

DOWNTOWN
REVITALIZATION &
ECONOMIC
ASSISTANCE FOR
MISSOURI

December 2009

MAP REFERENCE HANDBOOK

LAND USE,
BUILDING,
& INFRASTRUCTURE
SURVEY

Farmington, Missouri



PGAVURBANCONSULTING

ACKNOWLEDGMENTS



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



Strength, Dignity, Quality of Life
MISSOURI HOUSING
DEVELOPMENT COMMISSION

PLANNING CONSULTANT:

PGAV**URBAN**CONSULTING

This Page Intentionally Left Blank

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 Farmington's Geographic Information System (GIS) to create the maps herein, which illustrate a number of factors within the DREAM Study Area (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 47 city blocks, and 187 parcels covering 96 acres. Also, 218 primary buildings (not including residential garages, sheds, etc.) are located within the Area boundaries.

The Survey is the foundation upon which future analyses 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. **DREAM Boundary (Exhibit 1)** – An aerial photo 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 5-5b)** – 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 features 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 Farmington 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 Farmington and others who were instrumental in the assemblage of the data that was required to complete these maps.

MAP EXHIBITS

Exhibit 1
DREAM Boundary
Downtown Study Area
City of Farmington, Missouri

Legend

 Study Area

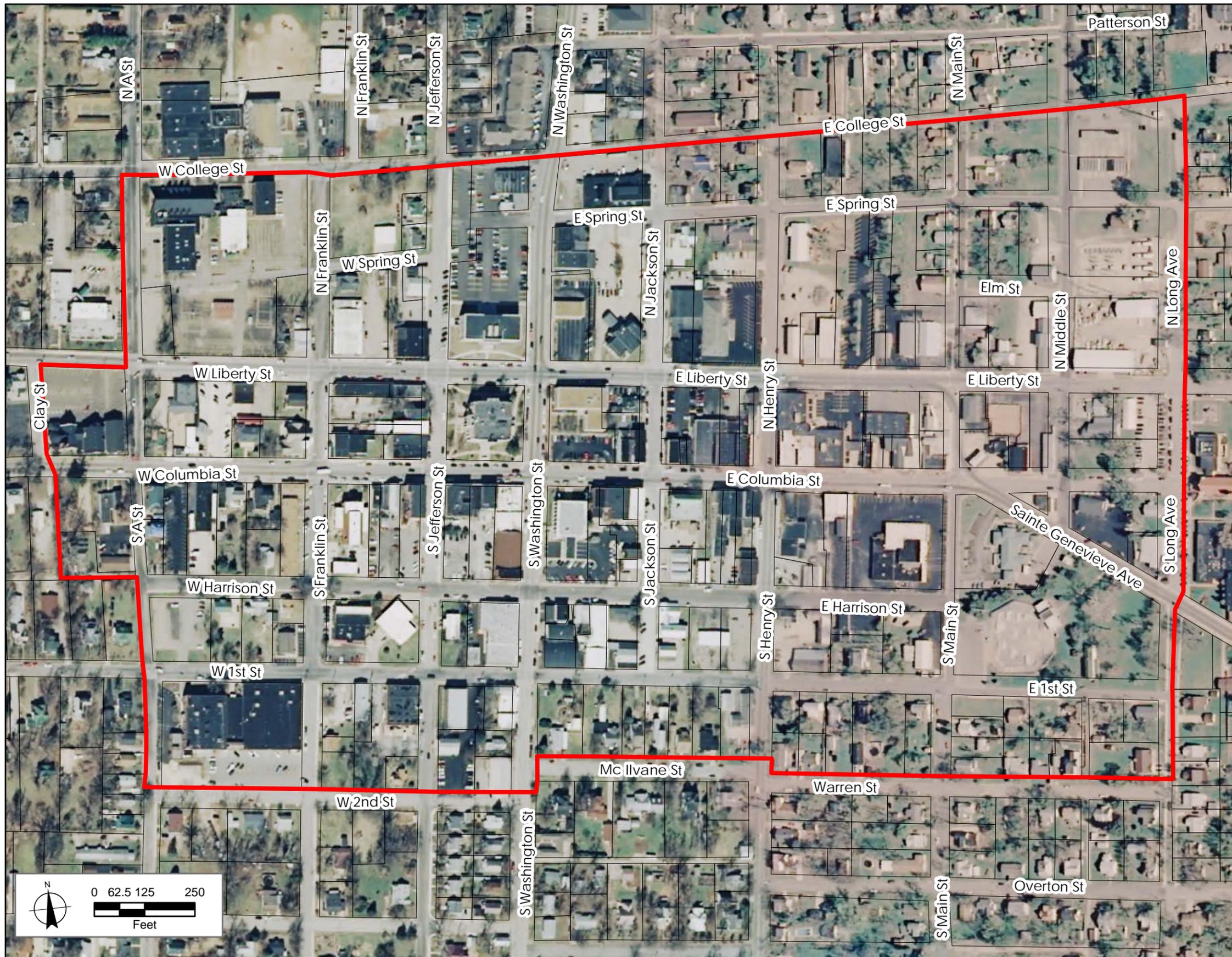


Exhibit 2
 General Land Use
 Downtown Study Area
 City of Farmington, Missouri



Legend

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

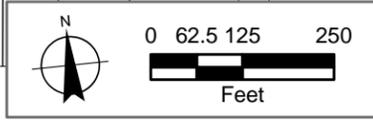


Exhibit 2-a
Mixed Land Use
Downtown Study Area
City of Farmington, Missouri



Legend

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

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



Legend

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

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

Downtown Study Area
City of Farmington, Missouri

Legend

- Commercial
- Retail
- Public/Institutional
- Single-Family
- Multi-Family
- 3rd Floor
- Study Area



Exhibit 3 Building Conditions

Downtown Study Area
City of Farmington, Missouri



Legend

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

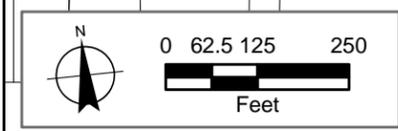


Exhibit 4-a 1st Floor Commercial/ Retail Vacancy

Downtown Study Area
City of Farmington, Missouri



Legend

- 0%
- 1%-25%
- 26%-50%
- 51%-75%
- 76%-99%
- 100%
- Study Area



Exhibit 4-b 2nd Floor Commercial/ Retail Vacancy

Downtown Study Area
City of Farmington, Missouri

Legend

- 0%
- 51%-75%
- 100%
- Study Area



Exhibit 5-a Residential Inventory & Units

Downtown Study Area
City of Farmington, Missouri

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

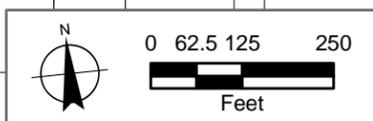


Exhibit 5-b Vacant Residential Units

Downtown Study Area
City of Farmington, Missouri

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



Exhibit 6-a Vacant Lots & Parking Lots

Downtown Study Area
City of Farmington, Missouri

- Legend**
-  Parking Lot
 -  Vacant Lot
 -  Study Area

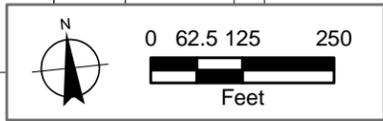


Exhibit 6-b Parking Lot Conditions

Downtown Study Area
City of Farmington, Missouri

Legend

-  Excellent
-  Good
-  Fair
-  Poor
-  Study Area

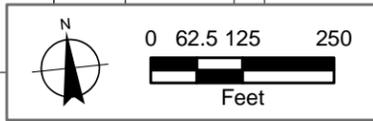


Exhibit 6-c Off Street Parking

Downtown Study Area
City of Farmington, Missouri



Legend

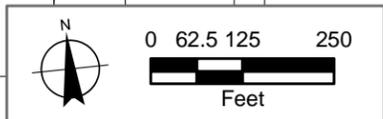
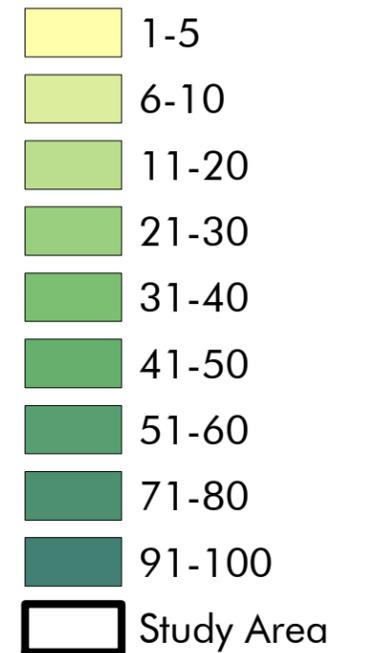


Exhibit 6-d Off Street Parking Conditions

Downtown Study Area
City of Farmington, Missouri

Legend

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

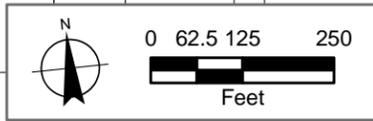


Exhibit 6-e On Street Parking

Downtown Study Area
City of Farmington, Missouri



Legend

- 0
- 1-5
- 6-10
- 11-20
- 21-30
- Study Area

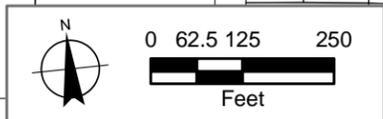


Exhibit 7-a Street Conditions

Downtown Study Area
City of Farmington, Missouri

Legend

- Good
- Fair
- Poor
- Dilapidated
- Study Area

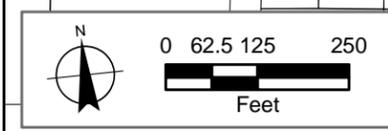
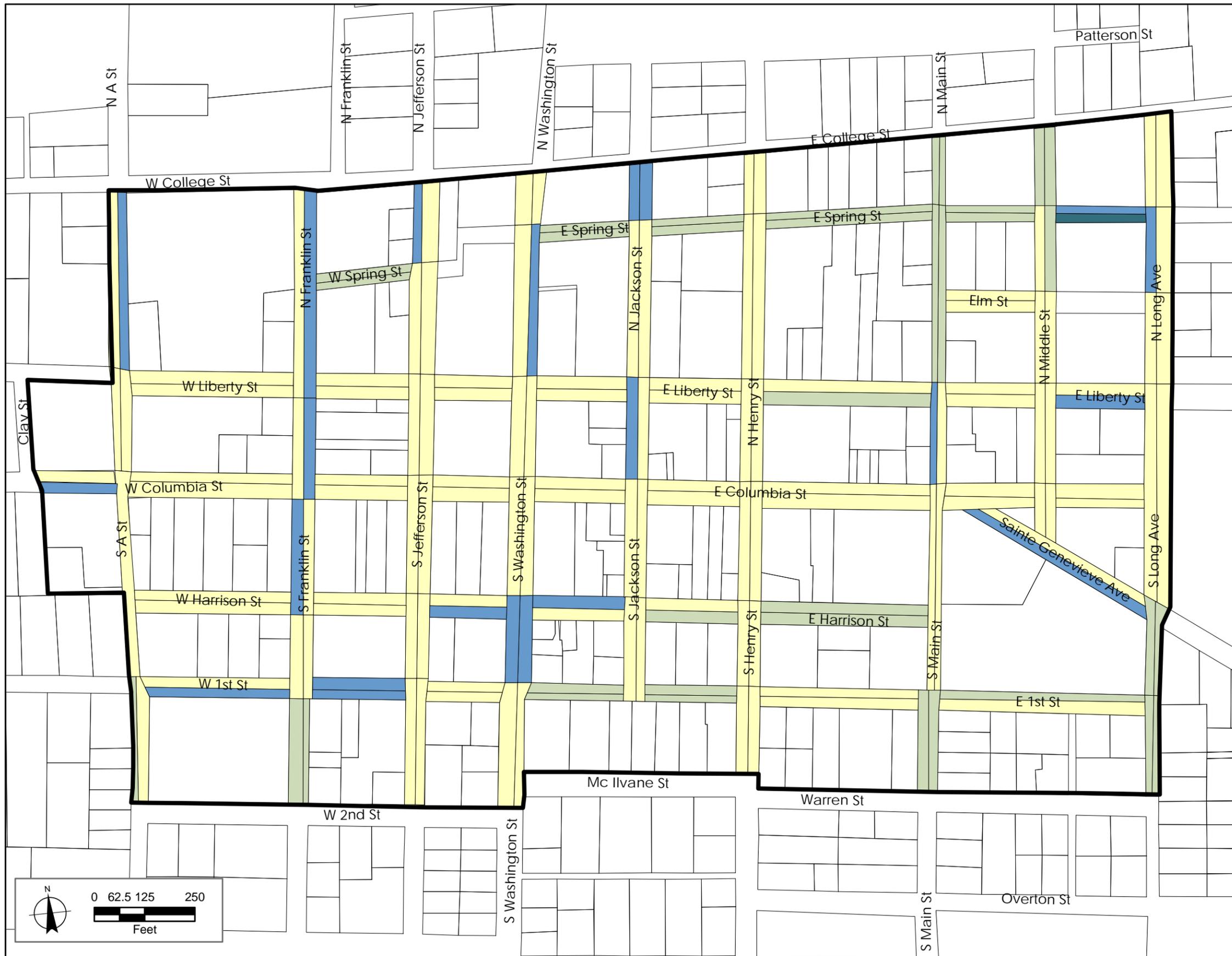


Exhibit 7-b Sidewalk Conditions

Downtown Study Area
City of Farmington, Missouri

Legend

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

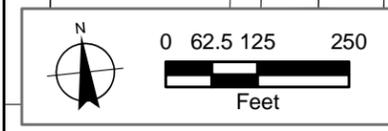
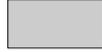


Exhibit 7-c Lighting

Downtown Study Area
City of Farmington, Missouri

Legend

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

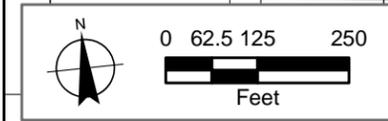


Exhibit 7-d Overhead Utility Lines

Downtown Study Area
City of Farmington, Missouri

Legend

-  Overhead Power Lines
-  No Powerlines
-  Study Area

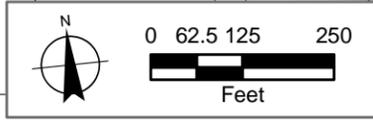


Exhibit 7-e ADA Accessibility

Downtown Study Area
City of Farmington, Missouri

Legend

-  ADA Accessibility
-  Not Accessible
-  Study Area



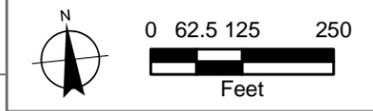
Exhibit 7-f Streetscape

Downtown Study Area
City of Farmington, Missouri



Legend

- Bench
- Bench, Street Trees & Trashcan
- Bench, Street Trees, Trashcan & Banners
- Bench, Trashcan, & Wayfinding Signage
- Paver Inset
- Paver Inset & Trashcan
- Paver Inset, Bench & Bushes
- Paver Inset, Street Trees & Trashcan
- Paver Inset, Street Trees, Bench & Banners
- Paver Inset, Street Trees, Trashcan, Bench & Banners
- Paver Inset, Street Trees, Trashcan, Bench, Banners & Wayfinding
- Paver Inset, Trashcan & Bench
- Street Trees
- Street Trees & Bench
- Street Trees & Trashcan
- Trashcan
- Wayfinding Signage
- No Streetscape
- Study Area



DECEMBER 2009

Exhibit 8-a Historic Districts

Downtown Study Area
City of Farmington, Missouri

Legend

-  Courthouse Square Historic District
-  East Columbia Historic District
-  Study Area

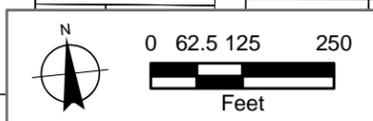


Exhibit 8-b Contributing Structures

Downtown Study Area
City of Farmington, Missouri

Legend

- National Register
- Contributing Structure
- Non-Contributing Structure
- Historic Districts
- Study Area



Exhibit 9 Existing Zoning

Downtown Study Area
City of Farmington, Missouri

Legend

- C-1 - Central Business
- R-4 - General Residential
- Study Area

