

DOWNTOWN
REVITALIZATION &
ECONOMIC
ASSISTANCE FOR
MISSOURI

December 2009

MAP REFERENCE HANDBOOK

LAND USE,
BUILDING
& INFRASTRUCTURE
SURVEY

Boonville, Missouri

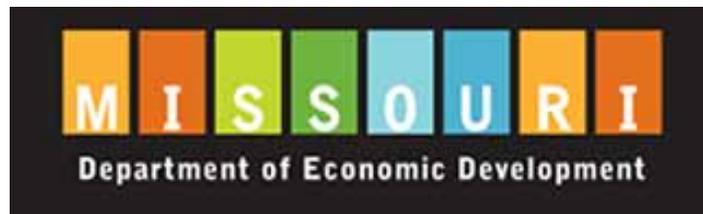


PGAVURBANCONSULTING

ACKNOWLEDGMENTS



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



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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 Boonville's Geographic Information System (GIS) to create the maps herein, which illustrate a number of factors within the DREAM Study Area, including existing land use, building conditions, infrastructure conditions, on and off-street parking, commercial vacancies, and residential units. The Study Area is comprised of approximately 20 city blocks, and 168 parcels covering nearly 63 acres. Also, 161 primary buildings (not including residential garages, sheds, etc.) are located within the Study 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:

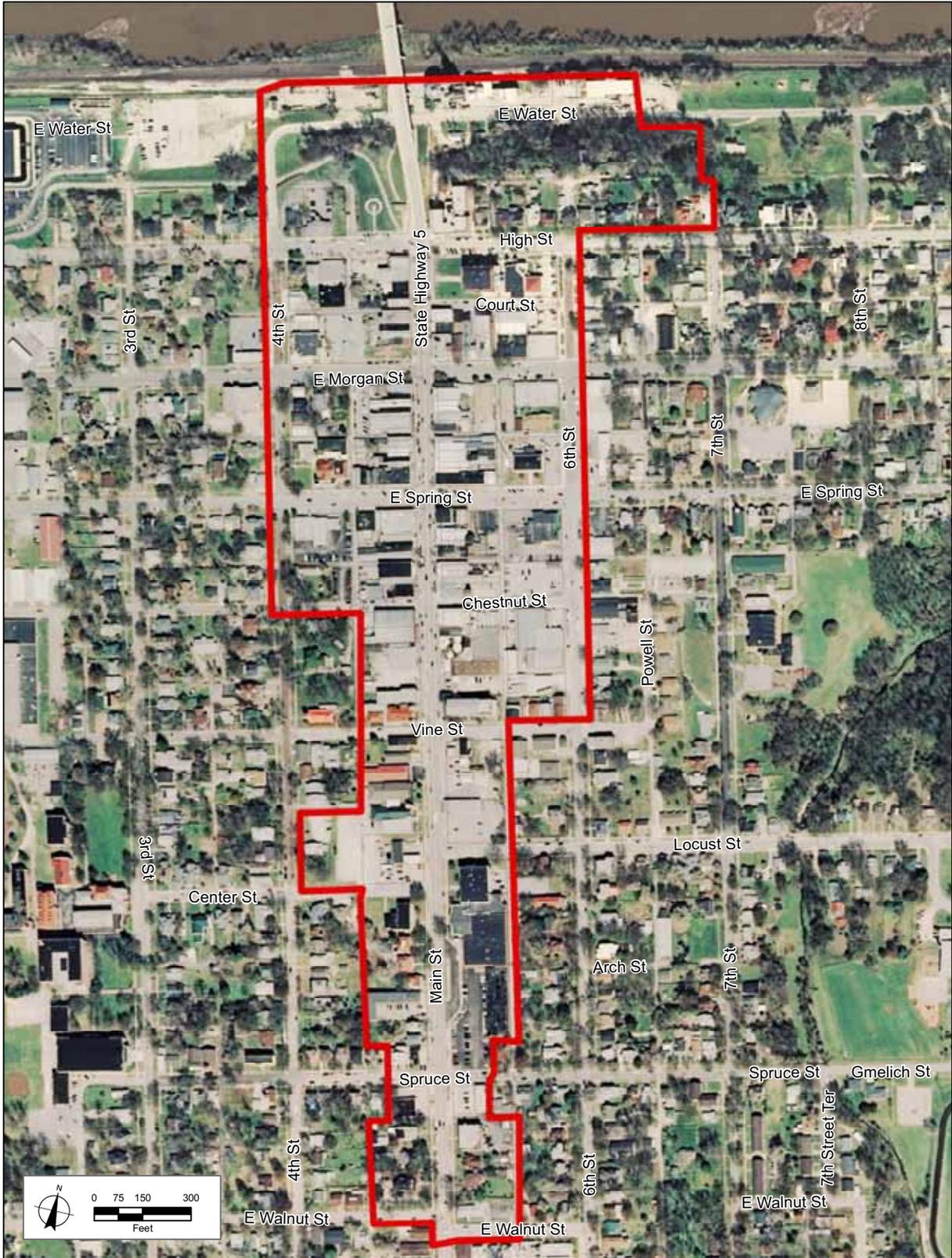
1. **Boundary Map (Exhibit 1)** – An aerial photo of the Area with the DREAM Area Boundary indicated.
2. **Land Use (Exhibits 2-2d)** – Land Use Maps exhibit general land uses per building and per floor as noted during the survey. This is intended to provide the reader with information regarding the 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-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 (Exhibit 5a-5b)** – 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 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 overhead power lines predominate. Infrastructure Conditions Maps also show locations of amenities such as decorative lighting, benches, and other streetscape elements.
8. **Historic Districts & Contributing Structures (Exhibits 8a- 8b)** – The Historic Districts map shows the location of historic districts in relation to the Area. The Contributing Structures Map illustrates the location of recognized contributing historic structures in 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 Boonville 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 Boonville, Cooper County and others who were instrumental in the assembly of the data that was required to complete these maps.

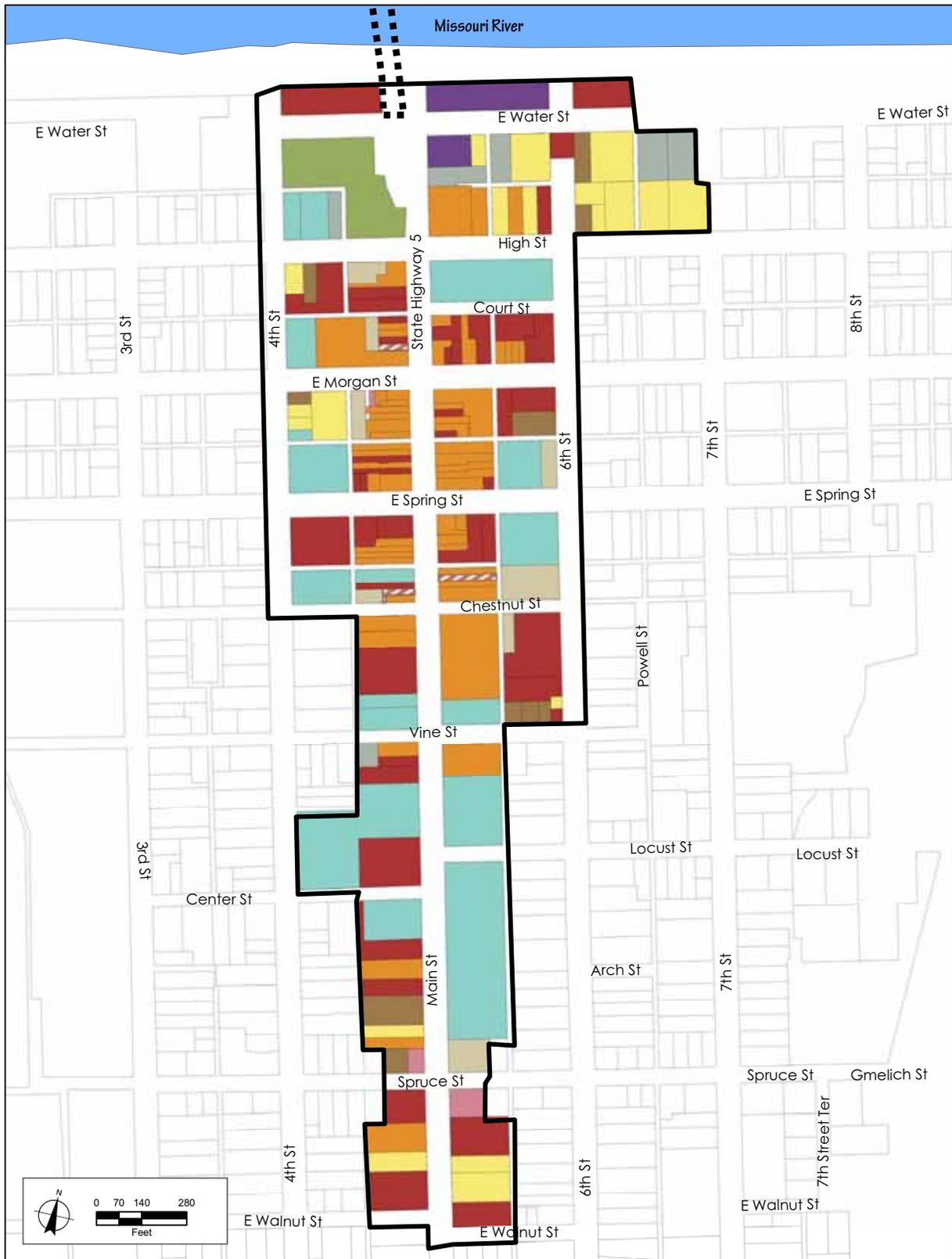
MAP EXHIBITS



Legend

 Study Area

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



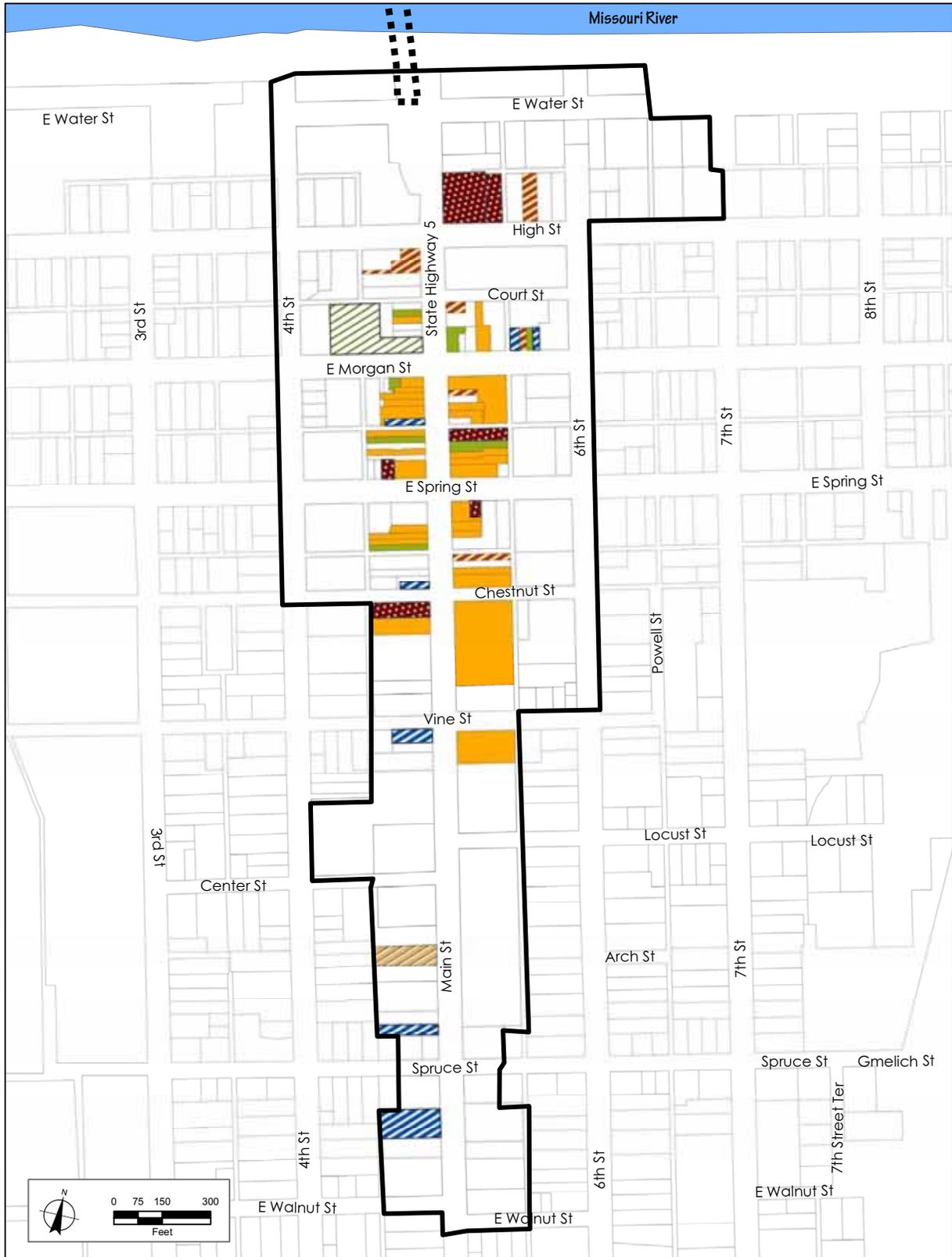
Legend

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

**Exhibit 2
General Land Use Map**

Downtown Study Area
City of Boonville, Missouri





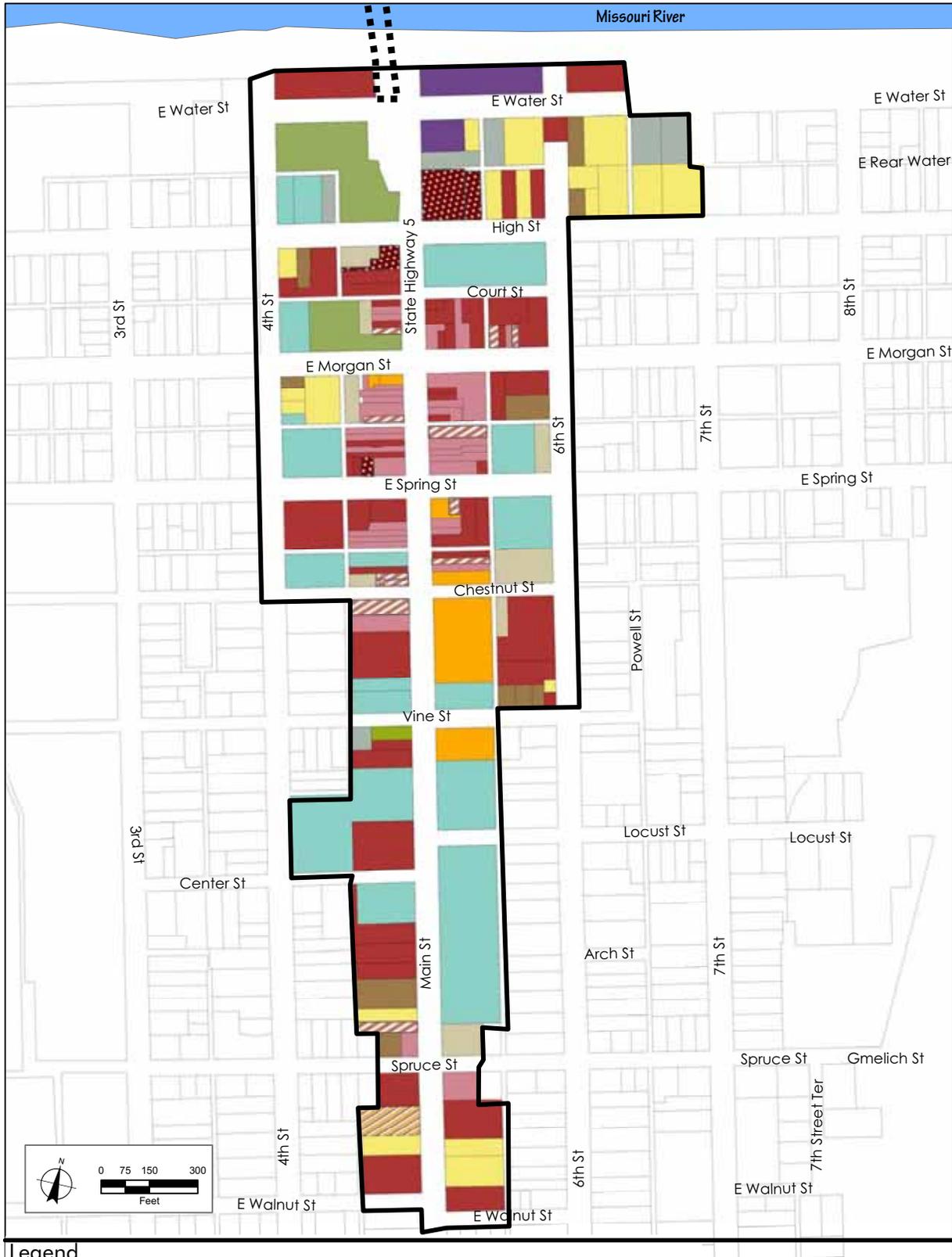
Legend

- Retail/Commercial
- Retail/Residential
- Restaurant/Retail/Commercial
- Restaurant/Residential
- Restaurant/Commercial
- Parking/Recreation
- Commercial/Residential
- Study Area
- Bridge

**Exhibit 2-a
Mixed Land Use Map**

Downtown Study Area
City of Boonville, Missouri





Legend

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

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



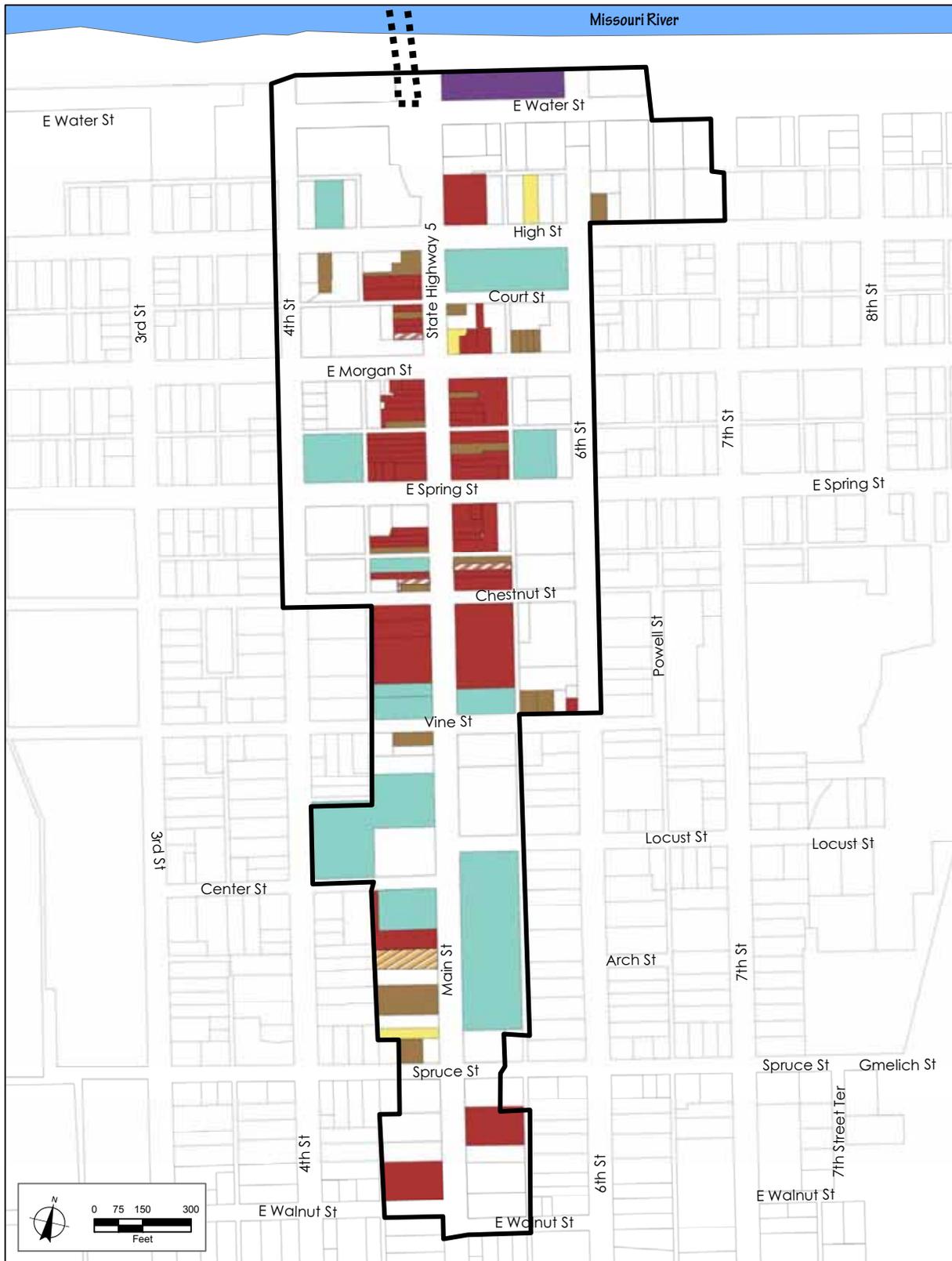
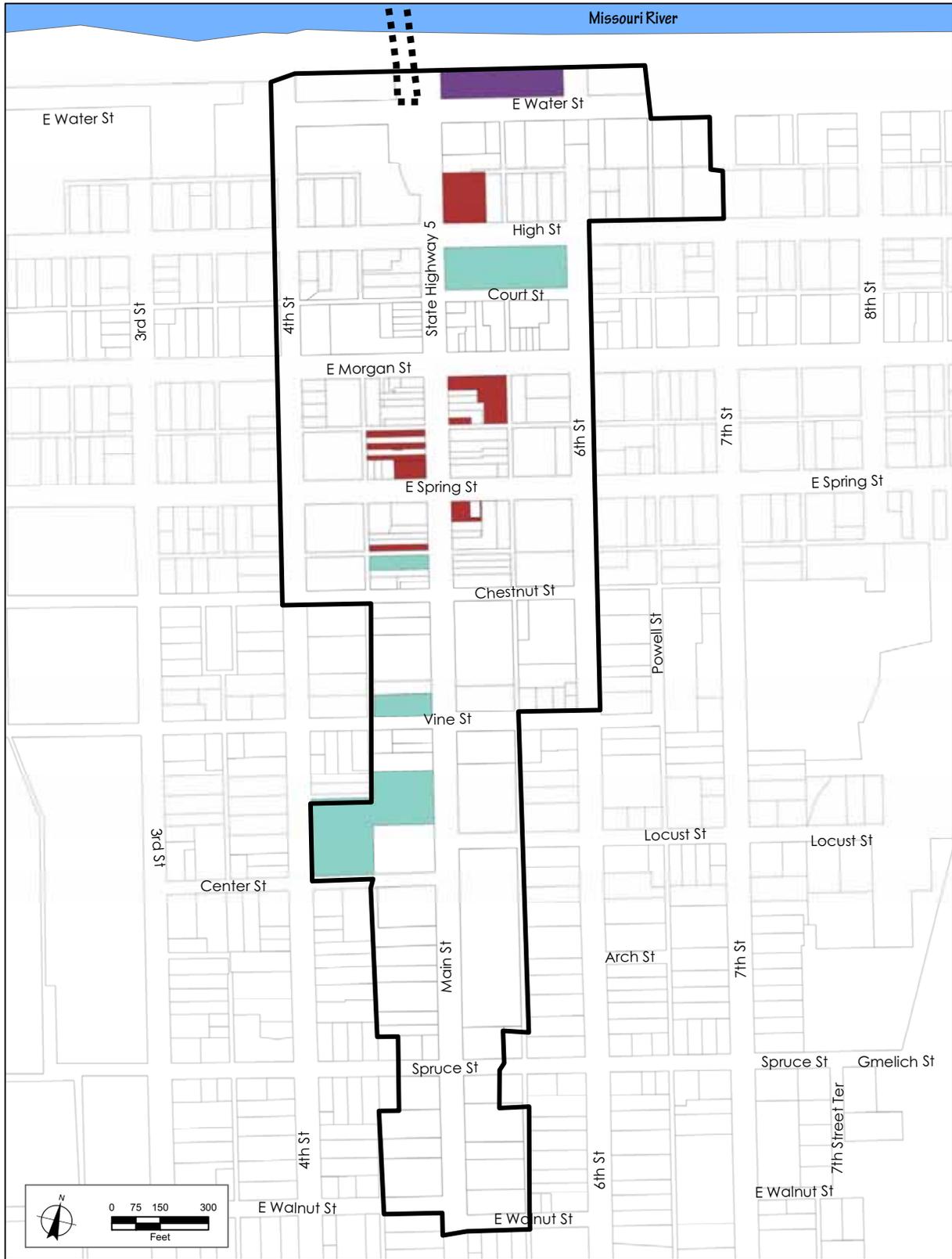


Exhibit 2-c
2nd Floor Land Use Map

Downtown Study Area
City of Boonville, Missouri



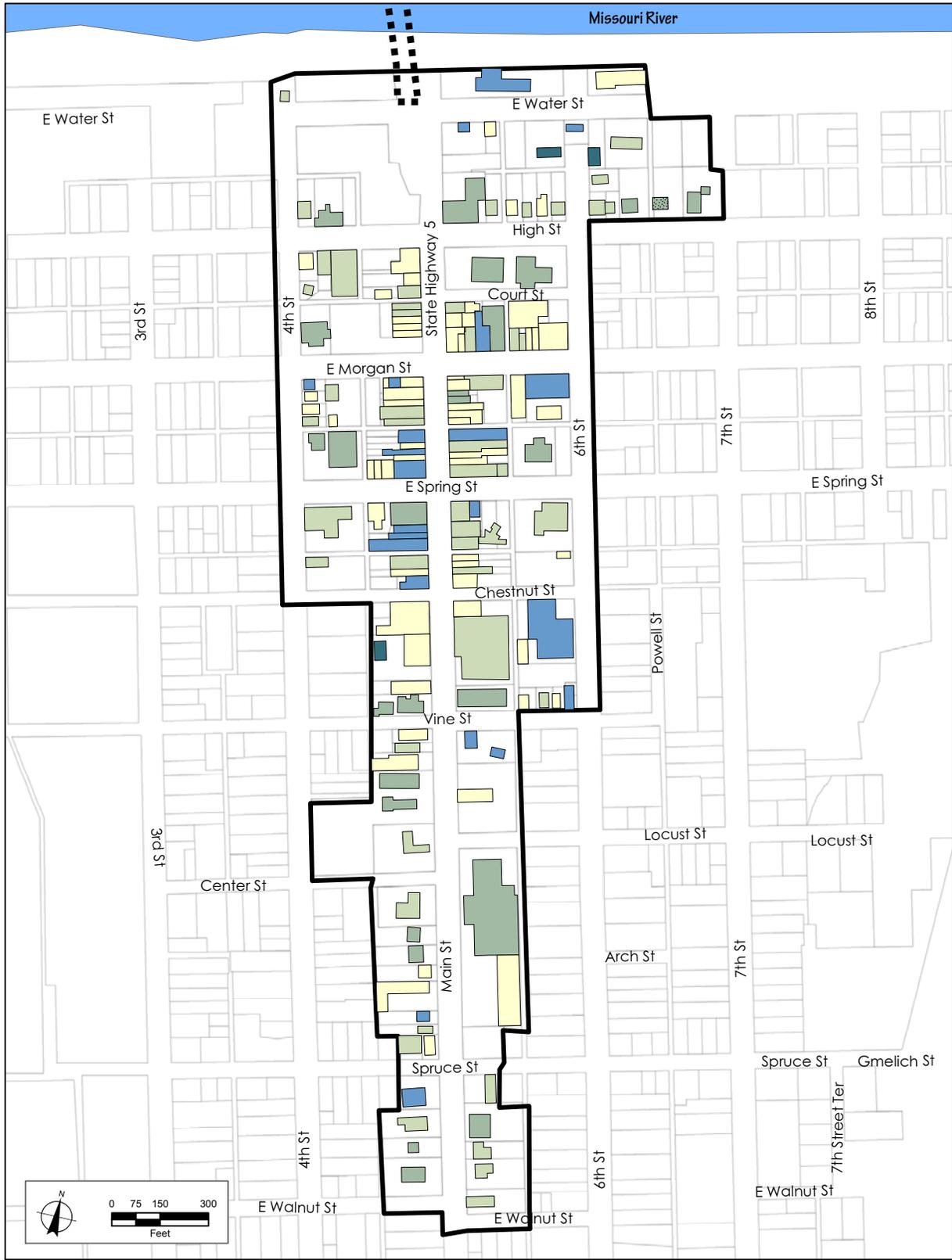
Legend

- Commercial
- Public/Institutional
- Industrial
- Study Area
- Bridge

**Exhibit 2-d
3rd Floor Land Use Map**

Downtown Study Area
City of Boonville, Missouri





Legend

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

**Exhibit 3
Building Conditions**

Downtown Study Area
City of Boonville, Missouri



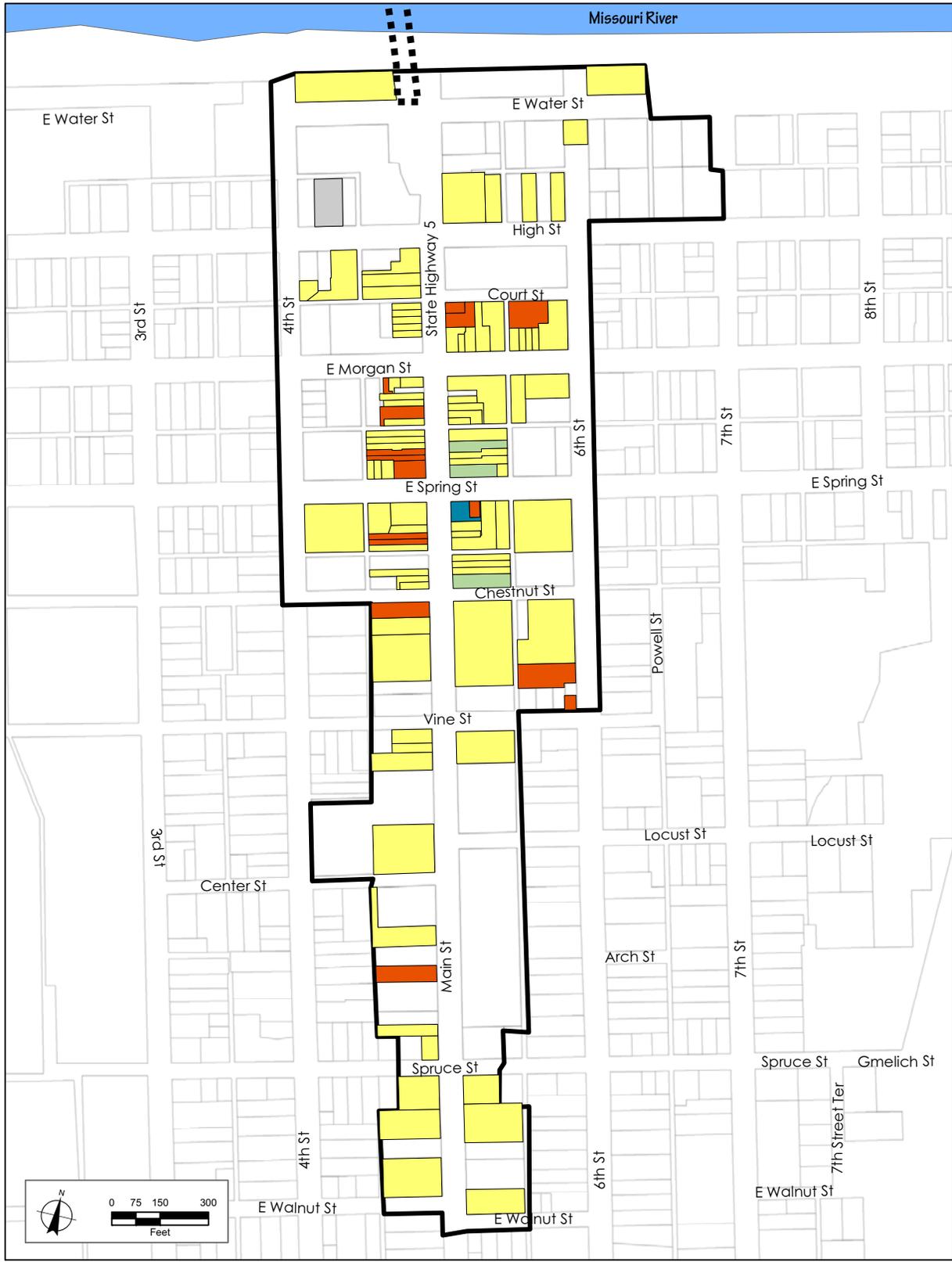
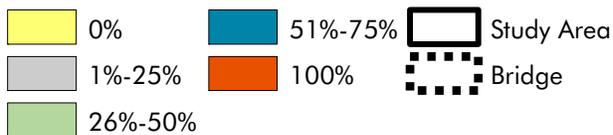
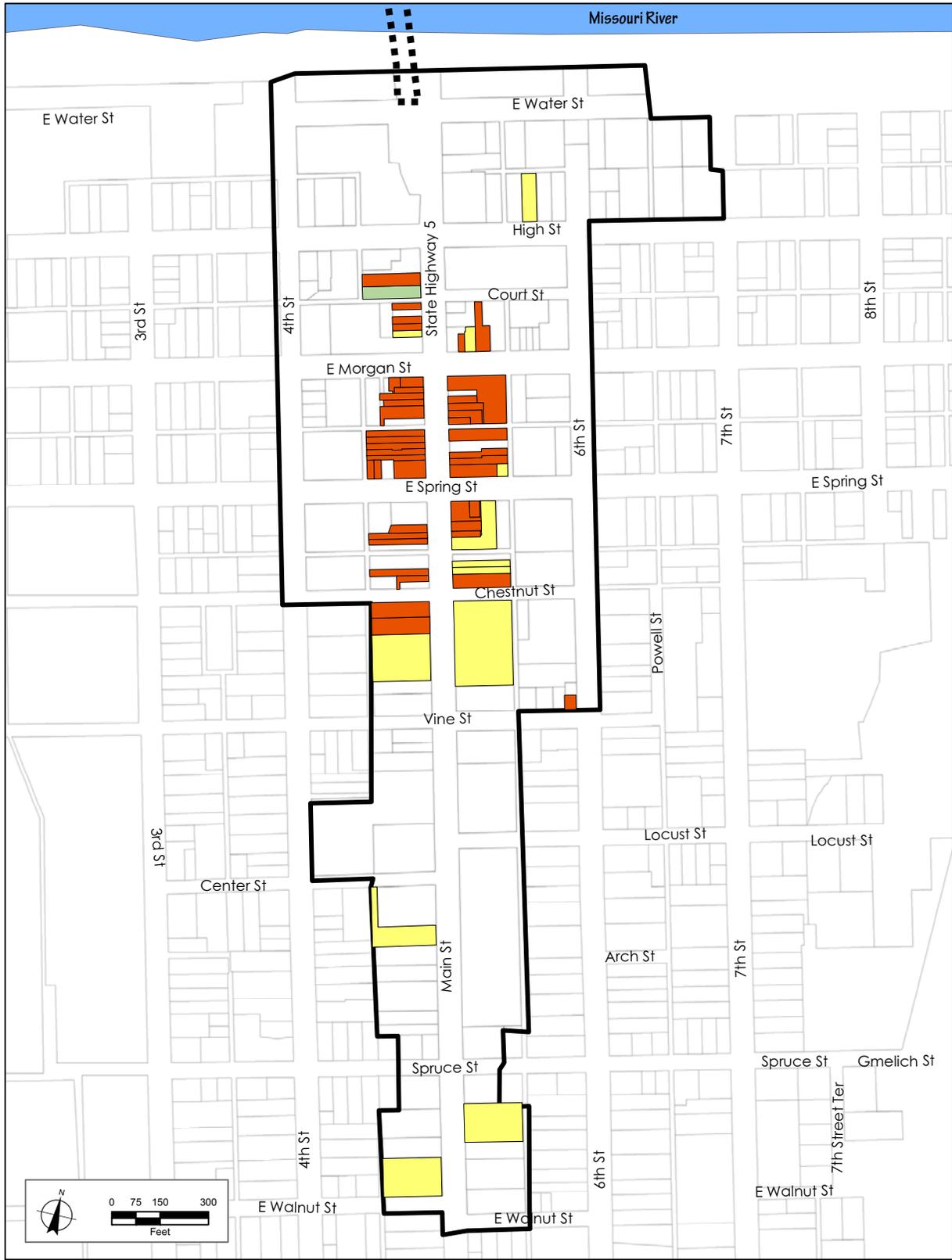


Exhibit 4-a 1st Floor Commercial/Retail Vacancy

Downtown Study Area
City of Boonville, Missouri

Legend





Legend

- 0%
- 26%-50%
- 100%
- Study Area
- Bridge

Exhibit 4-b
2nd Floor Commercial/Retail Vacancy

Downtown Study Area
 City of Boonville, Missouri

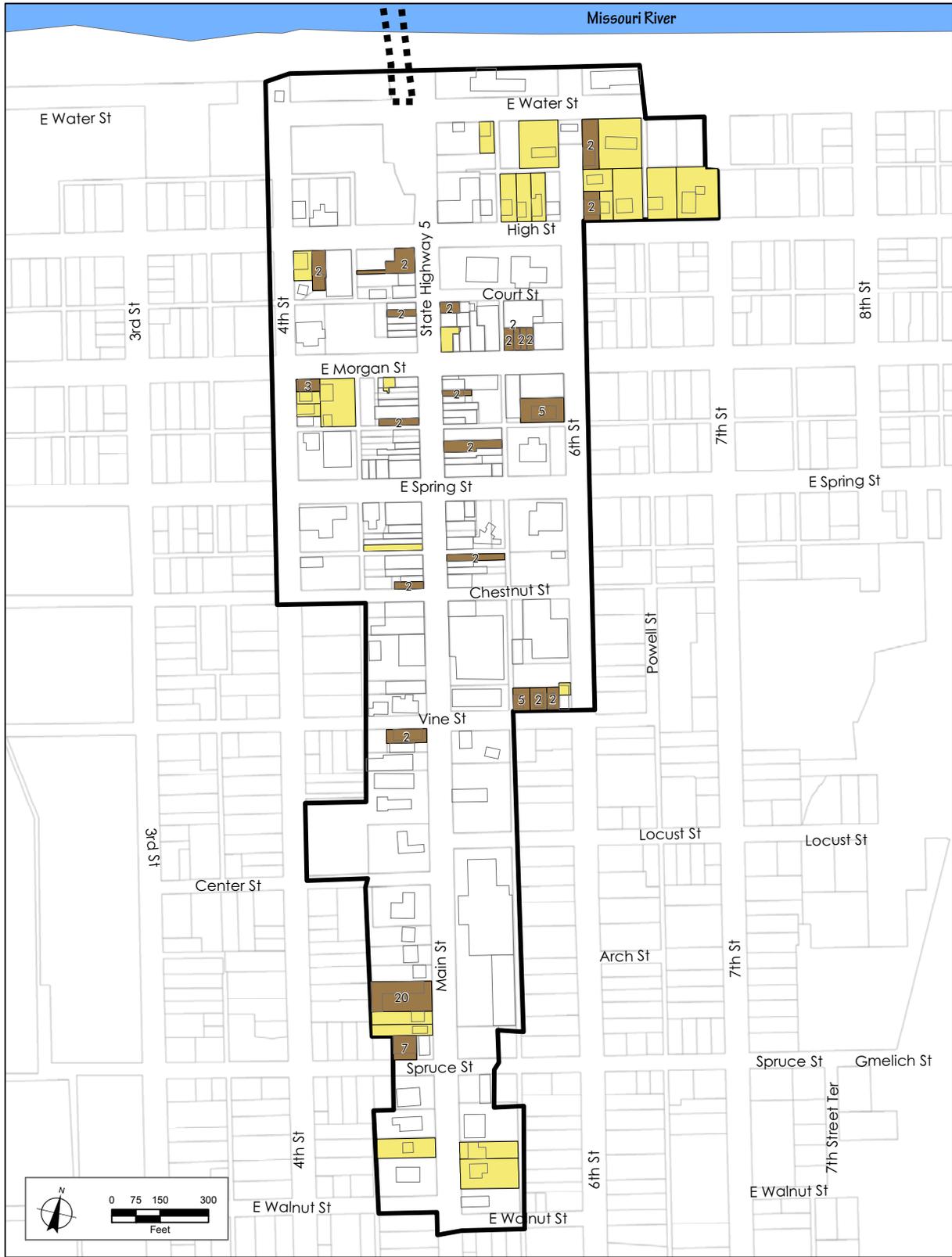


Legend

- 0%
- 100%
- Study Area
- Bridge

Exhibit 4-c
3rd Floor Commercial/Retail Vacancy

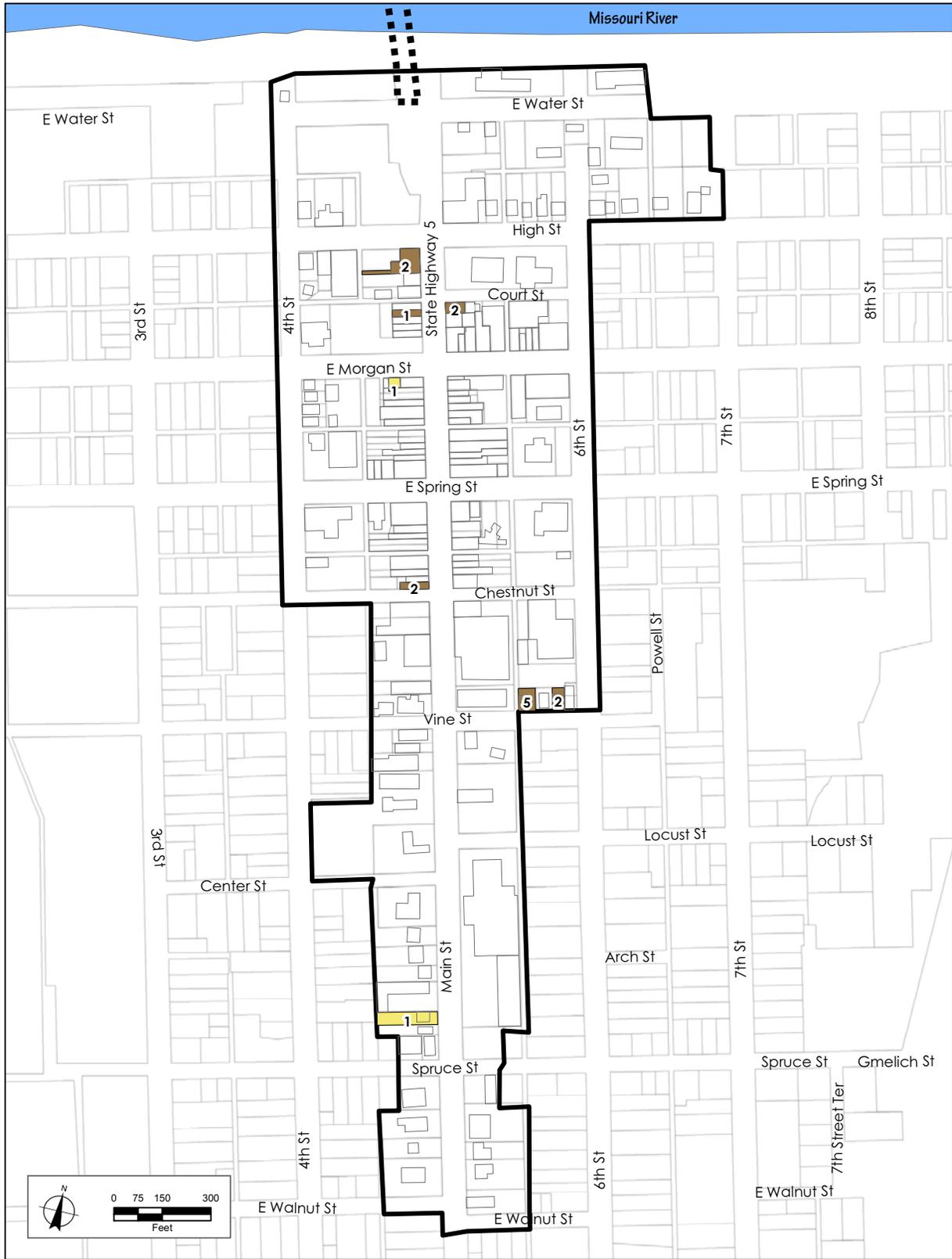
Downtown Study Area
 City of Boonville, Missouri



Legend

- Single-Family
- Multi-Family
- Study Area
- Bridge

Exhibit 5-a
Residential Inventory & Units
 Downtown Study Area
 City of Boonville, Missouri

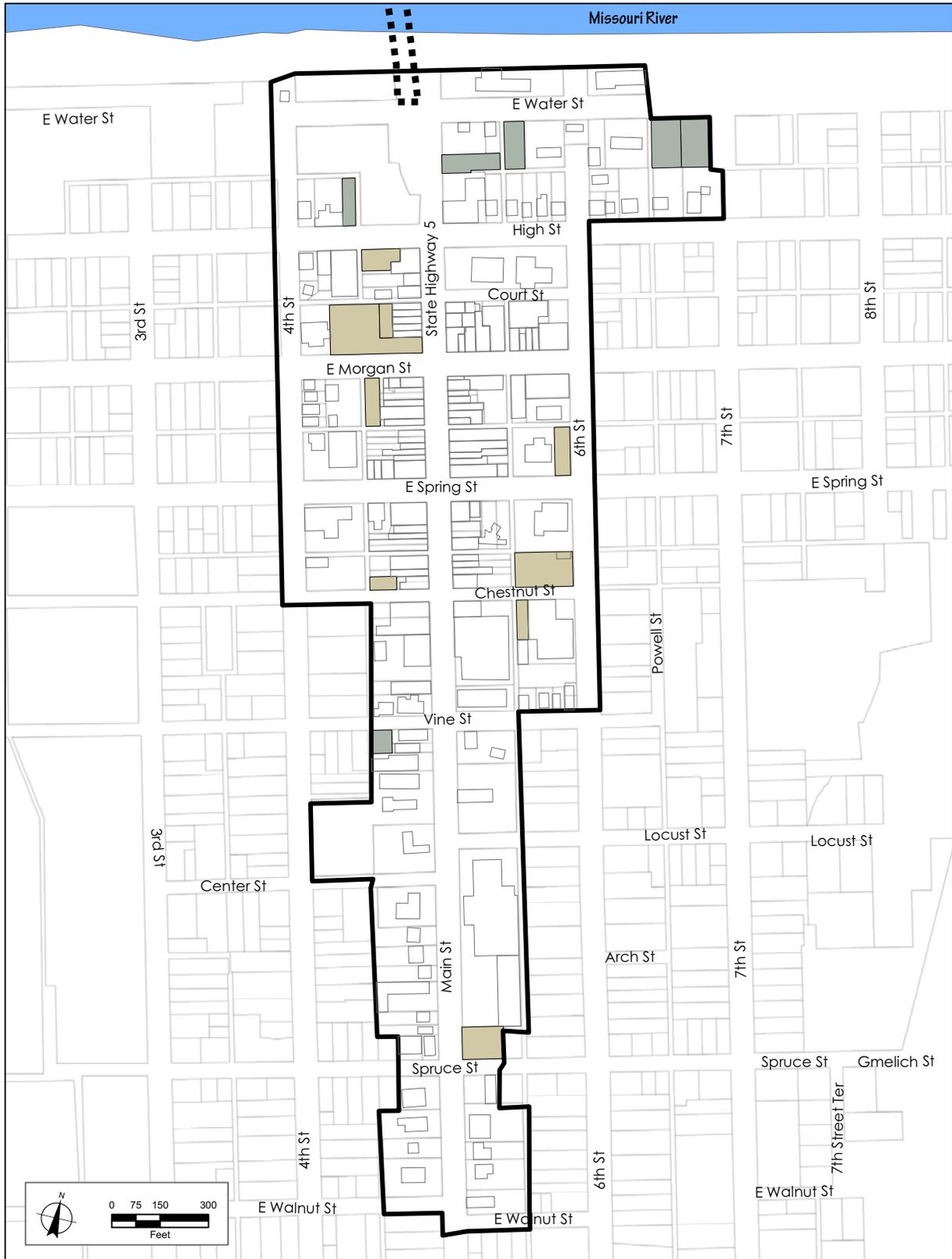


Legend

- Single-Family
- Multi-Family
- Bridge
- Study Area

**Exhibit 5-b
Residential Vacant Units**

Downtown Study Area
City of Boonville, Missouri

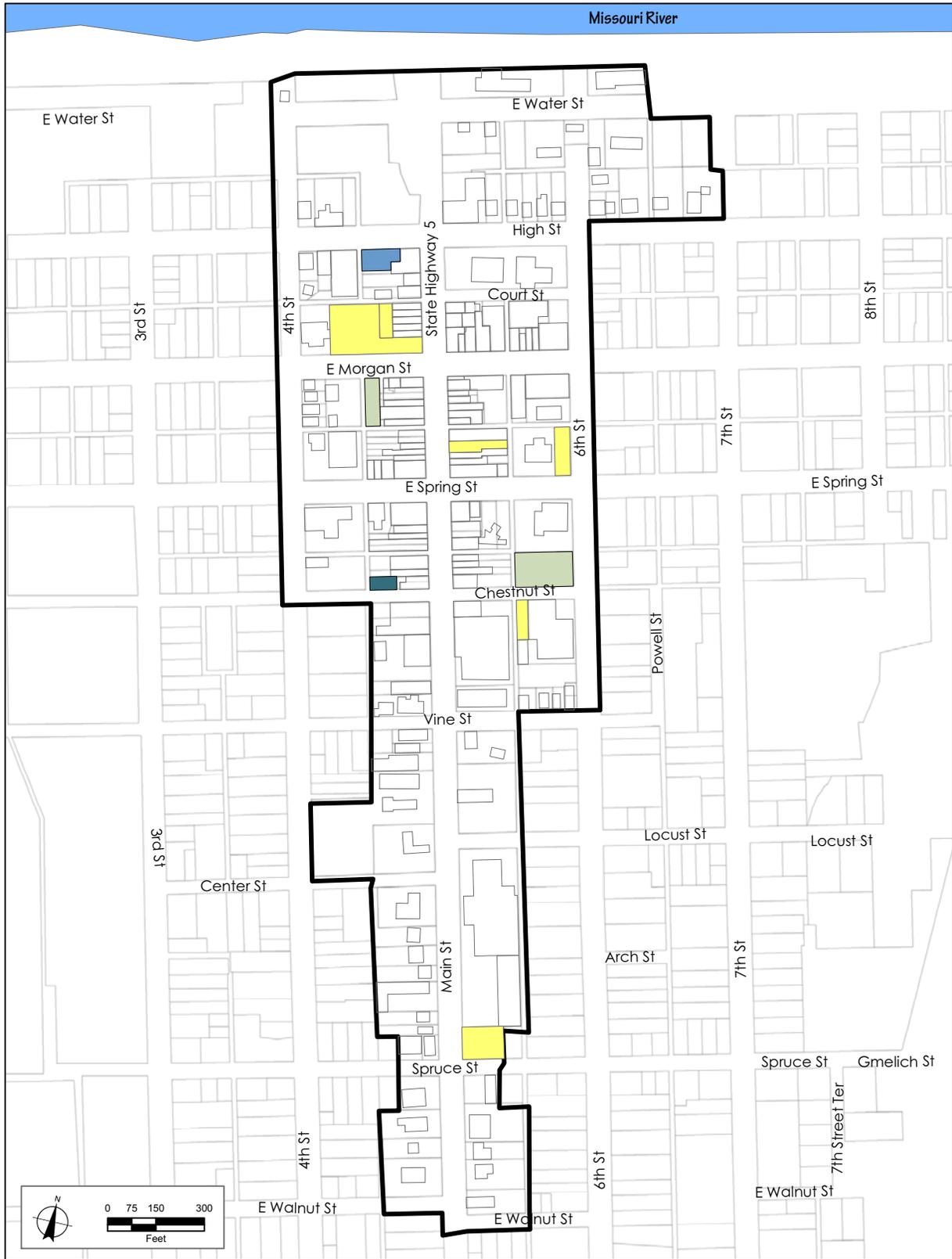


Legend

- Parking Lot
- Vacant Lot
- Study Area
- Bridge

**Exhibit 6-a
Vacant Lots & Parking Lots**

Downtown Study Area
City of Boonville, Missouri



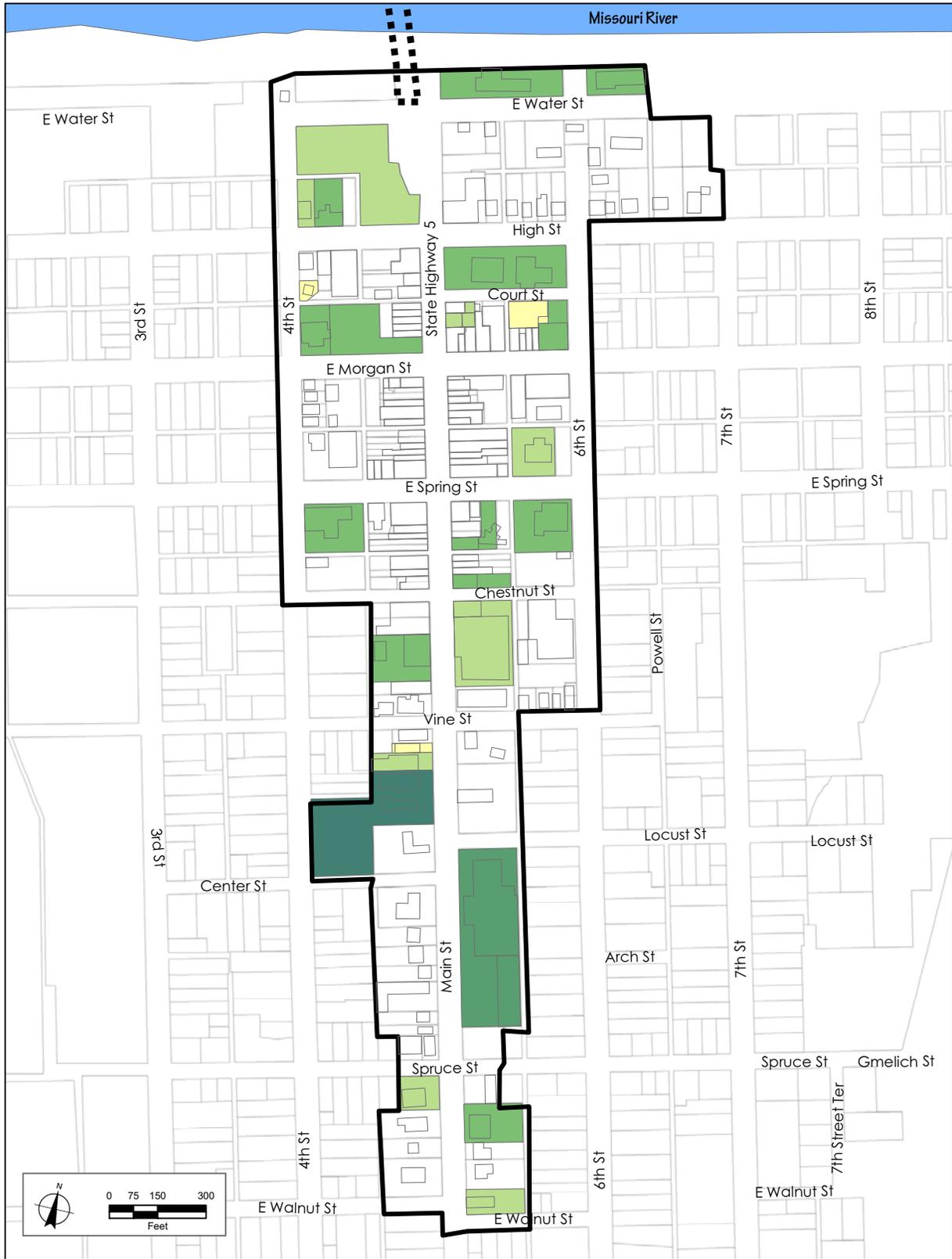
Legend

- Good
- Poor
- Study Area
- Fair
- Dilapidated

**Exhibit 6-b
Parking Lot Conditions**

Downtown Study Area
City of Boonville, Missouri





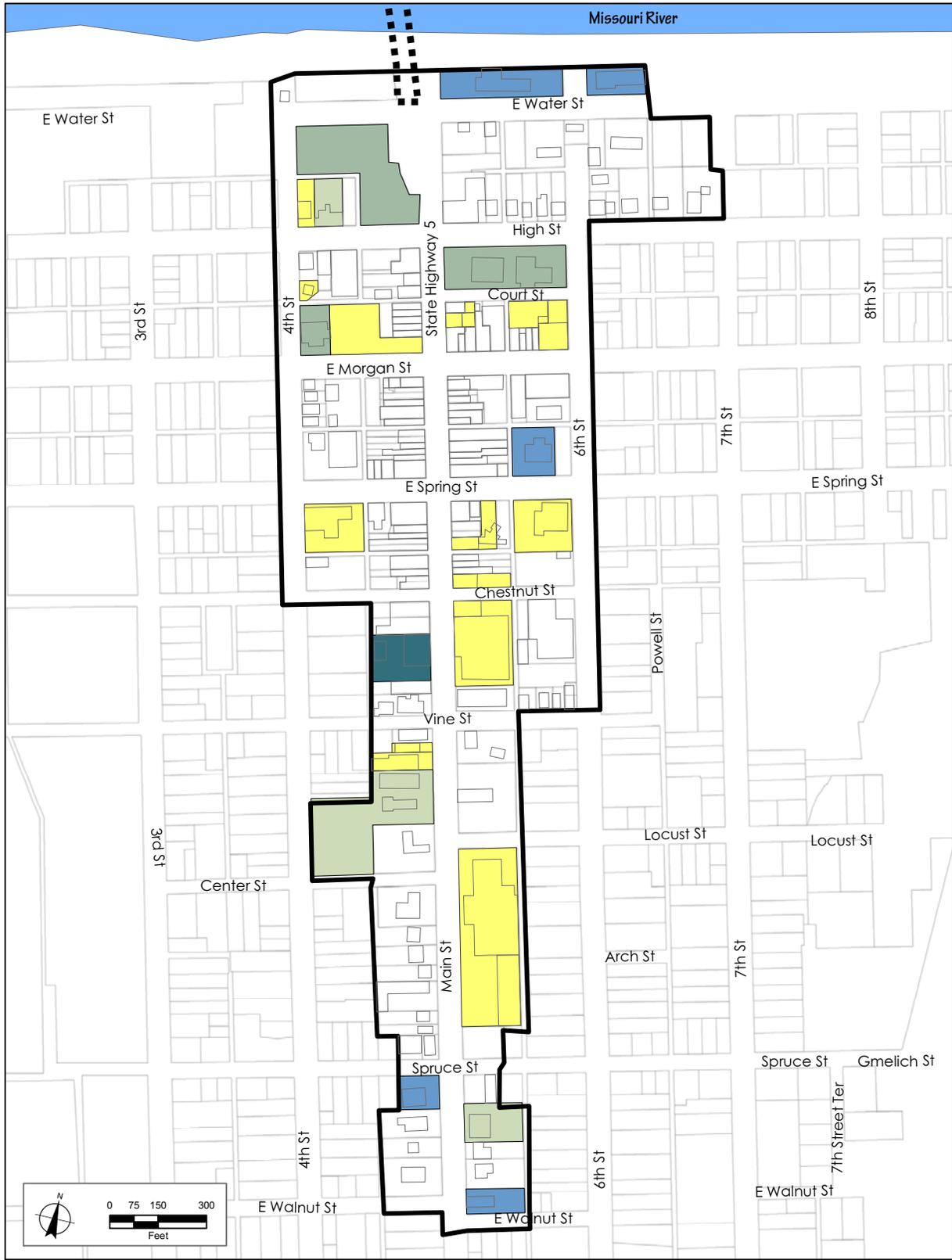
Legend

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

**Exhibit 6-c
Off Street Parking**

Downtown Study Area
City of Boonville, Missouri





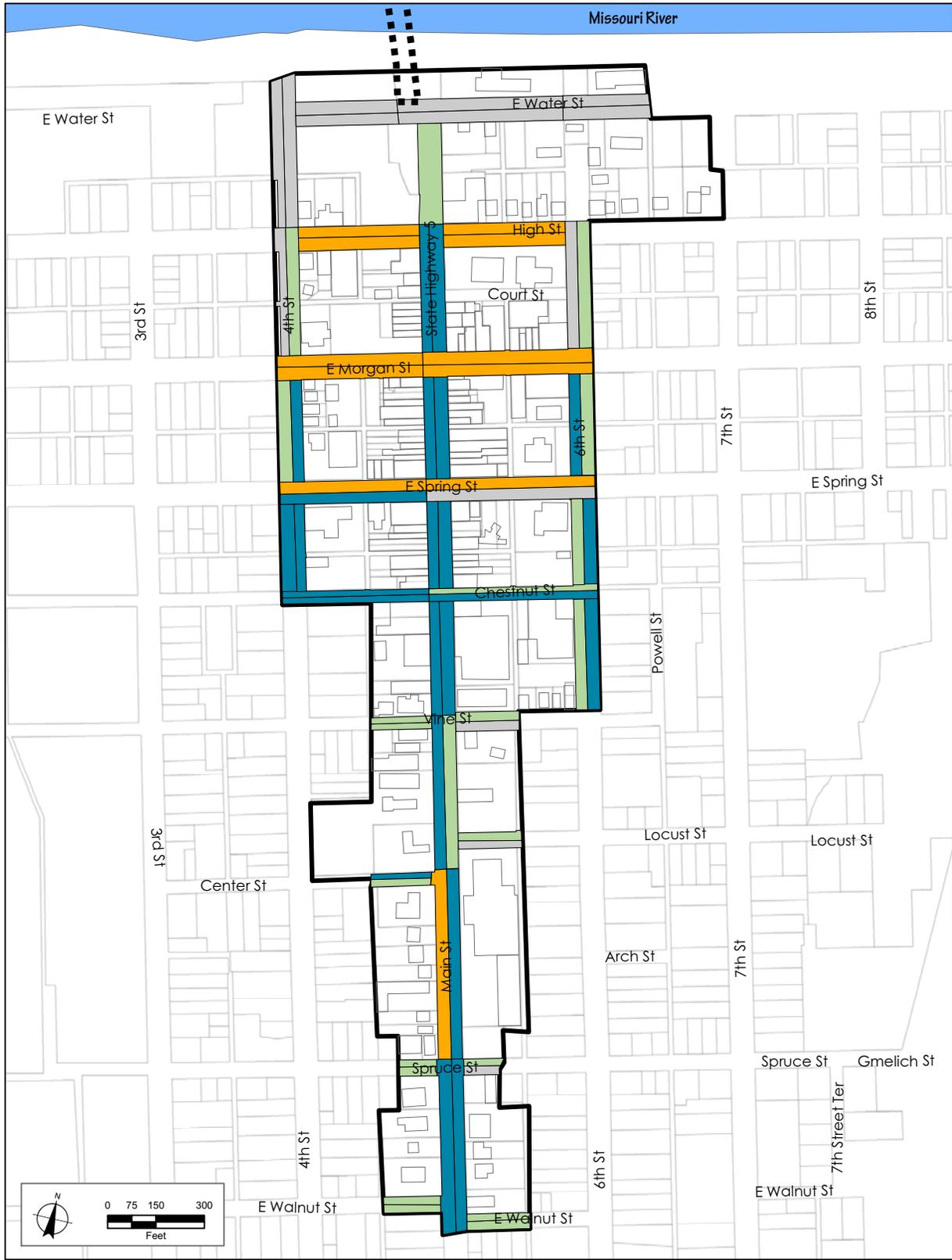
Legend

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

**Exhibit 6-d
Off Street Parking Conditions**

Downtown Study Area
City of Boonville, Missouri





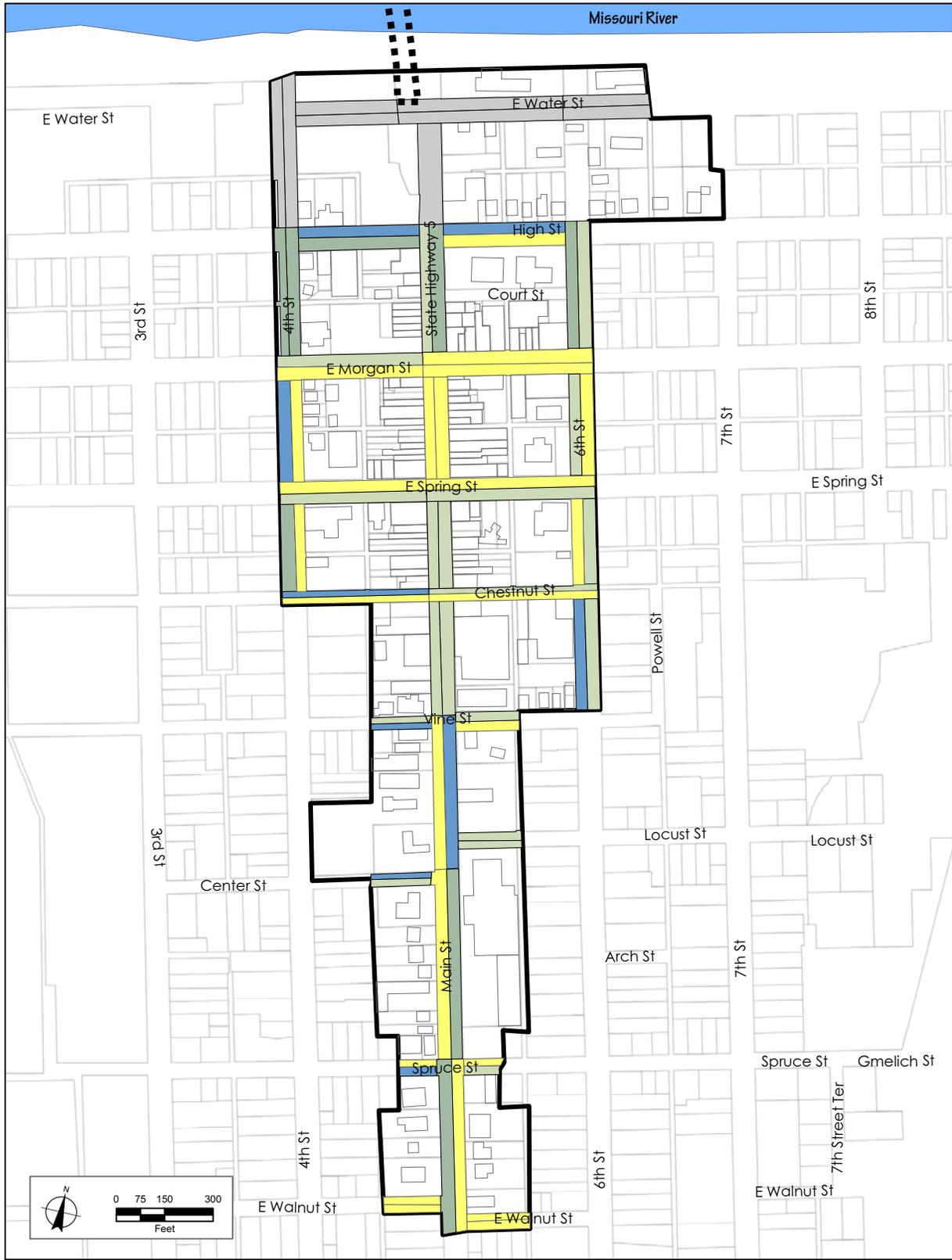
Legend

- 1-5
- 11-20
- 6-10
- No Parking
- Study Area
- Bridge

**Exhibit 6-e
On Street Parking**

Downtown Study Area
City of Boonville, Missouri





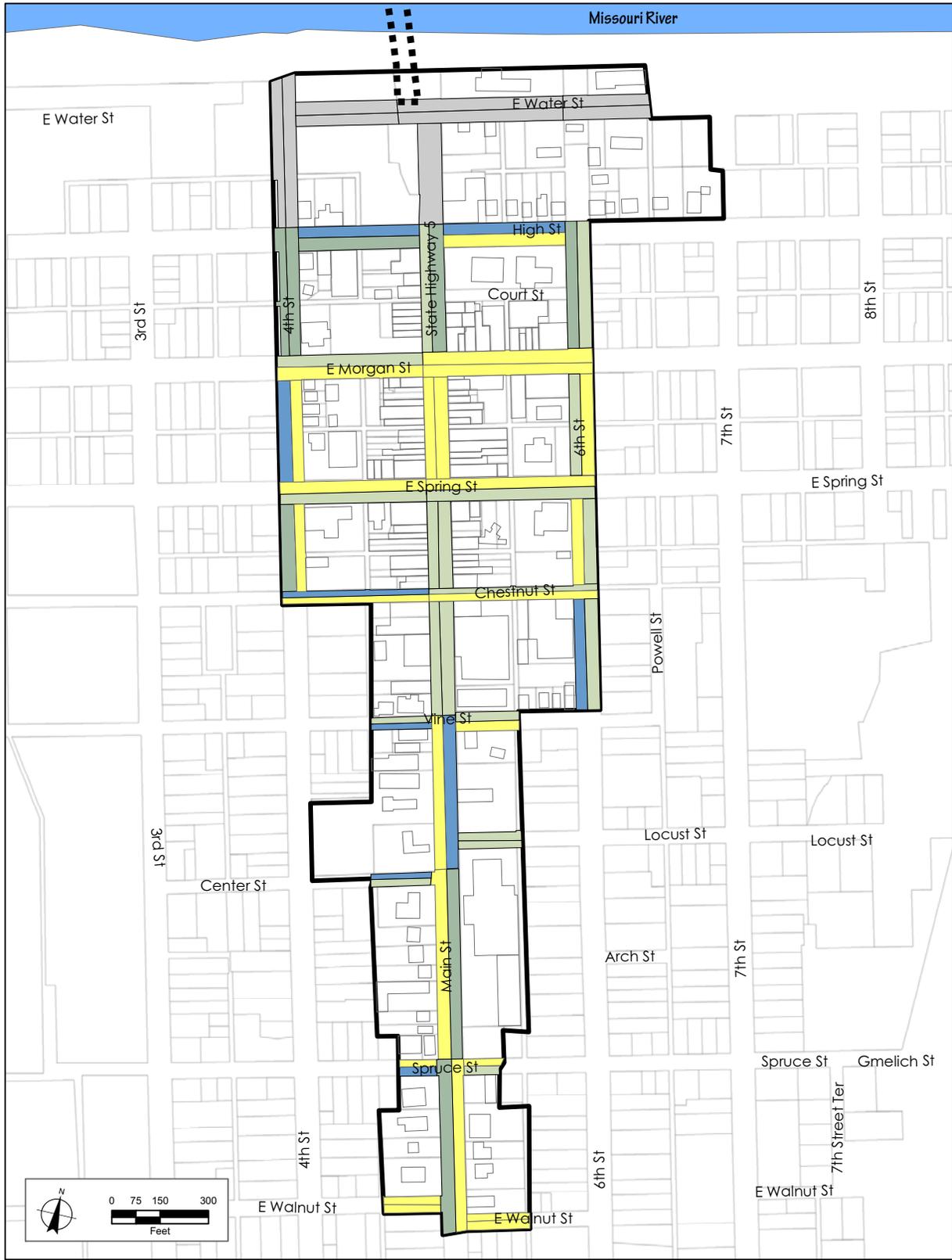
Legend

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

**Exhibit 7-b
Sidewalk Conditions**

Downtown Study Area
City of Boonville, Missouri



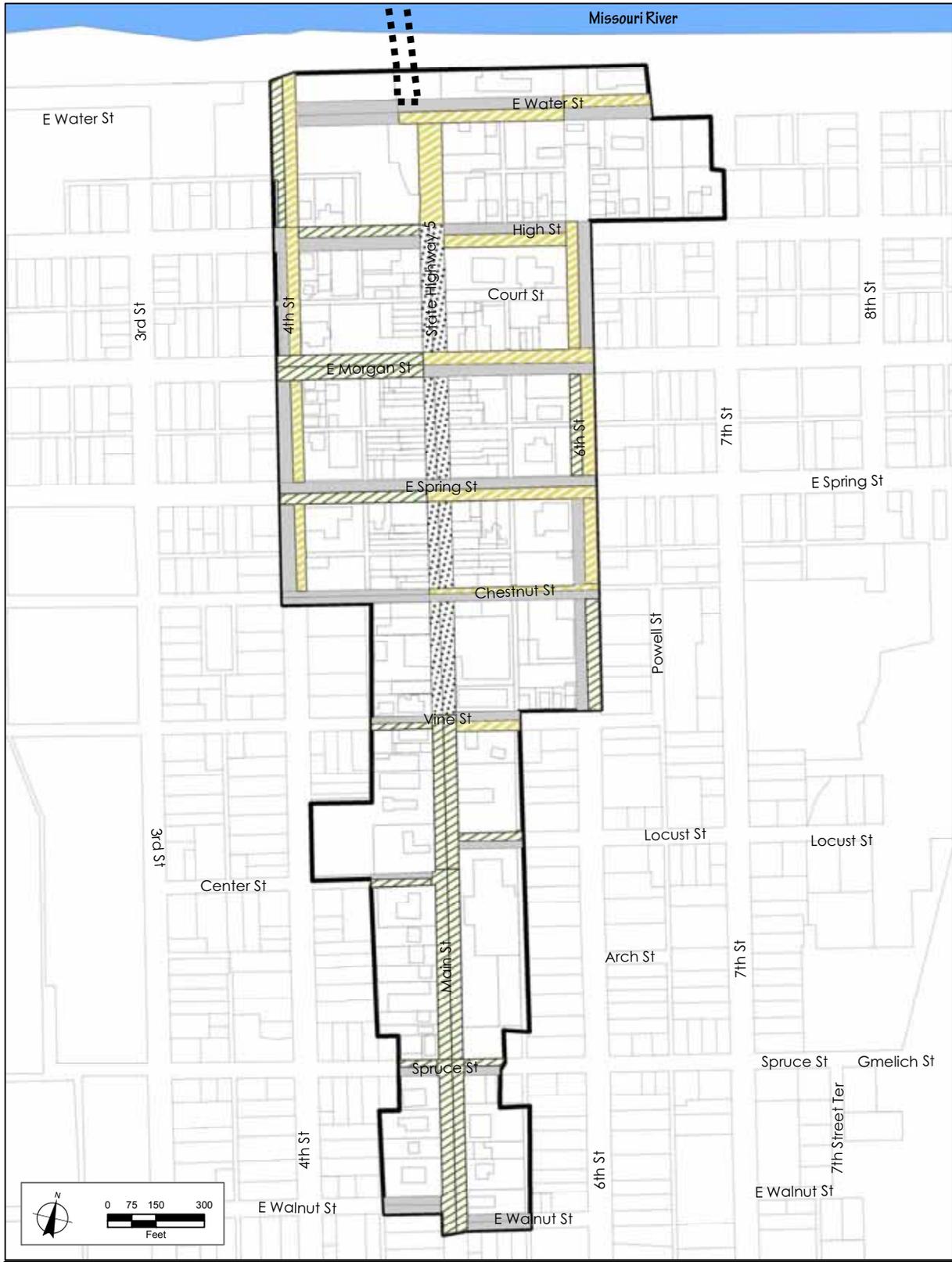


Legend

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

**Exhibit 7-b
Sidewalk Conditions**

Downtown Study Area
City of Boonville, Missouri



Legend

-  Historical
-  Light on a Power Pole
-  Study Area
-  No Lights
-  Bridge

**Exhibit 7-c
Lighting**

Downtown Study Area
City of Boonville, Missouri

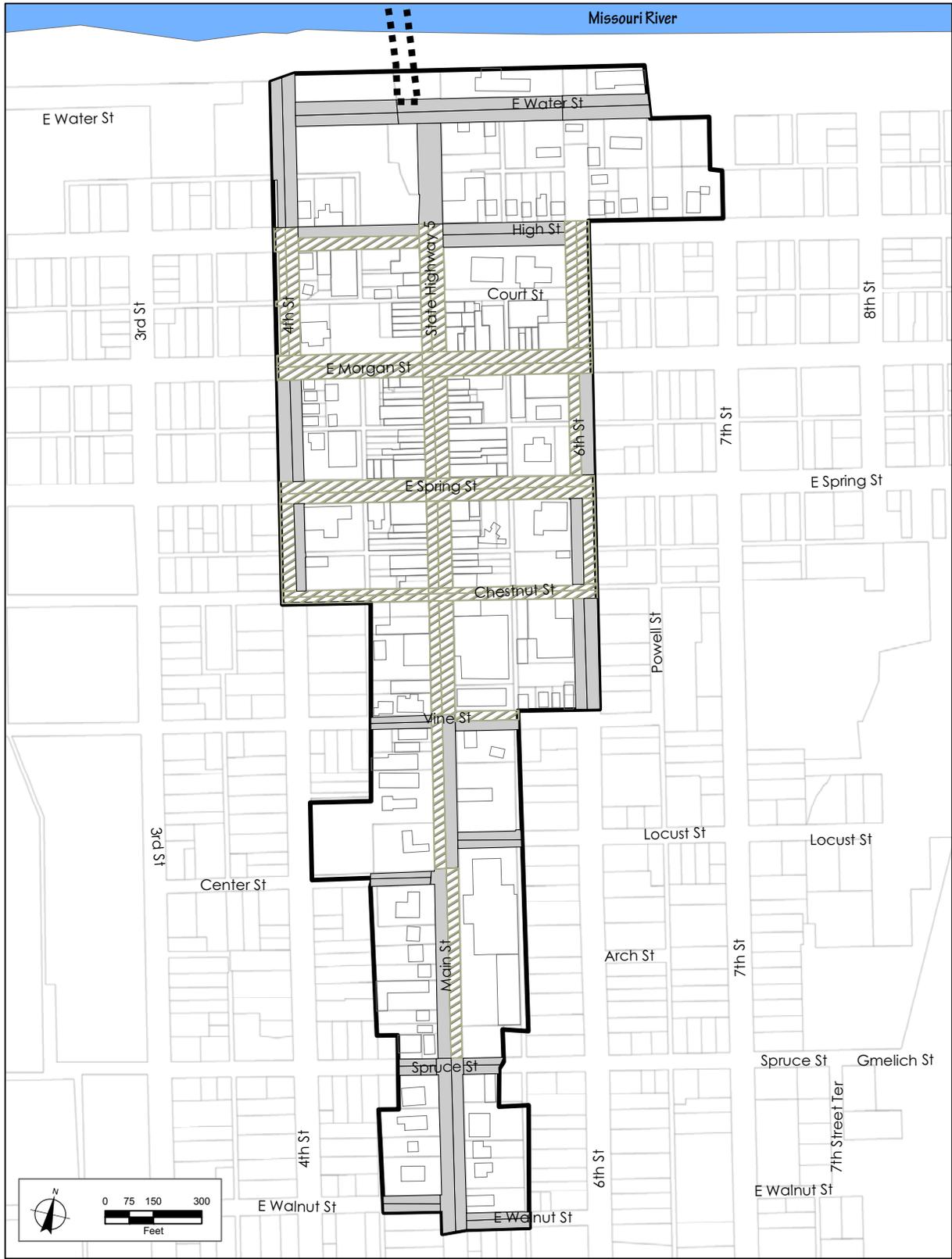
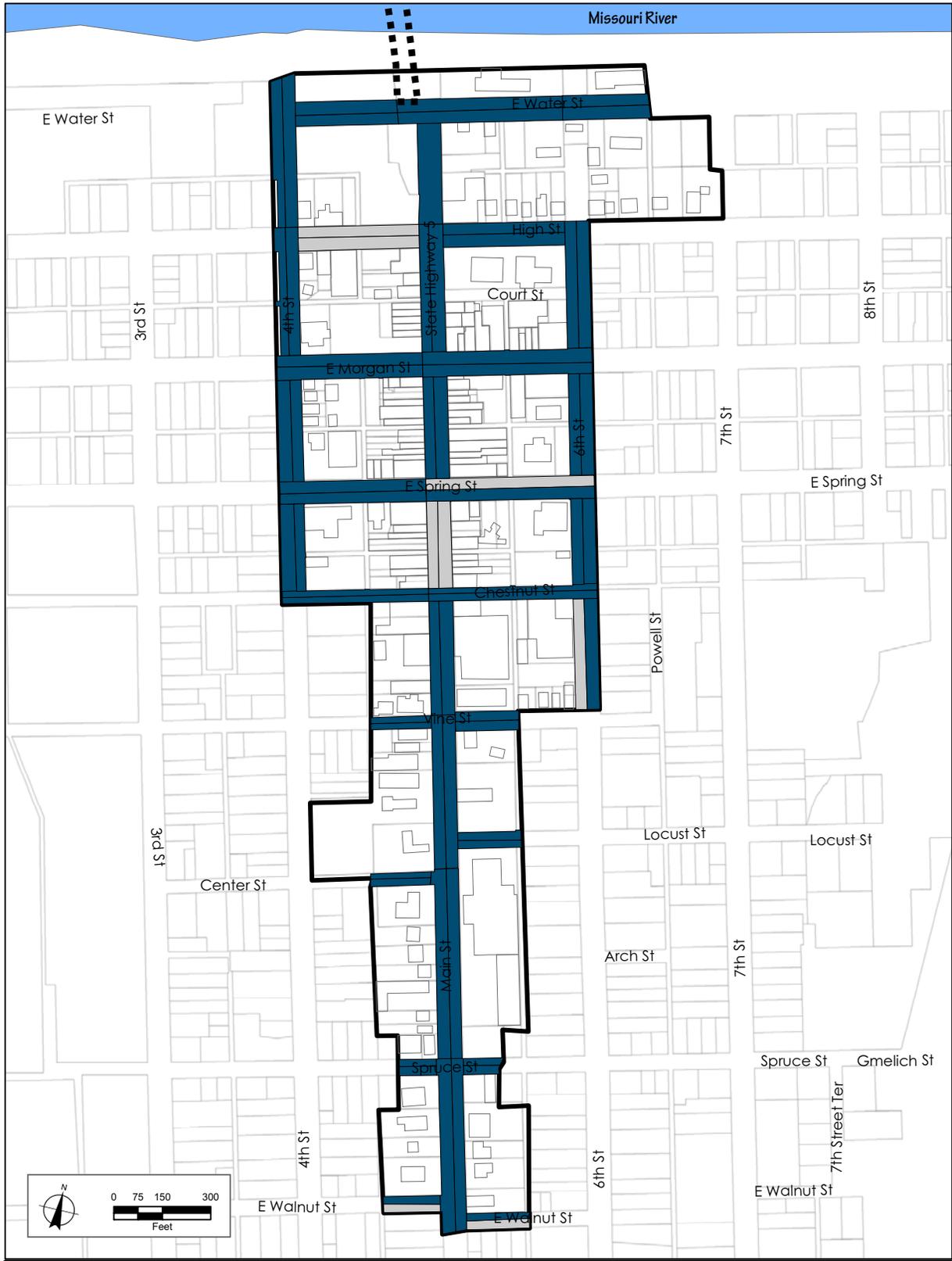


Exhibit 7-d
ADA Accessibility
 Downtown Study Area
 City of Boonville, Missouri



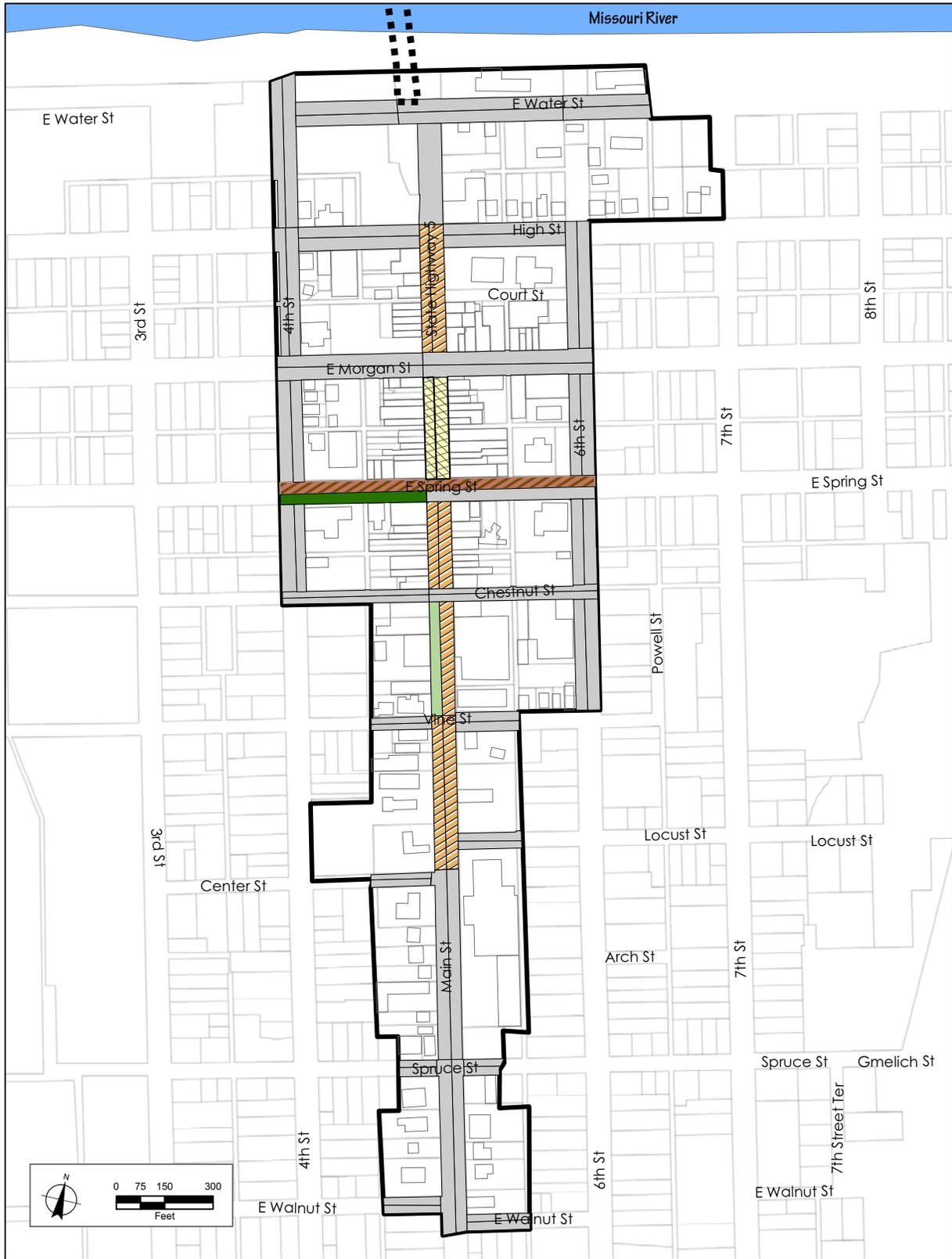
Legend

- Overhead Utilities
- No Overhead Utilities
- Study Area
- Bridge

**Exhibit 7-e
Overhead Utility Lines**

Downtown Study Area
City of Boonville, Missouri





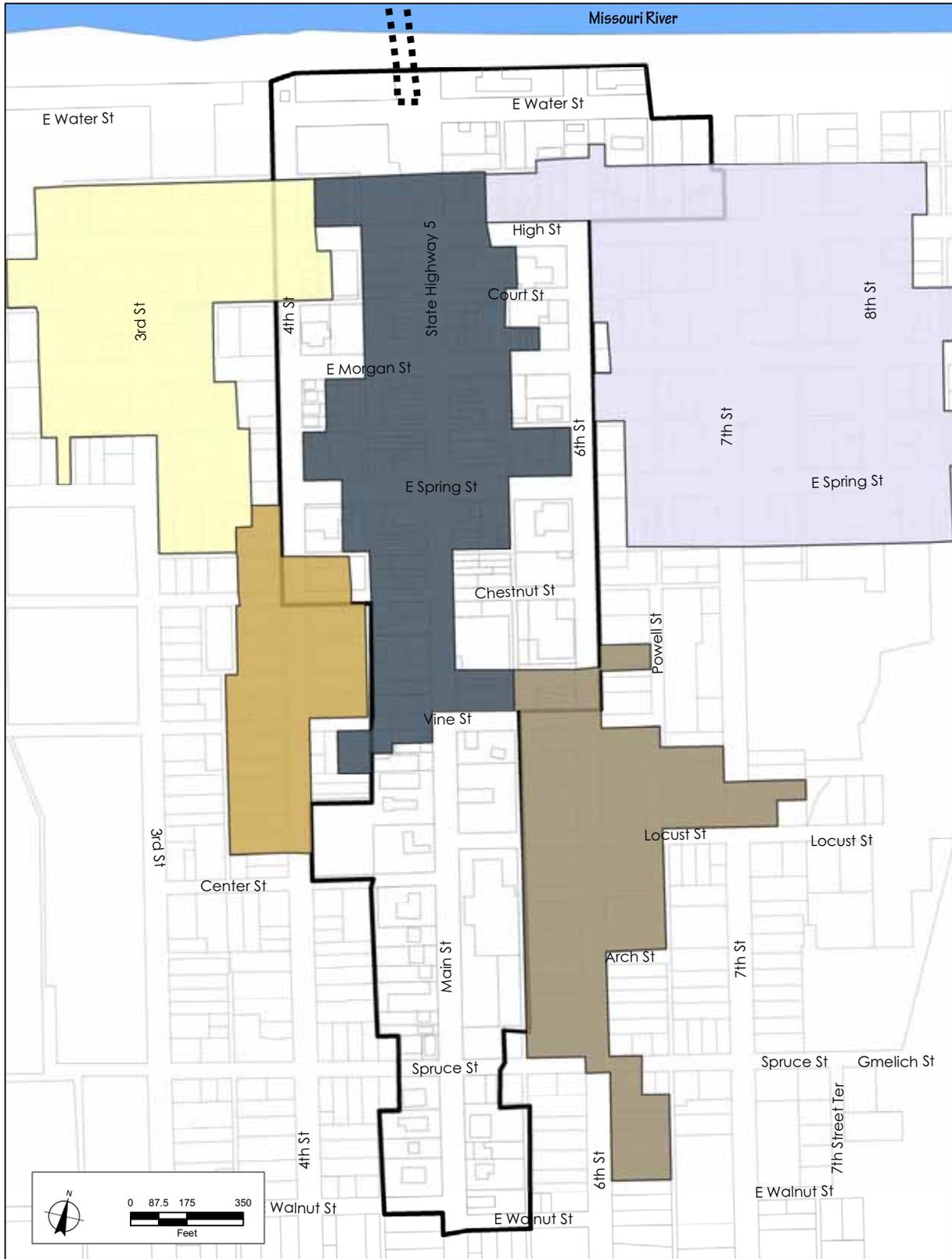
Legend

- | | |
|---|--|
|  Trees, Trash & Signage |  Trees |
|  Trees, Trash, Bench, Landscaping & Signage |  Bump-out |
|  Trees, Trash, Bench, Landscaping, Bump Outs & Signage |  No Streetscape |
| |  Study Area |
| |  Bridge |

**Exhibit 7-f
Streetscape**

Downtown Study Area
City of Boonville, Missouri





Legend

- Main Street District
- Fourth Street District
- High Morgan Spring Street District
- High Third Street District
- Sixth Street District
- Study Area
- Bridge

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

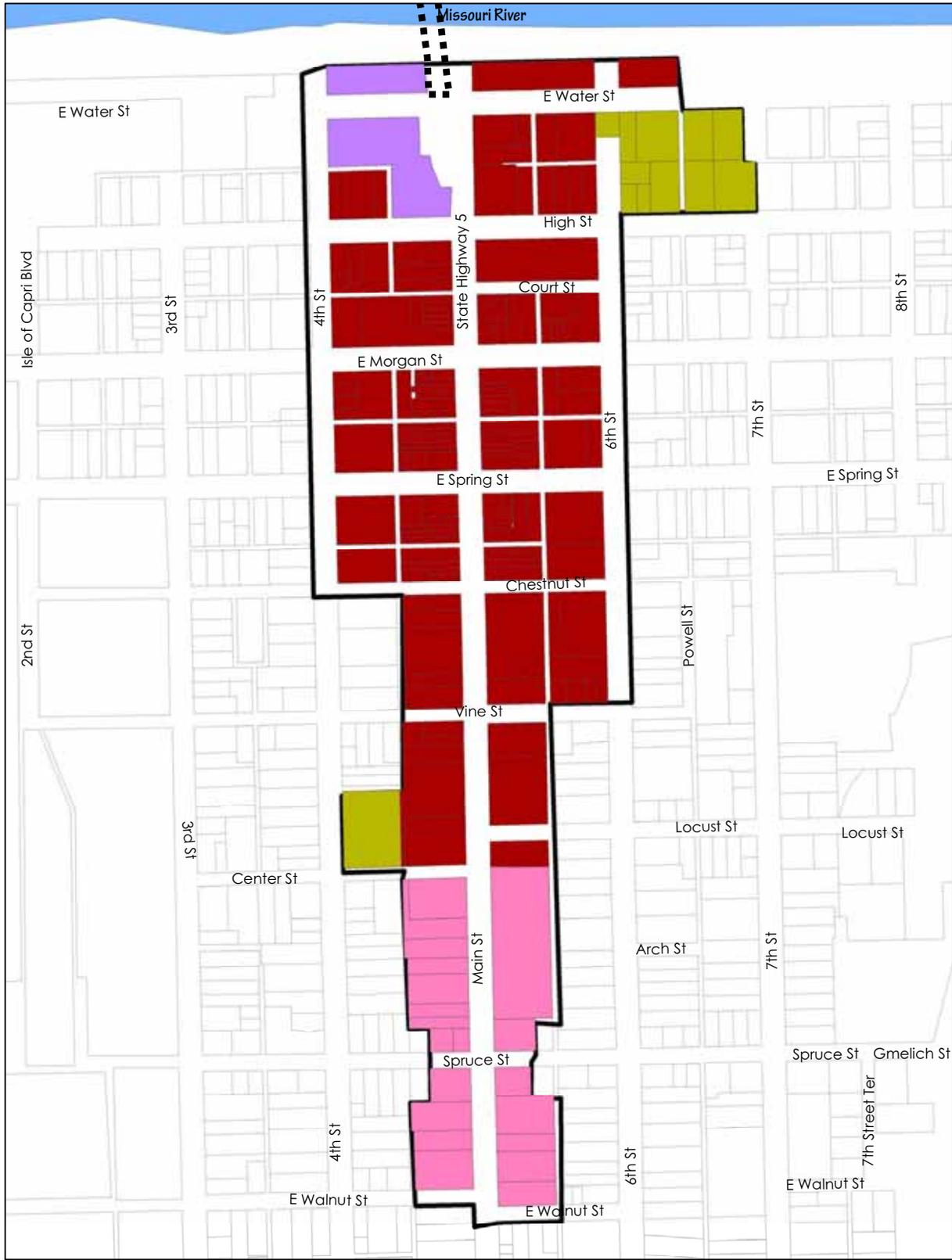


Legend

- National Register
- Contributing Structure
- Non-Contributing Structure
- Main Street District
- Historic Districts
- Study Area

**Exhibit 8-b
Contributing Structures**

Downtown Study Area
City of Boonville, Missouri



Legend

- C-1 - Local Commercial District
- C-2 - Central Commercial District
- R-3 - Residential District
- RGD - Riverboat Gaming District
- Study Area
- Bridge

**Exhibit 9
Existing Zoning**

Downtown Study Area
City of Boonville, Missouri