

# The idea of Vilonia



**Vilonia as Future-Oriented**

**Vilonia as a Place for Commerce**

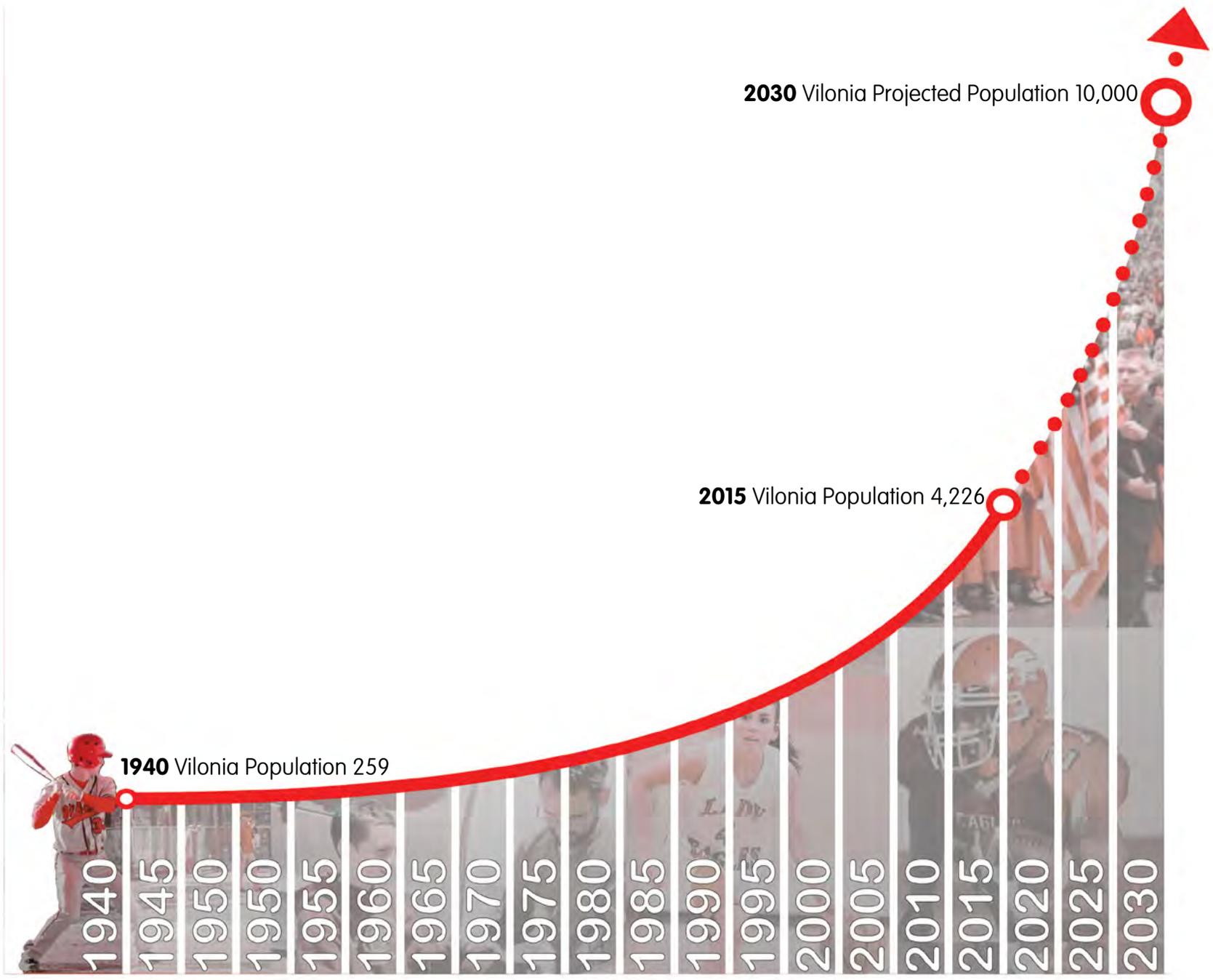
**Vilonia as a Safe Town**

**Vilonia as a Place of Residence for All**

**1  
2  
3  
4**

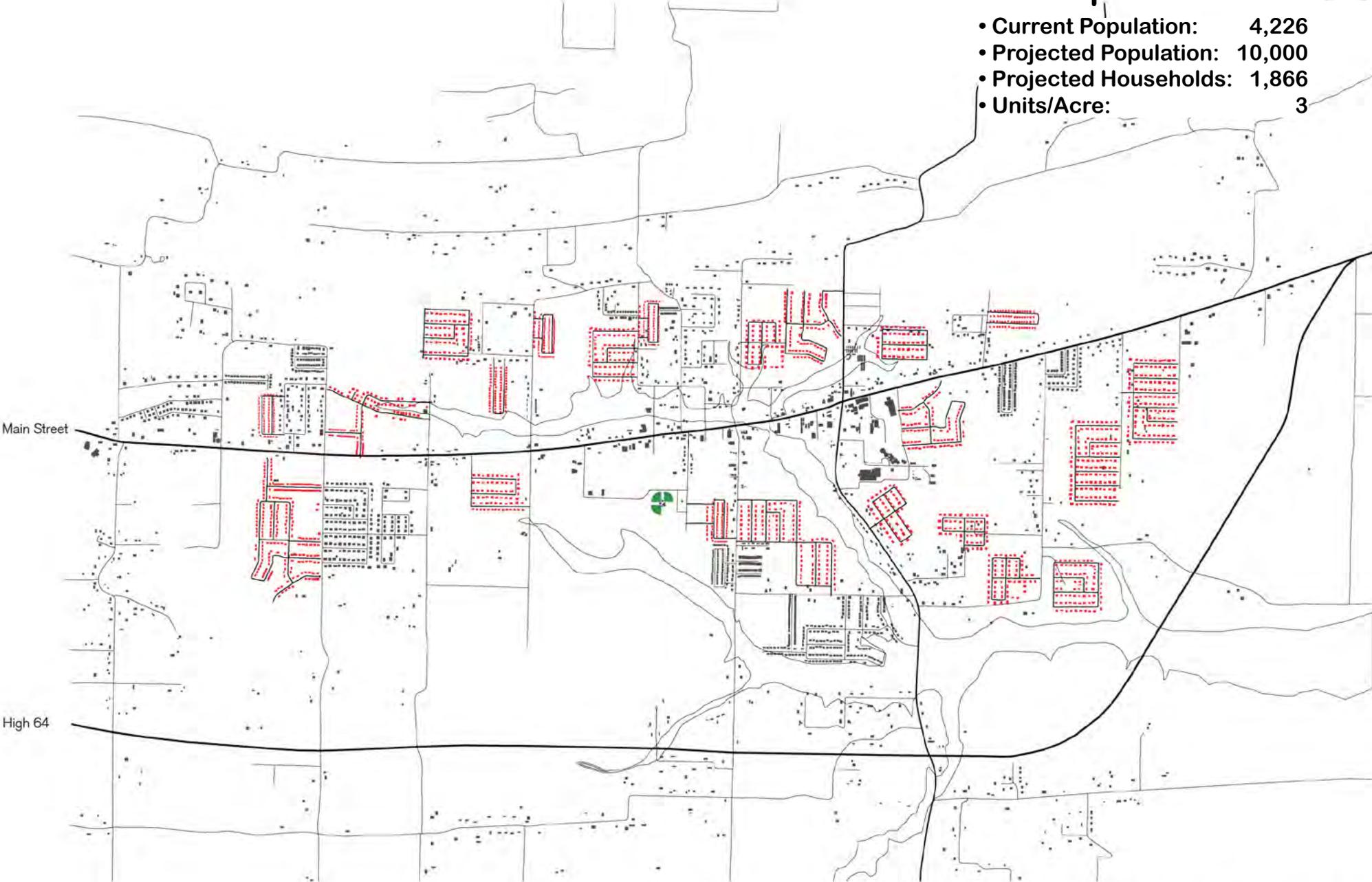
# Vilonia as Future-Oriented **1**

shaping the type of place in which you would like to live



# Conventional Development: 2030

- Current Population: 4,226
- Projected Population: 10,000
- Projected Households: 1,866
- Units/Acre: 3



Main Street

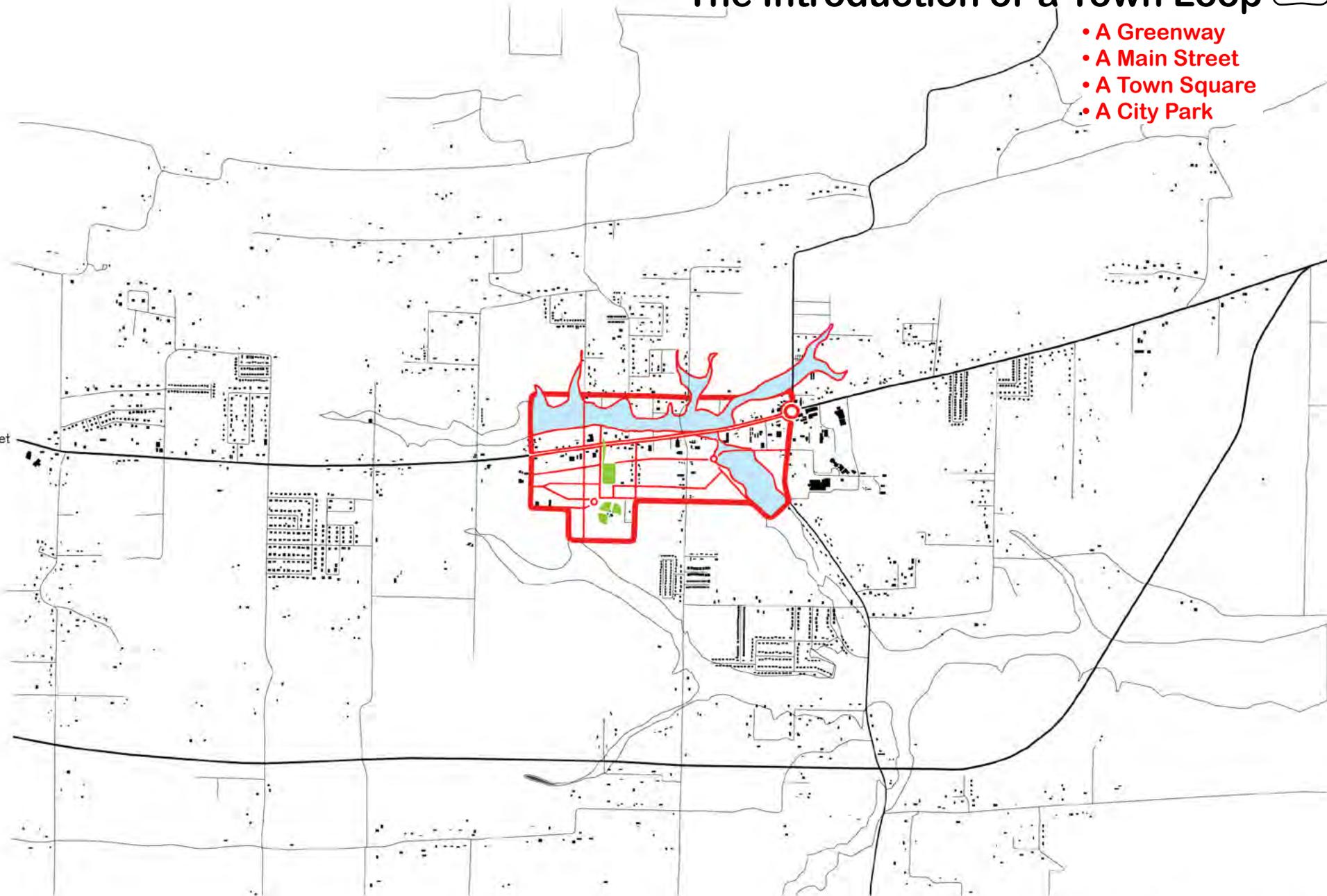
High 64

# The Introduction of a Town Loop

- A Greenway
- A Main Street
- A Town Square
- A City Park

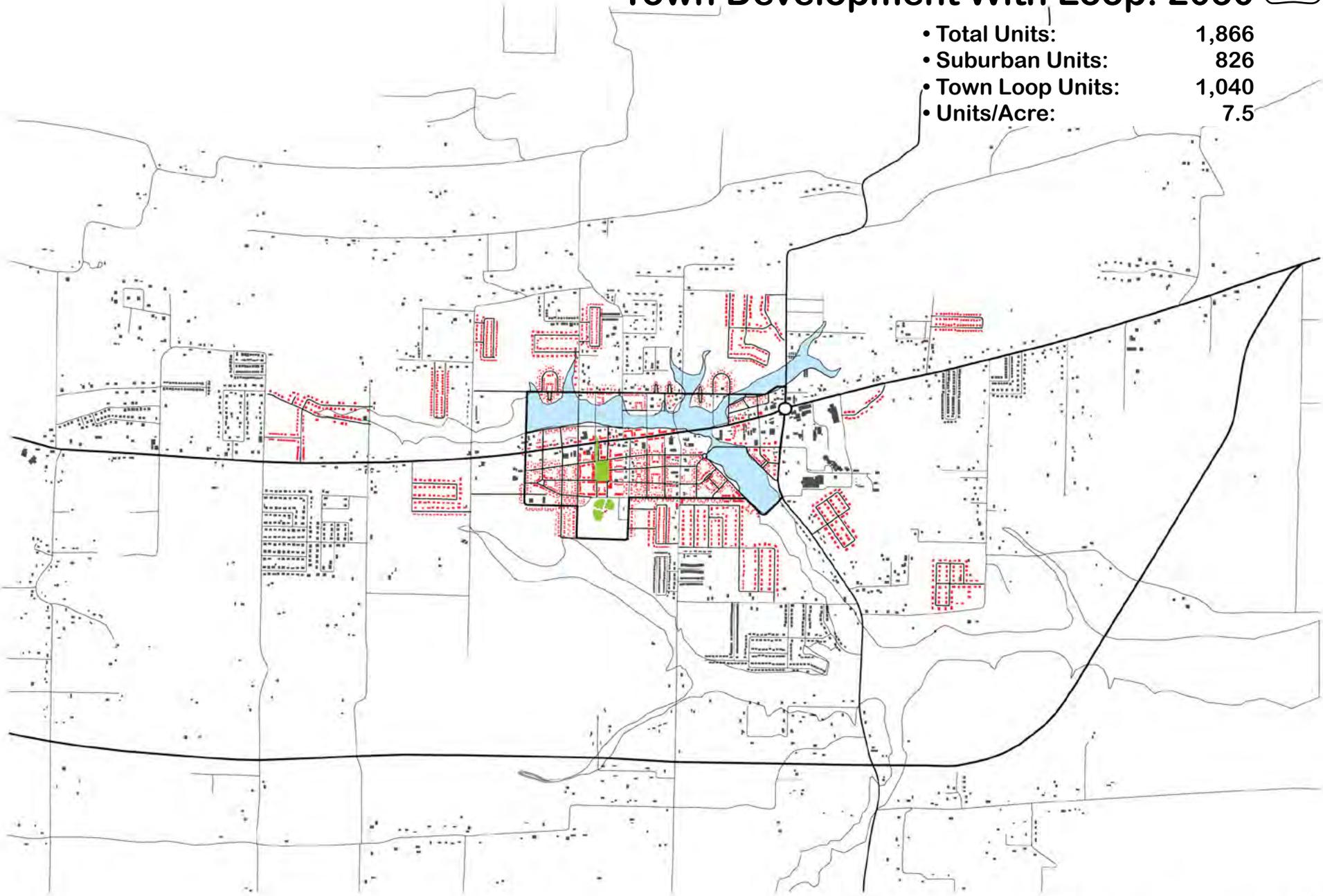
Main Street

High 64

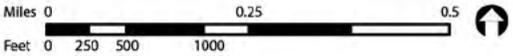
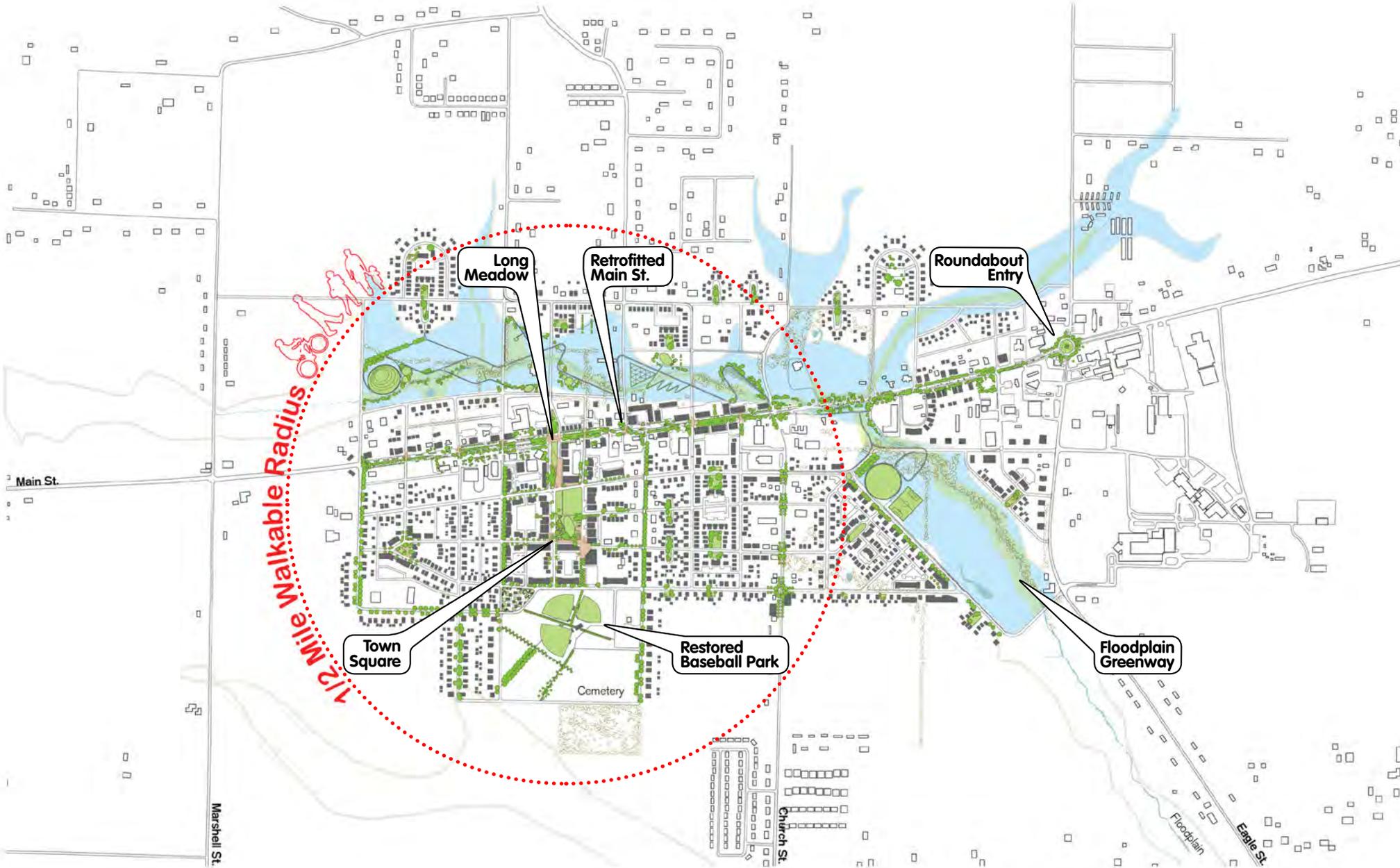


# Town Development With Loop: 2030

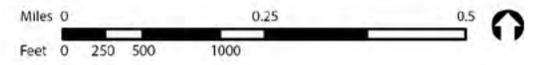
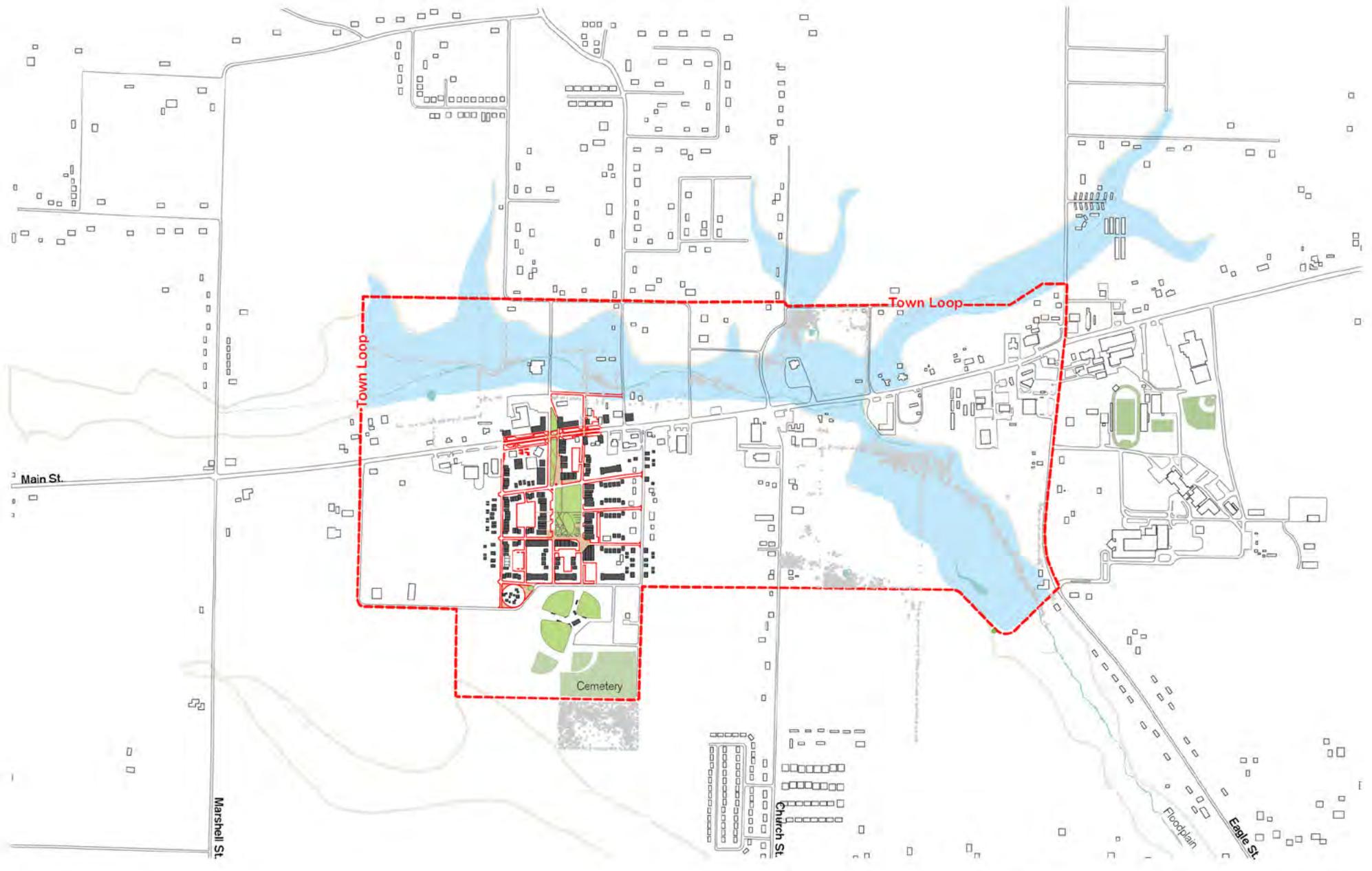
- Total Units: 1,866
- Suburban Units: 826
- Town Loop Units: 1,040
- Units/Acre: 7.5



# Loop Vocabulary 1



# Town Plan: Phase 1 1



# Making a Town Square

- ❶ Main Street
- ❷ Farmers' Market
- ❸ Town Square
- ❹ Commercial / Office
- ❺ Community Center
- ❻ Residential



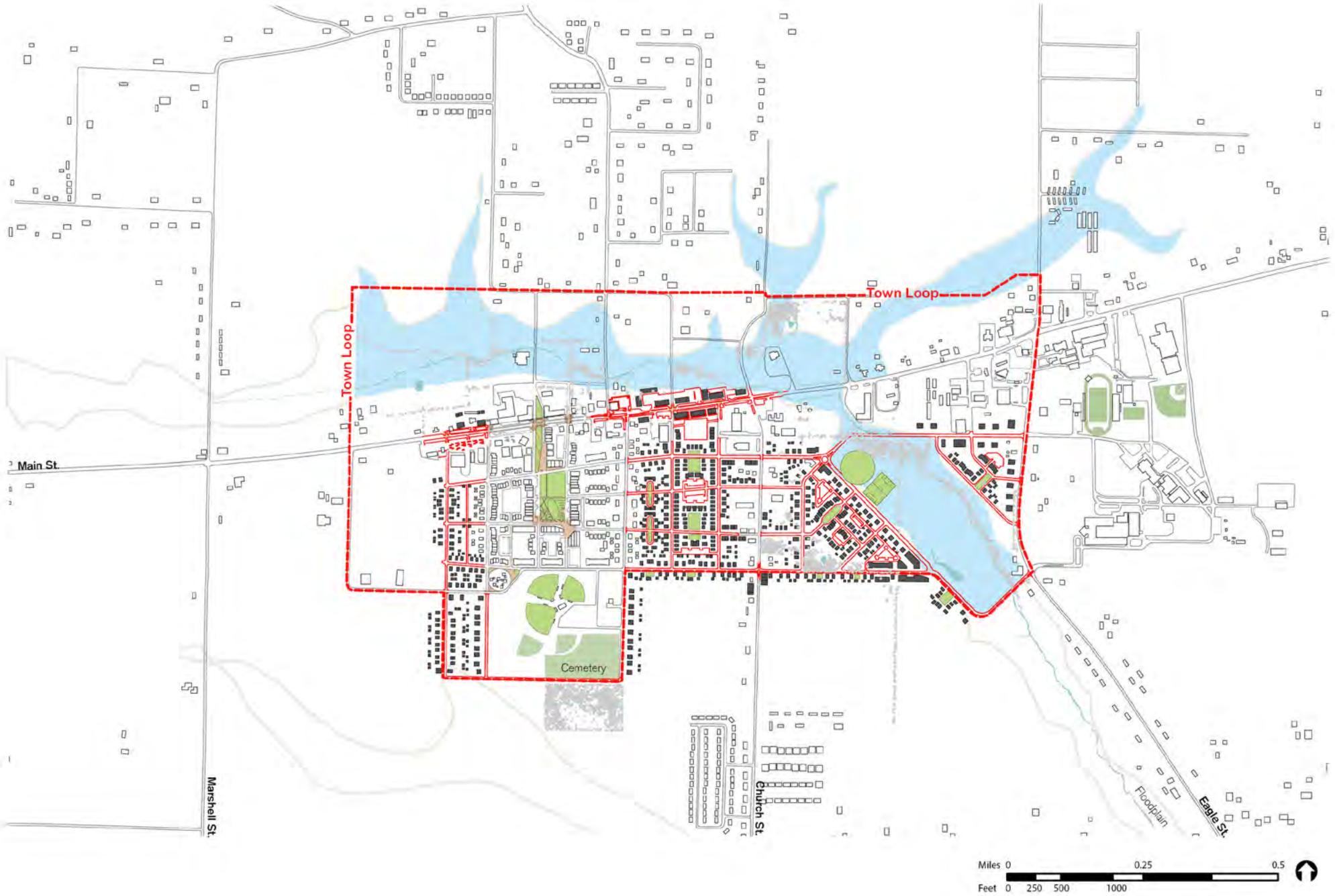
# Making a Town Square

1



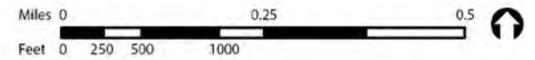
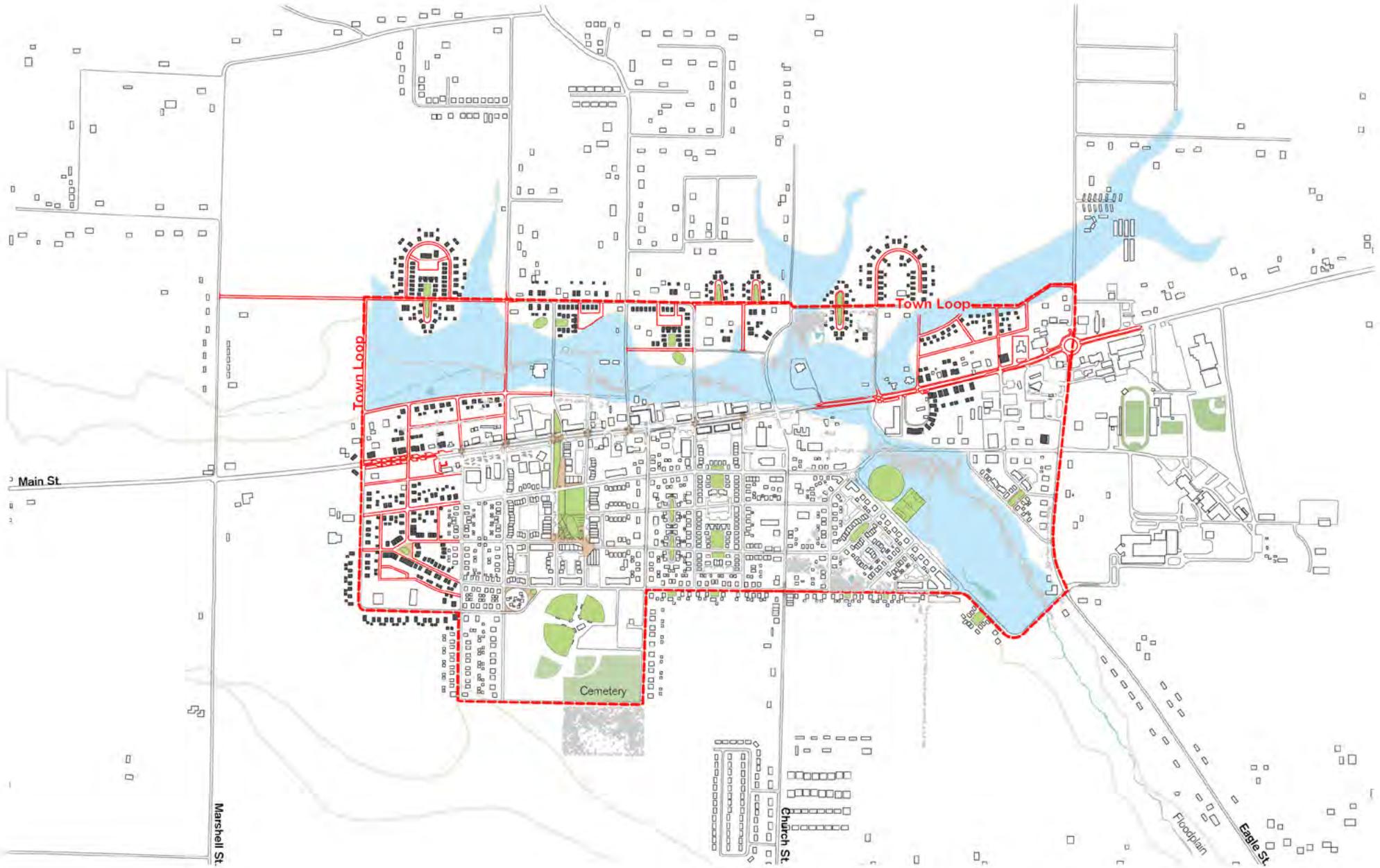
# Expansion of Downtown Neighborhoods: Phase 2

1



# Completion of Town Loop: Phase 3

1



“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*-



# Vilonia as a Place for Commerce <sup>2</sup>

promoting an “experience economy”



Studies show that consumers are willing to pay 12% more to shop on tree-lined streets.

## The Problem of Rebuilding Without Good Town Form

2

We need to stop dumping down land-use development!



# Metal Building Typologies #1

2

Urbanism at \$80 per square foot.



awning gable



porch gable



gable lateral



lightwell gable



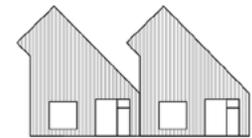
identical twins



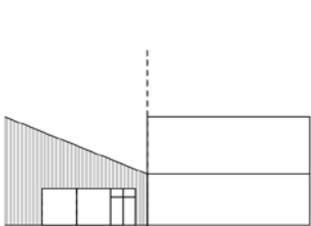
fraternal twins



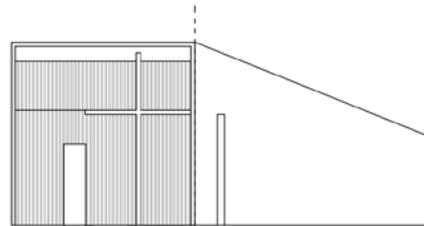
embedded figure



lightwell twins



lateral monopitch



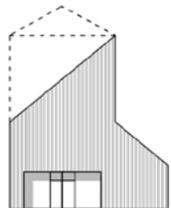
frontal monopitch



golden rectangle



push-pull corner



half saddle / clerestory



pavilion

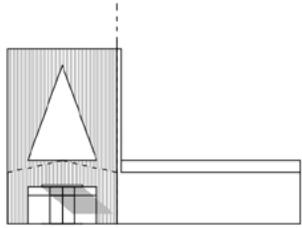


full saddle



stand-alone lean-to

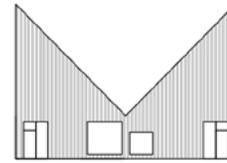
# Metal Building Typologies #2 2



mono western front



shifted center



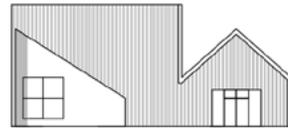
twin peaks



side porch



figure-ground



double form



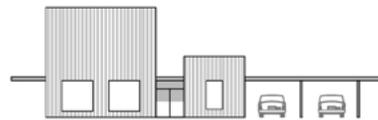
plex



negative plex



figure ground drive thru



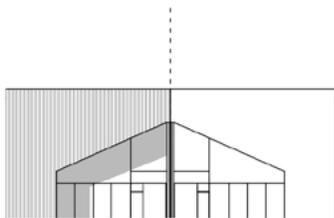
double drive thru



sawtooth



arcade set



excavated corner



panelized w/ signage

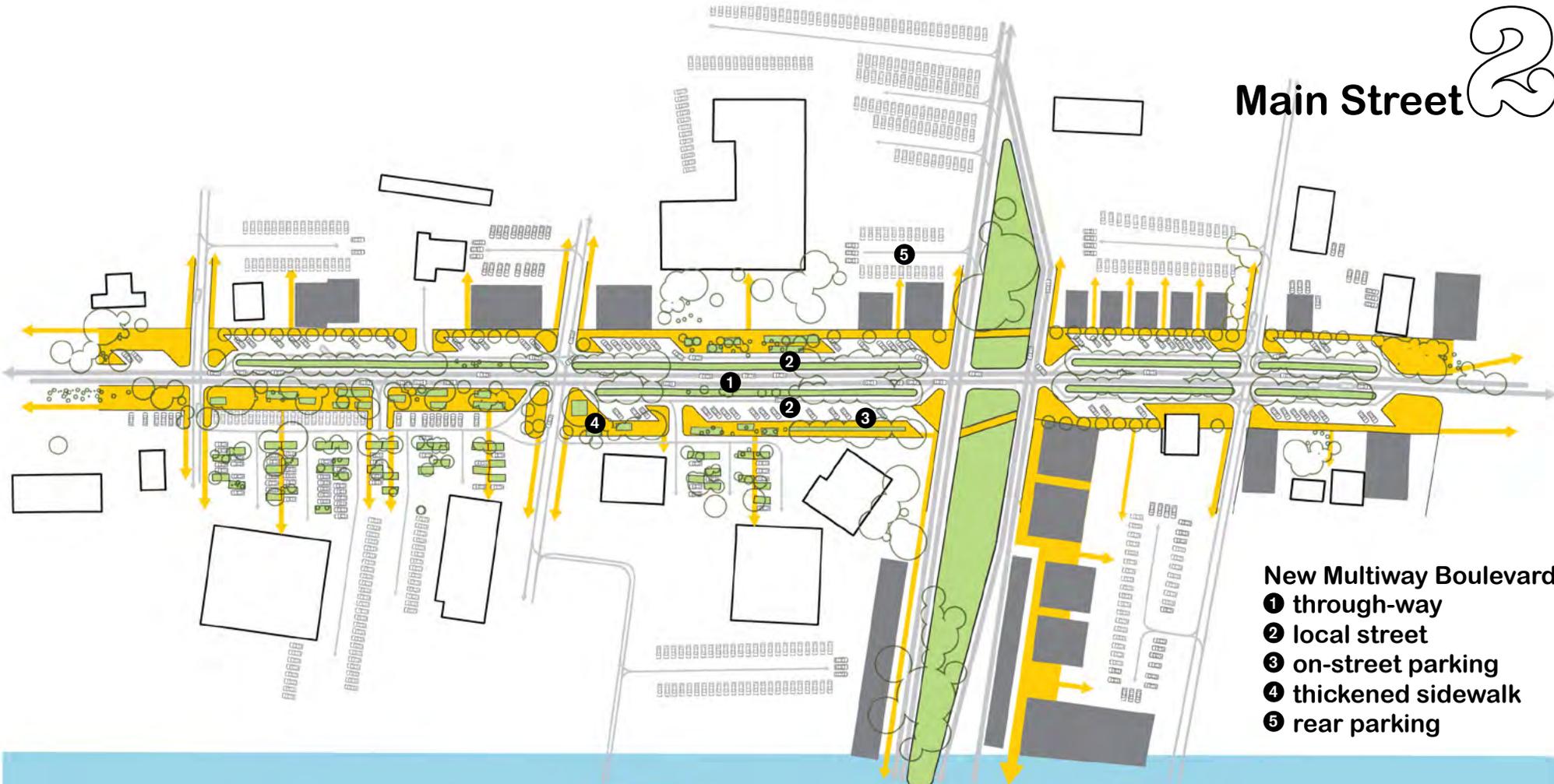
# Main Street <sup>2</sup>



Vilonia Main Street Looking West



# Main Street



- New Multiway Boulevard**
- ① through-way
  - ② local street
  - ③ on-street parking
  - ④ thickened sidewalk
  - ⑤ rear parking



**WALK** PEDESTRIAN REALM **PARKING** LOCAL STREET REALM **GREEN** HIGH-SPEED THROUGH WAY **GREEN** LOCAL STREET REALM **PARKING** **WALK** PEDESTRIAN REALM



“Cars don't buy goods, people do.”

# Entry to Town Square 2



# Town Square 2

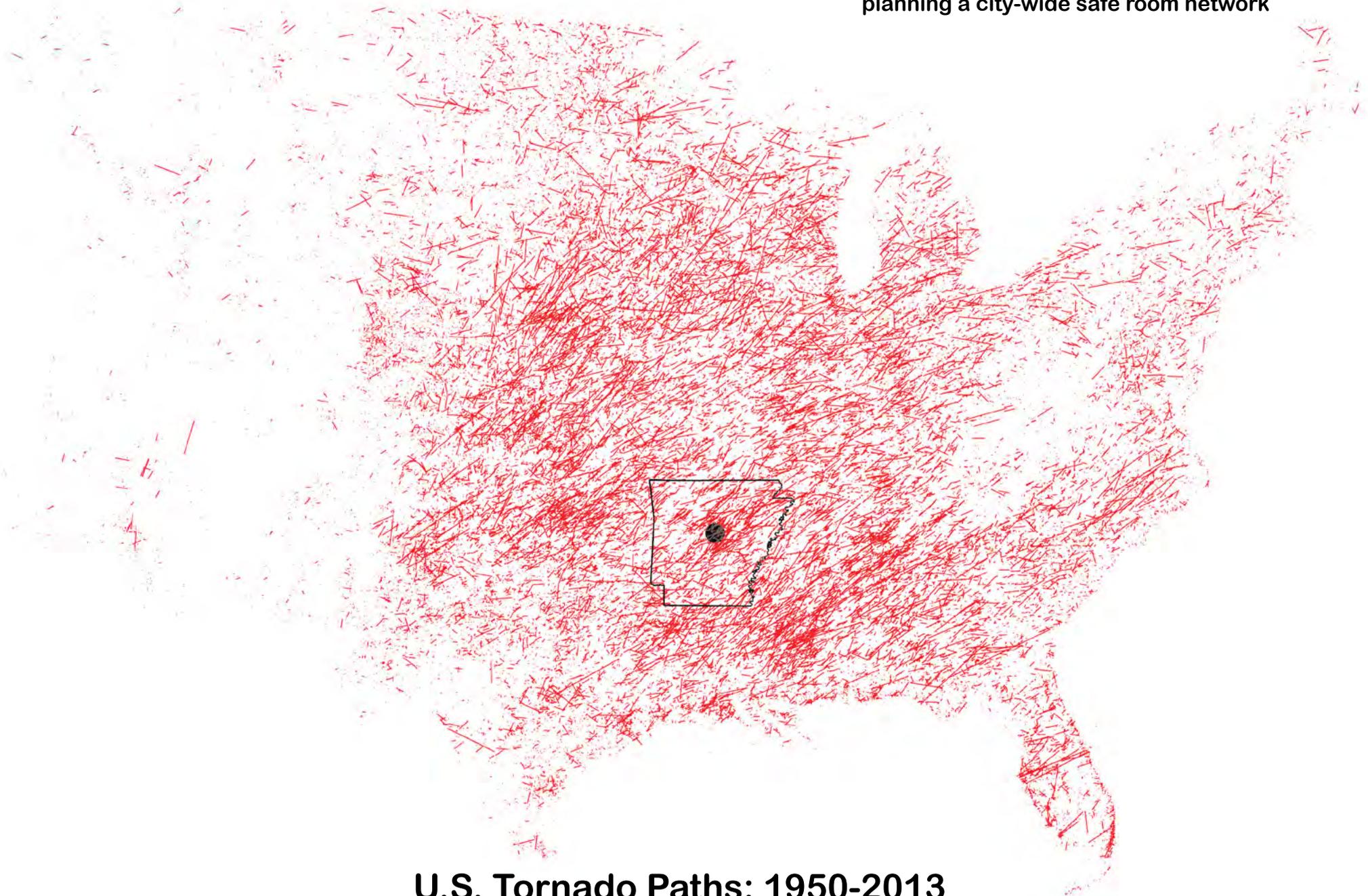


# Town Square 2



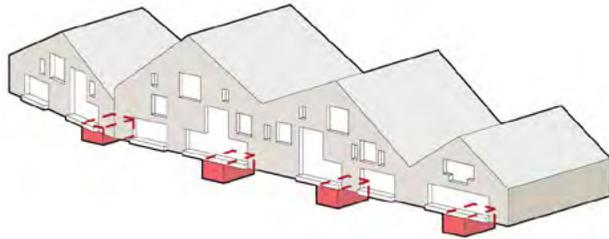
# Vilonia as a Safe Town **3**

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](http://www.spc.noaa.gov/wcm)

# Components of a Safe Vilonia 3



## Multi-Family Safe Room

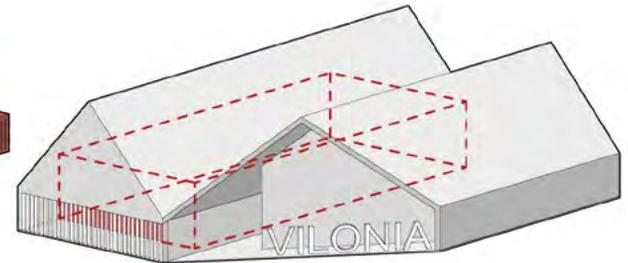
The most cost effective way to build a shelter is to add it to new construction in the initial planning phase.



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

## 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.

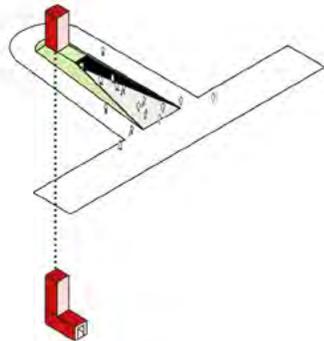
**\$90<sub>SF</sub>**



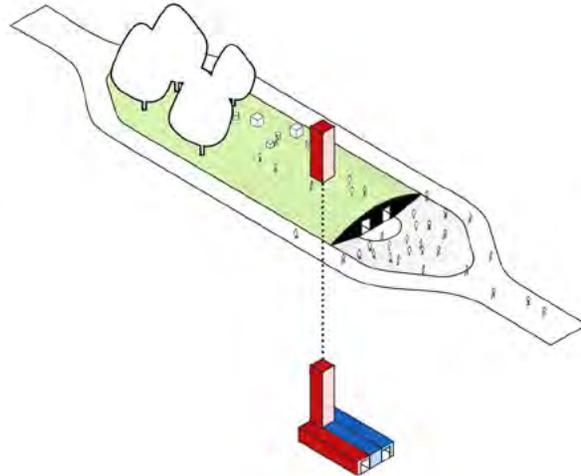
**\$188<sub>SF</sub> Average**

**\$480<sub>SF</sub>**

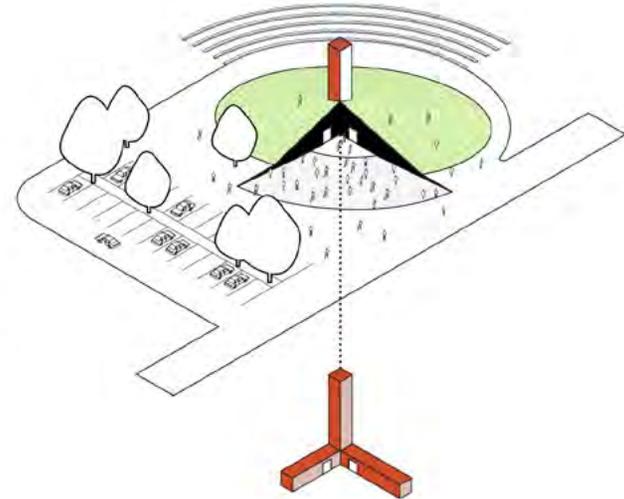
# Safe Room Landscapes 3



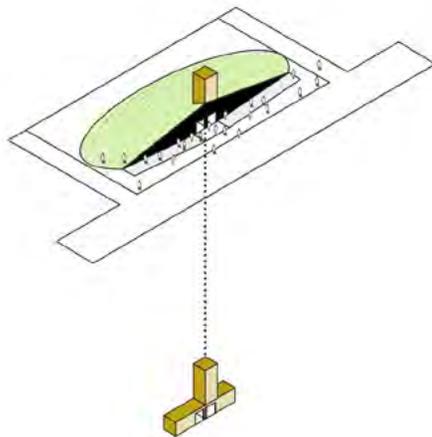
**30 people**  
One 20' Containers



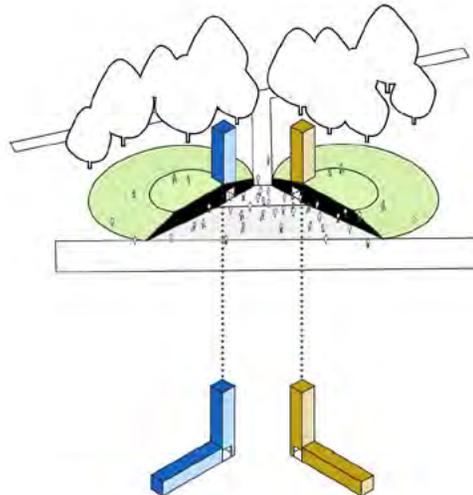
**180 people**  
Three 40' Containers



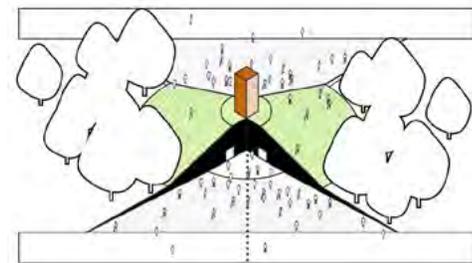
**120 people**  
Two 40' Containers



**60 people**  
One 40' Containers

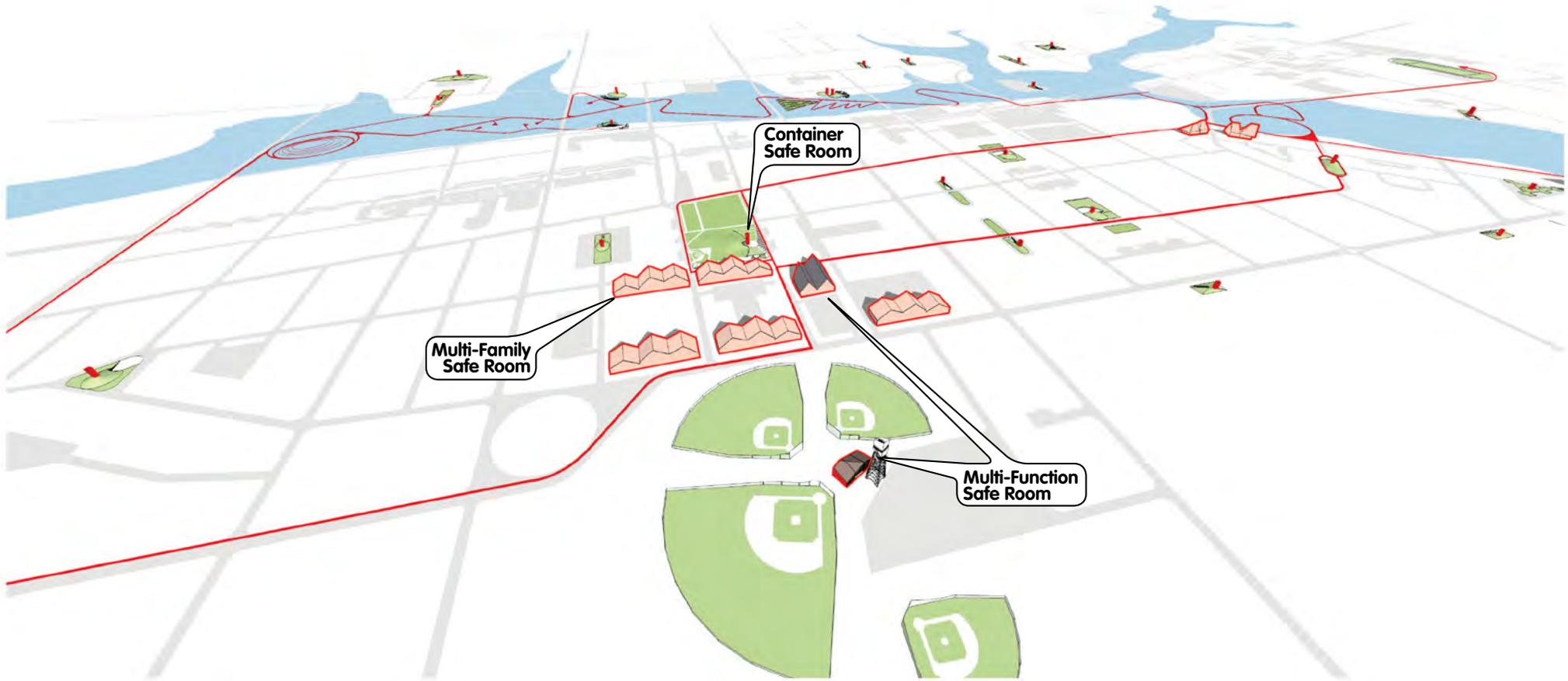


**120 people**  
Two 40' Containers



**240 people**  
Four 40' Containers

# Safe Room Landscapes as a City Utility 3



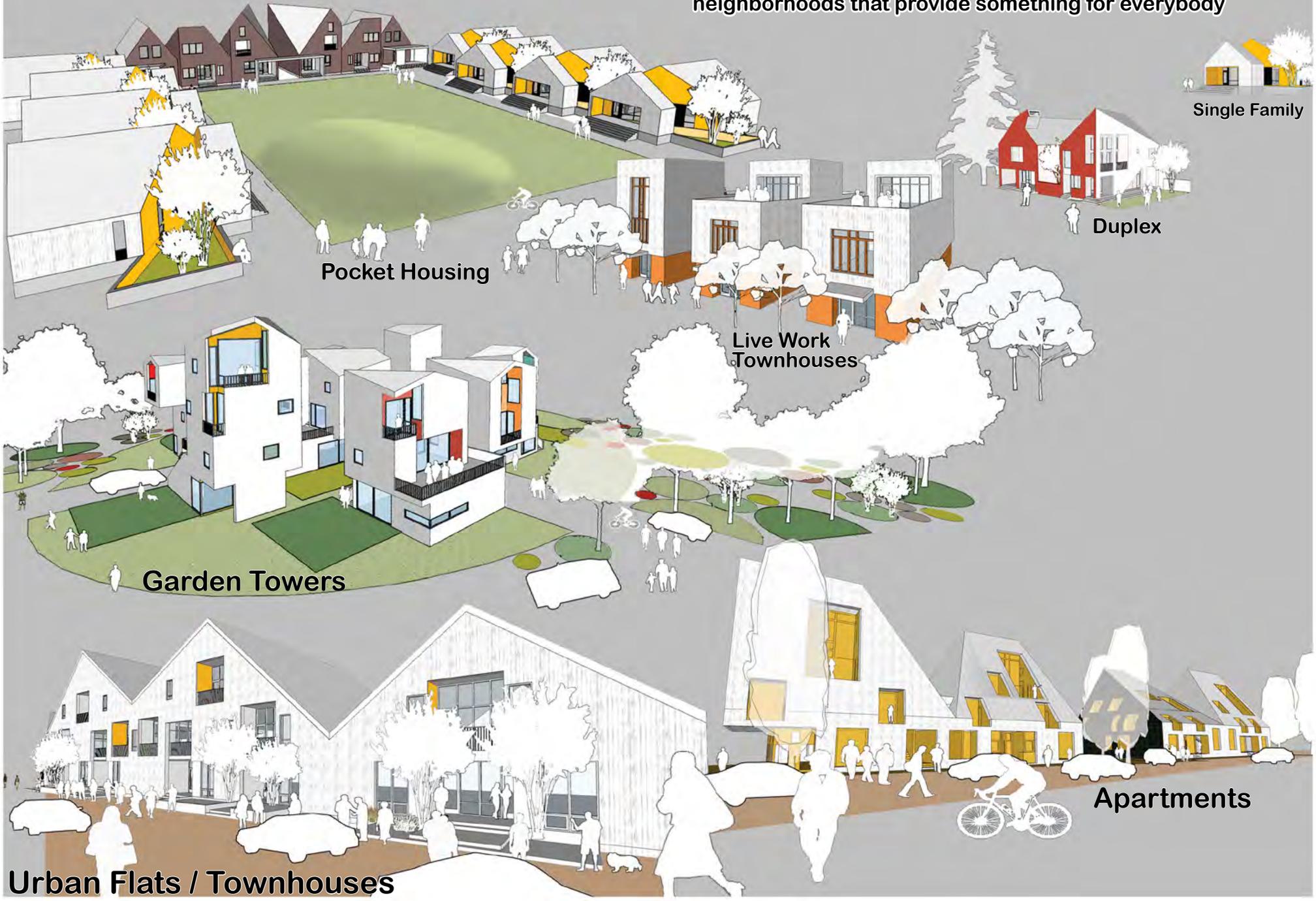
# Composite Park and Green Space Plan



● indicates public safe room

# Vilonia as a Place of Residence for All **4**

neighborhoods that provide something for everybody



Single Family

Duplex

Pocket Housing

Live Work Townhouses

Garden Towers

Apartments

Urban Flats / Townhouses

# Loop Neighborhoods 4



**1 North Loop Neighborhood**



**4 Pocket Neighborhood**



**3 Town Square Neighborhood**



**2 West Loop Neighborhood**



**5 Baseball Park Neighborhood**



**6 Greenway East Neighborhood**

# North Loop Neighborhood 4



"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*

# West Loop Neighborhood 4



Town Square Neighborhood

4



# Pocket Neighborhood 4



# Baseball Park Neighborhood 4



# Baseball Park Neighborhood 4



# Greenway East Neighborhood 4



Baseball Park

Town Square Site

Main Street



Floodplain

School Complex

City Hall

Stop Light

# Full Build-Out of The Loop: 2030

Restored Baseball Park

Town Square

Long Meadow

Main Street



Greenway

School Complex

City Hall

Roundabout