

MAP REFERENCE HANDBOOK

DOWNTOWN STUDY AREA

CITY OF SEDALIA, MISSOURI

March 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:



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 staff of the City of Sedalia during the summer and fall of 2007. PGAV Staff coded the results of the Survey into Sedalia'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. **Aerial (Exhibit 1)** – An aerial photo of the 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-6e)** – 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-7f)** – 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. **Cultural & Central Business District (Exhibit 9)** – The Cultural & Central Business District boundary represents the special taxing district in the downtown Sedalia.

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 City of Sedalia 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 Sedalia Staff, Sedalia Downtown Development Inc. Staff and other community volunteers who were instrumental in the assemblage of the data through many hours of field work required to complete these maps.

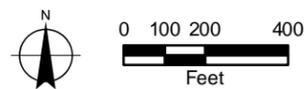
MAP EXHIBITS

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



Legend

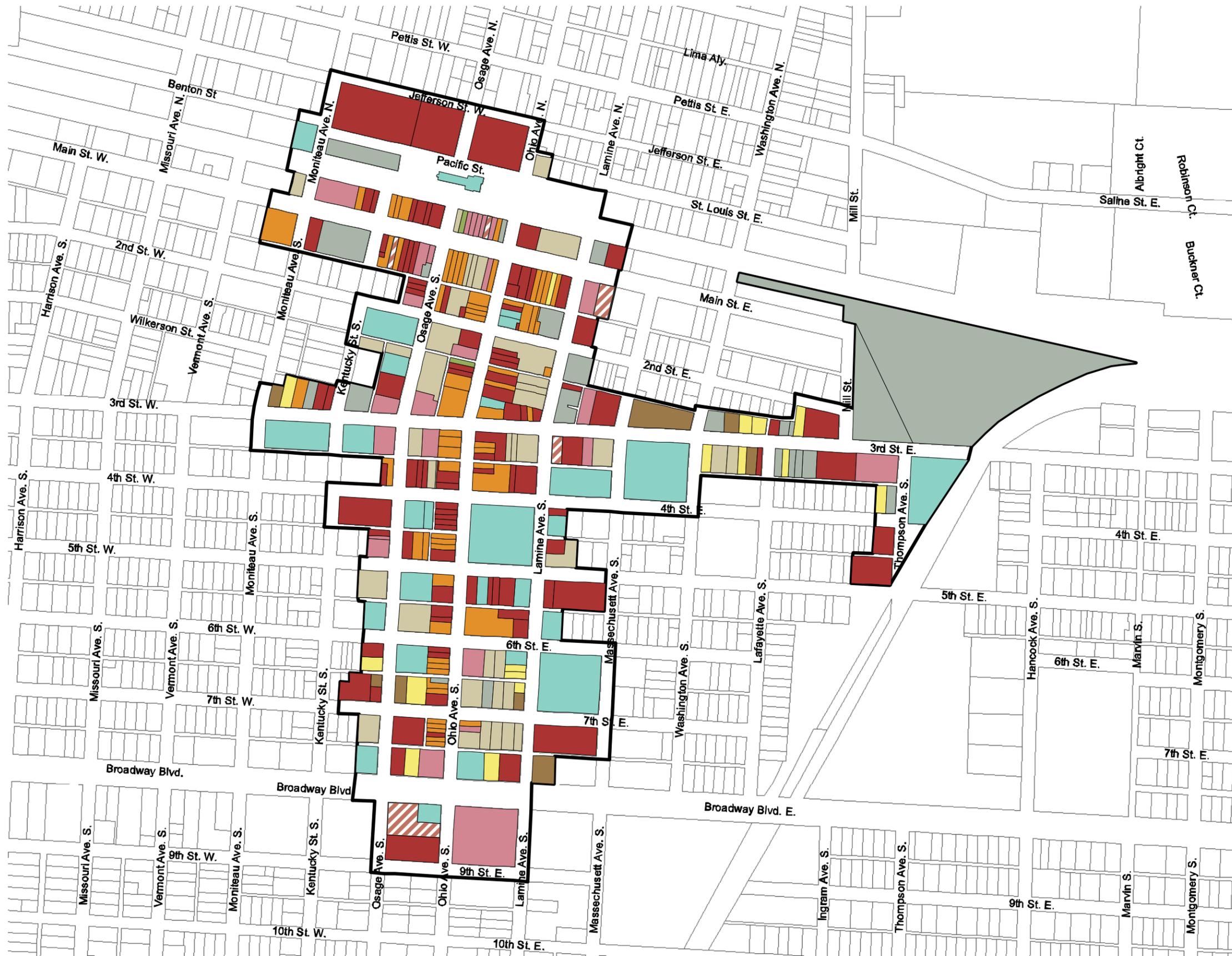
 Study Area Boundary



MARCH
2008

PGAVPLANNERS

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



Legend

- Commercial
- Retail
- Mixed Use
- Restaurant
- Public / Institutional
- Single-Family
- Multi-Family
- Recreation
- Parking
- Vacant
- Study Area Boundary



MARCH
2008

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



- Legend**
- Commercial / Residential
 - Retail / Commercial
 - Retail / Residential
 - Restaurant / Residential
 - Restaurant / Commercial
 - Public / Commercial
 - Study Area Boundary

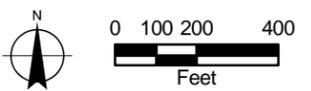


MARCH
2008

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



- Legend**
- Commercial
 - Retail
 - Restaurant
 - Public / Institutional
 - Single-Family
 - Multi-Family
 - Recreation
 - Parking
 - Vacant
 - Study Area Boundary



MARCH
2008

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



- Legend**
- Commercial
 - Retail
 - Public / Institutional
 - Single-Family
 - Multi-Family
 - Vacant
 - Study Area Boundary



MARCH
2008

Exhibit 2-d 3rd & Additional Floor Land Use

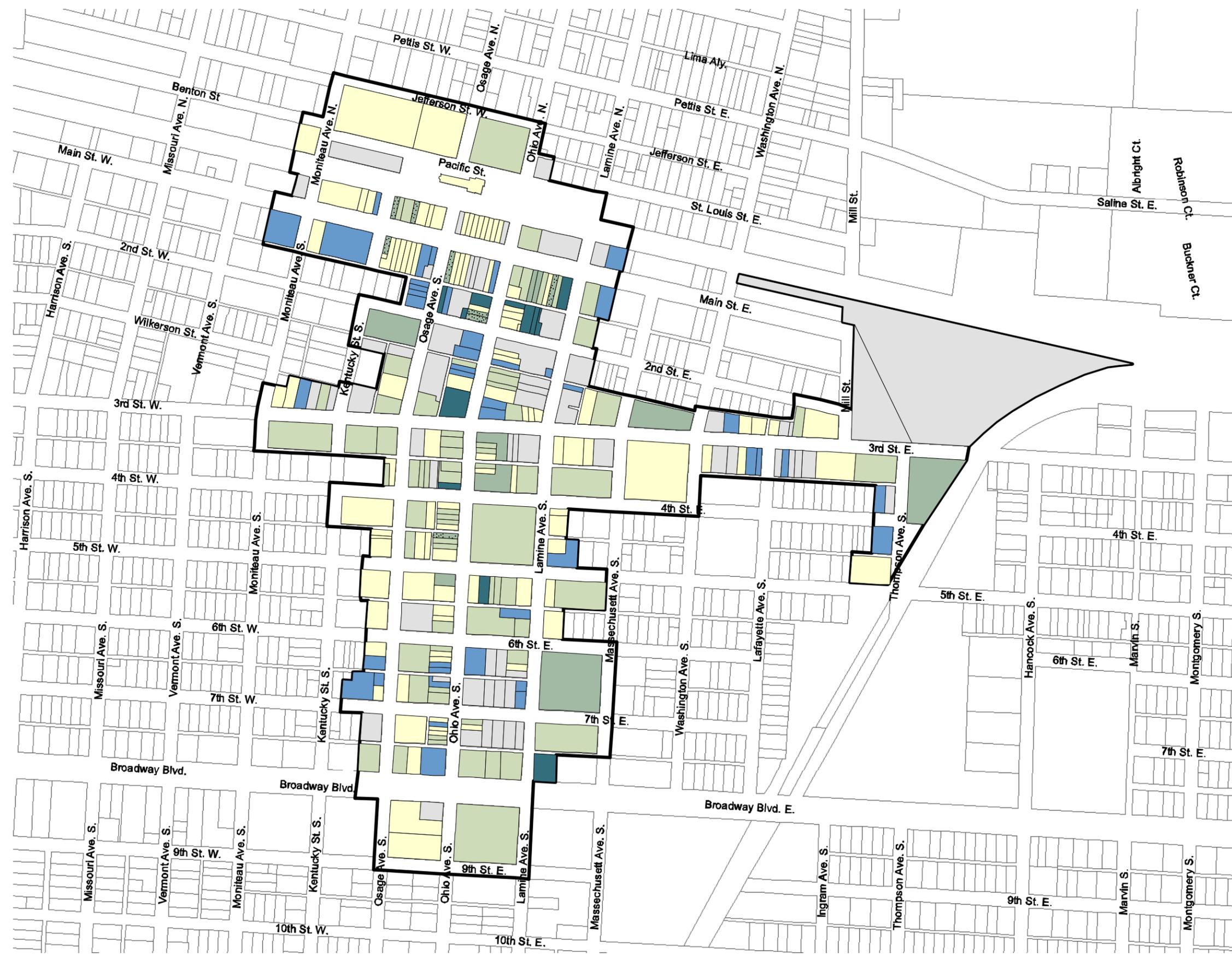
Downtown Study Area
City of Sedalia, Missouri

- Legend**
- Commercial
 - Public / Institutional
 - Multi-Family
 - Vacant
 - Study Area Boundary



MARCH
2008

Exhibit 3 Building Condition Downtown Study Area City of Sedalia, Missouri



Legend

- No Building
- Excellent
- Good
- Fair
- Poor
- Dilapidated
- Under Construction
- Study Area Boundary



MARCH
2008

Exhibit 4-a 1st Floor Commercial/Retail Vacancy

Downtown Study Area
City of Sedalia, Missouri



Legend

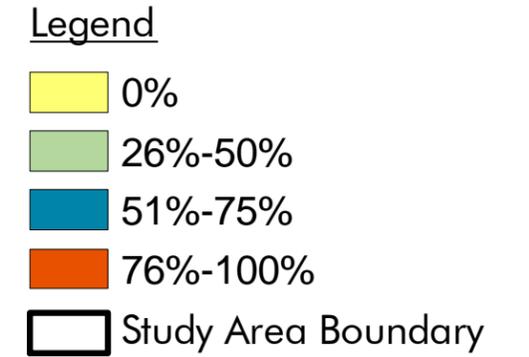
- 0%
- 1%-25%
- 26%-50%
- 51%-75%
- 76%-100%
- Study Area Boundary



MARCH
2008

Exhibit 4-b 2nd Floor Commercial/Retail Vacancy

Downtown Study Area
City of Sedalia, Missouri



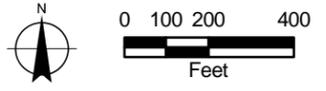
MARCH
2008

Exhibit 4-c 3rd & Additional Floors Commercial/Retail Vacancy

Downtown Study Area
City of Sedalia, Missouri

Legend

- 26%-50%
- 76%-100%
- Study Area Boundary



MARCH
2008

Exhibit 6-a Vacant & Parking Lots

Downtown Study Area
City of Sedalia, Missouri

Legend

-  Parking
-  Vacant
-  Study Area Boundary



MARCH
2008

Exhibit 6-d Off Street Parking Conditions

Downtown Study Area
City of Sedalia, Missouri



Legend

- Good
- Fair
- Poor
- Study Area Boundary



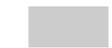
MARCH
2008

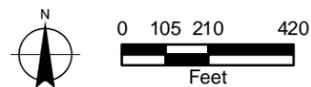
Exhibit 6-e On Street Parking

Downtown Study Area
City of Sedalia, Missouri



Legend

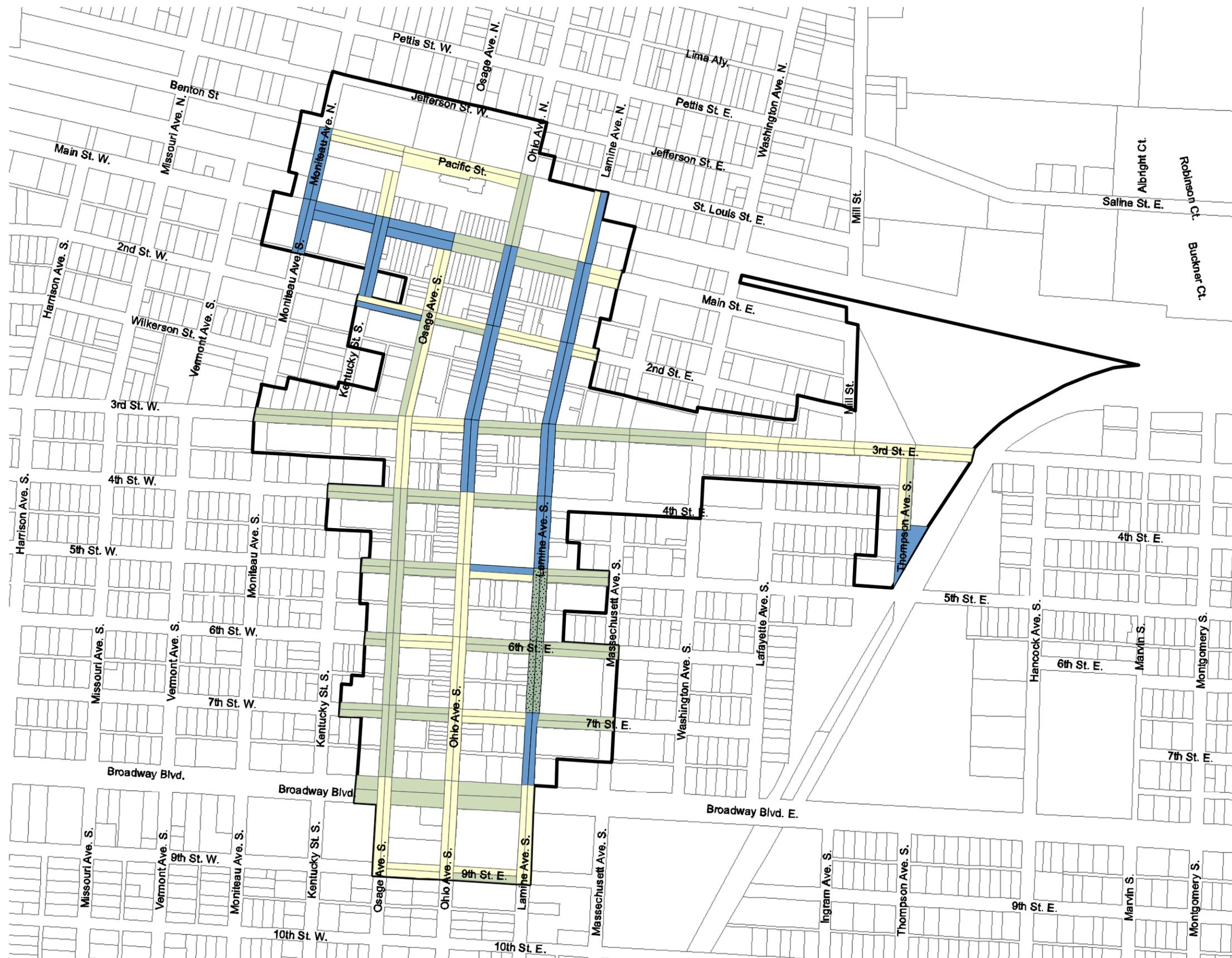
-  No Parking
-  1 - 10 Parking Spaces
-  11 - 20 Parking Spaces
-  Study Area Boundary



MARCH
2008

Exhibit 7-a Street Conditions

Downtown Study Area
City of Sedalia, Missouri



Legend

- Good
- Fair
- Poor
- Under Construction
- Study Area Boundary



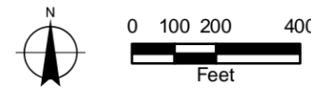
MARCH
2008

Exhibit 7-b Sidewalk Conditions

Downtown Study Area
City of Sedalia, Missouri

Legend

- Good
- Fair
- Poor
- Dilapidated
- Study Area Boundary

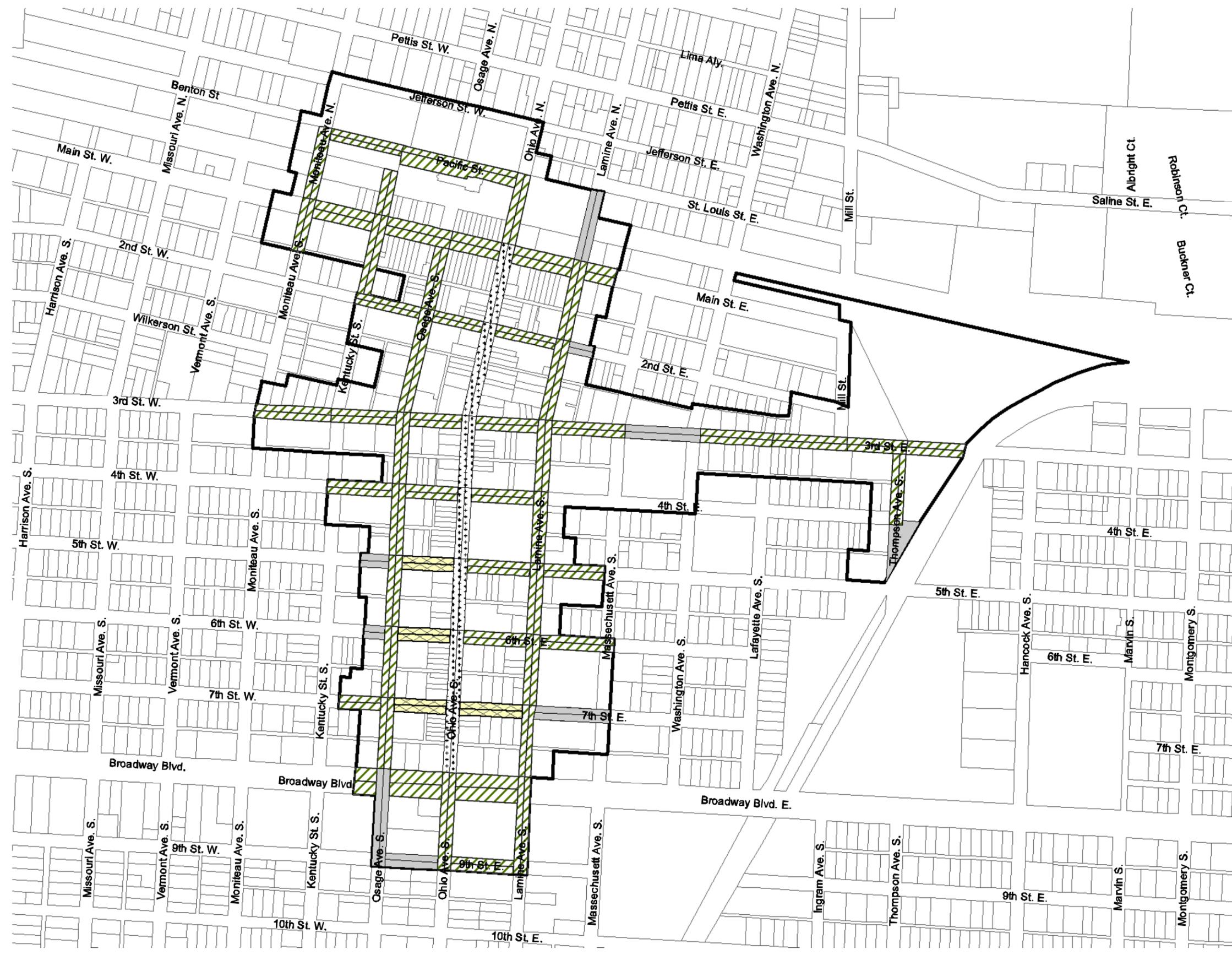


MARCH
2008

PGAVPLANNERS

Exhibit 7-c Street Lighting

Downtown Study Area
City of Sedalia, Missouri



Legend

-  Historic
-  Historic / Standard
-  Standard
-  No Lighting
-  Study Area Boundary



MARCH
2008

Exhibit 7-d Overhead Power Lines

Downtown Study Area
City of Sedalia, Missouri

Legend

-  Overhead Powerlines
-  Study Area Boundary



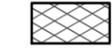
MARCH
2008

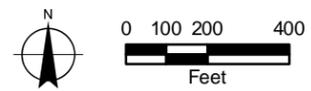
Exhibit 7-e ADA Accessibility

Downtown Study Area
City of Sedalia, Missouri



Legend

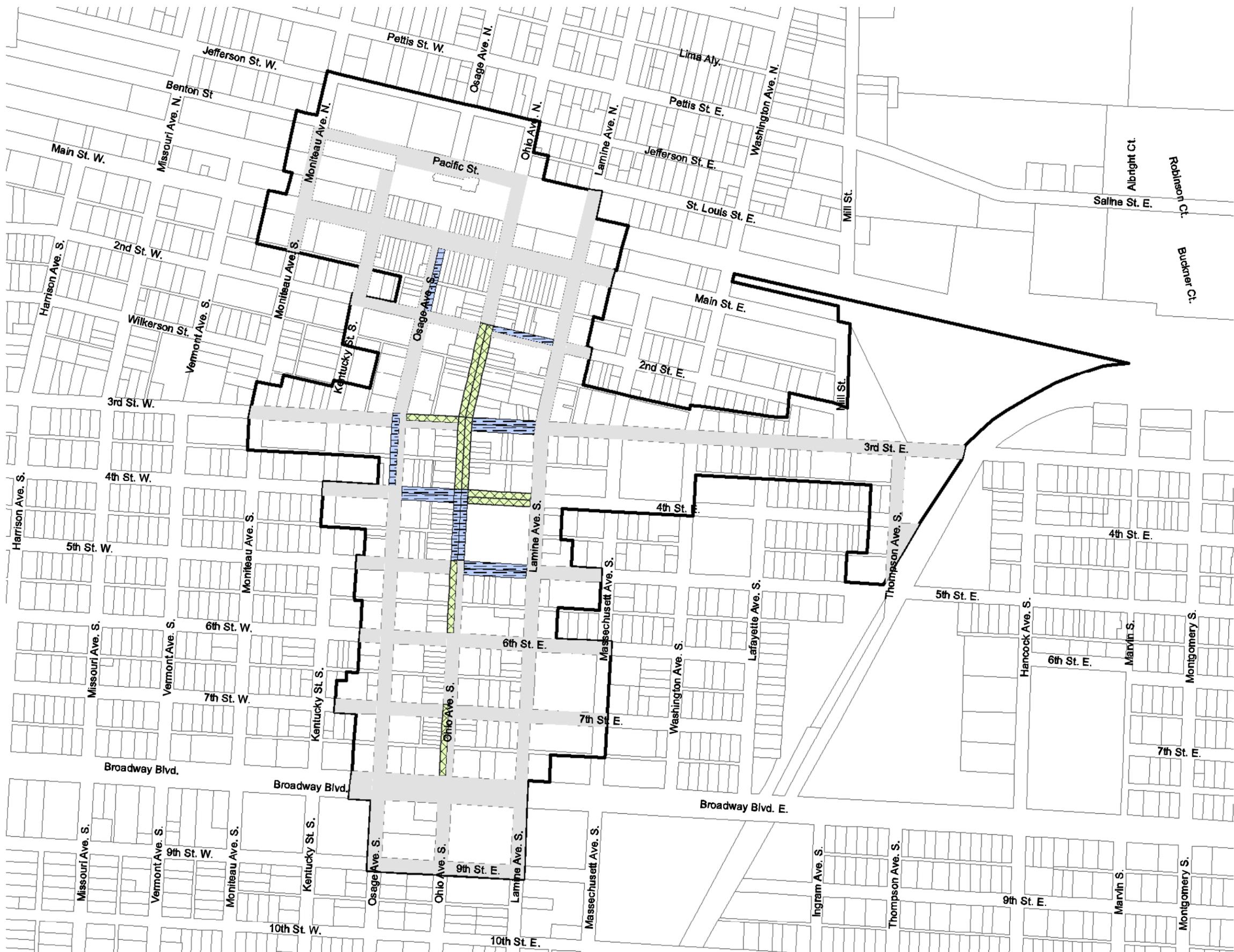
-  Accessible
-  Partially Accessible
-  Not Accessible
-  Study Area Boundary



MARCH
2008

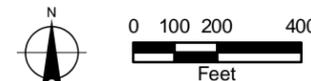
Exhibit 7-f Streetscape

Downtown Study Area
City of Sedalia, Missouri

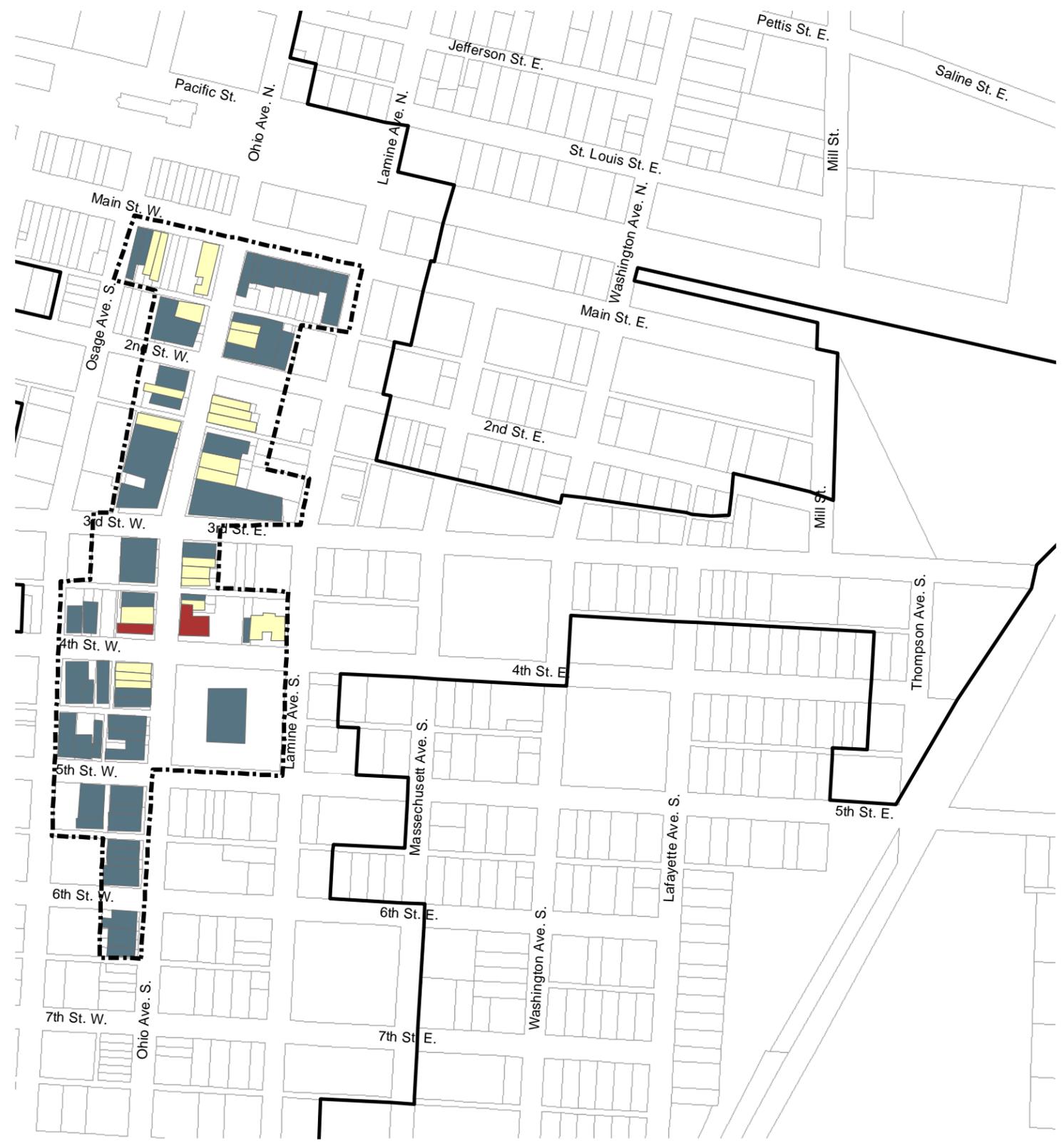
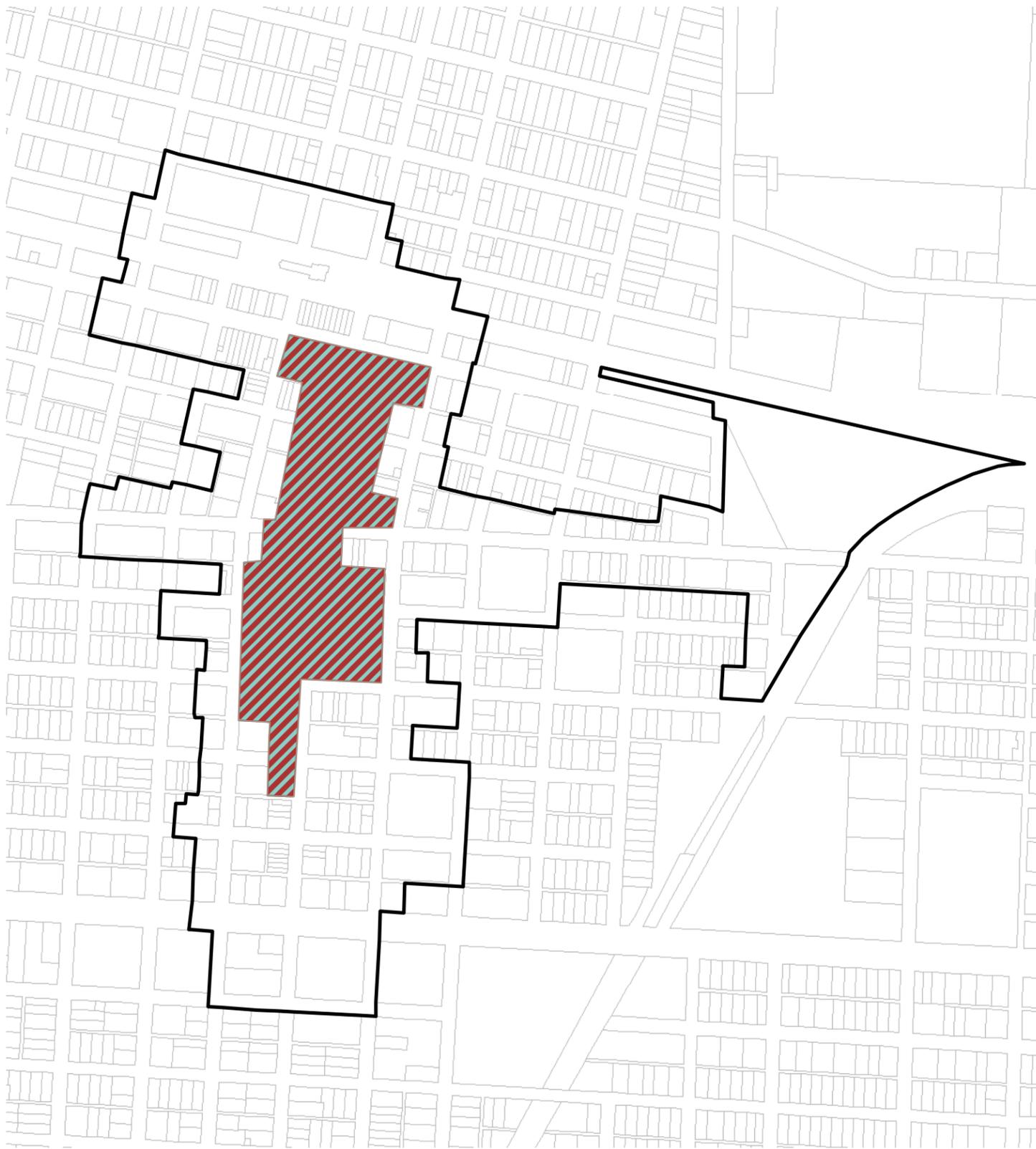


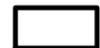
Legend

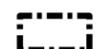
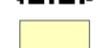
-  Benches, Landscaping & Decorative Concrete
-  Planters, Landscaping & Decorative Concrete
-  No Streetscape
-  Study Area Boundary



MARCH
2008



-  SD_Historic_District
-  Study Area Boundary

-  Study Area Boundary
-  Historic District
-  Non-Contributing
-  Contributing
-  National Register

PGAVPLANNERS

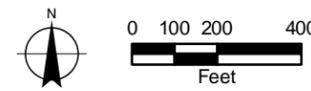
Exhibit 8
 Historic Districts & Buildings
 Downtown Study Area
 City of Sedalia, Missouri
 MARCH 2008

Exhibit 9 Cultural & Central Business District

Downtown Study Area
City of Sedalia, Missouri

Legend

-  Cultural & Central Business District
-  Study Area Boundary



MARCH
2008

PGAVPLANNERS