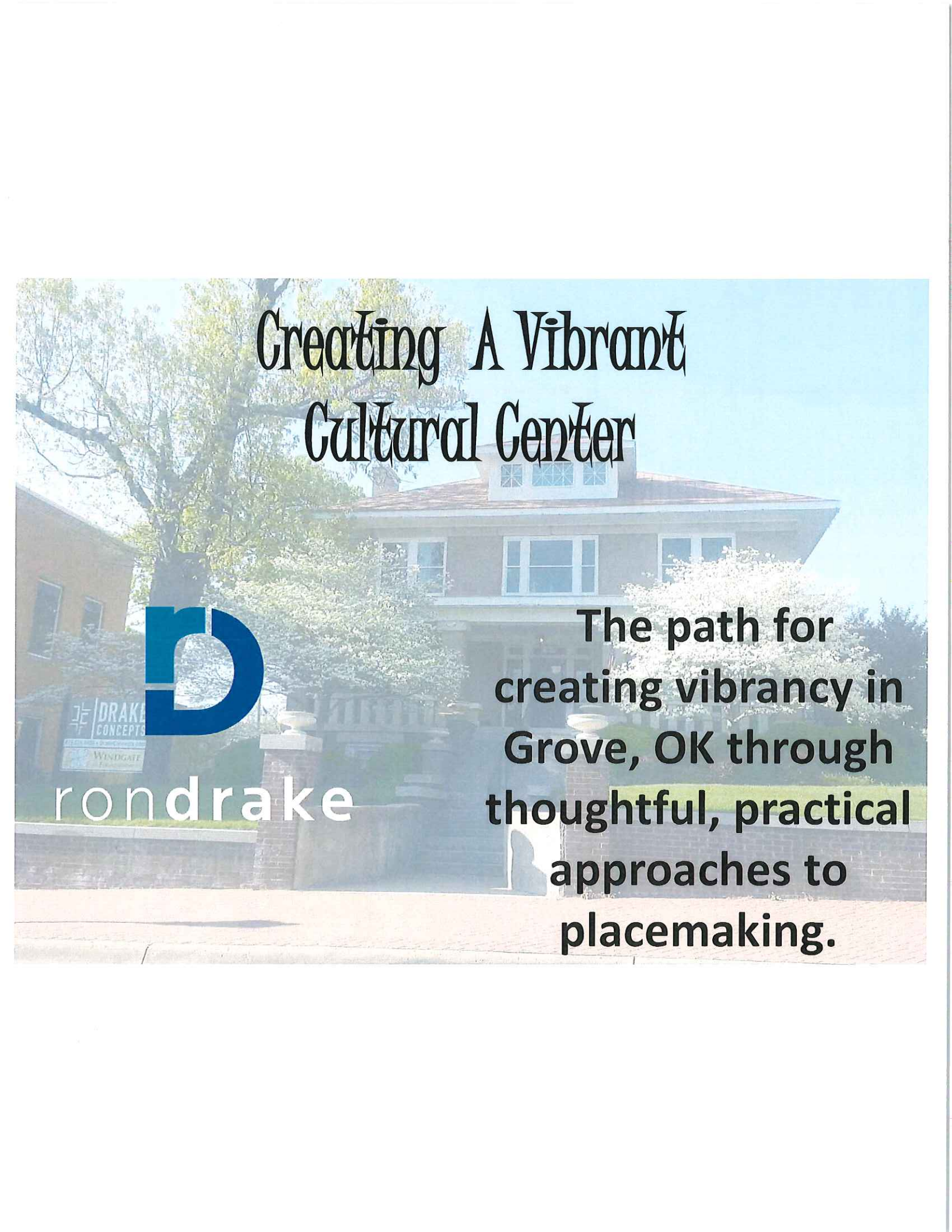




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Creating A Vibrant Cultural Center




rondrake

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

“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!

My Corporate HQ



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1
23
95
45

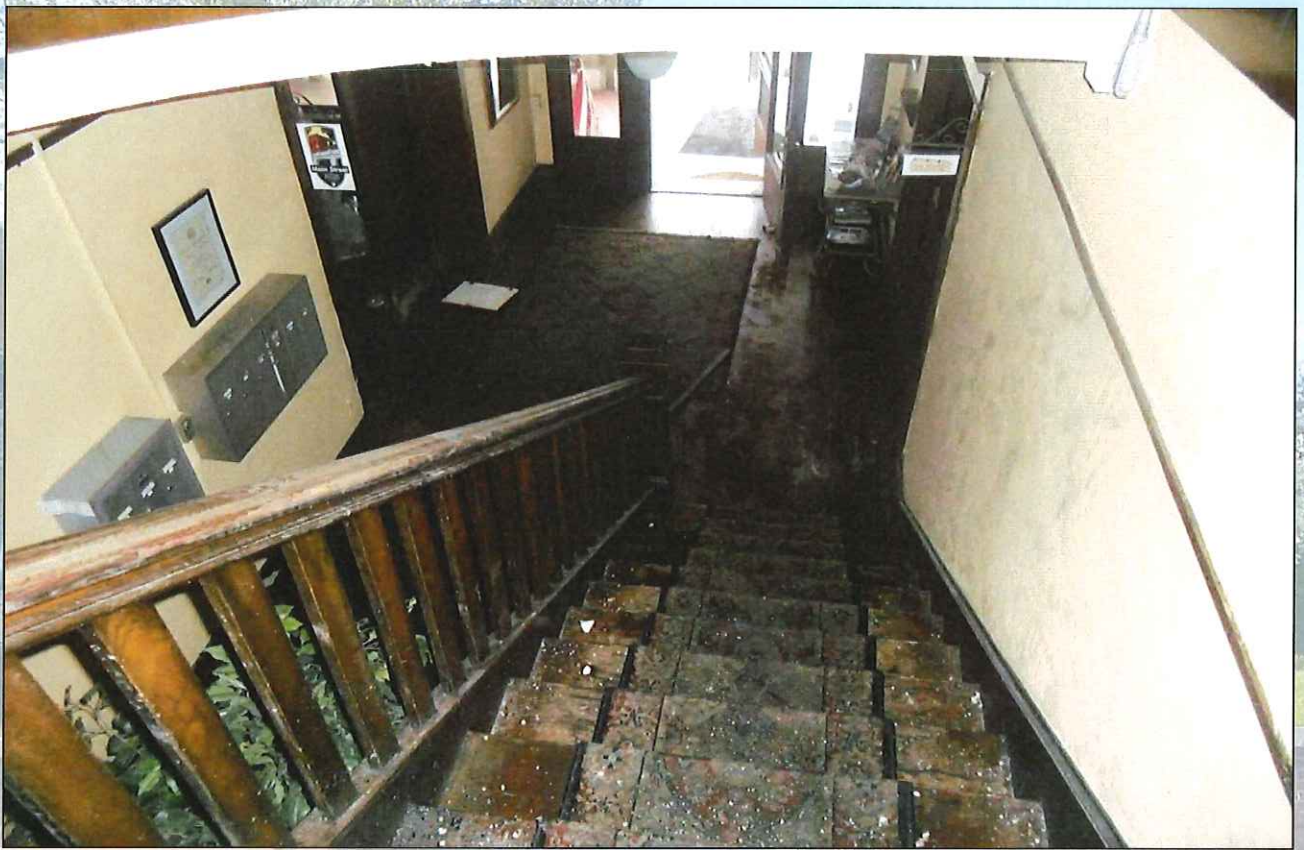


426-246

12-20-13



Stairway after fire

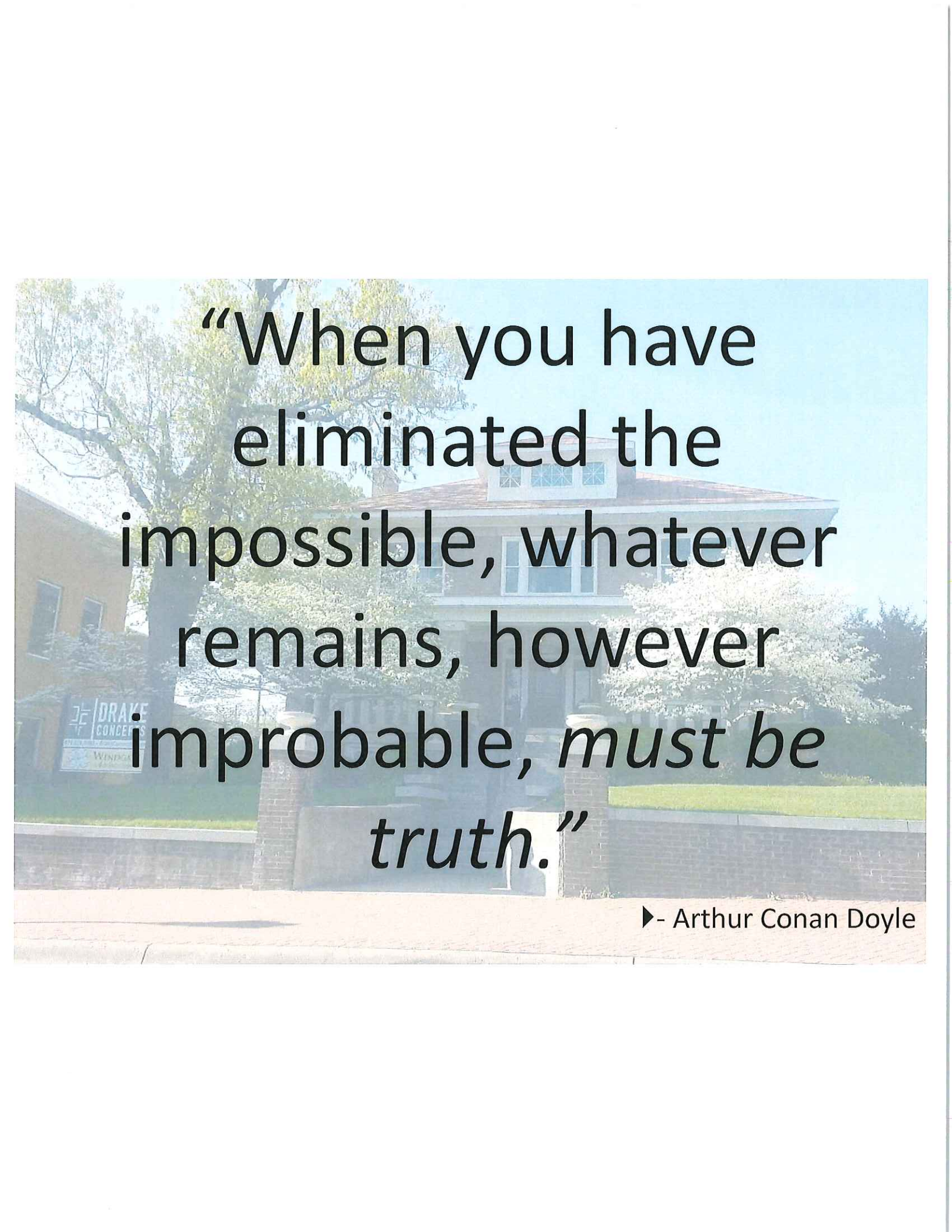


Stairway Now







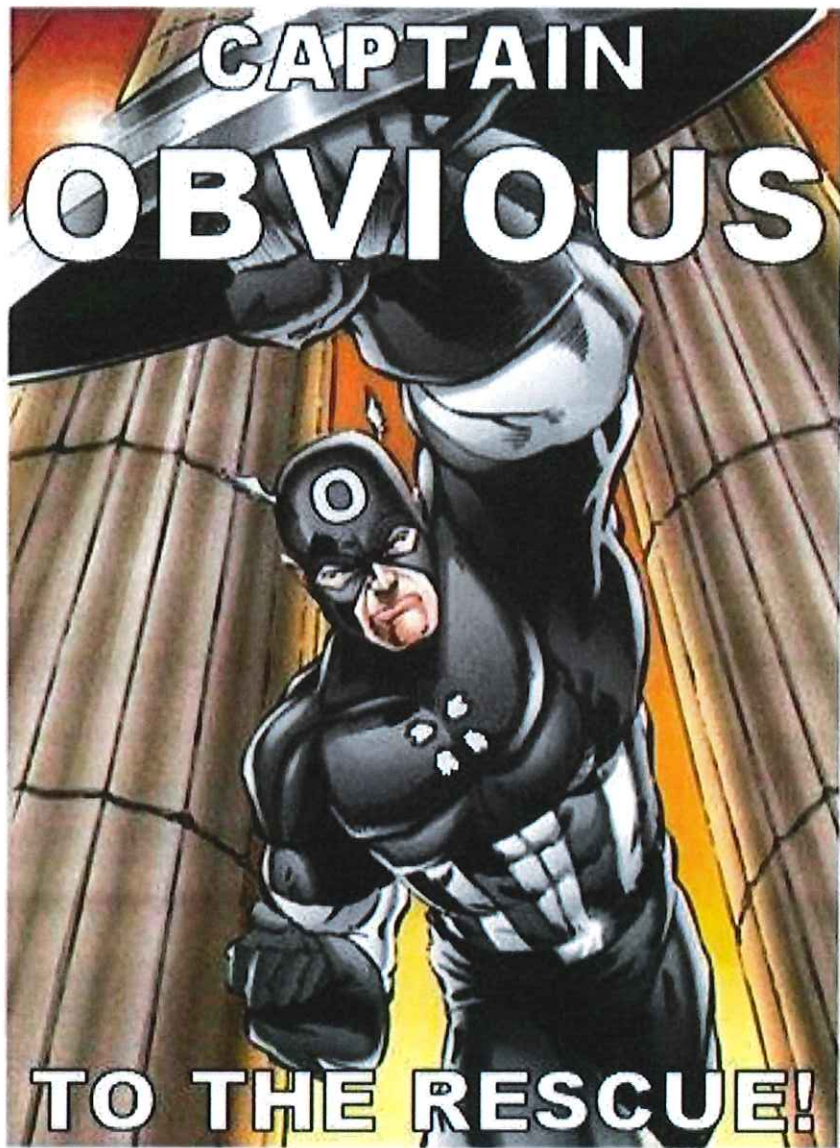
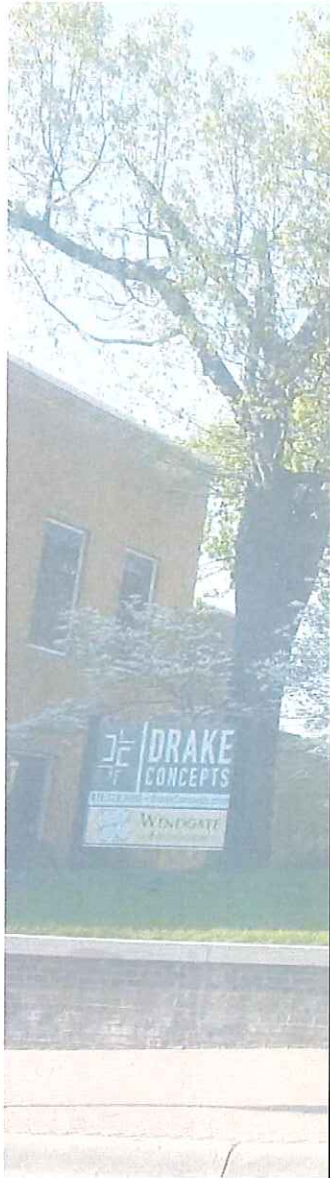


“When you have
eliminated the
impossible, whatever
remains, however
improbable, *must be
truth.*”

► - Arthur Conan Doyle

Grove, OK





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

#3rd & 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



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