

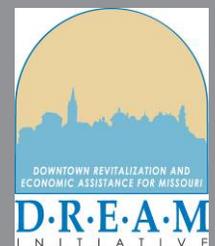
DOWNTOWN  
REVITALIZATION &  
ECONOMIC  
ASSISTANCE FOR  
MISSOURI

OCTOBER 2008

# MAP REFERENCE HANDBOOK

BUILDING & LAND  
USE INVENTORY

Mexico, 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 and summer of 2008. PGAV Staff coded the results of the Survey into Mexico's Geographic Information System ("GIS") to create the maps contained herein. These maps 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 generally defined by Love, Monroe and Jackson Streets on the north; Coal and Jefferson Streets on the east; Promenade and West Liberty Streets on the south; and Western, Olive and Clark Streets on the west. This area is comprised of 16 city blocks and 117 parcels covering nearly 36 acres. Also, 132 primary buildings (not including small accessory buildings) are located within the Area boundaries.

Land Use describes the functional use of land and improvements for individual parcels of land located within the Area. For the purpose of the DREAM initiative the land use categories noted within the area defined as Downtown Mexico include:

- Commercial** – Business Offices; Hotel; Service
- Retail** – Gift & Antique Shops; Sales Goods
- Restaurant/Bar** – Restaurant; Bar
- Mixed Use** – Any mix of Land Use
- Public/Institutional** – Government; Church; Library
- Industrial** – Factories; Junkyard; Warehouse; Utilities
- Single-Family** – Detached House; Townhome
- Multi-Family** – Duplex; Apartments; Condos; Lofts
- Recreation** – Parks and Pocket Parks; Community Pools
- Parking Lot** – Stand Alone Parking Lot
- Vacant** – Vacant Lot

The Survey information provided herein establishes 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 and they include:

1. **Aerial (Exhibit 1)** – An aerial photo of the Area with Area Boundary.
2. **Land Use (Exhibits 2-2c)** – 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 Conditions (Exhibit 3)** – Building Condition Map calls out buildings which may be 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.
6. **Parking Inventory (Exhibits 6a-6e)** – Parking Inventory Maps provide a range for the number of parking spaces available both 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 (Exhibit 8)** – This map shows the current zoning within the Area.

Included with this booklet is a disc containing digital copies of all maps presented herein as well as all associated GIS data so that City of Mexico 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 like to take this opportunity to thank the City of Mexico, the Village Square Association, and others who were instrumental in the assemblage of the data that was required to complete these maps.

# MAP EXHIBITS

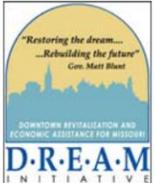
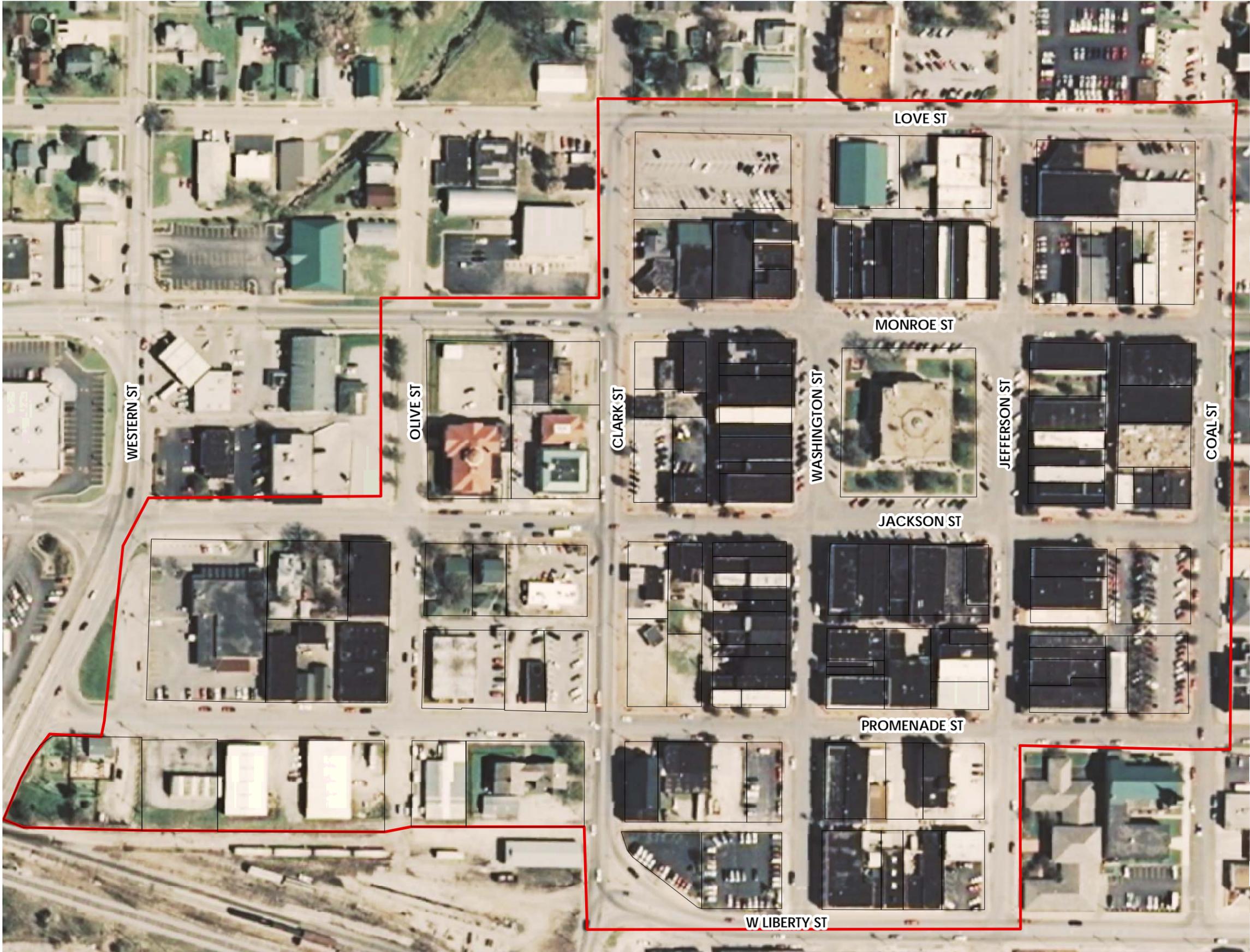


# Exhibit 1 Boundary Map

Downtown Study Area  
City of Mexico, Missouri

### Legend

 Study Area



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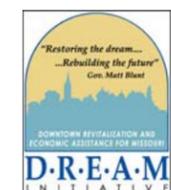
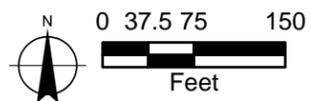
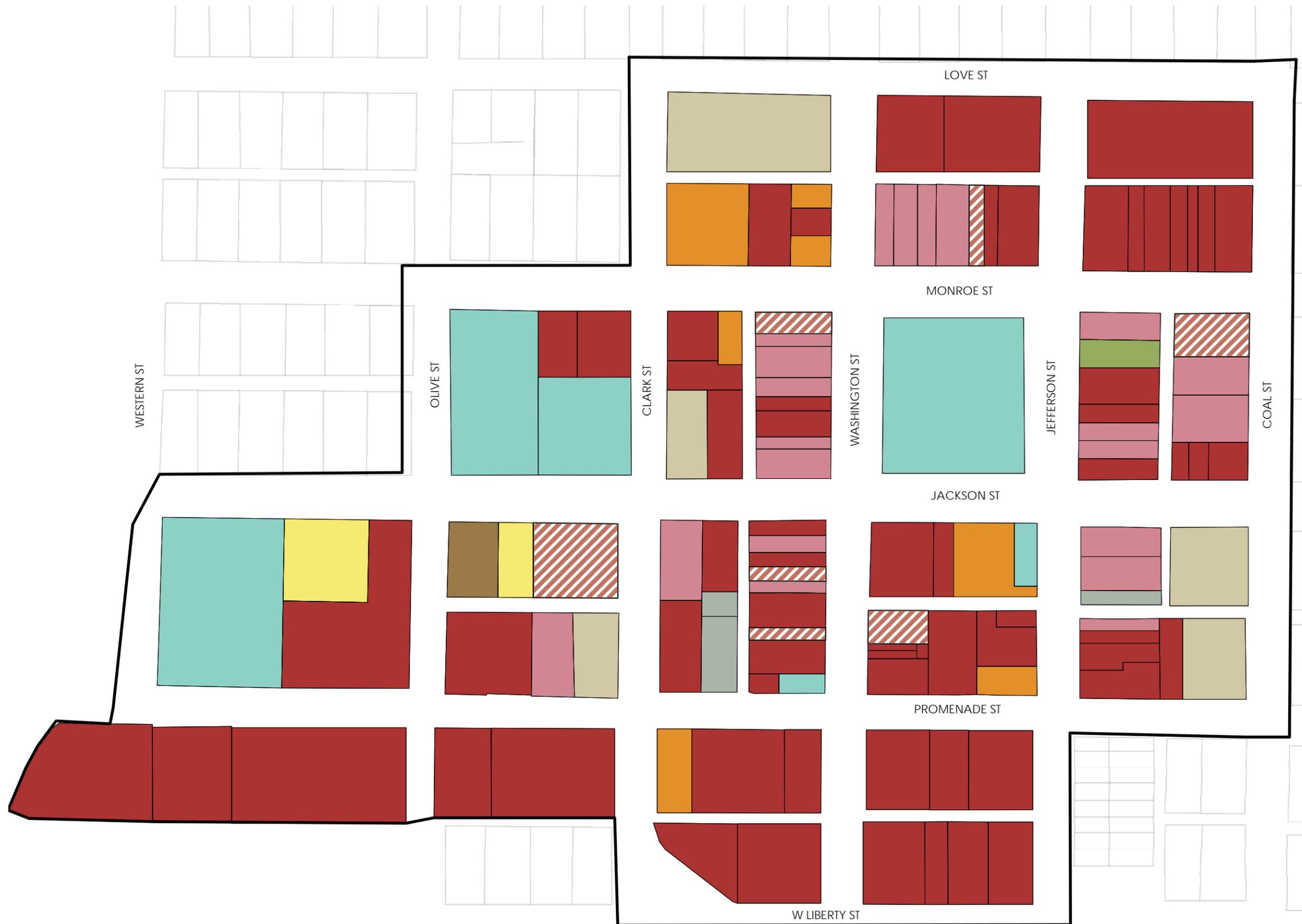


# Exhibit 2 General Land Use

Downtown Study Area  
City of Mexico, Missouri

## Legend

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



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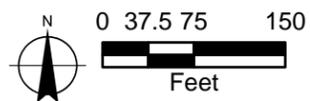
# Exhibit 2-a Mixed Land Use

Downtown Study Area  
City of Mexico, Missouri



## Legend

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

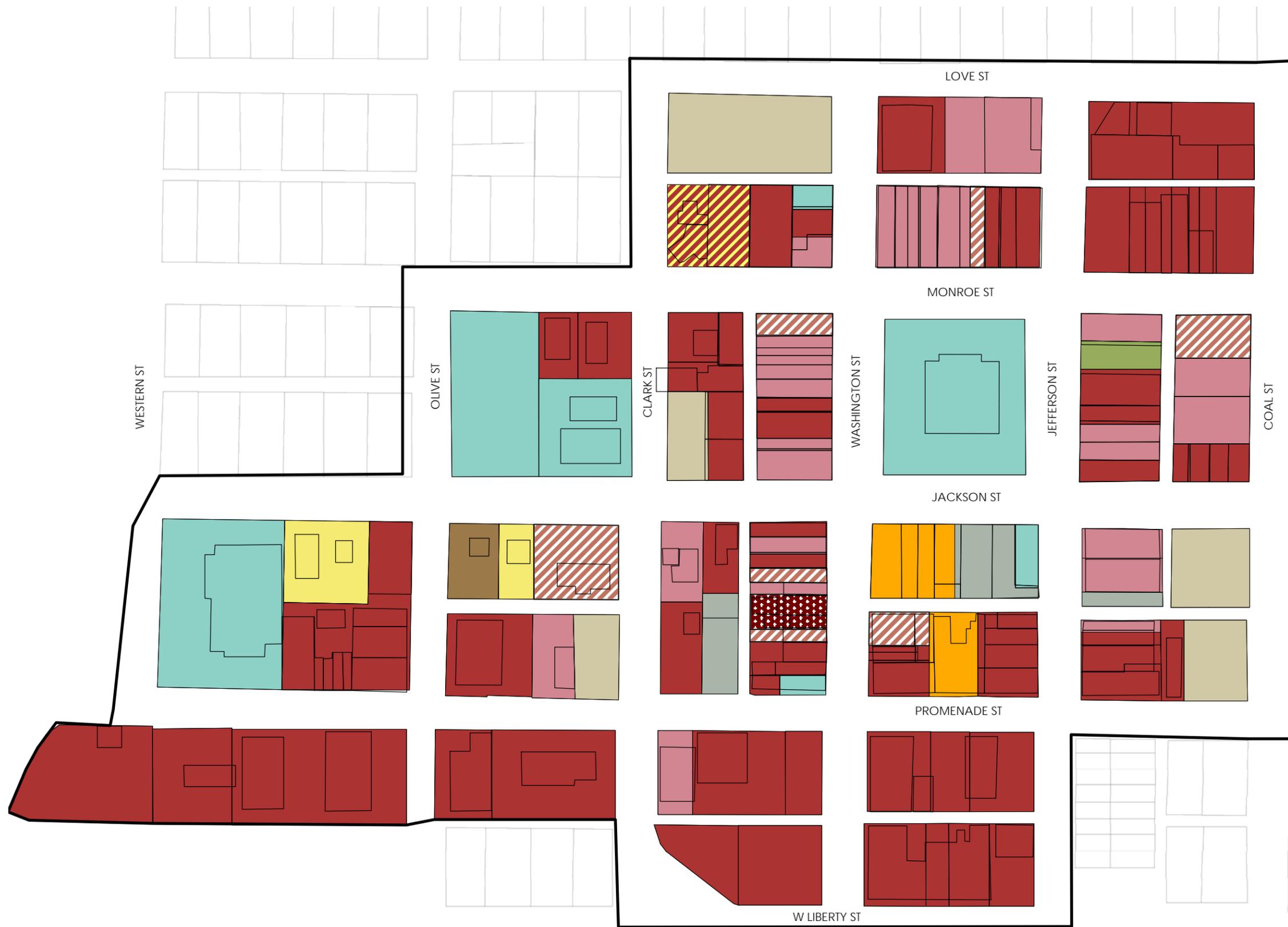


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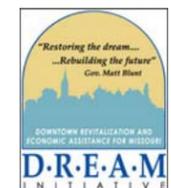
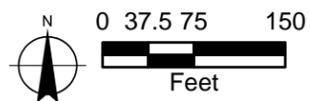
# Exhibit 2-b 1st Floor Land Use

Downtown Study Area  
City of Mexico, Missouri



### Legend

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



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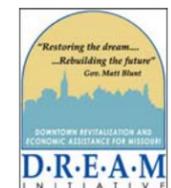
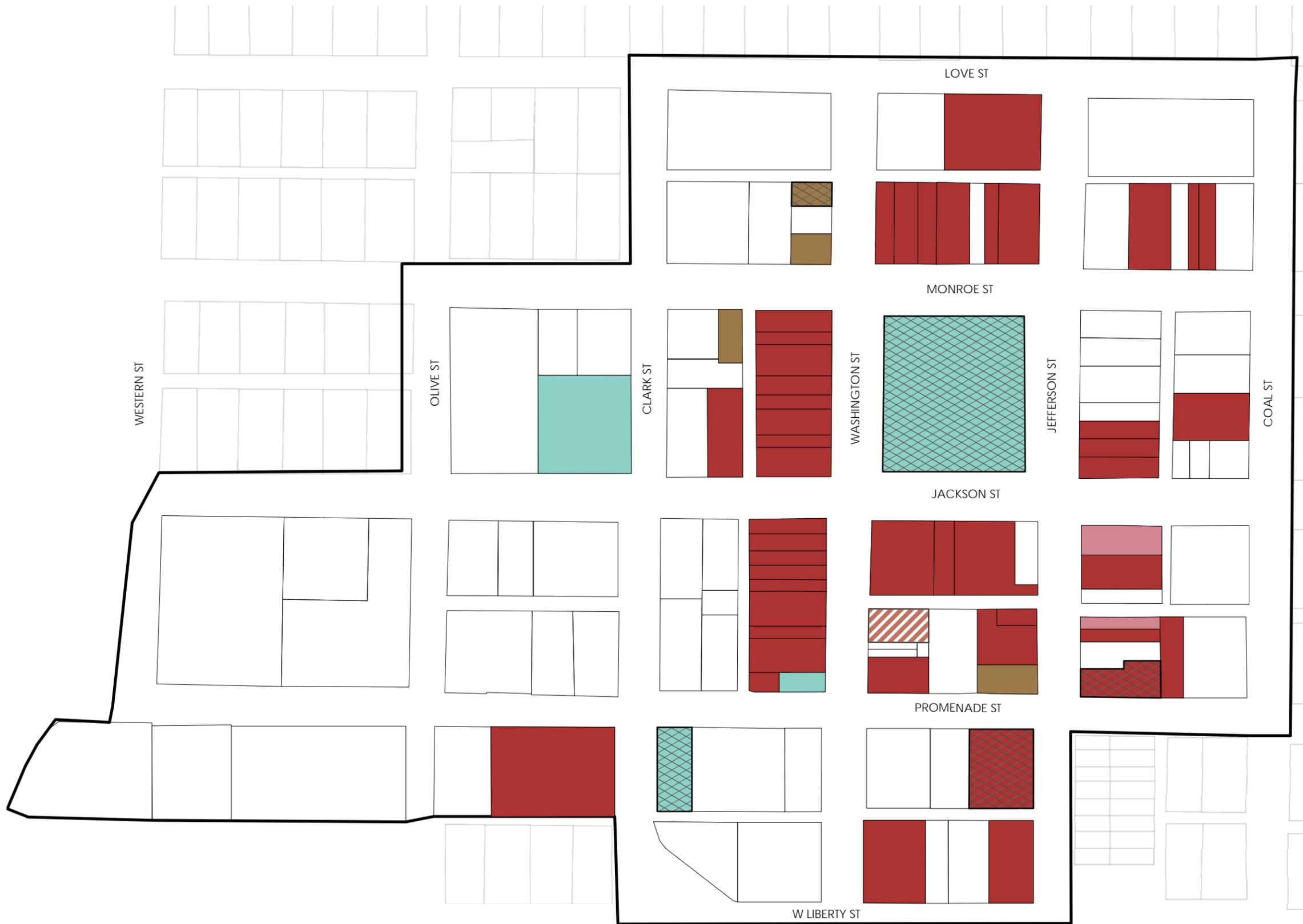


# Exhibit 2-c 2nd & 3rd Floor Land Use

Downtown Study Area  
City of Mexico, Missouri

## Legend

-  Commercial
-  Retail
-  Restaurant/Bar
-  Multi-Family
-  Public/Institutional
-  3rd Floor Land Use
-  Study Area



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# Exhibit 3 Building Conditions

Downtown Study Area  
City of Mexico, Missouri

## Legend

- Excellent
- Good
- Fair
- Poor
- Study Area

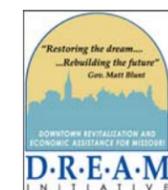
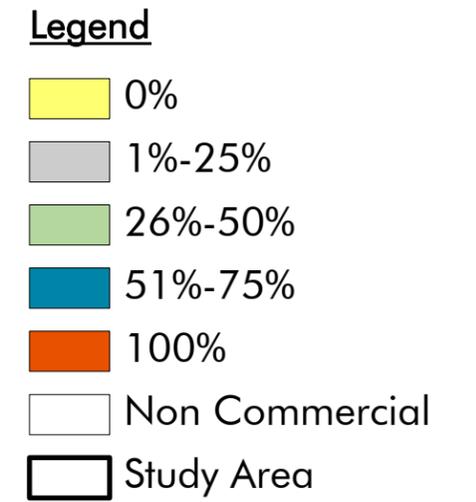


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# Exhibit 4-a 1st Floor Commercial Vacancy

Downtown Study Area  
City of Mexico, Missouri



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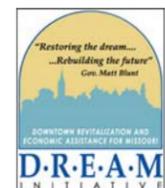


# Exhibit 4-b 2nd Floor Commercial Vacancy

Downtown Study Area  
City of Mexico, Missouri

### Legend

-  0%
-  26%-50%
-  100%
-  Non Commercial
-  Study Area



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# Exhibit 5 Residential Inventory & Units

Downtown Study Area  
City of Mexico, Missouri

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



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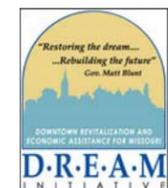
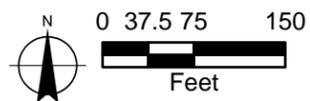


# Exhibit 6-a Parking & Vacant Lots

Downtown Study Area  
City of Mexico, Missouri

### Legend

-  Parking Lot
-  Vacant Lot
-  Study Area



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# Exhibit 6-b Parking Lot Conditions

Downtown Study Area  
City of Mexico, Missouri

### Legend

-  Excellent
-  Good
-  Fair
-  Poor
-  Study Area



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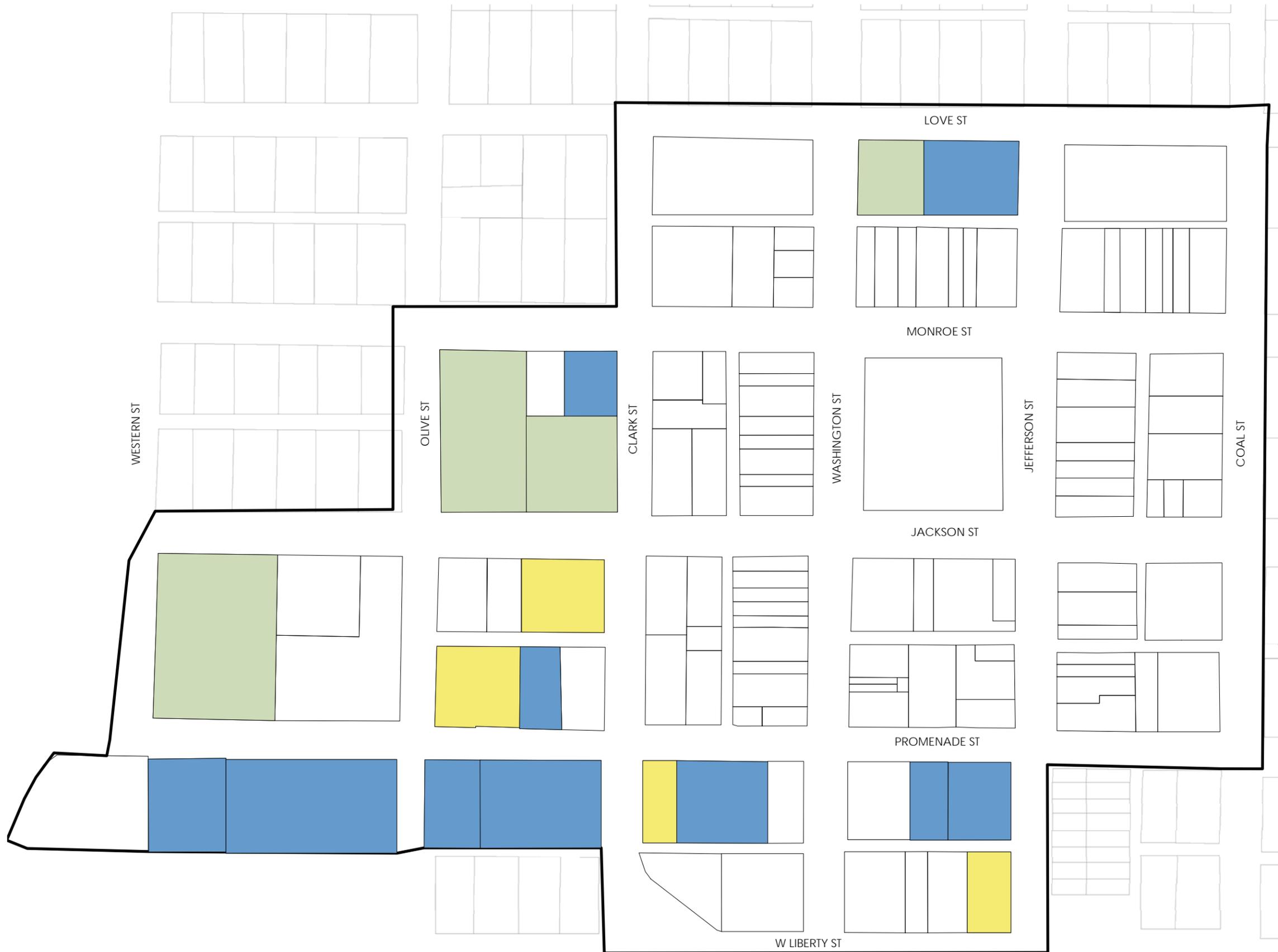


# Exhibit 6-d Off Street Parking Conditions

Downtown Study Area  
City of Mexico, Missouri

## Legend

- Good
- Fair
- Poor
- Study Area



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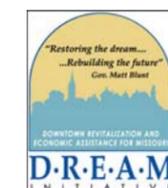
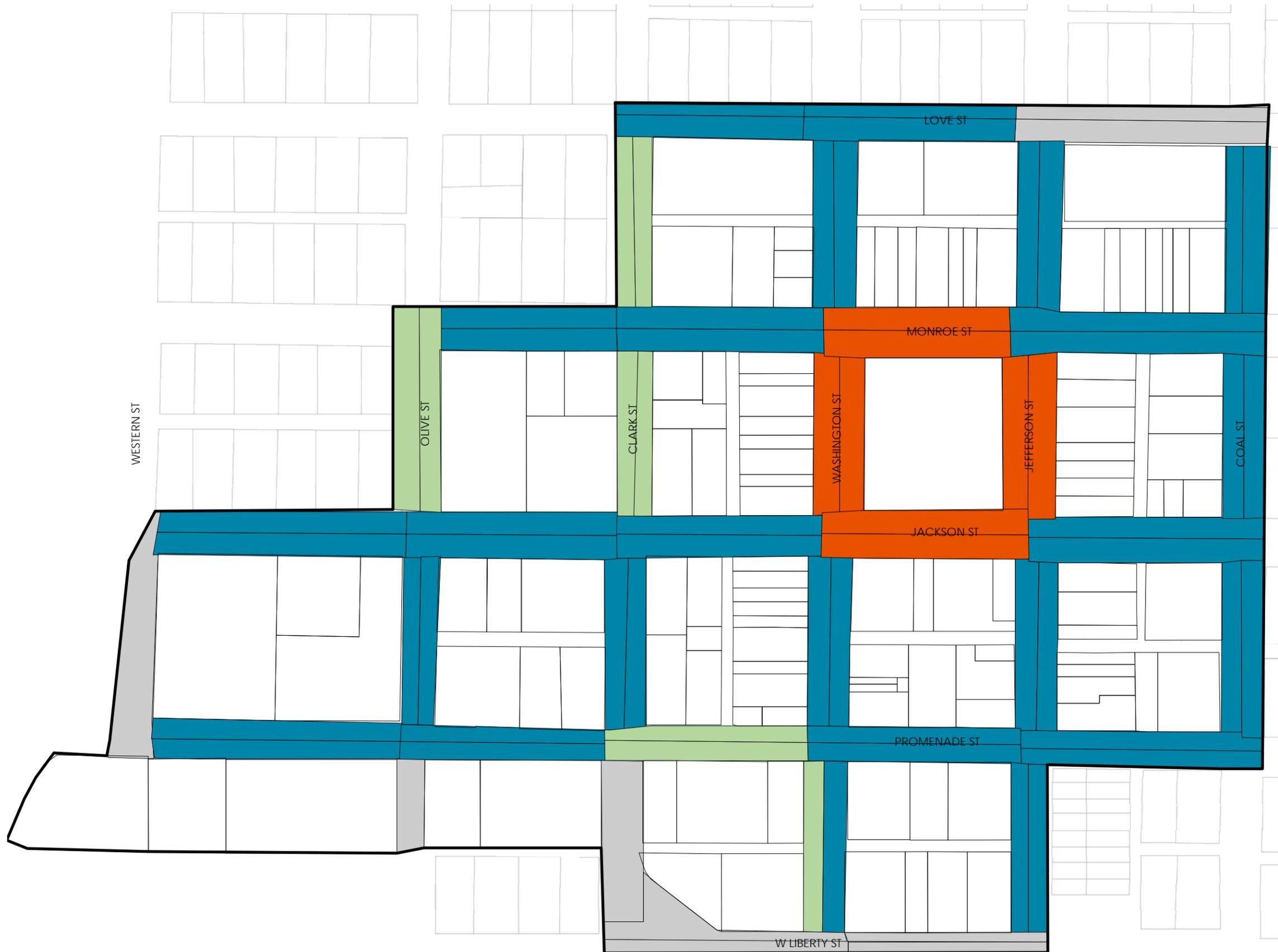


# Exhibit 6-e On Street Parking

Downtown Study Area  
City of Mexico, Missouri

### Legend

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



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# Street

# Sidewalk

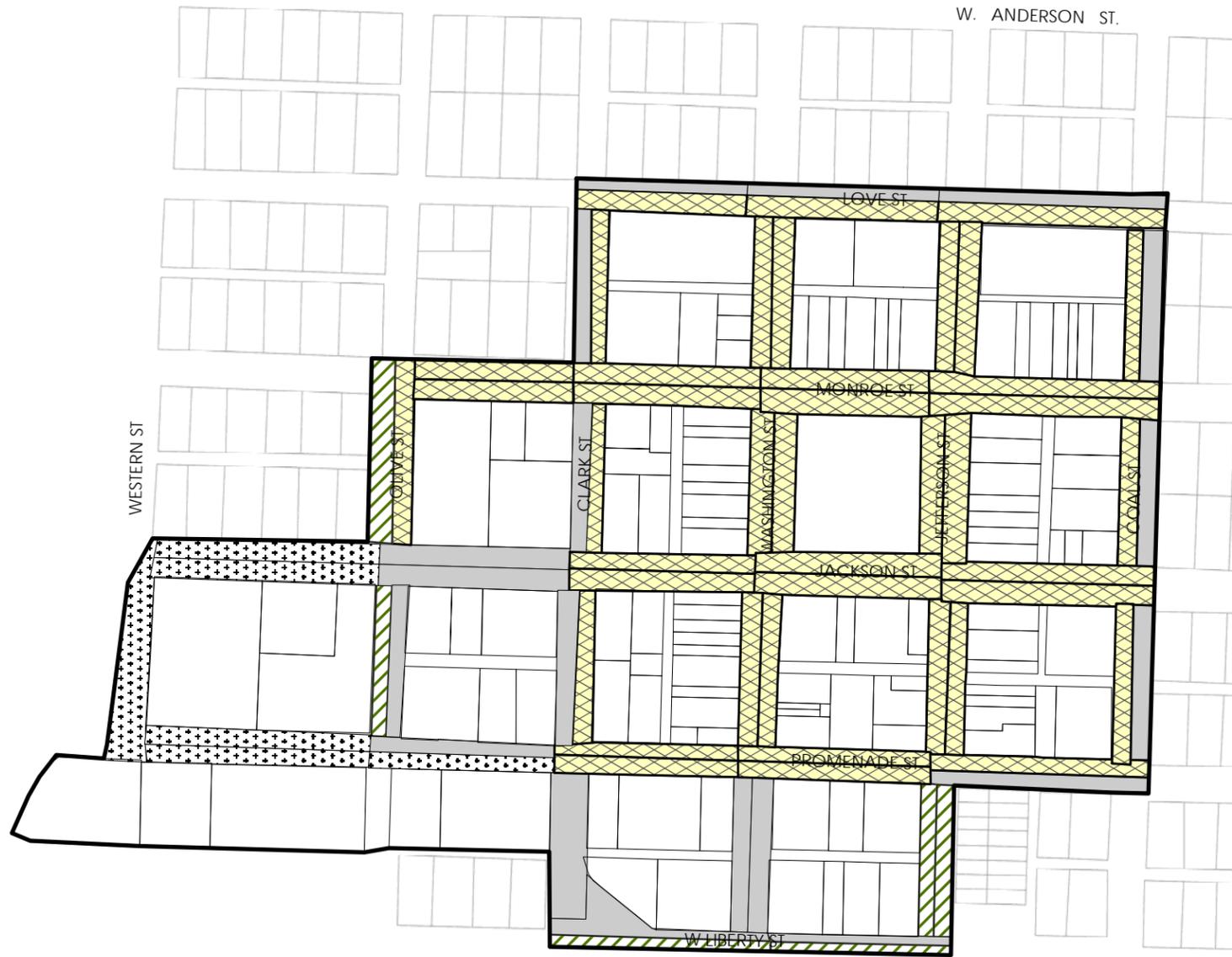


"Restoring the dream...  
 ...Rebuilding the future"  
 Gov. Matt Blunt  
 DREAM INITIATIVE  
 RGA

Excellent	Poor	Study Area
Good	Dilapidated	
Fair	No Sidewalks	

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

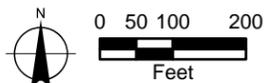
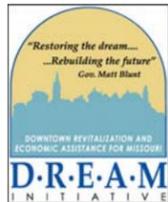


- Decorative
- Standard
- Light on a Power Pole
- No Lights
- Study Area

# Streetscape



- Brick Paver
- Brick Paver, Trees & Planters
- Brick Paver & Trash Receptacle
- Brick Paver, Trash Receptacle, Trees & Planter
- Brick Paver, Trash Receptacle, Benches, Trees & Planters
- No Streetscape



# ADA Accessibility



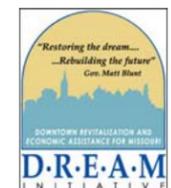
# Powerlines



# Exhibit 8 Existing Zoning

Downtown Study Area  
City of Mexico, Missouri

- Legend**
-  C-3 - Business
  -  Study Area



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