

# MAP REFERENCE HANDBOOK

DOWNTOWN STUDY AREA

CITY OF HANNIBAL, MISSOURI

April, 2008



**D·R·E·A·M**  
I N I T I A T I V E

# ACKNOWLEDGMENTS



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



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 fall and winter of 2007. PGAV Staff coded the results of the Survey into Hannibal's 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, building conditions, infrastructure conditions, on or off-street parking, commercial vacancies, and residential units.

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. **Boundary Map (Exhibit 1)** - Area with Area Boundary.
2. **Land Use (Exhibits 2-2d)** – Land Use Maps exhibit 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)** – Building Condition Map call out buildings which may be in need of restorative efforts.
4. **Commercial Inventory (Exhibits 4a-4c)** – 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 (Exhibits 5a-5b)** – Residential Inventory Maps show the numbers of residences per building and per floor in the Area. 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.
6. **Parking Inventory (Exhibits 6a-6c)** – Parking Inventory Maps illustrate the numbers of parking spaces available on or 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 powerlines predominate. Infrastructure Conditions Maps also show locations of infrastructure amenities such as parking, benches, and historic streetlamps, if any.

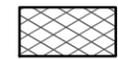
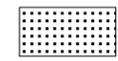
8. **Historic Districts & Buildings (Exhibit 8)** – The Historic Districts & Buildings Map illustrates the location of historic districts and recognized historic properties (local, state or federal) in the Area.
9. **Zoning (Exhibit 9)** – The Zoning Map depicts the existing zoning for properties within the Area.

Included, along with this booklet, is a disc which contains digital copies of all maps contained herein as well as all associated GIS data so that Hannibal 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.

# MAP EXHIBITS

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

Legend

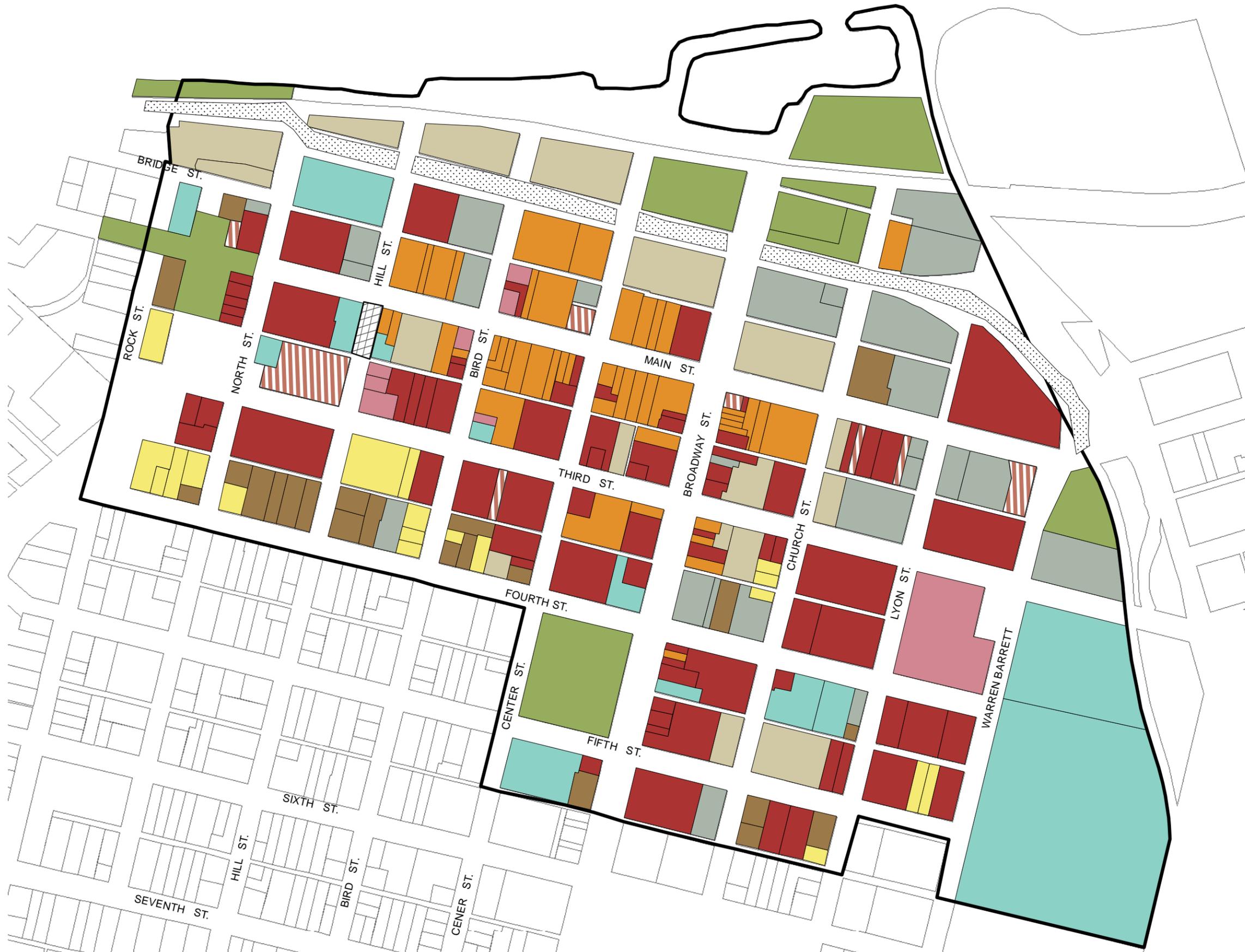
-  Closed Street
-  Flood Wall
-  Study Area



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# Exhibit 2 General Land Use

Downtown Study Area  
City of Hannibal, Missouri



## Legend

- Commercial
- Retail
- Mixed Use
- Restaurant/Bar
- Public/Institutional
- Single-Family
- Multi-Family
- Recreation
- Parking
- Vacant
- Closed Street
- Flood Wall
- Study Area



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



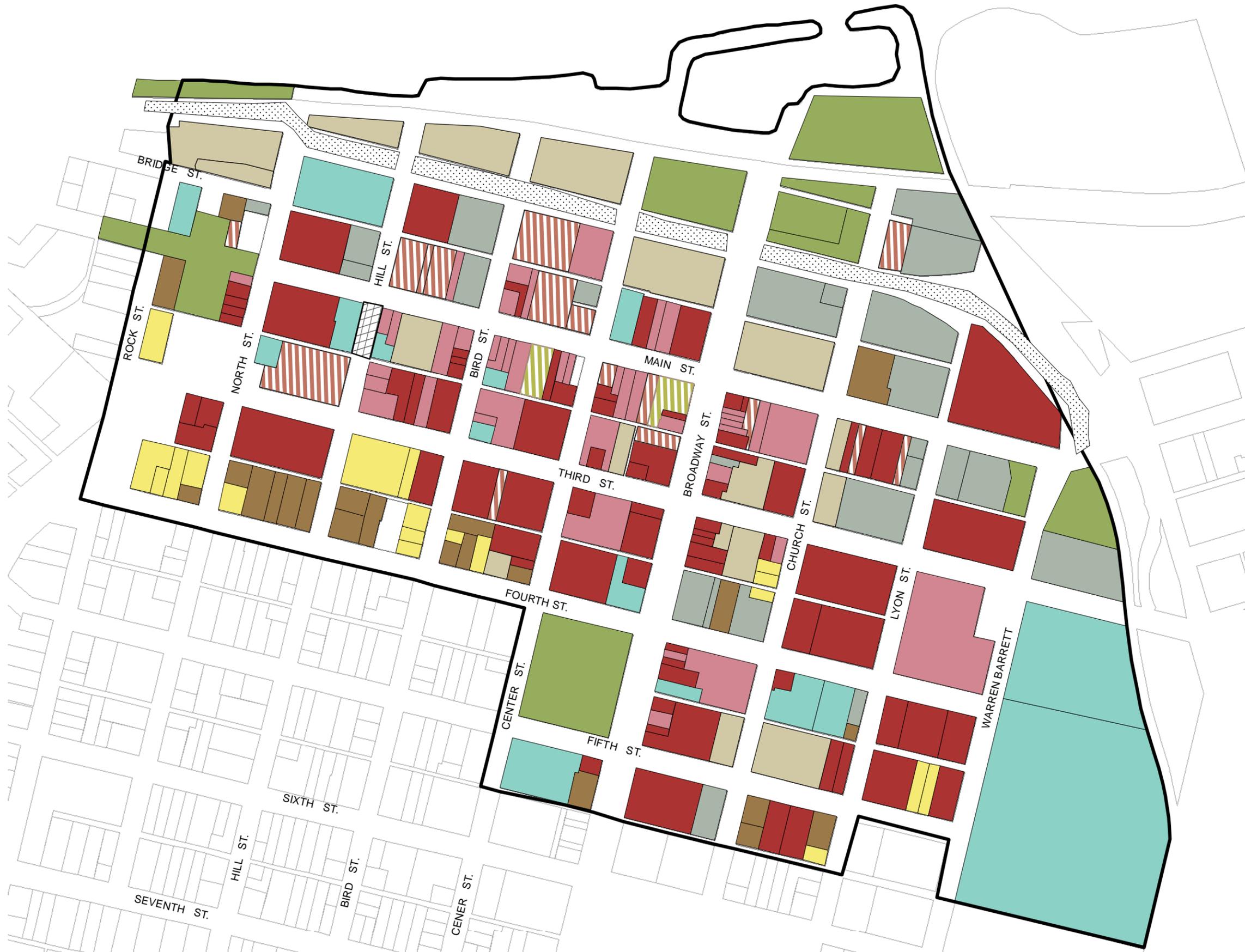
Legend

-  Commercial/Residential
-  Retail/Commercial
-  Retail/Residential
-  Restaurant/Commercial
-  Restaurant/Retail
-  Closed Street
-  Flood Wall
-  Study Area



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



- Legend**
- Commercial
  - Retail
  - Restaurant/Bar
  - Restaurant/Retail
  - Public/Institutional
  - Single-Family
  - Multi-Family
  - Recreation
  - Parking
  - Vacant
  - Closed Street
  - Flood Wall
  - Study Area



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# Exhibit 2-c 2nd Floor Land Use

Downtown Study Area  
City of Hannibal, Missouri

## Legend

- Commercial
- Public/Institutional
- Multi-Family
- Closed Street
- Flood Wall
- Study Area



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



- Legend**
- Commercial
  - Public/Institutional
  - Multi-Family
  - Closed Street
  - Flood Wall
  - Study Area



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# Exhibit 3 Building Condition

Downtown Study Area  
City of Hannibal, Missouri



## Legend

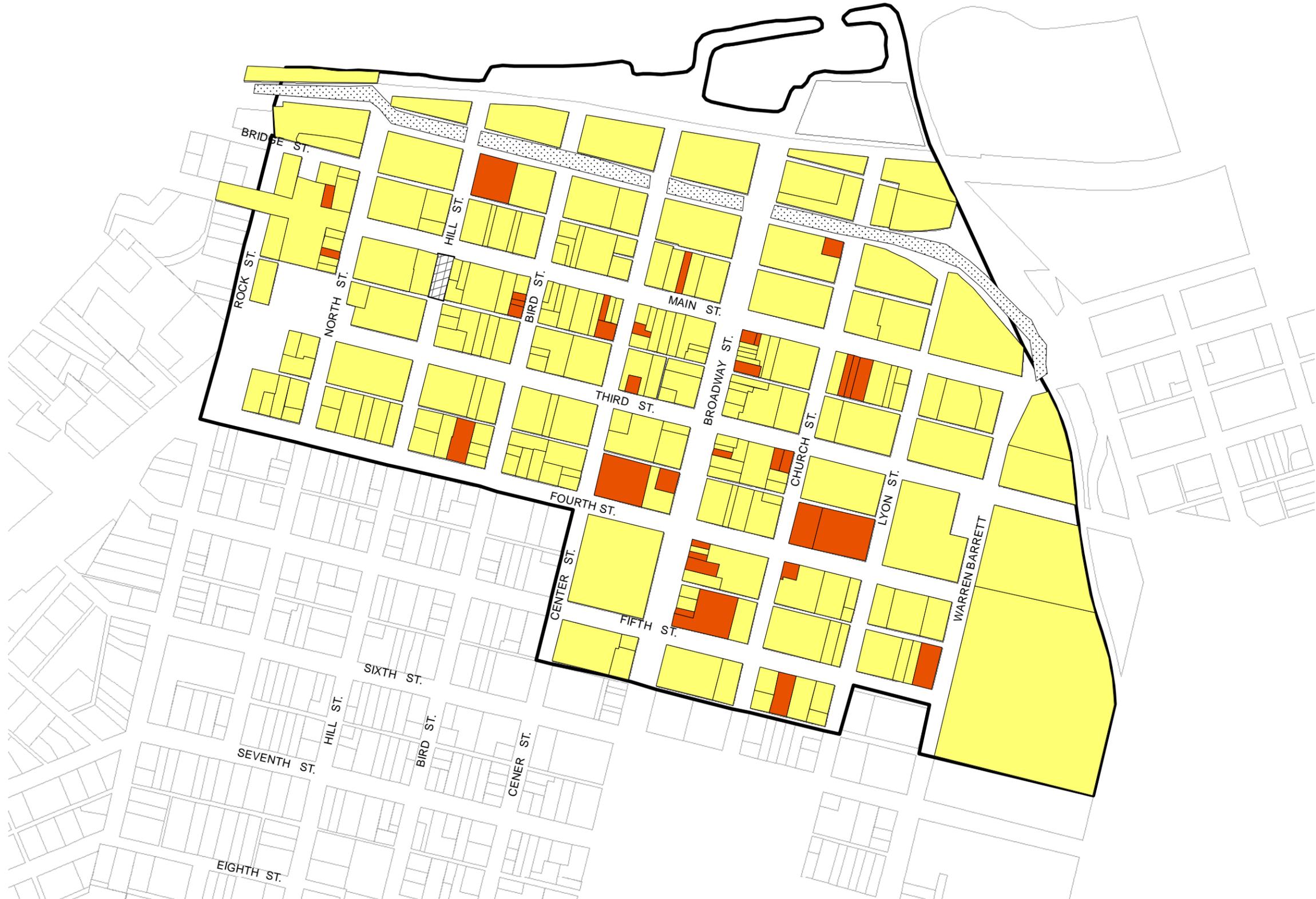
- Excellent
- Good
- Fair
- Poor
- Dilapidated
- Under Construction
- Closed Street
- Flood Wall
- Study Area



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# Exhibit 4-a 1st Floor Commercial/Retail Vacancy

Downtown Study Area  
City of Hannibal, Missouri



### Legend

- 0%
- 100%
- HNB\_Assessment
- Closed Street
- Flood Wall
- Study Area



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# Exhibit 4-b 2nd Floor Commercial/Retail Vacancy

Downtown Study Area  
City of Hannibal, Missouri



### Legend

- 0%
- 1%-25%
- 50%-75%
- 76%-100%
- Closed Street
- Flood Wall
- Study Area



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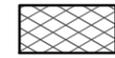
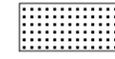
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# Exhibit 4-c 3rd Floor Commercial/Retail Vacancy

Downtown Study Area  
City of Hannibal, Missouri



### Legend

-  Closed Street
-  Flood Wall
-  Study Area
-  0%
-  100%



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# Exhibit 5-a Residential Inventory & Units

Downtown Study Area  
City of Hannibal, Missouri



## Legend

- Single-Family
- Multi-Family
- Mixed Use
- Closed Street
- Flood Wall
- Study Area

Mixed Use Properties are those that have commercial, retail or a restaurant on the 1st floor and residential properties on the upper floors. The number of units are labeled on mixed use & multi-family properties



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# Exhibit 5-b Residential Inventory of Vacant Units

Downtown Study Area  
City of Hannibal, Missouri



## Legend

- Single-Family
- Multi-Family
- Mixed Use
- Closed Street
- Flood Wall
- Study Area

Mixed Use Properties are those that have commercial, retail or a restaurant on the 1st floor and residential properties on the upper floors. The number of units are labeled on mixed use & multi-family properties

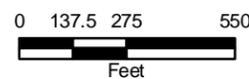


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# Parking & Vacant Lots



# Parking Conditions



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- Parking
- Vacant

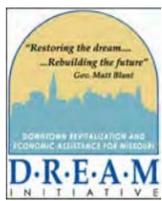
- |  |  |   |
|--|--|---|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #408040; border: 1px solid black; margin-right: 5px;"></span> Excellent | <span style="display: inline-block; width: 20px; height: 10px; background-color: #4080c0; border: 1px solid black; margin-right: 5px;"></span> Poor        | <span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> Closed Street |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #80c080; border: 1px solid black; margin-right: 5px;"></span> Good      | <span style="display: inline-block; width: 20px; height: 10px; background-color: #004040; border: 1px solid black; margin-right: 5px;"></span> Dilapidated | <span style="display: inline-block; width: 20px; height: 10px; background: radial-gradient(circle, black 1px, transparent 1px); background-size: 4px 4px; border: 1px solid black; margin-right: 5px;"></span> Flood Wall           |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Fair      |  | <span style="display: inline-block; width: 20px; height: 10px; border: 2px solid black; margin-right: 5px;"></span> Study Area  |

**Exhibit 6-a**  
**Parking & Parking Conditions**  
 Downtown Study Area  
 City of Hannibal, Missouri

# Off Street Parking



# Off Street Parking Conditions

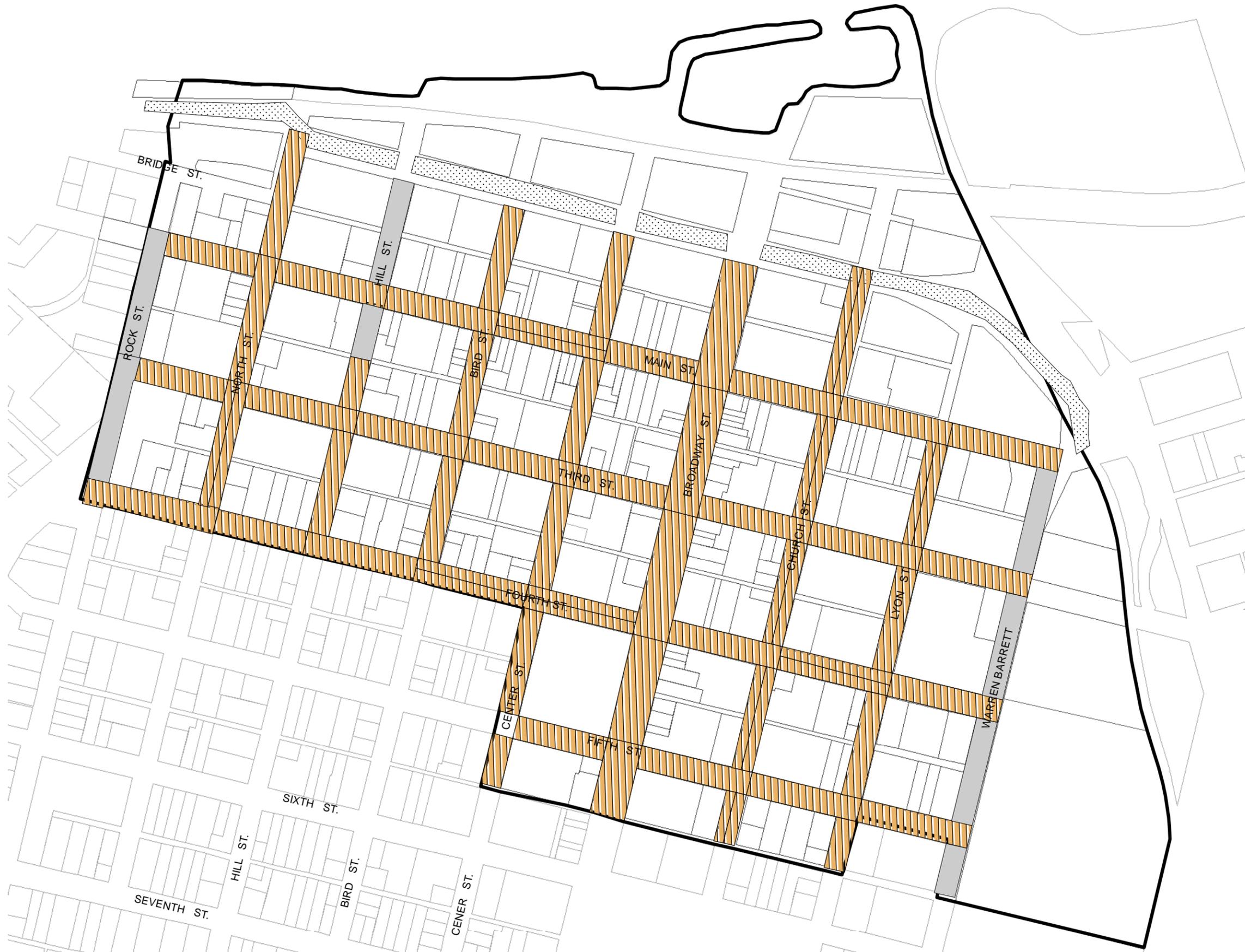


○ # of Off Street Parking Spaces  
 ■ Off Street Parking

■ Excellent   ■ Poor   ■ Flood Wall  
 ■ Good   ■ Dilapidated   ■ Study Area  
 ■ Fair   ■ Closed Street

Exhibit 6-b  
 Off Street Parking & Conditions  
 Downtown Study Area  
 City of Hannibal, Missouri

Exhibit 6-c  
 On Street Parking  
 Downtown Study Area  
 City of Hannibal, Missouri



Legend

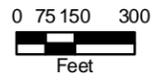
-  No
-  Yes
-  Closed Street
-  Flood Wall
-  Study Area



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Street

Sidewalk



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- Good
- Fair
- Poor

- Good
- Fair
- Poor
- Dilapidated
- No Sidewalk
- Closed Street
- Flood Wall
- Study Area

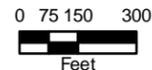
Exhibit 7-a  
Street & Sidewalk Conditions  
Downtown Study Area  
City of Hannibal, Missouri

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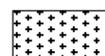
# Lighting



# Overhead Power Lines



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-  Historic
-  Decorative
-  Standard
-  No Lighting

-  Overhead Power Lines
-  Closed Street
-  Flood Wall
-  Study Area

**Exhibit 7-b**  
**Street Lighting & Overhead Power Lines**  
 Downtown Study Area  
 City of Hannibal, Missouri

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# ADA Accessibility

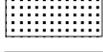


# Streetscape



0 80 160 320  
Feet

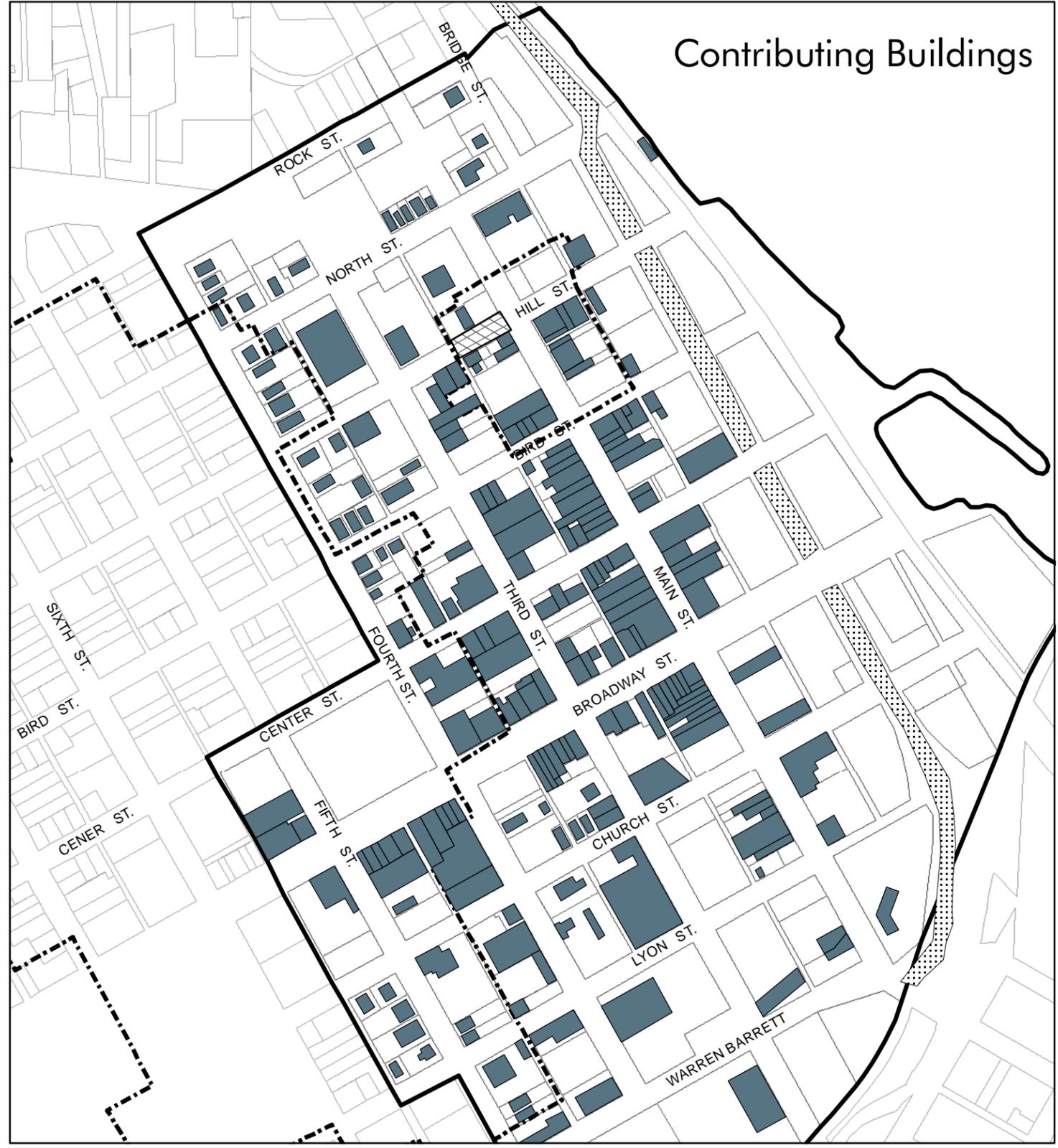
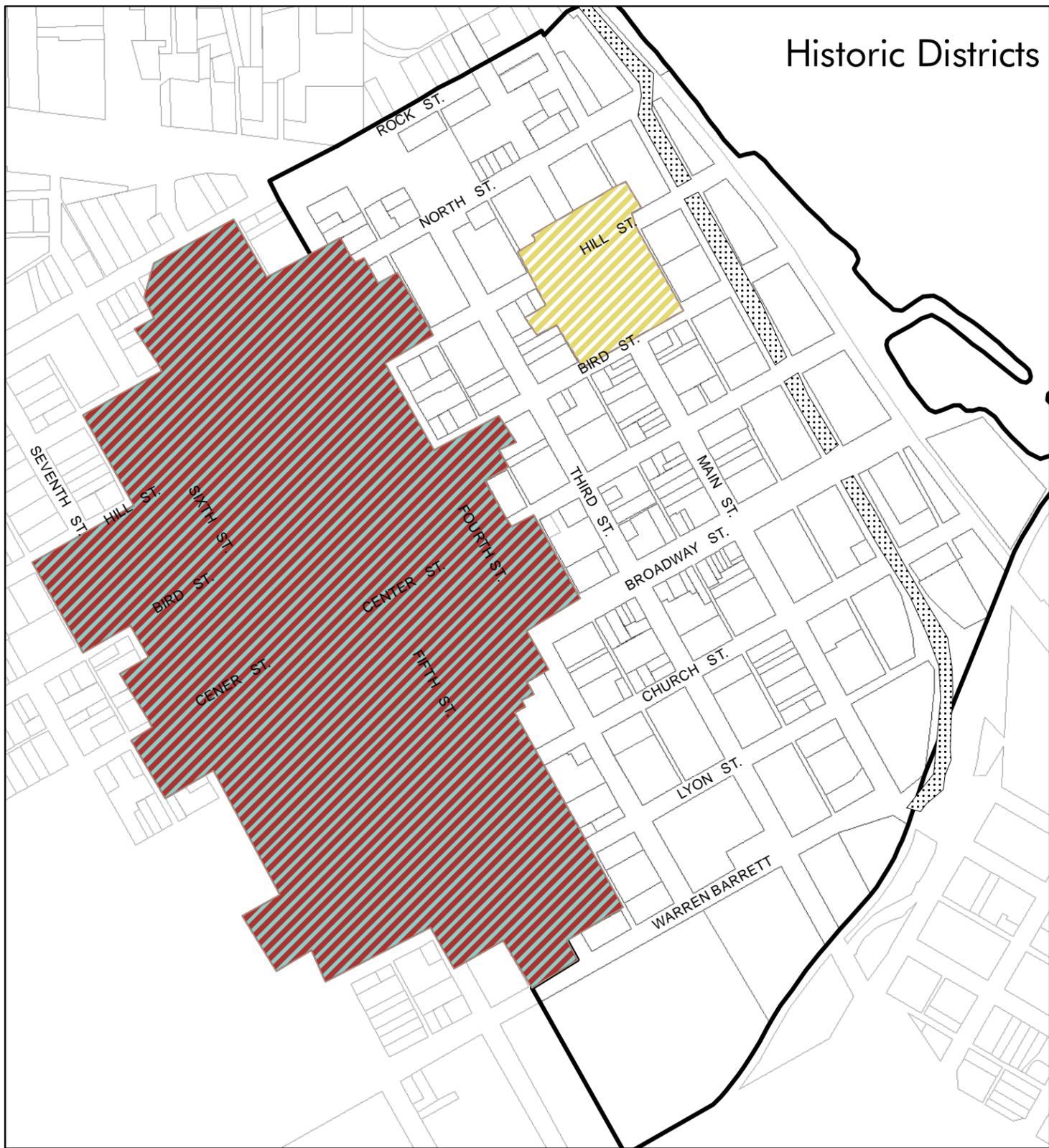
PGAVPLANNERS

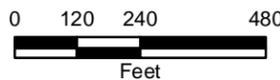
-  Not Accessible
-  Closed Street
-  Flood Wall
-  Study Area

-  Potters, Trashcans, Benches, Signs
-  Benches, Trashcans, & Signs
-  Potters & Trashcans
-  No Streetscape

Exhibit 7-c  
ADA Accessibility & Streetscape  
Downtown Study Area  
City of Hannibal, Missouri

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-  Central Park Historic District
-  Mark Twain Historic District

-  Contributing Buildings
-  Historic Districts
-  Closed Street
-  Flood Wall
-  Study Area

**Exhibit 8**  
**Historic Districts & Buildings**  
 Downtown Study Area  
 City of Hannibal, Missouri

Exhibit 9  
Existing Zoning  
Downtown Study Area  
City of Hannibal, Missouri



Legend

- E - Commercial
- E1 - Supplementary
- F - Industrial
- Park
- H1 - Historic District
- Closed Street
- Flood Wall
- Study Area



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