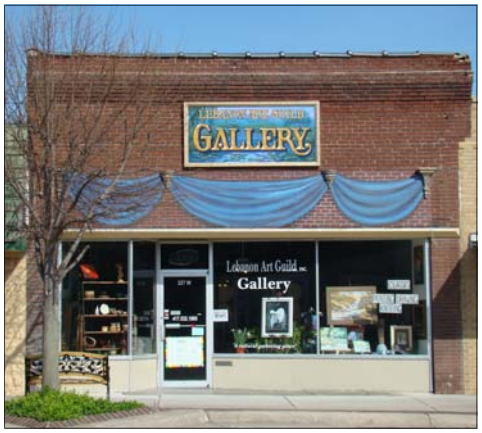
Downtown
Revitalization &
Economic
Assistance for
Missouri

January 2010

Map Reference Handbook

Land Use, Building & Infrastructure Survey

Lebanon, Missouri



DOWNTOWN REVITALIZATION AND ECONOMIC ASSISTANCE FOR MISSOURI
D·R·E·A·M
INITIATIVE

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Acknowledgments

LEBANON
MISSOURI

Downtown Revitalization and Economic Assistance for Missouri (DREAM) Program Sponsors:

MDFB
Missouri Development Finance Board

MISSOURI
Department of Economic Development

Strength, Dignity, Quality of Life
Missouri Housing Development Commission

Planning Consultant

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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 2009. PGAV Staff coded the results of the Survey into Lebanon'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, existing land use, building conditions, infrastructure conditions, on and off-street parking, commercial vacancies, and residential units. The DREAM Area is comprised of approximately 12 city blocks, and 139 parcels covering nearly 40 acres. Also, 127 primary buildings 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, 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 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)** – An aerial photo of the Area with the DREAM Area Boundary indicated.

2. **Land Use (Exhibits 2-2c)** – Land Use Maps exhibit general land uses per building and per floor as noted during the survey. This is intended to provide the reader with information regarding the distribution of uses throughout the Area.

3. **Building Conditions (Exhibit 3)** – The Building Conditions Map calls out buildings which may be in need of restoration or repair.

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 this map 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 and 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 and also where utility lines predominate. Infrastructure Conditions Maps also show locations of amenities such as decorative lighting, benches, and other streetscape elements.

8. **National Register of Historic Places (Exhibits 8)** – The Historic Places map shows the location of historic places in relation to the Area.

9. **Existing Zoning (Exhibit 9)** – This map illustrates the current zoning within the Area as provided by the City.

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 Lebanon 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 thank the City of Lebanon and others who were instrumental in the assemblage of the data that was required to complete these maps.

MAP EXHIBITS

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Exhibit 1
DREAM Boundary

Downtown Study Area
City of Lebanon, Missouri

Legend

Study Area

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D·R·E·A·M INITIATIVE

Exhibit 2
General Land Use

Downtown Study Area
City of Lebanon, Missouri

Legend

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

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D·R·E·A·M INITIATIVE

Exhibit 2-a
Mixed Land Use

Downtown Study Area
City of Lebanon, Missouri

Legend

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

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D·R·E·A·M INITIATIVE

Exhibit 2-b
1st Floor Land Use

Downtown Study Area
City of Lebanon, Missouri

Legend

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

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D·R·E·A·M INITIATIVE

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

Downtown Study Area
City of Lebanon, Missouri

Legend

- Commercial
- Restaurant/Bar
- Public/Institutional
- Single-Family
- 3rd Floor
- Study Area

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D·R·E·A·M INITIATIVE

Exhibit 3
Building Conditions

Downtown Study Area
City of Lebanon, Missouri

Legend

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

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D·R·E·A·M INITIATIVE

Exhibit 4-a
1st Floor Commercial/ Retail Vacancy

Downtown Study Area
City of Lebanon, Missouri

Legend

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

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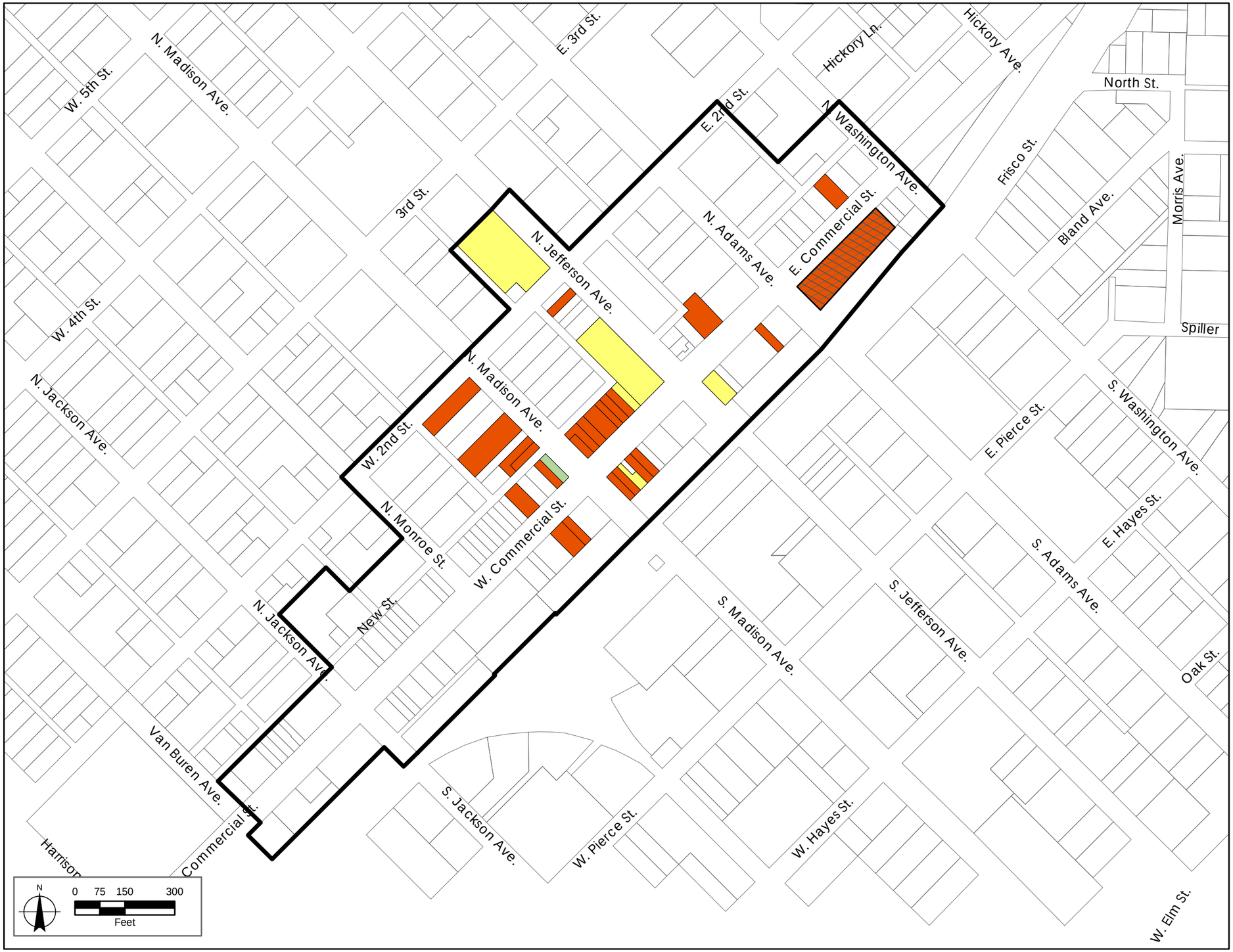
DOWNTOWN REVITALIZATION AND ECONOMIC ASSISTANCE FOR MISSOURI
D·R·E·A·M INITIATIVE

Exhibit 4-b
2nd & 3rd Floor Commercial/Retail Vacancy

Downtown Study Area
City of Lebanon, Missouri



Legend

- 0%
- 26%-50%
- 100%
- 3rd Floor Vacancy
- Study Area

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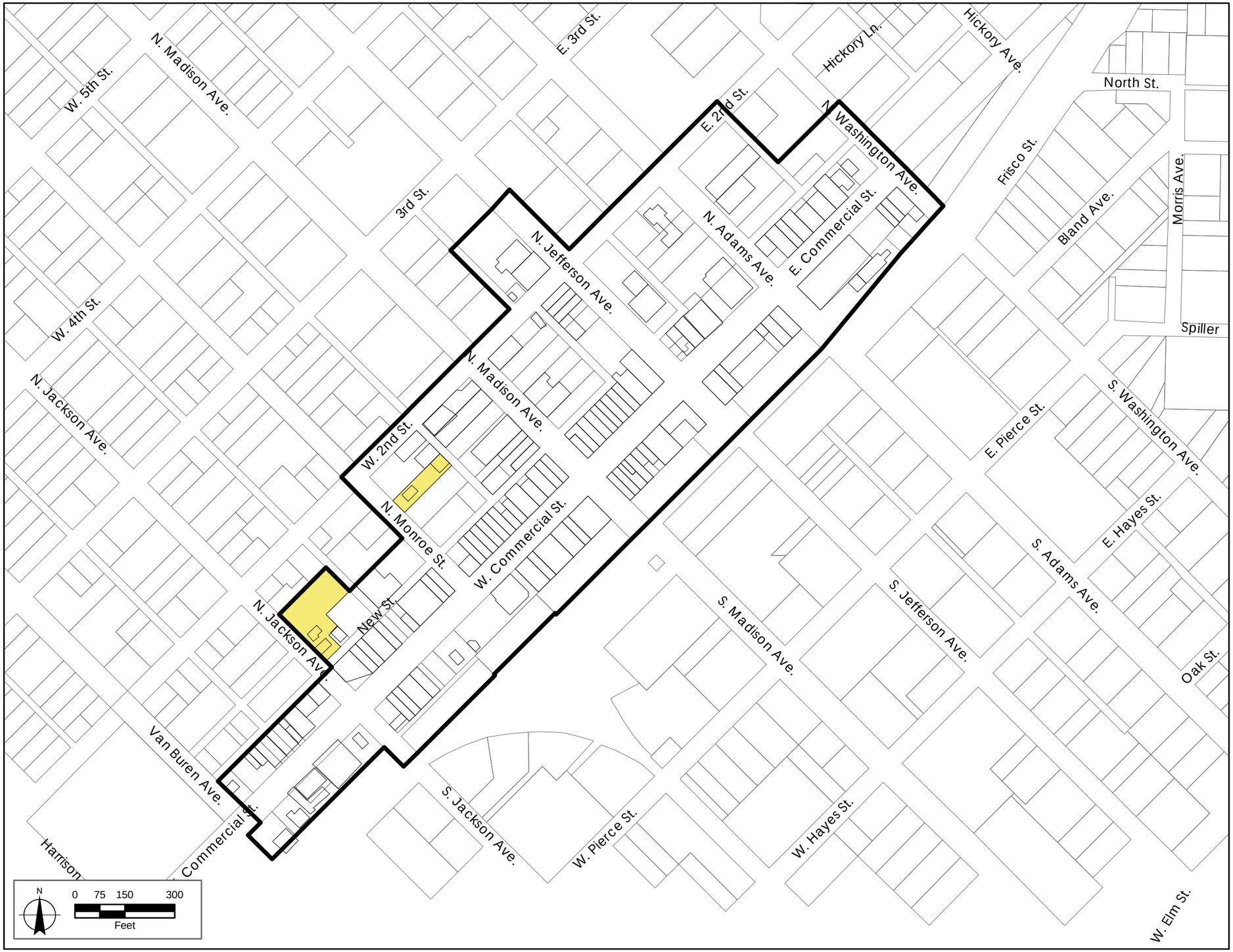
DOWNTOWN REVITALIZATION AND ECONOMIC ASSISTANCE FOR MISSOURI
D·R·E·A·M INITIATIVE

Exhibit 5-a
Residential Inventory & Units

Downtown Study Area
City of Lebanon, Missouri



Legend

Single-Family

Study Area

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Exhibit 6-a
Parking & Vacant Lots

Downtown Study Area
City of Lebanon, Missouri

Legend

- Parking Lot
- Vacant Lot
- Study Area

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D·R·E·A·M INITIATIVE

Exhibit 6-b
Parking Lot Conditions

Downtown Study Area
City of Lebanon, Missouri

Legend

- Good
- Fair
- Poor
- Dilapidated
- Study Area

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Exhibit 6-c
Off Street Parking

Downtown Study Area
City of Lebanon, Missouri

Legend

- 1-5 spaces
- 6-10 spaces
- 11-20 spaces
- 21-30 spaces
- 31-40 spaces
- Study Area

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D·R·E·A·M INITIATIVE

Exhibit 6-d
Off Street Parking Condition

Downtown Study Area
City of Lebanon, Missouri

Legend

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

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D·R·E·A·M INITIATIVE

Exhibit 6-e
On Street Parking

Downtown Study Area
City of Lebanon, Missouri

Legend

- 1-5 spaces/block
- 6-10 spaces/block
- 11-20 spaces/block
- 21-30 spaces/block
- No Parking
- Study Area

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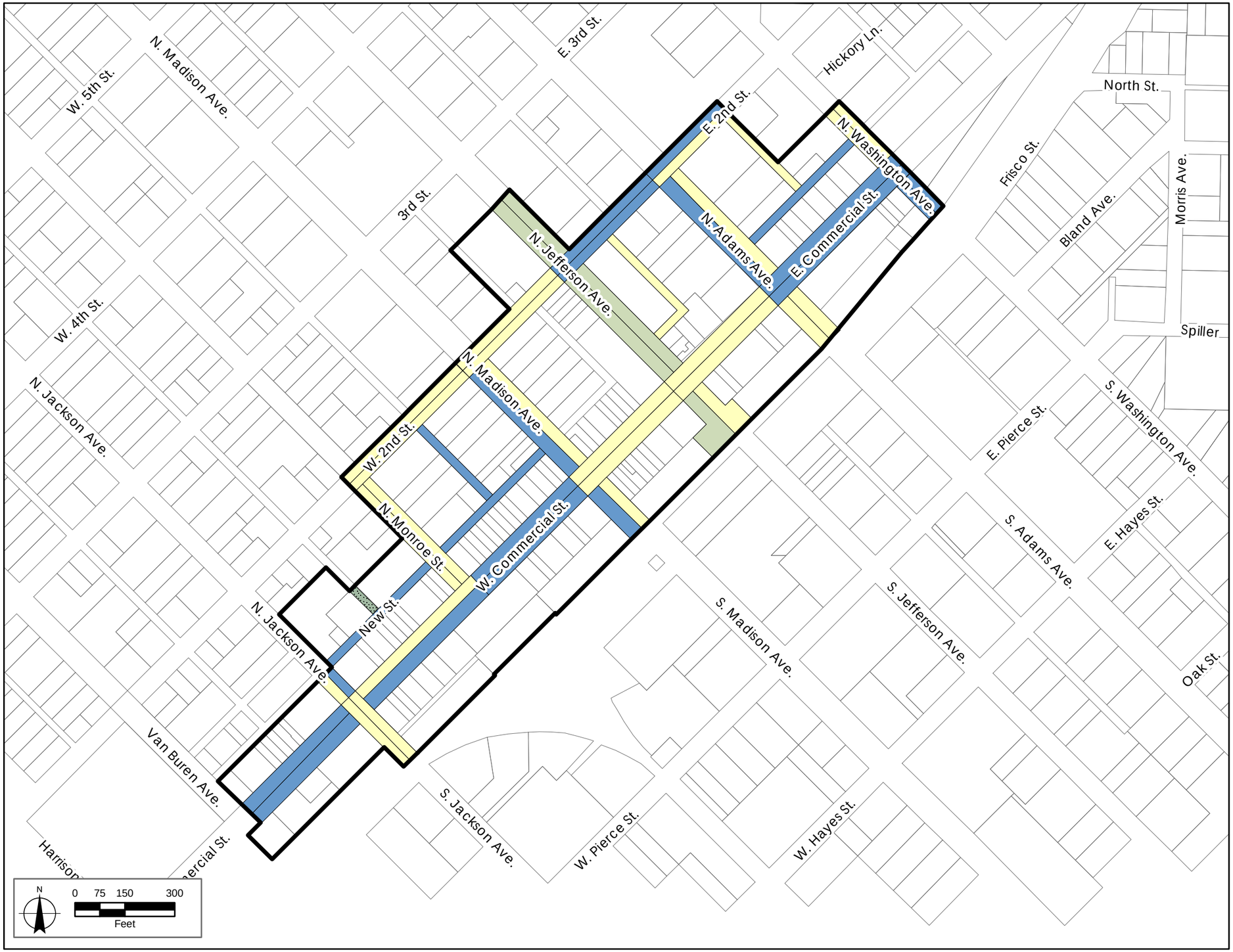
Exhibit 7-a
Street Conditions

Downtown Study Area
City of Lebanon, Missouri



Legend

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

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D·R·E·A·M INITIATIVE

Exhibit 7-b
Sidewalk Conditions

Downtown Study Area
City of Lebanon, Missouri

Legend

- Good
- Fair
- Poor
- No Sidewalks
- Study Area

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Exhibit 7-c
Lighting

Downtown Study Area
City of Lebanon, Missouri

Legend

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

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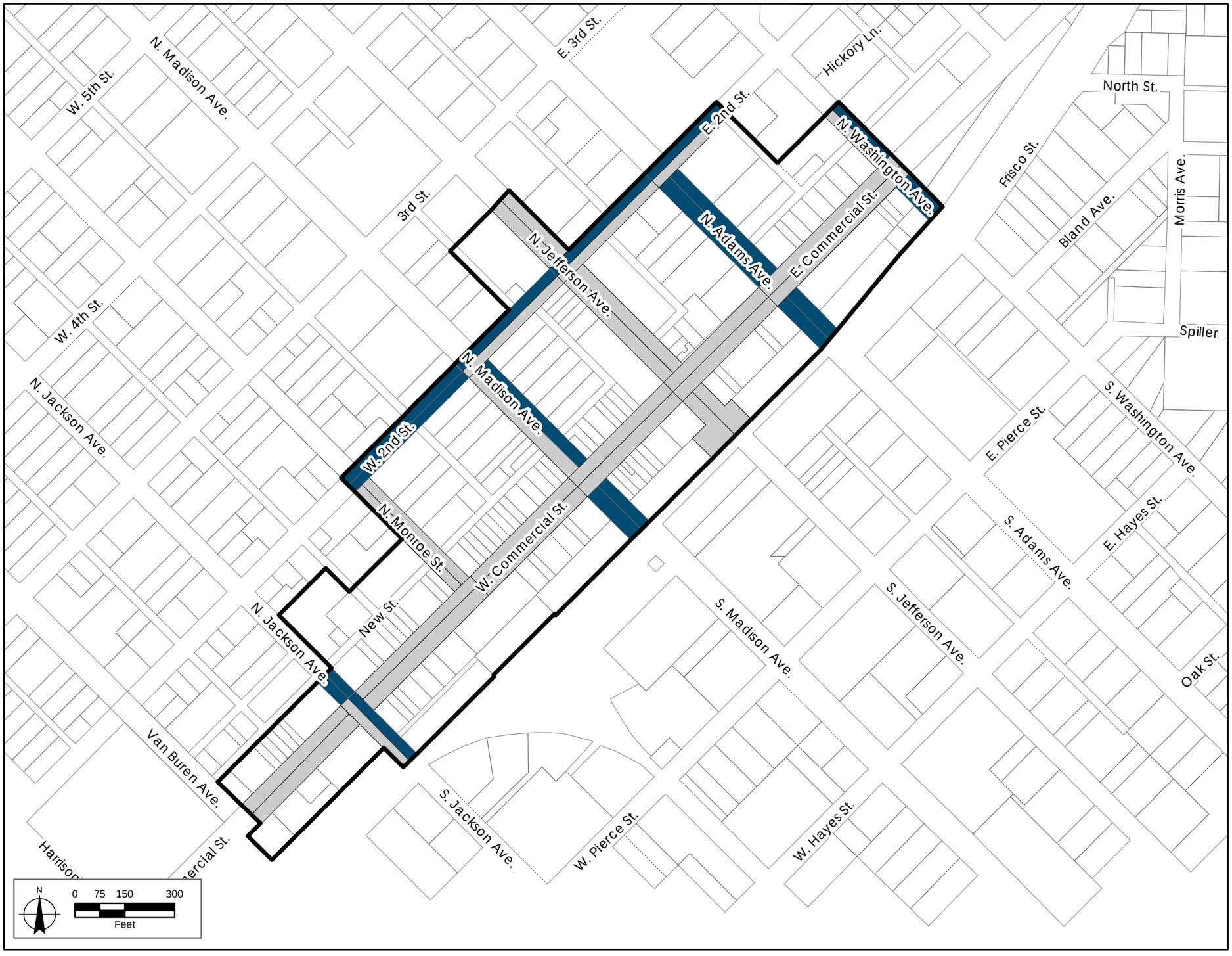
DOWNTOWN REVITALIZATION AND ECONOMIC ASSISTANCE FOR MISSOURI
D·R·E·A·M INITIATIVE

Exhibit 7-d
Overhead Utility Lines

Downtown Study Area
City of Lebanon, Missouri



Legend

- Overhead Utility Lines
- No Utility Lines
- Study Area

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DOWNTOWN REVITALIZATION AND ECONOMIC ASSISTANCE FOR MISSOURI
D·R·E·A·M INITIATIVE

Exhibit 7-e
ADA Accessibility
(Sidewalks & Crosswalks)

Downtown Study Area
City of Lebanon, Missouri

Legend

- ADA Accessible
- Not Accessible
- Study Area

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DOWNTOWN REVITALIZATION AND ECONOMIC ASSISTANCE FOR MISSOURI
D·R·E·A·M INITIATIVE

Exhibit 7-f
Streetscape

Downtown Study Area
City of Lebanon, Missouri

Legend

- Paver Edge, Street Trees, Barrel Trashcans, Bumpouts & Landscaping
- Paver Edge, Street Trees, Benches, Bumpouts & Landscaping
- Paver Edge, Street Trees, Bumpouts & Landscaping
- No Streetscape
- Study Area

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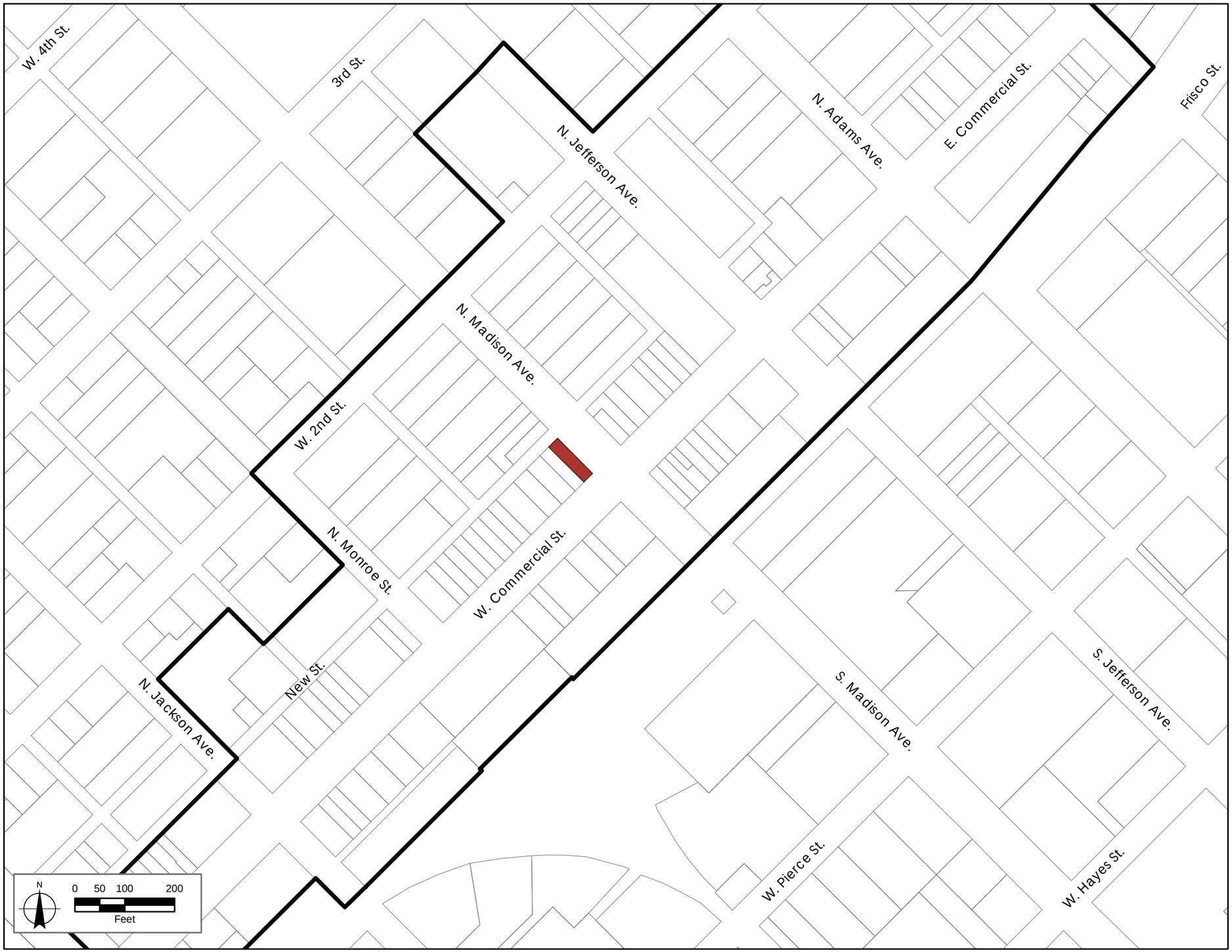
D·R·E·A·M INITIATIVE

Exhibit 8
National Register of Historic Places

Downtown Study Area
City of Lebanon, Missouri



Legend

- National Register Building
- Study Area

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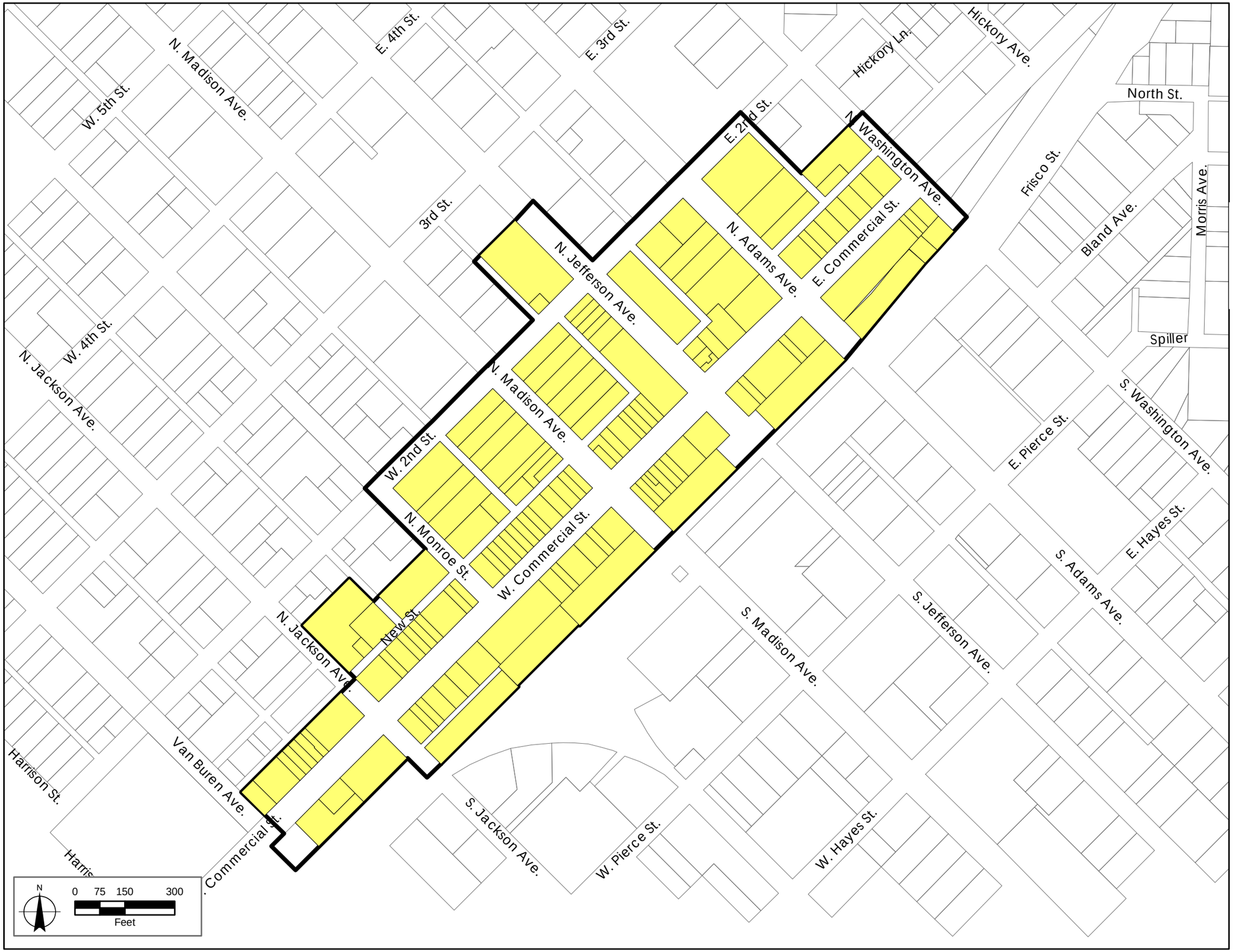
DOWNTOWN REVITALIZATION AND ECONOMIC ASSISTANCE FOR MISSOURI
D·R·E·A·M INITIATIVE

Exhibit 9
Existing Zoning

Downtown Study Area
City of Lebanon, Missouri



Legend

- C-2 - Downtown Commercial District
- Study Area

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