The idea of Vilonia

1. Vilonia as Future-Oriented
2. Vilonia as a Place for Commerce
3. Vilonia as a Safe Town
4. Vilonia as a Place of Residence for All
Vilonia as Future-Oriented
shaping the type of place in which you would like to live

1940 Vilonia Population 259

2015 Vilonia Population 4,226

2030 Vilonia Projected Population 10,000
Conventional Development: 2030

- Current Population: 4,226
- Projected Population: 10,000
- Projected Households: 1,866
- Units/Acre: 3
The Introduction of a Town Loop

- A Greenway
- A Main Street
- A Town Square
- A City Park
Town Development With Loop: 2030

- Total Units: 1,866
- Suburban Units: 826
- Town Loop Units: 1,040
- Units/Acre: 7.5
Making a Town Square

1. Main Street
2. Farmers’ Market
3. Town Square
4. Commercial / Office
5. Community Center
6. Residential
Making a Town Square
“Indeed, a distinctive and legible environment not only offers security but also heightens the potential depth and intensity of human experience.”

-Kevin Lynch, *The Image of the City*
Studies show that consumers are willing to pay 12% more to shop on tree-lined streets.
The Problem of Rebuilding Without Good Town Form

We need to stop dumbing down land-use development!
Metal Building Typologies #1

Urbanism at $80 per square foot.

awning gable
porch gable
gable lateral
lightwell gable

identical twins
fraternal twins
embedded figure
lightwell twins

lateral monopitch
frontal monopitch
golden rectangle
push-pull corner

half saddle / clerestory
pavilion
full saddle
stand-alone lean-to
Metal Building Typologies #2

mono western front
shifted center
twin peaks
side porch
figure-ground
double form
plex
negative plex
figure ground drive thru
double drive thru
sawtooth
arcade set
excavated corner
panelized w/ signage
New Multiway Boulevard
1. through-way
2. local street
3. on-street parking
4. thickened sidewalk
5. rear parking
“Cars don’t buy goods, people do.”
Vilonia as a Safe Town
planning a city-wide safe room network

U.S. Tornado Paths: 1950-2013
Tornado GIS data: NOAA's National Weather Service, www.spc.noaa.gov/wcm
Multi-Family Safe Room
The most cost effective way to build a shelter is to add it to new construction in the initial planning phase.

Container Safe Room
A distributed network of container safe rooms could fill in the gap between single family shelters and larger facilities.

Multi-Function Safe Room
Multi-function facilities offer identifiable and centrally located protection for both residents and visitors in the downtown area.

Used shipping containers cost about $2500, and 35 of them will keep half the Town Loop safe.

$90_{SF} \rightarrow $188_{SF} \text{ Average} \rightarrow $480_{SF}

Safe room cost data: FEMA P-361 Design and Construction Guidance for Community Safe Rooms
Safe Room Landscapes

30 people
One 20' Containers

60 people
One 40' Containers

180 people
Three 40' Containers

120 people
Two 40' Containers

120 people
Two 40' Containers

240 people
Four 40' Containers
Safe Room Landscapes as a City Utility
Composite Park and Green Space Plan

- Floodplain Greenway
- Long Meadow
- Town Square
- Restored Baseball Park
- Retrofitting Main Street
- Roundabout Entry

● indicates public safe room
Vilonia as a Place of Residence for All
neighborhoods that provide something for everybody
Loop Neighborhoods

1 North Loop Neighborhood
2 West Loop Neighborhood
3 Town Square Neighborhood
4 Pocket Neighborhood
5 Baseball Park Neighborhood
6 Greenway East Neighborhood
"even after adjusting for factors like unemployment and affluence, the areas that have the most trees along the streets also had fewer prescriptions for antidepressants."

Quoted from a study by Mark Taylor, originally published in the Landscape and Urban Planning Journal.
Full Build-Out of The Loop: 2030

- Restored Baseball Park
- Town Square
- Long Meadow
- Main Street
- Greenway
- School Complex
- City Hall
- Roundabout