

# MAP REFERENCE HANDBOOK

DOWNTOWN STUDY AREA

CITY OF WASHINGTON, MISSOURI

July, 2009



**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 Spring of 2007. PGAV Staff coded the results of the Survey into Washington'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 DREAM Study Area is comprised of approximately 30 city blocks, and 256 parcels covering nearly 74 acres. Also, 232 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 Initiative. Strategic/Master Planning, Retail 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 Initiative, often in combination with other planning tasks.

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)** – 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-6b)** – 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 8a-b)** – 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.

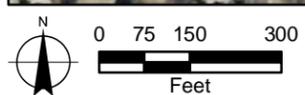
# MAP EXHIBITS



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

Legend

-  Study Area
-  Paper Streets

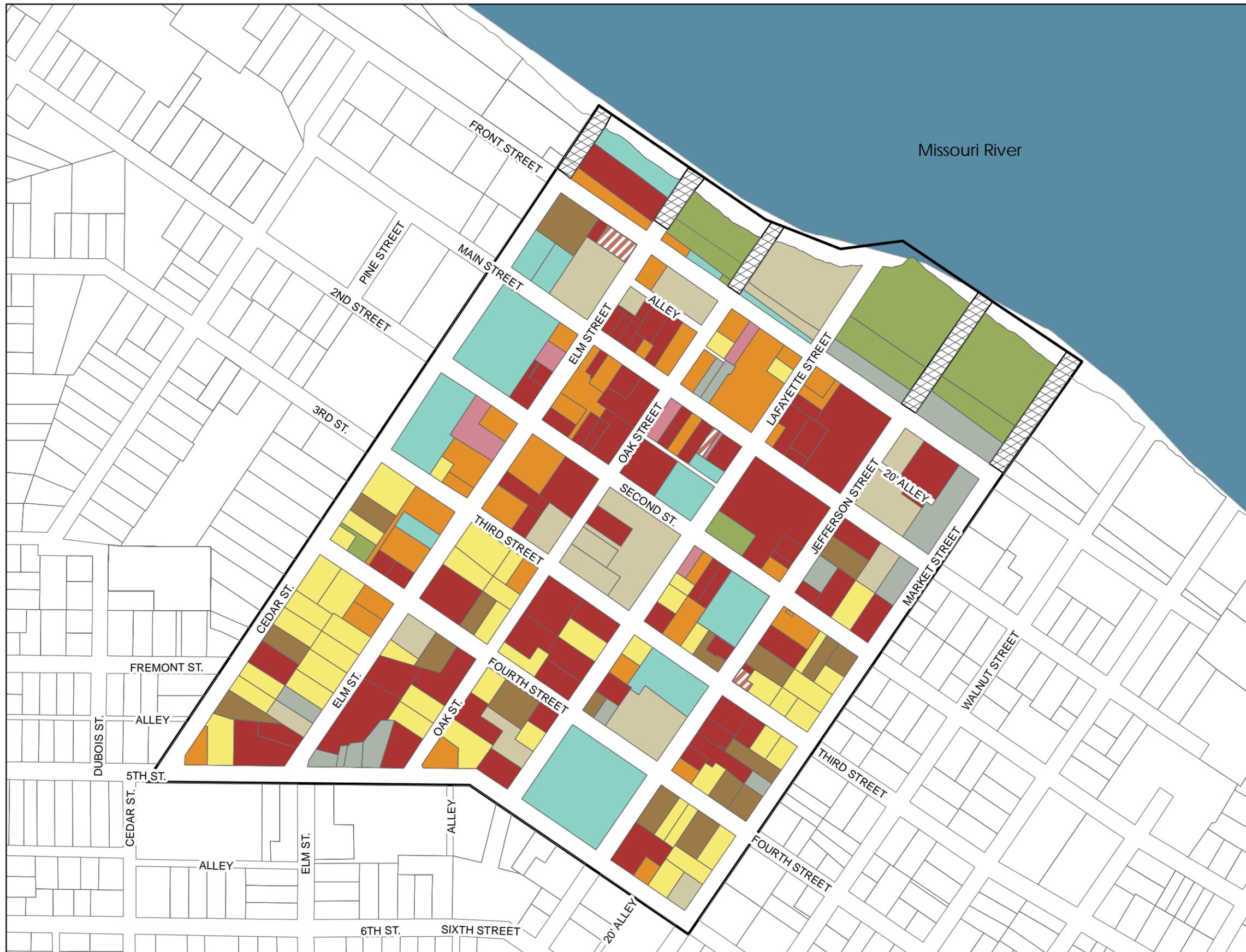


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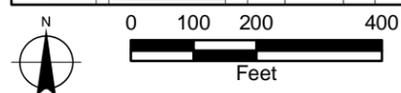
# Exhibit 2 General Land Use

Downtown Study Area  
City of Washington, Missouri



### Legend

- Commercial
- Mixed Use
- Multi-Family
- Parking Lot
- Public/Institutional
- Recreation
- Restaurant/Bar
- Retail
- Single-Family
- Vacant Lot
- Study Area
- Paper Streets



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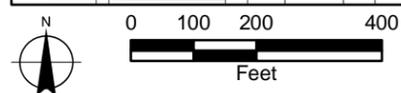


Exhibit 2-a  
 Mixed Land Use  
 Downtown Study Area  
 City of Washington, Missouri



Legend

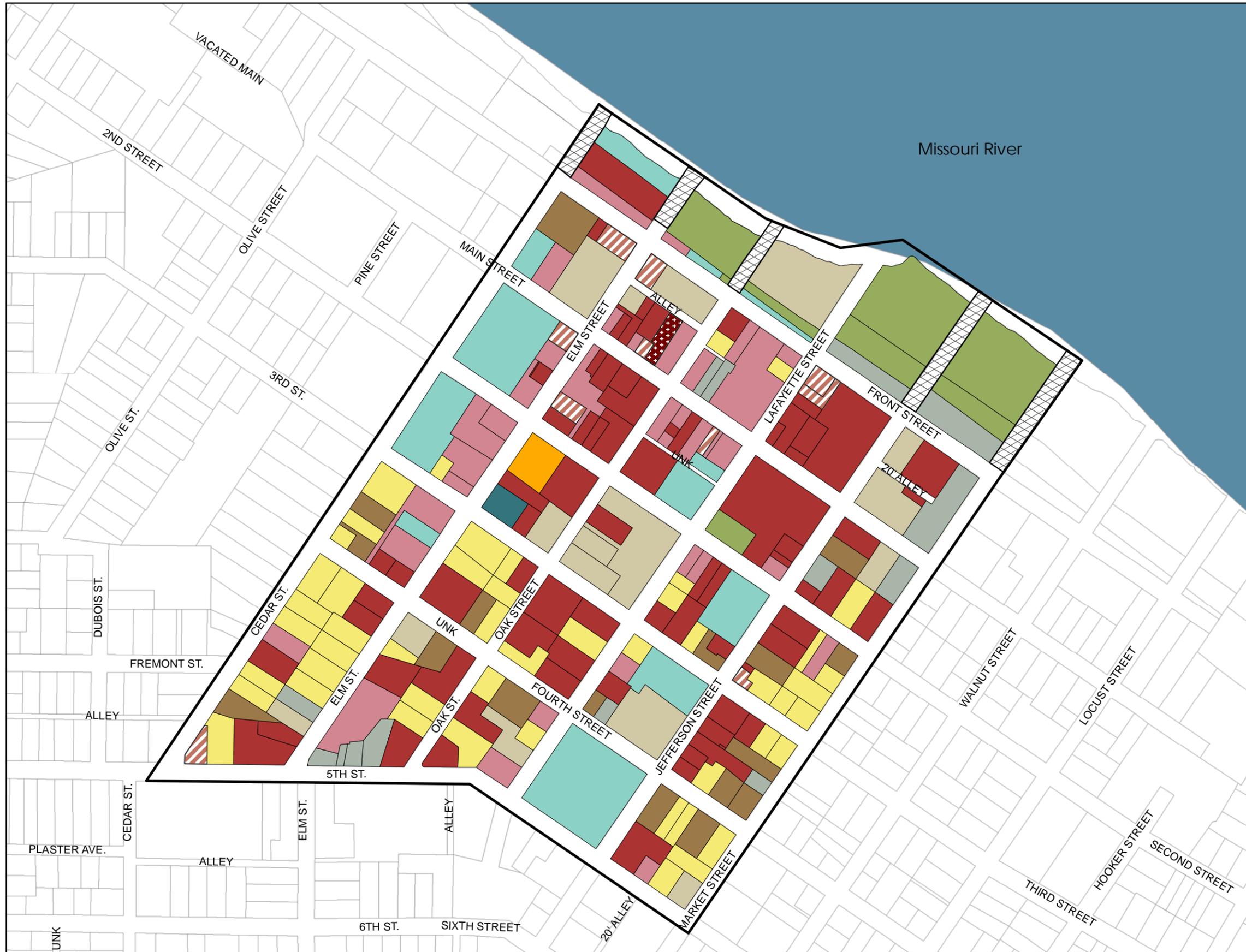
-  Commercial/Residential
-  Commercial/Restaurant
-  Retail/Commercial
-  Retail/Residential
-  Restaurant/Commercial
-  Restaurant/Residential
-  Public/Retail
-  Study Area
-  Paper Streets



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



Legend

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

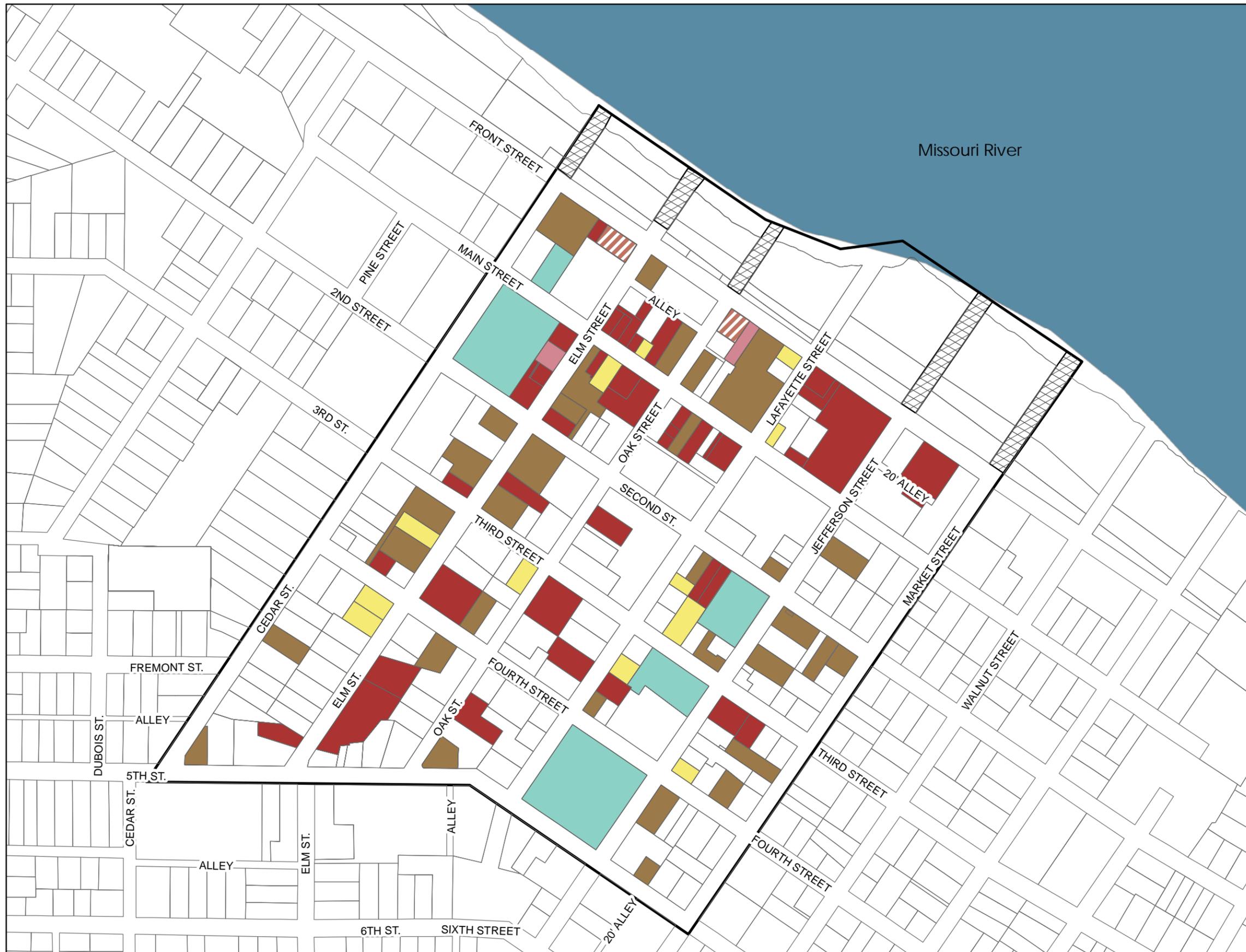


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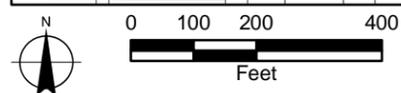
# Exhibit 2-c 2nd Floor Land Use

Downtown Study Area  
City of Washington, Missouri



## Legend

- Commercial
- Retail
- Restaurant/Bar
- Public/Institutional
- Single-Family
- Multi-Family
- Study Area
- Paper Streets



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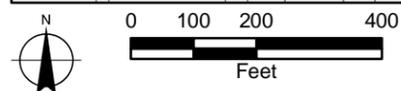


Exhibit 2-d  
 3rd Floor Land Use  
 Downtown Study Area  
 City of Washington, Missouri



Legend

- Commercial
- Restaurant/Bar
- Public/Institutional
- Multi-Family
- Study Area
- Paper Streets

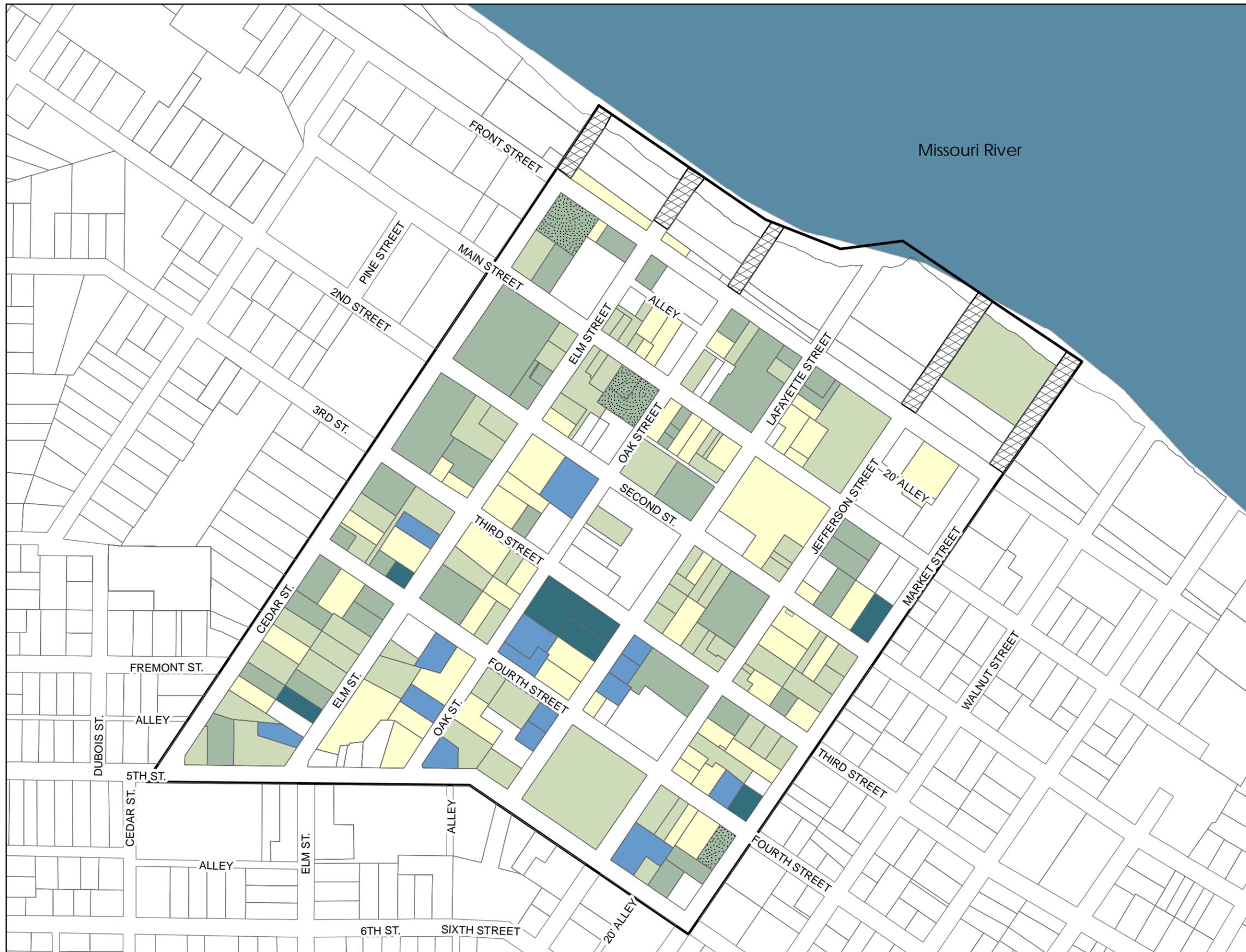


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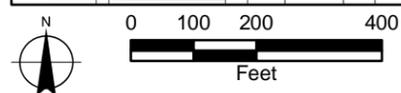
# Exhibit 3 Building Conditions

Downtown Study Area  
City of Washington, Missouri



## Legend

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



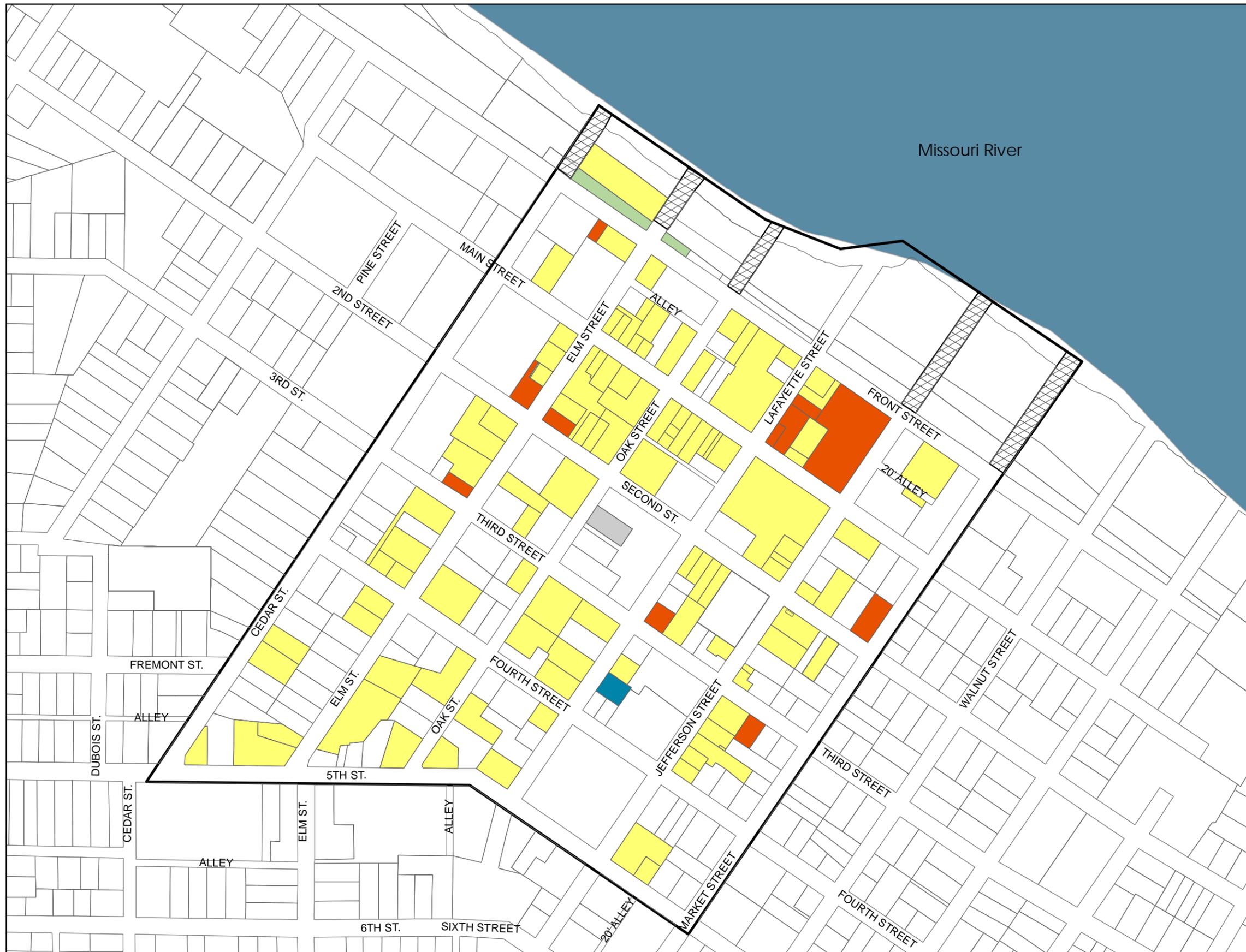
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# Exhibit 4

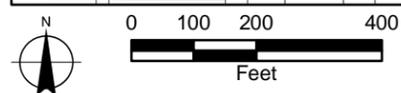
## 1st Floor Commercial/ Retail Vacancy

Downtown Study Area  
City of Washington, Missouri



### Legend

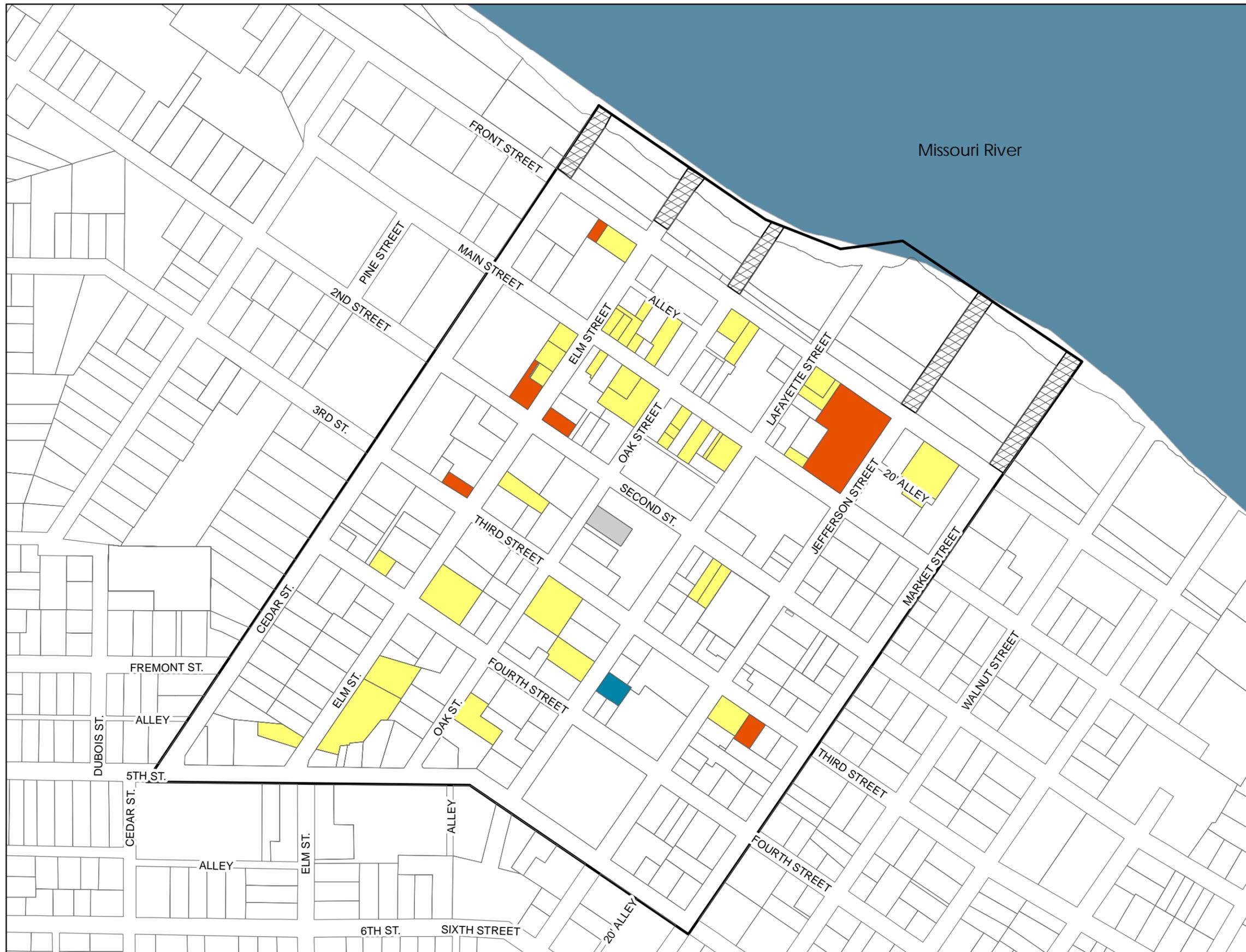
- 0%
- 1%-25%
- 26%-50%
- 76%-99%
- 100%
- Study Area
- Paper Streets



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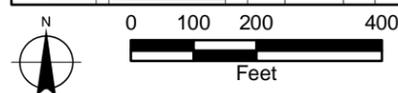


# Exhibit 4-b 2nd Floor Commercial/ Retail Vacancy Downtown Study Area City of Washington, Missouri



## Legend

- 0%
- 1%-25%
- 76%-99%
- 100%
- Study Area
- Paper Streets



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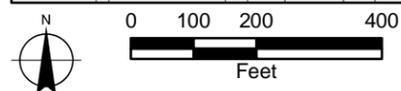


Exhibit 4-c  
 3rd Floor Commercial/  
 Retail Vacancy  
 Downtown Study Area  
 City of Washington, Missouri



Legend

- 0%
- 100%
- Study Area
- Paper Streets



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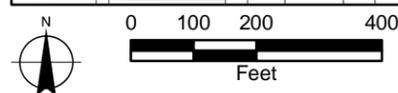
# Exhibit 5-a Residential Inventory & Units

Downtown Study Area  
City of Washington, Missouri



## Legend

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



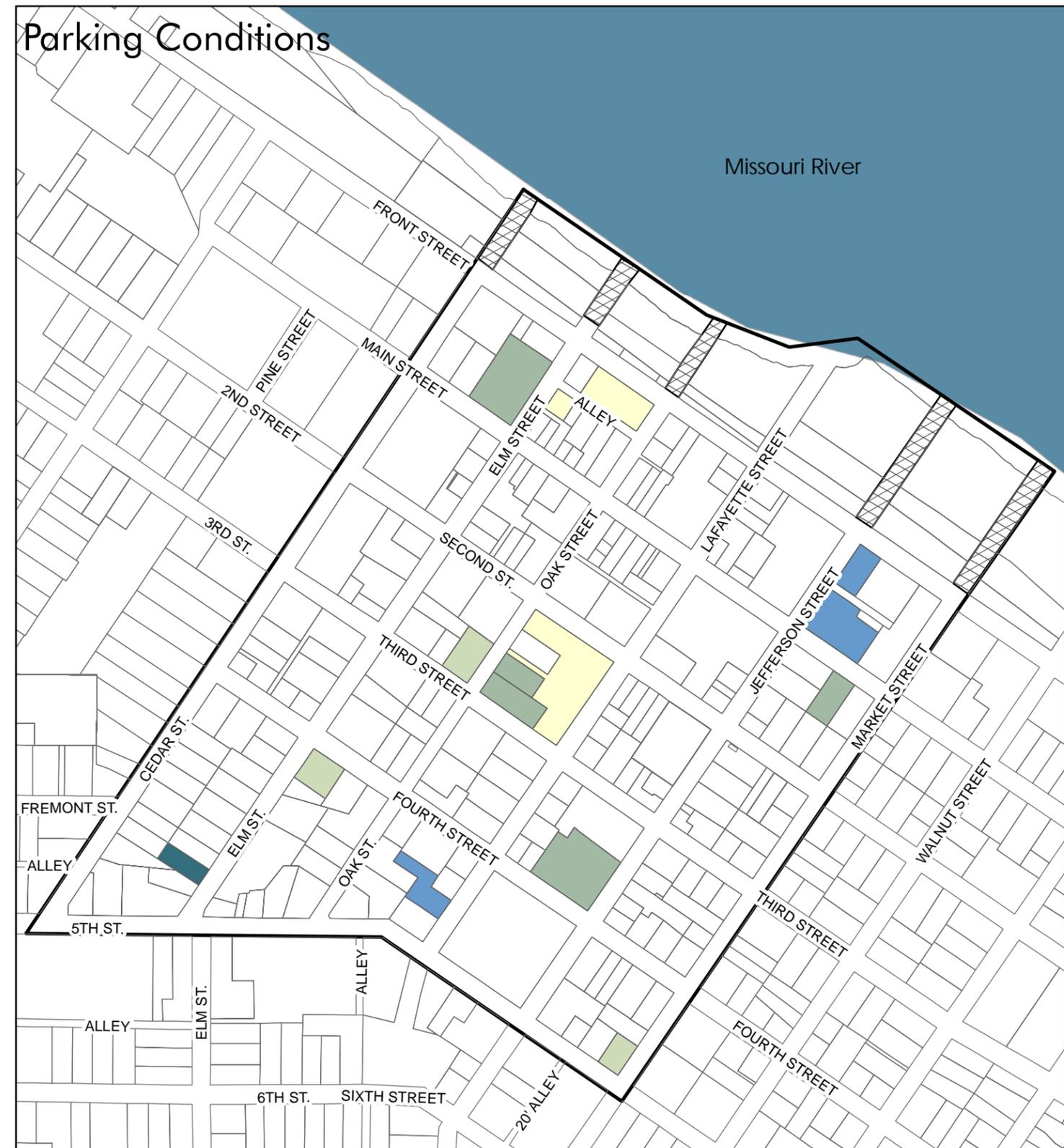
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# Parking & Vacant Lots



# Parking Conditions

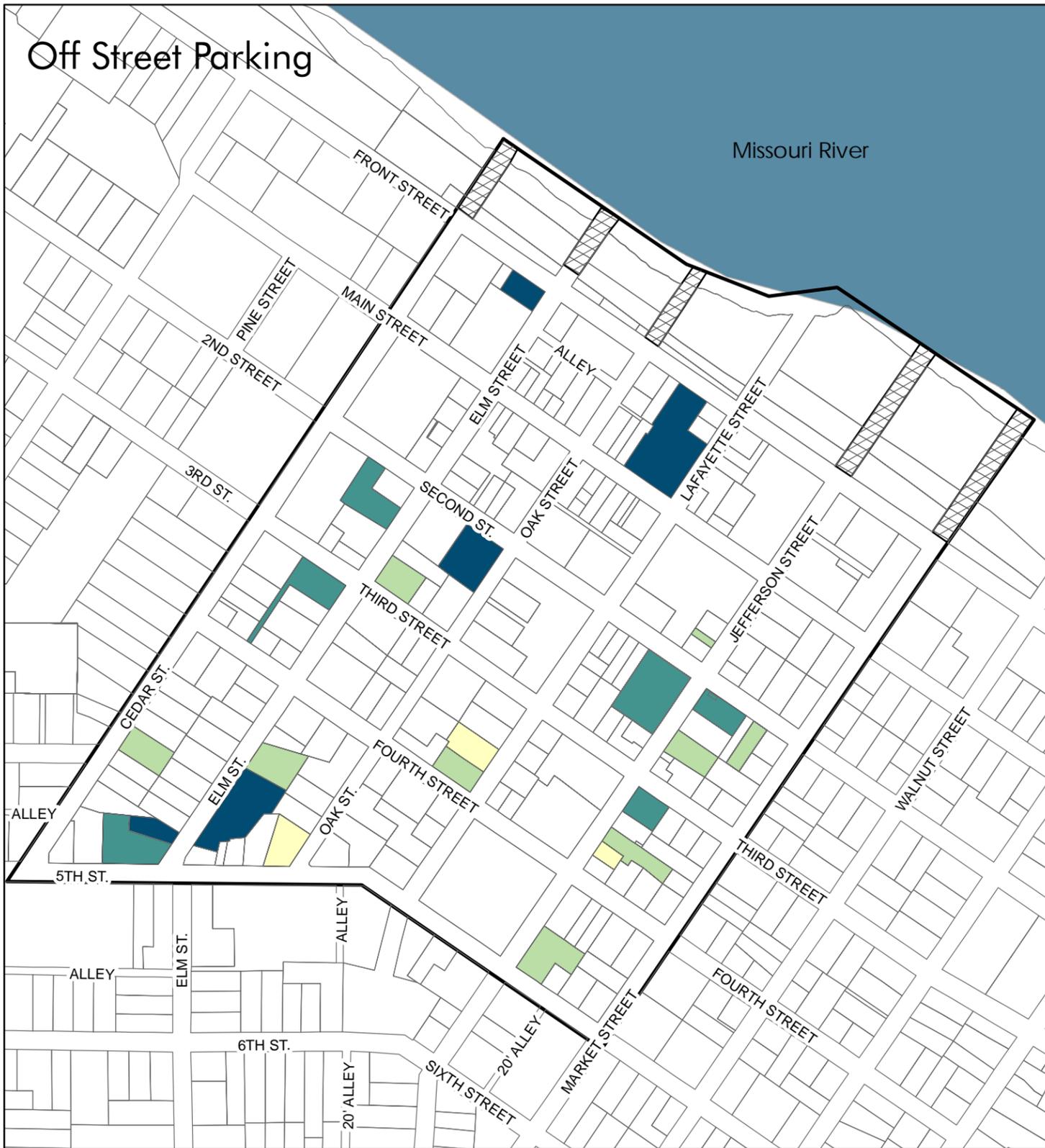


Parking Lot  
 Vacant Lot

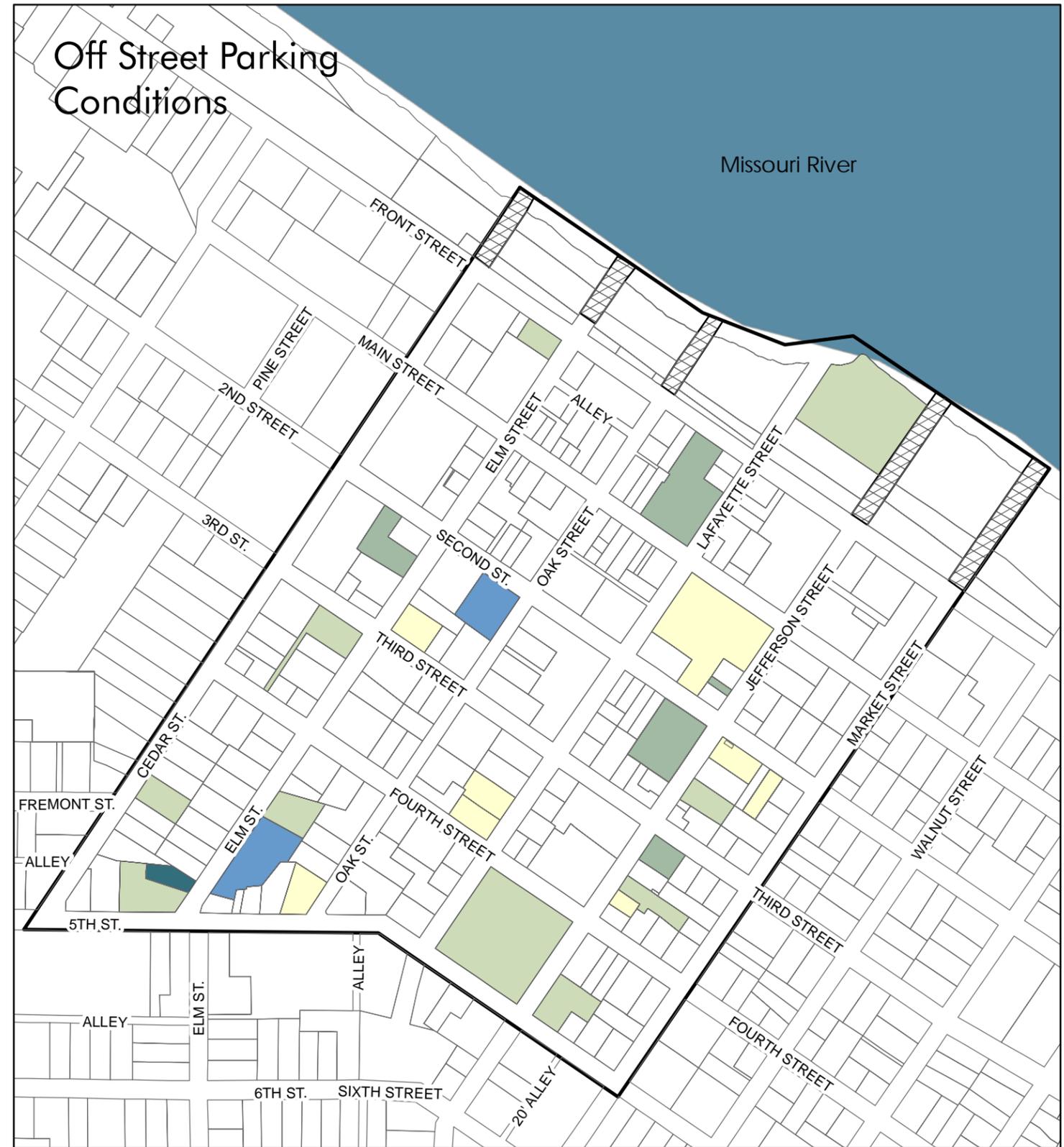
Excellent  
 Good  
 Fair  
 Poor  
 Dilapidated  
 Study Area  
 Paper Streets

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

# Off Street Parking



# Off Street Parking Conditions

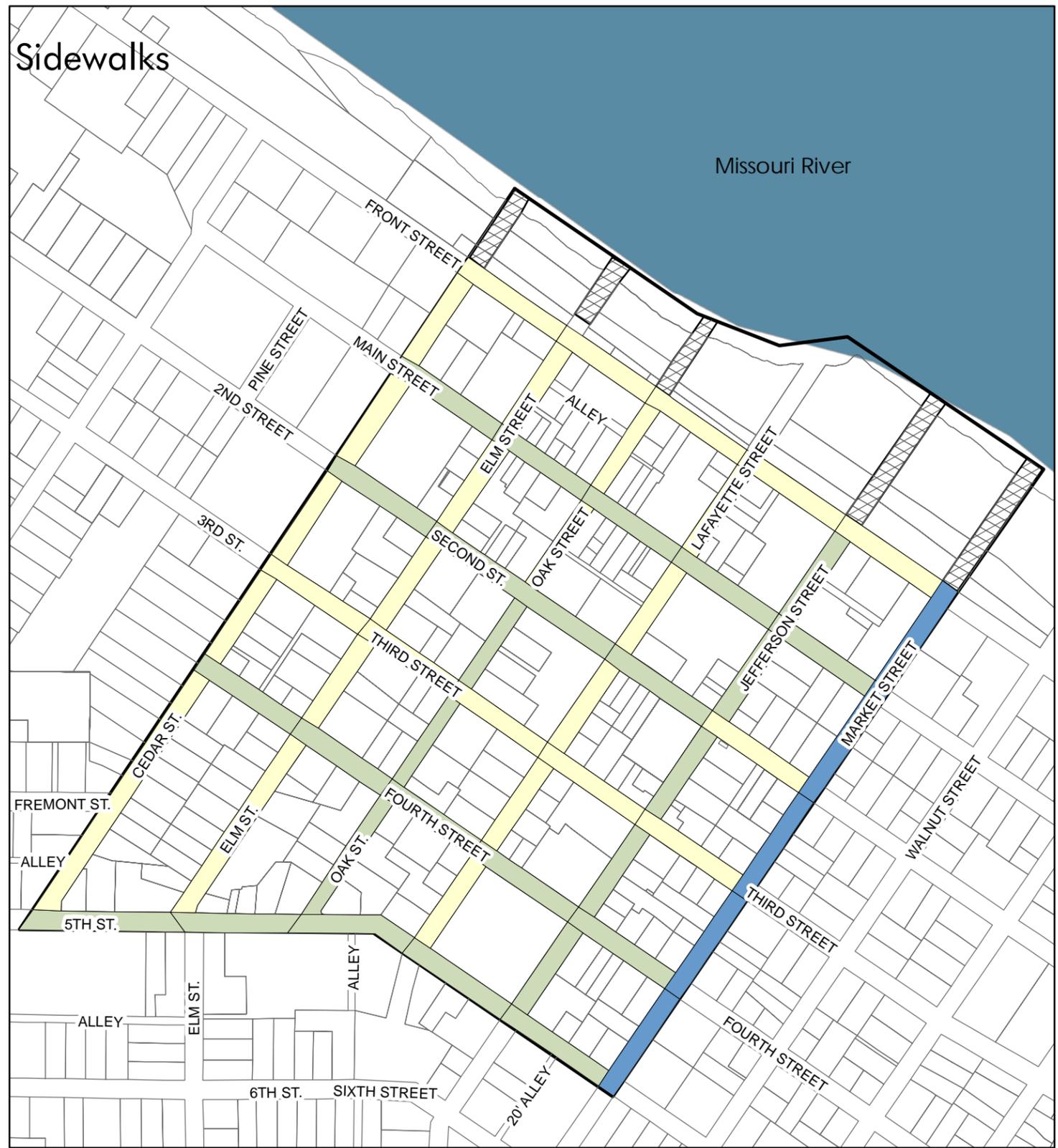


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	1-5		21-30
	6-10		41-50
	11-20		71-80

	Excellent		Poor
	Good		Dilapidated
	Fair		Study Area
			Paper Streets

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



- Good
- Fair
- Poor

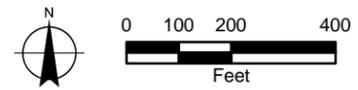
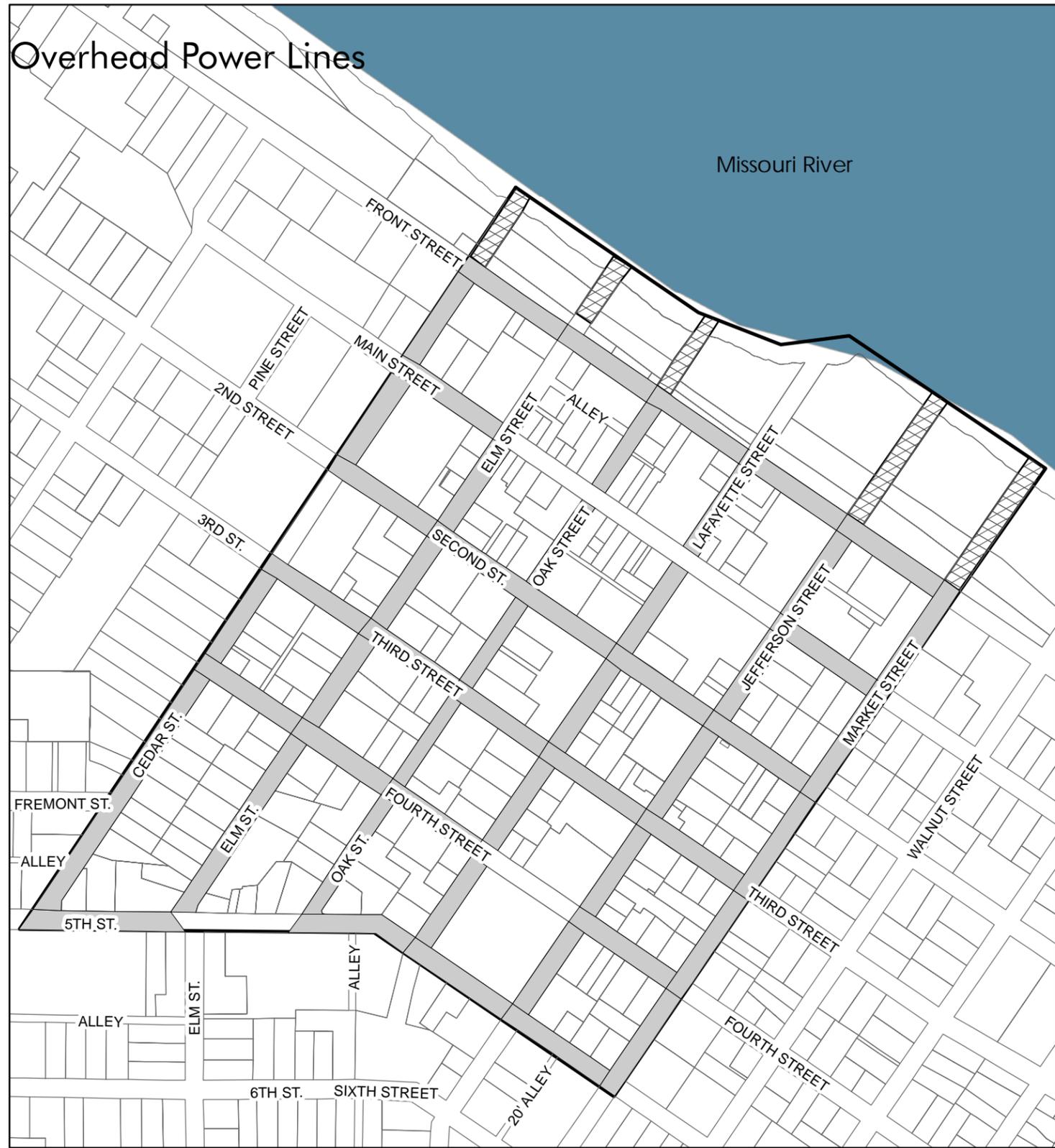
- Good
- Fair
- Poor
- Study Area
- Paper Streets

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

# ADA Accessibility



# Overhead Power Lines



- ADA Accessible
- NHCR

- Overhead Power Lines
- Study Area
- Paper Streets

**Exhibit 7-b**  
**ADA Accessibility &**  
**Overhead Utility Lines**  
 Downtown Study Area  
 City of Washington, Missouri

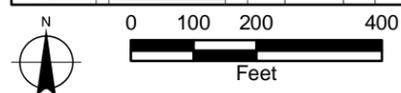
# Exhibit 7-c Existing Lighting

Downtown Study Area  
City of Washington, Missouri



### Legend

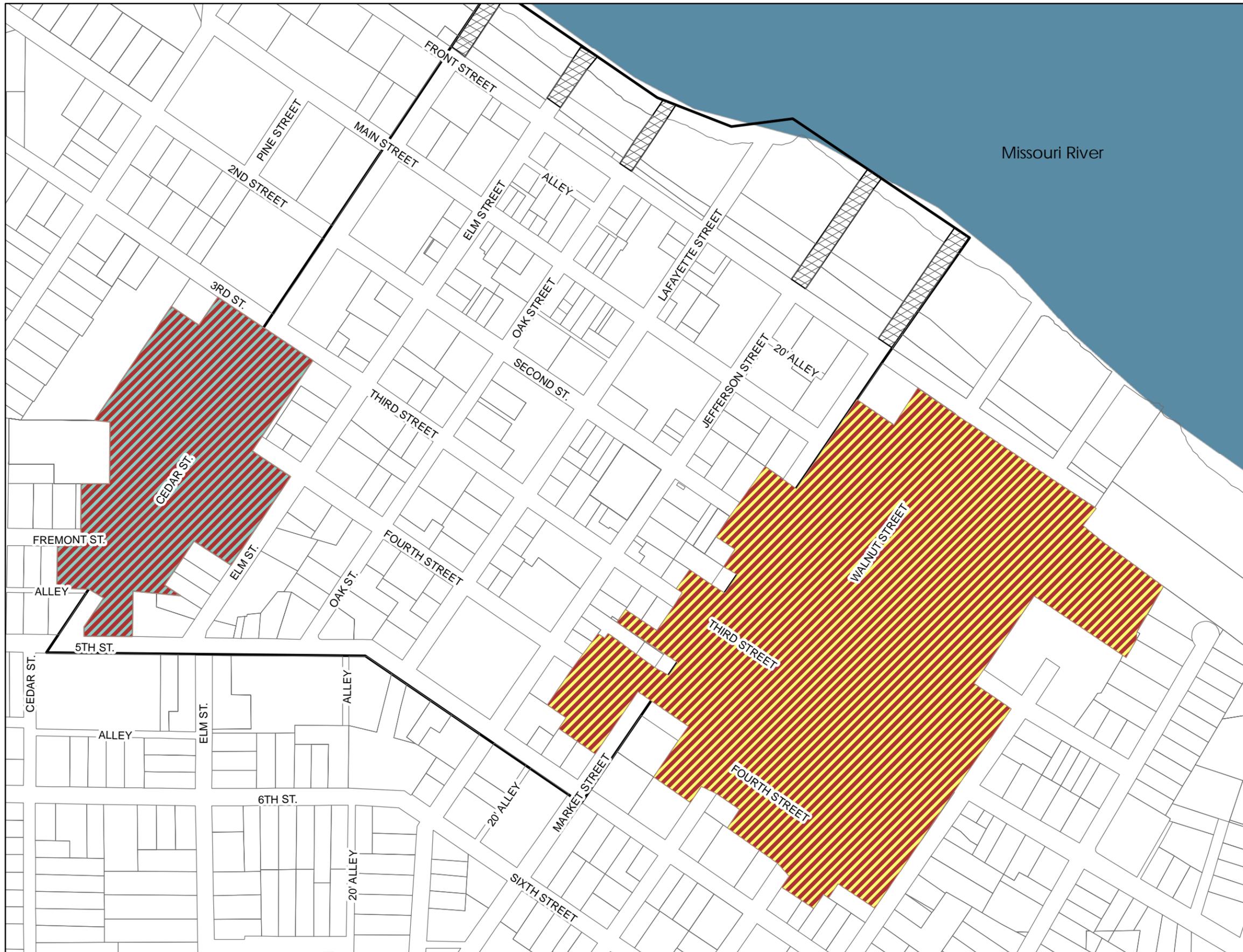
- Standard
- ✕ Decorative
- Study Area
- Paper Streets



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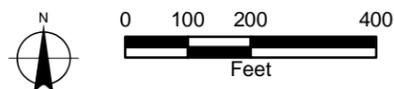


Exhibit 8-a  
 Historic Districts  
 Downtown Study Area  
 City of Washington, Missouri



Legend

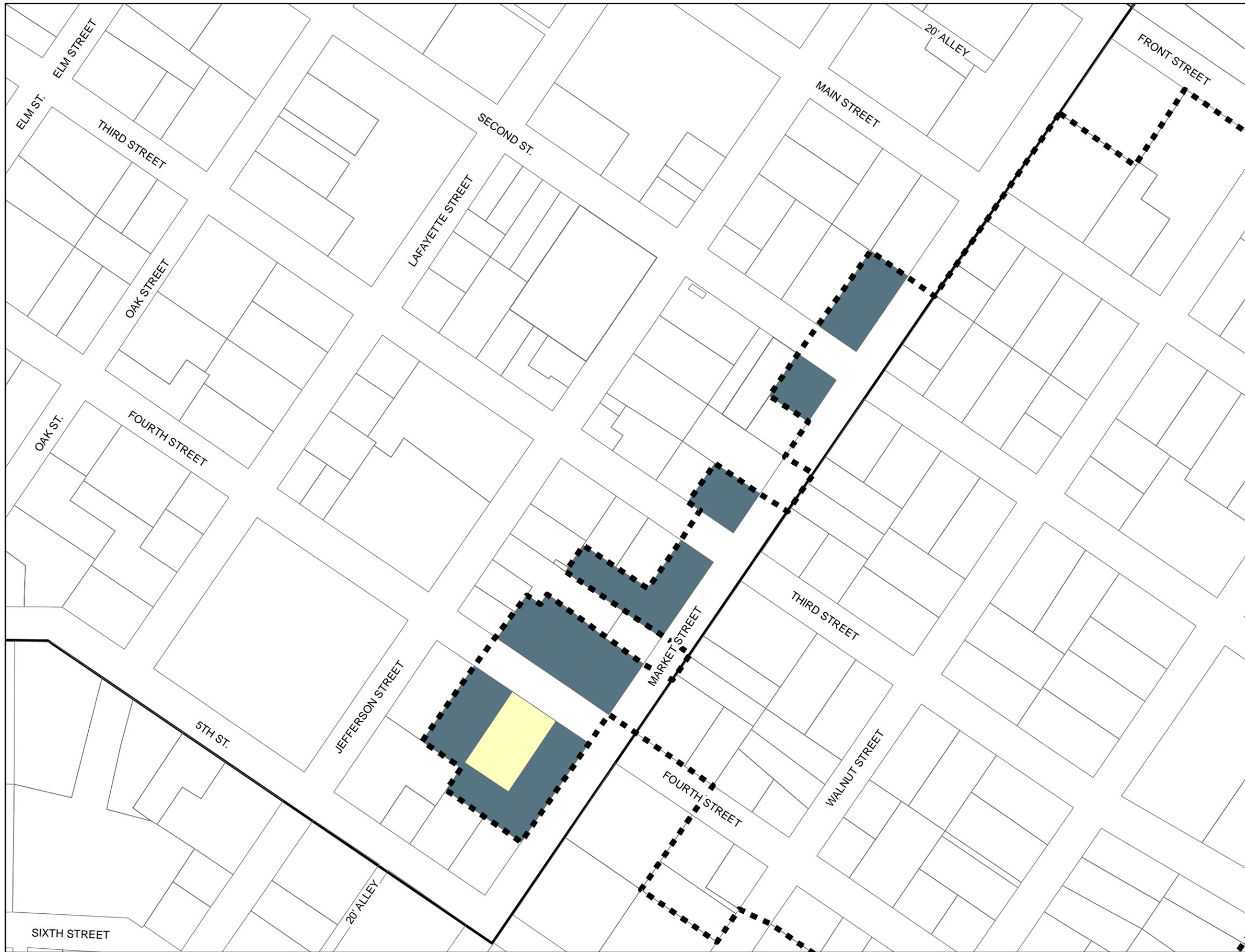
-  Downtown Historic District
-  Tibbe Historic District
-  Rivers
-  Study Area
-  Paper Streets



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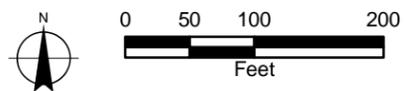


Exhibit 8-a  
 Historic Districts  
 Downtown Study Area  
 City of Washington, Missouri

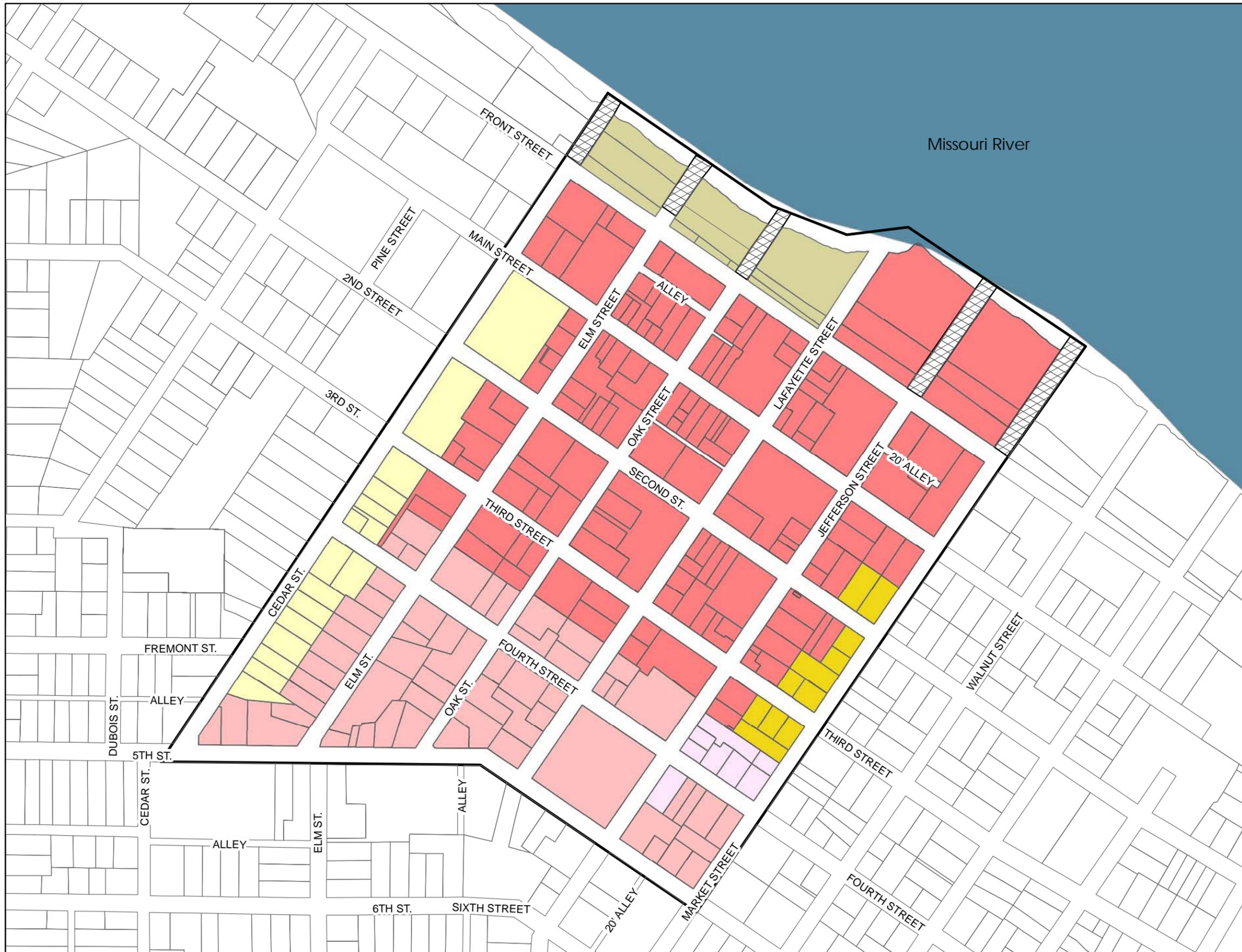


Legend

-  Contributing
-  Non-Contributing
-  Downtown Historic District
-  Study Area
-  Paper Streets
-  Rivers



# Exhibit 9 Existing Zoning Downtown Study Area City of Washington, Missouri



**Legend**

- C-1 Limited Commercial District
- C-2 General Commercial District
- C-3 Central Commercial District
- M-2 Industrial District
- R-1B Single-Family Residence District
- R-3 Multiple-Family Residence District
- Rivers
- Study Area
- Paper Streets



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