

CONSENSUS ISSUES

Downtown Identity & Placemaking

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Downtown Rolla has no collective identity or sense of place to provide an authentic, old-town destination experience.

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Many Rolla residents have indicated that they don't visit Downtown regularly and that there is no reason to visit Downtown Rolla.

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New development in Downtown does not promote active, walkable streets nor contribute to Downtown's sense of place.

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Downtown Rolla lacks a clearly-defined center.

Downtown Edges & Adjacencies

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Downtown does not have clear and well-defined edges.

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Adjacent institutions do not have a clear relationship or connection to Downtown.

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Adjacent neighborhoods are not well-connected to Downtown; in many cases, this is due to or complicated by the railroad.

Accessibility & Wayfinding

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Downtown Rolla is not visible from major roads and is hard to find if one is not familiar with Rolla.

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There is no clearly-identified route to Downtown from I-44.

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The one-way couplet streets of Pine Street and Rolla Street complicate accessibility and limit drive-by traffic in Downtown; Pine Street, the logical entrance to Downtown from I-44 via U.S. 63, is one-way going north.

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There is a lack of clear wayfinding between concentrations of Downtown businesses and City-owned public parking lots on 9th Street.

CONSENSUS ISSUES (continued)

Streetscape & Public Realm

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Downtown-specific sidewalk paving is found only on Pine Street between W. 6th Street and W. 12th Street; crosswalks are generally only found on Pine Street between W. 6th Street and W. 12th Street and Rolla Street between W. 9th Street and W. 11th Street.

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There is a lack of street trees in Downtown; the local Ozark landscape is not reflected in Downtown.

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There is no central gathering place and public space in Downtown.

Downtown Buildings

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Many existing Downtown buildings are dilapidated or facing deferred maintenance issues.

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The historic character of many Downtown buildings has been lost do to façade modifications.

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Downtown storefronts do not generally exhibit a high-quality of design and maintenance.

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New buildings are typically located away from the sidewalk, with parking lots located between the building and the sidewalk.

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Downtown property owners often do not have the experience and/or resources to maintain historic buildings.

Parking

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It is generally perceived that there is a lack of parking in Downtown; for example, it is claimed that some restaurants don't open earlier because of a lack of available parking.

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Parking spaces in City-owned lots are often occupied by City and Rolla Municipal Utility (RMU) vehicles.

Perceptions of Safety

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There is a lack of street lighting throughout Downtown, and particularly in public parking lots and on streets accessing public parking lots.

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Lack of lighting and increasing homelessness results in poor perceptions of safety Downtown, particularly after dark.

CONSENSUS ISSUES (continued)

Downtown Programming & Amenities

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There are only three (3) sit-down restaurants, two (2) bars/pubs, and one (1) coffee shop in Downtown Rolla.

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Missouri S&T students no longer utilize Downtown as they have in the past; compared to 20 years ago, there are more S&T students, including approximately 800 living Downtown, but fewer Downtown businesses, restaurants, and bars.

Operations & Management

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The Rolla Downtown Business Association (RDBA) doesn't have full-time professional staff or an operating budget.

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The former Rolla Arts District and its associated regulations and incentives have lapsed and are no longer in effect.

Others?