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# Creating A Vibrant Cultural Center



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**The path for  
creating vibrancy in  
Grove, OK through  
thoughtful, practical  
approaches to  
placemaking.**

# Siloam Springs, AR





## **#14 Best Small Town in America: Siloam Springs, AR**

**Along with Rogers, Arkansas, birthplace of Walmart, and Bentonville, home of the new Crystal Bridges Museum of Art, Siloam Springs is one of a handful of noteworthy towns in the scenic northwest corner of the state. At the western edge of the Ozark Mountains, it was settled by homesteaders after the Cherokee Nation was pushed along the Trail of Tears to Oklahoma, saw important frontier engagements during the Civil War like the Battle of Prairie Grove, and then attracted health-seekers who came to sample therapeutic water from 28 springs in the late 1800s.**

**Now its sturdy, copasetic downtown is a state-recognized historic Main Street community with a park built around several still-flowing springs and plenty of Ozark Mountain dogwoods, springtime stars of a popular festival. The Sager Creek Arts Center, Siloam Springs Museum and Christian John Brown University, founded in a cornfield in 1919, bring exhibitions, concerts and lectures to a town that could model for a postage stamp commemorating the American heartland. — Smithsonian Institute 2012**

# Typical Siloam Springs Building



**Old, dated, run-down...**



**“The best way to bring *life* downtown is to bring *lives* downtown.”**



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▶ A couple that pays on average \$700 per month in rent downtown, spends about \$9,000 a year downtown!

To Flip a Town,  
sometimes you  
have to take on  
the very worst  
first!



# Creekview Flats







# My Corporate HQ





1  
23  
95  
42



We will Restore!

DRURY  
Main Street



# Stairway after fire



# Stairway Now





# Upstairs Loft



# Upstairs Loft



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DRAKE RENOVATION & CONSTRUCTION, INC.  
765-499-0000 www.drakerenovations.com  
DRAKE CONTRACTING, LLC  
Main Street  
SILOAM SPRINGS

# Empty Building for Sale



# Orcutt Loft







# Love the Hammock!



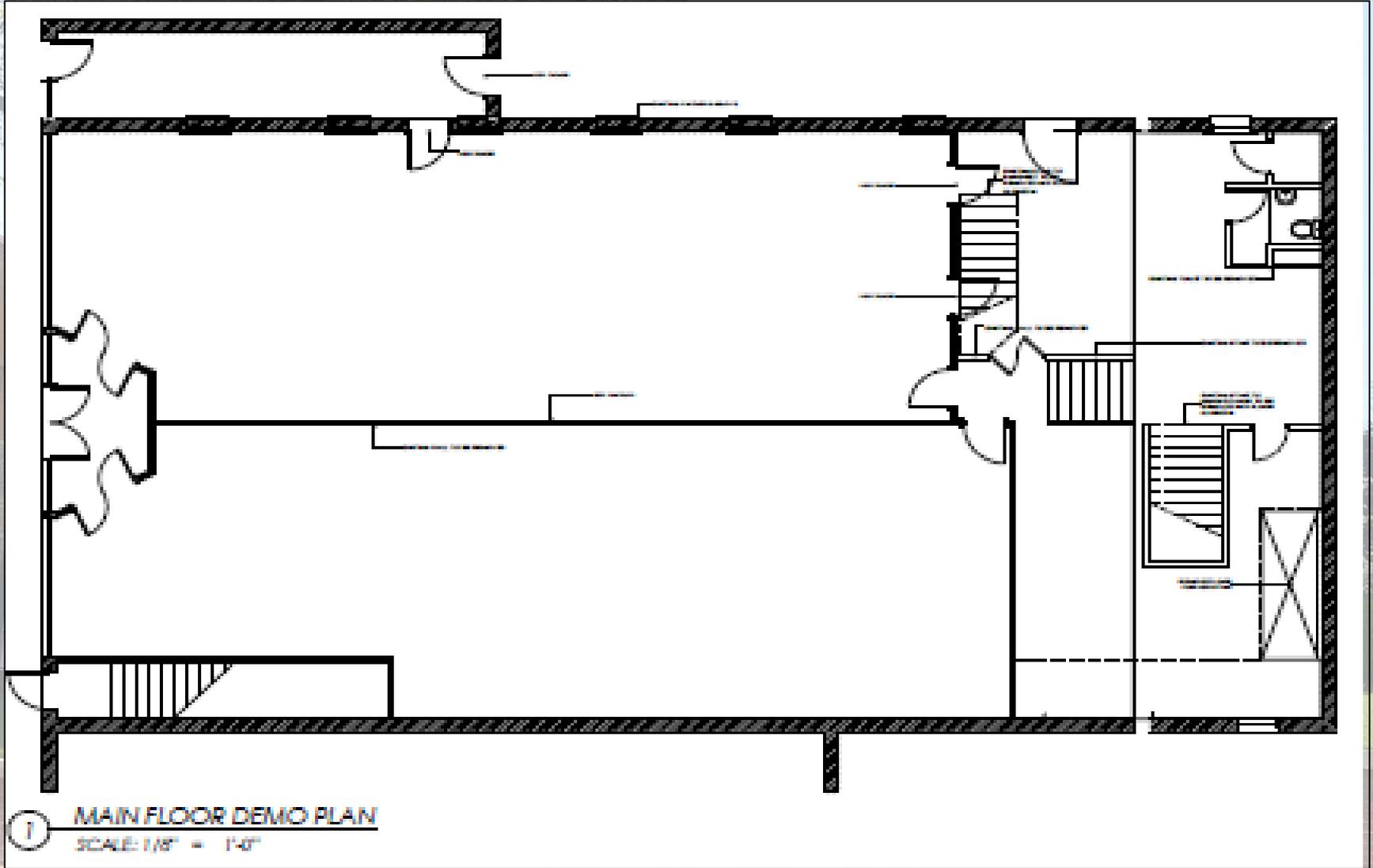
# Awesome flower shop!



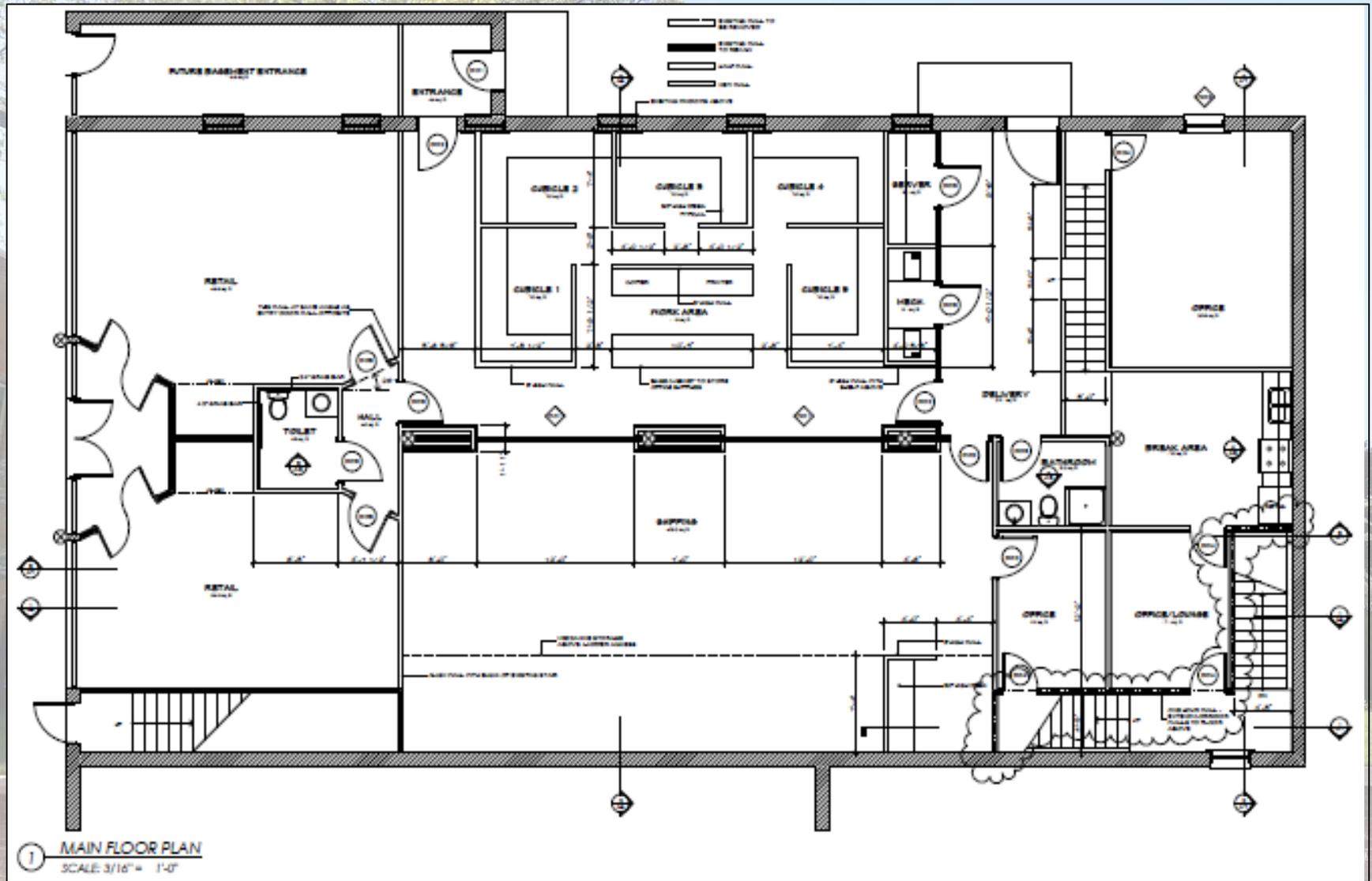
**Local Flair Art Gallery  
Amandromeda Vintage Retail  
Houston Enzymes  
Lofts at 116**



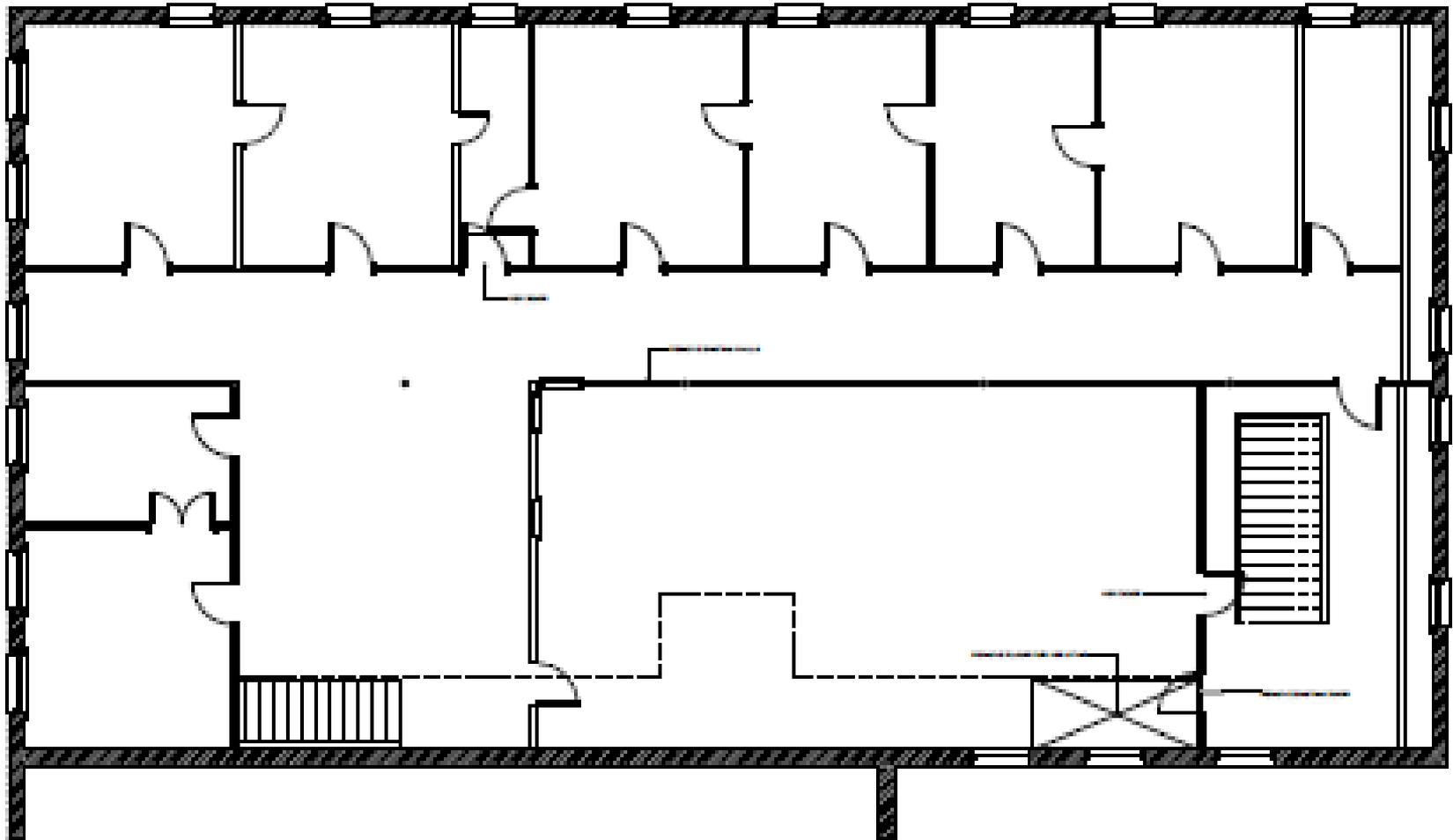
# 116 N. Broadway "As Built"



# 116 N. Broadway Floor Plan

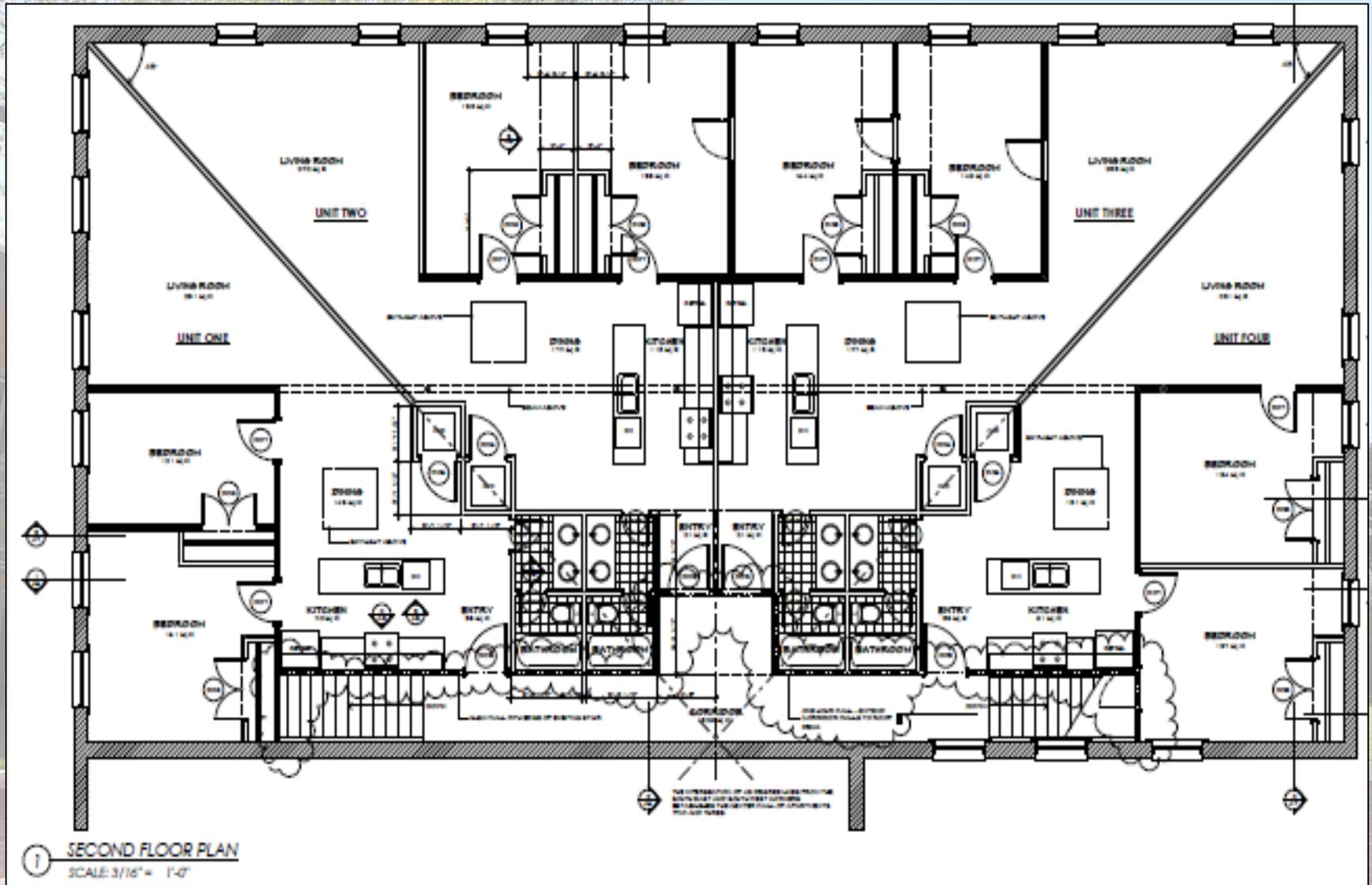


# 116 N. Broadway "As Built"



2 SECOND FLOOR DEMO PLAN  
SCALE: 1/8" = 1'-0"

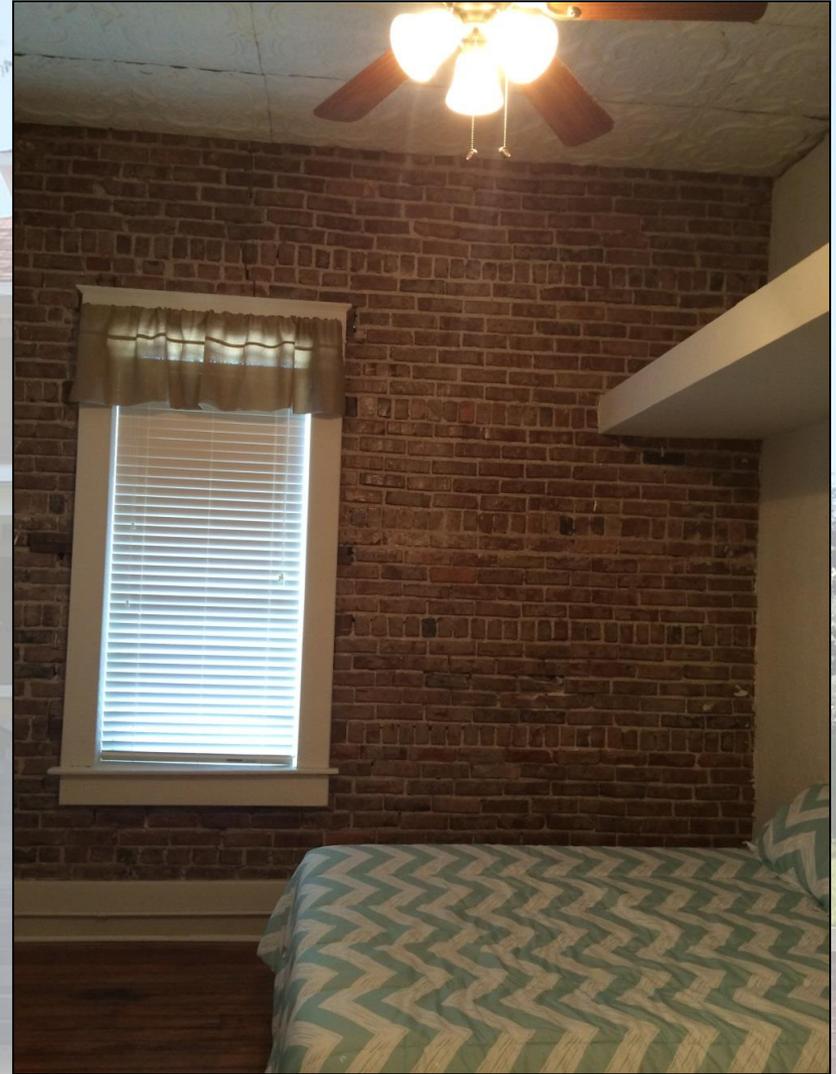
# 116 N. Broadway Floor Plan



# 116 N. Broadway Lofts



# 116 N. Broadway Lofts





# 116 N. Broadway Lofts



# 200 SoBro



# ► *The Angled loft*





► *How  
about a  
shower  
like this?*

**► We had  
all kinds  
of fun  
with  
angles!**



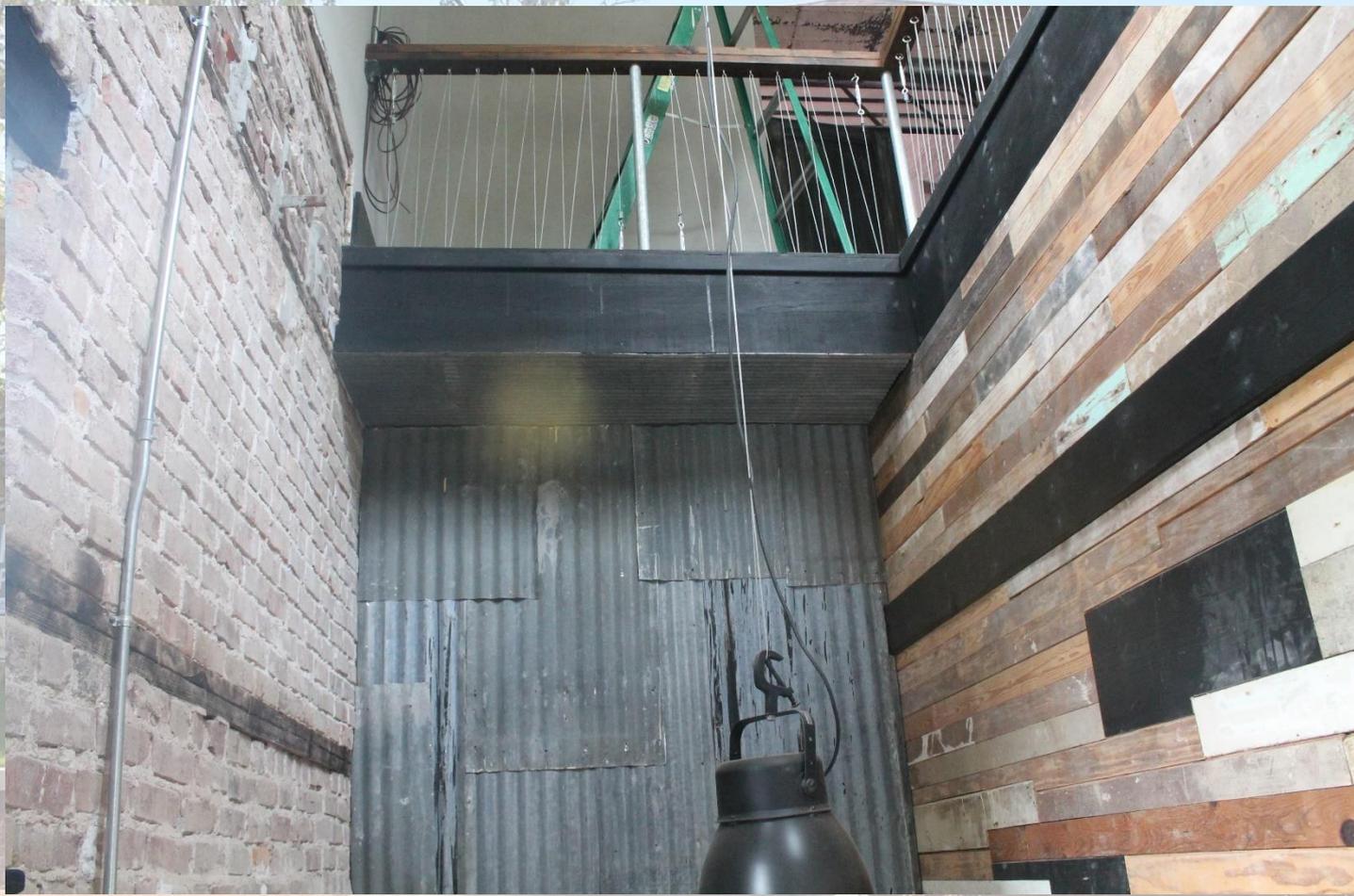
▶ *The cabinets were built from reclaimed lumber, concrete countertops.*



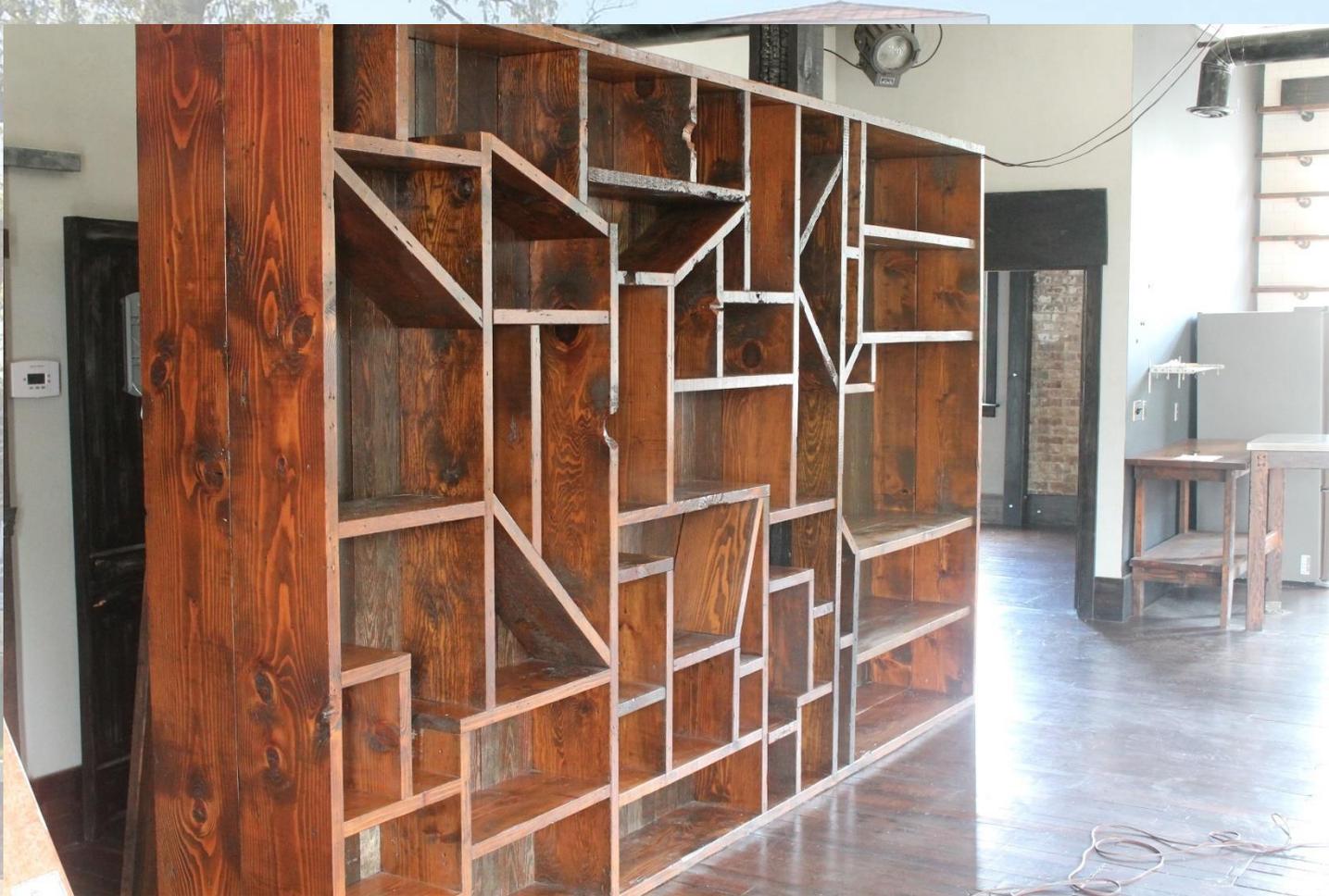
► ***Custom  
made  
front  
door...  
Must be  
expensive!***



# All repurposed material



# All repurposed material







# Books On Broadway



# 28 Springs Restaurant

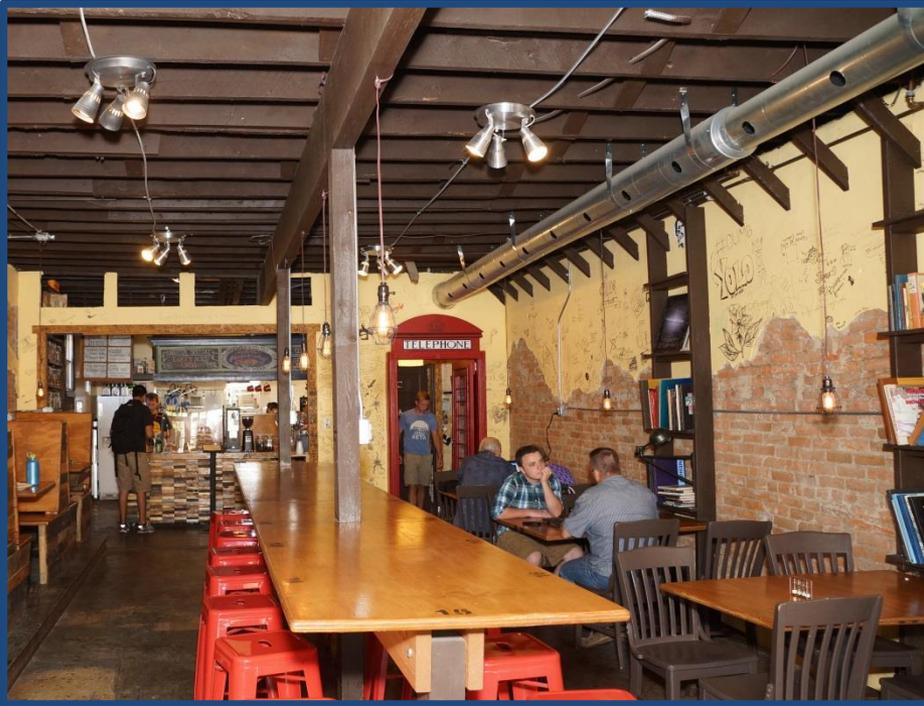


# Fusion between rough & slick

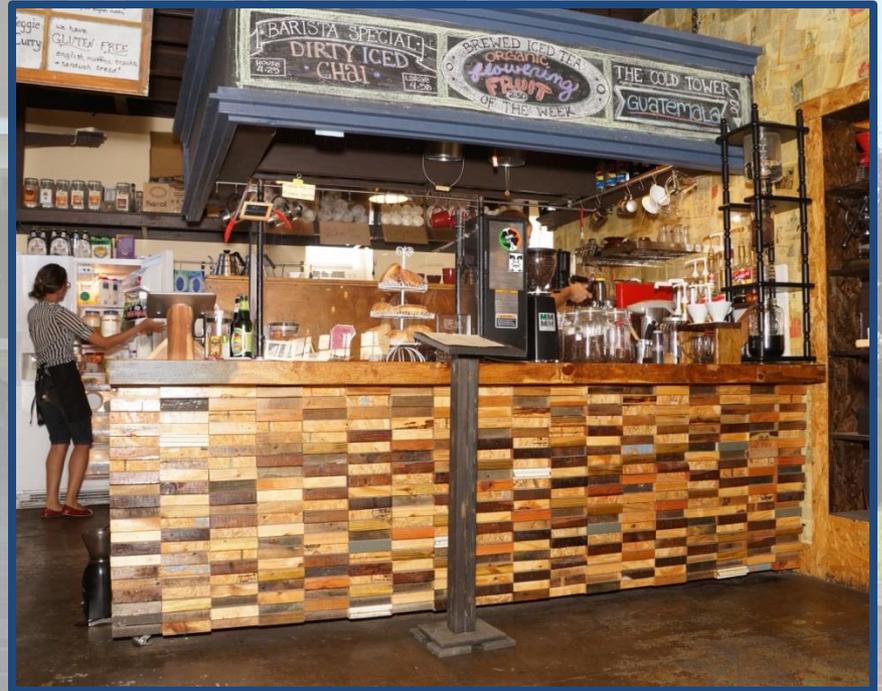




**Pour Jon was  
poor, but he has  
good taste!**



**Pour  
Jon's**  
coffee & tea



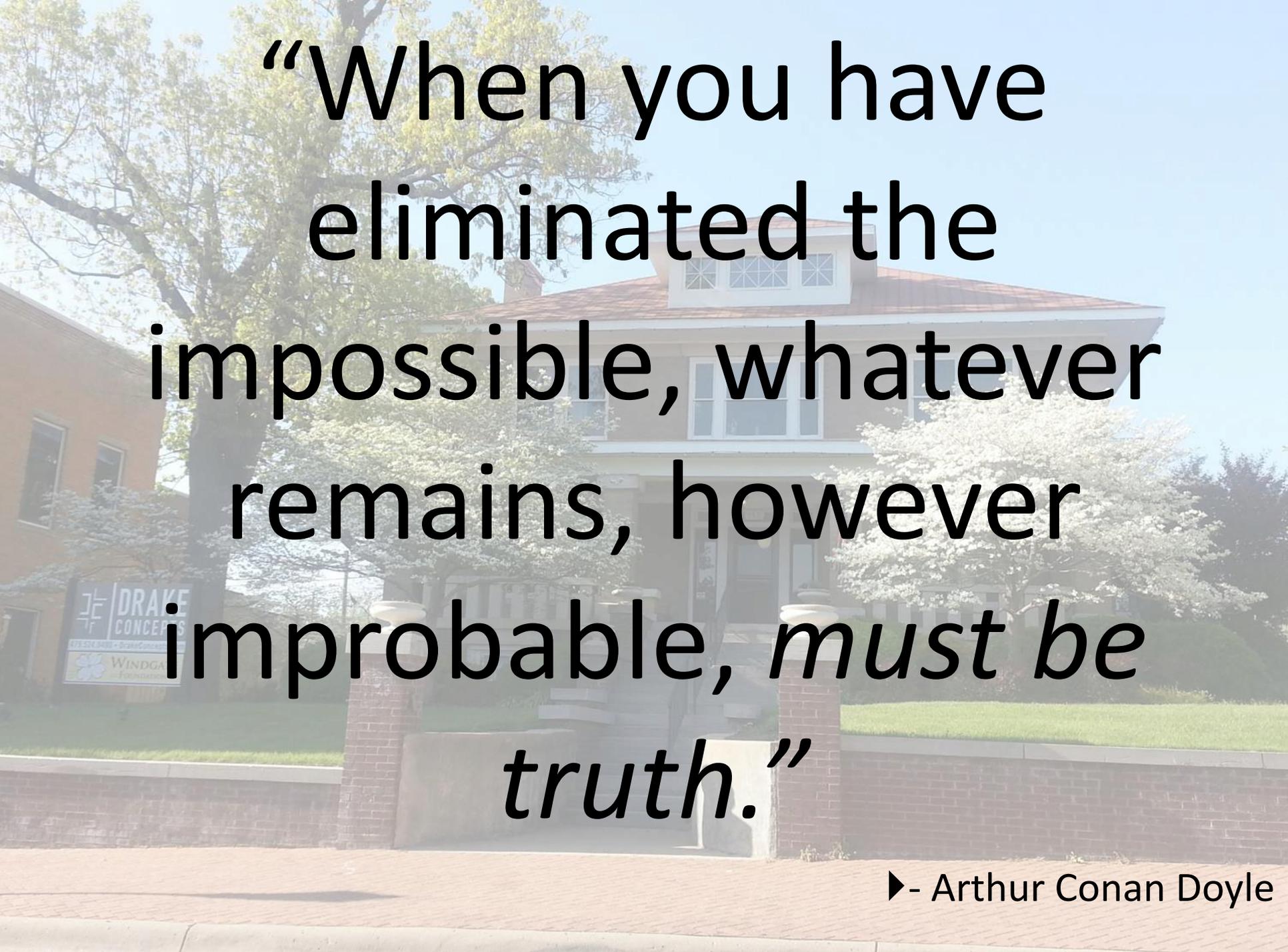


# In 2007 our downtown was very unlively and at a 30% occupancy rate.

- Now at about 95% occupancy
- #14 Best Small Town in America in 2012
- #4 Best Main Street in America by Parade Magazine in 2014
- Arkansas Business City of Distinction 2014
- Still haven't reached full potential!

# #siloamsgotit





“When you have  
eliminated the  
impossible, whatever  
remains, however  
improbable, *must be  
truth.*”

► - Arthur Conan Doyle

# Okmulgee, OK



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# Okmulgee today...



# Worst on the block? Or best?



# Empty second stories



# Lack of community pride



# Dangerous!!



# Underutilized space



# Upstairs potential





# A New Story

## #okmulgeerising

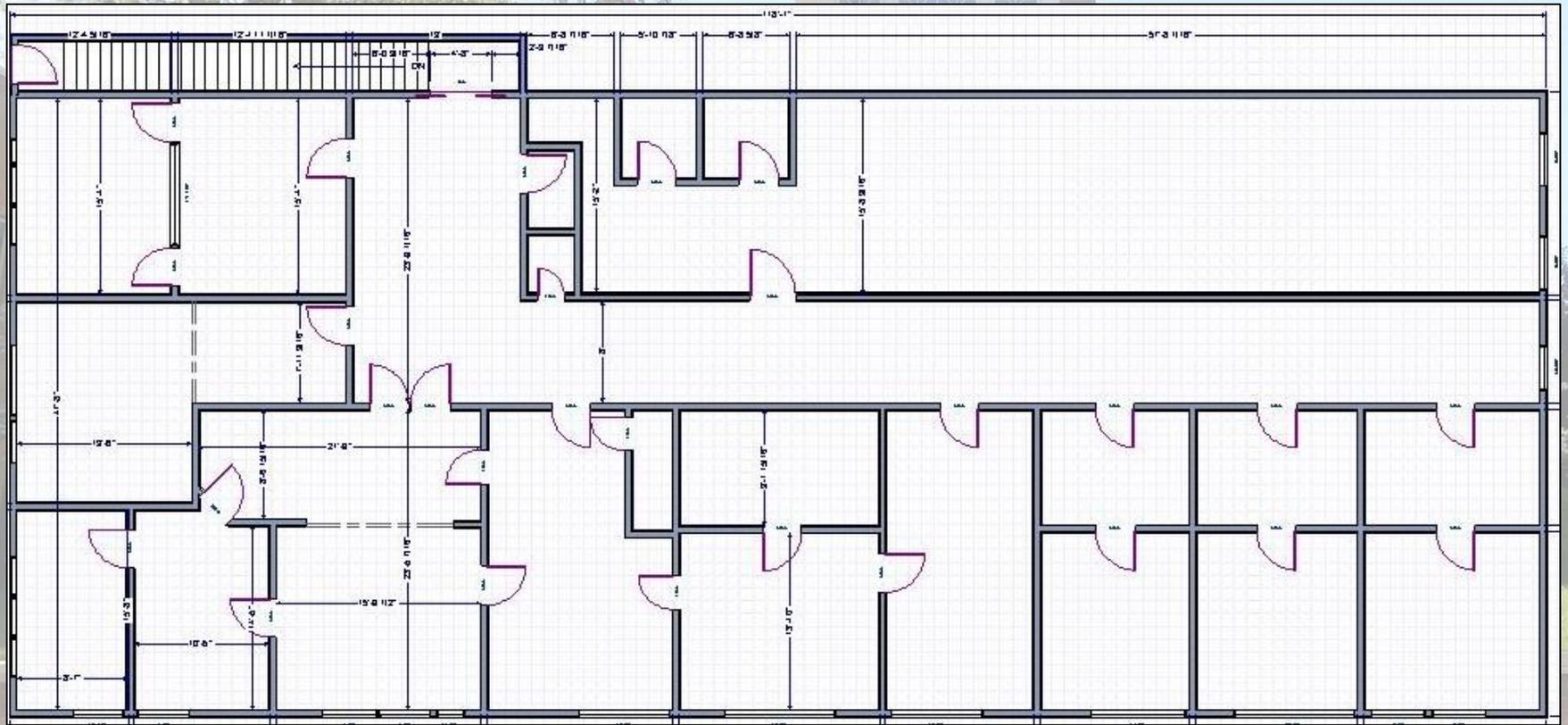
 DRAKE  
CONCEPTS  
ESTABLISHED 1988  
WINDGATE  
FOUNDATION

# Oklahoma State University Institute of Technology



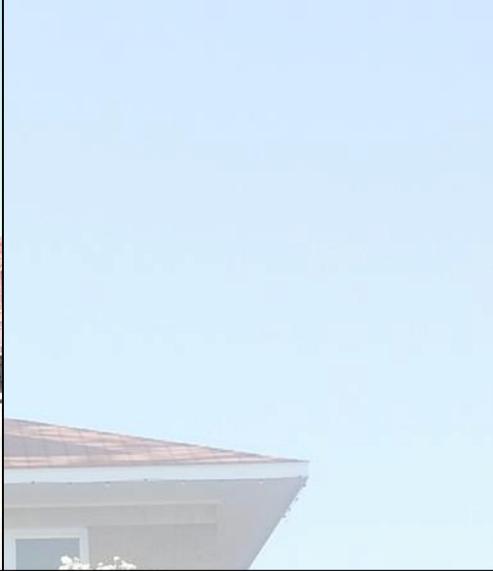
# The Park on the Square

## “As Built”







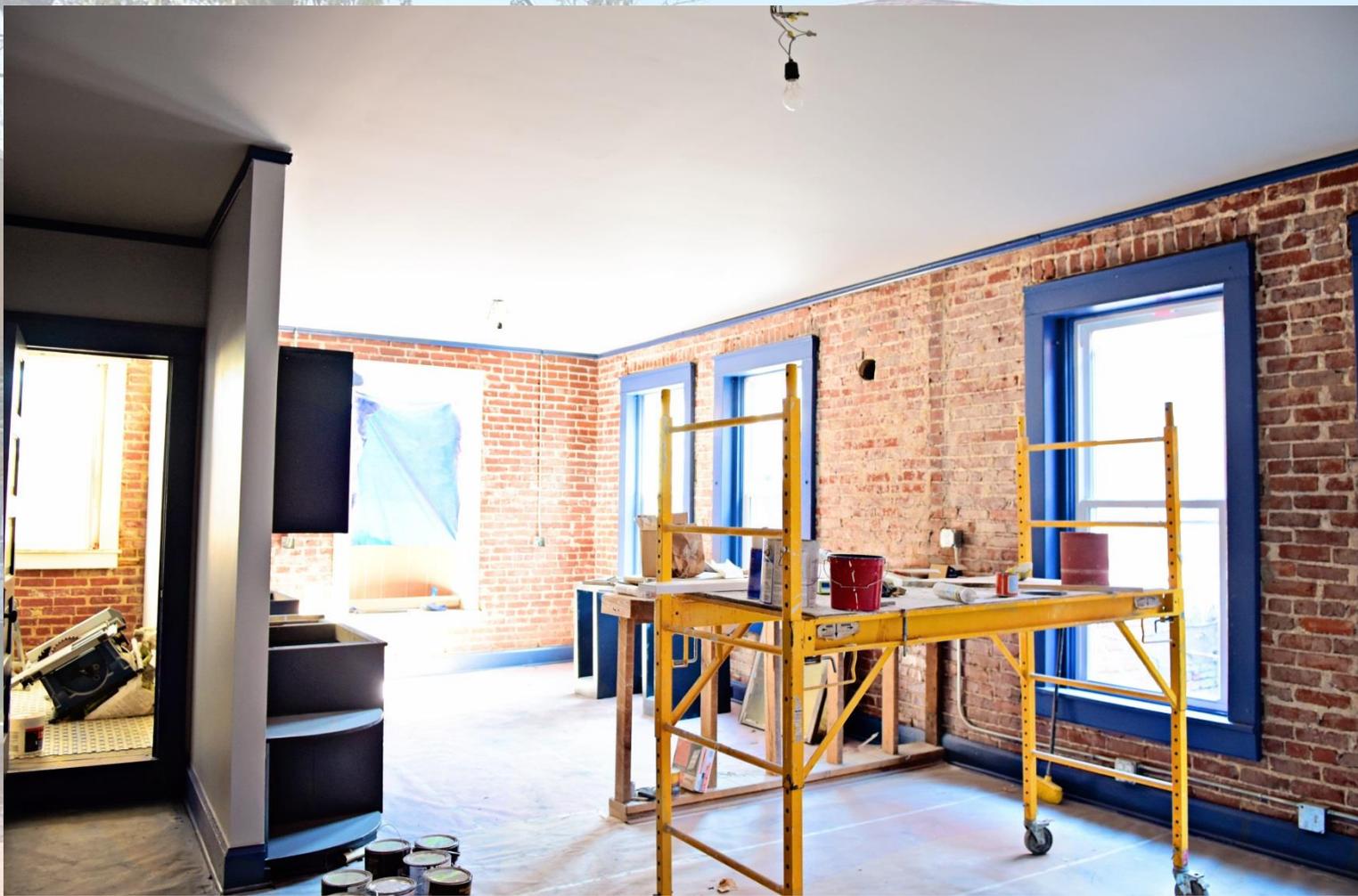




# Just 18 months ago Okmulgee was depressed, with a lack of community pride.

- On the verge of \$15-\$20 million investment
- An infusion of 200+ people downtown
- Over 20 buildings to be restored
- The process will be documented on film.
- Bringing lives downtown is bringing life to the whole town! #okmulgeerising
- OSUIT and Main Street is leading the charge!
- Who will lead the charge in Grove??

# Cool Lofts



# Cool Lofts



# Cool Lofts



# Cool Lofts



# Cool Lofts



# 102 Ristorante



# M2 Bistro



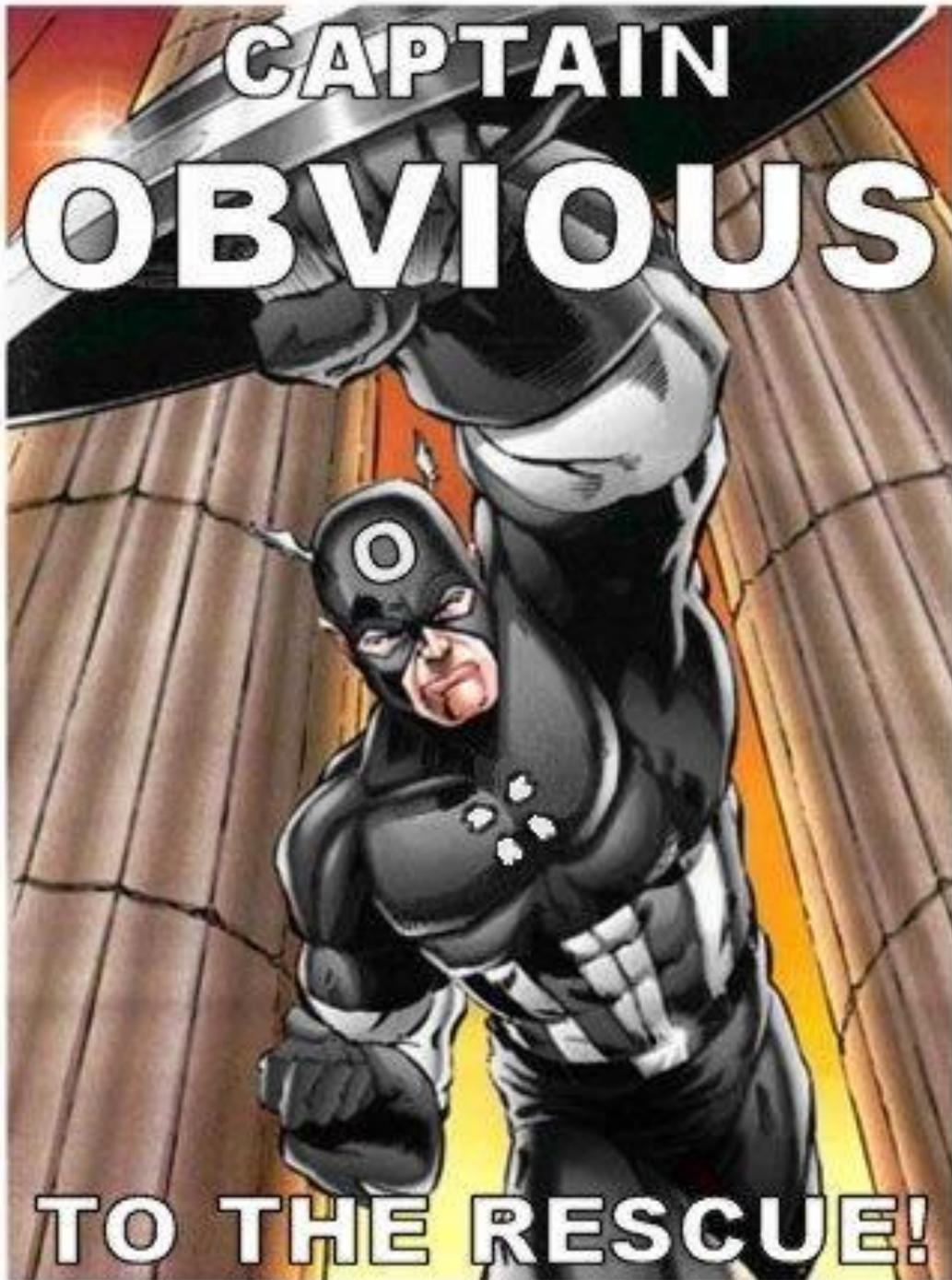
# M2 Bistro



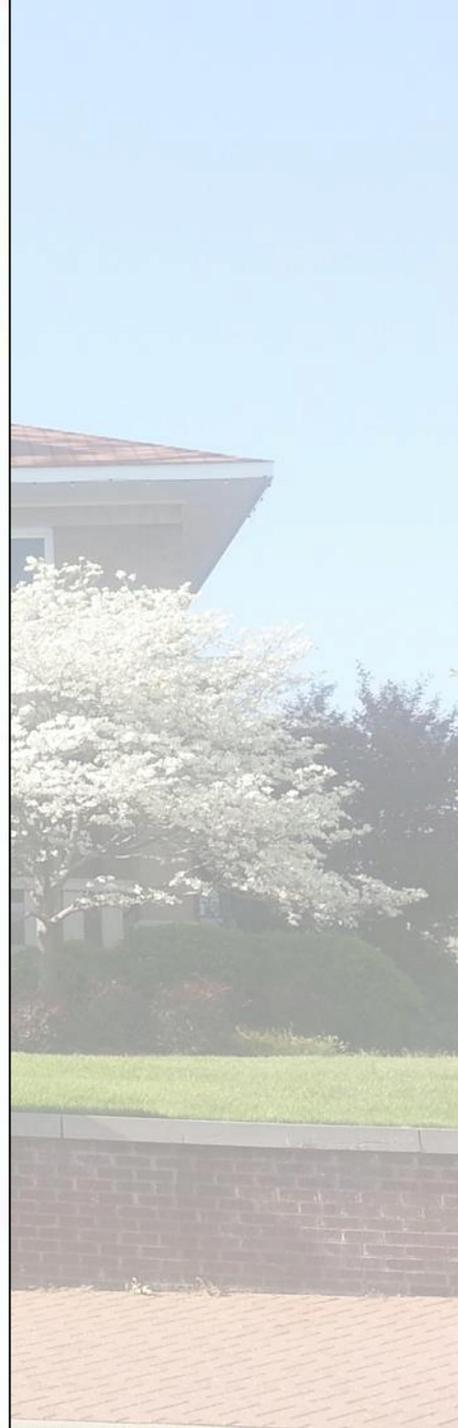
# Grove, OK

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 **WINDGATE**  
RESTAURANT

**CAPTAIN  
OBVIOUS**



**TO THE RESCUE!**



# Great Potential



# Residential Potential



# Unused space



# Amazing hidden details



# Missing the “Cool Factor”



# Parking Opportunities



# Loft Kitchen??



# Awesome Details!



# Grove, OK

## What's your hashtag?

#GroovyGrove

#3<sup>rd</sup> & Main

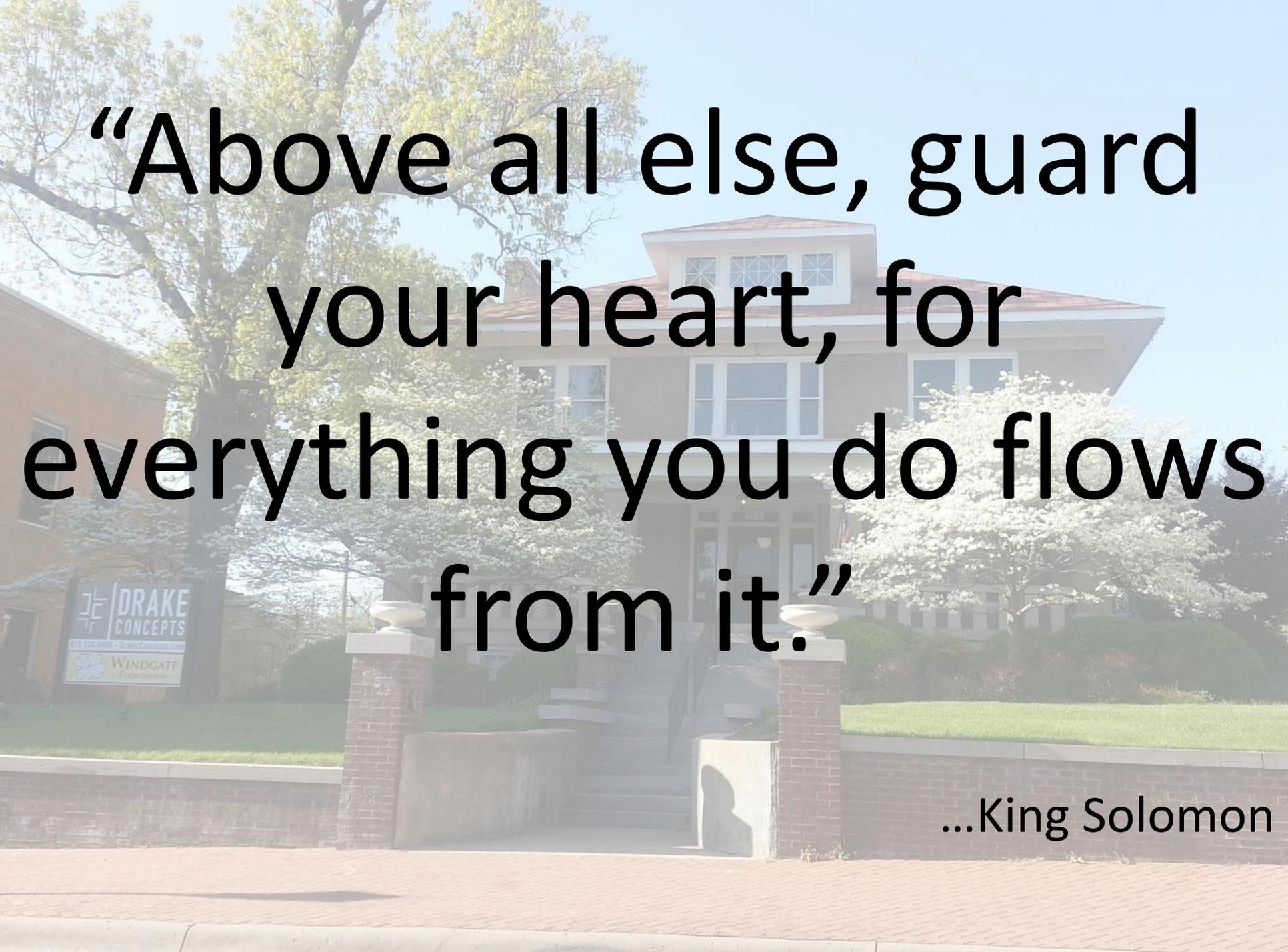
#notyourgrandmasGrove

# So what do we do now?

- **In order to achieve, you must believe.**
- **Embrace the whimsy and make downtown an experience!**
- **Determine your identity, or at least challenge it. You are more than a town to drive through on the way to the lake.**
- **Build off of the “Cool Factor” you already have!**
- **This must be a team effort...get the community involved!**
- **Don't focus on what you can't change, focus on what you can change and make a plan to get there! Involve millennials!**
- **Build it...they will come. If you do, they will also stay!**
- **Determine what kinds of businesses you want and go after them. I believe for this to work, investors in Grove need to step up and purchase some buildings. It will work!**
- **Don't be afraid to go for it. Don't give up. This will work.**

# Successful Downtowns

- Leverage the existing potential in their place.
- Create space where people want to hang out.
- A place for all income levels to enjoy.
- It's a mix of uses and people types.
- It's where business wants to be, because people want to be there! People want to live there!
- Lots of pedestrian activity. "The best way to bring life downtown is to bring Lives downtown!"
- A place for people to make connections.
- Create a different and better future for Grove by saving and protecting the past and most valued assets, and bringing vitality to the heart of the community.



**“Above all else, guard  
your heart, for  
everything you do flows  
from it.”**

...King Solomon

To learn more,  
go to:

[rondrakeconsulting.com](http://rondrakeconsulting.com)



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