger amount for a property located close to parks and open space areas than for a home that does not offer this amenity." In his study in 2000, Professor Compton found that out of 25 communities with parks, 20 of them showed increased property values of homes and businesses located around the parks themselves.

Because the homes and businesses have higher values, their owners must pay higher property taxes. This increase in taxes is often enough to cover the cost of the park's

creation, enhancement, and maintenance. Meaning: "the park is obtained at a no long-term cost to the jurisdiction."

Businesses are more likely to invest in a community with parks and recreation opportunities, than those without them. When selecting a community to invest in, industries and businesses look at the community's quality of life, which includes the amenities they have access to, including parks. These amenities can include, for instance, the CCS proposal for an amphitheater in the Buffalo City Park, which can bring in revenue through concessions, tickets, and the renting of the facility itself. Likewise, the proposed Buffalo Community Center could generate revenue in a similar manner, hosting wedding parties, sports, conferences, and other events.

While the initial cost of park creation may seem high, Buffalo can reap long-term economic benefits through the creation and enhancement of its parks which can increase property values, improve public health (and lower health care costs), and attract businesses. Ultimately, so long as Buffalo takes care in the creation of the parks, ensuring they are well maintained and secure, there can be substantial economic benefits.

Health Benefits of Parks

When people have access to parks and trails, they have a tendency to exercise more. In a study conducted by the Center for Disease Control, creating, enhancing, or providing access to parks resulted in a 25.6 percent increase in the number of people exercising three to four days per week. Similarly, studies by the American Journal of Preventive Medicine exhibited "that creation of or enhanced access to places for physical activity combined with informational outreach' produced a 48.4 percent increase in frequency of physical activity." These same studies revealed that access to a place to exercise produced a "5.1 percent median increase in aerobic capacity, along with a reduction in body

fat, weight loss, improvements in flexibility, and an increase in perceived energy."

The increased ability to exercise aside, exposure to nature can improve physical and psychological health. A study of recovery times in a Pennsylvania hospital between patients who overlooked a tree line and those who overlooked a brick wall revealed that the patients overlooking the trees recovered faster, had less medication, and made fewer negative remarks as compared to the patients overlooking the brick wall.

Access to nature can improve psychological health as well, increasing a person's sense of tranquility and relaxation, while decreasing feelings of anger, depression, and fear. This is associated with "enhanced mental alertness, attention, and cognitive performance, as measured by tasks such as proof reading and by formal psychological testing." (1)

Environmental Benefits of Parks

Being natural, parks carry with them environmental benefits. The US Forest Service estimated that one tree could generate \$31,250 worth of oxygen, \$62,000 in air pollution control, \$37,500 worth of recycled water, and \$31,250 worth of erosion control over a fifty-year lifespan. This may not seem like much over fifty years but in combination with surrounding trees, the environmental impact is substantial.

The trees act to filter both the air, and the ground, preventing pollutants from entering the air and water supply. Additionally, trees and soil can act as a more effective means of storm water runoff, absorbing water before it hits the ground, relieving city storm water systems. In the end, natural features such as trees and other foliage can have a profound effect on the city, saving it money in the creation of sewer systems, cleaning the air and water, and providing citizens with a healthier living environment.

Social Benefits

The most important benefit of all to parks is their social impact. Parks offer the community a place to gather and interact with one another, increasing the sense of community, lowering crime rates, and providing people with a place to play and relax. Buffalo today lacks a comprehensive park system, leaving residents in some cases several blocks away from public green space, and often nothing to do at the existing parks themselves. The Center for Community Studies proposals seeks to rectify this by creating new parks and enhancing old parks to ensure everyone has access to a park, and always has something to do.

Proposals

The Center for Community Studies proposes a comprehensive parks system designed to provide residents and visitors of Buffalo places to relax, play, and be entertained. These proposals include neighborhood pocket parks, an expanded City Park, a new amphitheater in the Buffalo City Park, a small campground, an activity park, and a new Buffalo Community Center. All of these proposals are linked through the trail system. These projects have been designed with phasing in mind, enabling Buffalo to slowly work its way up over time.

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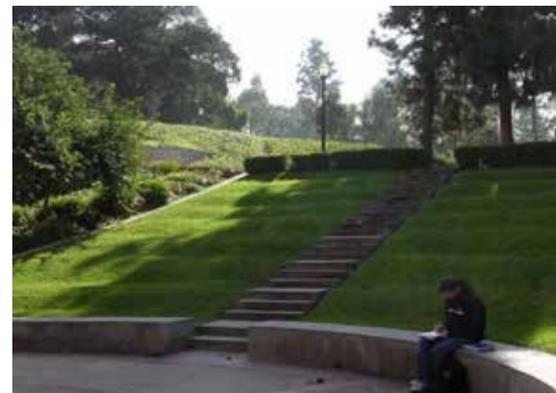


Buffalo City Park Expansion

Fig. 6.4.1



Buffalo City Park Location



Fowler Amphitheater, UCLA

Fig. 6.4.2

Amphitheater & the Old Park

Importance to Buffalo

The “old park” in Buffalo serves as the city’s most important, hosting a variety of events and social gatherings throughout the year. In addition to being the home of the Dallas County Fair Grounds, the old park is adjacent to the current Buffalo community center building—the O’Bannon Center. This ensures the park maintains active use throughout the year, whether it is people taking a walk, or going to observe the annual Celtic Festival. In order to move Buffalo forward, the old park will need to be enhanced to maintain its viability through time.

Over the course of several visits to the City of Buffalo, the Center for Community Studies has observed the importance of this park and has made a variety of proposals to enhance its character as the home to Buffalo’s largest events. Of our observations, the natural bowl-shaped topography of the central portion of the park could house an implementation of an amphitheater for movies in the park, outdoor theater, and more. Additionally, our team has proposed enhancing the park’s pathways and facilities, along with creating a nearby campground for those visiting Buffalo for events taking place in the park itself.

Financial Viability

An amphitheater can offer a community an affordable entertainment venue to develop and construct, especially if the site in mind already has the natural form of an amphitheater itself. The CCS has proposed a multi-phased plan for the amphitheater, beginning with the construction of a simple stage to get the community started. The stage could be as simple as a wood platform to begin with and further developed overtime to include a backdrop for projecting video, or even a roof structure to support props, sound, and lighting equipment. Once the stage is built, the community can utilize the hillside for seating to begin with, and overtime insert concrete seating into the hillside itself. By breaking the construction of the amphitheater into the stage and seating construction phases, the community can create an affordable amphitheater to start with, and enhance it over time. The cost of constructing the amphitheater can be paid for through city funds, fund-raisers, grants, loans, business donations, or even grassroots organizations, among others.

The remainder of the park can be enhanced easily and affordably with the addition of new ADA accessible trails and remodeled park pavilions for use during festivals; amphitheater events; and the annual county fair. The proposed campground becomes slightly more difficult to construct inexpensively, as it relies on the acquirement of the land, the construction of campground sites, and the running of electricity, sewer, and water to the campground itself. The construction of these enhancements can be paid for in a similar manner to that of the amphitheater proposal.

Profitability

In addition to being an affordable addition to the old park, an amphitheater can become a profitable venue for the Buffalo Community. This can be achieved through the sale of tickets to certain events, such as movies in the park or outdoor theater, or even by the construction of a concession

stand in the park to sell snacks and drinks to patrons of the park. The community could also make money by renting the amphitheater to those interested in hosting events there, rather than through a deposit based system.

The campground could bring in additional profits to the community through nightly camping fees for those staying in the park. The standard nightly rate for a state park campground can range from \$13 a night for primitive camping, to \$22 for an electric, sewer, and water campsite. Private campgrounds generally are more expensive.

Additionally, the community can generate a profit from events held in the park, such as an expanded Celtic Festival, the Dallas County Fair, and the many others.

Existing Park Enhancements

The current park has several pavilions as well as the adjacent O’Bannon Center for hosting community events. While this has served the city well through the years, the



A simple amphitheater utilizing existing topography

Fig. 6.4.3

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facilities themselves are in desperate need of improvement in order to maximize their operating potential. The Center for Community Studies has proposed the addition of new pathways to allow citizens and visitors alike to have a walking path around and through the park, along with the renovation of existing pavilions to better accommodate the needs of various events. With the construction of the proposed amphitheater, the current pavilion used for concerts in the park could be utilized for different purpose or removed all together. The adjacent O'Bannon Center can be renovated as a short-term option, and eventually a new Buffalo Community Center can take its place as the new Community Center (pages 167-170).

Activities in the Park

Many activities take place in the old park today, including the annual Celtic Festival, the Dallas County Fair, and the Pioneer Days. The Center for Community Studies seeks to build on these activities with the addition of the amphitheater and campground proposal. By expanding on



The existing pavilion used for park concerts

Fig. 6.4.4

the park's existing infrastructure, it will be able to support larger events and offer a place for visitors to stay for long-term events.

The Celtic Festival has become a mainstay of the Buffalo Community, spanning ten years and still going strong. While the event itself may not be directly related to the citizens of Buffalo, the community should take advantage of the opportunity to expand the event to bring in more people to Buffalo, generate a greater profit, and offer the community a greater social experience. The Amphitheater could offer the festival a place to re-enact Celtic plays and its lifestyle, while the campground could provide those visiting from out of state a place to stay.

Amphitheater

As mentioned previously, our proposal for an amphitheater in the old park involves a gradual phasing process beginning with the construction of a stage, and ending with the addition of seating built into the surrounding hillside. The amphitheater proposal is located in the heart of the old park in the natural bowl of the land, potentially providing optimal acoustics for the theater. The amphitheater can be both affordable to construct, and a profitable venture for the community providing entertainment for years to come.

Campground

The campground proposal is located at the corner of West Ramsey Street and Plum Street, occupying what has been currently identified as a junk yard. The campground could offer an additional revenue stream for the community, and enable community festivals to draw in more people from outside the city, enlarging the festivals themselves.

The greatest challenge to the campground proposal is the acquirement of the land and the cost to construct the campground facilities. The facilities include a restroom and shower house, laundry room, and the various electrical

boxes at campsites requiring hookups. This is in addition to the running sewer and water lines to each campsite and the restroom and shower house. The community should carefully integrate the campsite into the natural landscape to provide the best possible experience for campers visiting the city.

Tree Farm

In addition to the amphitheater and campground proposal, the Center for Community Studies has proposed the creation of a tree farm in the old park. The park can begin protecting the existing trees in the park in order maximize the cost benefits of the trees themselves. As you will note, the monetary benefits of trees, as outlined in the Parks & Recreation (page 162), are not the only benefits. Developing a tree farm may become one of the city's most valuable assets, providing an amazing capacity to develop a great contribution to not only the aesthetics but also the health of the community.



Aspects of the Old Park enhancements

Fig. 6.4.5



A campsite offering the basic necessities

Fig. 6.4.6

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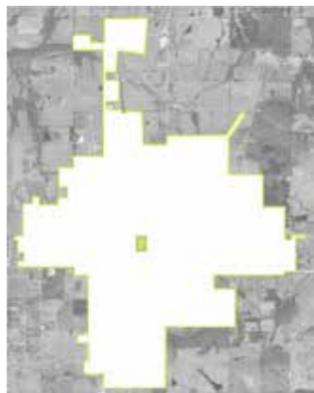
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Proposed Buffalo Community Center and Trailhead

Fig. 6.4.7



Community Center Location



A community center hosts a yoga class

Fig. 6.4.8

Buffalo Community Center

Importance to Buffalo

While it may not seem feasible today, a new community center in the heart of Buffalo could have a major impact on the social, economic, and environmental sustainability of the community. As the city outgrows the existing O'Bannon Center, Buffalo will need a facility capable of supporting a variety of events year round. These events could include youth basketball and volleyball games, business conferences, expositions, wedding banquets, and more. By providing the community a place to host these events, Buffalo can keep residents from leaving the community, while raising money through the rental of the facility, and encourage businesses and other organizations to come to Buffalo

Before Building a Community Center

Before Buffalo begins developing a community center, it would be beneficial to consider the assets the community already has available to it. This ensures the community utilizes what it already has before spending money on facilities it is ready. The first step towards accomplishing this is through a capacity inventory (a method of determining community assets), followed by determining what the community cares about enough to act on (such as the development of the community center itself). The final step is to determine how the community can work together to accomplish its goals.

This is known as Asset-Based Community Development (ABCD), a strategy for sustainable development focused on encouraging communities to look at their assets rather than their deficiencies. Assets can include both the tangible and intangible resources that compose and strengthen the community. Successful communities are those that build on their assets and strengths first before creating new ones.

Financing a Community Center

Currently, Buffalo's tax base and population is unable to support a larger multi-purpose community center; however, as the community begins to add and enhance its parks and city, a new community center will be feasible. When that time comes, financing the development and construction of the community center can be accomplished in many ways, such as through grants, fundraising, corporate investments, foundations, grassroots organizations, or loans.

The USDA, US Forest Service, or Community Development Block Grants can provide grants, among many others. The community center could also be funded through city funds, regional and rural investment funds, municipal and county bonds, public work contributions, urban renewal funds, and regional and rural investment funds. Foundation funding could come from the Ford Institute for Community Building, and other family foundations in the area. Corporate investments could include those by banks, utility companies, and businesses. Grassroots organizations can offer in-kind donations and skills towards the development and creation of the community center. Whatever the method, the City of Buffalo should involve the community in the planning and development process. This way, the community has a say in how their tax dollars are spent, and what they are spent on, while offering them the opportunity to contribute to what should be a part of their community center.

Community Center Activities

A successful community center offers a variety of programs

for the community. These activities can include hosting intramural sports teams, dance classes, yoga classes, concerts, exhibitions, banquets, and conferences, among many others. Dependent upon the scale of the community center, a pool and fitness center could be included in the program, or proposed as a later addition to the facility.

Buffalo could utilize a community for many of these purposes. For instance, the Buffalo High School Wrestling and Archery team is currently using the Buffalo Bible Baptist Church gymnasium to practice for matches and tournaments. A new community center could enable these activities to take place closer to the schools themselves, and become a place to not only practice, but also host actual matches, games, and tournaments themselves.

Profitability of a Community Center

Profitability is often one of the main concerns among citizens seeking to build a community center, if such an initiative can be profitable at all. In a city like Buffalo, this is an understandable concern, as a building that is not self-supportive can cause a long-term financial burden on the community itself. These burdens include the cost of developing the building, the cost of construction, the cost of hiring staff to run the facility, equipment costs, and regular building maintenance and upkeep. If the building cannot maintain usage, these costs become major concerns.

If planned and programmed properly, Community Centers can be profitable and offer huge benefits to the community itself. An intramural sports team, for instance, could rent the facility to practice and play games against local, regional, and state teams. At these events, the community could take this a step further and charge fans tickets for admission to the games themselves, or even run a concession stand. Depending upon the community's budget, a pool and fitness facility could be included in the building, requiring a membership fee, which can further fund the operational

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costs of the facility. Additionally, the community center could generate a profit from periodically renting out banquet and conference facilities to wedding parties and businesses.

A partnership between local organizations and the community center can also offset the operational cost of the building. This type of partnership would involve the organization leasing the space in the facility for their various events. The YMCA in Buffalo could benefit from such a partnership, as their current facility is often too small to support their activities. A larger, centrally located community center could enable the Buffalo YMCA to offer more programs and services to the community in a closer location to the residents of Buffalo. These activities could include expanded dance and yoga classes, senior adult classes, youth classes, and more.

As mentioned previously, the cost of developing and constructing the facility itself can be paid for through taxes, grants, loans, or corporate gifts. From here, all the community must do is find the programs and activities necessary for the facility to generate a self-sustaining profit.

Community Center Proposal

The Center for Community Studies has proposed, when the time comes, that Buffalo construct a new Community Center between the Buffalo High School and Mallory Elementary School on the corner of West Main Street and South Spruce Street. This is a prime location for the facility, right in the heart of the community, enabling a large majority of Buffalo residents to be within a twenty-minute walk of the facility. By placing the community center between the schools, students can safely and easily access the facility for both school functions and recreation without the need to drive or walk across busy roadways. The Wrestling and archery team would no longer need to use the Bible Baptist Church’s facility for practice and could even begin hosting tournaments in the new facility itself.

This location is further developed as the primary trailhead for the proposed trail network (pages 139-146, 151-152). As a trailhead, the community center will become a part of a small park, consisting of a playground, Skate Park, picnicking areas, parking area, and a grand gateway to the trails, all organized along the existing Creek running through the community. The community center heightens the importance of the trailhead, drawing in residents and visitors to the area while increasing awareness of the trail system. Likewise, the trail system brings residents and visitors to the trailhead park, heightening awareness of the community center in a synergistic relationship.

The proposed community center itself is composed of a gymnasium, banquet hall, several conference rooms, a commercial grade kitchen, concession facilities, and an adjacent skate park. The proposed facility offers more functional space than the existing smaller O’Bannon Center, with an emphasis on environmental and social sustainability. The gymnasium offers a full size basketball court outfitted to



Aspects of the Community Center and Trailhead Fig. 6.4.9

host volleyball and basketball games, exhibitions, concerts, plays, and more. The banquet hall can be rented out to wedding parties, businesses, and more as a place to host large group events in a more formal setting than the adjacent gymnasium. Businesses, industries, and local organizations can utilize the conference facilities, where they can utilize state-of-the-art presentation equipment to make the most out of their meetings. Meanwhile, the commercial grade kitchen and concessions can accommodate the needs of the buildings various functions, from catering to a wedding party to serving snacks at a basketball game. Additionally, the building has an administrative section to manage the building and its upcoming events.

The adjacent skate park provides the youth in the community with a place to play safely while keeping them out of trouble. Being near the schools is an added

advantage, allowing kids to have a place to play right after school, while the trail system offers a quick and safe way home. Kids that do not want to use the skate park can utilize the playground instead, where they can swing, slide and more.

Ultimately, Buffalo will need to grow before it can support this proposed facility, but when the time comes the new facility can become a great asset, becoming a place of year round recreation and entertainment including: YMCA activities, conferences, concerts, weddings, expositions, and more. As mentioned previously, this facility can become a socially, environmentally, and financially sustainable asset to the community in time.



Proposed Buffalo Community Center Fig. 6.4.10

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Fig. 6.4.11

Greenway Park

A Town Connection

The new Greenway Park is paired with the Greenway Trail as a way to connect the north and south sides of town. This previously under-utilized floodplain land can become a major bike and footpath through town as well as produce a unique aesthetic through the restoration of the prairie as a city park with a disc golf course. This proposed park would stretch from the new Trail Head Park all the way to the Activity Park to the north, forming a literal connection between the two parks through the city.

Grasslands to Farmland

There is a great opportunity to let the Greenway Park become a restoration of the prairie because of its location. Since the surrounding landscape all slopes toward the creek, a floodplain is created. It is tough to build or develop the land, and often floodplains become unused space by a town. Because of this, it is the perfect place to have a park. Floodplains also provide the unique opportunity to revitalize the landscape, allowing for natural grasses and other area plants to flourish. It can also become a place for animals inside the city, providing them a safe haven and returning their natural habitat. Signs can be used to educate those traveling on the Greenway Trail about the types of natural grasses, animals, floodplain revitalization, and much more. People can enjoy this utopia type atmosphere in the middle of their built communities, and it could produce a unique aesthetic for people traveling on the greenway trail.

Once a farming community has been reinstated and there is an agricultural industry returning to the area, these grasslands can be transformed into growing fields. The prairie revitalization including the floodplain will condition the soil and allow this future farming to be more productive.

Since this park is a link in the city, these fields can also be utilized by the town as a way to educate both students and adults in the community. This educational link can happen through the schools, teaching about the prairie and floodplain landscape, as well as farming techniques.

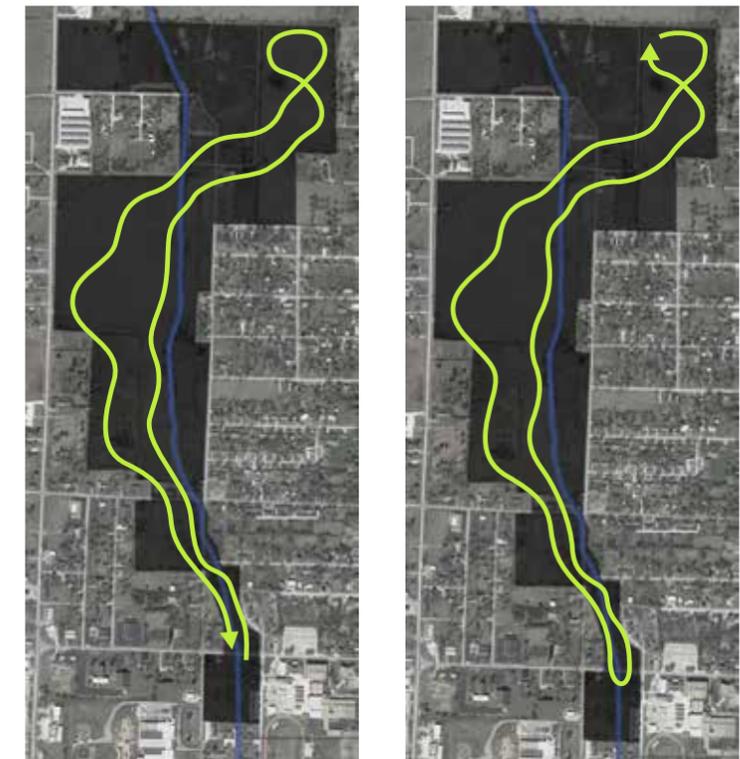
Disc Golf Course

During visioning meetings, many members of the community expressed interest in a disc golf course, and we feel that the new Greenway Trail Park would be the best place for this to be implemented. This location allows for a large course and a new use for the space. The startup costs for a disc golf course are relatively low, where all you need is the baskets and some land. It will be a great source of free entertainment for the community and could potentially be an economic benefit if they begin to host regional tournaments. Buffalo can take advantage of the increasing popularity of the sport by developing a nice new course to entice travelers from around the state.

The disc golf course can become an extension of the greenway trail, allowing people to play their way from one side of the city to the other. The course would be set up so that you can start on either side of town; from the New Trail head Park by the elementary and high schools or from the other end at the Activity Park (see diagrams). This allows people to access the course from different areas of town. People who are walking the greenway trail may decide to play along the way, allowing them to be more physically active in a fun way.

A disc golf course can work very well with the revitalization of the prairie because the grassland can begin to form the edges and boundaries to the course. It would create a very nice buffer between the course and the highway, as well as improve the aesthetic quality of the course. It can even increase the difficulty of the course to have dense patches of high grass spread throughout the area, both in play and

out of bounds. The course can even be used as a way to get people to the farmland or prairie revitalization and further educate them on their surroundings while they are playing through the signage and experiencing the space firsthand.



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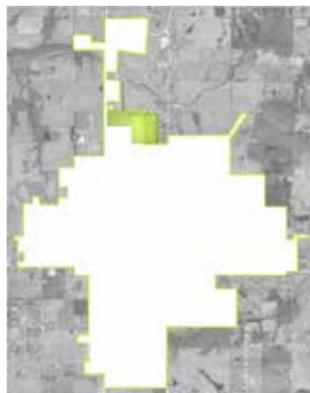
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Activity Park Expansion

Fig. 6.4.13



Activity Park Location



Fig. 6.4.14

The Activity Park

Centralized Location for Sports Facilities

The vision for the activity park (Dallas County Community Park) is to keep developing the park into the centralized location for all the city sports facilities, creating a recreation and entertainment hub. The existing facilities should be improved and new fields should be implemented. This should include more combination basketball/tennis courts, soccer fields, and whatever else the city feels like it could utilize. We feel this will bring more users, from both in Buffalo and surrounding areas, to use the fields more

frequently. This centralized location also allows the ability to share supplementary facilities such as concession stands, bleachers, parking lots, restrooms, and shelters. Instead of having all these things repeat across the city, they can now be shared in one multi-purpose space: to be utilized more often.

This centralization of fields and facilities also makes the program of this park an active park. It gives a specific place in the city for anyone to go looking to play a sport, go for a run on the park path, or other types of physical activity. This will encourage people to become more physically active since they now have the facilities that allow for safe play at a centralized location. It will also become a source of entertainment for the citizens because there will now be more room for people to play. Concerns had been raised at community meetings about the lack of facilities or the fact that they were always in use and off limits, so this expansion of this public park will help to solve those issues. There were also concerns about ways to travel to the park when other than by car. We addressed that through the



Youth Basketball Leagues

Fig. 6.4.15



Park Expansion Diagram

Fig. 6.4.16

proposed trails network, which would provide designated paths specifically for pedestrians and bikers, allowing children to safely get to and use the park more often.

Park Expansion

We propose that the city of Buffalo attempt to expand the Activity Park by taking over some of the open land directly to the west between the park and Highway 65 as well as land east of the park. This would allow more sports fields to develop as well as expand the Greenway Park disc golf course. The east side expansion would allow for the disc course to have a place to loop around and start heading back south toward the Trail Head Park and Community Center or it could be the starting point for people beginning to play the course on the north side of town. Increasing the number of sports fields gives Buffalo the opportunity to begin hosting regional tournaments and other sporting events.

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If Buffalo wants to become a sporting hub for surrounding areas, they will have to increase both the quantity and quality of some of their fields. For hosting a tournament and other sporting events, the soccer and baseball fields could be utilized and would be the most viable option, given the surrounding demographic. Concerns were raised from the community about the lack of basketball and tennis courts in the parks. Increasing the number of these courts used by the community would be an asset, but there would be no outside regional draw. Once the park is expanded and the fields are implemented and updated, hosting tournaments and going to games can become an activity for the whole community to get involved with and another source of entertainment.

Running/Walking Path

We propose that a running/walking path should be utilized in the park to further allow people to be active. This provides a means of physical activity for all ages, not just children. It should circle the exterior of the park, providing a set place for people looking to exercise as well as access to all the different sports fields. This could encourage parents who are going to their children's games to walk or



Shared Facilities

Fig. 6.4.17

run before or after the game. The path would then connect to the greenway trail and other parts of the proposed trail system allowing the users to connect to the rest of the city if they want.

After School Programs

These expanded sports facilities could now provide a place for students to go after school to play and exercise. The schools could set up programs where adults would monitor any kids at the park after the school for a few hours providing the children with a safe opportunity to play and be active. There could be a walking school bus program or actual transportation set up for the younger kids, allowing them to safely travel across town after school under adult supervision. These after school activity programs could be supplementary to the school, tying into a health initiative or physical education, as well as just allowing the students a place to be active. It is incredibly important to provide children a safe opportunity to play and be active after school, and the health benefits are numerous. There are many opportunities for grants and funding for these types of programs, funding that could even help in the initial redevelopment of the park and other facilities.

It is recommended that children get 60 minutes of physical activity every day, a number that very few kids actually achieve. Many states are beginning to see the importance of providing opportunities for children to be active, both during and after school, and are backing the cause. This allows state funding to aid schools in providing equipment and facilities for the students. Studies show that students, who are active, do better in school as well, not to mention all the health benefits. Kids often do not have the ability or just choose not to be physically active at home, so the more opportunities that schools and other organizations can provide or facilitate, the better the overall health of the community will be.

The schools could set up after school sports leagues for both boys and girls of all ages and utilize the new fields in the park. The model for this could be college intramural sports, providing people who would not normally play with the opportunity. These leagues could be both for fun and/or competitive, allowing the students to have the ability to practice and play in a facilitated environment.

Regional Tournament Hosting

Nearly 70% of children in the United States ages 6-17 play at least one team sport, and a growing number of this percentage of children play on competitive travel teams, allowing for potential revenue through hosting events. Oftentimes families accompany the players, making a "playcation" out of the weekend. All of the tournaments that accompany youth sports and these travel teams have been proven to have substantial economic impacts for both large cities and small towns that host them. This section's information comes from an in depth study developed by Traverse City, Michigan, a small town with a population of 14,674. They host two tournaments a year, a soccer tournament and a lacrosse tournament that produce \$3.4 million in direct spending for the region.

People will come from all over for tournaments, bringing outside revenue to the host town. Depending on the size of the event, attendees will need places to eat and stay, but they will also purchase gas and groceries, souvenirs, and seek entertainment. This will allow all aspects of the town to profit from hosting the event. The Traverse City study showed that the total number of attendees was around 17,400 (319 teams total), doubling the town population, with 9% of the participants coming from the city, 64% coming from other parts of the state, and 27% coming from out of state. Because of this, 83% of the families attending paid for some form of accommodations, staying in hotels, motels, bed and breakfasts, campgrounds, or other overnight options. The number of rooms occupied

during the two tournaments was found to be between 2,000 and 2,500.

As you can see, becoming a regional host of a sporting tournament could become a great way to boost economic revenue for all areas of the city. There can be a draw for teams to compete from surrounding cities such as Bolivar and Springfield, from around the state such as Kansas City and St. Louis, but there is even potential for teams from regional cities to attend.



Youth Soccer Tournament

Fig. 6.4.18

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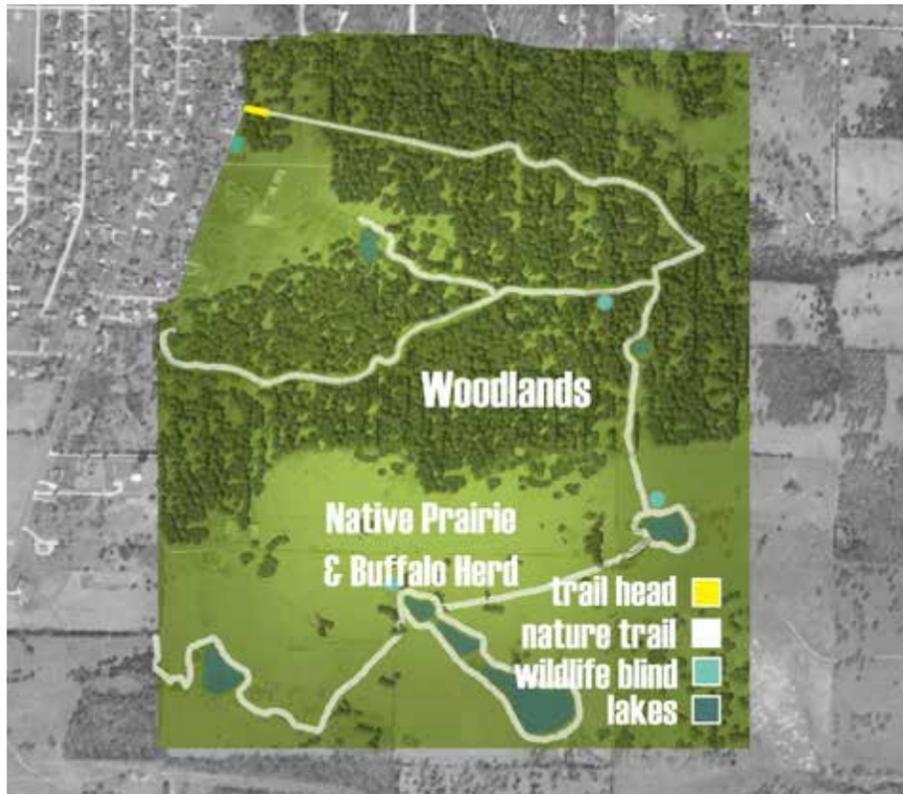
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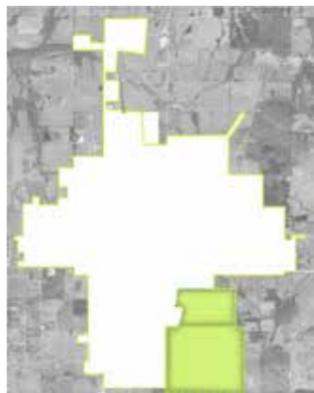
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Proposed Nature & Wildlife Preserve Aspects

Fig. 6.4.19



Nat. & Wildlife Preserve location



Springfield Conservation Nature Center

Fig. 6.4.20

Nature & Wildlife Preserve

Importance to Buffalo

The City of Buffalo is named for the buffalo prairie in which it resides, where tall grasses and woodlands coexist amongst the Ozark hills (pages 33-34). As the city has grown over time, these grasslands have slowly disappeared, with farmland, businesses, and residences taking their place. Around the city's peripheries, these grasslands can still be found, while woodlands border the edges. Within the city itself, trees remain dense, existing in large numbers in residential neighborhoods and city parks.

Buffalo should make an effort to protect these trees and restore its prairie, thereby promoting environmental sustainability while reaping the benefits that trees and native flora can bring to a community. The Center for Community Studies has suggested the implementation of conservation areas in the city of Buffalo to preserve the natural landscape and provide a refuge for its native wildlife.

Nature & Wildlife Preserve

The Center for Community Studies proposes locating a Nature and Wildlife Preserve at the southeast corner of the city of Buffalo. The proposal involves the city acquiring land consisting of dense woodlands, open prairie, and several small lakes. The land the CCS has identified begins at the corner of Prince Lane and Oak Ridge Road and extends just over half a mile to the south. Part of the proposed land is outside of the

city limits, requiring a future annexation of the property, as shown via dashed lines on the location map (opposite, bottom left), and the overall parks master map (page 159).

The proposed Nature and Wildlife Preserve can be easily implemented alongside the proposed trail network winding through the same property. The section of the trail network in this area is focused on nature, offering walkers, bikers, and runners to be immersed in the natural setting. The trail weaves its way through the dense forest, across the prairie, and around the many lakes. Additionally, the proposal seeks to reintroduce native wildlife back to Buffalo.

Financing the Preserve

The Nature & Wildlife Preserve can be an affordable initiative for the Buffalo Community, made possible through local, state, or federal funds. The Springfield Conservation Nature Center is run by the Missouri Department of Conservation and is supported by fishing and hunting license revenues along with a 1/8-of-one percent sales tax. The Buffalo Wildlife preserve could be funded in a similar manner if a partnership is established with the Missouri Department of Conservation.

Activities at the Preserve

The Nature and Wildlife Preserve can offer an array of activities and programs for the community's enjoyment and furthered education on the value of the natural landscape. In addition to the integration of the trail system, the park can offer visitors nature hikes, wildlife information, and more. Along the trails, several wildlife blinds can be set up to provide visitors a location to watch the wildlife with minimal disturbance.

Reintroducing the Prairie

Buffalo is an area known for its long grasses and dense woods. The CCS proposes the reintroduction of this prairie as a means to heighten the awareness of Buffalo's heritage,

and to preserve the environment. The site for the preserve that has been proposed already has a large expanse of open terrain that would be ideal for the proposal. Once established, the prairie can become home to a variety of native plants and animals and a great place to visit in the community. The community could further enhance the prairie by introducing a prairie interpretive path, where native flora and fauna can replicate the original prairie.

Introducing a Buffalo Herd

As the city is named Buffalo, it would be appropriate for the community to consider reintroducing a buffalo herd to the preserve. The herd could live on the prairie, and complete the preserves ecosystem. As an added benefit, a buffalo herd could become a tourist attraction for the city offering both the citizens of Buffalo something new to see while visiting the Wildlife Preserve and draw in people from communities far and wide.

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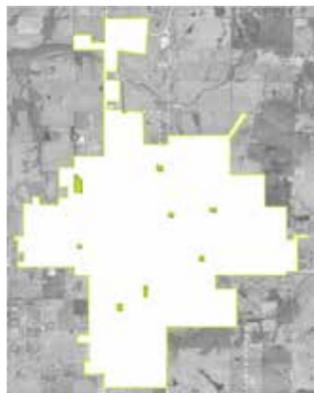
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Potential Pocket Park Plan

Fig. 6.4.21



Pocket Park Locations



Pocket Park Perspective

Fig. 6.4.22

Pocket Parks

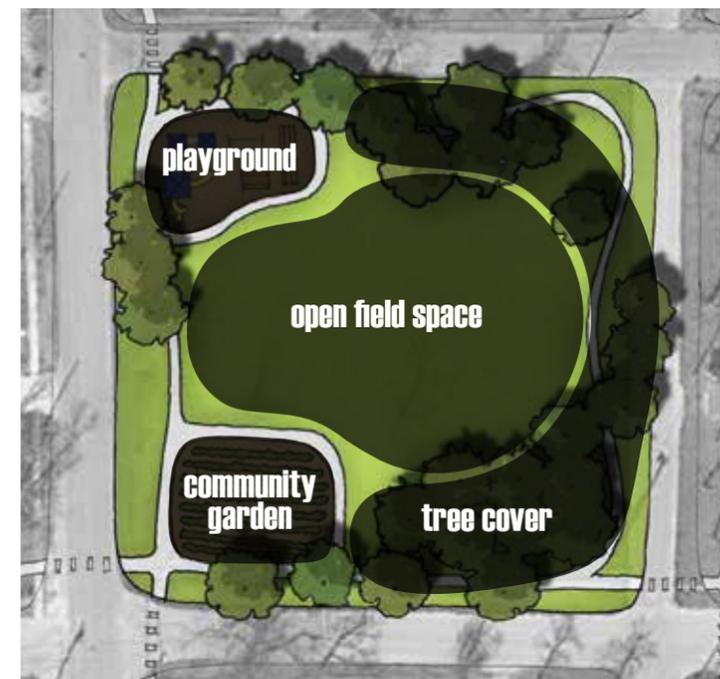
Importance to Buffalo

We are proposing a network of small parks spread throughout the entire city providing park access to all citizens. This pocket park network should become a vital part of Buffalo's park and trail system for a number of different reasons. These parks will increase access and use to the city park system by all users. They will be linked by the citywide trail system, forming a trail that travels from one pocket park to the next. They will give people access to fresh produce because of the proximity of the community gardens to the surrounding neighborhoods. The pocket parks will give neighborhoods in Buffalo a personalized feel, because people to have more pride in their individual neighborhoods and their town, and will help increase property values and the town aesthetic.

Pocket Park Contents

The best thing about pocket parks is that the design is completely up to the community that takes care of it. They are meant to be supplementary to the neighborhoods and provide something that is either needed or wanted by the community. This allows each pocket park to have their own personalized unique feel, giving them all qualities that will ensure their use. To complement whatever the community feels is necessary in their park, we suggest things such as a tree canopy, an open field space, and a community garden should be included in each park design.

We suggest that each park should have some tree cover (at least 25% is recommended) to provide beauty and shade as well as the other benefits of trees. They soften the environment by providing a background or complement to a park space. They can cause a space to feel serene, peaceful, restful, or tranquil. Trees moderate climate, improve air quality, conserve water, and harbor wildlife. There are both direct and indirect economic benefits from pocket parks. Direct benefits are often seen in reduced energy costs, as well as increasing property values since houses and neighborhoods with landscaping are more valuable than non-landscaped ones. Because of all this, it is important to begin to utilize trees in the neighborhoods and pocket parks.



Contents Diagram

Fig. 6.4.23

Other than a tree canopy, we suggest that each park has an open grass field space for children to play. Concerns from many people in the community were brought to our attention that there were few places for children to play close to home and parents did not like the idea of children traveling across the city to get to the park just to kick a soccer ball around. This open field will provide play space for children within four blocks of their house as well as a nice place for the neighborhood to be able to gather. Finally, we suggest that each park includes a community garden that can be accessed by each neighborhood as a supplementary healthy food source (pages 180-181).

The rest of the design is up to each neighborhood. There are endless options as to how each park can be personalized to specifically fit each neighborhoods needs and wants. These can include things like play sets, butterfly gardens, small shelters, barbecue pits, a small running path, tree houses, places for picnics and lunches in the park, art and sculpture installations, and much more. Let the voice of the community be heard and let it be unique! This will ensure that the park will become a destination instead of just another public space.

Community Garden Expansion

As stated before, we suggest that each pocket park houses a new extension of the community gardens. This new garden can become a great addition to each neighborhood, and provide access to many community members who previously could not get the city garden but still wanted to take part. Many people expressed interest in community gardening at community meetings but had no way to be involved with the current city garden, so we feel this is a great way to provide access to people of all ages all over the town.

The garden can include both city and family plots. This

allows everyone in the community to benefit from the garden through fresh produce. Families will now be able to grow their own produce, beginning to form a more self-sufficient, healthy neighborhood. The garden will also encourage active and healthy lifestyles both directly and indirectly for everyone involved. All the volunteers taking care of the garden will be doing physical activity they probably would not normally do without the garden. The produce also allows people to cook with fresh local foods and make healthier meals.

Having this type of open access garden in your neighborhood is a great amenity because it allows access to produce just down the street. It allows families to save hundreds of dollars a year in food costs, as well as helping to improve the overall image and aesthetic of the neighborhood. It can be a teaching tool and a great form of education for both children and adults in farming, healthy eating, and community interaction. Since the people will have to take care of the garden themselves and directly benefit from it, there will be a heightened sense of pride amongst the neighborhood. This pride and caring may then transfer to other aspects of the neighborhood, such as individual houses and lots, community parks, and much more.

Locations

The locations of the proposed pocket parks are all crucial in guaranteeing their success. Their proximity to the surrounding neighborhoods, the other pocket parks, trails, major city parks, schools, and businesses are all important. Since pocket parks serve the immediate surrounding community, you should be thinking about the neighborhoods and potential users when locating the network of pocket parks. Some neighborhoods may be more inclined to take care of the park than might others, something that should be thought about when placing the starting parks. What is currently on the site is also important in deciding locations of pocket parks, since they

are an opportunity to reclaim abandoned and trashed lots and turn them into neighborhood amenities.

The locations of all the pocket parks should be supplementary to both the neighborhood they are located in and the city as a whole. They must be linked by the trail system to the other pocket parks and major parks so that people can safely travel from one to the next. This will encourage people to be more active, providing access to safe walking and biking paths around town to different neighborhoods and the other pocket parks.

For the proposed layout of the pocket park network we set the final goal of providing most people in the town the ability to walk to a pocket park or one of the main city parks in four blocks or less (see diagram). This would allow citizens to access the park system from their house, work, school, or wherever they would be coming from. Since the pocket parks and major parks are all connected via the trail routes, anyone can easily maneuver from one park to the next. The four-block principle may allow for more elderly people to access and use the park system without having to drive, as well as allow the youth to have a place to play close to home so that the parents do not have to let them travel across town to get to the park. The four-block radius is the researched and proven distance that most users of pocket parks come from or people are willing to walk to access the parks and trails (see pocket parks precedent). Our proposed locations for the parks are all currently on abandoned, condemned, or empty lots. These proposal locations can change as time passes if better spots become available, but keep in mind the proximity to surroundings and the four-block plan.

Phasing of the Pocket Park Network

The only way to get the pocket park network going is through small steps, beginning with one. For the initial pocket park, a neighborhood that has a strong desire for the park should be chosen. This will allow the initial



8 Block Radius Diagram

Fig. 6.4.24



4 Block Radius Diagram

Fig. 6.4.25

park to have a greater chance to succeed, especially if the neighborhood is behind the park so it can really flourish. Once this initial park is up and running, people will begin to see what a nice community amenity and addition to the neighborhood the pocket park can be. The residents will be more inclined to push to start one around their neighborhood because of the success of the initial park. The first few parks implemented should be more sporadic throughout the city so that more people are able to access and utilize them. Use an 8-10 block radius plan to start with when placing the initial parks (see diagram). This ensures that they are spaced in a way that allows people in all areas of town to access them. Once implemented, the community can begin moving toward the four-block radius plan to allow more ease of access to everyone in the community.

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Scott Outdoor Amphitheater

Fig. 6.4.26

Short-term Phasing

Construct stage for amphitheater in the Buffalo City Park
refer to pages 163-166

Implement disc golf course in Greenway Park and begin prairie/floodplain restoration
refer to pages 172-173

Locate potential pocket park sites and implement the eight block plan
refer to pages 179-182

Acquire land for future parks and Community Center
refer to page 174

Mid-term Phasing

Create Trail Head Park with skate park and playground, begin evaluation for Community Center development
refer to pages 167-170

Improve the Buffalo City Park paths and facilities and further develop amphitheater
refer to pages 163-166

Expand and improve Activity Park sports facilities
refer to pages 173-176

Acquire land for Nature Reserve
refer to pages 177-178

Long-term Phasing

Construct Community Center at Trail Head Park
refer to pages 169-170

Develop Greenway Park prairie into farmland
refer to page 171

Further develop pocket parks, move to four block plan
refer to pages 179-182

Introduce buffalo herd to Nature Center, lay paths and implement signage
refer to page 178

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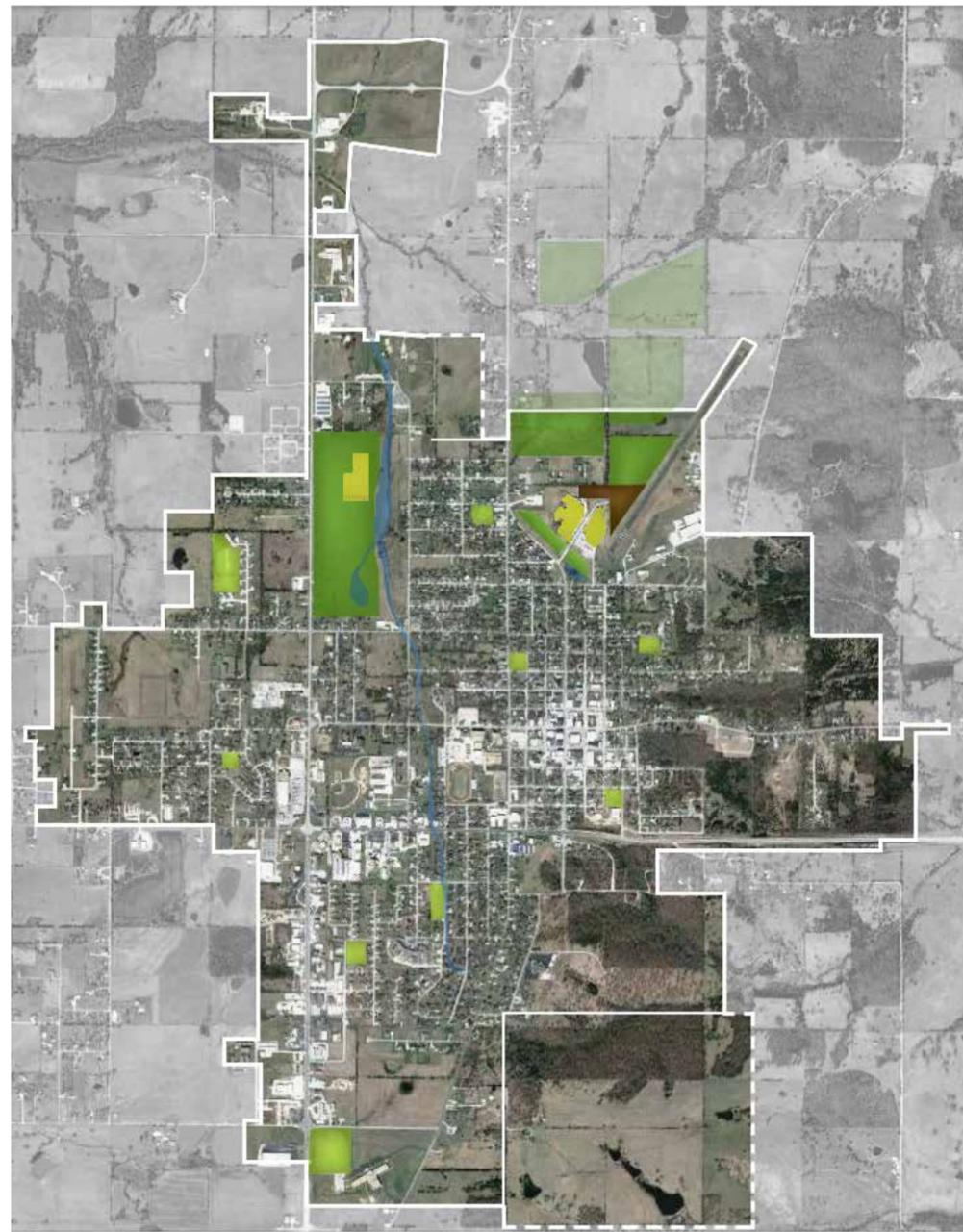
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Redeveloping a Healthy Industry

Industry is an integral part of any successful community, providing economic stability, keeping money and profit in the town, and providing future employment opportunities; all ensuring that future generations will return to the town. Maintaining a balanced economy and providing jobs help to keep a town moving forward. A healthy, green industry can aid in economic, as well as environmental and social benefits. Currently Buffalo, Missouri has limited employment opportunities and industry: the old chicken plant as well as the clothing factory has both left, leaving the town with another feeling of abandonment. This stems from the first railroad deal, which has also added to Buffalo's protective and closed off initial character. The vision plan that the Center for Community Studies will suggest should help to alleviate this sense, by developing industry from the inside and moving out, instead of relying on businesses to move into Buffalo. This is important in developing a sustainable city.

Throughout Buffalo, the Center for Community Studies has developed several suggestions for a renewal of industry. Through the development of a number of supporting projects such as a composting, recycling, and a return to a rich deep farming heritage, the community will not only benefit economically, but socially and environmentally. These implementations will reduce the amount of waste created by Buffalo, as well as ensuring a cleaner city for the future generations. Buffalo should consider these proposals as a means of encouraging community-industry interaction, environmental preservation, educational opportunities, and the promotion of an overall healthy community. Uniting the city's industry with all of the other aspects will unify a broken city, and bring back a vitality that has been lost in recent years. Returning the town's lost sense of pride, and a sense of place is the Center for Community Studies' primary goal. One of the first and most important steps is

reinvigorating the industry. The comprehensive strategies could bring back economic stability while setting Buffalo apart from the rest of the Ozarks, as a city working towards a green future, and self-sufficiency.

Economic Benefits

Redeveloping the way Buffalo creates industry begins not just at what types of industries it hopes to invite and create, but the way these industries work with a triple bottom line approach. Buffalo should be focused on developing in-house solutions to remedy the lack of jobs. Creating an industry based on the needs and support of Buffalo not only reduces the cost of the services that it can provide such as fresh foods and produce, but it can reduce the reliance on outside goods. Building an industry based on the needs of the community allows for businesses that become "recession resistant" if not "recession proof." The self-sufficiency of this model greatly reduces the impact of economic fluctuation. This in turn maintains jobs during hard times. The model is also based on a couple of initial developments which are low start up and maintenance ventures, which work to invite expansion and create a unique atmosphere which supports growing and emerging industries in the United States currently. The jobs provided may not be numerous at first, but with later expansion could provide many unique jobs and opportunities if larger markets were invited into the Buffalo community. The economic benefits of having an in-house industry would mean more money stays in Buffalo, and many of its residents will be able to work closer to their homes. This not only means less money spent out of town, but also less money spent on gasoline, and less of an environmental impact with a much shorter commute. The result would be more success of smaller businesses currently in Buffalo. The added tax base would allow Buffalo to expand in many other ways and provide more money to implement larger scale changes. The economic benefit of developing a unique industry that utilizes the town is a growing need of

the town. It has seen much decline with the abandonment of the chicken factory and clothing factory, and a stable job market and expanding economy are crucial in developing the tax base required to revitalize and implement many of the more expensive proposals encouraged by the Center for Community Studies.

Health Benefits

There are numerous health benefits reaped by the development of a successful and working industry; especially an industry with a focus on green technologies and ideas. A large impact would be the shortened work commute. One of the leading causes of death in Buffalo is auto related accidents, largely in part to the average work commute of 45 minutes. Closer jobs paired with the implementation of a pedestrian friendly system of trails and bike paths would have a positive impact on the health of employees. This would also allow for a lessened reliance on fossil and foreign fuels, saving money and reducing the harmful pollutants found in automobile exhaust. Improving the air quality in Buffalo is very important, since its current index is well below the national average. Small reductions in the number of pollutants and harmful bi-products of a car-centric community will become a large benefit to the health of its citizens, especially its youth.

If an agricultural industry were to be re-implemented in Buffalo, it would mean locally grown produce and reduced reliance on foreign foods. Educational programs on how to prepare and properly cultivate locally grown produce would decrease the dependence on fast food and could provide a positive message towards youth on the importance of a balanced diet. Having the agricultural industry based out of the town, it would allow people to utilize the educational programs with hands on cooking classes and it would be able to be done using local fruits and vegetables. This would allow people to see that they can use what is available in the community, and that a reliance on fast food is no good.



Homegrown Tomatoes Fig. 6.5.1



Homegrown Carrots Fig. 6.5.2

Environmental Benefits

Developing an industry that is centered on new and emerging "green" technologies or practices has substantial environmental benefits. First, and foremost, developing industries that can be implemented in the community aid in keeping the city "alive". Some of the elements proposed by the Center for Community Studies will help to reduce the amount of urban waste and will subsequently reduce the amount of money Buffalo puts into sending their waste to other communities. The monetary savings are complemented by the decrease in toxic pollutants, which are a bi-product of the shipping process. Keeping industry close also helps to reduce the amount of CO₂, carbon waste as well as carbon monoxide released into the air. Redeveloping a farming industry and developing small pocket parks and community gardens can in turn reduce the amount of blacktop, thereby reducing the "blacktop effect" inside the city, allowing natural plants and landscaping to take its place. All of the small reductions in waste, fuel, and hard surfacing will have a large environmental impact on Buffalo. These reductions spanning 20- 25 years will have an even greater benefit of developing a city that is much healthier to live in for future generations. Creating a city that people would like to return to and a beautiful environment around the city begins now and begin one-

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step at a time. The suggestions made by the Center for Community Studies will begin to allow the city to adapt to the future, repairing the damage done by the previous generations.

Social Benefits

Developing an industry that will involve residents will begin to develop a social bond between the businesses and the community. This will strengthen an industries involvement and commitment to a city. This is paramount in establishing a business that seeks longevity in Buffalo. Especially after the history of industry and prospects leaving the town and the sense of abandonment that the city already feels, this will become increasingly important. The industry in Buffalo can develop ties to the community through the implementation of educational opportunities, a tie between its product and the city, and a triple bottom line. When the three elements start to work together, they can help to develop this social tie. This will also begin to attract business and industry to the city by marketing Buffalo as a community within which businesses can become an integral part. Integration between the community components is one of the key connections required to develop an industry that will become lasting.

Overview of Proposals

Developing an industry based on the triple bottom line, and the idea of sustainable infrastructure where the elements all become a cohesive system, is tantamount in developing a successful industry. With systems already in place that can adapt to create a Buffalo that sustains not only itself but also its industry, it works to improve the city, and create an environment businesses want to invest in, while increasing the health and vitality of its work force. This paired with a desire to improve the environment and reverse the damage that has already occurred will clean up the city. Rewinding the negative environmental impact that past industry and empathy has already created, Buffalo

should begin by recycling. This in turn reduces the amount of waste it currently produces and discovers new ways to adapt. The ingenuity of a triple bottom line, or cradle to grave modeled system, is that you can begin to find uses for the waste the city already produces. The ingenuity of examining systems and cycles inside the city will be key in developing a system that can support itself. One of the cycles can begin by examining the waste that is produced and cannot be recovered by traditional recycling. This type of refuse can be adapted to supporting the reestablishment of Buffalo as an agricultural city. A return to its history as an agriculturally based community will reverse its metamorphose to a bedroom community. Eventually, this can lead to attracting larger industries and independent companies back into Buffalo. All of these steps allow the city to work towards its initial goal of creating a community that industry would like to invest in and in which the youth would like to return. Instead of seeking out businesses, Buffalo will develop until they find themselves in a position to market themselves as a stronghold and a community that can support a lasting business.



Traditional Midwest Industry

Fig. 6.5.3

Composting

Introduction

The initial proposal of developing an industry in Buffalo, Missouri begins with a recycling system, collecting not only traditionally recyclable materials, but also the implementation of a refuse collection system. Since refuse is a non-traditionally recycled product, it is often overlooked or left out. However, plant and food refuse make up about 4-5 pounds of waste per person per day. These materials are often made up of paper, cardboard, plant waste, food waste, and plant based products. In the United States, waste disposal has become an immediate and critical issue of concern. As our landfills finally become "landfills" we are discovering that there is no easy remedy for getting rid of our waste. As we produce more waste, a staggering amount is designed to be reused, but is underutilized. However, the largest percentage of our waste is overlooked because it is not commonly associated with recycling. The collection of refuse in small communities, especially those with active farming communities can become a vital resource for them. In many states, they have managed to address the issue of a growing amount of waste. For example, in New Mexico they passed a Solid Waste Act of 1990. This set a goal of diverting 25% of their municipal solid waste from landfills by 1995 and 50% by 200. In order to do this the EPA and Solid Waste Act favors an integrated solid waste management strategy that includes four parts:

- Reduce the amount of solid waste produced.
- Recycle as much paper based refuse as possible.
- Transform as much waste as they could in an environmentally safe way.
- Continue and improve safe landfilling when necessary.

One of the key elements of their plan was to transform waste in an environmentally safe way, and to recycle as

much paper based refuse as possible. These can both be achieved in a productive and profitable manner by composting refuse in small communities. Collection of refuse can target local businesses such as restaurants and large groceries, as well as the citizens by collecting yard waste and on a larger scale; it should reach out to the Mennonite and Amish communities surrounding Buffalo by collecting crop waste and the plant waste at the end of seasons or crop harvests. The refuse should be composted and sold or redistributed and sold at a cost lower than traditional fertilizers and imported composts to the local community. This will quickly translate to jobs as a "New York City Recycling Forum estimated that recycling 10,000 tons of material could create 36 jobs, compared to the 6 that a landfill receiving the same amount of waste would receive." Many small communities have developed partnerships with workshops, developed job training, or found work for unemployed labor in recycling.

Finding an outlet or a need for recycled waste is the critical element of a successful recycling program and is oftentimes why traditional material recycling centers do not make much profit if any at all, and are merely a "service" that exists because it is the "right thing to do." The materials have to be shipped out and are not typically utilized in the city they originated so costs are added in transporting them to the refineries. Finding a market becomes the most important aspect in establishing a successful development. Establishing a plant refuse collection and composting industry draws to the farming communities outlying the city as well as supports the Center for Community Studies suggestions for a growth in community based gardening and the development of green zones, such as pocket parks, buffer lands, wetland rebuilding, and beginning successful landscape city parks. Establishing a cooperative market for the compost that is created can help to sustain and expand the market inside of Buffalo. This would in turn be able to "close the loop" and help refine the way Buffalo's

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market interacts with the city, helping to support and self-sustain. This will be integral in expanding and supporting other growing industries in Buffalo, primarily when a use or business becomes interested in renovating the old chicken factory or the old clothing production plant. By developing a composting facility near or utilizing, one of these existing buildings would be cost effective and an incentive for “green” or related industries.



Composting Piles

Fig. 6.5.4

Facilities

The old chicken processing plant and the abandoned clothing factory are vital assets to the city of Buffalo. However, sitting vacant these facilities are more of a social burden reminding people of the abandonment they have felt for the second time. They have become a stark expression of what is on everyone’s mind: jobs. The facilities should be utilized by the development of the small start up composting industry. Many biowaste recycling centers require more land than building to take advantage of light and the natural process of breakdown. The land around the factories is the perfect location for the development of the composting facility. Reconditioning the facilities would

be cost effective since only a small piece of the building would be required at the start. Another aspect that would have to be addressed would be collection. Many times the initial start up composting companies rely on drop-off centers, which is one of the simplest forms of collecting recyclable materials. The access by the public to the old factories would impede some of the collection, due to its location north of town, away from most of the residential housing, where an ample amount of the refuse is created. Also, as highway 65 expands and moves farther west, the business waste, such as restaurant scrap and waste from the large grocers such as Woods Supermarket, Sav-A-Lot Food Store, and Walmart, moves farther from the facilities. A large drawback is that as the price of gasoline increases, many people will be turned off by having to not only collect the refuse but to take it to the collection facility. This is one of the main reasons recycling is forgone, for the ease of just disposing of waste through “conventional” means. This could be remedied with the introduction of curbside collection.

Although there is more of a cost, curbside collection could be slightly supplemented with the savings in waste mass and waste transportation cost. “The savings derived from not paying tipping fees for landfilling or incineration of the materials which are recycled should be included in any cost/benefit analysis of recycling. The cost of extending the life of a current landfill or of closing an old landfill and developing a new one must also be taken in account.”*4d New Mexico waste Since Buffalo must transport their trash to the Springfield Landfill; the cost could be absorbed quickly and with a considerable reduction in waste. Curbside collection makes it much easier for citizens to begin participating in a composting market as compared to drop-off centers. The user would be responsible for separation, again saving money, although with composting refuse material there is not much need for thorough separation aside from removing non-compost-able elements. The chicken processing plant could be used to house a small number of

curbside collection trucks and would be able to house the compost beds on the backside of the facility. This could be the start for the development of a composting industry or increase the marketability of the space to larger industries that would be able to utilize or benefit from compost, such as aero- and hydroponic farming businesses later discussed in this chapter (pages 231-236). One of the main aspects in introducing a business into the facilities Buffalo currently possesses is a on-site, first state treatment of waste water going into the sewer system. The composting industry can act as the on-site, initial filtering of wastewater using compost filter berms.

This system stems from the implementation of the National Pollutant Discharge Elimination System and Texas Pollutant Discharge Elimination System, which requires the Texas Department of Transportation to adopt a variety of storm water quality measures to meet Clean Water Act requirements.



Composting Birm Filter

Fig. 6.5.5

This comprehensive study addressed the concerns of storm water pollutants and explored environmentally friendly systems that utilize recycled materials to reduce cost of temporary storm water management solutions. The use of compost was very successful, becoming one of their

leading solutions although it was first doubted due to the leachate qualities of compost. It was later found that compost was a highly successful means of treating water, especially for pollutants. They have developed a number of temporary as well as permanent control measures to address the water quality. They tested three compost types: dairy manure, biosolids, and yard waste, as a means to treat water and prevent erosion. The yard waste was one of the most successful in stability and longevity while also outperforming the others in water quality. This could be utilized as a means of hydrating the compost as well as an initial treatment system, taking the strain off the system that will have to be implemented in the chicken processing plant. This will increase the lifespan of the implemented system as well as take strain off the sewer system used by the plant.



Composting Facilities

Fig. 6.5.6

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Uses and Events

The development of an initial start up composting industry would greatly benefit the other recommendations of the Center for Community Studies. With the implementation of the other suggestions, there would be a development of a market for local fertilizers and compost. Many of the suggestions preferred by the community during our three initial meetings were the development and deployment of more community gardening spaces, pocket parks and an overall establishment of greenscaping. Community gardening has become very popular in many small communities and larger cities have been craving these small gardens as a growing trend begins to develop: homegrown food. Even Walmart has imagined a solution to this desire for locally grown produce with their Walmart Neighborhood Markets (which tries to stock locally grown organic products). This desire for fresh produce and locally grown fruits and vegetables leads more Americans to grow them in-house. Many citizens in Buffalo have a desire to grow their own vegetables, and it becomes apparent with a trip to the "community garden," which has already become too small to service the increasing interest of community members. A critical asset to community gardens could become the local compost and fertilizer. A growing market for compost in and around Buffalo would help to initially support the composting industry, working as an asset to the large community of Amish and Mennonites, who rely on farming as a means of producing a majority of the food their families use through-out the year. Local compost and fertilizer would also increase the quality and health of the crops they use to make money by selling to local markets. This chain of consumers would be one of the most benefited by this development. To develop a stronger tie to these historically important conglomerates, trade-outs and coops could be developed to discount or reduce the price in trade for the large amounts of crop and harvest waste they produce. Finding a way to reach out to these societies would be an important step in reuniting Buffalo's historic

ties to not only farming but to the Amish and Mennonite's in the area, which have become somewhat segregated by technology. Developing ties to local groups would become important in expanding the marketability of compost.

Social Benefits

Composting alone does not have many social benefits, but there is a range of groups that could utilize this. Composting could become a catalyst, helping people to discover interest in community gardening or landscaping large city parks or pocket parks. Finding these common interests as well as displaying the positive benefits of compost, could allow people to recognize that there are numerous low-cost improvements that can be implemented in Buffalo. Gardening clubs, 4H, FFA and landscaping classes could all benefit from compost and an industry that would positively favor the city. Having a large composting industry could allow more people to be exposed to "green" ideas and easy solutions to growing problems in the United States as well as the rest of the world. It would also allow people to see that they can be part of the solution through education, exposure and possibly through the other industries that could be attracted to the benefits beginning to be offered by Buffalo. The social benefits would also play a key role in helping Buffalo to become a more marketable community through landscaping and the initial "face-lift" the city so desperately needs. Plants and landscape-based solutions can be easily accomplished.

Refuse collection could also help begin to improve Buffalo. Depending on the method of collection, neighborhoods may pool together to collect and transport refuse. This will also be the case for the outlying communities, where collaboration will become important in supporting the market and utilizing the benefits of having an in-house support system for Buffalo's possible transition from a bedroom community back to a vibrant farming town.

Economic Benefits

Developing a composting industry on a small scale is economically viable, since there is low start up and maintenance costs associated. Composting can provide a small income as it is first developed, but a market must first be established. The recommendations made by the Center for Community Studies will be crucial in expanding the initial market for compost. There will also be an economic benefit for waste having to be transported to Springfield's landfill. "As part of the government's drive to meet its environmental targets, landfill taxes are rising steeply, and producers and processors which generate waste are searching for the most efficient way to minimize their costs. The right solution will not only pay for itself over a short period, but also have low on-going operating costs; making it a win - win solution for the client." The reduction in waste will also benefit the community by allowing the cost for collection to be slightly offset depending on the amount of waste that can be cut out of daily production. Although traditionally the economic impact of recycling dwarfs that of composting, that in the past was a booming industry employing more than 1 million people per year (according to the U.S. Environmental Protection Agency). However, in recent years as we see the profit margin in traditional recycling slip and many recycling programs begin to fail as the price of gasoline and other facets impact the profitability of recycling, there has been an increasing interest in biowaste recycling and composting: especially in farming and agriculturally rich areas. There are also benefits in the pollution preventative elements in organic materials being used for water cleaning, allowing compost to be used as an initial treatment system for water going into the treatment facility.

Helping to Support Farming

The development of a composting industry will also help to support local farmers. Small farms located around Buffalo have huge costs associated with soil remediation

and treatment using fertilizers. This cost goes up if a farmer is trying to become certified as organic, requiring their compost and fertilizer to also be certified organic. A composting industry would help to lower the expense incurred by these small, local farms. Providing compost at a reduced rate to farmers in exchange for their plant refuse would be a way to develop interest in the use of Buffalo's composting start up. This would be especially beneficial if a portion of the compost produced were to become "certified organic" compost. This would expand the marketability, and could provide interest in communities outside of Buffalo and even Dallas County. Becoming marketable to organic growers would also begin with a relationship between Buffalo and the United States Department of Agriculture (USDA). A healthy relationship between the USDA and Buffalo, would not only serve as a highly valuable resource in attracting future businesses and industries, but would also serve as a vital tool for local farmers. Beginning to reconnect the outlying farming communities with Buffalo would encourage growth and would allow Buffalo to become more of an asset to these communities, inviting them back towards the city.



Healthy Crops

Fig. 6.5.7

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Unique Crop Development

Buffalo's Farming Heritage

Buffalo, Missouri has a rich history rooted in agriculture. However, over recent years Buffalo has noticed that, like many other small Midwestern communities, it has become a bedroom community, highly reliant on industries and jobs. In Buffalo, the jobs are fleeting, leaving the community wondering which way to turn and how to attract an industry back into the town. The answer to Buffalo's question of where these jobs will come from may lie in its history books. Buffalo could very easily return to its heritage as a farming community. The key to developing a successful agricultural industry lies in the crops that are developed.

Introduction

Just as the United States has developed a taste for foreign foods, we have also been forced to become more dependent on the foreign food market. This is because many of these fruits, vegetables, herbs and foods we have grown to love, simply do not grow in the United States. To many this should be a growing concern, as growing dependence on foreign food is beginning to cause the United States to lose jobs and its citizen's are becoming vulnerable to price inflation. The cost of transporting these foods from around the world also adds to the increase in price.

Some towns such as Jacksonville, Florida have seen a tremendous rise in the amount of food coming from abroad. At their Jacksonville Farmers Market, about 40% of the produce available came from abroad. According to the United States Department of Agriculture (USDA), Jacksonville is not the only city with an insatiable appetite for foreign produce. Nearly 17% of all foods we eat now are imported from other countries, and although this may not seem like a lot, that is up from 11% only two decades ago. This also becomes increasingly common when you look at fruits, which the United States is even more

dependent on, with 50% of fruits being imports. Many small communities are unaware that they may be a crucial tool in fighting foreign reliance on foods, especially small farming communities.

Although not all of the foods people favor can be grown seasonally in the United States most of them can. Small towns have been taking advantage of the opportunity by producing these typically imported foods and offering them sans the cost of shipping. The prime example of cornering a specific crop market was Kent Square, Pennsylvania, which has controlled much of the production of white mushrooms since the turn of the last century (pages 251-257). This model can be easily adapted with the proper research and by focusing the area of distribution. Becoming a national distribution source is nearly impossible, especially as Buffalo finds itself in a tricky distribution location. However, becoming a regional or local source is plausible. The success lies in the cooperation with surrounding farms and groups, as well as in researching the market and becoming adaptable and able to respond to changes quickly. Maintaining a dynamic model and being able to respond to changes in the market and tastes paired with an ability to recognize these fluctuations is paramount in the successful development of this industry in Buffalo.

The conjunction of a revitalized farming community would supplement the first development of a composting industry. This would potentially attract larger industries and lead to the eventual growth of an aero- or hydroponic farming industry. The establishment of these ventures that support each other would allow for an economy that would support itself, in turn increase the profits, and reduce maintenance costs of all three, developing a "closed-loop" system.

Being able to identify and develop these "closed-loop" combinations is intrinsic in being able to sustain a growing industry as well as reducing the costs of the improvement

and advancement in Buffalo. Creating "closed-loop" models throughout the town, on micro and macro levels, aids the town in becoming self-sufficient and allows Buffalo to create a sustainable infrastructure. The creation of a loop in the industrial aspects of Buffalo would help to brace itself against price inflation, and the unique characteristics of the crop would allow the city to become more "recession-resistant." This would also allow the city to become independent and lessen their reliance on industry. Buffalo can answer their initial question of which industry is coming to replace the chicken processing plant. They can create more permanent, important jobs in this growing industry. This independence will also be a positive reason larger industries would come to and stay in Buffalo.

Small Start

The initial change from a closed-off, bedroom community back to a vibrant farming town will not be overnight and will have to be implemented in small steps. The initial planning will be one of the most important steps, finding unique crops that would grow and be marketable on a regional or local level. Testing and research will be vital in the first step due to the increasing difficulty of pinpointing these crops. After a unique crop has been selected, it could be planted in some of the areas adjacent to the old factories and the compost fields. The location of these crops allows them to supplement and be supported by the initial composting venture. This will aid in a reduced cost and higher potential yield. One of the strategic places to develop a seasonal crop would be in the field that is straddled by Highway 65 on the West and North Hickory Street on the East. This would also be supplemented by a proposal to redevelop this area as a flood basin and flood park, damming the creek and allowing water to develop a marshland. This unique area would be ideal for many Asian plants, which grow in marshy conditions, and before farming becomes implemented in the area, creating a floodplain will work to condition the soil. The soil in these types of areas is often high in

nutrients and therefore highly fertile. These two places could become ancillary. Many of the proposals set forth by the Center for Community Studies include this prime piece of land, and working in conjunction with each other could cause this piece of property to become a dynamic habitat; a habitat that supports education, farming, health, leisure, recreation and land rehabilitation. This would become an epicenter of all facets of the new Buffalo. The property is ideal for the distribution as it grows and the connection with not only Highway 65 as a major means of dispersal but with the secondary streets connecting it back to the old factories. This connection would be important in marketing itself and trying to attract larger industries, connecting them with this major epicenter.

As the farming develops into a larger employer and begins to need more land, and resources, the city could begin to create an industrial epicenter in the old factory. This building would have connections between the "epicenter", the composting venture as well as provide an expandable



Map of farming area

Fig. 6.5.8

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location to the north of the old factories.

Adapting the Old Factories

The old chicken processing plant can become a multi-faceted building, housing the composting as well as the initial facilities required by the farming industry. This diverse program allows for not only professional communication between all of the related fields but support systems designed to help connect the community with the industry. This connection is going to be important in helping to alleviate the hesitation of the community and the general distrust of outside programs and people. Housing different groups under one roof would work to develop “closed loops” and support interaction between the city, local farmers, the USDA, schools, community gardeners, the Amish and Mennonite communities, as well as hopefully outside industries in a related or emerging field. This building could become:

- A main office for the USDA in Dallas County or Southern Missouri.
- An educational facility, helping to educate people on efficient farming techniques.
- A centralized meeting place to support community gardening or gardening clubs.
- An extension office for the University of Missouri Master Gardeners Association.
- A small business resource facility.
- Office for the emerging agricultural and “green” ventures operating in Buffalo.

By pooling or centralizing the community’s resources, this also supports the idea of integrating the industries inside of Buffalo and pursuing a “closed loop” system. This resource hub would also become a huge draw for industries looking to develop roots in the area. The creation of these types of interactive business models has become increasingly popular over the last few years. Sustainable business solutions help inexperienced businesses learn market

dynamics and promote interaction between common practices to achieve an optimum balance of business efficiencies and sustainable innovation. Pooling resources can help smaller industries become more dynamic and develop sustainable innovations that would otherwise be unobtainable by small town businesses.

Sustainable business solutions that have been proposed for new industries so they may become successful in 2013 and the subsequent years are:

- Open to new tools and methods: Success is



USDA

Fig. 6.5.9



University of Missouri Extension

Fig. 6.5.10

found in companies that do not only rely on one business area or product. A variety of tools helps to maintain dynamics.

- More “plastic”: Create advantages related to being open, flexible and nimble.
- Keep experimenting: By trying many different types of business and products, you will be able to adapt to changes in need.
- Embracing patience: Innovation and change require time and so does creating systems and culture that cultivates innovation.

Centralizing the location of all of these proposals could develop into a valuable asset, which could then cultivate innovation. By creating a resource hub, Buffalo would increase its marketability and would provide an invaluable resource to industries in related fields. This not only works to the benefit of the industries in the town but also begins to utilize these two very large vacant properties. This could be a step in the right direction in acknowledging Buffalo’s feeling of abandonment associated with the chicken processing plant and the clothing factory. Seeing new businesses spring up inside and around this building would be a positive reinforcement. It allows the citizens to regain a little bit of hope in the future of the city and a sense of independence stemming from sustainability. This will allow the city to be much more open to industries, which may be attracted to Buffalo’s initial start-ups.

Evolving into a Year-Round Industry

One of the downfalls of seasonal farming is that it is seasonal. This means that there would only be money coming into the town during the harvesting seasons or cycles. Many times this stacking of income leads farmers to pay one yearly sum for electricity, mortgages, fuel and other resources they require. This would also mean the jobs created by the reemergence of farming in Buffalo would only be seasonal. Inviting year round farming industries,

such as aeroponic and hydroponic businesses would alter this, allowing Buffalo to be profitable year round. The climates inside of these facilities can be adapted to the crops they support and would allow the city to expand the range of crops they produce. This would allow Buffalo the opportunity to experiment and develop an industry based on even more unique crops that are successful in hydroponic and aeroponic facilities. This would also require more advanced distribution, which would be enhanced when Highway 65’s upgrade to a divided four lane between Interstate 44 and 70 is complete. This will help Buffalo to expand its market in another way: geographically.

Inviting these two types of industry to culminate in Buffalo supports the Center for Community Studies initial concept of sustainable infrastructure as well as the communities expressed need for jobs, not just for them but for their children. A stable job market is essential in the retention of a workforce and their families that support Buffalo and its improvement. These types of industries have been on the rise and could be drawn to a community interested in developing a “green” infrastructure. This would also be able to plug into the “closed loop”, utilizing products such as compost (which could eventually be adapted to producing growing medium) that can find a home inside of the old factories. These types of facilities are what hydroponic and aeroponic farmers look for when they are choosing locations to set up.

Hydroponic farming is an emerging industry, which produces fruits and vegetables without the use of soil, that can grows crops at an astounding rate of 10% a year according to a recent study and story on SoCal Connect. The story highlights Houweling Nurseries, which grows tomatoes hydroponically in 125 acres of high-tech greenhouses. Hydroponic farming also comes with some great benefits such as 20% increase in production and

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just 2% quality rejection rate, as opposed to field-grown tomatoes, which have a quality rejection rate of nearly 50%.

The hydroponic facilities are often expensive to build and operate but make up the difference in the amount of produce they are able to put into the market, especially due to their ability to control growing conditions year round by increasing this number. Houweling Nurseries also is on the forefront of adapting their model to include "loops." They utilize coconut husk fiber as a growing medium because it



Houweling Nurseries

Fig. 6.5.11

is easily drain-able and after its use it can be composted. Growing inside a facility also has its benefits by eliminating the needs for pesticides, fungicides, and weed killers. Although not considered organic, they are not chemically fertilized.

There are high costs associated with hydroponic farming such as a large consumption of energy and water due to purchasing produce out of season. However, some hydroponic industries have begun to become more efficient through the use of solar systems and recycling water that is not absorbed by the plants.

The emergence of hydroponics as a viable source of locally grown produce has created a demand for more hydroponic facilities. One such facility sprung up on top of an old bowling alley in industrial northern Brooklyn. This 15,000-square-foot translucent greenhouse facility, affectionately named "Gotham Greens" is one of the first commercial-scale urban operations to spring up in the United States. It grows thousands of lettuce and basil and is projected to produce 100 tons of produce by the one-year mark. While it may not seem like very much compared to the 1.5 million tons of soil-free produce New York City brings in each year, the \$2 million dollar start up venture cannot keep up with current demand from restaurants and local grocers.

The Gotham Greens model is a prime example of a highly successful hydroponic, sustainable industry that due to the fact that they have adaptively reused an existing building: adding to the top while reducing carbon footprint and introducing a facility at only \$2 million dollars, compared to many of the larger facilities that are new construction. They are also an important model because they have to deal with the water treatment and water conservation as a main concern of being suspended above other residents. They also try to cut the cost of maintenance by recognizing that intelligent, organic greenhouses require large amounts of electricity to run lamps, pumps, computer and other systems so they have reduced this cost by implementing solar energy collection. This cuts the costs of operation substantially during the summer when they can harvest a large amount of the energy required for production. This form of hydroponic farm was successful in implementing multiple sustainable technologies the Gotham Greens were able to cut down the high costs typically associated with running a profitable hydroponic facility.

A project started by Matt Liotta in 2010, creatively named "PodPonics," was a hydroponic system developed in Atlanta. Its main pursuit was to provide smaller scale "urban"

hydroponic gardens, while also pursuing a new kind of recycling: transforming old shipping and sea containers into small farms that can be placed anywhere. The small size, at only 320 square feet, provides its owner with a little more than an acres worth of produce. This system uses 90% less water than traditional farming while collecting more



Gotham Greens on top of an Existing Building

Fig. 6.5.12



Gotham Greens Owners

Fig. 6.5.13

than 200 pounds of greens per week from six converted containers. Matt Liotta has become a pioneer in the hydroponic industry with the development of these small adaptations to the traditional large hydroponic facility. The PodPonic containers operate just like one familiar with hydroponic farming would expect. They are old shipping containers that are retrofitted with up to five tiers of platforms where plants such as lettuce are grown with their roots in water instead of soil. The innovation comes in the computer system that monitors temperature, humidity, pH, and carbon dioxide levels inside the container. This system as well as the banks of LED lights can be controlled and monitored from an iPhone interface. This allows for total customization and advanced growing cycles, using the LED lights to simulate different growing phases and producing crops much quicker than traditional farming. The system has become increasingly popular with restaurants and local markets wanting the freshest produce available. This demand has allowed him to quickly expand and he already has 16 new pods being built.

A unique project that parallels the situation in Buffalo is a project called "the Plant" in Chicago's south side. It was at one time a meat packing plant, but now is being transformed into an Eco farm, which will produce sustainable food and have zero waste. This project works to develop a "closed loop" system, while redefining the way food can be produced in urban living environments. The vertical farm utilizes both hydroponics as well as aquaponics - which uses the by-products from fish farming to aid in the development of hydroponic growth. As the plant has grown over its two years of operation, the plant owner has begun to reexamine exactly how it works, addressing the challenge of transforming the plant from a building with minimal waste into a facility that produces no waste. This is the ingenuity behind the "closed loop system" or cradle to grave logic. The waste that the building was producing was broken down and turned back into fertilizer. "The Plant" currently has five industries that work together, including

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PodPonics Fig. 6.5.14

the hydroponic farm, aquaponic farm, a baker, tilapia fish breeder, mushroom garden and kombucha tea brewer. The plant has been supported through a \$1.5 million dollar grant from the Illinois Department of Commerce and Economic Opportunity. The project should be fully operational by 2012 and will create 125 local new jobs.

Examining models like the Gotham Greens, The Plant, and PodPonics, Buffalo can look to develop a support system that will invite potential investors to create hydroponic systems like these. The two facilities that Buffalo already has could very easily be retrofitted into aeroponic and hydroponic gardening facilities. The implementation of a year-round farming industry to supplement the town during off seasons or during the chance of a destroyed crop would become a vital asset. The production of jobs based on industries that Buffalo can readily implement, would become a large draw to families looking to return to Buffalo as well as a reason for families to stay in the town.

Benefits to the Community

Many of the benefits to the community have been discussed.



"The Plant" Fig. 6.5.15



"Vertical Farming" Fig. 6.5.16

The most important benefit of a successful implementation of a unique seasonal crop is that the main desire of the city would be met. The more Buffalo initiates, the higher their morale will become and in turn, the city will move from an apathetic city, towards a community that believes in itself again. The Center for Community Studies believes that this sense of apathy in part stems from the evacuation of a large number of jobs in Buffalo and can start to reverse the apathy with a newfound interest in the city from an emerging industry. The economic benefits are indisputable, allowing many people to seek employment locally as well as rekindling the once rampant farming community. Reaching out to the surrounding communities would unite the town and allow them to sustain themselves economically.

These industries are also aimed at the "green" market, constantly being redeveloped to utilize energy efficient technologies and improving the productivity that one can get out of a hydroponic system. These industries are ever evolving to include "closed loop systems" just as "The Plant" worked to develop a way for all five of its tenant's ideas to merge, and help support each other.

One of the most critical components for a lasting model is adaptability. This is demonstrated in the success of Matt Liotta who found a new technology, and instead of just implementing it be improved it. Adaptability and a willingness to change with the needs and the demands of a market can help to achieve timelessness. When an industry is dynamic or "plastic", it is able to redefine its goals and strategies. Testing new ideas and implementing new products and continually improving the technologies and industries will be the key in developing a lasting technology and industry.

USDA

The United States Department of Agriculture (USDA) has outlined a list of specialty and Ethnic Vegetables, Fruits, Nuts, Horticultural/Nursery plants, Agroforestry and even livestock animals.

Some popular specialty and ethnic vegetables grown in the United States include: asparagus, baby vegetables, cabbage, carrots, celery, Chinese water chestnuts, broccoli, cauliflower, brussels sprouts, edible flowers, garlic, gourds, heirloom varieties of vegetables, herbs, horseradish, mushrooms, onions, organically grown crops of any sort, oriental vegetables, peas, peppers, pumpkins, salad greens, sprouts (alfalfa, bean, etc.), squash, sweet corn, sweet potatoes, specialty tomatoes, truffles and wasabi.

Some popular specialty nuts and fruits grown in the United States include: heirloom varieties of apples, Asian

pears, brambles (blackberries, raspberries, loganberries, black raspberries, etc.), Many types of berries (blueberries, cranberries, elderberries, gooseberries, lingonberries. and strawberries), kiwi, melons, rhubarb, table grapes (seeded and seedless) and a variety of wine grapes for home wine making.

Many of these crops have become everyday staples in our diet and commonplace in our homes; however, they are typically imported from other countries. However, these are all plants, which could be adapted to grow either in seasonal conditioned environments or in hydroponic and aeroponic facilities. At many University Agricultural and Horticultural Extension Offices, they face a challenge of coming up with cash crops, which would be viable for small-scale farmers and communities. One of the most valuable of the cash crops suggested by these Extension Offices was fresh herbs. There was great potential to generate a substantial amount of income from small acreages. A survey of The American Culinary Federation of Greater Cincinnati shows that popular herbs being demanded by chefs in the Greater Cincinnati Area include basil, dill, French tarragon, mint, oregano, rosemary, chives, parsley and thyme. The value of these herbs ranged from \$6,160 to \$11,280 per acre at the Hillsboro farmer's market. Finding a successful unique crop will depend on the needs and the demands in the area as well as the ability to adapt to growing and declining markets.

A healthy relationship with the United States Department of Agriculture would be a considerable connection, especially when it comes to developing or introducing a unique crop to an area. Since the revitalization of small scale farming industries has been on the radar of the USDA they provide valuable resources for these farmers. Their research on markets and trends will also be vital in quickly allowing small farmers to adapt to changes in trends and demands.

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Asparagus Fig. 6.5.17



Lettuce Fig. 6.5.18



Kiwi Fig. 6.5.19



Pears Fig. 6.5.20



Garlic Fig. 6.5.21



Onions Fig. 6.5.22



Rhubarb Fig. 6.5.23



Sweet Potatos Fig. 6.5.24



Gourds Fig. 6.5.25



Gooseberries Fig. 6.5.26



Celery Fig. 6.5.27



Broccoli Fig. 6.5.28

Farming Co-Ops

The outlying community of Amish and Mennonites would also become a vital resource to the market, as they have often depended on farming for their way of life. Forming cooperatives between small scale inexperienced farmers and these established farmers could become an important link in reconnecting the Amish and Mennonite communities back to Buffalo. A culmination of their knowledge, paired with the resources available through the USDA, and the emerging number of efficient farming practices could spark a conversation that benefits both of these groups. Forming coops outside of not only the community but also small-scale coops inside of the community through clubs and events would unite the town. The Center for Community

Studies' recommendation for pocket parks and community gardening could support small coops, with communities working together to grow vegetables, herbs and spices which could be combined to create another product.

One popular co-op between community gardens is a "salsa club." This allows individual communities to grow specific ingredients and test ingredients and mixtures to develop product that they can all enjoy and taking part in the developing and production. This promotion of community interaction through the development of this small-scale coop, could be beneficial and successful in Buffalo.



Amish and Mennonite Families

Fig. 6.5.29

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USDA Kitchen

Introduction

Another resource developed through the United States Department of Agriculture (USDA) would be an approved commercial kitchen that could be used by members of the community. The development of a community kitchen could become a highly utilized resource available not only to the citizens but to small businesses, and could become a vital educational component. It would be able to service schools and in teaching the importance of a balanced diet, offer at home cooking classes, or classes on food preparation, storage and canning. To certify a kitchen by the USDA, the department will come out and oversee the kitchen during routine inspections. They set up common-sense rules and regulations to ensure that foods are kept at proper temperatures, are stored correctly and are handled in a sanitary way. All commercial kitchens that prepare and package produce and food for distribution or sale must become USDA certified. Developing small kitchens in communities who have a strong agricultural foundation is becoming a current interest to the USDA. Two years ago, they began working to support these small community kitchens, which could offer affordable use of the space and use its equipment as a way of supporting local tastes and talents.

Cooperatives

Working to develop a local interest in cooking, or promoting the talent already available in a community is the main goal of the United States Department of Agriculture. They are very interested in developing cooperatives, which would be the main market of these kitchens. They become especially dynamic in small farming communities that grow unique crops as well as fruits and vegetables that can be easily prepared, packaged and sold on a local or regional level. Developing cooperatives in Buffalo could begin in the

same way farming and the development of a unique crop would. A cooperative working with the Mennonites and the small groups who make their living on farming and agriculture would provide a service otherwise unavailable to these groups. The kitchen would provide them with a cost effective way to develop a way to package and market Amish and Mennonite specialty foods and produce.

Just as the unique farming ventures operated on a macro as well as micro levels, the USDA kitchen could service not only the larger outlying communities but would appeal to the community gardening clubs and the community gardens proposed in the pocket parks developed inside the residential zones. Citizens with culinary talents would be able to market themselves through affordable access to a commercial kitchen.



USDA Kitchen

Fig. 6.5.30

Small-Scale Industry

The developing of a USDA commercial kitchen in Buffalo would provide citizens as well as groups the opportunity to market themselves and to begin to distribute their locally produced foods and crops. Whether they simply can a unique crop for ease of distribution, or want to prepare salsa as a community gardening co-op, it would provide not only a place to gather and create the product, but it would provide a means for distributing the product that is created. This small model of industry also works toward the "closed loop" system associated with the development of sustainable infrastructure. Being able to implement a regional or local market for goods provided by the USDA kitchen would allow the citizens the opportunity to afford more land, or to be provisioned by the city in an effort to promote self-sufficiency. This would also afford them the opportunity to expand and market Buffalo, or products made in Buffalo. Allowing the community to become involved would aid in showing the residents that they can be successful in independent ventures and display the ability of Buffalo to provide for itself. The creation of micro-industries, would allow for expansion and the creation of more co-operatives between community groups, these groups and outlying communities, or even between any of these groups and the schools.



USDA Kitchen

Fig. 6.5.31



Homemade Salsa

Fig. 6.5.32



Homemade Jams

Fig. 6.5.33

Community Income

The establishment of a small commercial USDA kitchen would allow people in the community or groups in the community to develop a supplemental income. This income could be used to improve local parks and expand community gardens or to personalize the pocket parks that may become available to the communities (pages 179-182). This may be especially possible if the group or individual that is producing a marketable good utilizes the community gardens for the harvesting of their ingredients. Putting money back into these proposals and systems would allow the groups that use them a sense of ownership. Developing a small market for local goods and products will bring money back into the community. Income could stem from the use of the USDA kitchen by groups such as churches, not-for-profits, and schools selling these goods as fundraisers. This money would be put back into the community to provide improvements as well as the expansion of these organizations.

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Incentives

Being on the radar of the United States Department of Agriculture means that they are developing funding and support services for communities that they believe could be positively benefited by the development of one of these commercial kitchens. In 2010, the USDA Rural Development established an award of \$99,000, and granted it to York, Pennsylvania. The project was entitled YorKitchen, and was focused on the production of one of their commercial kitchen spaces that would become available for small culinary and agricultural businesses to prepare and package their goods. The project offered affordable use of their space and equipment to develop local taste. Tom Williams, the Pennsylvania State Director of the USDA Rural Development program complimented the project, noting that the USDA believes that, "when an opportunity is given to people that have good ideas, they can in turn create revenue and [develop] more jobs for the area."

These kitchens allow people and groups who would not otherwise have access to a commercial kitchen, if a proper



USDA Kitchen

Fig. 6.5.34

kitchen at all, low cost options to have access to one. These kitchens can accommodate small companies that could not afford to rent or build a kitchen on the same scale the opportunity to develop unique products.

Positively marketing a co-operative or community programs in conjunction with schools would be a successful way of utilizing a commercial kitchen. With the project being based on education and accessibility, the program is aimed at accommodating two users at a time and will be open all of the time. Further encouraging cooking classes, training and the development of programs through the schools could help to expose kids to fresh and locally grown foods. A kitchen like this may also increase community awareness of the success of even small ventures that this type of service could provide. This would provide a positive improvement in social, as well as environmental bonds in the community.

The development of a USDA commercial kitchen would be a perfect organization to initiate in the activity hub described earlier in this chapter. The hub is nestled between Highway 65 on its west side and North Hickory Street on the east. This would be the optimal resource in this particular location. As many of the proposals all intersect at this area, it become the perfect place to cultivate ideas, educational opportunities, recreational opportunities and a land redevelopment. The location maintains easy access to Highway 65 for access to the main points of distribution. The hub is also in a part of the town that is becoming quickly developed, and can serve as a transition between the west and the east sectors. This property divides the older businesses from the new commercial real estate. This also flanks several communities, providing a connection between these assets, raising the property values in the house. The development of educational programs and after-school activities would compliment all of the suggestions made by the Center for Community Studies.

Local Resources

There are a number of local resources in the area surrounding Buffalo. There are two men in particular who have begun to establish these types of implementations in nearby small communities. A key resource in the development of a small USDA commercial kitchen would be Randy Wood. Mr. Wood has worked in the past to develop these types of kitchens in small communities, mainly marketing them in local foods stores, but has recently begun to develop a distribution path that uses 4 routes but services 17 states. He has an interest in small towns, and connections to the USDA (lately showing a large interest in developing local food and the production of local products). This would be a vital resource in many of the implementations suggested throughout this chapter.

Another important local resource is Donald Tutko, who managed the EnergyWorks program in Kansas City since 2003. EnergyWorks provides technical assistance to cities, counties, nonprofits, public and private sectors. The Metropolitan Energy Center (MEC) is dedicated to fostering an energy efficient industry in Missouri and Kansas. The MEC is interested in working with businesses across the Kansas City metropolitan area to reduce energy consumption and promote sustainability.

Donald Tutko may have been the manager of the Metropolitan Energy Center and the EnergyWorks program, but he resides Dallas County in a neighboring town. Mr. Tutko is interested in alternate energy and new farming techniques. With a deep interest in food and energy, Mr. Tutko lives off the grid for 6 months every year, supported by solar systems. Aside from food and energy, Donald Tutko is interested in Buffalo Missouri, and may be an asset in developing industries, especially those in the agricultural sector.

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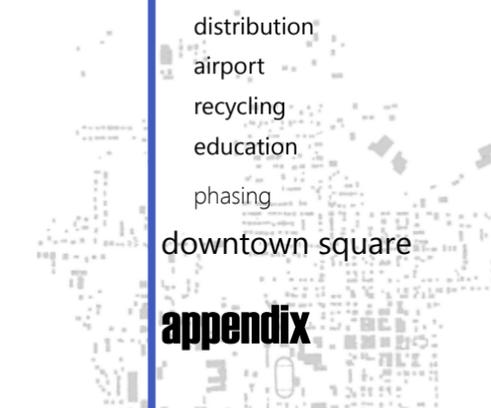
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Distribution

Location of Buffalo

Buffalo's location in the middle of the state (away from the main national distributional channels) places it in a somewhat restricted location. There is also a lack of rail and major highway connections; however, the future renovation of Buffalo's primary arterial could provide a better connection to Interstate 70 to the north. This would allow Buffalo to more easily distribute the produce it creates as industry begins to grow. A strong connection to the east and west could be 41 miles to the south, with Interstate 44 being the closest major mode of transportation. Being land-locked causes the cost of distribution to rise. However, there has been successful distribution cycles developed such as the one by Randy Wood, which connects 17 states on only four routes. These routes could be adapted to provide unique regional produce at a cost less than that of importing it and then distributing it from the coasts. The lack of major state connections means that Buffalo's primary markets will be regional as well as local. The communities surrounding Buffalo will be a primary source of business and revenue, unless the crops they develop are in such demand that the cost associated with transporting the produce north to Interstate 70 is cost effective.

Relationship to Surrounding Areas

The communities and cities surrounding Buffalo would be the primary consumers of any product industry were to bring to Buffalo. The development of the first stage of industry-compost would have a small distribution ring, since there is a much smaller profit margin, the compost would mainly be utilized or sold inside the community or to the outlying groups of Amish and Mennonites. As the industry expands, so does the range at which distribution can occur. One of the main goals of industrial distribution in Buffalo would be to connect with Springfield to the south (and its outlying communities), as well Bolivar to the west.

These will be two of the largest available consumers. If the demand were to increase and Buffalo were able to begin growing a crop with a high demand and limited market of growers it could plausibly begin to market its produce to the St. Louis and Kansas City metropolitan areas. As the businesses grow in Buffalo, they would have to examine and test marketability and the range at which they would be able to sell produce while maintaining a sustainable profit margin.

The unique challenges faced by small-scale specialty food entrepreneurs when marketing their products include how to distribute them. This is based upon research on the feasibility of the product in regional markets. To be successful, the processor must decide what market the product will thrive in, who the competition is and how to market the product given the processors available resources. Being forced to address these issues becomes a necessity in developing a successful Marketing Plan and identifying marketing goals and strategies. Developing a Marketing Plan will also prevent the industry from entering into too large or competitive of a market and becoming an unprofitable business venture out of the gates.



Highway 65

Fig. 6.5.35



Highway 32

Fig. 6.5.36

Highway 65 and Highway 32

The two main corridors available to Buffalo are the Highways 65 and 32. These highways provide a link to the surrounding communities, more specifically the larger communities that industry in Buffalo will eventually want to target. The link to Springfield is on Highway 65 and sees a large number of commercial distribution trucks running along this road from Springfield north to Interstate 70 and Sedalia. Highway 32 connects Buffalo to Bolivar, which is a rapidly growing community with a booming economy. Being able to utilize these corridors for distribution will help to develop industrial ties with other regional cities and a growing market. Springfield, being one of the three largest cities in the state, paired with its ties to wholesale grocers, means that Springfield is a reasonable and important distribution destination.

Airport

Buffalo finds itself with a unique but highly underappreciated asset in its airport. Many larger rural communities lack an airports and the one in Buffalo is very nice considering the side of the town. This facility is underutilized, and it could be an important selling feature for Buffalo as it begins to market itself. The airport could become an integral component to the industry in Buffalo: especially in distribution.

There are five basic modes of transporting products utilized by manufacturers and distributors: air, motor carrier, train, marine or pipeline. Many times industries look at the access to these five types of transportation when they want to set up in an area. Since Buffalo lacks a rail and pipeline transportation systems, it would be to advantageous to market the airport capacity of the community. Air transport offers the advantage of speed and can be used for long-distance transport. However, air travel is also the most expensive means of transportation, so it is generally only used for items where the speed of arrival is important:

such as perishable goods. This can become a selling point for not only Buffalo but also for the reuse of the existing industrial facilities north of town since they are in adjacent to the airport.



Map of Airport

Fig. 6.5.37

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Re-Purposing the Airport

Importance to Buffalo

The airport in Buffalo is currently underutilized by the city. Unless they have a personal use for the airstrip, which is probably less than a handful of the citizens in town, most people hardly acknowledge its existence. The economy related to small airports is primarily based on tourism, which is currently lacking in Buffalo. Since the airport does not offer refueling services, it becomes even less of an attractive option. The use of the Buffalo Airport, aside from hobbyists that currently live in the city, is limited.

The airport however can become an important aspect of the town and aid in creating a highly marketable town, not just to industries looking to develop in Buffalo, but as a possibility for a recreational activity. Airports, even small ones, traditionally have high costs associated with their maintenance and use. In a town with a limited use and no draw from passing air traffic, the airport is most probably generating financial losses.

This can be corrected through the implementation of several ideas that have been successful in other cities such as creating an industry that utilizes the airfield like Perryville, Missouri, or serving a secondary or tertiary means of industrial distribution based on the types of industries that are drawn to settle in Buffalo.

Location - Link the factories

The airport is conveniently located to the city center of Buffalo. There is a strong possibility of linking the airport to the adjacent factories in the event that new specialty agribusinesses begin producing crops require rapid distribution: such as perishable goods. Otherwise, the airport should be looked at as another potential industry since it is such a unique asset to the community it would be unfortunate not to use it in some creative manner; possibly

as a base for an airplane service company or airplane restoration or airplane painting company.

Developing part of the factory to support a small venture involving air restoration or airplane painting could be a successful use of a portion of the clothing factory. Finding a small business with a low start up cost would allow the airport to transition from a negative asset into one that produces jobs and stimulates the economy by bringing in pilots who will want to use the local businesses and services while their plane is serviced.

What can we do with it?

There are not as many ways to adapt an airport to become an industry, as you can a meat processing plant. However, there are still ways to re-purpose the airport, and to allow it to be competitive and make money. There have been suggestions in this chapter primarily based on the possibility of a need for quick distribution of produce or unique crops. There could also be a need for jobs supporting farms in and around the community in flying crop dusters or even aerial surveying. The few jobs created would require an experienced individual and it would allow someone in the community with a pilot's license the opportunity to fly more often. Some towns have begun to notice the importance that their small airports could play in the development of services and Buffalo could examine these towns and create a business based on this model. One such model that should be studied is a helicopter and airplane painting and repair venture in Perryville, Missouri.



Crop Duster

Fig. 6.5.38

Perryville, Missouri

Perryville, Missouri has become the perfect model of a small Midwestern town that has developed numerous industries and been highly successful in utilizing every positive aspect of their community. This small town of 8,225 people has developed a number of industries and boasts only a 5% unemployment rate compared to the national average of 8.3% and Missouri's average at 7.2%. They were able to attract a cereal and cake mix factory that initially employed 25 employees and now has over 1600. The city also has a factory owned by the Japanese company Toyoda Gosei that manufactures plastic components for automobiles. They even have a factory that produces more than 300 white oak wine barrels a day, which they ship to Napa Valley.

One of the most important industries that Perryville has managed to invite was a company called Sabreliner. Just like Buffalo, this small town had an airport, which was underutilized and a financial burden. They were able to attract the Sabreliner company to come to town by agreeing to update the airport using tax abatements for expanding businesses while developing the infrastructure at little-to-no-cost to the businesses; thus, creating incentives for expansion. The city and county were able to guarantee more than \$6 million in bonds to develop the infrastructure around its tiny municipal airport to help the company, which specializes in retrofitting and refurbishing airplanes and helicopters. The business has now expanded to painting and servicing much larger aircraft. Sabreliner now employs 433 people in the region, most of them at high-paying aeronautics manufacturing jobs.



Sabreliner

Fig. 6.5.39



Sabreliner

Fig. 6.5.40

Industry

An industry based on this model could be adapted, not at the same scale but one more manageable to the scale of the city of Buffalo. It could offer painting, cleaning, simple repairs, and fueling services. This would attract more of the fly-by traffic or introduce a small industry in aircraft maintenance. Perryville's model is more of a success story and made possible by the large tax base it had developed by the other factories. This does not mean that such an industry cannot be examined in Buffalo; it just means that as in the other suggestions Buffalo must be patient, and begin by attracting smaller industries that can grow and develop over time.

One important thing that should be taken from the example of Perryville, Missouri is that diversity and beginning with small industries and allowing yourself to test whether or not they will be successful or have a market in the region may be an important aspect in developing industries that will fit Buffalo.

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Recycling

Introduction

Recycling should be an important aspect of developing a successful industry in Buffalo. Recycling is typically maintained as a service in many communities because it has a moral obligation tied to it, they continue to recycle because it is "the right thing to do." Many communities do not wish to continue their recycling efforts and are abandoning their industries because of the reduction in profits during the late 1990's and 2000's. The reluctance to re-establish the recycling systems after the recession is due to the steep decline in the profitability of recycling. It has become much cheaper to dump the recyclables in a landfill than to try to sell them.

However, Buffalo must address recycling as the amount of waste created in Buffalo and the United States has increased for example the average American in 2008 created approximately 4.5 pounds of waste per day and of that approximately 1.1 pounds was recycled and .4 pounds, including yard waste, was sent to compost. This amounts to 24.3% of waste being recycled, 8.9% being composted and 66.8% of waste being sent to a landfill or incinerator. This is reflected in a large amount of waste being sent to landfills, which is not costly only economically but environmentally. Compared that to 1960 when each American only generated 2.68 pounds of waste per day.

The increasing amount of waste that finds its way into landfills becomes expensive for Buffalo, since they transport all of their garbage to the Springfield Landfill at an increasing cost. As the cost of gasoline increases, the direct cost associated with transporting waste to Springfield will begin to rival the cost of implementing a recycling system to recover the cost associated with the required transport of these materials to other cities.



Recycling Center

Fig. 6.5.41

This begins with restructuring the recyclable collection in Buffalo and placing an emphasis on the importance of recycling in the city. In order for a recycling system to work there must be civic interaction and a desire to recycle since many recycling programs begin in a home where recycled materials are sorted and collected by the residents. Civic engagement is one of the most important aspects of a successful recycling program. In cities such as West Plains, Missouri, there has been a huge success in recycling, over the last 22 years, even through the recession. One of the not so secrets behind their success is the free curbside pickup. The city provides all of the residents in the town red recycling bins and they are asked to leave glass, paper, cardboard, plastic and aluminum on the curb once a week. A group of recycling staff members goes out every day, five days a week to drive routes and pickup the recycled goods throughout the entire city. They spend two to three hours a day collecting all of the waste by driving assigned routes, and the rest of the day is spent sorting and bailing the goods they have collected.

Just in the small city of West Plains, they collect over 800 tons of cardboard a year. The large amount of recyclable

material that they collect is one of their sources of money. Since the city oversees trash pickup services, they receive a small percentage of the weekly trash pickup fees. They also get money from the recycled products that they sell. However, they had to rely on grants for their initial startup costs. The two trucks and the massive machinery used in the process were almost all purchased with grants according to the facilities supervisor James Mayfield. They credit the Missouri Senate Bill 530, which required many cities to significantly reduce the amount of waste that they are sending to landfills, as part of their wake-up call. Many of the citizens who started up the initial recycling system felt that it was their civic duty to begin the system and the civic duties of other to utilize it. Since the initial development of the West Plains recycling center, they have reduced the amount of waste send to a landfill by 40%.

In West Plains, the most important aspect of their recycling system is the citizens, and their sense of duty; a duty not just to the city but also to the earth. This will become an important aspect in determining whether Buffalo could develop a more successful recycling system over the life of the vision plan. If this is to occur, there must be a change not only in the citizen's attitude towards the city but also their lack of a civic pride in maintaining a beautiful city and environment for future generations. A sense of responsibility for this seems to be neglected in Buffalo, but through community engagement, this can be reversed. Developing a successful recycling system can help many citizens to feel like they are doing their part. It is our hope that this feeling would become contagious and more and more people will become excited about fixing their town.

Community education is another crucial aspect of a successful recycling system, especially as we move into a time when recycling does not merely mean saving all of your cardboard boxes but means buying in bulk, buying renewable and adaptable materials, and even switching

from bottled water to a reusable one. This is also important in helping people to recognize refuse and plant waste as a recyclable material, community involvement will become paramount in collecting plant refuse and biowaste. It can become an important first step in the introduction of an emerging recycling industry: composting (Discussed in the next chapter).

Benefits

The collection of recyclable materials on a community wide scale has numerous incentives. The environmental benefits are primarily, helping to play your part in the reduction of CO2, carbon monoxide and numerous pollutants from the atmosphere. The environmental benefits of adaptive reuse and finding new solutions to managing the amount of waste a community produces are the reduction of environmental pollutants leeching into the ground from landfills, as well as being pushed into the air out of waste incinerators. On a larger scale the benefits can be exponential. In West Plains, they only had approximately 30% of their population participating in their recycling programs; however, their waste reduction was at 40% for the entire community. This was also the case for the Magic City Enterprises recycling firm in Cheyenne, Wyoming. The implementation of a curbside pickup allowed an average recycling of 30% of their daily waste, while some members of the community began recycling upwards of 90% of the waste they prduced (pages 93-94).

This translates to a huge savings in waste disposal costs as well as a community support of a reemerging industry. Another benefit of recycling is that many programs are eligible for government grants and bonds. This is how West Plains, Missouri was able to cover all of their initial start up costs. State grants are becoming more prevalent in "green" or sustainable practices. Investing in these technologies allows Buffalo to become associated with the ideas. This will invite and spark interest from these types of industries

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which are emerging and becoming very popular. They could often help to develop a “closed loop” or a series of programs or industries that work together to reduce the amount of waste created by adaptively reusing it or finding ingenuity and new ways to deal with the small amount of waste that they do produce.

How Recycling Would Benefit Buffalo

Buffalo would benefit from the development of a recycling system primarily with the environmental benefits. There are also great potentials to adapt specific types of waste into a start up industry. The collection of waste will benefit the city by producing jobs associated with collection, sorting and delivery. The employment benefits are great compared to landfills. Recycling can generate up to three jobs for every one that would traditionally be opened at a landfill. Statistics show that if the United States were able to double the national recycling rate could create over 1 million new green jobs according to the Global Alliance for Incinerator alternatives. Traditional recycling will benefit by reducing the costs and amount of waste taken to waste facilities as outlined in the previous chapter, however, different types of recyclables do not have to be shipped out of the town to produce profit or be processed. Many refuse materials such as papers, cardboard, plant and food wastes can remain in the town and with low cost systems be treated in house, providing Buffalo with a by-product. This by-product can be directly put back into the environment while still making some profit. The implementation of a composting system a huge percentage of the waste produced by the community would be retained and transformed into a product that can be directly utilized by the community (pages 94, 192-196).

Education

Importance to Buffalo

Education is one of the most important aspects of any community, whether it is educating our youth preparing them for college and secondary education or simply educating them about the past. Education is an important aspect of reducing Buffalo’s dependence on larger communities and moving from a bedroom community back towards a more independent town. With a strong basis for education on the history of Buffalo, it will allow the community to transition back to its strong agricultural heritage. However, agriculture today is reliant on new techniques, sustainable methods and efficient technologies. It becomes important to offer resources and education on these ever-changing principles in an agriculturally based community.

Education also provides a link between the community and its industry and the citizens that will eventually help them to progress; the kids. Educating the youth in a community is a key point in developing a successful industry. An educational link between the industry and the community is also important in the goals of the Center for Community Studies, as many of the proposals deal with implementation of a green and healthy lifestyle. Utilizing strong educational programs, the community could work to develop its own industry and maintain any industries that would be interested in developing in the city of Buffalo. Educational resources would not only provide able, educated workers but it would also help to develop programs that could build the regional and local market for any good associated with the industry.

Keeping in mind the history of Buffalo, the city can learn from where it has been and gone in the past. It can learn from these life styles, and there is truth to the moniker “a people without the knowledge of their past history, origin and culture is like a tree without roots.” This statement

made by Marcus Garvey should be a very important lesson for the city, as it currently has shallow roots. The city has a vibrant history that should not be forgotten and may play a crucial role in its re-establishing itself as a successful community. The ability to analyze, reflect and learn are going to be some of the strongest tools a community can discover, as they will allow the community to become dynamic. Becoming dynamic means the community can begin to recognize its needs and adapt to them. This can encompass every facet of the town, and every suggestion of the Center for Community Studies.

How it could Improve the Industry

The establishment a strong industry in Buffalo is one of the most important goals of the vision tool kit the Center for Community Studies has worked to develop for Buffalo. The importance of education being developed in the town to train and establish knowledgeable employees is important as industry becomes more technical and these skills are required. The education of the employees should not be the only place the city develops; they must also work to develop a link between the industry and the community to educate the citizens on new and emerging ideas and trends. Advancing the community and implementing classes on how to become healthier and how the city can work to become more sustainable will help to develop the community as a whole and allow the small implementations and independent ventures to become more successful. The small farms in the community are going to be one of the most important assets to the community in the development of the second stage; developing a unique crop. By educating these small farmers and co-operative ventures, there is a boost in the profits, meaning a stronger tax base for the city of Buffalo. This will help to allow the city to expand and develop. The investment back into the city, through its aesthetics and local improvements, will help to develop a more marketable community for larger industries. The investment in the education of small

farms and the youth of the community will help to build interest and prove that turning to these forgotten careers can become profitable. This will help to retain many of the youth in the area and provide jobs for them when they return; especially technical jobs with the implementation of a larger industry such as hydroponic or aeroponic ventures.

FFA, 4-H, Kids

A strong connection with the schools in Buffalo will be important in helping to achieve a community that becomes healthy together. Allowing kids to become connected with whichever industry begins to develop in the city will be a strong tool in retaining the youth of the community, and allow new people to come and discover what Buffalo has to offer with new jobs. An industry based on agriculture will allow for unique educational connections in rural communities through ties to 4H, FFA and many of the Vo-Ag offered in Midwestern schools.

The Future Farmers of America was a program developed in 1928 to prepare future generations for the challenges of feeding a growing population. They teach agricultural education and help to meet the challenges of farming today. They help children to explore how their unique interests and talents can lead to a broad range of agricultural career paths. They help children to realize that farming is not just about planting but can encompass science, business and art. They also show that farming today is not just about planting and harvesting either, it has begun to develop into very specialized career fields such as, biology, chemistry, veterinary sciences, engineering and entrepreneurship. They work in schools to help children and young adults to develop interests and show how their current interests can lead to future employment in an advancing and growing industry. They have a three-circle model that encompasses classroom education, supervised agricultural experience and lastly leadership organizations. The development of an agricultural industry in Buffalo could help to strengthen

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opportunities provided by a program such as the FFA by offering hands on and real work experience. They would be able to work in conjunction with any of the suggestions for implemented industries in Buffalo. The industry could also work to develop local and regional draw from the existing FFA programs in rural schools in the area. They would become an important educational opportunity in the region. This connection not only would benefit the schools but it would benefit Buffalo and any subsequent industry that develops through marketing and future employment.



FFA Group of Students

Fig. 6.5.42

4-H programs are also an important program that many schools offer. It is a program that focuses on responding to challenges that become present in communities and the world. They have an expansive network that reaches out to every part of the world. They reach out and connect urban neighborhoods, suburban schoolyards and rural farming communities such as Buffalo. They work to promote interest in science, citizenship and healthy living. These beliefs work in conjunction with many of the ideas suggested by the Center for Community Studies. The 4-H began as a way

to develop new agricultural discoveries, since youth were more apt to experiment and have new ideas and an open way of thinking as opposed to many adults. This program leads to the development of an idea of practical and "hands-on" learning, which built the foundation of the 4-H group. They now provide programs that range from agricultural and animal sciences to rocketry, robotics, environmental protection and computer science. They work to improve our nation's ability to compete in scientific fields and adapt the challenges of the 21st century. They work to provide educational and employment resources to small communities as well as develop a network of contacts. In Buffalo, this would allow the industry to connect to the youth in the area through innovative educational opportunities. They would be able to integrate themselves into the competitions and events traditionally held by the 4-H. However, another important asset to the industries that develop in Buffalo, would not just be a connection to the 4-H, but to the network of industries already involved in the program. The program would provide vital resources that would otherwise not be linked to Buffalo. They would be able to work with other larger industries in order to develop regional connections. This would allow for a larger number of connections being developed in the area.



4-H Group at Competition

Fig. 6.5.43

A great resource to the community, in the "hub" that has been discussed in earlier parts of this chapter between Highway 65 and North Hickory Street, would become a premier location for an educational connection is Buffalo. This location lies on an axis that splits Mallory Elementary School and Dallas R-1 Buffalo High School. With the development of a United States Department of Agriculture Kitchen or a food processing facility, a re-adapted floodplain park, walking trail, and unique cropland development this would become a breeding ground for educational opportunities and after-school activities.

This area would allow kids to learn about farming as a career and advanced agricultural industries such as hydroponic and aeroponic farming industries. The youth would be able to learn about the ways farming has advanced and isn't the same type of farming their grandparents did. They would be able to see how farming has advanced and does not even require a tractor, animals or even soil anymore. This education on the way farming has adapted to the demands of newer generations and has adopted not-so-traditional technology. The interest in newer technologies may be the way to attract new crowds who have a traditional point of view on farming. However, having a unique seasonal crop development on this piece of land they would also be exposed to more traditional means of farming and the history of the community. This would allow them to begin to create unique hands on projects in picking crops, learning about how they are grown and how easy it can become to grow your own produce locally. Teaching the importance of a healthy diet and sustainability will help future generations to see the importance in Buffalo becoming more self-reliant. Starting with the youth, and moving towards a focus on educating adults will allow for a more holistic approach to community wide involvement since many ideas that kids learn will be brought home. The youth can become a strong asset in developing interest by the adults in the community.

This location would also be an asset in teaching the importance of land rehabilitation and how important parks and green spaces will become to a community. It will allow the community to see the environmental assets that they have, but may have compromised through development and urbanization. Allowing people to readopt an appreciation for the natural environment and lessen their reliance on the built environment will become important if Buffalo were to strive to become a healthier more self-sufficient community.

One program that has begun to be developed in schools is Kitchen Kid. They have an after school enrichment program called "Classroom Cooks, and it works to integrate core academic subjects (such as math, science, geography, and culture), and important values (such as cooperation, sustainability, and self-reliance) and nutrition education. Classroom cooks helps to build interest and education in a healthy lifestyle and ways this can be achieved. They work to offer an inter-disciplinary approach with a fun, delicious and healthy way. It begins to teach kids that fresh produce and food is a much better alternative to processed foods. They help kids to understand how each of these is developed and educate them on the local resources that are becoming more available in the community. This helps to trickle into adult interest when the kids go home and help to spread the Kitchen Kid's positive message.

Social education - focus on adults

As the community of Buffalo begins to reexamine their reliance on foreign foods and aims to become sufficient, they will have to acknowledge that one of the most important pieces is its citizens. Allowing people to become connected to an agricultural industry could provide many educational opportunities.

A large interest in community gardening and locally grown produce already in Buffalo, a link between the industry, a

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USDA Kitchen and the community could become a highly dynamic educational potential. Classes on the importance of nutrition and a healthy diet would allow the community to see that a lessened dependence on fast food is integral in adopting a healthier lifestyle. As the community begins to produce more of its own vegetables and fruits, it will become important to educate the public on the advantages of fresh foods in our daily diet to help reverse the fast food craze that is so pervasive in many small communities. Teaching classes on how to cook will help the community to become more connected with local groups such as, gardening associations, salsa clubs, the USDA kitchen and even the schools.

One successful program is Cooking Matters, which began in 1993 as a way to educate a small group of families who were eager to learn how to prepare healthy, delicious meals on very limited budgets. They work to empower families at risk of hunger with skills, knowledge and confidence to make healthy and affordable meals. They have linked volunteers, nutrition experts and participants and allowed them to develop skills in selecting nutritious and low-cost ingredients to prepare nourishing foods. They have even paired with the ConAgra Foods Association and Walmart, so help bring Cooking Matters to small communities and now services over 17,000 families every year.

Programs like these could begin to build a connection to the schools and the other implementations suggested in this "hub". Many of the courses can be adopted to encompass a large audience, such as:

- Cooking for Adults
- Cooking for Kids
- Cooking for Families
- Cooking for Teens

These groups could all be linked, or share events, which allow bonds to be developed, and the message of the ease

of shifting back towards home-cooked meals and the use of locally grown produce. This would help to strengthen the community as well as the industry that the community supports. These programs could all also be offered or supported by agricultural based businesses and ventures.

Agricultural Education

Another important resource that could be implemented in Buffalo would be the development of classes to help local farmers. These classes could be on money management, computer classes, and Annie's project. One important resource in helping to advance small local farming co-operatives and to help the existing industry to grow would be teaching agricultural money management. Many farmers receive a large chunk of their income in one term, so they must be fiscal in managing this money throughout the year. They must learn to balance a budget, keeping in mind mortgage, fuel, food costs, repairs, unexpected events, and even simply the monthly utility. Many times banks and agriculturally geared businesses recognize this, and offer them the ability to pay the mortgage in one lump sum each year, as well as a yearly power bill and other associated payments such as tractor loans. They have to become great money managers throughout the other half of the year when they must pay for daily life, school, food and unexpected costs. These classes should teach the importance of maintaining a balanced budget as well as saving for unexpected events. Since the climate has been changing in many parts of the United States there have been bizarre occurrences of crop destruction, which could have serious repercussions to farmers. They will have to work to build a savings, or a program that could supplement the local farmers in severe cases like this. A network of resources available to farmers would become important in their advancement. These types of classes have begun to be implemented by regional offices of the United States Department of Agriculture and have been one of their key interests. Working to develop strong ties

between a growing industry and the USDA would become an important resource to help local small farms develop.

Another important program that has been on the radar of the USDA is teaching computer resources or providing computer services to the Amish and Mennonite communities in rural areas. As the industry advances this becomes paramount in the ability for small farms and communities to market and sell their goods. Teaching computer resources and providing a network that these groups could utilize would allow the industry to grow and expand. They would be able to market, distribute their goods to a much larger area, and develop more interest in the surrounding community. This would also help to develop a strengthened bond between these outlying communities and the city of Buffalo and eventually lead to co-operatives that are more successful. They would also benefit the community by providing their produce to the local community. Teaching them to utilize modern farming technologies would help make the farms more efficient, which will result in increased income, thus creating a larger tax base and more money stimulating the economy of Buffalo.

Annie's project is a program that has been developed and carried out by many University Extension Offices, such as the University of Missouri's Extension Office. It is a course that is designed to empower farm-women to manage information systems and be able to network and manage agricultural businesses. The target of the program is to reach out to farm-women, and provide crucial training and resources to allow them to become successful. This eight-week class covers five areas of Risk Management involved with farming-Production, Marketing, Financial, Legal Risk and Human Resources. They work to allow skills for not just today but the future. It teaches the importance of finance management involved with farming today, it teaches retirement and succession planning. They work to provide

a crucial link in developing a successful farming network. There is typically a cost involved but the course allows women to be able to develop successful farms.



Group of Annie's Project Graduates

Fig. 6.5.44

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Hydroponic Growing Industry

Fig. 6.5.45

Short-term Phasing

Begin curbside collection of refuse- paper, cardboard, plant and food waste.
refer to pages 215-217

Begin to host co-ops to distribute compost and gain connections in the community.
refer to pages 192-196

Begin promoting recycling
refer to pages 215-217

Begin researching marketability, demands in the area, and potential expansions.
refer to pages 197-198

Mid-term Phasing

Develop a unique seasonal crop and begin to develop a system of local and regional distribution.
refer to pages 197-199

Implement a USDA commercial kitchen as an available resource for the schools and local farmers.
refer to pages 207-210

Develop a resource center by centralizing the offices of all of the emerging technologies in the chicken factory.
refer to pages 199, 217-222

Expand the outreach of the co-operatives trying to develop a strong tie to outlying communities.
refer to page 206

Long-term Phasing

Invite or develop a hydroponic or aeroponic farming industry, expanding to year-round production.
refer to pages 200-204

Develop a larger connection for distribution of the produce, examine feasibility of KC and St. Louis links.
refer to pages 211-212

Begin to re-develop space for expansion of the seasonal crops as well as hydroponic industries
refer to pages 200-204

Maintain self-sufficiency by exploring new and emerging demands and trends.
refer to pages 189-222

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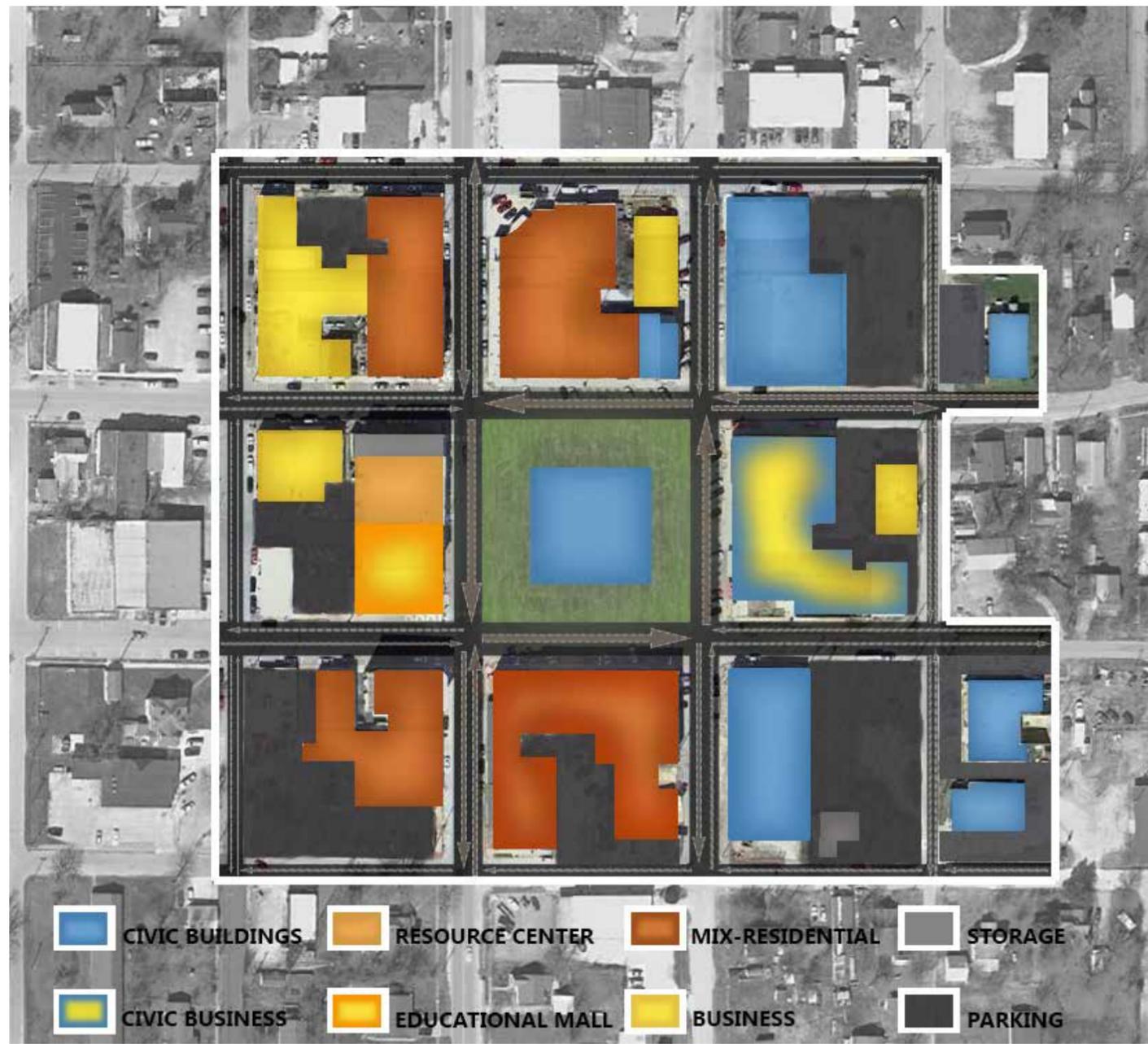
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Business Zoning Diagram

Fig. 6.6.1

The Downtown Square

The Downtown Square stands as the central core of a community. History shows the square as a lively town center full of life: combining various activities from all aspects of life together in one location. Located within Buffalo's town square exists everything from civic programs such as the courthouse and jail; to retail such as Chapman's Furniture; to Chapman's warehouse storage; to restaurants such as the Maple Street Grill; and even as far as the Englemen's Senior Center. Such an array of programs leads to a discombobulated location filled with such varying programs that none seem to collaborate, lessening the chances of encouraging the people of Buffalo to interact across the various spaces. The new Buffalo Town Square proposals suggest a more cohesive center, merging and

allocating the various programs to become a more efficient complex, all the while encouraging the people of Buffalo to interact across a seamless center. This is accomplished while still incorporating the variety of program with a more harmonious balance.

Environmental Benefits

The proposals for the town square focus on the sustainable approach of the Triple Bottom Line through the restoration and renovation of the buildings on the square. Integration of similar programs into the same complex increases efficiency if only through the reduction of green house gases due to less vehicular traffic. Furthering the reduction of green house gas emissions is the urban trail running through the square that encourages environmentally safe transportation as well as providing more outlets for a healthier active lifestyle among the people of Buffalo. Expanding on a sustainable, environmentally friendly town square includes the integration of vegetation in the center of the square as well as along the streets. Community gardens, fruit trees, grass cover, and a living wall are all proposed outlets to encourage a greener Buffalo.

Health Benefits

The reactivation of the town square will encourage lifestyles that are more active by reintroducing the people of Buffalo to a walking culture: as opposed to the current vehicular culture. Providing cross programming within a central location adds the convenience and draw necessary to bring people outside of their homes and away from their cars, interacting with various green spaces, trails, and the renovated historic buildings. With the ease of accessibility in place, city center activities will begin to form. These events could be anything from town fairs to markets and even an arts walk. Bike friendly routes and storage as well as pedestrian friendly paths support the Healthy Lifestyle Initiative for a healthier Buffalo.

Economic Benefits

A thriving town square acts as a beacon to established businesses as well as the aspiring entrepreneur. Business is all about supply and demand. A lively town square with prime storefront locations, active pedestrian lifestyle, and amenities such as a resource center and educational facilities with fresh, young brains all supply businesses with everything necessary to see a demand for success. Careful programmatic placement of businesses through zoning and the addition of residences around the square provide great incentives for any business. The encouragement of businesses to the square means bringing money into Buffalo and keeping it in Buffalo to circulate and compound into a thriving and growing economy.

Social Benefits

A bustling town square speaks for itself in terms of the vast social benefits it can add to any community. Bringing people outside of their homes and interacting within the community, sharing ideas, conversations, and strengthening the community dynamics creates a stronger, thriving town. Programs that cater to all types of people at all times of the day ensure a center with constant activity. A civic center and various local businesses bring workers and jobs to the town. Retail and entertainment spots such as the Maple Street Grill and the educational mall's cafe provide social centers to relax and enjoy each other's company. Exterior venues like community gardens and green-roof terraces bring people outside interacting with nature and passersby.

Proposals

The town square proposals are thorough and have the capability to better the town of Buffalo overall. In terms of the courthouse, the aesthetics of the facade as well as the entrance for a civic building are addressed through various facade additions as well as a grand staircase. Other suggestions for the center of the square include green spaces and a future pavilion to provide venues for festivals

and outdoor markets. Extending out to the perimeter of the square, the focus becomes more on zoning for businesses, community centers, civic centers, and educational centers. General refurbishing of the facades and implementation of pedestrian and bike friendly routes, as well as integrating vegetation along the streets will result in overall beautification of the town square. With improved aesthetics and a strong central core, local and outside businesses and programs such as educational institutions are encouraged to move into the town square based on the predetermined zoning. The final piece of the puzzle is bringing the people of Buffalo into a more permanent part of the square through renovation of the top floors of the businesses into loft apartments.

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Northside Current Facades

Fig. 6.6.2



Southside Current Facades

Fig. 6.6.4



Northside Facade Guidelines

Fig. 6.6.3



Southside Facade Guidelines

Fig. 6.6.5

The buildings along the north side of the square are not currently fitting into the proposed character of downtown Buffalo. The CCS team has suggested a unification of materials (brick color, stone color, and awnings). Other suggested facade updates include a more unified storefront presence (shown in Fig. 6.6.3), reverting back to original parapet and window styles. The north side facade guidelines render shows what that block of the square might look like after the scale, proportion, and visual aspects of the facade are analyzed.

Similar to the north facade guidelines, the south facade guidelines work to unify the storefronts. The same brick, stone, glass, awning, and complimentary door colors are used. These proposals may be put into place in any downtown square, and the character and charm of what makes Buffalo unique must be kept in consideration. Shop owners may personalize their storefront as long as those changes fit within the facade guidelines of the block (shown in Fig. 6.6.5).

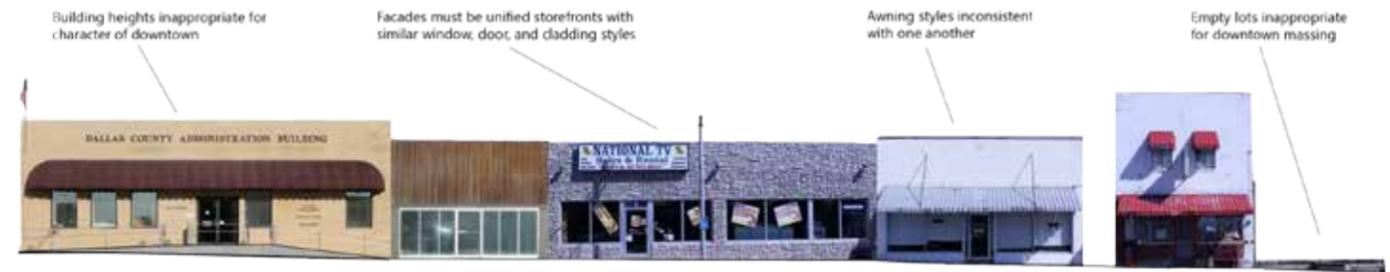
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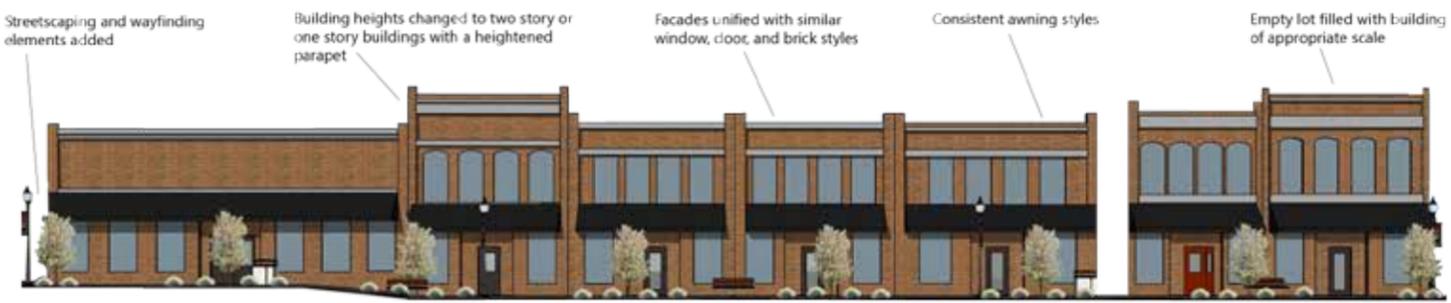
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Eastside Current Facades

Fig. 6.6.6



Eastside Facade Guidelines

Fig. 6.6.7

In areas such as the east side of the square, buildings that are missing do not fit in with the massing or proportions of downtown. These spaces should be occupied by a new building fitting within the facade guidelines. In regards to the buildings on the east side, the proportions have strayed from the original style of single two-story buildings. These facades and buildings are suggested to change in order to reflect this character. For example, the low wide buildings (such as National TV shown in Fig 6.6.6) should be renovated into two stores to maximize space and the visual qualities (shown in Fig 6.6.7).



Westside Current Facades

Fig. 6.6.8



Westside Facade Guidelines

Fig. 6.6.9

Along the west side of the square current facades (Fig. 6.6.8) are suggested to move in a direction similar to that of the facade guidelines (Fig. 6.6.9). Second-story windows should be restored to their original height, and any window that does not fit within the suggested downtown character (such as the circular and triangular windows seen on the O'Bannon Bank in Fig 6.6.8) should be excluded from the new facade. As with the first three facade guidelines, the west side should also have unification in massing, proportion, and materiality.

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Facade Guidelines

Every building within the downtown area should have an appropriate storefront that includes signage, awnings, and cladding that all speak to the character of the square. Business owners should agree to these proposed changes and implementations and consider them upon buying or leasing a building within this zone. These proposals will help to liven up the square and attract visitors with a friendly, inviting atmosphere as well as propel downtown business into a successful urban district. In order to establish a new downtown character, it is important to draw inspiration from the vibrancy and building quality that historic Buffalo contained.



O'Bannon Bank, Buffalo, 1915 Fig. 6.6.10



Hunt Studio, historic Buffalo Fig. 6.6.11



Appropriate Signage Fig. 6.6.12



Fig. 6.6.13



Appropriate Signage Fig. 6.6.14



Inappropriate Signage Fig. 6.6.15

Signage

Appropriate signage should be implemented along the square and within the downtown area to ensure the unification of character and aesthetic appeal. These signs should reflect the businesses they are intended for, while still maintaining cohesion within the area. Signs placed above the awnings should be hung (to preserve the facade), and appropriate signage may be placed on the awning itself. Certain buildings may also want to implement sidewalk signs. These signs may be utilized sparingly, and only within the proposed character of downtown.



Appropriate Awnings Fig. 6.6.16



Fig. 6.6.17



Inappropriate Awnings Fig. 6.6.18

Awnings

The installation of awnings in the downtown area is imperative to storefronts in need of shade, facade dimensionality, and a delineated entrance. Awnings not only support a comfortable walking culture, but they encourage it as well. Overhangs work as congregational spaces, performing as a frame for window-shopping and spur of the moment shoppers. These awnings should be of one or complimentary colors, creating a unified atmosphere within the district. There are many styles and types of awnings, all of which should be examined closely. In any case, it would be best to chose one or two styles that fit within the character of the facades and signs.

Brick and Stone

As with the awnings and signage, the CCS team proposes a more unified brick and stone facade. The buildings that need updating are those that do not fit within the desired historic qualities. Much like the awning requirements, brick and stone colors should complement one another from facade to facade. These colors may (and should) vary slightly from building to building. Functioning buildings can be updated simply with paint or a brick cleaning, but dilapidated or uncharacteristic buildings should be renovated for aesthetic appeal. Brick and stone styles should be chosen within the downtown character guidelines.



Complimentary brick color Fig. 6.6.19

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Streetscape

Streetscaping is needed on the downtown square to help improve business, social interactions, and the overall appearance of the square. A downtown with proper streetscaping can also encourage new business development on and around the square. The current condition of the square is car based: people drive to the square, go to one business, and leave. Streetscaping can change this by encouraging people to get out and walk around the square. If people see areas to sit and interact and see other people doing it, they will follow in suit, feeling invited to stay and enjoy the square. Buffalo should also implement proper streetscaping that allows use into the night. Proper lighting and a space for social activities will encourage people to use the square at night in a safe manner for both the city and its residents.

Seating

Proper placement of benches helps encourage people to use them and can provide opportunities for social interaction. Buffalo should look at placements that can generate multiple uses such as spots that provide a sense of privacy for reading or studying. Buffalo should also look at local wood shops that can make custom benches. Custom benches can encourage more use and people can see local artisan's work.



Bench Fig. 6.6.20



Designed Bench Fig. 6.6.21

Waste Bins

Bins to collect trash and recyclable materials should be placed around downtown. Implementing bins downtown will encourage people to use them and not throw trash out onto the street. Buffalo should place recycle bins next to the waste bins because this will help with the recycling that then can be taken to their local recycle center. There also needs to be a proper number of bins, so people can find and use them easily without having to search for them around the square.



Waste Bins Fig. 6.6.22



Waste Bins Fig. 6.6.23

Lighting

Street lighting improves visibility for both pedestrians and vehicles. Street lighting also provides personal security and safety for pedestrians at night. Lighting should be considered on both sides of the street and placed to avoid dark spots. Pedestrian lighting should also be placed around crosswalks and school zones to maximize safety. Having proper lighting at night encourages pedestrian activity in a safe manner and gives better visibility for drivers to see pedestrians.



Streetlights Fig. 6.6.24



Pedestrian Lights Fig. 6.6.25

Bioswales

Bioswales are used to control water runoff. Instead of rainwater running off the road and into the storm drain, bioswales use this run off rainwater. Once the water enters the bioswale it slowly seeps into the soil where it is filtered through the roots of native plants and automotive pollutants are removed. The water can then soak back into the ground eventually reaching local aquifers or the clean water can be captured and reused as gray water around downtown.



Bioswale Fig. 6.6.26



Diagram Fig. 6.6.27

Vegetation

Proper vegetation needs to be considered when streetscaping the downtown square. The greenery will break up the harsh properties of the man-made materials. The plant life also adds shade, color, and creates a natural buffer zone between pedestrian and vehicular areas. The type of vegetation varies by location and depends more on how much labor can be assigned to take care of vegetation once planted.



Buffer Zone Fig. 6.6.28



Greenscape Fig. 6.6.29

Cross Walks

Downtown Buffalo needs to improve their crosswalk locations at corners and at mid-block crossings. Having proper crosswalks on the city square will help with safety for those walking around downtown and encourage a walking culture. Proper signage at crosswalks and slower speeds will help slow traffic and create a less dangerous environment for those crossing.



Mid-Block Cross Walk Fig. 6.6.30



Fig. 6.6.30

Bike Racks

Bike racks in the downtown area will help encourage people to ride their bicycle when traveling around Buffalo. Since Buffalo is very small, residents should use their bicycles when making short trips if a car is not needed. By placing bike racks at specific locations, bike riders will have the comfort and safety of leaving their bike locked up and outside.



Industrial Bike Rack Fig. 6.6.31



Artistic Bike Rack Fig. 6.6.32

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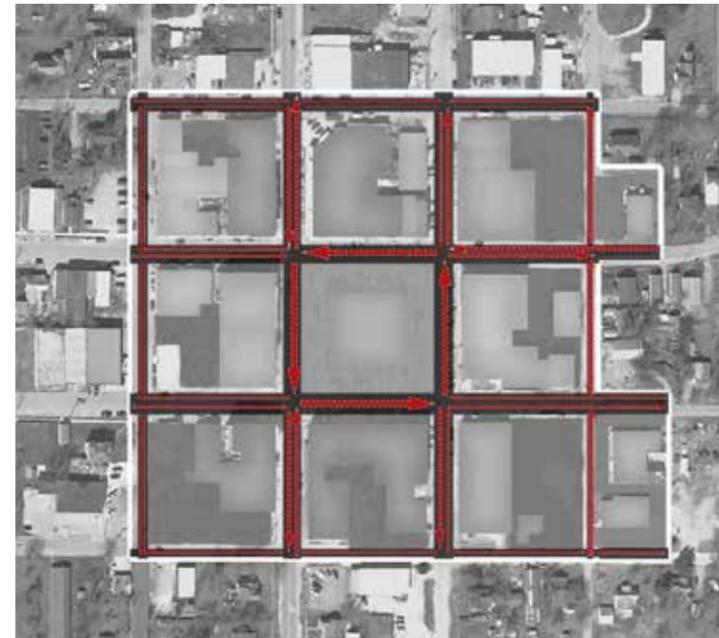
Traffic in the City Square

The Center for Community Studies is proposing that Buffalo convert traffic in the immediate city square to one-way traffic revolving around the center lot (current courthouse location). Traffic on all side streets would remain the same and still be able to handle current and future traffic loads. The reason for the change to one-way streets is based on both the new program of the square and the push for a walking culture in the town. In the past, there was a high rate of traffic into the city square, but the construction of 65 moved the majority of traffic westward to the new highway. When 73 was the main traffic route through the town, commuters were forced to drive directly through the city square and often stopped at the local businesses. Today, the only traffic through the square is that of the Buffalo community moving to different parts of the town. The majority of traffic still travels north and south on 73, but there is also a high rate traveling east and west from the highway and high school on both Main St. and Commercial St. Currently, traffic flows quickly through the town with very few stopping to spend money at any of the businesses. This current traffic flow does not produce enough revenue for businesses on the square and thus many buildings remain vacant.

The new proposal will force cars to circle slowly around the square instead of passing by without even needing to stop. The resulting flow increases visibility of all of the business locations and in turn will increase profitability. The proposal will also increase business for local stores and government buildings by making the streets safer for pedestrians and thus promoting visitors to walk from shop to shop instead of pulling into a spot, loading their goods, and pulling out.

Traffic Effect on Safety

Our proposal is based around the city square becoming the educational and governmental center for the town with residential spaces included. In this newly designed square, residents must be able to walk from one side of the square to the other safely. The conversion to one-way streets will force drivers to slow as they switch from one street type to another and decreases the flow of through traffic. Drivers who continue to commute through the square will be forced to stop at all corners and in many circumstances turn off from the road they arrived on. Traffic flow will also decrease because many drivers moving from one side of town to another with no need to shop or do business will choose to use side roads instead of passing directly through the square. The resulting traffic flow is much safer for pedestrians moving to their homes, vehicles, or businesses.



Traffic Flow Diagram

Fig. 6.6.33

Back-in Parking

To accompany the new network of one-way streets within the square is the implementation of a new style of parking. One-way back-in parking is a method of city planning that forces drivers to back into spots instead of the typical front first parking. The one-way streets in the square are wide enough for drivers to pull off from the main traffic flow and back into an available spot. In addition to the back-in parking, several parking lots are located less than one block off the square.

Safety Benefits of Back-in Parking

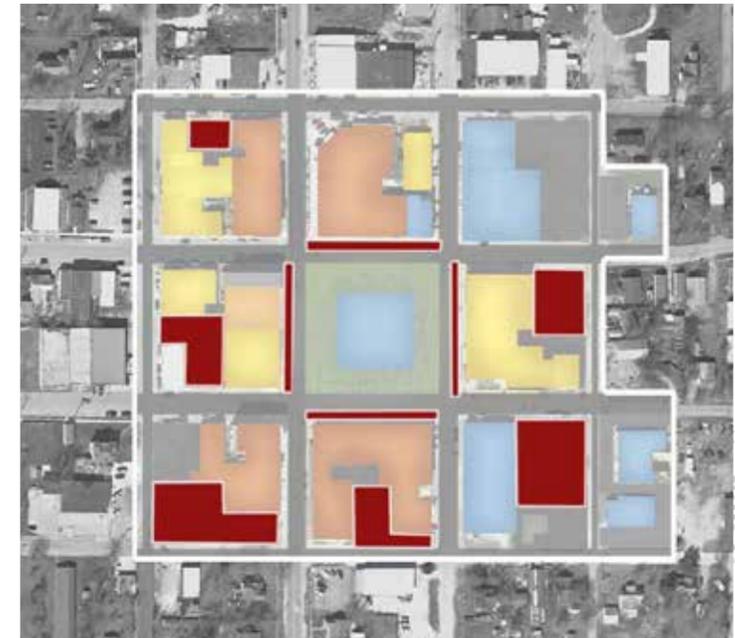
Back-in parking is much safer and more efficient than both typical front-end parking and parallel parking. In front end parking, the driver can quickly get out of the way of traffic by pulling in quickly, but the driver is put at risk when leaving the spot as they back out into oncoming traffic. In parallel parking, a driver is stuck out in the flow of traffic for a longer period of time and risk being sideswiped as they make two or even three attempts at parking. A study conducted by the Insurance Institute for Highway Safety showed that fourteen percent of car crashes occur during parking. Of these, a large majority occur while drivers are backing out of spaces into the flow of traffic. In this situation, drivers must move the much of their car into traffic in order to see. Because back-in parking forces drivers to back into their spots, the risk of these types of crashes is greatly reduced.

Back-in parking is also much safer for pedestrians when a car is pulling in. When a driver has to back into a space, they are forced to first pass the space at which time they can look in and ensure that the space is totally clear of both vehicles and pedestrians.



Back-in Parking Diagram

Fig. 6.6.34



Parking Map

Fig. 6.6.35

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Business

Businesses are the driving force behind this central landmark of Buffalo. Careful consideration of already established businesses within the downtown area is critical, making sure to aid those businesses: whether it be through general beautification of the facades or the relocation of the business to a spot with businesses of similar interest. This will increase efficiency and create a one-stop spot for the people of Buffalo. Certain requirements should be considered for future leasing of the business spots that focus on the importance of location in regards to clientele and those programs in close proximity to the businesses such as the resource center, second floor residential, and civic campus. The ultimate goal for the businesses is to bring in the people, so attention to entertainment and retail is intrinsic to the square's success.

Civic Campus

Allocating the center of town not only to the leisure and entertainment of the community but the civic aspect as well is a campus designed to combine the various establishments already in place in the square directed towards the civic life of Buffalo. Combining a city hall, community center, police station, and fire station into one block heightens efficiency and condenses the previously dispersed programs into one, allowing for spaces geared toward other aspects of town life to centralize. Looking towards the future, the movement of the current courthouse to the southeast block of the square completes the entire east side of the square as a campus for all civic programs. The courthouse would then be in close proximity to the already existing jail to enhance efficiency as well. The businesses along the east block would be specifically civic minded such as bails bondsmen as are already around the square.



Business Zoning Diagram

Fig. 6.6.36



Cross-Program Zoning Diagram

Fig. 6.6.37

Business Cross-Programming

Responding to the concept of an educational mall, certain business locations will be allocated to the use of the programs for the educational mall. This could vary through specifications in the lease agreements that the business will provide internship or mentoring programs to designating certain spaces for purely student run businesses allowed to lease the spot. The cross programming of businesses not only acts within education but also the civic campus. The east block will be designated to businesses that cater to the civic campus. These business types are only allowed to lease within the east block in order to allow for businesses geared towards entertainment and retail to set up along the other areas of the square. Civic businesses include bail bondsmen, law firms, and insurance agencies.

Mix-Residential

Activating the second stories of the square are residential lofts and apartments. A town square for the people should be of the people as well. Creating a center that not only caters to the entertainment and retail but the everyday life of the community is essential for the center to flourish. Following the typology of fresh, young developments in other towns and cities, Buffalo's downtown can utilize its historic buildings and character to attract the youth of the community. The trend for loft living is attractive and sustainable, perfect for the people, planet, and profit of Buffalo. The attempts for residential living in the square in the past have proven the difficulty often associated with historic lofts. As long as careful attention is placed on the renovations of these buildings, a feasible, economically efficient residential area can be the result.



Civic Zoning Diagram

Fig. 6.6.38



Mix-Residential Zoning Diagram

Fig. 6.6.39

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Businesses on the Square

Current Business

The businesses as they stand in the square now are important to maintain in the square. Working with the businesses, the intention is to improve the existing facades of those businesses through general signage and appearance guidelines as is outlined in the Beautification section (pages 231-236). The current locations of the businesses can remain except in regards to those that do not wish to work through the new leasing stipulations for the educational mall block or those that are civic related and will be relocated to the east side of the square.



Current South Block Fig. 6.6.40



Current North Block Fig. 6.6.41

Civic Business Strip

Already existing businesses as well as any new ones that focus on the civic programming of the community will sit along the east block of the square. Working as a connection between the civic center as is outlined on the Civic Campus section (pages 251-257) and the future courthouse as is outlined on the Courthouse pages (pages 258-266), the civic business strip will feature such programs as bail bondsmen, law firms, and insurance agencies. Condensing these programs into one area will increase efficiency and help allocate the activity in the square to certain areas for all day use and others that are more nine to five.



Diagram of Business Locations in the Square Fig. 6.6.42

Educational Mall

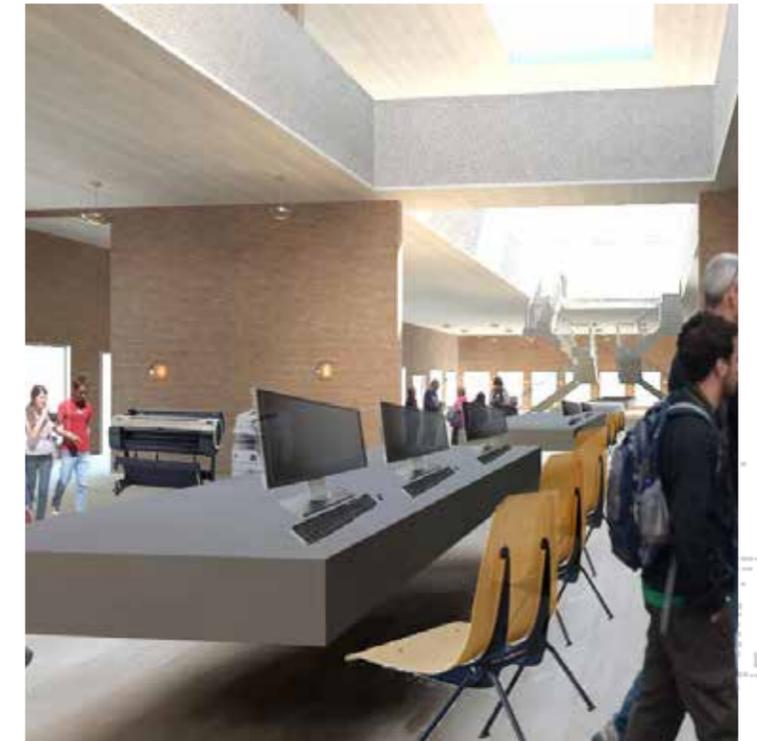
The south block of the square will feature a unique business setup where those businesses all must work in conjunction with the educational mall programs brought into Buffalo. These programs will use the resource center for classroom educational use, but it is the intention of the south block to house the application part of the educational programs as mentioned in the Educational Mall section (page 250). The current businesses on the south block can remain so long as they agree to collaborate with the educational mall programs as per the programs needs, that being potential internships, mentoring programs, etc.



Educational Mall Fig. 6.6.43

Resources

Intended as a resource for the community, the resource center as is defined (page 248) houses many different forms of technology and facilities that could be huge selling points for any businesses looking to open up in Buffalo. Thus becoming a valuable tool for any businesses already established. Amenities for businesses include a copy center, classrooms, numerous computers, video conference room, library, and cafe that cater to all aspects of a business' needs. This resource center sits catty-corner to the educational business strip for a strong link between the two complexes. Its central location along the square is convenient and easily located for local and visiting businesses alike.



Interior of Resource Center Fig. 6.6.44

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City Square Loft Apartments

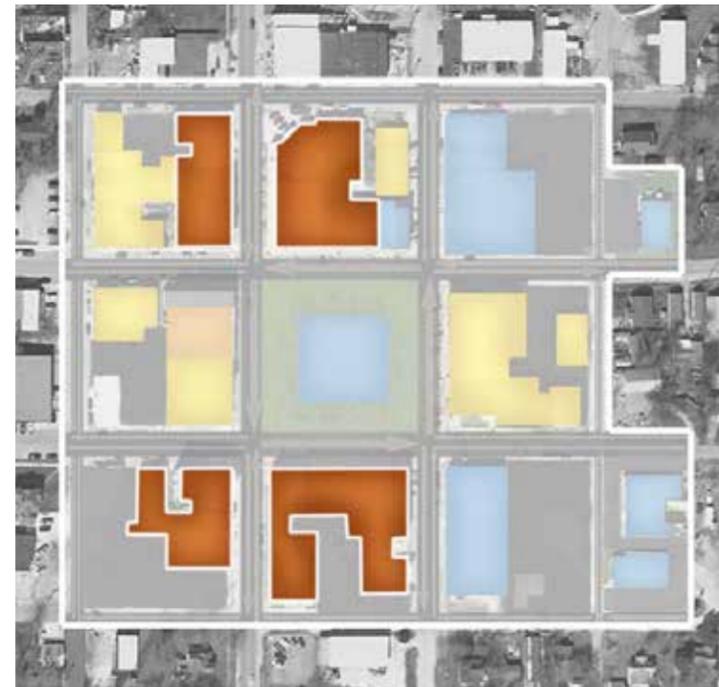
Mixed-use Development

Mixed-use development is the use of a building, set of buildings, or neighborhood for more than one purpose. These buildings and neighborhoods are designed with programs that cater to several different uses. Buildings typically consist of one or two levels of retail at street level and residential spaces stacked on top. A mixed-use area breaks down common zoning islands that arise with typical development. Instead of having individual spaces for retail, education, and residential, all building typologies are joined into smaller more condensed spaces. The resulting areas reduce carbon footprint per capita, give retailers assurance that their customers will remain nearby, and provide residents with the convenience of nearby product. Mixed-use development is also very forward thinking in terms of sustainable infrastructure. Because people and product are so close to one another, there is a tremendous decrease in the need for single occupancy vehicle transportation. Instead of the current method of driving from one zone to another, communities can work and shop within walking distance of their homes.

An example of effective mixed-use development is Zona Rosa in Kansas City. Zona Rosa is part of a new trend where traditional shopping malls were replaced by mixed-use products that feature residential, office, and retail uses. The product of this trend is a medium density zone organized around a traditional grid system. The layering and mixing of uses encourages street life and the self-preservation of streets and parks. Appearance is then maintained by community standards for landscaping, exterior materials, building scale, and parking.

Proposed Loft Locations

The proposed locations for loft development on the square centers on the buildings whose future program will be retail and office. The spaces lie on the north and northeast of the square above general business spaces including Chapman's. The rest of the loft spaces are located to the south and southeast portions of the square. These lofts are located above the buildings that will become the new educational mall facilities. Both proposed locations relate strongly to the development below, as residents would either be able to walk downstairs to shop at one of several retail locations or work / teach at any of the educational mall facilities. Once the locations of the lofts have been determined, developers would be able to make decisions such as which lofts should be single occupancy and which should be family or multiple family spaces.



Residential Location Map

Fig. 6.6.45

Benefits to Buffalo

All of the aforementioned benefits in this section for mixed-use development and loft apartments would also be benefits if implemented in Buffalo. More specifically however, are how the development would benefit the people, planet, and profit in accordance with the town goal of a sustainable infrastructure. As mentioned in the "Mixed-use development" section, mixed-use development relates well to the town goal. Mixed-use spaces share a much stronger physical connection with one another and the reduced need for vehicular travel makes the development much more sustainable.

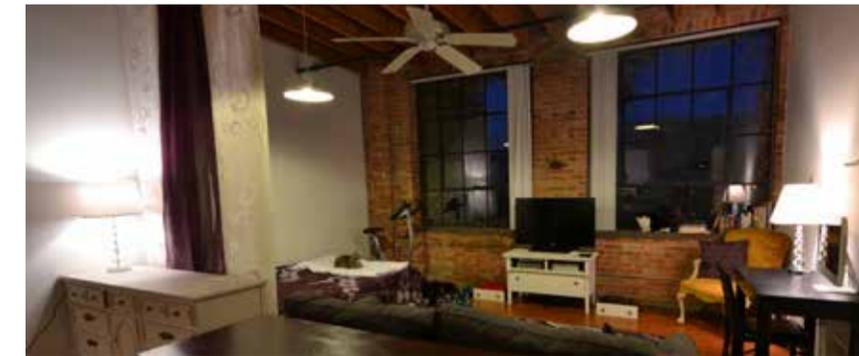
Residential availability on the city square would be beneficial to the people of Buffalo because the implementation would mean an immediate increase in housing availability. The street culture that the lofts create would also lend itself to uniting the Buffalo community as a whole as people would begin to abandon the bedroom lifestyle. The planet would also benefit directly from the implementation of lofts. Because the second story spaces that are now unoccupied would be filled, there would be less of a demand for new residential projects to be constructed. This proposal has potential to be a financial benefit to the town on several levels. The town would profit from the lofts because the desire to live in the spaces would mean higher rent, and individual business owners would find profit in the increase in foot traffic and in turn higher sales.



Examples of Mixed-use development



Fig. 6.6.46



Example of a Loft Apartment

Fig. 6.6.47



Example of a Buffalo Loft

Fig. 6.6.48

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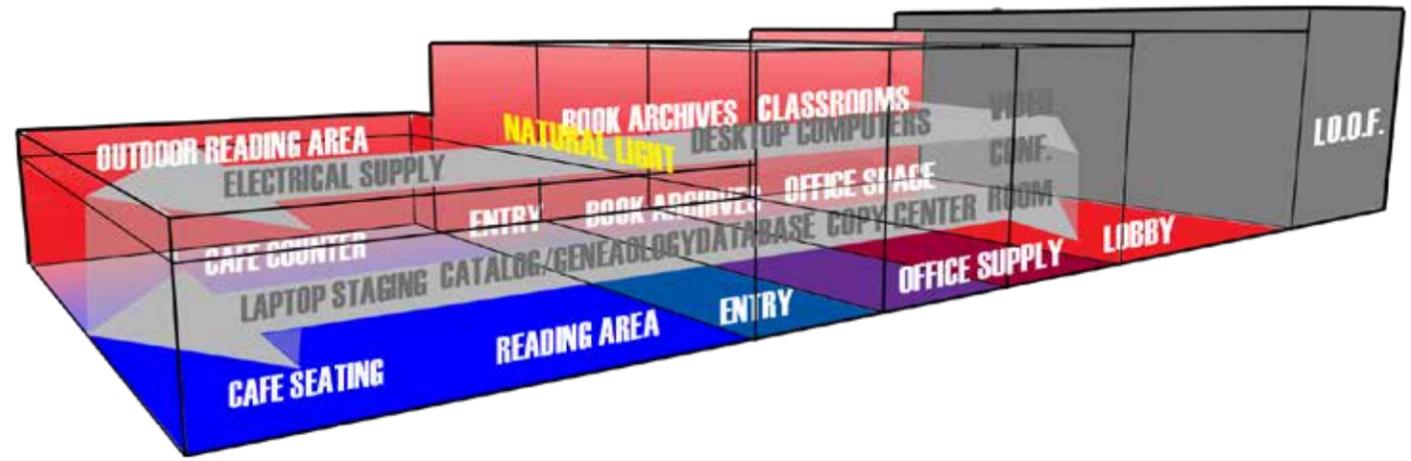
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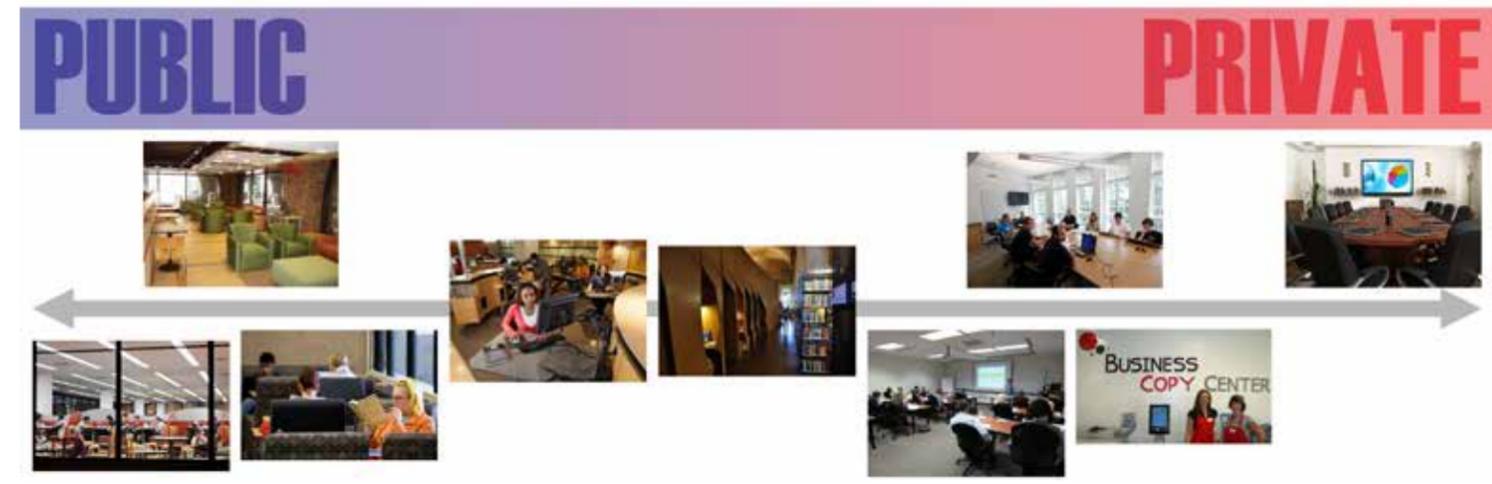
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Technology Corridor in Resource Center Diagram

Fig. 6.6.49



Technology Corridor in Resource Center Diagram

Fig. 6.6.50



Interior Render of Potential Cafe and Library Space

Fig. 6.6.51

Resource Center

A center designed around the concept of a one-stop spot for any educational and/or work related needs, the resource center encompasses programs from a more social aspect, (a cafe and outdoor terrace); to a library, which focuses more on education as well as history/genealogy and leisurely reading; then to classrooms, a copy center, and video conference rooms catering towards the business and education area of a resource facility. Convenient location, sitting on the west block of the square, epitomizes the utilization of the resource center. In close proximity to the high school, community centers, businesses, and residences the resource center reaches out to everyone within the community. The ultimate aim for the center is a tool for the community, something for everyone in Buffalo to use.

Cafe

Beginning with the more public end of the center, on the corner of the street leading from the high school and the main traffic route through the town, the cafe is an important piece of the puzzle by providing a leisurely hangout accommodating all types of people at all times of the day. The cafe not only provides jobs and revenue for the town but entertainment as well as a valuable educational tool for programs within those outlined in the Educational Mall research section (pages 59-62).

Classrooms

Any programming deemed appropriate for the people of Buffalo to use as a valuable asset to the community should be able to locate itself inside the center. Provision of everything from classrooms to computer labs to a library to use.

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and even a kitchen provides the flexibility and adaptability necessary for a developing town with changing needs based on the advancement of the technology. For potential programs in the resource center to utilize the various classrooms and technology refer to the Educational Mall research section (pages 59-62).

Library

Expanding on the current county library, the new location will add convenience and efficiency to the establishment. The central location is intrinsic to the success of the library as well as the educational programs as valuable reference materials. Available for the whole town, the library can house many different resources like computers, job search engines, genealogy, as well as e-books and physical books. Close proximity to a cafe, reading terrace, and classrooms are all key aspects of successful new libraries as is outlined in the Library research section (pages 63-66).

Amenities

Following the concept of public to private, the resources within the resource center should be relevant to the corresponding programs as they are located within the center. A cafe with a large kitchen and an outdoor roof terrace progress into a library with database computers and archives, which progress into desktop computers for general use in, regards to homework, genealogical research, job searching, etc. Classrooms equipped with projectors, computers, video conference equipment, and a copy center revolve around the more private business and education programs and therefore sit at the other side of the center. A commonality throughout the whole complex is a technology core. A long corridor of whatever technology is necessary in accordance with the programs creates an axis throughout the whole building, acting as a link to create a unified resource center based on an efficient tech savvy, educated community.



Green Roof Reading Terrace

Fig. 6.6.52



Street Side Approach to Educational Mall Business Strip

Fig. 6.6.53

Educational Mall

Working in close collaboration with the resource center and largely reliant on the educational facilities within the complex, the educational mall works as the application stage of the education programs taught within the facilities provided by the resource center. Although the programs can vary drastically, some possibilities are: a daycare, retail stores, floral shop as well as already existing businesses like the barber shop and auto shop. Most educational programs housed within the classrooms in the resource center as suggested in the Educational Mall research section (pages 59-62) work in conjunction with local businesses while also establish and run their own businesses. The value of an educational mall is priceless to a community needing

vocational degrees. Preparing kids for the work world, teaching the values and skills necessary for establishing and running a business, providing an option for those not wanting to take the four-year college degree route and creating opportunities for those wanting to learn a new trade are all benefits that can come from an educational mall. The space provided by the south block of the square in conjunction with the already existing businesses creates a prime location for this sort of a complex to evolve. The educational mall extends past its walls into the community of Buffalo by providing revenue and entertainment in the town square. The mall acts not only as an educational tool but also as an economical tool for the town of Buffalo by combining revenue based business run by students.

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The Buffalo Civic Campus

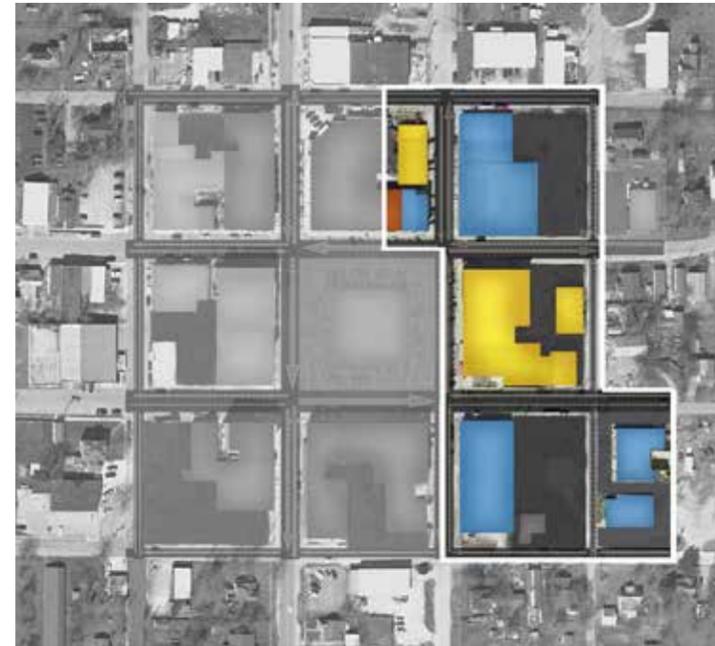
What is a Civic Campus?

A civic campus is a center for collaboration between several government facilities. In the Buffalo Civic Campus, facilities such as the courthouse, jail, sheriff's office, fire station, city hall, several civic businesses, and a community center share a very close adjacency and therefore can work closely with one another. In this situation, the mayor, judges, officers, and other town leaders can be in close contact with one another sharing ideas and information.

A civic campus is designed upon the idea of sustainable infrastructure with the goal of bringing programmatically similar buildings physically closer together in order to support people, planet, and profit. The people of Buffalo benefit from the civic campus both as citizens and as employees of the city. For citizens, the campus means convenience of completing tasks in less time and travel. For employees, the campus provides a more conducive location for idea sharing and requires less back and forth travel between separate buildings. The planet sees direct benefit from the civic campus as well. Newer buildings that can house several services have a reduced carbon footprint than the older buildings that currently only house one service. The planet also benefits from the reduced amount of vehicular travel for citizens to make it from one location to another. These different benefits to the people and planet also make the civic campus very profitable. The most obvious economic benefit of a civic campus is the cost of maintaining a newly designed building versus several older and energy inefficient buildings. Another profit comes from the new visibility of businesses and the community center. The better visibility leads to more business and more jobs.

Financing a Civic Campus

The key to financing a civic center is through phasing. In the town of Buffalo, the population size is too small to pay for the entire campus at once just through taxes. Any implementation of this proposal would need to be brought in one piece at a time. For this proposal, the most profitable components are the civic business strip and the community/civic center. A portion of the profits from the businesses and from renting the community center could be used to fund future components in the campus. On a larger scale however, funding will need to come from outside of the town. For this funding Buffalo should look to loans, federal grants, or even fundraising. Whichever the method, the city of Buffalo should include the community in the planning and even design of the campus so they have a say in how their money is spent and so that they feel a connection with the town.



Civic Campus Location Map

Fig. 6.6.54

Components of the Buffalo Civic Campus

The Buffalo civic campus is comprised of a new civic center, which houses a new fire station, sheriff's office, and city hall. In conjunction with the civic center is a new community center on the square, which is centered on the ideals of hobby and socialization. These two facilities lie on the northeast corner of the square. On the east side of the square is a new civic business strip. The business strip is home to several of the already existing civic service buildings on the square and surrounding area. On the southeast corner of the square lies the new courthouse. The new courthouse, which has been moved from the current location at the center of the square, now has a very beneficial connection to the county jail. These components, from the county jail to city hall, all work closely with one another in present day Buffalo, but lack any unifying infrastructure. On the new civic campus, employees can easily walk from door to door to complete a wide array of daily tasks. The new infrastructure will be a new culture that the square has been lacking in recent years.

The location of the civic campus is also a vital piece to the design. In present Buffalo, there is a mix of business, storage, and civic spaces on the city square that are all designed around vehicular traffic. While a mixed-use environment is beneficial, the spaces in Buffalo's square do not relate to one another and therefore do not promote business or a walking culture that it should have. In the future, the square will be the center for education and city services. This goal is based on the shift of traffic from Highway 73 to Highway 65 and therefore the shift of businesses to that location.



Civic Campus Site Map

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Civic Center

The Center for Community Studies is proposing a Civic Center as part of the new Civic Campus. The Civic Center will become the new home to the Buffalo's City Hall, Sheriff's Office, and Fire Station. Each of these services currently resides in separate buildings located a few blocks from one another. While the Sheriff's Office building is newer and in good shape, the City Hall and Fire Station facilities are both in disrepair and unable to handle the ever-increasing duties of each service. The proposal to unite the three services into one facility is based on collaboration and sustainability. The current condition of disjointed buildings leads to employees driving from service to service in order to complete daily tasks. A Civic Center where all three services are under one roof will cut down on the necessity to travel and promote an interactive work environment where all the city employees can unite.

The Civic Center is located at the north end of the campus on the northeast corner of W Main St. and Cedar Dr. This lot is currently home to the vacant Woods grocery store and thus is in need of immediate development in order to revitalize the square. The single story Woods store is a square facility measuring 112-115 ft. along its facades. The proposed facility shares the same dimensions on two of its facades and could be built on the same foundation if it was found to be structurally sound. This location is ideal for the Civic Center because the site is located in the center of the town whereby the police officers and fire department can have fast response time to emergency calls. The second reason to have the Civic Center on this site is its visibility to the town. The new facility will stand as a symbol to the Buffalo community of the town's development and the service that the employees inside provide to the town.

Facility Program

Inside the facility, there are a variety of different spaces that cater to the needs of all three services. The first floor of the building, which is the working floor, is comprised mostly of office spaces for the officers and different city managers that currently work in City Hall. In total, there are nine private offices and one larger room where officers can work at their own desks. Also on the first floor are a reception desk and waiting area, a small kitchen, a break area, tech room, and two meeting areas. The smaller of the two meeting areas is a semi private area with a table and chairs for employees to give small presentations to one another or to members of the community. The larger area is closed off in its own room and capable of holding several tables and seating for around thirty people. This private space would be much more suitable for large meetings and presentations and could double as a training classroom for officers. Attached to the facility is the apparatus bay, which houses the fire trucks, ambulance, and a maintenance bay for repairing damaged or disabled vehicles. The apparatus bay is the most vital component of the fire station design and it is imperative to design the space so that it can be quickly accessed from any place in the building.

The layout of the facility allows the space to work very efficiently, and to be phased in over time. Currently, there are no full time fire fighters in Buffalo, and so the placement of the living quarters on the second floor allows for future expansion of the fire department and the facility. The second floor serves as the living quarters for the fire department. It houses three dorm rooms, a full kitchen, and a restroom with showers, a living room, and an outdoor area. The outdoor patio provides employees in the building and full time firefighters with a place to relax and observe the action on the square.

Network of Community Gardening

Also atop the Civic Center are six small garden plots where firefighters and community members can plant a variety of plants and vegetables. The roof top gardens atop the Civic Center are just part of the community garden network that is to be implemented around Buffalo. At each of the community meetings, the topic of town gardening was brought up. As previously mentioned in the Parks & Recreation proposal section (pages 97-100, 180-181), a community gardening network, with both city and family sized plots, has been located all around the town. The roof plots are the first available garden spaces on the square and are available to the employees of the civic center and to the community as a whole. If the Buffalo community follows with the proposals laid out in this toolkit, the roof top gardens will be the closest available garden to residents in the loft apartments around the square.



Civic Center Rear View

Fig. 6.6.56



Civic Center Rooftop Garden

Fig. 6.6.57



Civic Center Front

Fig. 6.6.58

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Community Center

The Center for Community Studies is proposing a Community Center as part of the new Civic Campus. The Community Center will become the new social hub on the square that it is currently lacking. The proposed location for the center is the two buildings on the northeast corner of W. Main Street and Cedar Drive. The two services that currently reside in the proposed buildings are Home Team Realty and an attorney's office. For the Community Center to come to fruition these two businesses would have to be relocated and the wall that divides the buildings would have to be torn down. Some structural work would need to be done to make the resulting building structurally stable, but it is much more sustainable to renovate and re-purpose a current building than to construct a new one in its place.

This site was chosen for the new Community Center for several reasons. The primary reason for locating a community center on the square and on the civic campus is to connect to the new civic center. It is a common trait of fire stations across the United States to house a community center in the building. This stems from the idea of community involvement and education. Community Centers also serve as a way for fire stations and in this case, the Civic Center, to make money by renting out the space to the community. While this community center is not directly linked to the civic center, the adjacency of site still promotes important interaction between community and the city. Another reason for the building choice was the available space behind the buildings for outdoor community gathering. Though the open space is now cluttered with dumpsters and small storage sheds, it would be simple to clean the space up and make it usable for the Buffalo community.

Facility Program

Inside the community center, there are a mix of administrative, storage, and entertainment spaces. On the first floor of the building, there is a small office that doubles as a reception desk near the entrance. In this office, an employee could run the operations of the community center and keep track of who is renting the center. Accompanying the office on the first floor is a small kitchen for employees and guests, restrooms, and storage space for the miscellaneous and janitorial items. The entertainment spaces on the first floor are a classroom space that can be utilized by different groups for educational purposes, daycare for mothers and families that live in the loft apartments and surrounding areas, or movie screenings and a small recording studio where community members can learn about music and possibly turn hobbies into profitable ventures.

The second floor of the center is an open floor plan that consists only of restrooms, a small kitchen, and storage. The rest of the space is open to be utilized for small concerts, watch parties, and general recreation of table tennis, billiards, and foosball. While it is the goal of the community center to cater to individuals of all ages, this center is very much geared towards the town goal of "creating a vibrant community that youth will want to come back to". To the rear of the building, a bridge patio allows roof access to an adjacent coffee shop. On the bridge, there are several tables for the coffee shop as well as shaded benches. Below the bridge, on the ground level of the site, there is open plaza and green space for gathering and recreation as well as a half-court for basketball. Also behind the community center is a bike shop that is a major trailhead in the trail system. This means that the community center would also see a great deal of traffic from guests passing through the town by bicycle.

Network of Community Centers

The Civic Center Community Center is part of a network of community centers proposed throughout the Buffalo Community. The network consists of the library facility on the square (page 249), and the Buffalo Community Center (page 255). These two community centers are designed around the idea of community growth based in education, recreation, and social interaction. The library center involves the community in online and written resources for education and the Buffalo Community Center promotes recreation amongst the community by way of the Skate Park and gymnasium. The Civic Center Community Center completes the network of spaces and rounds out the community growth ideal with spaces designed to promote social interaction. All of these community centers are then linked by the system of biking and walking trails with trailheads very near each location.



Community Space Interior Examples



Fig. 6.6.59



Community Center Backyard

Fig. 6.6.60



Community Center Aerial View

Fig. 6.6.61

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Civic Business Strip

The implementation of a Civic Business Strip on the east side of the city square would be a great economic benefit to the town of Buffalo and make for a much more efficient local government. The business strip is proposed to be located on this site because it would be the link between the two large governmental anchors of the courthouse and the civic center. The site is also of value because it already houses one well-established city administration building.

The Civic Business Strip is a method of simply collecting several already existing businesses from around the square joining them on one block. The current businesses on this strip are an administration building, a television store, a bar, two vacant buildings and an undeveloped lot. Some examples of businesses that would be relocated in this strip are a bail bondsman, realty firms, private law firms, insurance agents, and appraisers. Though these buildings are not exciting as business ventures, they are crucial elements in a town's infrastructure and are often sought after by citizens on the same day.

Triple Bottom Line

The Civic Business Strip is proposed to benefit people, planet, and profit and to create a more sustainable infrastructure in Buffalo. The people of Buffalo will benefit from the newfound convenience of business locations. Employees in the Civic Campus and Courthouse will find administrative buildings within walking distance of their offices and citizens will be able to accomplish a variety of tasks in just one stop. The location of spaces will also promote a walking community that will improve the health of the individual and community. The planet will also benefit from the implementation of the business strip. The movement of profitable business into vacant or poorly performing business spaces will increase profit without having to construct new buildings will help the

planet. Through the development of the walkable city center commercial area the planet will be benefited by the decrease in vehicular travel that is so pervasive in Buffalo. The Civic Business Square will bring profit to both the town and the business owners. The town will profit from the increased taxes. The business owners will benefit from the increase shoppers and exposure of the community.



Current appearance of strip Fig. 6.6.62



Civic Business Strip Fig. 6.6.63

New Buffalo Courthouse

The new courthouse is important to the success of the Civic Campus, as the landmark that anchors the campus' south end. The new Buffalo Courthouse will be located at the southeast corner of the city square. This site is the most beneficial to the courthouse because of its immediate relationship to the county jail. An issue, which the town would have to resolve if the courthouse location is moved, is the acquisition of land for the new courthouse. We suggest resolving this issue by means of a land-swap between the city and county. We recommend that the city offering the land southeast of the square in exchange for the land in the square. In this way, Dallas County can construct a new courthouse in a better location and the city of Buffalo can utilize the square in a way that is beneficial to the community (pages 258-265).



Current Courthouse Fig. 6.6.64



Example of Possible Courthouse Fig. 6.6.65



New Courthouse Fig. 6.6.66

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Dallas County Courthouse

Iconography

Perhaps the most important building in any town is the courthouse. This is because the courthouse is a symbol of the government, the symbol of town pride. The current courthouse in Buffalo is in need of a change. It neither inspires citizens nor serves as an icon to the residents or visitors.

Standing at a meager 18 feet high, the Dallas County Courthouse gets lost in the concrete mass of the downtown square. The building is surrounded by two-story brick facades lining the streets. Furthermore, there are four doors: one on each side of the building, but the main entrance is not given precedence.

In order to give the courthouse a statelier feel, the building should be modified to fit the scope of the town. Even if the courthouse is still functioning in terms of mechanics, the employees have outgrown the current space, and are in need of an upgrade.



Dallas County Courthouse Fig. 6.6.67

Character

In keeping with the downtown character, the Dallas County Courthouse must renovate the exterior of their building. The current facade does not fit with the historic charm, nor does it stand alone as a beacon of democracy.

The courthouse typology is iconic: large entryway steps, a pediment, stately lawn, columns, and strong building presence. It seems that no matter where in the country, the courthouse is easily recognizable. This type of facade is known as neoclassicism because it mimics classical Greek architecture. Neoclassicism is seen as a proud, powerful, regal type of architecture due to its deep roots in democracy and the world's first "civilized culture". Because of this, most American courthouses follow neoclassicism guidelines.



Grand steps, St Louis, MO Fig. 6.6.68



Pediment and columns, Madison, GA Fig. 6.6.69



Stately lawn, Columbus, MO Fig. 6.6.70

After the historic downtown square has been renovated and restored into its former glory, the courthouse must follow suit. This means that the materiality and character must fit within the context of the new facades.

Acceptable building elements include red or orange bricks, stone parapet (in grey or muted tones), crown decorations, single windows with stone framework, in set doorways, and simple awnings or signage. These elements are applicable to the courthouse, but not all are necessary. The courthouse must not only fit in with the character of its surroundings, but also be able to stand-alone and have a particular quality all its own.

This may be achieved in several steps, starting with the facade. The current facade has a significant amount of planarity (a one-dimensional, flat face) and would benefit from greater dimensionality. This was the style in the late 1950s when the current courthouse was completed.

The Dallas County courthouse was not always an eyesore, however, and the previous structure was even the subject of a Thomas Hart Benton painting in the early 1950s before

being destroyed by fire. Perhaps the best way to ensure an iconographic courthouse is to return to the character seen in the previous courthouse circa 1868-1955. This style fits well into the renovated downtown square, and still stands out as the beacon of democracy that a courthouse deserves.



Dallas County Courthouse, 1868 Fig. 6.6.71



Thomas Hart Benton, "County Politics", 1965 Fig. 6.6.72

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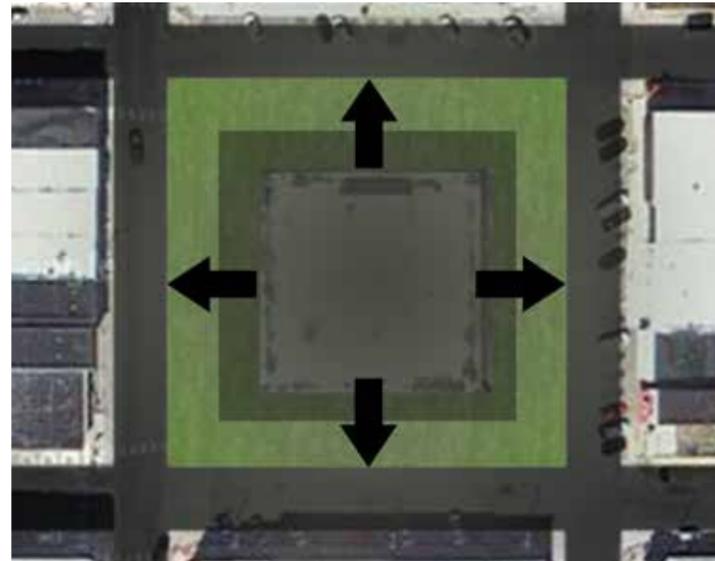
Facade Renovations

The current exterior of the Dallas County Courthouse is in need of renovations. This renovation may be completed in steps, and if done correctly, may be an inexpensive short-term update.

- The lawn and surrounding area must be conducive to a meeting space and community gathering place
- Bricks must match historic qualities and facade requirements for the downtown square.
- The entryway must have a grand presence and be easily identifiable.
- The facade must be of neoclassicism inspiration with elements of the American courthouse typology.

First, the courthouse should follow these guidelines. These simple steps will lead the courthouse into a more visibly desirable state, heightening the positive qualities of the downtown square rather than being detrimental.

There are several suggestions that can be made to easily implement these facade guidelines. The first fix that needs to be made is to expand the courthouse lawn and sidewalk 15 feet on each side, just covering the current parking space. The downtown area has plenty of street-side parking, thus parking surrounding the courthouse is superfluous and would be better utilized as a community lawn. This grassy expansion would be adequate for courthouse or nearby business employees to congregate, eat lunch, or simply relax and enjoy the outdoors. It would also work to soften the hard streetscape against the building itself. The second implementation to be made is a change in the coloration of the bricks and other materials on the exterior of the courthouse. This can be remedied simply by painting



Courthouse lawn expansion

Fig. 6.6.73

the bricks or a bit more expensively with a brick veneer. Brick veneer is a paneling that is cast to look like brick, but is installed on top of the existing brickwork. This type of facade is not recommended for a long-term fix but could be an alternative to painting.

The third step in renovating the current courthouse would be to create an inviting entryway. This can be achieved with the addition of grand steps. Occupiable steps are iconic to the American courthouse typology and are ideal for congregating, establishing an air of importance to the structure, and creating a much needed entrance hierarchy. This means the public entrance would be marked and easily recognizable. The signage above the courthouse should also be easily read, but tastefully and simply executed. The fourth step will be to reverse the planarity of the courthouse facade with the addition of neoclassicism elements such as a larger pediment over the entrance, columns, and a greater dimensionality. This can be achieved through the first three

facade implementations, but it is important to consider not only these renovations. Awnings, window mullions, parapet extensions, and rounded arches are elements that, if used correctly, would add sophistication to the current courthouse.

Suggested Facade Renovation

These facade renovations are fine, but in order to attract visitors, Buffalo would need more than just your average courthouse. It would need a specific facade type and a cutting-edge technology in order to not only compete with, but also attract a multitude of visitors.

By creating a unique courthouse facade, an interesting and intriguing downtown area will follow. This means that the courthouse itself would become an attraction, adding to the downtown ambiance and contributing to surrounding business' success. This would create a destination point and the square would once again become the hub of the city, vibrant with activity.

This new suggested facade renovation is called a living wall. This wall is filled with live plants and vegetation, and has been used on buildings ranging from museums to even homes. The living wall facade is not necessarily a way to cover up the current courthouse, but rather a way to add a dimension that keeps with the triple bottom line theme.

This new dimension would give the people of Buffalo a place to be proud of and to congregate. It would also add to the greenery surrounding the square, livening up the solid concrete mass that is there currently. Lastly, this new living facade would be a relatively inexpensive fix that has a unique look.



Occupiable Steps

Fig. 6.6.74



Courthouse signs

Fig. 6.6.75



Fig. 6.6.76

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Living Wall

How it Works

There are several types of living walls: loose, mat, and structural media. Loose media is a "soil-on-a-shelf" or "soil-in-a-bag" type of system. Loose medium systems have their soil packed into a shelf or bag and then are installed onto the wall. Mat systems tend to be either coir fibre or felt mats. Mat media are quite thin, even in multiple layers. The method of reparation of these systems is to replace large sections of the system at a time by cutting the mat out of the wall and replacing it with new mat. The last and most desirable of living wall types would be the structural media.

Structural media are growth medium "blocks" that are not loose, nor mats, but incorporate the best features of both into a block that can be manufactured into various sizes, shapes and thicknesses. These media have the advantage that they do not break down for 10 to 15 years, can be made to have a higher or lower water holding capacity depending on the plant selection for the wall, can have their pH and EC's customized to suit the plants, and are easily handled for maintenance and replacements. Structural media are superior to the other media for their longevity and high-level of performance in a variety of circumstances. Depending on the installation, they do tend to be more expensive to install, but lower cost to maintain.

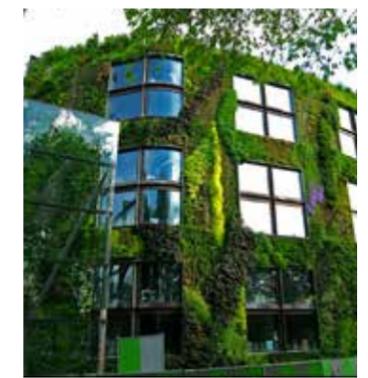
For these reasons, the suggested type of living wall would be a structural media. The boxes or shapes of "blocks" can be a variety of material from recycled crates to even prefabricated designs such as the "Wooly Pocket", "Earthbox", or "Minigarden Pod".

Benefits

There are several known benefits to having a living facade. Green walls have been known to reduce overall temperatures



Structural media Fig. 6.6.77



Living facades Fig. 6.6.78



Fig. 6.6.79

of the building. "The primary cause of heat build-up in cities is insulation, the absorption of solar radiation by roads and buildings in the city and the storage of this heat in the building material and its subsequent re-radiation. Plant surfaces, however, as a result of transpiration, do not rise more than 4-5 °C above the ambient and are sometimes cooler," as stated in an article written by Alexander B. Ong in the science magazine "Landscape and Urban Planning" (63, 4). Aside from the monetary savings of cooling the surrounding air and courthouse itself (lowering heating and cooling costs), there are also many social benefits attributed to a living wall system. With the addition of

vegetation to a built city center, it softens the hard edge that buildings create. Vegetation will also attract birds, butterflies, and other living organisms that people enjoy to watch.

Rather than just green plants, a living wall can be planted in a customizable way. This includes hanging crops such as grapes or tomatoes and even fruits and flowers. These mixed plants are easily cared for and can be placed in a pattern to create more visual interest on the living facade.

Visualization in Buffalo

Living facades work virtually anywhere, from large cities to small towns much like Buffalo. The great thing about a living wall is its adaptability to any environment. In Buffalo,

the living facade could be filled with regional plants that do not need to be watered often, or if the desired look is more artistic, the "blocks" of the structural media system would be filled with flowers or edible plants. This could serve as a vertical community garden: community members could come and pick from the wall free.

The Buffalo Courthouse Living Facade suggestion implements a grand stair into the entryway as well as traditional brick elements. The parapet is enlarged to create more height and regal stature for the building. In order to break up the planarity of the current courthouse, simple blocks may be stacked or arranged as seen fit. This creates a much needed dimension and visual impact on not only the courthouse but on the entire downtown area as well.



Courthouse facade Fig. 6.6.80



Courthouse entrance Fig. 6.6.81

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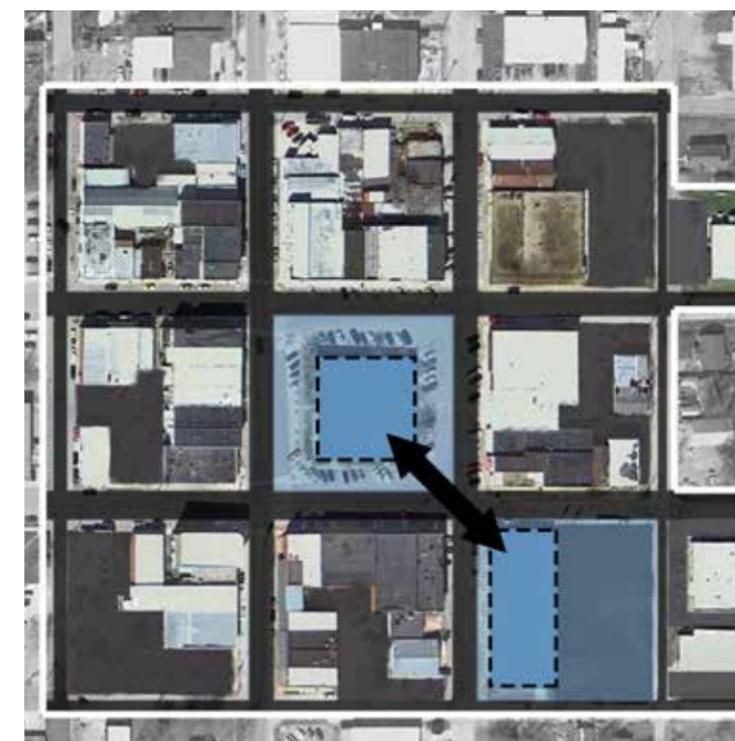
Moving Up

Sizing

It has been expressed that the current courthouse is being quickly outgrown. Employees are not given enough space to move and work without being worried about bothering their neighbor or encroaching upon their space. While yes, the courthouse is structurally sound and functioning as a building should be, Buffalo has outgrown the design both inside and out.

After the initial facade renovation, the courthouse will have a few usable years left. Once the building is no longer fit to serve the community, we suggest rebuilding. Rather than rebuilding the courthouse in the town square, it would be more beneficial to move this new courthouse to the southeast corner of the square (currently Chapman's warehouse). Since the courthouse is not owned by the city of Buffalo, but Dallas County a land swap should take place. Documents could be drawn up to simply swap the rights of the square for rights of the land where Chapman's is currently location. The land would essentially change hands from Dallas County maintenance to the city of Buffalo.

One benefit of moving the Dallas County Courthouse to the southeastern site would be its adjacency to the proposed civic center (pages 251-254) and Dallas County Jail. The creation a Civic Campus allows more community space in the city center. The location of the square in the center of the city is ideal for creating a community gathering space or park. By the final phase of the new courthouse development, the old courthouse square will be transformed into Buffalo's new cultural and social center of the community.



Land Swap Diagram Fig. 6.6.82

Community Square

Perhaps the most important design element to take into consideration is what to build in the city square. The options are endless but should be considered carefully before being built. Buffalo needs a space to draw visitors. Whether this ends in the form of park or pavilion is the choice of the community. However, the new design should reflect not only zoning laws, but also the facade regulations and character within the downtown area.

By following these guidelines and keeping in mind what exactly Buffalo is lacking, a new structure and program for the empty square can be easily found. There are, however, a few suggestions that could be beneficial to the downtown area. They are:

- Farmer's Market pavilions
- A bike and trail head/rest station
- Fountains or another water feature
- A space for fairs or community events
- A butterfly or community garden
- A picnic pavilion/outdoor family center

The addition of any of these elements will bring an added interest to the downtown area, creating sales and boosting the economy of the surrounding businesses. The goal of the pavilion space is to include many if not all of these purposes, whether it be through a group of smaller structures or



Downtown Farmer's Market, Milwaukee, WI Fig. 6.6.83

one large structure. The space could be rented out, used by the public, or become the venue for special events. If a bike trailhead were added it would guide visitors and community members alike into the downtown area, urging them to stay, shop, and rest awhile. Similar to the trailhead, any water feature or garden could add visual interest and create a lingering, walkable atmosphere.

Any or all of these features may be added to the city square in conjunction with other various structures as deemed fit. In totality, the new downtown square should become the center of culture: the ultimate social hub of the community.



Fountain Fig. 6.6.84



Butterfly Garden Fig. 6.6.85



Square Interaction Fig. 6.6.86



Square, Ketchum, ID Fig. 6.6.87

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Downtown Hastings, Nebraska

Fig. 6.6.88

Short-Term Phasing

Restore building facades
refer to pages 231-234

Install vegetation along streets and courthouse lawn
refer to page 254

Begin renovations of interior of westblock buildings for resource center
refer to pages 247-249

Install signs and parking stripes for one-way back-in parking around the square
refer to page 240

Mid-Term Phasing

Extend pedestrian sidewalks into the streets
refer to pages 237-238

Install facade and entrance steps on the courthouse
refer to pages 263-264

Relocate civic businesses into central location along east block
refer to page 253

Begin renovations on second floors of buildings for future loft apartments
refer to pages 245-246

Long-Term Phasing

Begin construction on northeast block for civic campus
refer to pages 251-254

Establish community gardens and green roof terrace on west block resource center
refer to page 254

Move courthouse to southeast block of the square
refer to page 265

Formulate central square into outdoor community pavillion and venue
refer to page 266

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Educational Malls

Elyse Coulter



Educational malls are 21st century educational delivery centers that integrate a broad range of collegiate-level educational services with area services, area business and industry and community redevelopment. This type of business not only educates the community but contributes economically.

Types of educational businesses vary greatly. A wide array of fields exist including business skills centers, food services, childcare and parenting classes, high tech learning, construction education, tutorials, fitness centers, women's health centers, dental clinics, and entertainment centers.

Educational malls are a great opportunity for individual upward mobility as well as communal improvement. Programs are set up in a variety of ways: from salaried programs to volunteer systems and even student-teacher environments that can lead to a diploma or GED.

Cook's Kettle
This program teaches education through social enterprise. The Cook's Kettle is a fully functioning restaurant where students learn all parts of the restaurant system and leave with culinary knowledge.



CSC Arts
This center is a nonprofit performing arts center and artists' incubator space. They support the local arts community and give dance and performance presentations. The center also offers the community opportunities to explore their creativity through classes in the performing arts as well as performance opportunities.



NEMO Sheltered Workshop
This program employs adults with physical or mental handicaps that prevent them from competing for regular employment. They work together to recycle paper, plastic, and aluminum for the surrounding communities.

In Buffalo, as with many other small towns, a sense of accomplishment and town pride can go a long way. Educational programs are a great way to create jobs, training programs, and improve technology. These improvements will not only establish confidence in the participants, but they will also secure a living, evolving economy. As new skills are acquired the need for new business will become greater thus insuring an influx in jobs and students returning to make a living.



Library

Natalie Edejan



Lincolnshire University Library
Rick Mather and his team of architects oversaw that the development of the cutting edge campus and the historic buildings of Lincoln were restored and revitalized to serve a modern student city.



Naturita County Library
Open 37 hours every week, Naturita County Library continually creates a vibrant and responsive community center for Naturita and the surrounding small towns. Naturita had few recreational activities for kids, most of whom attended the elementary school. Now more than a third of the students are active in library programs. NCL offers four days of after-school programming every week. Parents depend on the library to provide programs and safe supervision for kids until they get home.

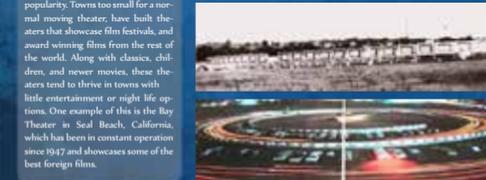


Entertainment

Kyle Presnell

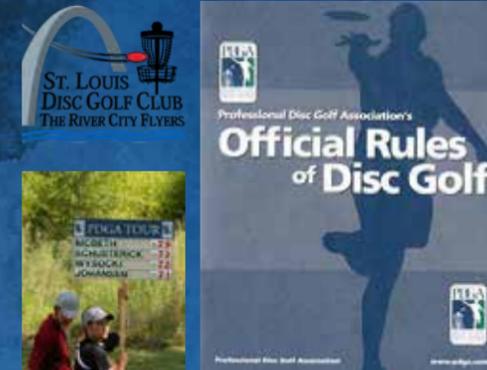


If you ask around any small town often you find that over the years there have been many different things to do for entertainment, but the businesses just couldn't stay open. For small towns that don't have many options for entertainment the hardest part is getting the community active again. If city parks are focused on and updated they can provide free entertainment for users. This can help rejuvenate the community, both physically and socially. In Buffalo older buildings that are unused can be renovated into businesses such as roller skating rinks, coffee shops, or pool halls. Renovations lower start up costs and helps to preserve older buildings in a community. The more diverse options there are in a small town for entertainment, the more successful the town can be. Parks and roller skating rinks are geared more for children, but can be used by all age groups. An indoor gun range can be a popular activity for adults and helps to encourage older citizens in the community to become active again.



Disc Golf Course

Justin Robben



Disc golf is an internationally growing sport that has existed since the 1960s and is finally making a push into the mainstream sports world. The sport is played the same as traditional ball golf, but instead of hitting a ball, the object is to throw a small Frisbee into a basket within the designated par.

"Disc golf can be played from school age to old age, making it one of the greatest lifetime fitness sports available. Specially-abled and disabled participate, giving them the opportunity to take part in a mainstream activity. Because disc golf is so easy to learn, no one is excluded. Players merely match their pace to their capabilities, and proceed from there. The Professional Disc Golf Association, with a member base of 40,000+, is the governing body for the sport and sanctions competitive events for men and women of every skill level from novice to professional. Permanent disc golf courses are found in countries worldwide." -PDGA



Disc golf courses are very simple to install: needing only 18 level tee pads (typically made from concrete, gravel, or a rubber mat) and 18 regulation baskets. Other pieces that are often found on courses are signage that designates where the next basket lies, a kiosk for club information and scorecards, benches, trash cans, and restrooms. Outside of these key pieces, installation requires a minimal amount of manual labor to clear out brush and mow the grass.

The ever-growing community of "Disc Golfers" around the world are a very dedicated group devoted to maintaining their parks and expanding the sport further. With Buffalo's close proximity to other towns with only one or two courses, it is feasible that golfers from around the region would come to play a newly developed course. In time, once the course had established itself in the minds of golfers, the town could place a small one or two dollar fee on playing so that they could directly make back their investment.



Courthouses

Jonathan Hays



As the county seat of Dallas County, Buffalo has had the privilege of hosting the courthouse on its historic downtown square for decades serving a population of 16,777 people county wide. Buffalo's square has seen several historic courthouses at the center of its square, many of which fell victim to fire. The current structure, built in the 1950s, swells to the edges of its property lines and offers very little in the way of aesthetic or functional appeal for users and the City of Buffalo.

If Buffalo is to envision a new courthouse through the replacement or removal of its existing courthouse, it is important for the community to recognize the functional and symbolic needs of what a county courthouse and city square should be in the 21st century. Above are buildings that pay homage to the past through historic design. To the right are several contemporary structures around the country that offer modern design appeal, functionality, and sustainable construction.

Regardless of whether the citizens of Buffalo envision a courthouse following the traditional detailing shown above, or a new contemporary structure, either option can satisfy the needs of a work of civic architecture, including:

- A structure expressing our democracy
- Transparency of Government
- A need for public use space
- Room for official civic functions.

The current courthouse stands under equipped for serving the needs of civic officials and its community. Buffalo should consider creating a courthouse worthy of our government, that can stand proudly on the Buffalo square as a symbol of pride for the community and its visitors. A new courthouse would offer Dallas county and the City of Buffalo exciting new public spaces, increased safety for civic officials and citizens, and a sustainable structure for the energy conscious future.



Fire Stations

Justin Robben



Fire Station 30 is an example of a neighborhood fire station out of Seattle, WA. Fire Station 30 makes a bold statement at its unique location between a commercially active and a residential area. The design is a simple square wrapped in copper skin with a series of long ribbon windows that reveal the program of the space.

When designing a Fire Station, there are a lot of important components to the program that must be considered. A fire station must accommodate extremely diverse functions including housing, recreation, administration, training, community education, equipment and vehicle storage, equipment and vehicle maintenance, and hazardous materials storage.

Another common attribute of fire stations around the United States is to house a community center. An attached community center could be used to raise funds for the station and the city by charging to rent out the space. The reason community centers are sometimes adjoined to stations is because of their common location in the middle of a town or neighborhood. By locating the fire station in the center of a community, a potential connection to city hall can be created. Since both facilities serve the community and house dedicated workers a physical connection can and should be made.

Buffalo needs to build a new complex for a fire station and city hall because the old fire station and city hall are struggling to keep up with the advancements in the town. Over the next 20 years, Buffalo will continue to grow and the old facilities will not be able to serve adequately. A new fire station would also make a great place to house a new community center and the building would be a new symbol of the town's pride in their city.



Active Lifestyle

Brenda Varela



Bike, Walk, Wheel: A Way of Life
Columbia, MO

This project has been created by the PedNet Coalition in cooperation with other organizations to promote healthier lifestyles by making physical activity part of daily life. The main focus is family and children. PedNet got a grant from Active Living by Design (ALDB) to make the project possible.



BIKE WALK & WHEEL WEEK 2012



Potentially, if the city of Buffalo were to incorporate the aspects of this project it would create a significant impact on the town and its inhabitants. The implementation of a new active transportation system in Buffalo would promote a healthy lifestyle, improve social living, enhance the interaction between adults and the youth and beautify the town and its environment making it more attractive and inviting to locals and visitors.



Urban Parks & Trails

Victor Schmicke



WATERSHED URBANISM
Warren, Arkansas - U of A

The University of Arkansas worked with the community of Warren to develop an under utilized floodplain that ran through the town. They had three main goals.



The city worked to revitalize floodplains and generate ecological improvements, also developing a new pedestrian activity zone. Buffalo could benefit from the redevelopment of a trail or series of floodplain parks.



Source: <http://uacdc.uark.edu/project.php?project=26>

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Green Streetscapes

Chris Grosser



Streetscaping has the ability to bring a unique physical appearance and a sense of identity to a community. Utilization of landscaping can transform the typical street from a "through route" to a "place." The goal of streetscaping is to create a safe and accessible outdoor room that can be utilized by the community. Limiting the number of travel lanes not only allows ample space for bike lanes, but also increases pedestrian spaces. By implementing trees as well as other natural elements, the urban environment is softened to create a more pleasant pedestrian experience. These urban trees help improve air and water quality, as well as help moderate climate and energy use.



Vegetative Swales/Green Streets: Vegetative swales are a great sustainable way to deal with stormwater, as well as produce an aesthetic streetscape. Low maintenance native plants and grasses can flourish easily in a swale. In contrast to typical construction methods, this system is able to naturally retain and treat stormwater. The concrete edge on the street will withstand weathering much better than just asphalt, keeping further street maintenance to a minimum.



Placing the sidewalk further off the street not only produces a more aesthetically pleasing space, but it also creates a safer pedestrian experience. This separation could also allow for utilization of a bike lane that can be located away from the street. As a whole, this system produces a better looking street and community, is sustainable and low maintenance, and will greatly increase property value more than typical building methods.



A green infrastructure is important for Buffalo because it creates a healthier and more aesthetic community. The addition of green streets, linear park systems, and community gathering spaces can transform the image of Buffalo into a unique place that people will want to come to or invest in. The town will become more sustainable in the long term, and businesses would be more inclined to invest in this type of town.



Interactive Sculpture

Natalie Endejan



Laumeler Sculpture Park
 Donated to the people of St. Louis County for the benefit of the greater St. Louis metropolitan area, the concept of a sculpture park emerged in 1975. Beginning with 72 acres, the proposed sculpture exhibition park has developed into 105 acres of sculptures with exhibitions, concerts, educational programs, lectures and special events, drawing in over 300,000 visitors each year. The park has walking trails as well as films and other events for the community to attend. It is one of a handful of open-air museums around the world and a unique compliment to the cultural landscape of the St. Louis region. Sculpture parks and gardens mesh the natural environment with the man-made.



"In these settings, art enhances nature."
 -Sculpture expert and curator of the Margaret Cassidy and John Paul Manship Collection in Boston

Saint Louis City Museum

"If you can't climb on it and you can't slide on it, what good is it?"
 -J. Watson Scott

Dreamt up by sculptor Bob Cassidy, the City Museum is a concoction of play spaces, exhibits, and sculptures comprised of junkyard collections and discarded items found throughout the city. Housed in an old Depression-era shoe factory, the mixed-use destination holds unique spaces that children and adults can climb over, under, and through. The museum has no dead ends in an effort not to kill the curiosity and momentum of guests. Attractions located inside the restored industrial building include an underground cave system, multi-story slides, an outdoor bull pit, and an intricate tree house.



"It's hard to describe. It's really just an evolving sculpture in itself. It's part playground, part artist pavilion."
 -Museum Director Rick Erwin



The reclamation and repurposing of discarded items from Buffalo into pocket parks lying along trails will revive interest and interaction with the artifacts and history of Buffalo. The pocket parks act both as a playground and artistic piece, adding community destinations as well as landmarks. The interactive sculptures help keep Buffalo in Buffalo, all the while igniting pride within the town.



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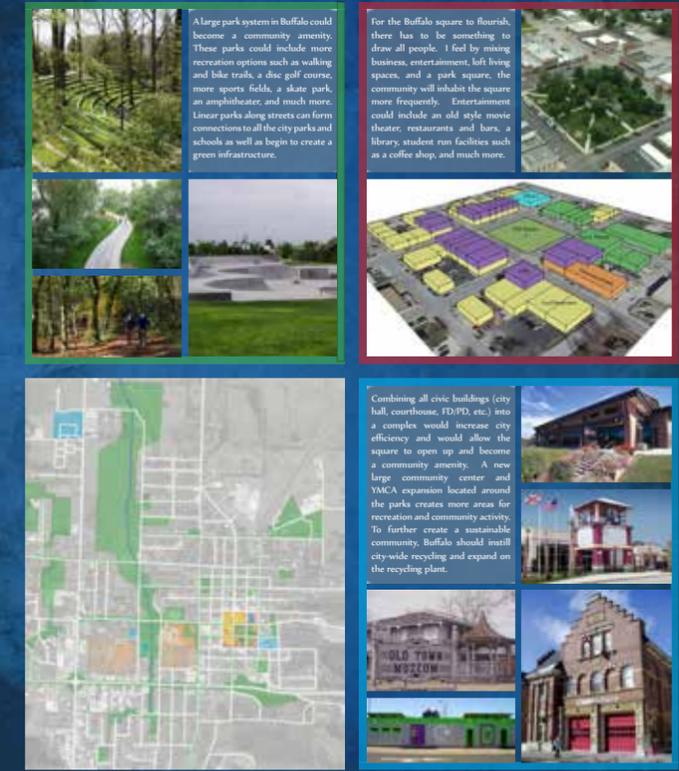
Green Infrastructure

Chris Grosser



- Parks/Recreation
- City Square
- Residences
- Schools
- Civic/Tourism
- Businesses
- Industry

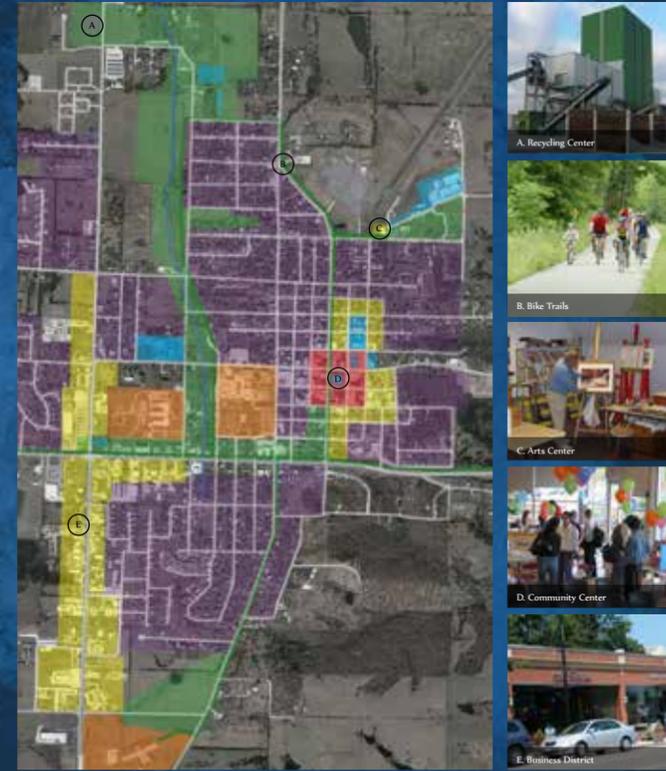
A green infrastructure can cause Buffalo to flourish. It can be the beginnings of sustainable development and will create a more unique, aesthetic community that people can take pride in. Property values increase because of the surrounding environment, and businesses look to invest in communities with this type of amenity.



- Parks/Recreation
- City Square
- Civic

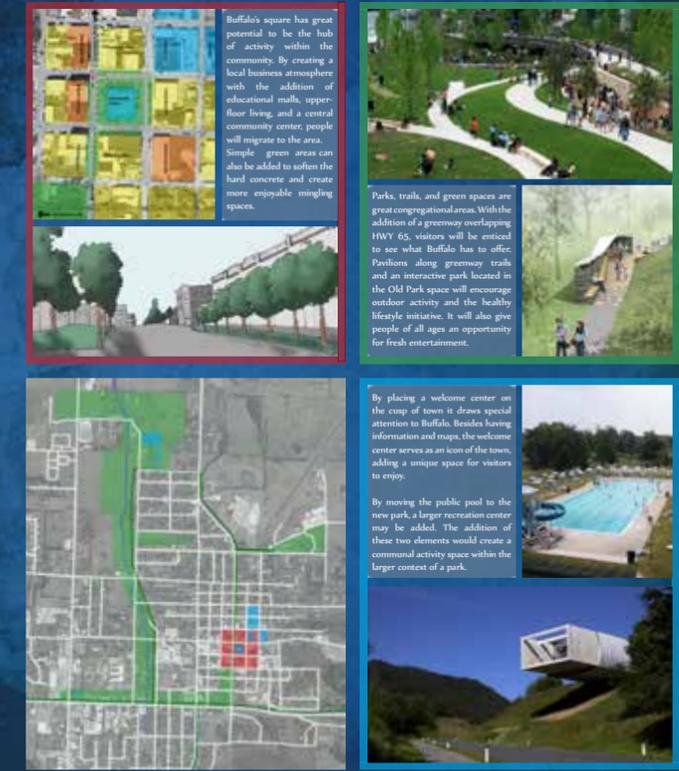
Inviting Connections

Elyse Coulter



- Parks/Recreation
- City Square
- Residences
- Schools
- Civic/Tourism
- Businesses
- Industry

Buffalo needs to create a reason for the passer-by to explore the town by centralizing community and tourist events in the square. Connectivity from one school to another as well as to other towns is a vital aspect of this design: implementing activities and interactive spaces that everyone can enjoy.



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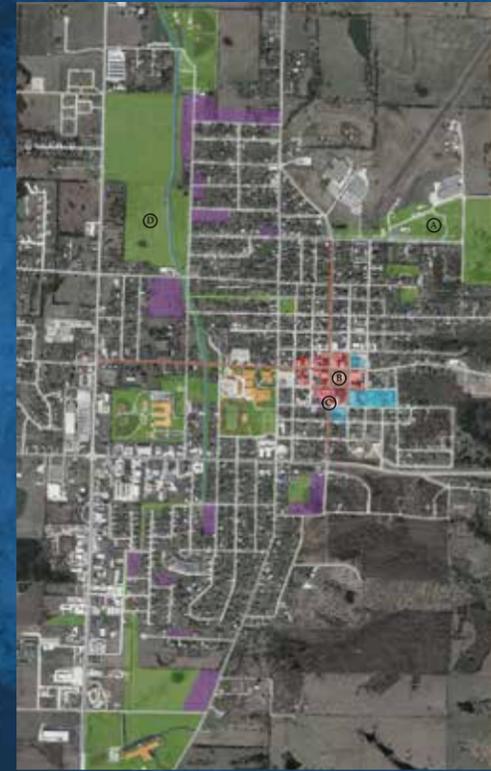
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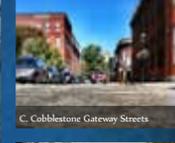


Revitalizing Buffalo

Jonathan Hays

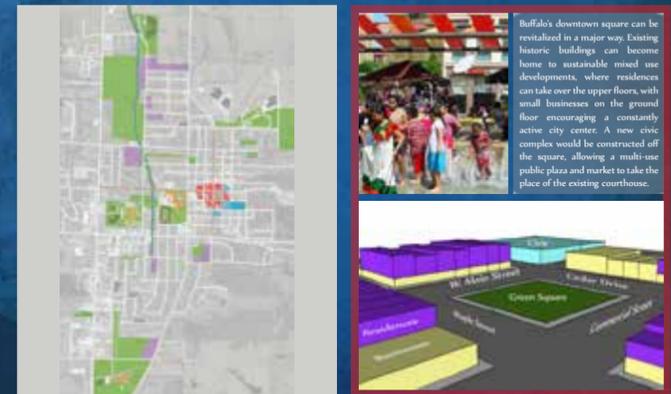


In order to revitalize Buffalo, the city must reconnect with itself through the improvement of parks, trails, education system, neighborhoods, and activity areas. Spanning from North to South is a new Greenway trail, acting as the connection among the schools, parks, downtown, and neighborhoods, providing a safe and enjoyable alternative to the roads for pedestrians and bicycles. A newly renovated downtown offers mixed use residences and businesses on the square.



- Parks/Recreation
- City Square
- Residences
- Schools
- Civic/Tourism
- Businesses
- Industry

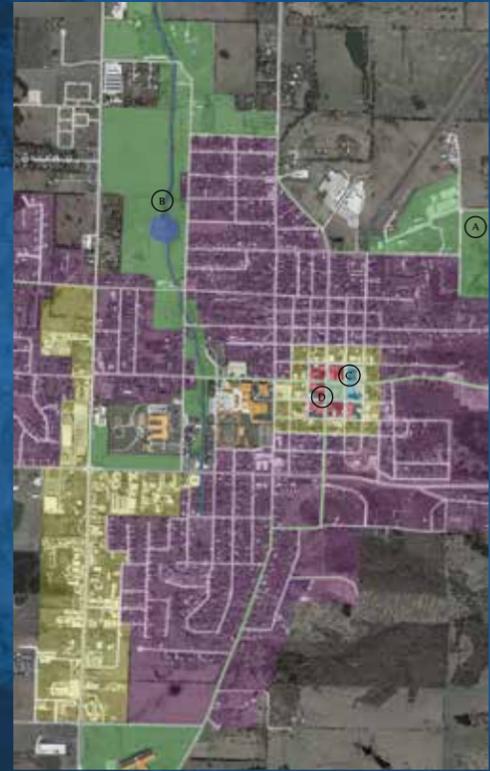
As Buffalo moves into the future, it has the incredible opportunity to reinvest in its infrastructure, school system, government, and its community. My proposal seeks to rectify the disjoint caused by 65 HWY by reconnecting the interior of the city to 65 and HWY 32 through a system of greenways, industries, small businesses, an arts district, and a revitalized downtown. The proposal seeks to exemplify the best to create a sustainable, community driven future.



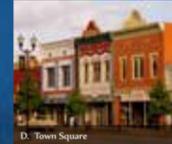
- Industry
- Parks/Recreation
- City Square

Unite with Progress

Justin Robben

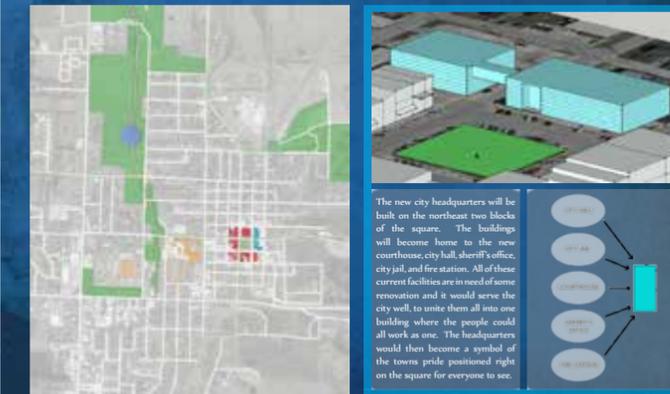


My vision for Buffalo over the next 20 years is to unite the town and rebuild a sense of pride through physical connection. In this proposal, the new park expands from where it is now to the south along the creek and ending at 32. The park will be a physical linkage between the high school and middle school. Along with a revitalized square occupied by residences and local businesses, a new city headquarters housing fire station, court house, city hall, and city jail sits on the east two blocks.



- Parks/Recreation
- City Square
- Residences
- Schools
- Civic/Tourism
- Businesses
- Industry

Over the next 30 years, Buffalo will continue to grow and prosper. Through new physical connections, the town's people will unite and develop a sense of pride that they are currently lacking. The connections would become lively places that would promote activity and healthy living in Buffalo.



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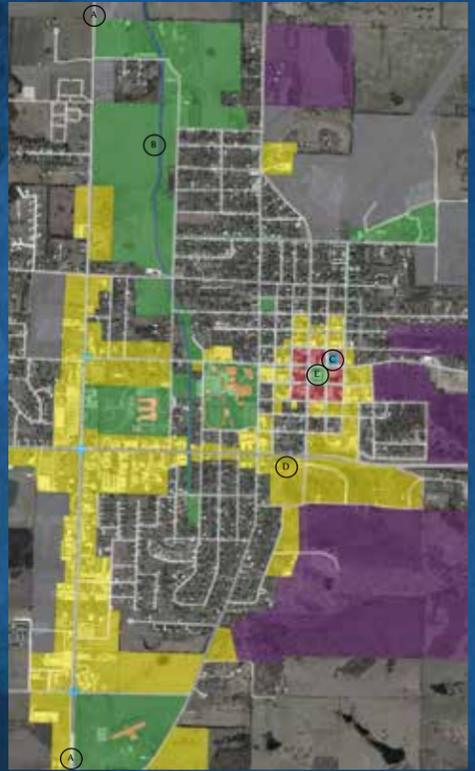
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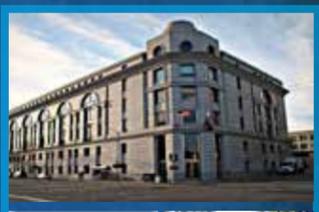
Reactivating Buffalo

Kyle Presnell



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- Schools
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- Industry

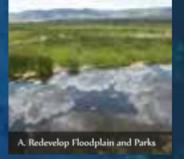
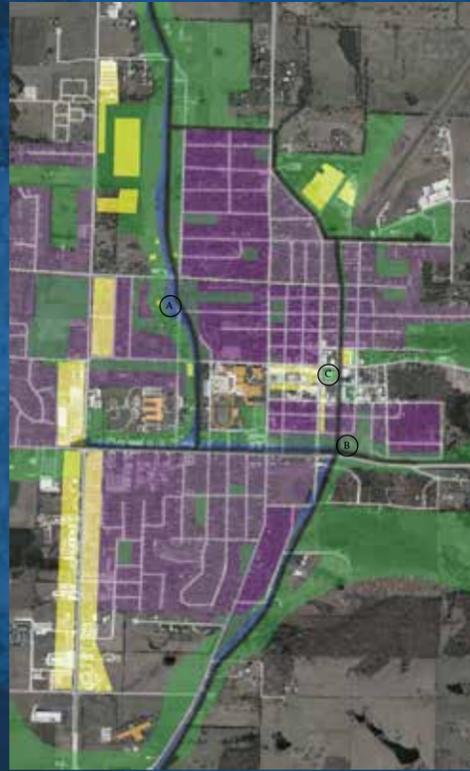
The reactivation of Buffalo is needed greatly. The residents often feel disconnected from their community and the new developed areas have no connection with the historic downtown. So creating a universal connection by bringing businesses east again, will activate the older part of town. Through the use of a green-way trails and new city center plaza, Buffalo will have opportunities to reactivate both socially and physically and give a sense of life back to Buffalo.



- City Square
- Parks/ Recreation
- Courthouse

Model Green Town

Victor Schmick



Initial precedent studies lead me to explore the possibility of Buffalo reintroducing itself to the Midwest as a model "green" town. The town is ideally located, with possible connections to the Mid-American hiking trail, as well as the perfect place to implement new trails, connecting Bolivar, Springfield, as well as northern towns including Sedalia, Warzaw and the Lakes regions. This could not only benefit the town and the health of the city and its citizens, through the implementation of Healthy Lifestyle Initiatives, but it would bring in tourism.

The town could also benefit, by developing the perfect breeding ground for industry in the "green" trade. It would be a successful way to market a small Mid-Western town and help Buffalo grow in a positive way, not only increasing industry but the overall health of the community.



- Parks/Recreation
- City Square
- Residences
- Schools
- Civic/Tourism
- Businesses
- Industry

"Buffalo, Missouri can reintroduce itself to the Midwest as a model "green" town, implementing a series of parks, trails and healthy initiative, not only to support the residents of the community but to improve its marketability, drawing more jobs, and allowing the town to reconnect, making an important mark on the map."



"The community has placed a stress on bringing jobs back to Buffalo after they were mostly abandoned by the chicken factory. The redevelopment of Buffalo as a model "green" community would be a large draw in attracting evermore popular "green" enterprise. Buffalo could support feeder factories producing green and recycled packaging for wholesale distributors, or developing a large recycling center, or systems that can support each other. Working to provide the maximum number of jobs.

"Redeveloping the town of Buffalo as a model "green" community would be a perfect location to develop a system of successful linking trails, providing a link to larger communities, and inviting tourists to visit the town, or support the economy, drawing tax revenue and jobs to provide services to this industry. The parks would also help to emphasize healthy initiatives and a healthy active lifestyle.

"The development of neighborhoods in Buffalo should follow this encompassing "green" redevelopment, implementing small pocket parks, community gardens and multi-use areas with neighborhood ownership. Spaces that would be used by the entire district. Community gardens have been very successful in the old park, however, this space needs to grow. Bringing spaces into the neighborhoods would provide access to older citizens, and children, while encouraging community interaction. Providing a space for everyone to utilize.

- Industry & Business
- Parks & Trails
- Residence

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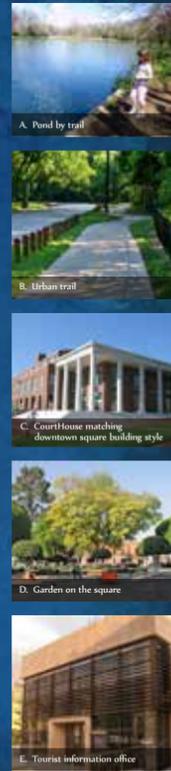
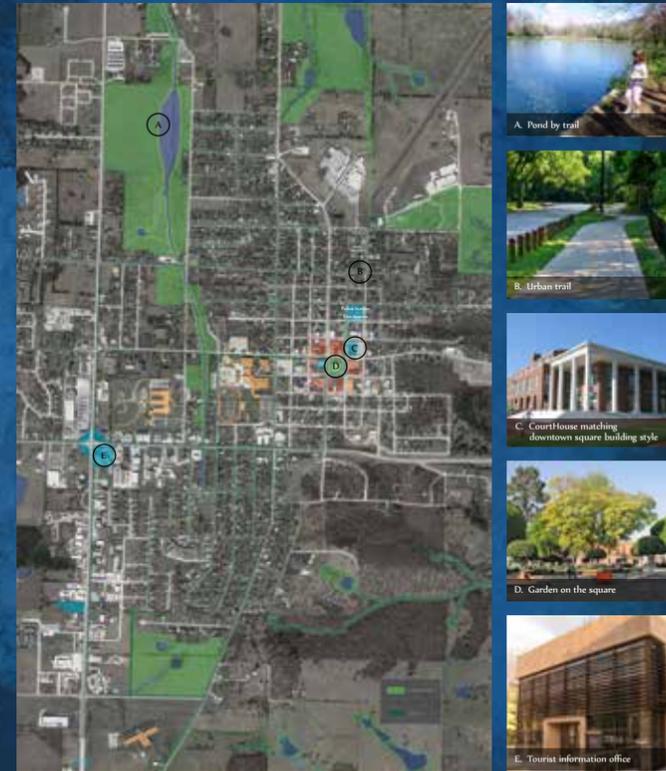
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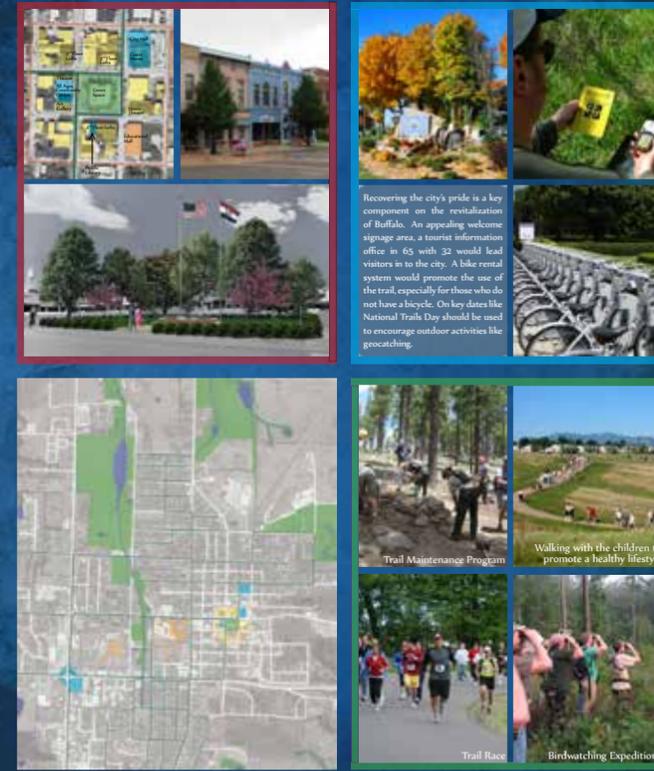
Revitalize to succeed

Brenda Varela



- Parks/Recreation
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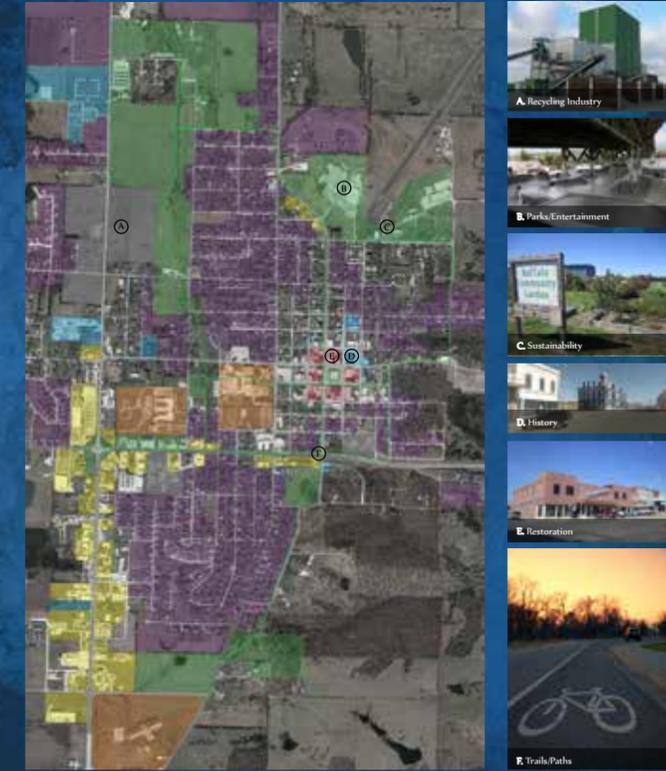
Buffalo's vision entails a paulatine revitalization of the city, which does not need drastic changes to succeed. However, enhancing its look by implementing greenways, urban trails and parks in unused areas and restoring and beautifying the downtown area would improve neighbours' lifestyles and attract visitors to enjoy the benefits of an active community.



- City Square
- Civic/Tourism
- Parks/Recreation

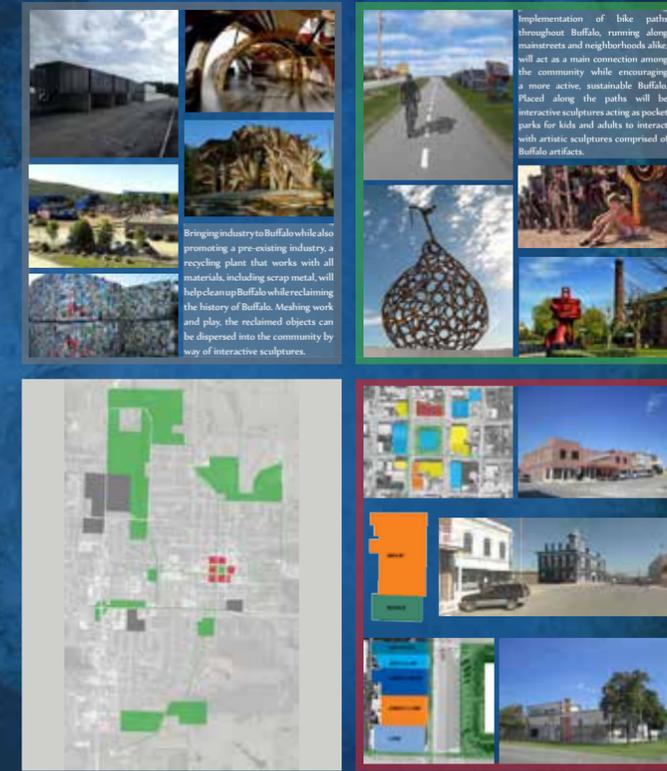
Reclamation

Natalie Endejan



- Parks/Recreation
- City Square
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- Schools
- Civic/Tourism
- Businesses
- Industry

Incorporating sustainability from work to play, the community will have a more holistic, uniform character. Preserving Buffalo's history through reclamation of discarded items throughout the county, the aesthetics will reflect the industry of the town. The reclaimed sculptures act as artistic landmarks while also encouraging a greener mindset through activity and restoration of the history. Buffalo will still be Buffalo, just with a more sustainable, interactive community.



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sustainable infrastructure

Through the implementation of the multiphase plan, it would be possible for Buffalo to create a sustainable infrastructure that promotes social interaction, pedestrian friendly streets, trails, new industry, and business developments. This design will serve as a catalyst for direct focus on people, planet, and profit.



people

- community interaction
- comfort
- environmental education
- servicing the community
- healthy industries
- neighborhood communities
- new libraries
- active lifestyles
- recreation opportunities
- tourism

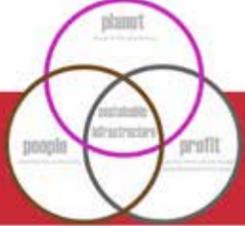
planet

- low impact development
- building restoration
- greenway trail
- reuse of the courthouse
- closed loop
- locally grown foods
- neighborhood beautification
- green businesses
- movement from paper to e-books
- less vehicular traffic

profit

- social and monetary wellbeing
- new found sense of pride
- bike trails to reduce car use
- redevelopment and repair
- expandable job market
- community education
- new jobs
- incentives/resources for businesses
- higher education
- catch and release
- increase property values





courthouse

The Dallas County Courthouse site in the center of Buffalo's town square. However, instead of being a symbol of town pride the building lacks street appeal. The first phase of renovation includes a simple facade fix with the use of living walls and the addition of grand steps. Living walls not only lower the energy load on the courthouse (cutting energy costs) but also clean the air and create potential for planting vine crops such as grapes or tomatoes. Later the second phase could be accomplished to implement a multi-purpose pavilion and community gathering space. All in all the changes made to the courthouse revive the community - save money with simple fixes, and serve to soften the city center landscape.



Occupiable Courthouse Steps



Current Courthouse



Living Facade



Phase 1: Living Courthouse Facade



Town Square Plan



Phase 2: Community Pavilion



Facade Fix



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civic center

A new civic center in the town square is designed to promote community interaction amongst city workers and the general population. The Buffalo City Complex is a new facility that houses the fire station, sheriff's office and city hall. In this new facility employees can work closely with each other and the courthouse to improve the town. Adjacent to the new complex is the Downtown Community Center. The Center, which is geared towards teenage use, provides the youth with a place to relax on the square. The proximity of the center to the city complex also promotes interaction between city employees and the youth and strengthens the bond the youth have with Buffalo.

Community Interaction

Current Northeast Corner

City Complex Aerial View

New City Complex

Teen Recreation Space

Downtown Community Center

Building Adjacency

education

Designed to be a resource center for the community as a whole, the complex caters to students, workers, and seniors alike. The cafe creates a destination hangout and jobs for the youth, while also providing a staple to those in the business world. By providing a central location for higher education, career planning, job searching, as well as resources for local businesses, the complex will generate profit for Buffalo. The central technology core acts as a strong link across all facets of the complex, encouraging a greener mindset by moving from print to e-books. The restored facades of the current buildings and new green terrace have low impact on the planet, establishing a greener Buffalo.

Current West Block Elevation

Reference Center

PUBLIC PRIVATE

Programmatic Spaces

Public to Private Spatial Diagram

Technology Corridor Programming

Revised West Block Elevation

streetscapes

A uniform streetscape along the main roads and in downtown will provide the opportunity for more pedestrian traffic, safer movement throughout the town, and allow people to become more active in Buffalo. Uniform streetscaping also adds an extra incentive, encouraging new businesses and residents to look at locating to Buffalo. Having well placed way finding signs will encourage visitors to turn off of Hwy. 65 and into Buffalo providing more business to those in town. The wayfinding signs will also provide information on upcoming events, both for residents and visitors, creating opportunities for social interactions and increased business throughout Buffalo.

Corner of Maple Street and Commercial as is

Hwy. 65 Streetscaping

Corner of Maple St. and Commercial St. proposed

Welcome sign

Wayfinding signs for both pedestrians and vehicles

Main corridors for streetscaping

Hwy. 65 and Hwy. 32 intersection with streetscaping

Hwy. 65 Streetscaping

Downtown Streetscaping

new industry

Buffalo, Missouri's industry can be developed into a closed loop business model by creating a multi-phased business model. It could begin by introducing a small venture such as a local waste compost facility, utilizing local waste and developing a small market selling the compost or re-introducing it to the local farming industry. It could eventually develop into a marketable enterprise with the addition of a unique crop growth. The starting business could be expanded into a hydro- or aero-ponic growing facility, while still supporting the initial composting business. The development of a facility to grow and market local goods would give an identity and purpose to Buffalo, while maintaining a closed loop system.

Map of proposed industry in two phases

Unique crop growth (marketability)

Eventual aeroponic growth

Compost industry utilizing local material

Retail development

Development of specialized or unique crops

Heat production from waste compost

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pocket parks

These small scale parks are scattered all throughout the town to provide a great place for neighborhood recreation. They are located so that almost everyone in the town has the ability to walk to one of these pocket parks or one of the major parks in four blocks or less. Pocket parks also allow for the community to put their own personality into each park design. Some common features are: tree cover, open field space, and a community garden. This formula is not permanent, and may be personalized for the neighborhood. Now that each neighborhood has their own community garden, people are able to easily access local produce as well as become educated in food produce and healthy lifestyles.

parks & rec.

Our proposal suggests the expansion and addition of several large parks, an amphitheater, and a community center to provide citizens more recreational opportunities. The community center offers a gymnasium, conference facilities, and a banquet hall with a new skatepark located nearby. The new city park expands to host tennis courts, basketball courts, improved soccer fields, and acts as a continuation of the disc golf course located along the trail system. The old city park and fairground offers an amphitheater for hosting outdoor theater, moves in the park, and more. The new park facilities bring the community together through sustainable developments that offer social and monetary gain.

paths & trails

The main goal of adding paths and trails is to help Buffalo become a "green" and sustainable town encouraging an active lifestyle while getting the economic benefits of an environmentally friendly community. The addition of a greenway trail would be shared by bikers on one side and walkers and runners on the other. Along the sides of the trails there would be several parks, a new pond, a community center and two outdoor fitness circuits. A passive trail on the Southeast side of town to encourage people enjoy the nature while also learning about birds in the new bird watching shelters. To reduce pollution a bike lane would run across the town and a bike rental system would be installed. There would be trailheads at the main trail entrances and the areas by the different trails would be beautified.

- Greenway Trail
- Passive Trail
- Outdoor Fitness Circuit
- Bike Racks
- Bike Lane Through Town
- Bird Watching Shelters
- Trailheads

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Image Sources

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 Fig. 2.19 Photograph taken by Brenda Varela
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 Fig. 2.22 Photograph taken by Victor Schmick
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Fig. 2.24 <http://www.facebook.com>
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 Fig. 2.26 http://buffaloreflex.com/fnf/buffalo_bison

Analysis

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 Fig. 3.4 Photograph taken by Brenda Varela
 Fig. 3.5 Diagram by Brenda Varela
 Fig. 3.6 http://www.panoramio.com/photo_explorer
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 Fig. 3.28 Photograph taken by Brenda Varela
 Fig. 3.29 Diagram by Justin Robben
 Fig. 3.30 Diagram by Justin Robben

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