

DOWNTOWN
REVITALIZATION &
ECONOMIC
ASSISTANCE FOR
MISSOURI

AUGUST 12, 2008

MAP REFERENCE HANDBOOK

BUILDING & LAND
USE INVENTORY

Maryville, Missouri



ACKNOWLEDGMENTS



DOWNTOWN REVITALIZATION AND ECONOMIC
ASSISTANCE FOR MISSOURI (DREAM)
PROGRAM SPONSORS:



Strength, Dignity, Quality of Life
MISSOURI HOUSING
DEVELOPMENT COMMISSION

PLANNING CONSULTANT



MAP REFERENCE HANDBOOK

The series of maps contained herein illustrates the results of the Land Use, Building and Infrastructure Survey, which were conducted by PGAV Staff during the spring of 2008. PGAV Staff coded the results of the Survey into our Geographic Information System ("GIS") to create the maps herein, which illustrate a number of factors within the DREAM Study Area (the "Area"), including, but not limited to, existing land use, building conditions, infrastructure conditions, on and off-street parking, commercial vacancies, and residential units.

The Area is delineated by 7th Street on the north, including Franklin Park; Vine Street on the east; Jenkins Street on the south; and Fillmore Street on the west. There is a block on Fillmore between West 1st & West 2nd Streets where the street is not continuous. For this block, the boundary line follows the parcel lines. The Area is comprised of approximately 29 city blocks, and 231 parcels covering nearly 100 acres. Also, 243 primary buildings (not including residential garages, sheds, etc.) are located within the Area boundaries.

The Survey is the foundation upon which more in depth future analysis will be conducted as a part of the DREAM Program. Strategic/Master Planning, Market Analysis, Financial Evaluation and other planning aspects rely on various elements of the data and mapping contained within this booklet. The analysis of the Survey data will be used throughout the DREAM Program, often in combination with other initiatives.

This collection of maps has been organized into several categories for ease of interpretation:

1. **Aerial (Exhibit 1)** – An aerial photo of the Area with Area Boundary.
2. **Land Use (Exhibits 2a - 2d)** – These maps exhibit existing general land uses per building and per floor to provide the reader with information regarding the distribution of uses throughout the Area as well as mixes of uses within singular buildings.
3. **Building Condition (Exhibit 3)** – The Building Condition Map may call out buildings in need of restorative efforts.
4. **Commercial Inventory (Exhibits 4a & 4b)** – Commercial Inventory Maps illustrate commercial units and vacancies per building and per floor in the Area in order to give City staff information on buildings that could accommodate new tenants and businesses.

5. **Residential Inventory (Exhibit 5a)** – The Residential Inventory Map shows the numbers of residences per building and per floor in the Area. The Missouri Housing Development Commission (MHDC) utilizes this information in their Housing Market Analysis by taking all of these maps together to ascertain residential units in mixed-use buildings and single-use, multi-family or single-family dwellings. *NOTE: Map 5b will indicate vacant units and will be created later with the assistance of the City.*
6. **Parking Inventory (Exhibits 6a - 6e)** – Parking Inventory Maps illustrate the numbers of parking spaces available on and off the street, in stand-alone parking lots, or in lots associated with businesses.
7. **Infrastructure Conditions (Exhibits 7a - 7c)** – Infrastructure Conditions Maps illustrate the conditions of streets and sidewalks in the Area. These maps also show areas where overhead power lines predominate. Infrastructure Conditions Maps also show locations of infrastructure amenities such as parking, benches, and decorative or period streetlamps.
8. **Zoning & Strategic Land Use (Exhibits 8a & 8b)** – These maps provide a comparison of current zoning with existing land use within the Area.

Included in the final booklet is a disc containing digital copies of all maps presented herein as well as all associated GIS data so that City of Maryville staff may recreate these maps and edit or update the information as time or future projects may require. Other community-wide planning efforts will benefit from the collection and collation of the data provided herein.

PGAV Staff would also like to take this opportunity to thank the City of Maryville and others who were instrumental in the assemblage of the data that was required to complete these maps.

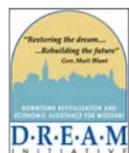
MAP EXHIBITS



Legend

 Study Area

Exhibit 1
Boundary Map
 Downtown Study Area
 City of Maryville , Missouri



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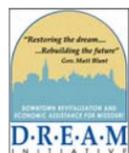




Legend

- | | | | |
|--|--|--|--|
|  Commerical |  Mixed Use |  Multi-Family |  Vacant Lot |
|  Retail |  Public/Instititutional |  Recreation |  Study Area |
|  Restaurant/Bar |  Single-Family |  Parking Lot | |

Exhibit 2
General Land Use
 Downtown Study Area
 City of Maryville , Missouri



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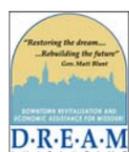




Legend

- Commercial/Residential
- Retail/Residential
- Restaurant/Residential
- Public/Residential
- Public/Commercial
- Study Area

Exhibit 2-a
Mixed Land Use
Downtown Study Area
City of Maryville , Missouri



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Legend

- | | | |
|--|--|---|
|  Commercial |  Public/Institutional |  Recreation |
|  Retail |  Single-Family |  Parking Lot |
|  Restaurant/Bar |  Multi-Family |  Vacant Lot |
| | |  Study Area |

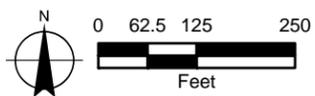
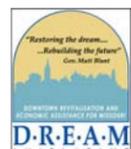


Exhibit 2-b
1st Floor Land Use
 Downtown Study Area
 City of Maryville , Missouri



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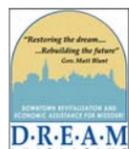
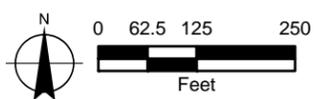




Legend

- Commerical
- Restaurant/Bar
- Single-Family
- Retail
- Public/Institutional
- Multi-Family
- Study Area

Exhibit 2-c
2nd Floor Land Use
 Downtown Study Area
 City of Maryville , Missouri



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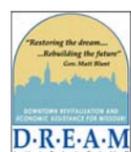




Legend

- Commerical
- Multi-Family
- Public/Institutional
- Study Area

Exhibit 2-d
3rd Floor Land Use
 Downtown Study Area
 City of Maryville , Missouri



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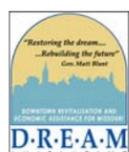




Legend

- Excellent
- Fair
- Dilapidated
- Good
- Poor
- Under Construction
- Study Area

Exhibit 3
Building Conditions
 Downtown Study Area
 City of Maryville , Missouri



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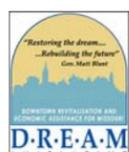
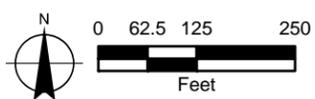




Legend

- 0%
- 26%-50%
- 1%-25%
- 100%
- Study Area

Exhibit 4-a
1st Floor Commercial/Retail Vacancy
 Downtown Study Area
 City of Maryville , Missouri



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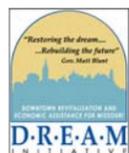
Exhibit 4-b

2nd & 3rd Floor Commercial/Retail Vacancy

Downtown Study Area
City of Maryville, Missouri

Legend

- 0%
- 100%
- 3rd Floor
- Study Area



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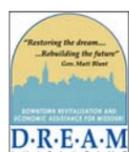




Legend

- Single-Family
- Multi-Family
- Mixed Use
- Study Area

Exhibit 5-a
Residential Inventory & Units
 Downtown Study Area
 City of Maryville , Missouri



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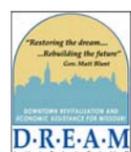
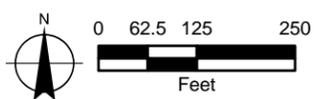




Legend

Parking Lot
 Vacant Lot
 Study Area

Exhibit 6-a
Parking & Vacant Lots
 Downtown Study Area
 City of Maryville , Missouri



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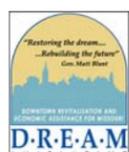
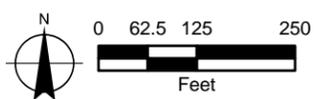




Legend

- | | |
|---|---|
|  Excellent |  Poor |
|  Good |  Dilapidated |
|  Fair |  Study Area |

Exhibit 6-b
Parking Lot Conditions
 Downtown Study Area
 City of Maryville , Missouri



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Legend

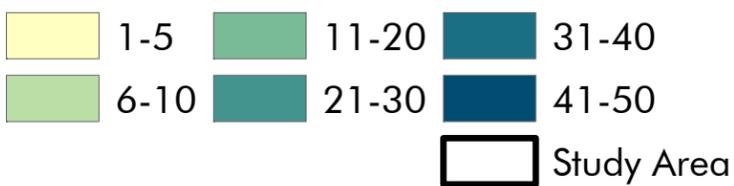
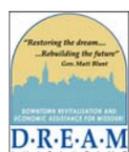


Exhibit 6-c
Off Street Parking Spaces
 Downtown Study Area
 City of Maryville , Missouri



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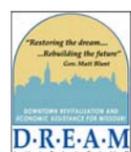


Legend

- | | | | | | |
|---|-----------|---|------|---|-------------|
|  | Excellent |  | Fair |  | Dilapidated |
|  | Good |  | Poor |  | Study Area |



Exhibit 6-d
Off Street Parking Conditions
 Downtown Study Area
 City of Maryville , Missouri



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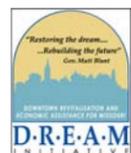


Legend

- 0
- 1-5
- 6-10
- 11-20
- Study Area



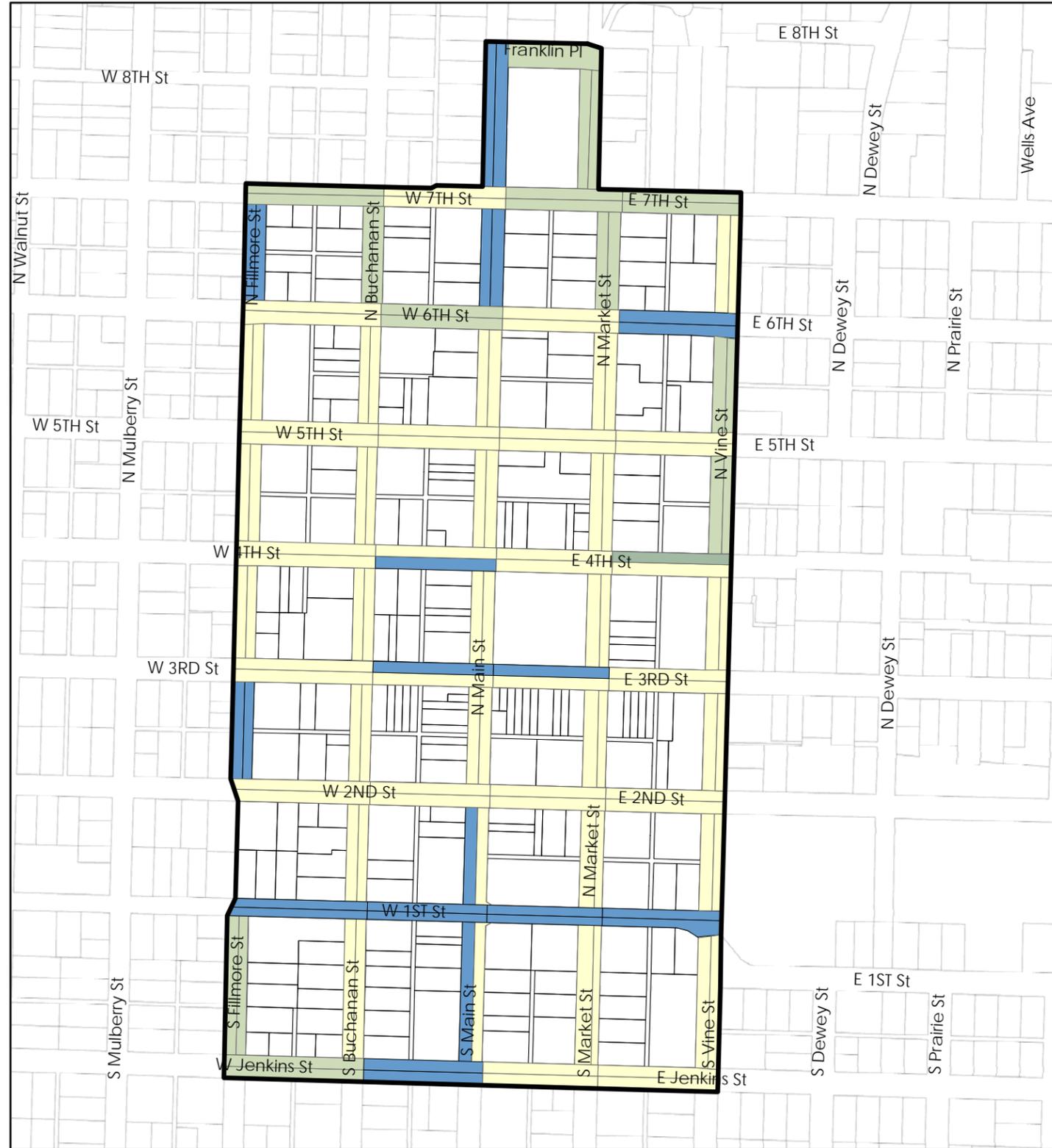
Exhibit 6-e
On Street Parking
 Downtown Study Area
 City of Maryville , Missouri



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Streets



Sidewalks

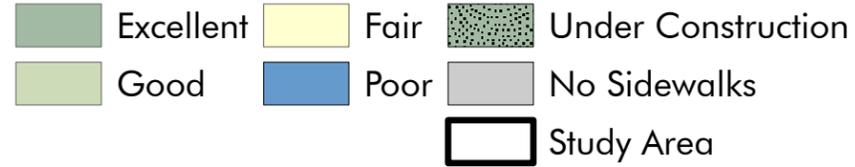
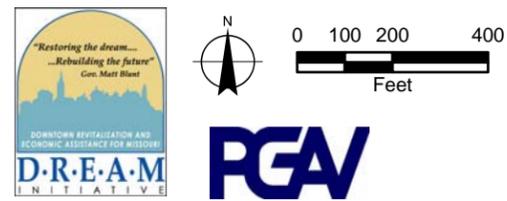
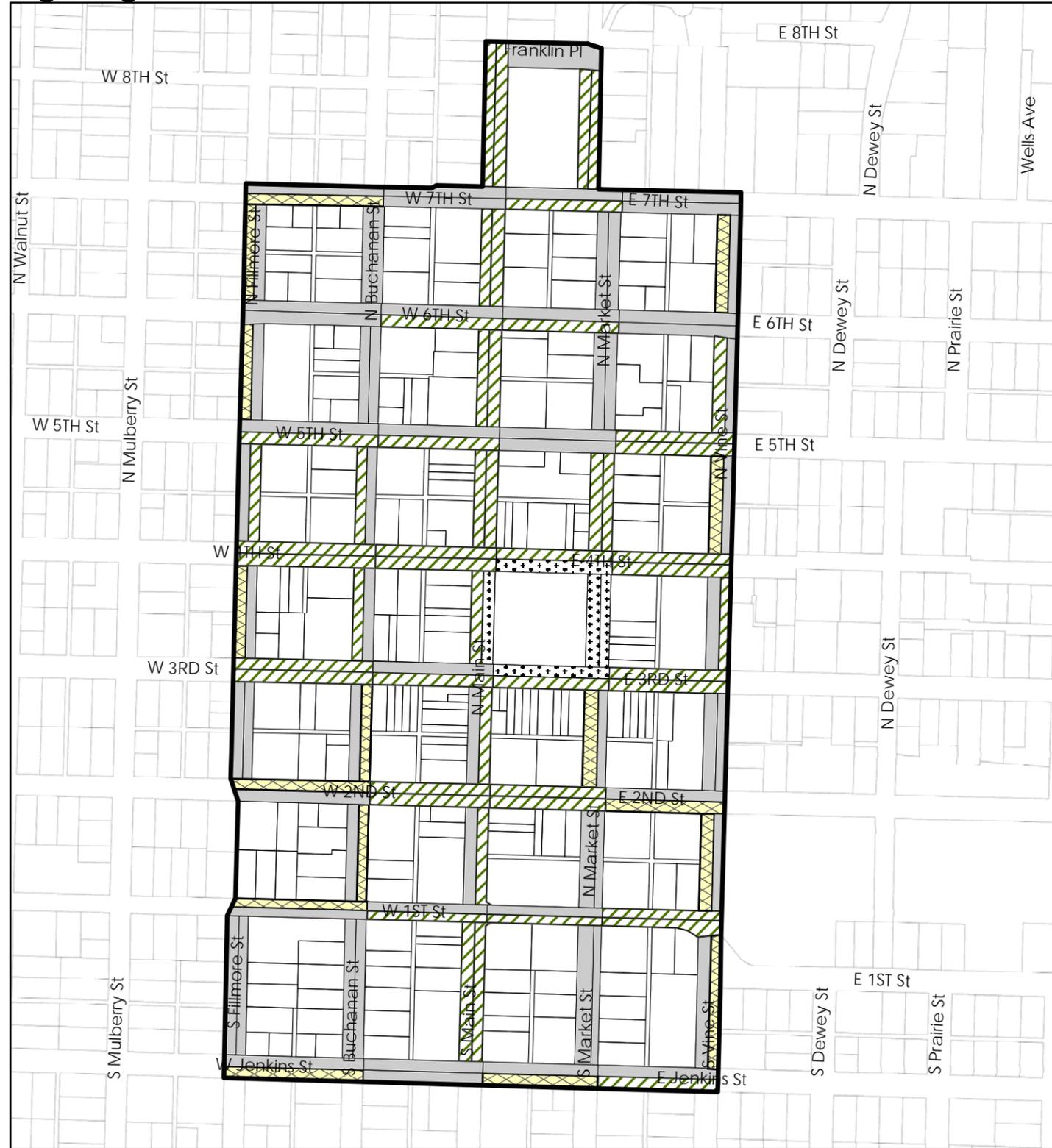


Exhibit 7-a
Street & Sidewalk Conditions
 Downtown Study Area
 City of Maryville, Missouri

Lighting



-  Standard
-  Decorative
-  Light on a Power Pole
-  No Lights
-  Study Area

Streetscape



-  Paver Sidewalks, Benches & Trashcans
-  Paver Sidewalks
-  Trashcans
-  Historic and Standard Light
-  No Streetscape

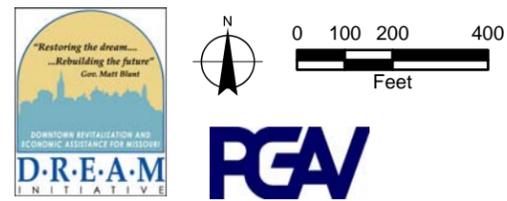
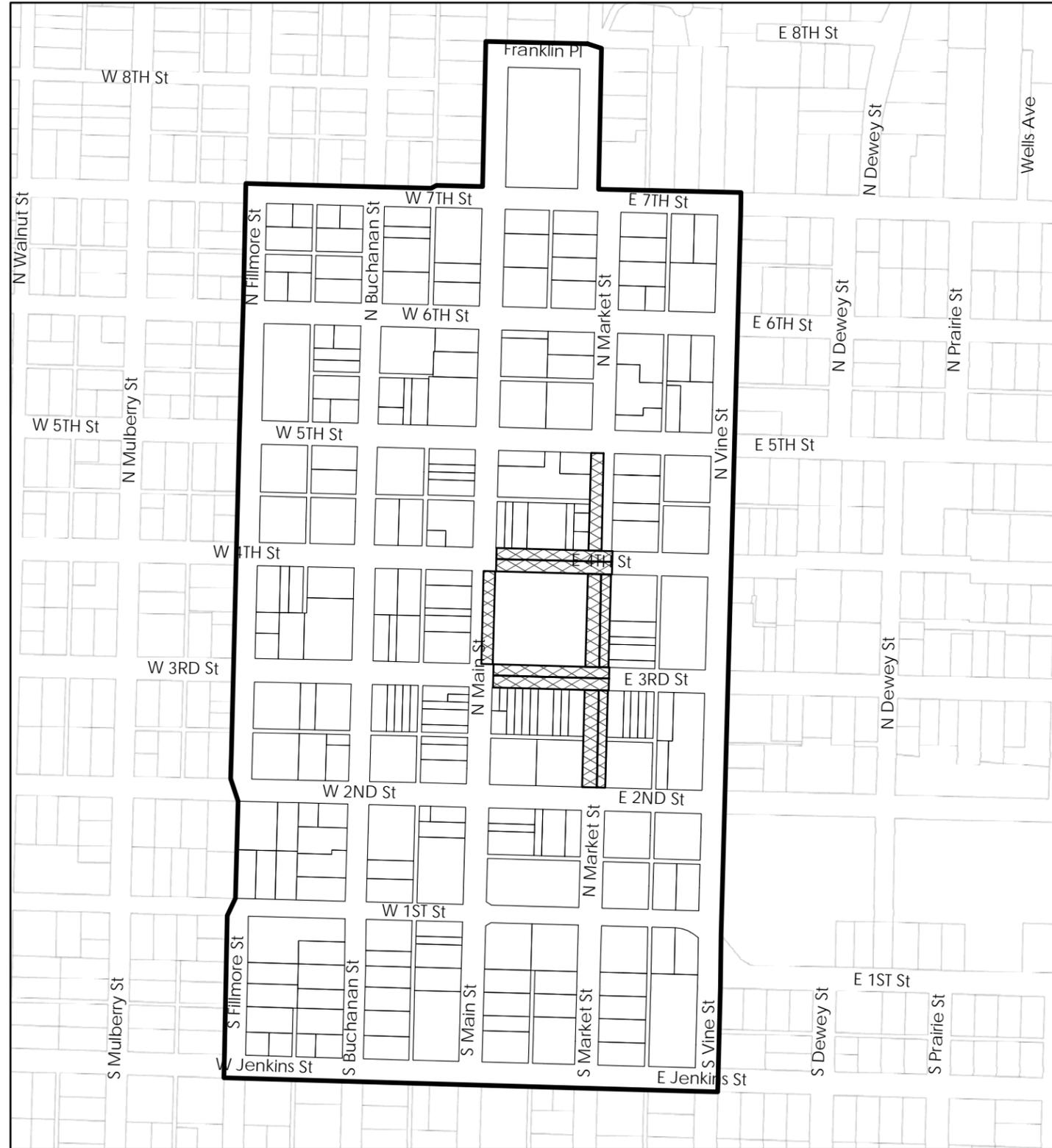
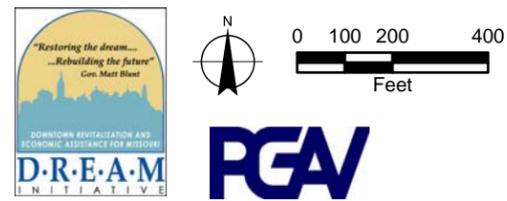
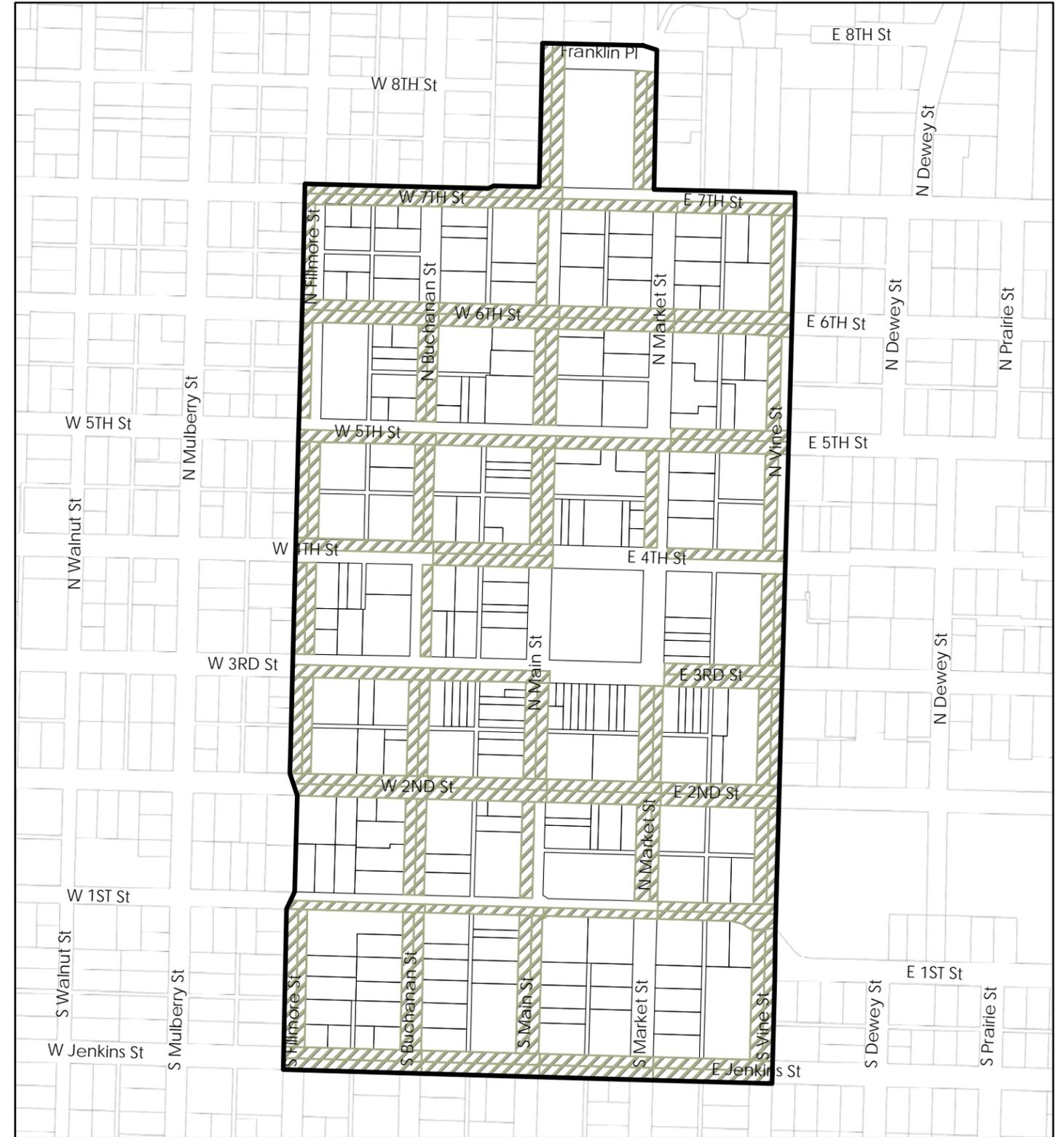


Exhibit 7-b
Lighting & Streetscape
 Downtown Study Area
 City of Maryville, Missouri

ADA



Overhead Powerlines



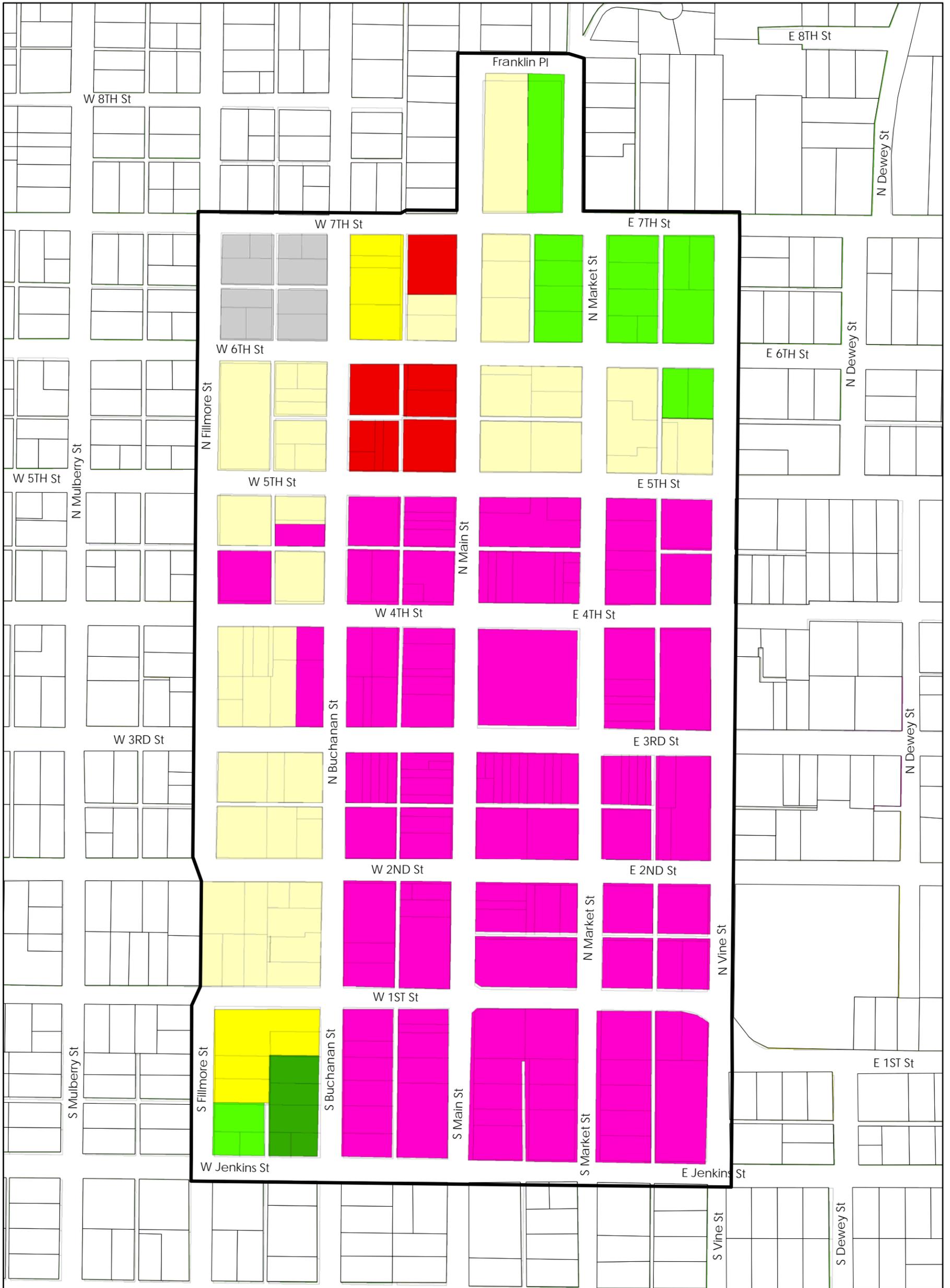
 ADA Accessible
 Study Area

 Overhead Powerlines

Exhibit 7-c ADA Accessibility & Overhead Powerlines

Downtown Study Area
City of Maryville, Missouri

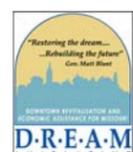
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Legend

- Commercial District
- General Business District
- Restricted Business District
- Single-Family Residence
- Two Unit Unrelated
- Multi-Family
- Multi-Family Residence
- Study Area

Exhibit 8-a
Existing Zoning
Downtown Study Area
City of Maryville , Missouri



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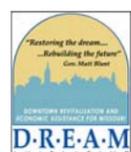


Legend

- Study Area
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- RESIDENTIAL
- RECREATION
- PUBLIC PARKING
- TRANSPORTATION/COMMUNICATION/UTILITIES
- UNDEVELOPED/UNUSED



Exhibit 8-b
Strategic Land Use
 Downtown Study Area
 City of Maryville , Missouri



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