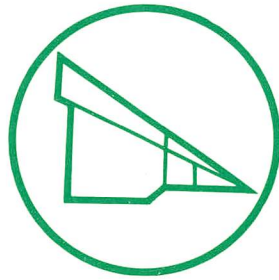


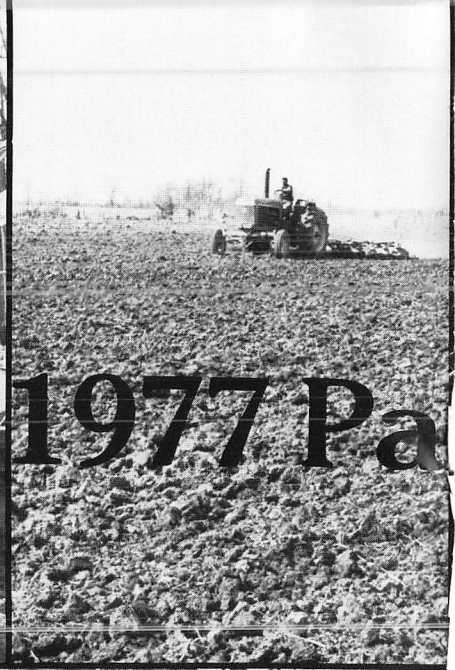
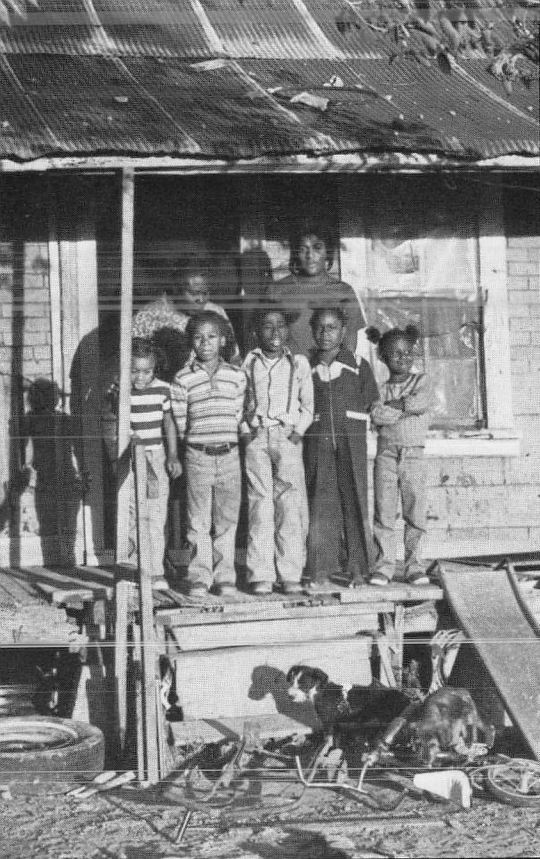
A SMALL
TOWN
PLANS
A BIG
FUTURE



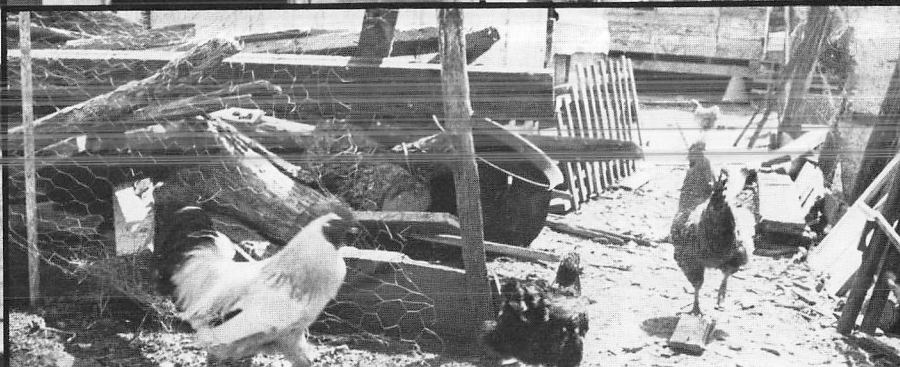
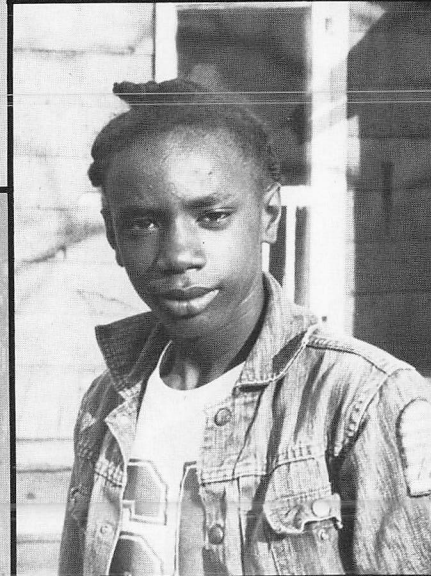
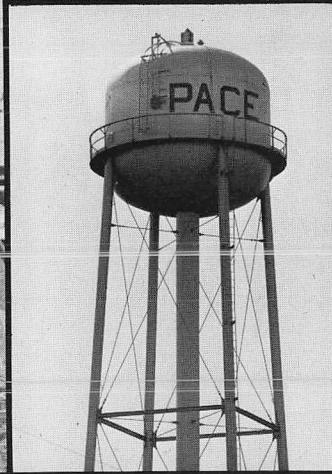


a report on the
Comprehensive Plan
for reconstructing the
human living environment

PACE
MISSISSIPPI



In January, 1977 Pa



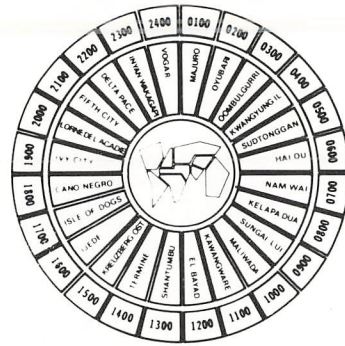


ce, Mississippi was a dying town.

*The task before us
now, if we would not
perish, is to shake off
our ancient prejudices,
and to build the earth.*

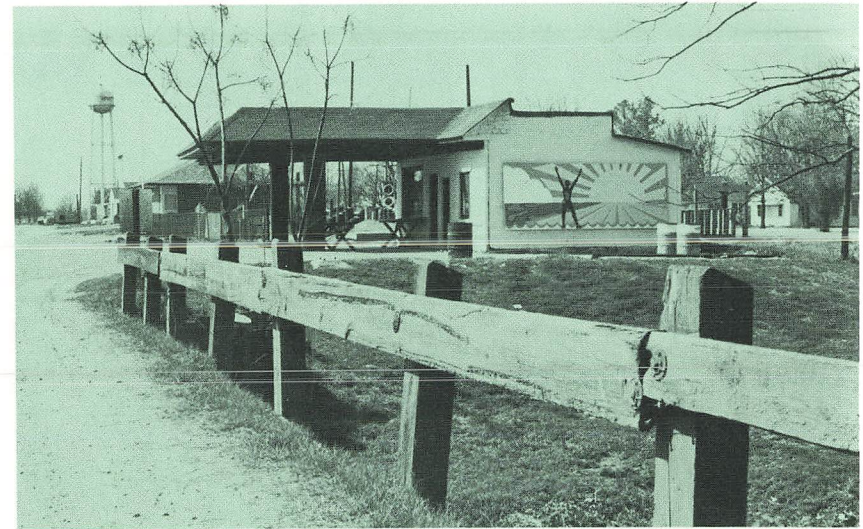
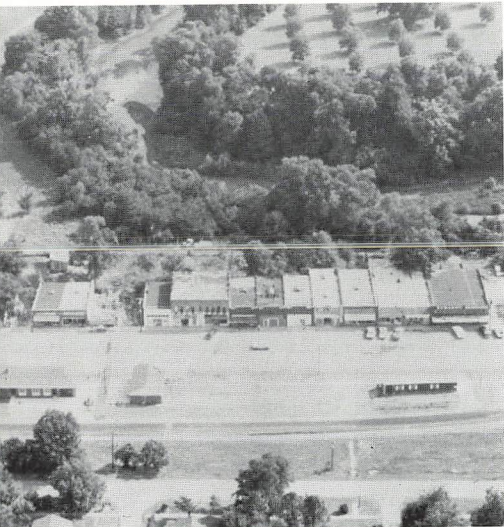
Teilhard de Chardin

The people of Pace decided to reclaim

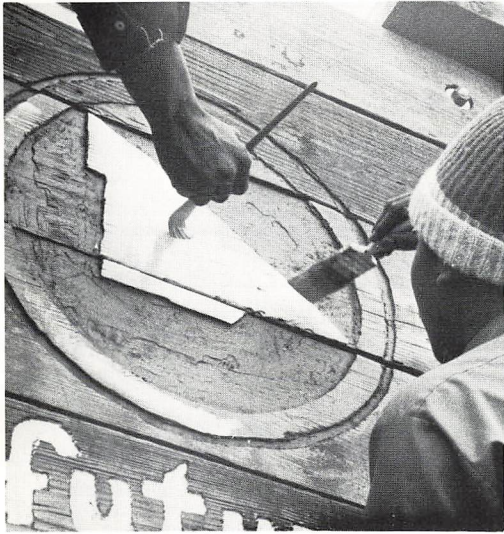


The **DELTA PACE HUMAN DEVELOPMENT PROJECT** is a demonstration of local people working together to establish social self-reliance and economic self-sufficiency. It was born out of the mutual decision of the Institute of Cultural Affairs and the people of Pace to become one of 24 comprehensive human development projects in each time zone around the world. Delta Pace is rapidly becoming a visible sign of what any group of people can do when they decide to put forth the effort required to totally care for their community. With the future of rural communities still an open question, other small towns in the Mississippi Delta are already looking to Pace for direction and for hope.

The Pace project began in February 1977 with a week-long Consultation involving most of the 650 residents of the town. Consult participants included Pace residents, the ICA staff residing in the community and over 70 volunteer business and professional consultants from across the nation who came to share their experience and their expertise. The planning method employed was designed to release and empower the vision latently present in the community. It relies on the presupposition that where maximum participation in planning and decision-making is achieved, responsibility for implementation is assured. The basic product of the Consult was 14 programs specifically designed by Pace, for Pace.



their town.



The programs became the roadmap for the burst of activity which followed. Month after month, as individuals shared both serious planning and hard physical labor, something new began to happen. That "something new" was immediately visible around the town. Trash cans were painted with the Delta Pace symbol and set out all over town. A footbridge over the bayou was rebuilt. Two new businesses appeared. A 2½ acre community garden was planted and harvested. Streets were named and the youth of Pace constructed and erected street signs. An amazing series of 18 Saturday workdays was highlighted by a special weekend in May when 40 Xerox Corporation employees and their families came to Pace. The Xerox folk teamed up with citizens of Pace to build a uniquely-fashioned children's playground, and later the event was featured as a commercial during two Xerox-sponsored, nationally televised programs. A preschool for 24 children, ages 1 to 3, was opened and provided 10 new jobs in Pace. The preschool was a remarkable community effort, from writing the funding proposal to transforming an old dilapidated downtown store into a modern day care facility — a delightful signal of "something new" on the main street where only 4 of 13 stores were in active use. For Pace 1977 was a year in which the townspeople's attitude shifted dramatically. As resident Gayle Towers expressed it, "We in Pace are a 'we can' community because of what has happened in the past year."

*Action brings with it its own courage,
its own energy, a growth of self-confidence
that can be acquired in no other way.*

Eleanor Roosevelt



A Comprehensive Plan for renewing t

As the excitement growing out of the Consult turned practical plans into concrete realities, people's self-confidence began to blossom. The initial strategy for implementing the 14 programs focused on rapid, visible transformation of the physical environment, and now with a brand new realization of their own potential the community was ready to look at the bolder, more long-range tasks. In Pace, structures and services providing basic human care are inadequate or nonexistent for most of the community. It became obvious that the Comprehensive Plan called for during the Consult was exactly what was needed in beginning to restructure a human living environment.

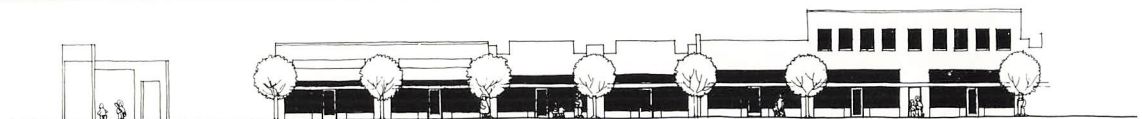
To deal with the need for planning expertise, the town contacted the Mississippi Research and Development Center for assistance. A close working partnership developed with Tom Hitt, a community planner with the Center, who coordinated the planning process and shepherded the plan through its various stages to completion. Comprehensive Plan Reviews brought citizens together each week for four months to discuss crucial issues concerning the town's future — codes and ordinances, land use, zoning, streets and drainage, public improvements, annexation, subdivision regulations, housing needs, recreation needs, etc. Each week decisions were made and new "decision arenas" were presented for discussion.

During the Consult we realized . . . that we, with a little self-initiative, organization and participation, could better this place in which we live. That we ourselves could establish a solution to our problems.

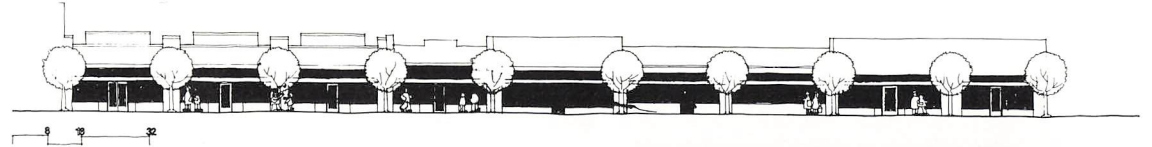
Sonya Watkins, Pace

PROGRAMMATIC CHART — toward the actuation of comprehensive HUMAN DEVELOPMENT PROJECTS — on the local level thirty six programs — nine structures — three dynamics — one project		
A ECONOMIC DEVELOPMENT LOCAL PRODUCTIVITY —toward self-sustenance	B HUMAN DEVELOPMENT LOCAL MOTIVITY —toward self-confidence	C SOCIAL DEVELOPMENT LOCAL SOCIALITY —toward self-reliance
Enabling— COOPERATIVE AGRICULTURE I 1 expanded cultivation 2 intensified production 3 water delivery 4 equipment pool	Reconstructing— HUMAN LIVING ENVIRONMENTS IV 13 domestic housing 14 public facilities 15 functional structures 16 community design	Creating— PREVENTATIVE MORTALITY CARE VII 25 intermediate sanitation 26 total nutrition 27 systematic immunization 28 primary treatment
Developing— APPROPRIATE LIGHT INDUSTRY II 5 cottage production 6 agro-businesses 7 processing plants 8 ancillary industry	Catalyzing— CORPORATE ACTION STRUCTURES V 17 inclusive engagement 18 sustenance commons 19 local youth-corps 20 community work-force	Establishing— INCLUSIVE FUNCTIONAL EDUCATION VIII 29 early learning 30 formal schooling 31 youth training 32 adult education
Initiating— LOCAL COMMERCIAL SERVICES III 9 common marketing 10 local merchandizing 11 systematic savings 12 lending channels	Recovering— COMMUNITY IDENTITY SYSTEMS VI 21 corporate self-story 22 common symbol-system 23 community rituals 24 local celebrations	Instituting— LOCAL COMMUNITY WELFARE IX 33 family development 34 women's advancement 35 pre-adult care 36 elderly engagement

As a composite of all the programs resulting from the 24 project Consults, the Programmatic Chart reflects the foundational dimensions of community life.



he living environment was initiated.

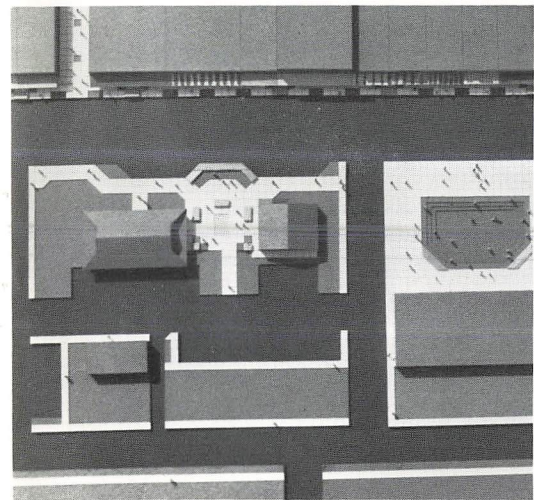
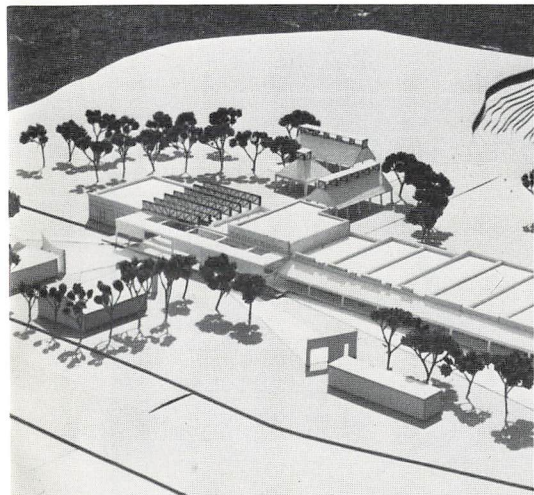
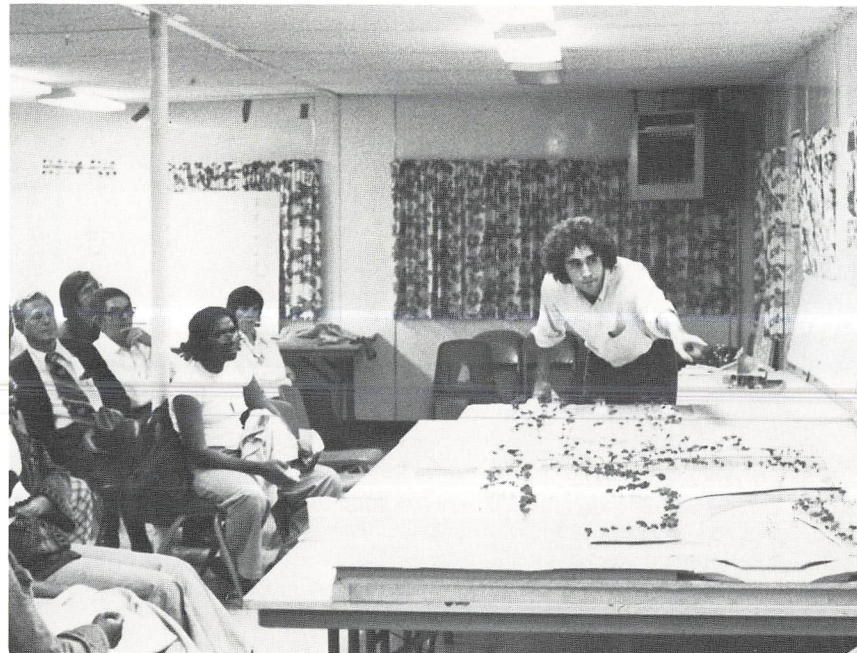


Early in the process the School of Architectural Design at Mississippi State University agreed to act as design consultant for the town. A unique and exciting exchange followed. Young design students found themselves creating very real designs, and their work was actively critiqued by intensely interested citizens. Residents were addressed by the experience of selecting the designs that would undoubtedly have an impact on current and future generations in Pace. Experienced planners were surprised to find that they were as excited as the students at the community's participation. The commitment and enthusiasm were contagious and both citizens and students began to "dream the dreams of future." A marriage between those who care in local communities and the abundant expertise of this nation had taken place.



When we attempt to solve any problem within too limited bounds of reality, the problem is not solved at all, but causes even greater imbalance.

Juan Luis Segundo

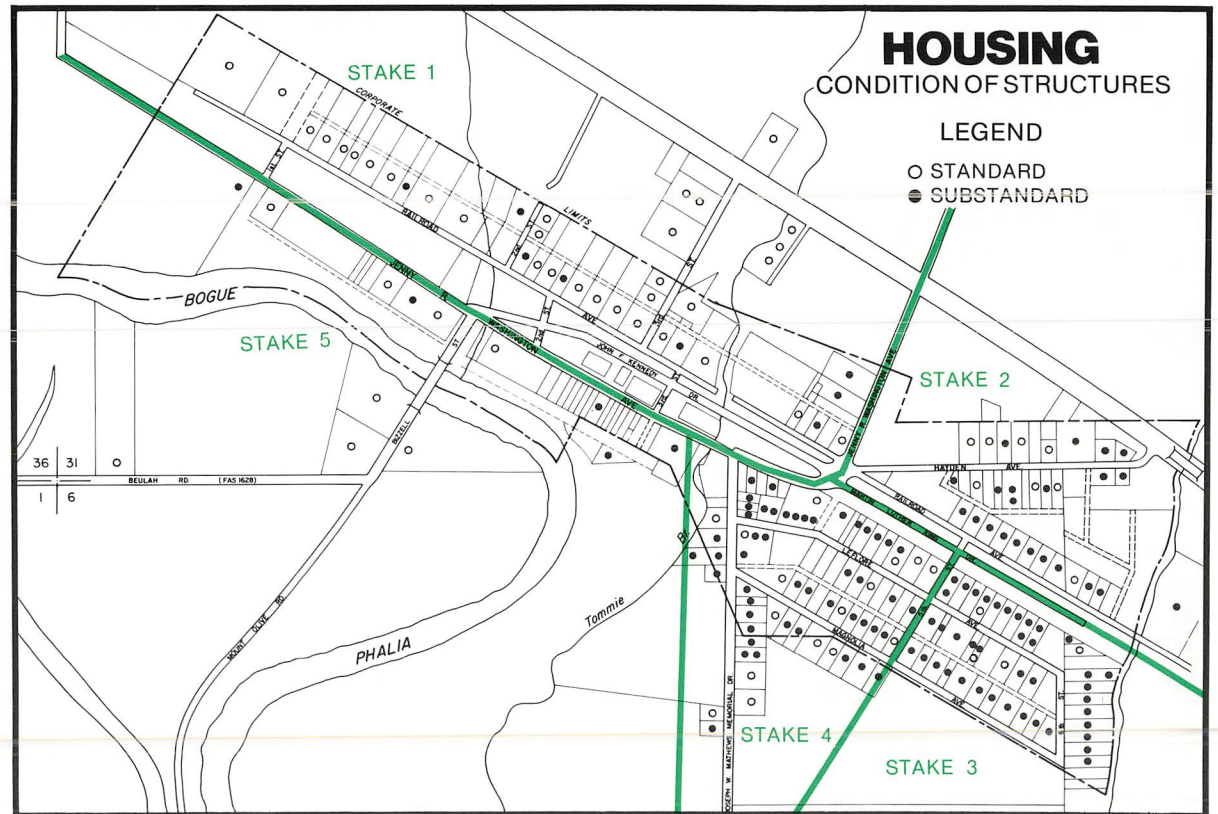


The research process defined outlined recommendations.



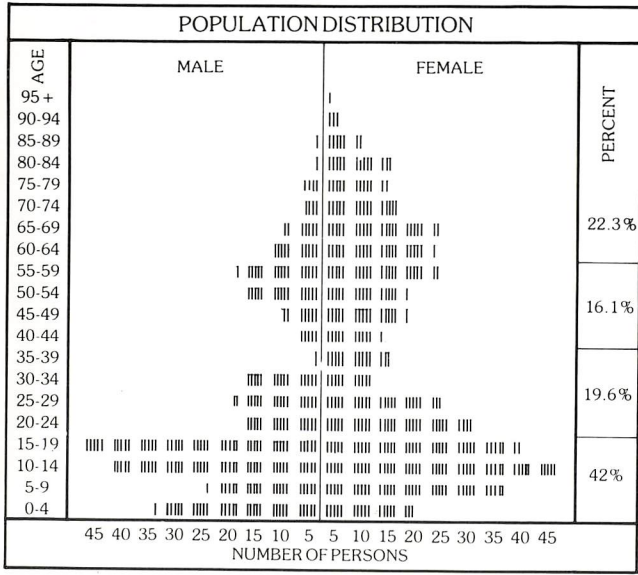
*The greatest resource a community has
is its own people.*

Paulo Freire



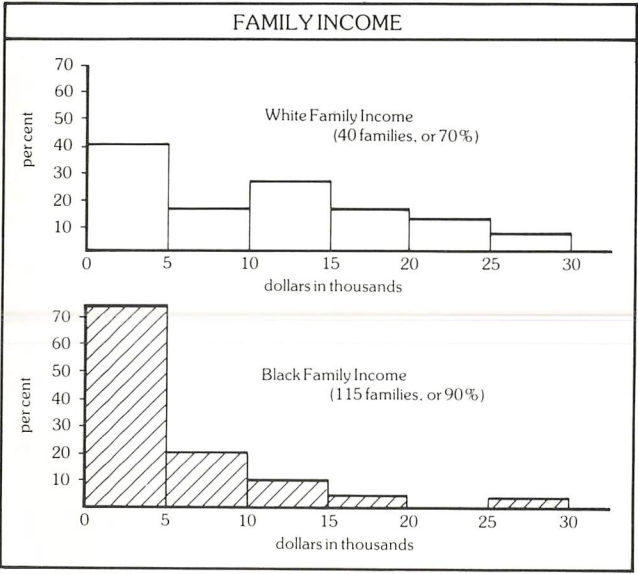
When the time came to assemble demographic data and housing information, a survey was taken of every household in Pace. Volunteers from the five geographic areas which are called "stakes" were trained as interviewers. By being in a familiar setting, they were able to capture the information accurately and quickly. Later, when the results were tabulated and presented, the effect was profound. It was as if a curtain had been drawn back and people saw the community dramatically pictured as one entity. It became an occasion for looking beyond their individual situation and assessing themselves as a community. Population charts and housing statistics clearly illustrated pressing issues which faced the entire town. As a result of the survey, resolve was deepened and a new appreciation of their corporate identity had emerged.

the existing situation and



FOUR ARENAS OF CONCERN

Concurrent with the population and household data, an exhaustive inventory of the physical environment was done. A completely new base map was drafted and studies were made of existing land use, property use, community facilities, street conditions and classifications, and city management. An engineering study of the water system and a facility plan for sewage treatment were contracted and completed. When the inventory stage was complete, the planning process began. Based on the needs revealed in the inventory analysis, detailed recommendations were submitted and reviewed and final proposals for the implementation of the plan were developed.



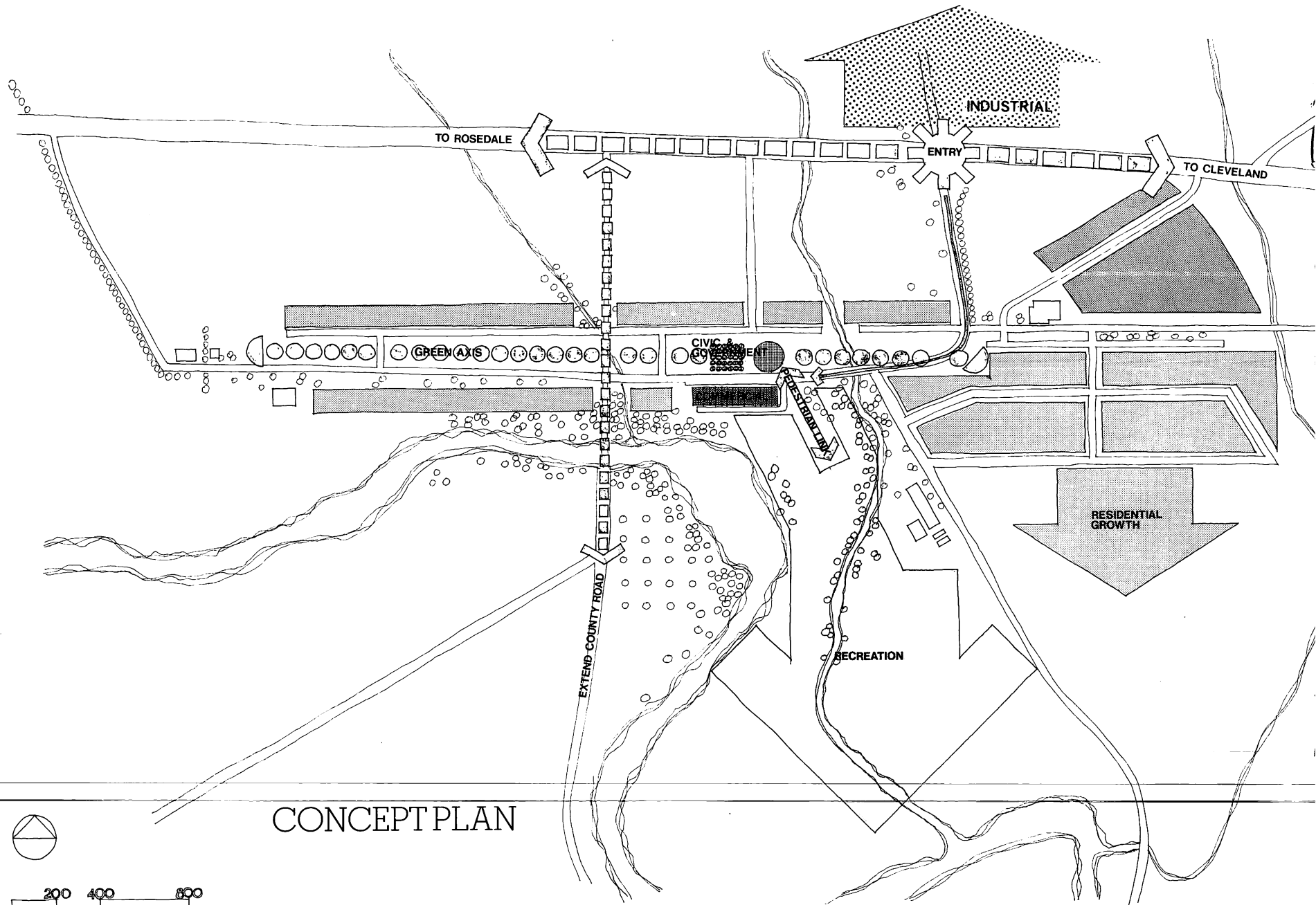
1 DESIGN

2 HOUSING

3 SERVICES

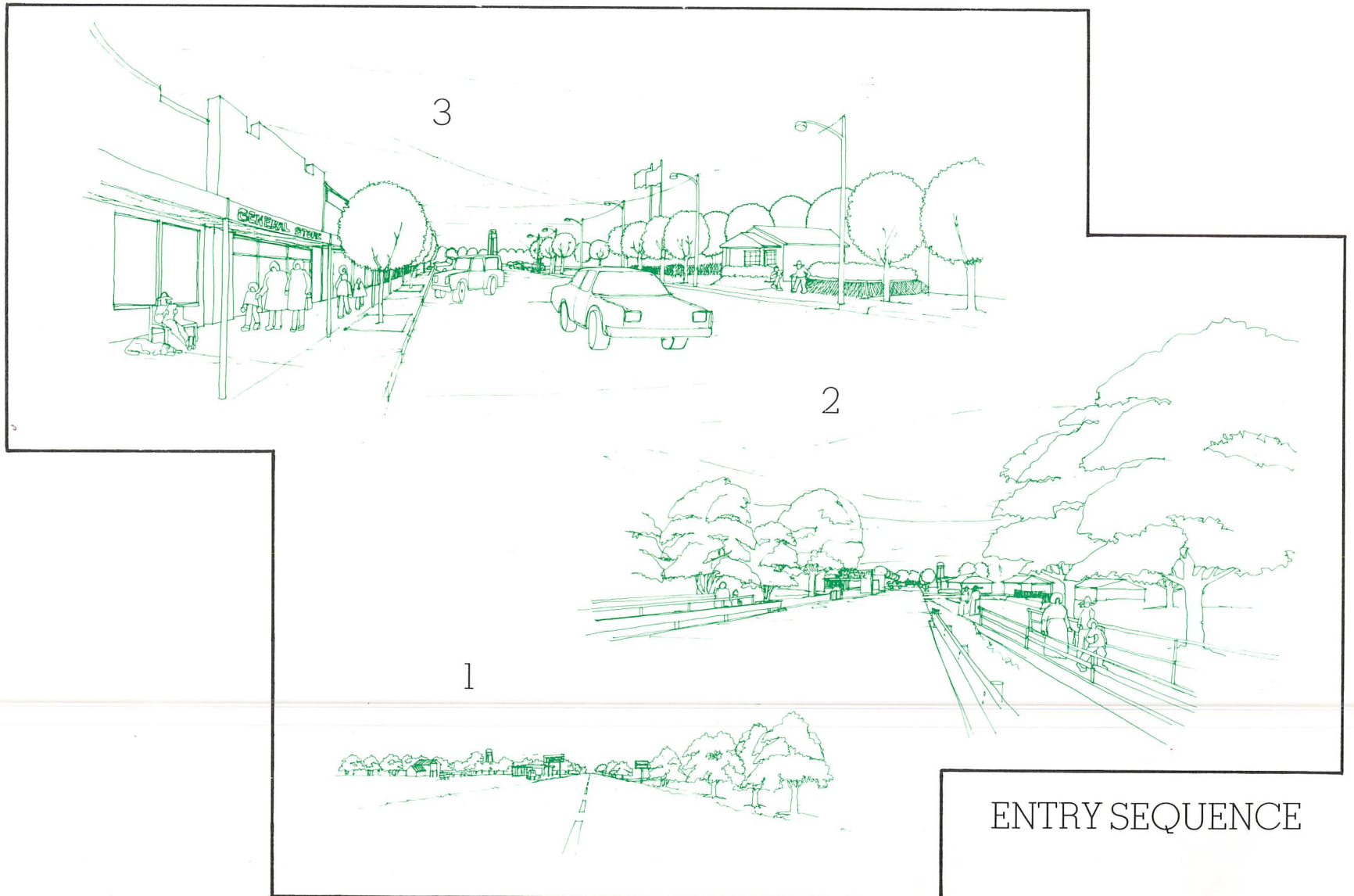
4 FACILITIES

1 Creating an OVERALL DESIGN



CONCEPT PLAN

asures intentionality and gives
expression to unique qualities.



ENTRY SEQUENCE

2 Supplying BASIC SERVICES — a c

SANITARY SEWERAGE PLAN

Pace urgently needs a public sanitary sewerage system. The physical characteristics of the community simply are not suitable for individual sewage disposal units such as septic tanks and cesspools, and the lack of an adequate sewerage system is seriously endangering public health. The standard of living and income levels in the town generally are low and a concentrated economic development program is a necessary next step in Pace's future. Such a program is not, for all practical purposes, possible without adequate sanitation in the community. A Sanitary Sewerage Plan has been presented in detail in the 201 Facility Plan and is illustrated on the map on the facing page.



Delta Democrat-Times

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Greenville, Mississippi

Tuesday, February 7, 1978

109 Years

No. 137

Six children

Fire victims buried

By TONY THARP

Bolivar County Correspondent

PACE—The King children, and their half brother, Henry Washington who died in a house fire Sunday, were buried here Monday.

Their pine caskets were lowered, one after another, until all six lay in a common grave in a small churchyard on the banks of the Bogue Phalia.

Townpeople assembled later in the day, in a hastily called meeting at a schoolhouse just two blocks from where the children died, to try to prevent another disaster like the one that killed the children of Rebecca and Lonnie King.

At graveside services for the children, a handful of mourners crowded against an open fire while a cold wind blew unchecked across the fields.

The ailing pastor of Mt. Olive Baptist Church, the Rev. J.C. Crout, stood in the wind before a towering mound of dirt and eulogized the children.

The six had died together in a wrought iron bed Sunday when fire raged through the small frame house where they lived.

Firemen said they don't know what caused the fire that killed young Washington, 15, and the Kings, 1-year-old Kadrea, Charles Edward, 3, Ray James, 5, Jesse, 8, and Rosetta, 12.

The parents were not at home at 1 a. m. when the children died, and a sister, Essie Mae King, 10, was spending Sunday night with a grandmother, a family friend said.

The parents were located by sheriff's deputies at Justin Smith's Lounge, a local night spot, according to sheriff's department investigator Mack Grimmett.

Grimmett said today he talked with county attorney Frank Wynne about the possibility of lodging charges against the parents.

"We're searching the law," Grimmett said. It just seems like something should be done. It seems like the children shouldn't have been left alone. It may be the parents could be charged with child abuse or neglect, we just don't know

at this time."

Bolivar County Fire Chief Metts Hardy said he believed the house had only one heater, a gas space heater, that was in the room where firemen found the children.

Hardy said the Pace fire department was already fighting the fire when county units arrived.

At the town meeting Monday night, Pace Fire Chief J.D. Winter told townpeople that the fire was well underway when firemen arrived at the house.

A Pace resident, who lives near the Kings, said she saw smoke coming from the house and went to turn in the alarm. She said flames quickly leaped over the house.

Hardy said he first heard there was one person in the burning house. "Then we heard there might be two or even more," he said. "But there was no way for us to get inside until we had the fire out and by then it was too late."

"It's the worst thing I've ever seen," Hardy said Monday. I hope I never see another fire like it.

Townpeople adopted a course of action Monday night which they hope will prevent another fire like it.

The group agreed to look into the possibility of buying smoke alarms at wholesale prices that could be passed on to town residents. A community housing inspection is being planned and utility companies will be contacted to see if they can assist in inspecting residents' houses for fire safety.

The group talked about several long-term goals for the town which could give Pace a better fire insurance rating.

Pace now has a 10 rating, which makes fire insurance in the community costly. (Cleveland has a 6 rating.)

But a new fire truck, which residents said they need, could improve the town's insurance standing.

But residents say the most important thing is saving lives, and they will do what they can to do that—to prevent a recurrence of a fire like the one that killed the King children Sunday.



All that remains of the house where six children died

FIRE PROTECTION PROPOSALS

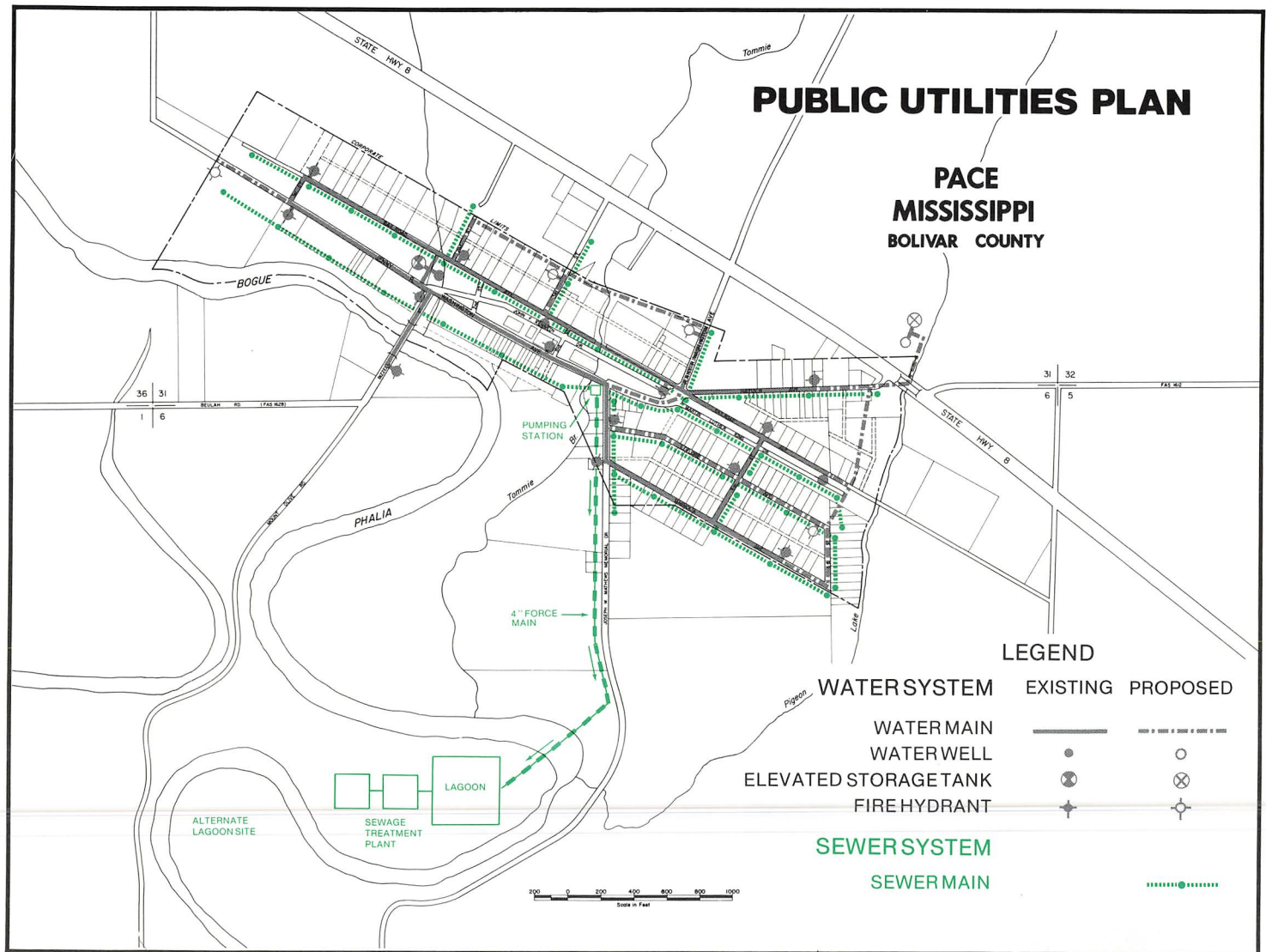
- Meet Class 9 standards
- Install an additional water well
- Purchase a new pumper truck
- Construct a two-bay fire station

The supply works of the Pace water system can be considered only about 75 percent reliable even under the best circumstances. The existing system generally meets the bare minimum standards for Class 9 fire protection, but this is not an acceptable goal for the town of Pace. The community needs to strive to upgrade protection capabilities to Class 8 or better.

ritical priority.

WATER SYSTEM PROPOSALS

- Construct a second water well
- Install an auxiliary engine and right-angle drive on the proposed new well
- Install an auxiliary engine and right-angle drive on the existing water well
- Install a second elevated storage tank
- Repair or replace all defective water meters
- Install new meters for all unmetered customers
- Install 6640 feet of new 6-inch water mains
- Install 480 feet of new 8-inch water mains
- Install four new fire hydrants on new water mains



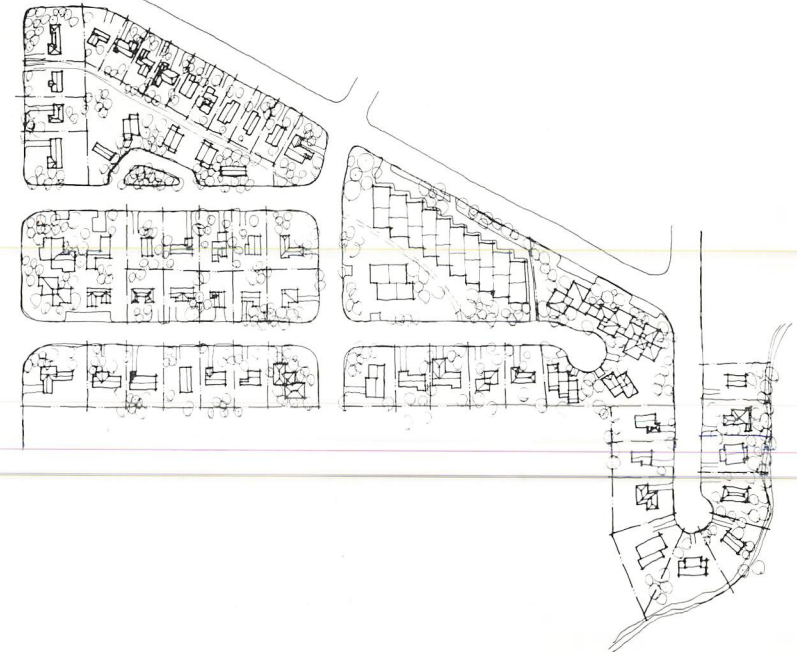
Preliminary Engineering Report: Public Utilities Study, Town of Pace, Mississippi
 DIVERSIFIED CONSULTANTS, INC., Jackson, Mississippi

3 Developing APPROPRIATE HOUS

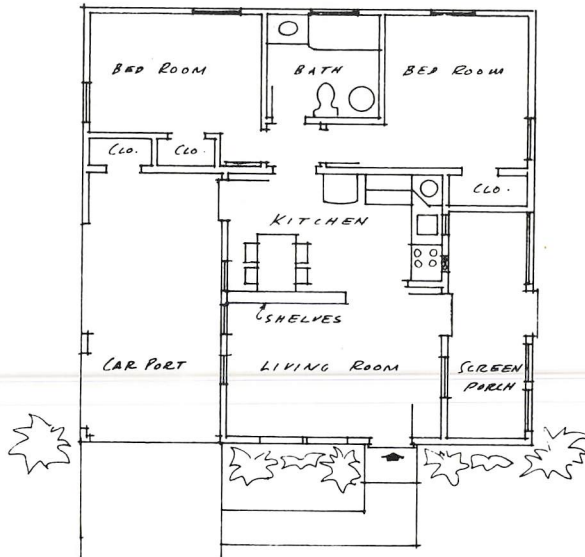
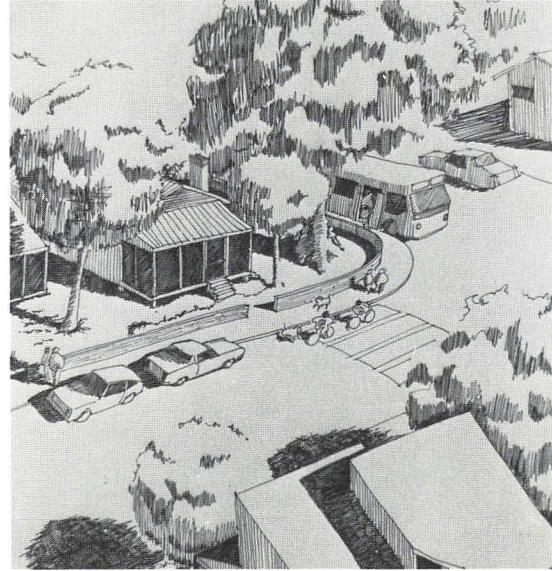
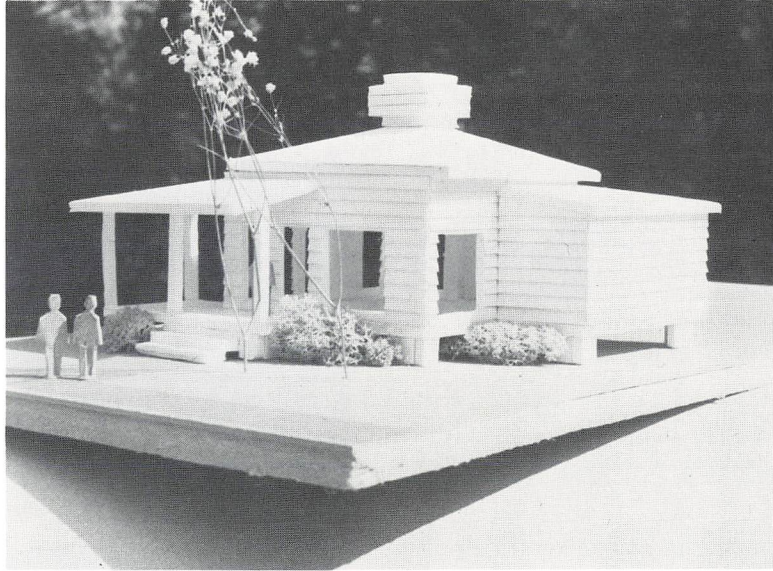
HOUSING CONDITIONS									
	NUMBER OF HOUSEHOLDS			STRUCTURE		BASIC SERVICES			
	BLACK	WHITE	TOTAL	STANDARD	SUB STANDARD	NO WATER	COLD WATER ONLY	WITHOUT BATHROOM	WITHOUT SEWAGE DISPOSAL
STAKE 1	4	36	40	30	10	0	1	3	1
STAKE 2	24	5	29	9	20	2	4	6	7
STAKE 3	40	0	40	6	34	7	10	17	22
STAKE 4	64	0	64	17	47	8	13	20	28
STAKE 5	5	13	18	13	5	2	1	4	4
TOTAL	137	54	191	75	116	19	29	50	62
% TOTAL HOUSEHOLDS	72%	28%		39%	61%	10%	15%	20%	32%
% BLACK HOUSEHOLDS				23%	77%	14%	21%	36%	45%
% WHITE HOUSEHOLDS				80%	20%	0%	0%	2%	2%

HOUSING PROPOSALS

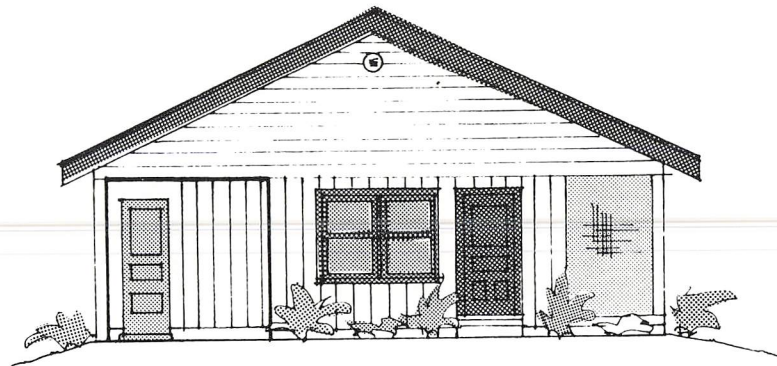
- Initiate a program to inform all of the families of Pace of housing programs available to them.
- Develop a housing program based on the individual family choices of alternatives.
- Implement rehabilitation programs immediately.
- Develop funding alternatives for housing development site southeast of town.
- Adopt subdivision and zoning regulations, building codes and housing codes.
- Continue working toward the construction of a sanitary sewerage system, and upon completion of the system, implement those phases of the housing program which require construction of new units.



ING requires bold strokes.



The MSU students' refreshing designs captured the essence of indigenous Delta housing and shifted images of design possibilities for Pace. Other architects in dialogue with Pace residents have created housing plans which have excited potential homeowners.

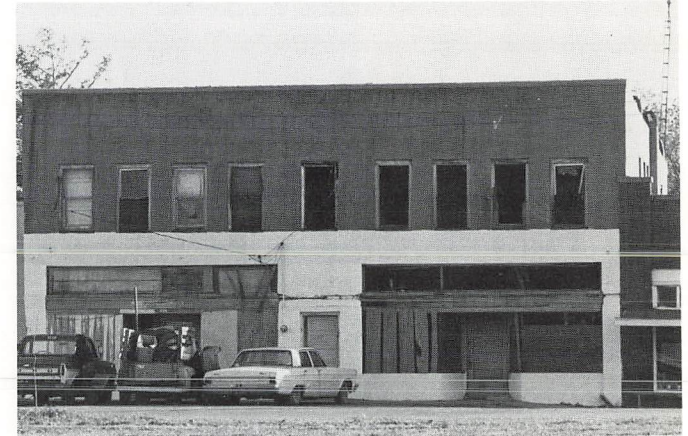
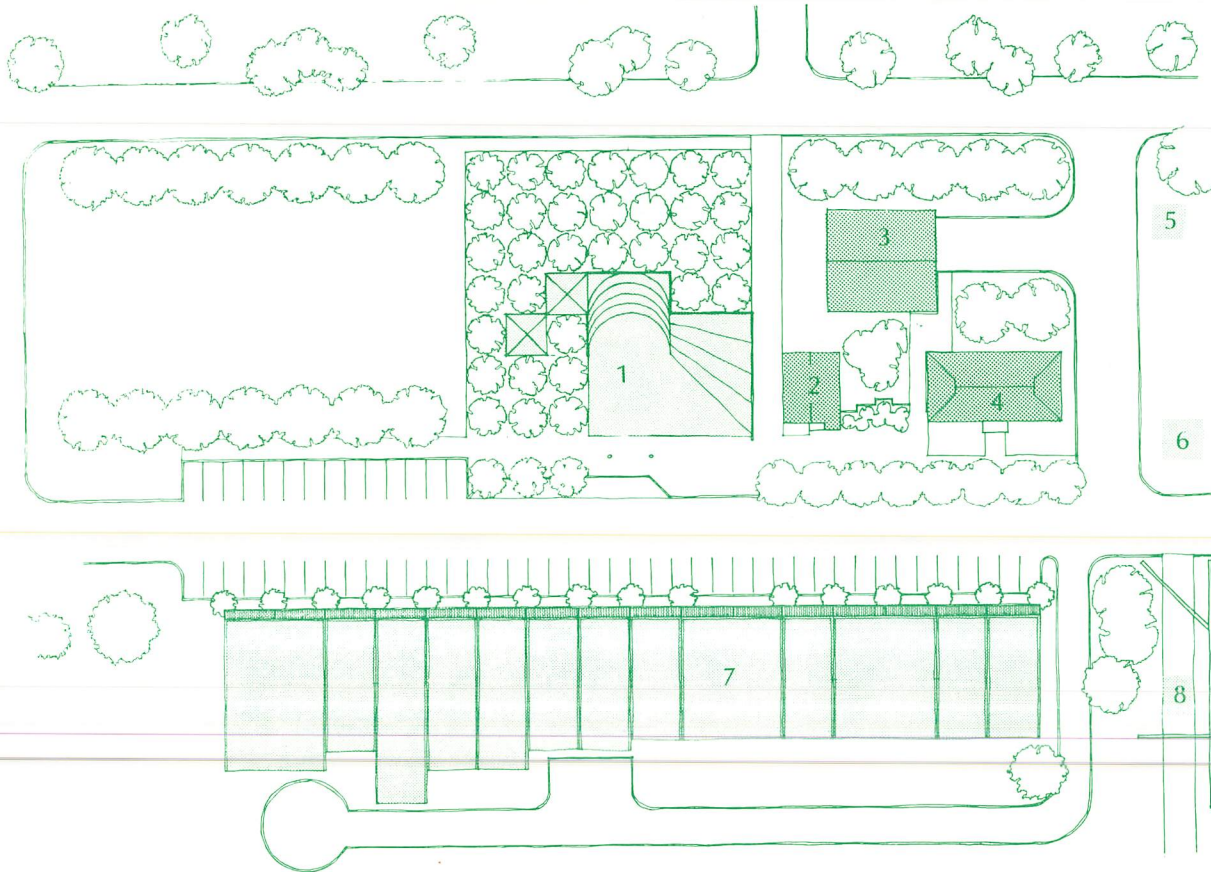


4 Providing COMMUNITY FACILITIES

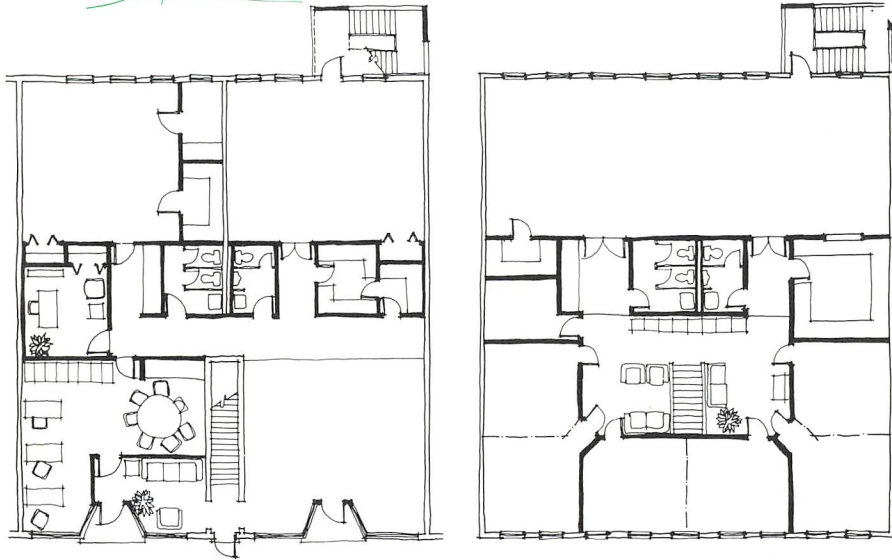
CBD/DOWNTOWN

The existing buildings in the central business district are being renovated to provide useable commercial space that will accommodate and encourage growth and development in the town. Facades of buildings are being restored so that they retain their original architectural character and add a feel of vitality to the previously deteriorating area. Future construction will include the renovation of the commercial center, a larger preschool facility, a community plaza, and a much-needed fire station.

- 1 PROPOSED PLAZA
- 2 POST OFFICE
- 3 PROPOSED FIRE STATION
- 4 TOWN HALL
- 5 PRESCHOOL EXPANSION
- 6 PLAYGROUND
- 7 COMMERCIAL CENTER
- 8 PROPOSED PARK ENTRY



ES undergirds the entire plan.

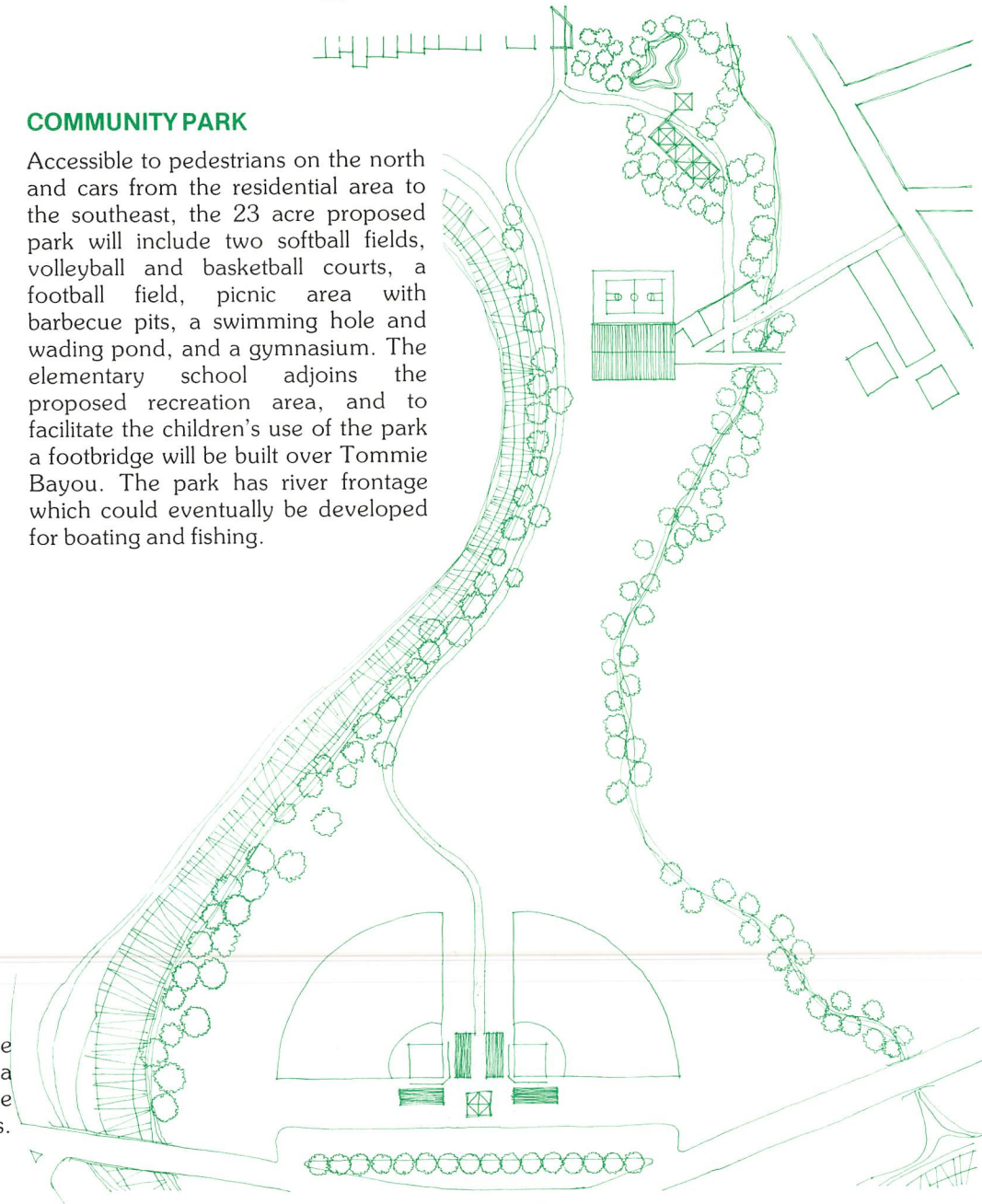


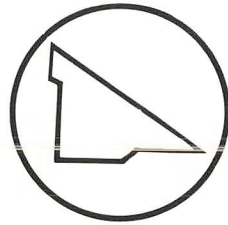
DELTA PACE COMMERCIAL CENTER

Architectural designs and cost estimates have been completed for renovating the town's two-story building in the center of the business district for use as a commercial center. The new center will house the offices of the Delta Pace Community Association and provide meeting space for training programs. Several small businesses will be housed in the center during their initial stages.

COMMUNITY PARK

Accessible to pedestrians on the north and cars from the residential area to the southeast, the 23 acre proposed park will include two softball fields, volleyball and basketball courts, a football field, picnic area with barbecue pits, a swimming hole and wading pond, and a gymnasium. The elementary school adjoins the proposed recreation area, and to facilitate the children's use of the park a footbridge will be built over Tommie Bayou. The park has river frontage which could eventually be developed for boating and fishing.





DELTA PACE

“a small town
with a big future!”










*All the great civilizations had one thing in common,
a positive image of the future infusing the present with
purpose and expectation.*

George Bundy



TWENTY YEAR DEVELOPMENT PLAN

LEGEND

LAND USE

-  RESIDENTIAL/PHASE 1
-  RESIDENTIAL/PHASE 2
-  RECREATION/OPEN SPACE
-  COMMERCIAL
-  PUBLIC/SEMI-PUBLIC
-  INDUSTRIAL
-  AGRICULTURAL

THOROUGHFARES

-  ARTERIAL
-  EXISTING
-  PROPOSED
-  TO BE CLOSED



AVAILABLE DOCUMENTS

Delta Pace Human Development Project Consultation Summary Statement

Delta Pace Human Development Project Quarterly Reports

Basic Demographic Data, Pace, Mississippi

Delta Pace Community Association Charter and By-Laws

Preliminary Engineering Report: Public Utilities Study

201 Facility Plan for Sewage Treatment

An Analysis of Water Quality, Pace, Mississippi

Comprehensive Design for Pace, Mississippi

Components of the Comprehensive Plan for Pace, Mississippi

Existing Land Use Report

Housing Study

Existing Land Use Map

Management Study

Future Land Use Plan

Public Improvements Program

Future Land Use Map

Proposed Zoning Ordinance

Major Thoroughfares Plan

Proposed Subdivision Regulations

Community Facilities Plan

Proposed Code of Ordinances

Delta Pace Preschool Day Care Center Funding Proposal

Delta Pace Preschool Curriculum Guide

Commercial Center Renovation Plan

Proformas for selected small businesses

The INSTITUTE OF CULTURAL AFFAIRS is an intra-global organization which is concerned with demonstrating effective methods for comprehensive human development at the local community level. The ICA staff in Pace are facilitators in the process of developing effective corporate structures and capable, trained leadership. The DELTA PACE COMMUNITY ASSOCIATION is a chartered, non-profit association with its membership composed of the local citizenry, which serves as a vehicle for enabling the economic and social development of the community. The MAYOR AND BOARD OF ALDERMEN, the guiding body of the town, have assumed the responsibility of serving the community as its elected officials and principal representatives. The relationship which has developed between the three groups provides the project with a leadership force which is sensitive in its response to community consensus and effective in necessary action.

INSTITUTE OF CULTURAL AFFAIRS

P.O. Box 269

Pace, Mississippi 38764

DELTA PACE COMMUNITY ASSOCIATION

P.O. Box 269

Pace, Mississippi 38764

TOWN OF PACE

P.O. Box 216

Pace, Mississippi 38764

ACKNOWLEDGEMENTS

The ICA and the Town of Pace gratefully acknowledge
the following organizations and businesses

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Mississippi Research and Development Center
Community Planning Department
Jackson, Mississippi

School of Architecture
Mississippi State University
Starkville, Mississippi

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Jackson, Mississippi

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Jackson, Mississippi

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Memphis, Tennessee

Binghamton Electric Company
Memphis Tennessee

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Memphis, Tennessee

HEY! DELTA PACE

Refrain

Hey, Delta Pace, what's that new face you have on?
Have you seen a dream and found a way to care?
And do you plan to dare to be the means to share
Your vision with the state and with the world?

Verse 1

From Greenville to the hills of Tupelo
From the river to the Gulf of Mexico
The Magnolia State is looking for a sign
Of local man's care for all mankind.

Verse 2

The struggle of the grey and the blue
Freed all men to create and build anew
They joined hands to clothe and feed the world
And waited for the promise of their toil.

Verse 3

The South is standing tall in a new day
The Delta land is forging a new way
Graciousness and kindness are not gone
Come join us as we sing and march along.

Verse 4

When the youth of Delta Pace are all grown
They'll know they do not stand there all alone
From across the globe the flood of those who care
Will stand and sing the victory we share.

Final refrain:

Hey! Delta Pace has found a brand new face
We have seen a dream and found a way to care
And now we plan to dare to be the means to share
Our victory with the state and with the world.

