

DOWNTOWN  
REVITALIZATION &  
ECONOMIC  
ASSISTANCE FOR  
MISSOURI

OCTOBER 2008

# MAP REFERENCE HANDBOOK

BUILDING & LAND  
USE INVENTORY

Clinton, Missouri



# 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 summer of 2008. PGAV Staff coded the results of the Survey into Clinton'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. This area is comprised of approximately 20 city blocks, and 184 parcels. Also, 200 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 Program. Strategic/Master Planning, Market Analysis, Financial Evaluation and other planning tasks 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. **Aerial (Exhibit 1)** – An aerial photo of the 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.
3. **Building Condition (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 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-7e)** – 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 such as parking
8. **Historic District & Buildings (Exhibit 8)** – Illustrates the buildings that are found on the National Register.
9. **Zoning (Exhibits 9)** – This maps provide a current zoning within the Area.

**Parcel ID Locator** – This map labels the parcels with an ID (created by PGAV). This is only provided as reference material

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 Clinton 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.

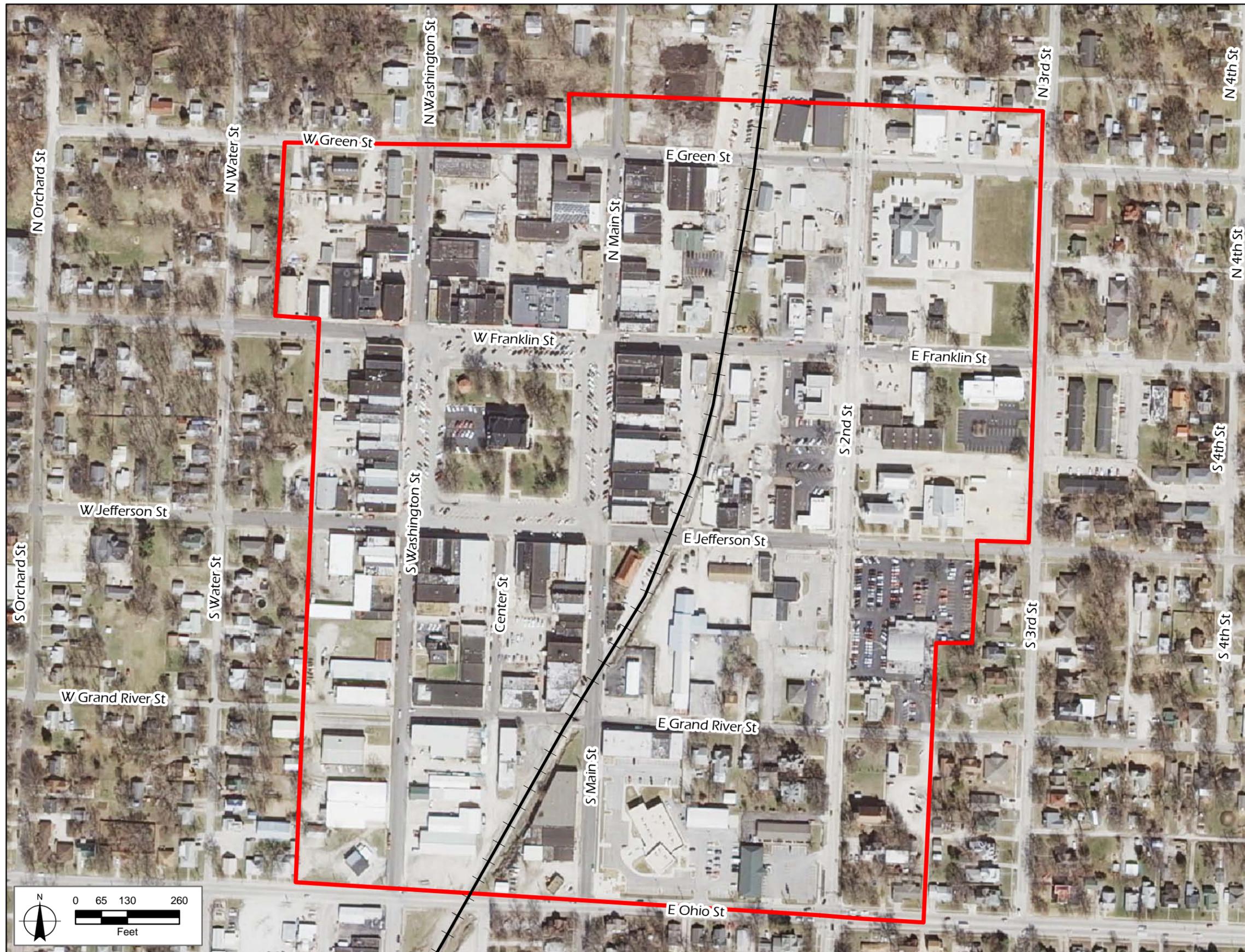
PGAV Staff would also like to take this opportunity to thank the City of Clinton and others who were instrumental in the assemblage of the data that was required to complete these maps.

# MAP EXHIBITS

Exhibit 1  
DREAM Boundary  
DREAM Study Area  
City of Clinton, Missouri

Legend

 Downtown Clinton

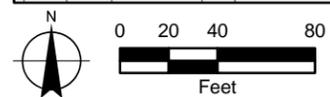
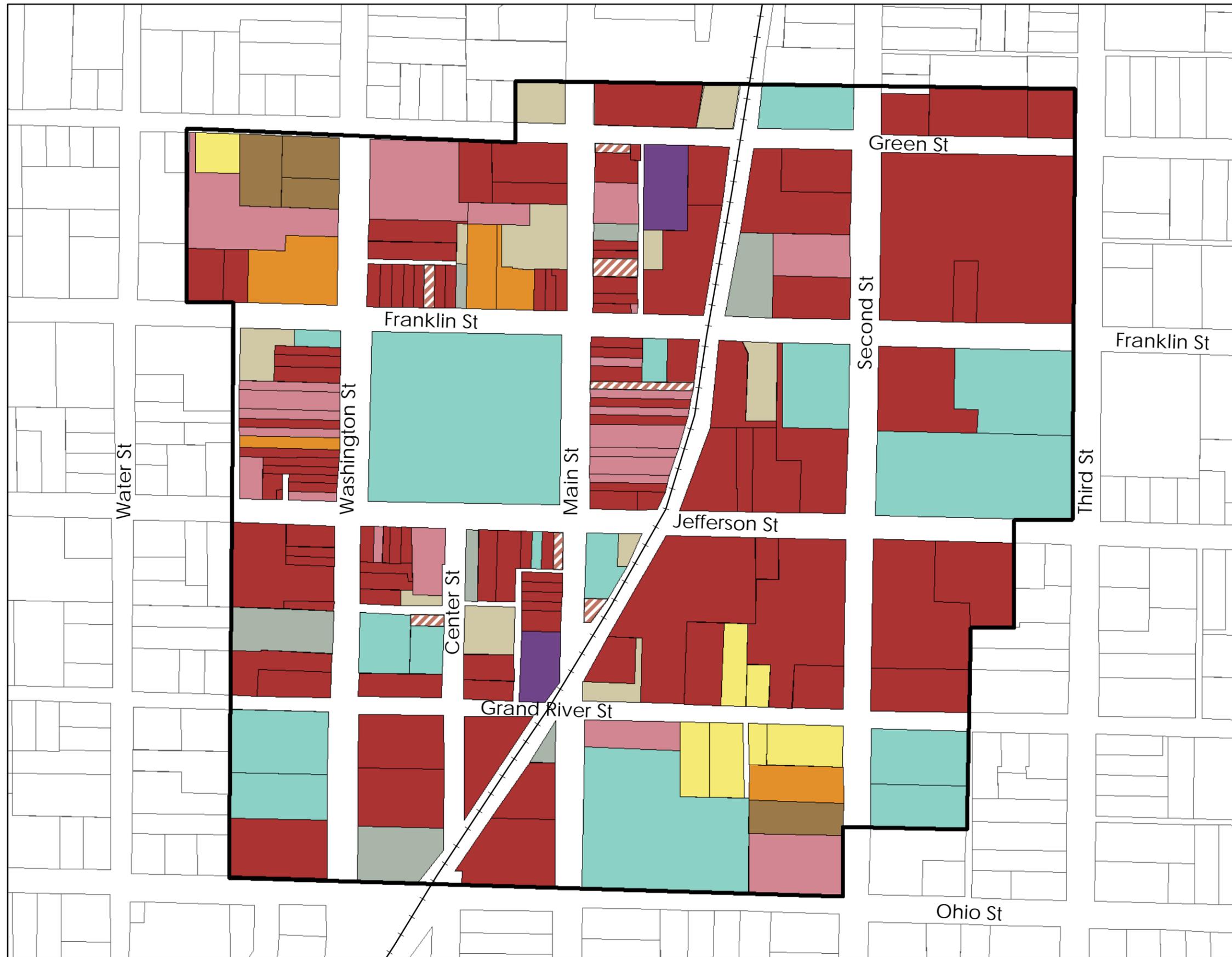


# Exhibit 2 General Land Use

Downtown Study Area  
City of Clinton, Missouri

## Legend

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



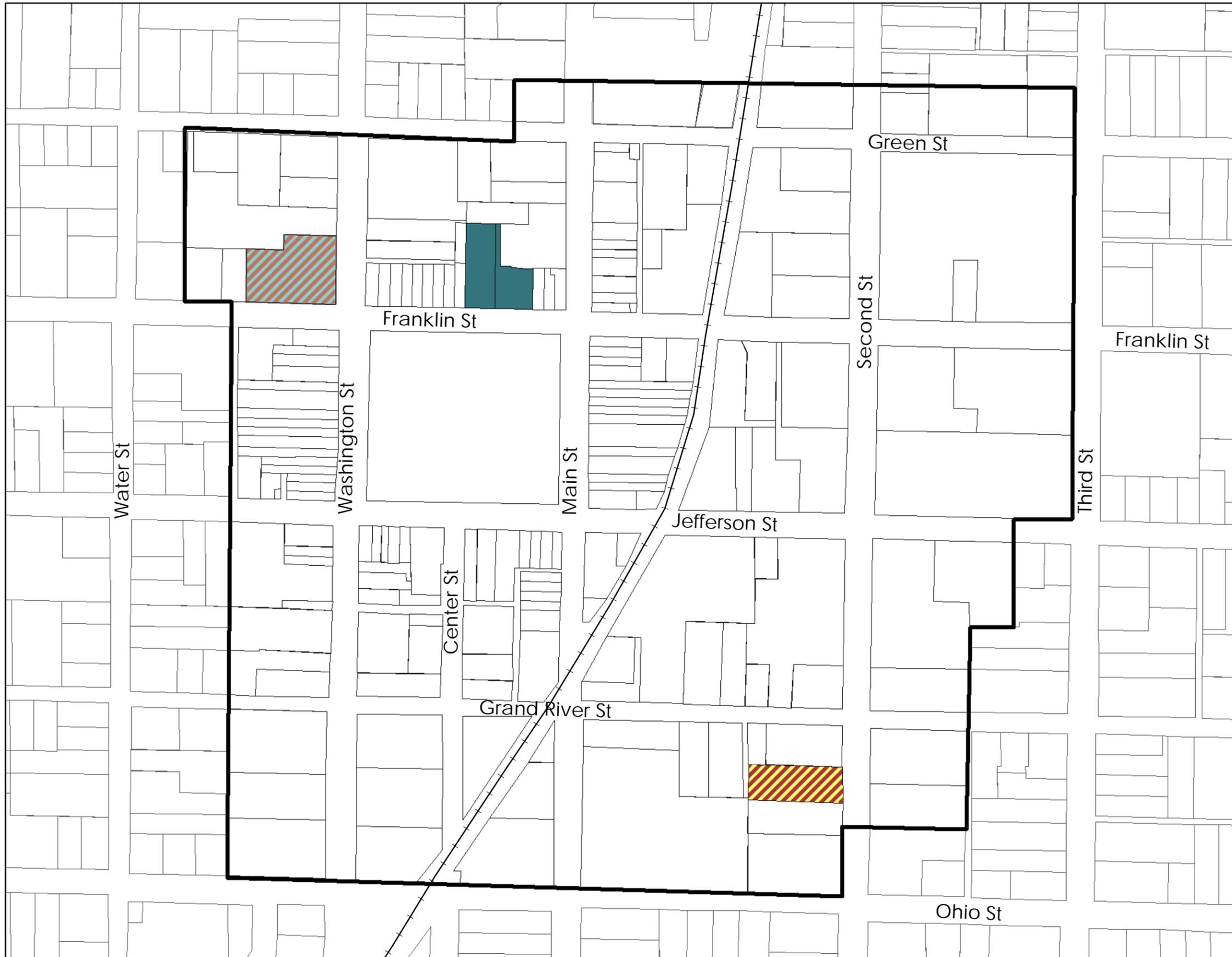
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# Exhibit 2-a Mixed Land Use

Downtown Study Area  
City of Clinton, Missouri

## Legend

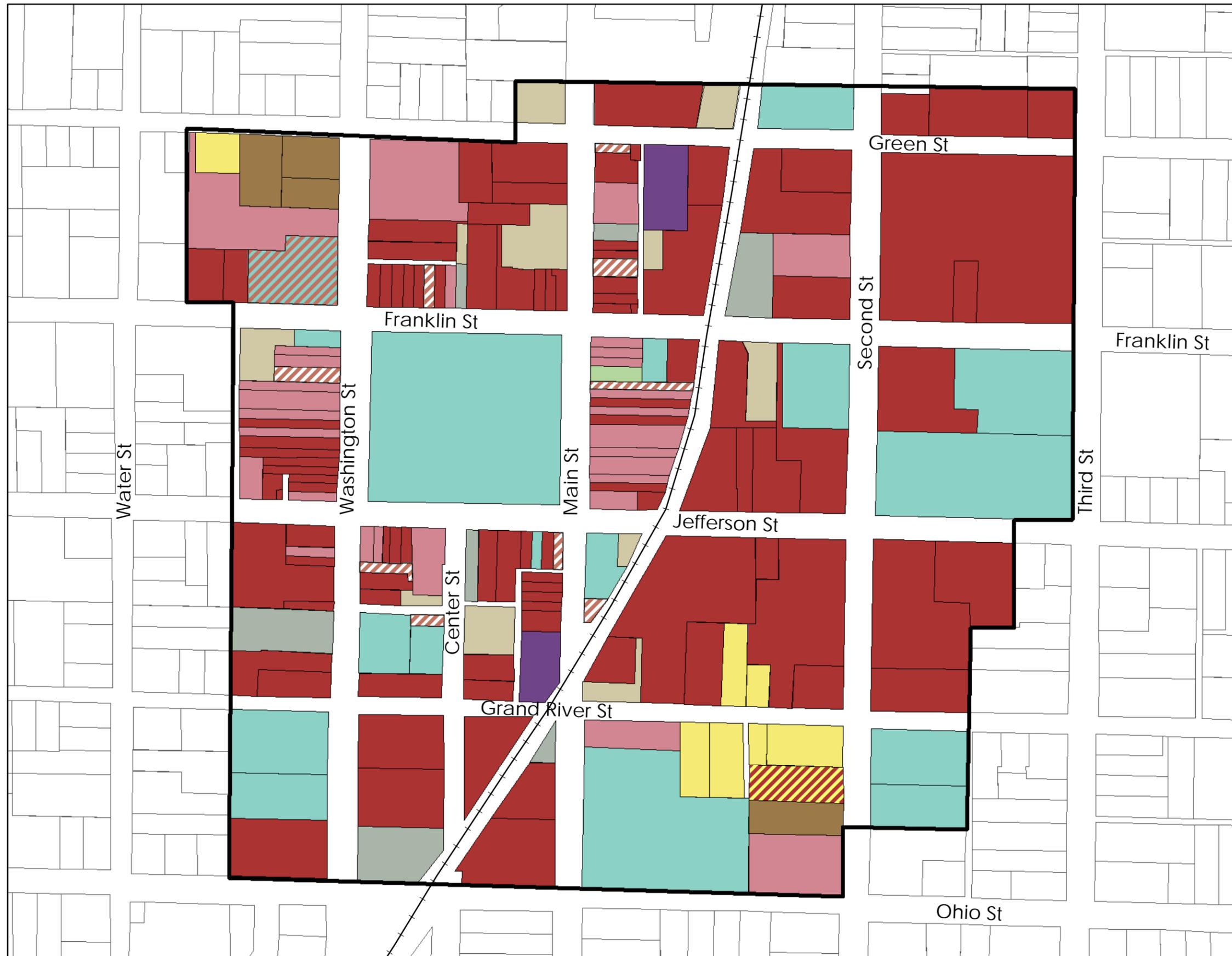
-  Commercial/Public
-  Commercial/Residential
-  Public/Retail
-  Study Area



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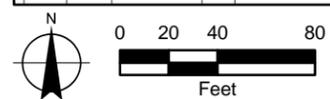
# Exhibit 2-b 1st Floor Land Use

Downtown Study Area  
City of Clinton, Missouri



## Legend

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



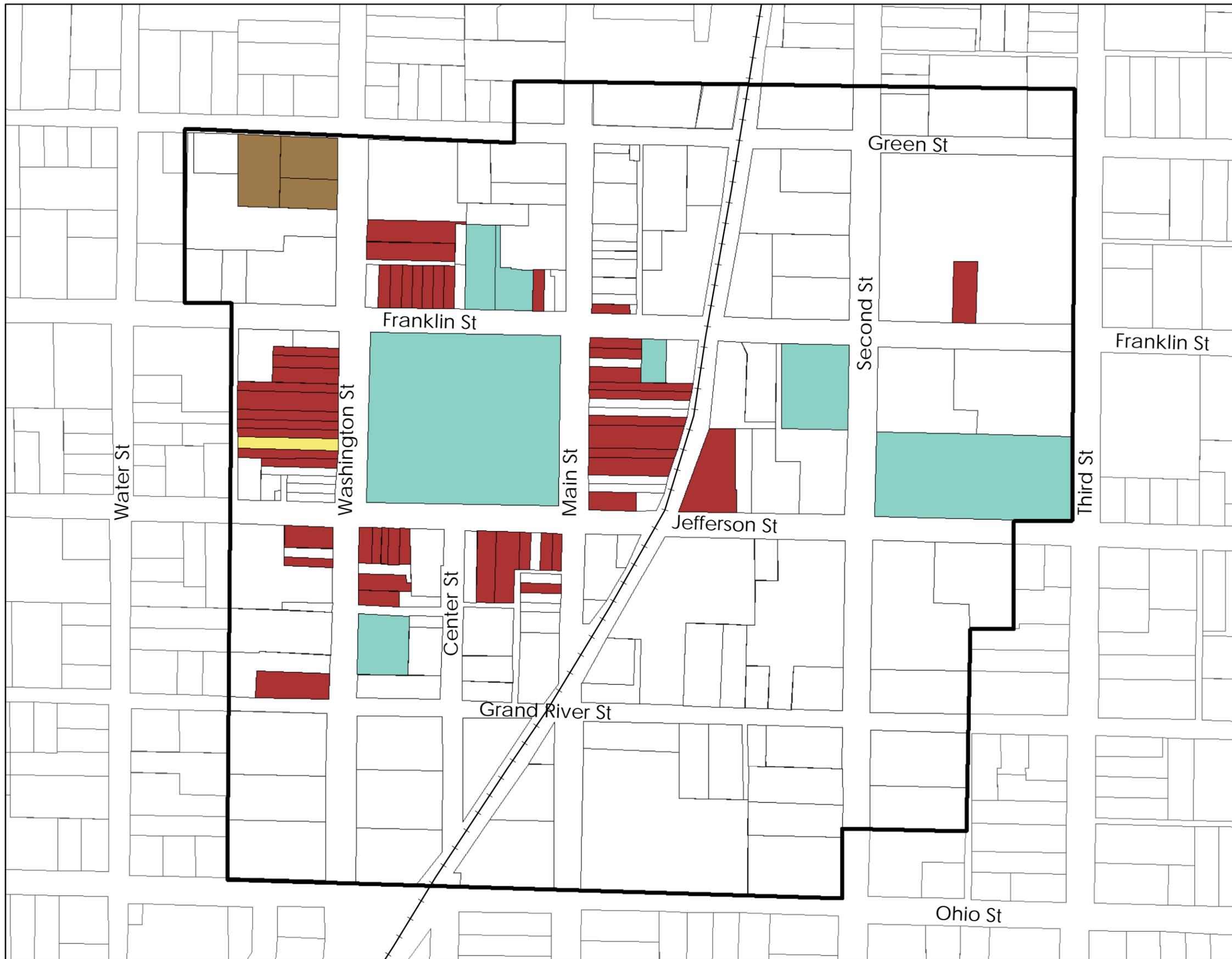
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# Exhibit 2-c 2nd Floor Land Use

Downtown Study Area  
City of Clinton, Missouri

## Legend

- Commercial
- Public/Institutional
- Single-Family
- Multi-Family
- Study Area



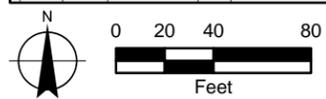
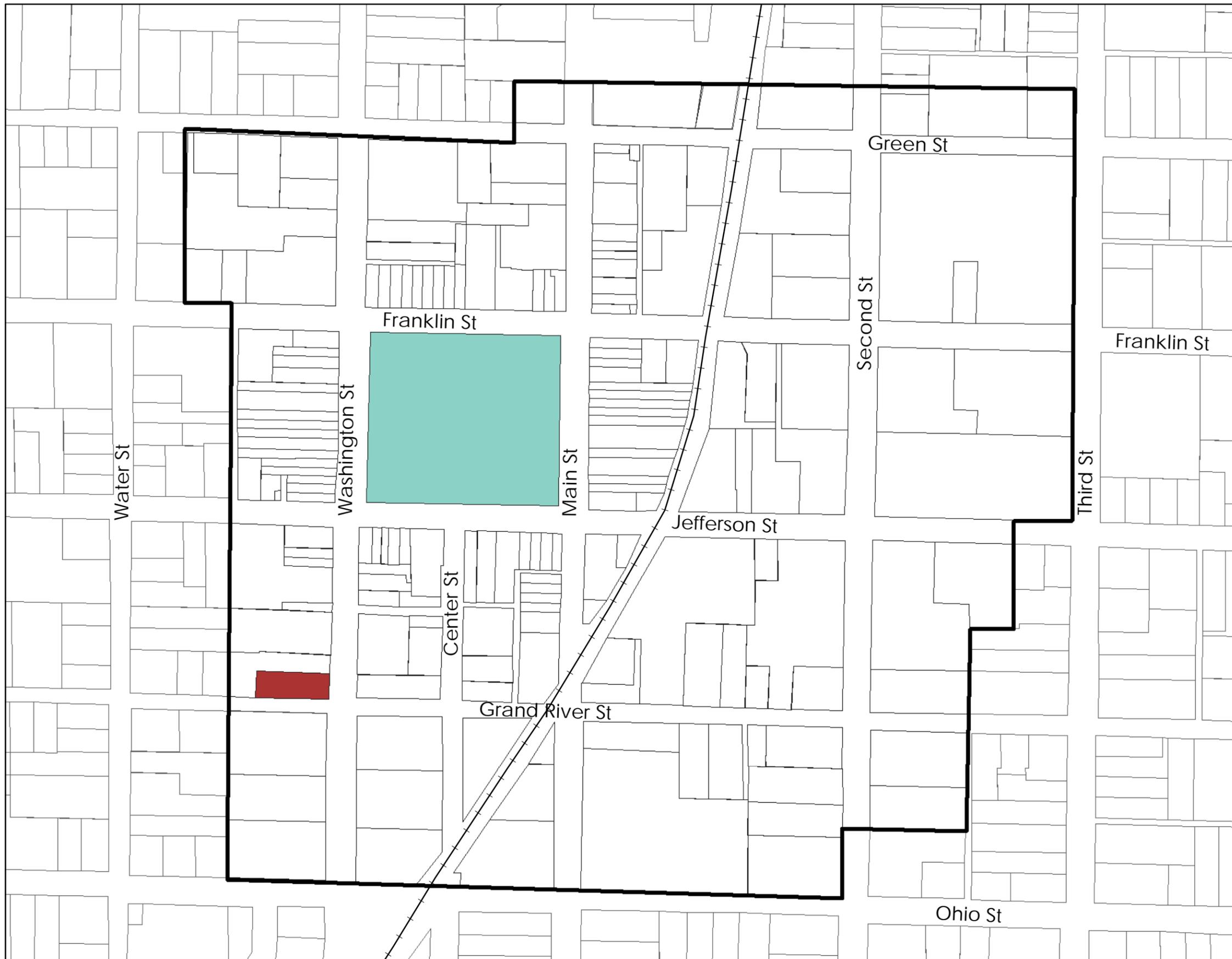
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# Exhibit 2-d 3rd Floor Land Use

Downtown Study Area  
City of Clinton, Missouri

## Legend

-  Commercial
-  Public/Institutional
-  Study Area



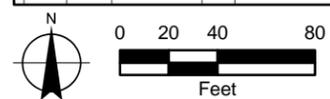
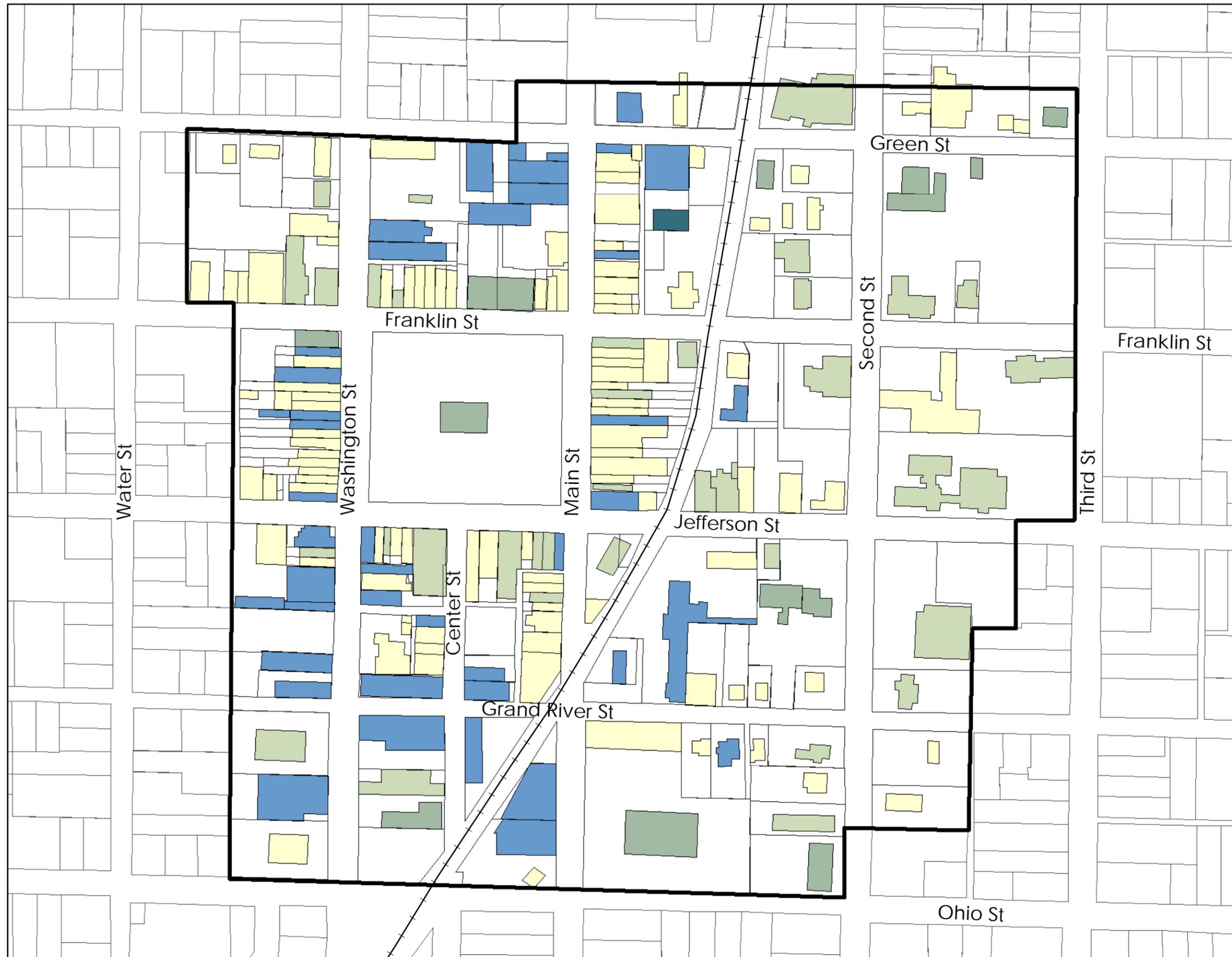
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# Exhibit 3 Building Conditions

Downtown Study Area  
City of Clinton, Missouri

## Legend

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



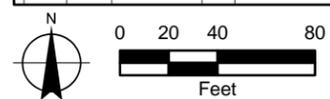
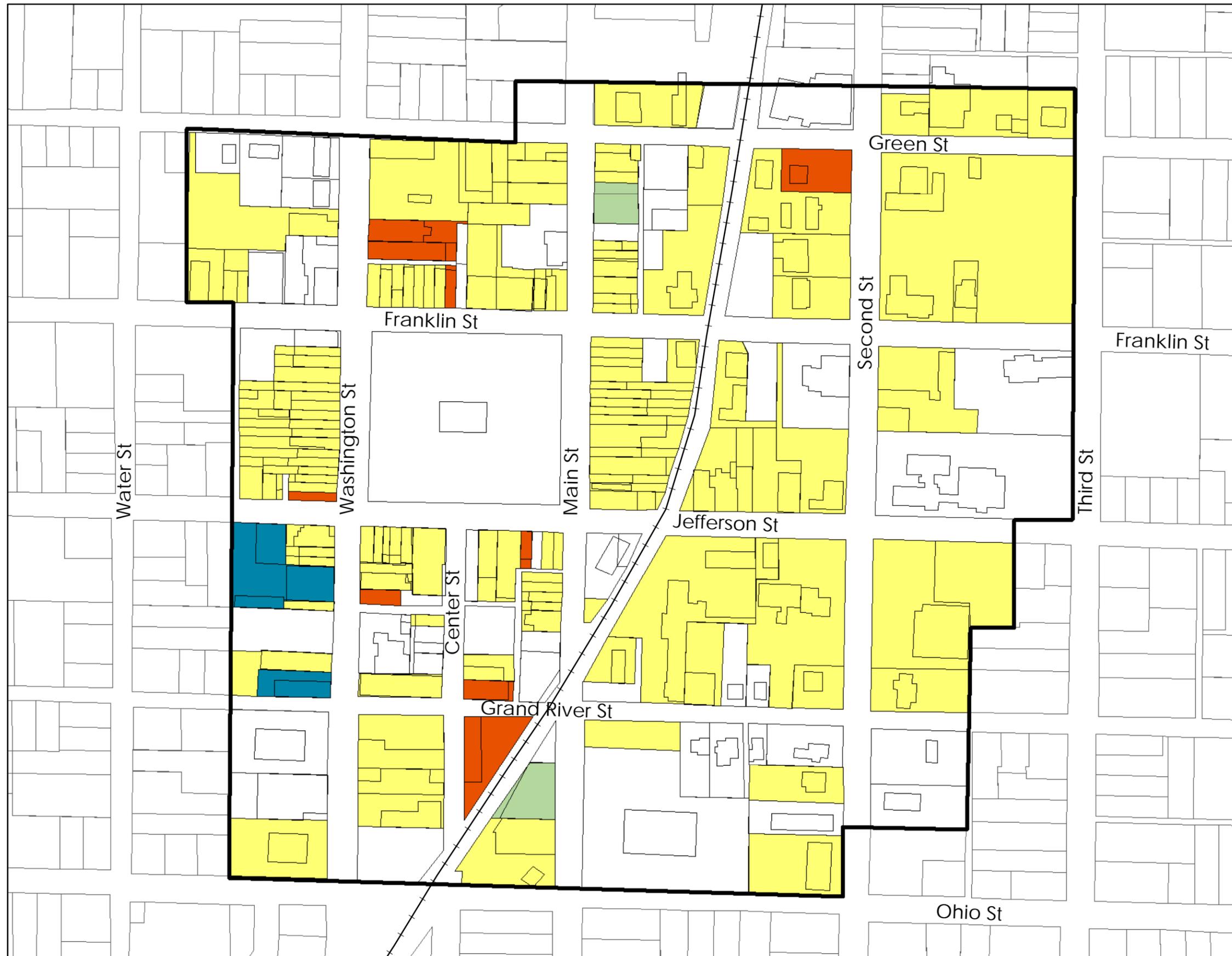
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# Exhibit 4-a 1st Floor Commercial/ Retail Vacancy

Downtown Study Area  
City of Clinton, Missouri

## Legend

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

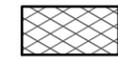


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# Exhibit 4-b 2nd & 3rd Floor Commercial/Retail Vacancy

Downtown Study Area  
City of Clinton, Missouri

### Legend

-  0%
-  100%
-  3rd Floor
-  Study Area



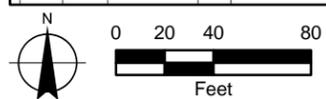
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# Exhibit 5-a Residential Inventory & Units

Downtown Study Area  
City of Clinton, Missouri

## Legend

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



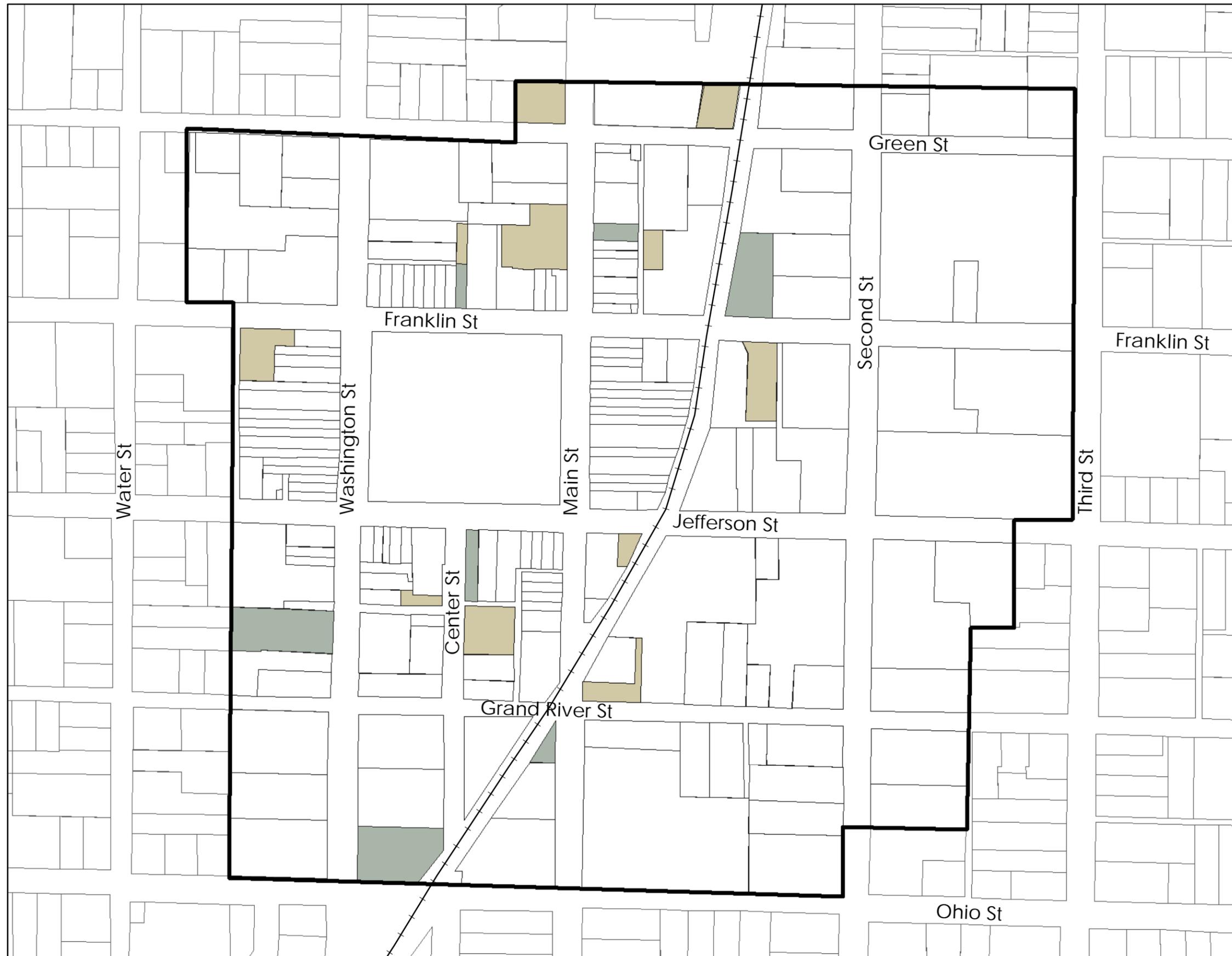
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# Exhibit 6-a Parking & Vacant Lots

Downtown Study Area  
City of Clinton, Missouri

### Legend

-  Parking Lot
-  Vacant Lot
-  Study Area



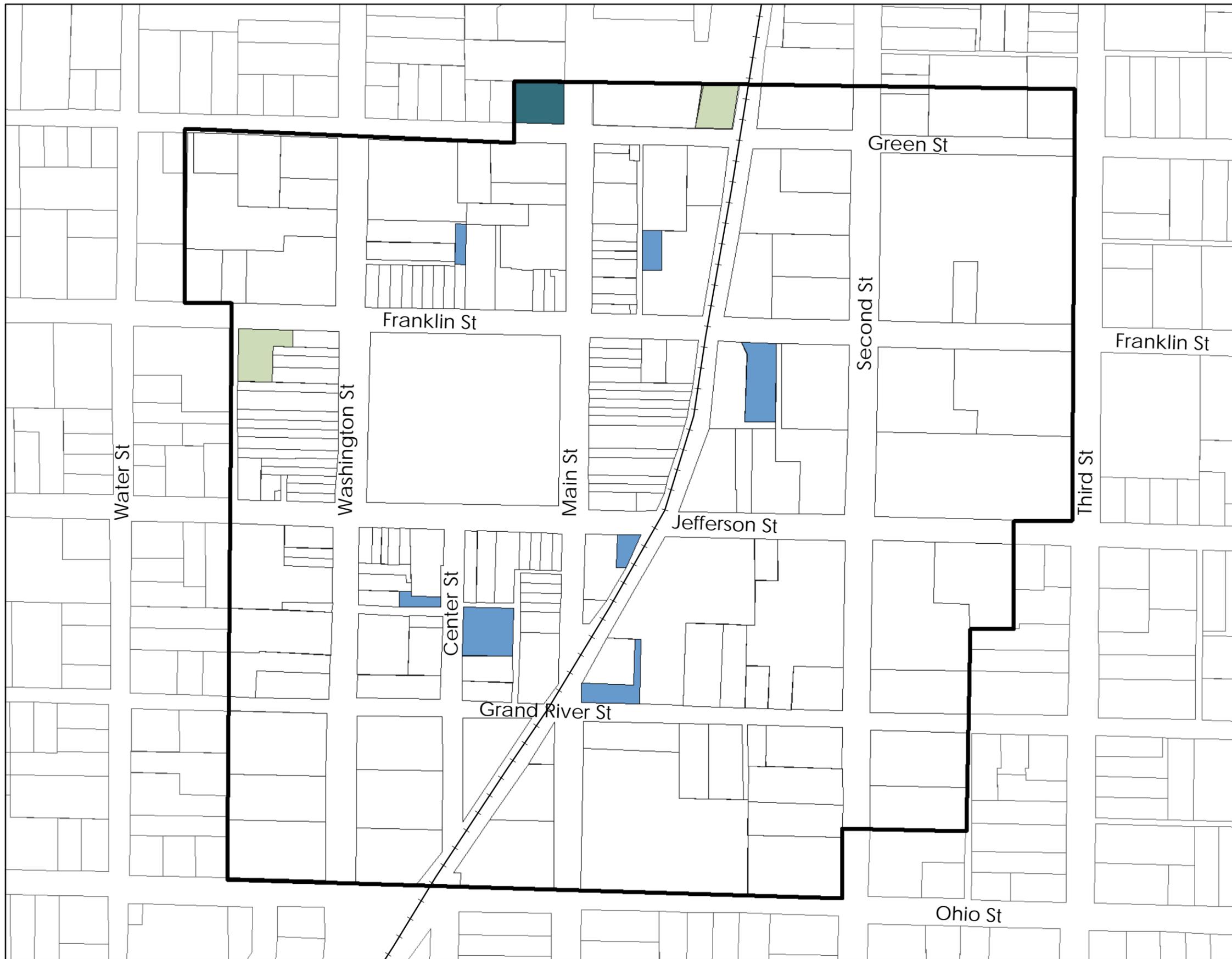
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# Exhibit 6-b Parking Lot Conditions

Downtown Study Area  
City of Clinton, Missouri

## Legend

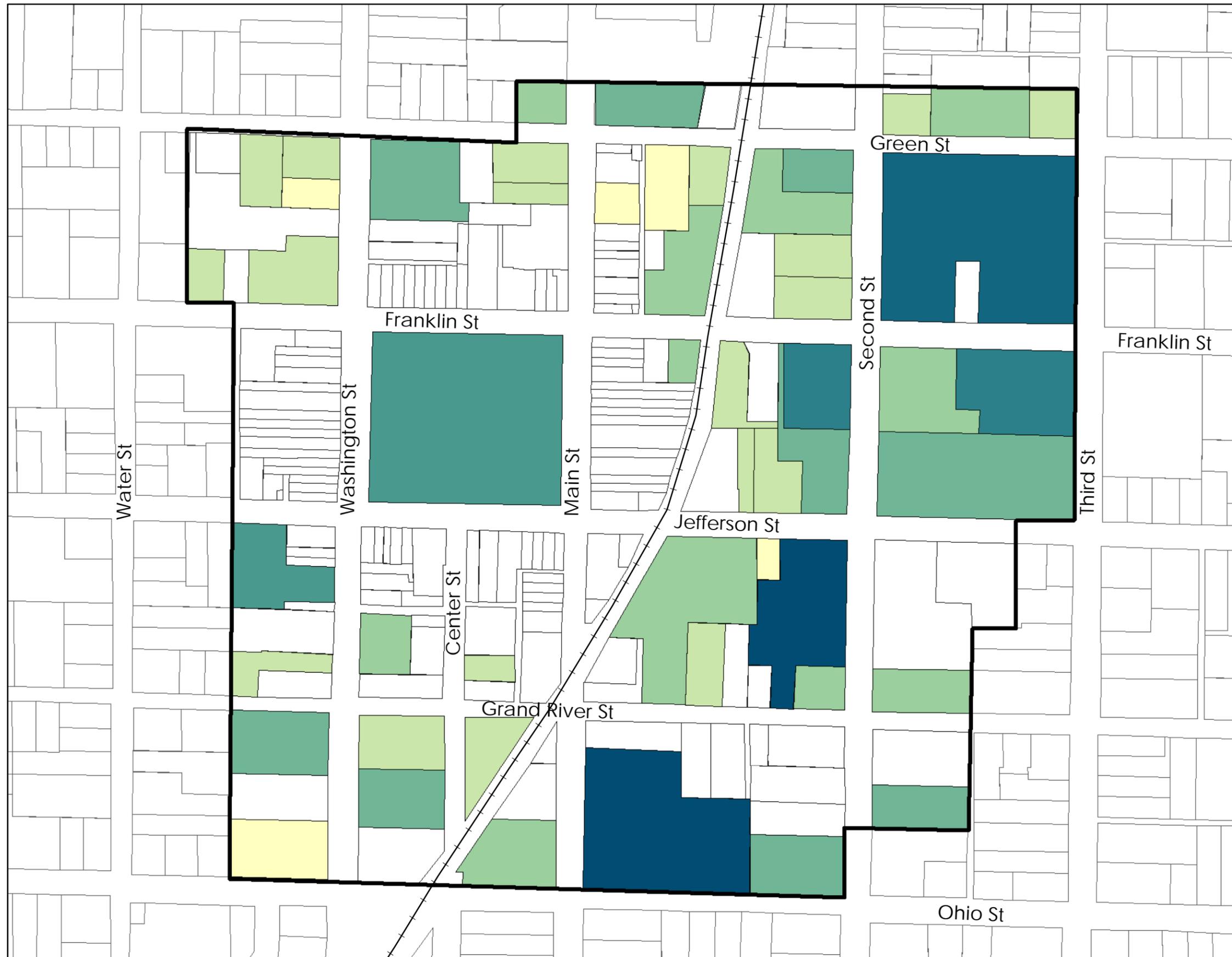
- Good
- Poor
- Dilapidated
- Study Area



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# Exhibit 6-c Off Street Parking

Downtown Study Area  
City of Clinton, Missouri



### Legend

- 1-5
- 6-10
- 11-20
- 21-30
- 31-40
- 41-50
- 71-80
- 81-90
- Study Area



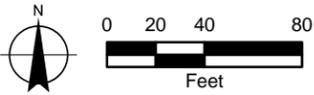
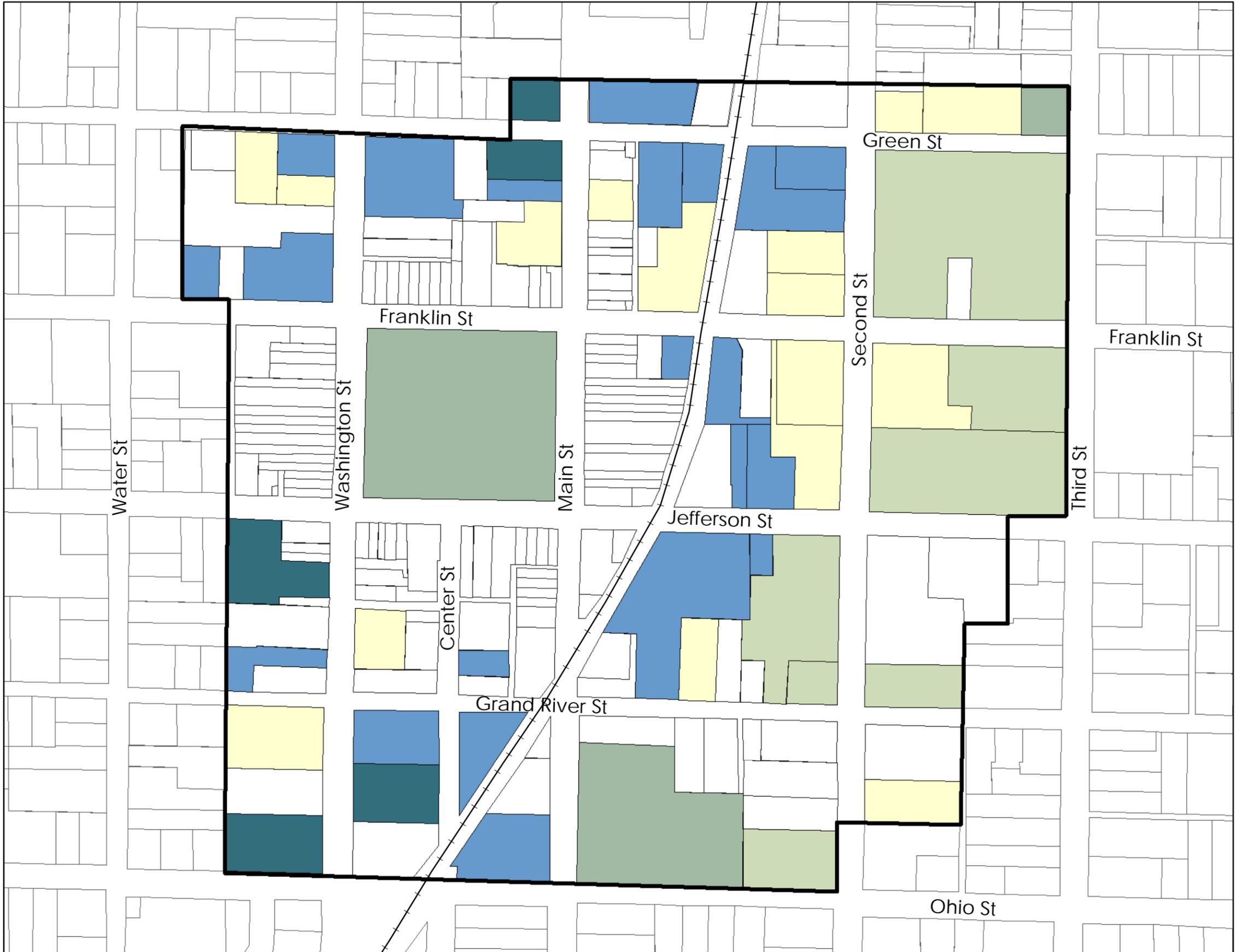
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# Exhibit 6-d Off Street Parking Conditions

Downtown Study Area  
City of Clinton, Missouri

### Legend

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



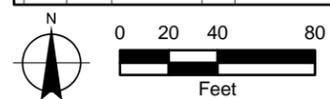
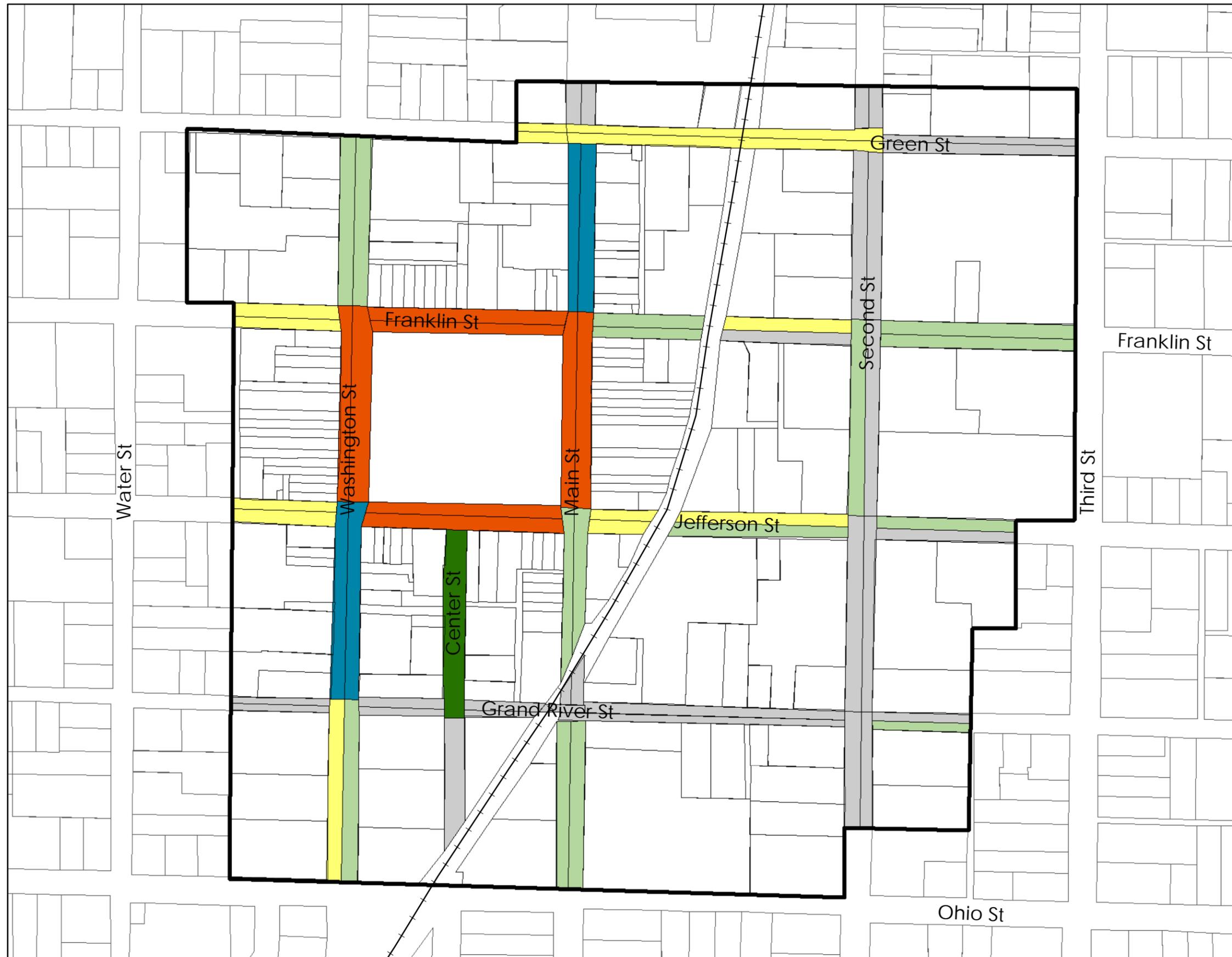
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# Exhibit 6-e On Street Parking

Downtown Study Area  
City of Clinton, Missouri

## Legend

- 1-5
- 6-10
- 11-20
- 21-30
- 51-60
- No Parking
- Study Area



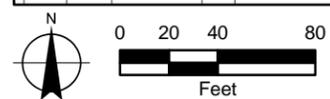
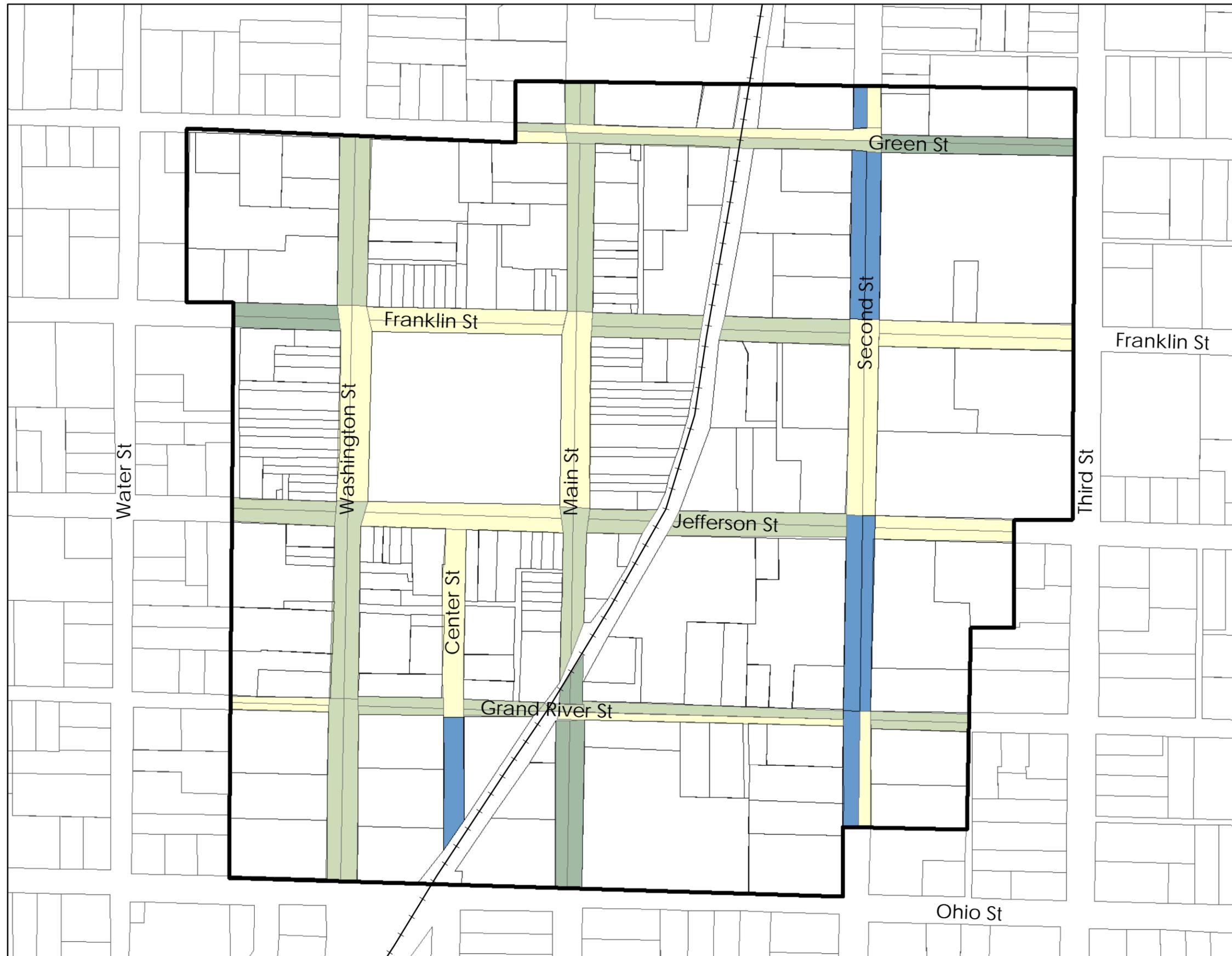
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# Exhibit 7-a Street Conditions

Downtown Study Area  
City of Clinton, Missouri

## Legend

- Excellent
- Good
- Fair
- Poor
- Study Area



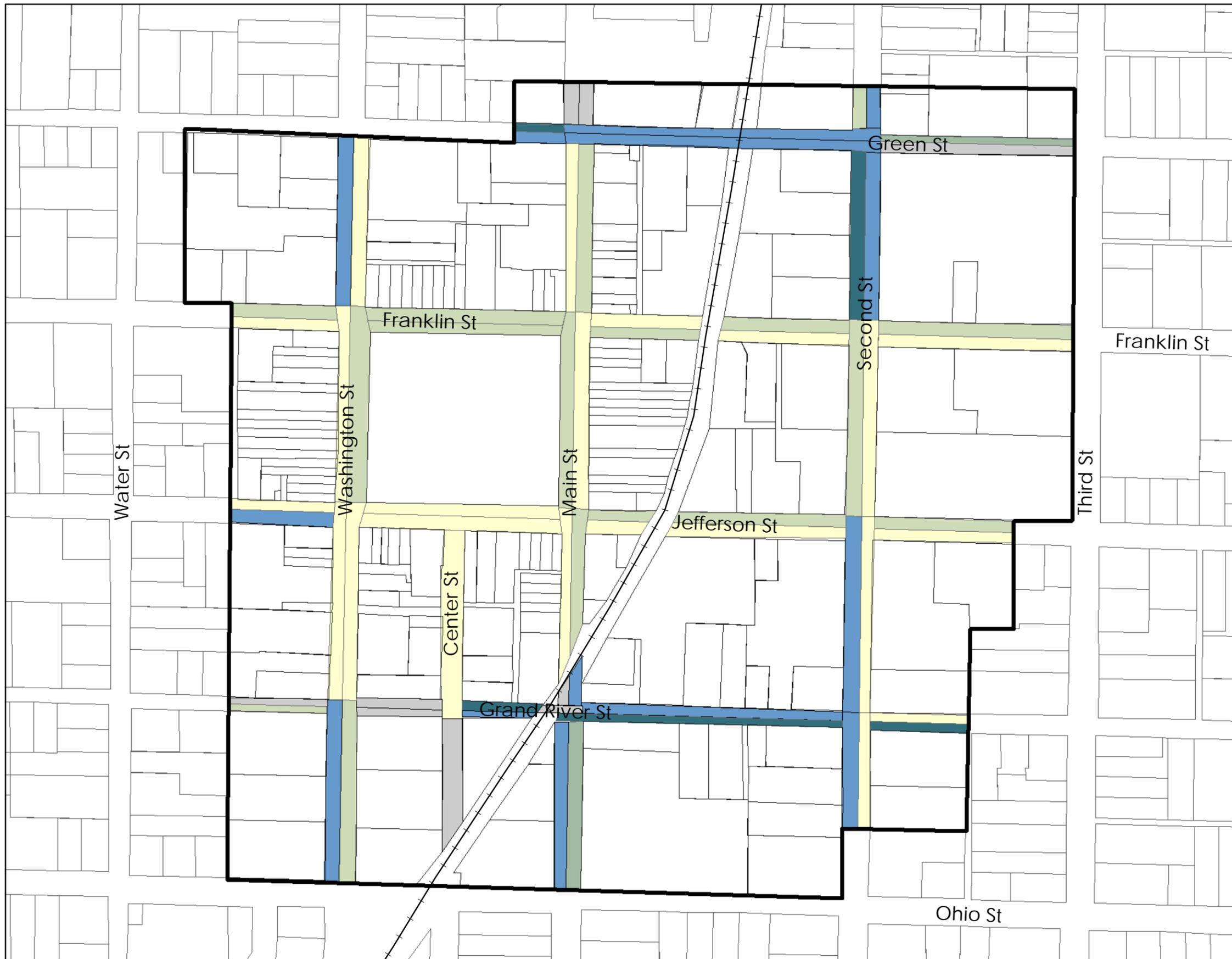
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# Exhibit 7-b Sidewalk Conditions

Downtown Study Area  
City of Clinton, Missouri

## Legend

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



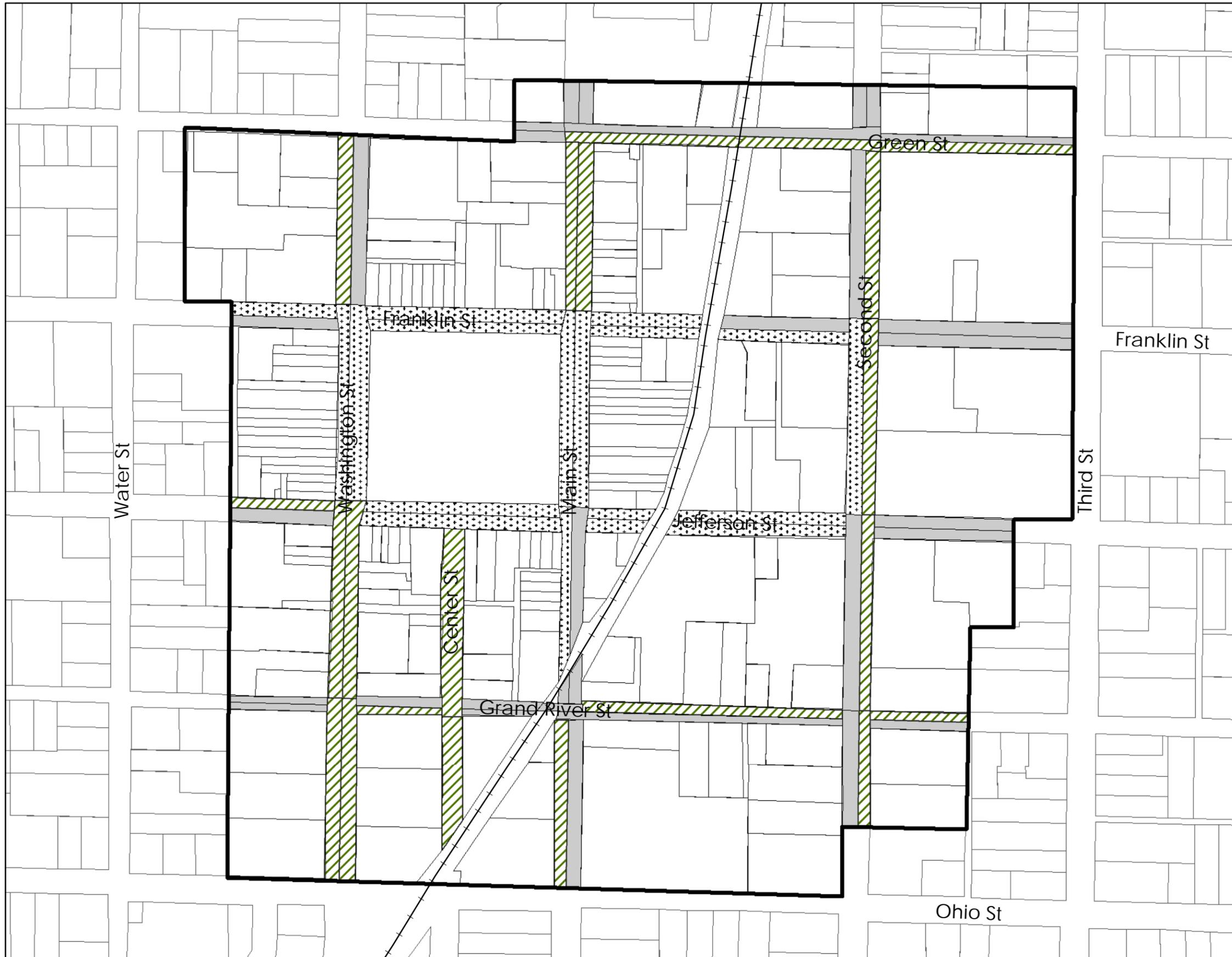
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# Exhibit 7-c Lighting

Downtown Study Area  
City of Clinton, Missouri

## Legend

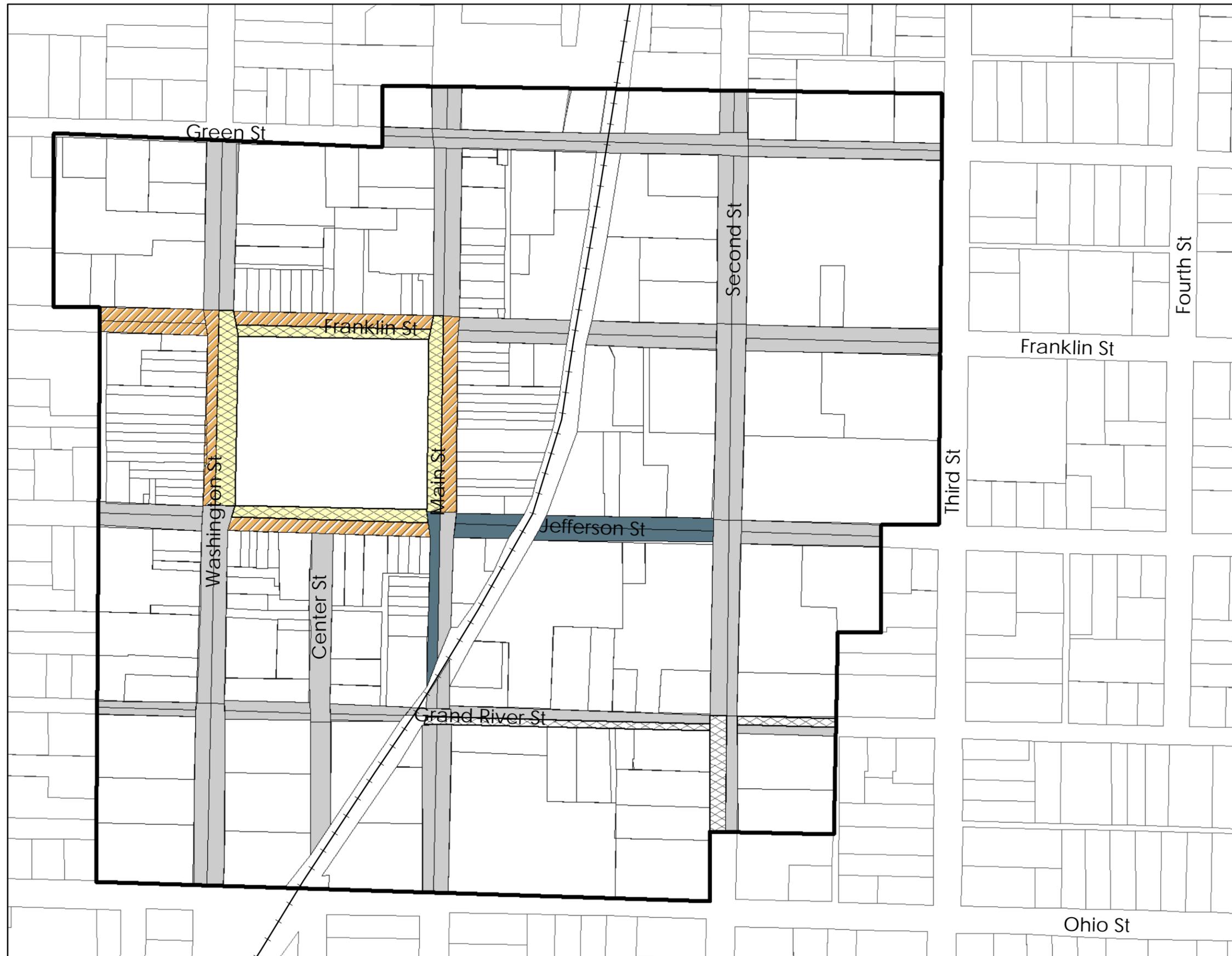
-  Standard
-  Historical
-  No Lights
-  Study Area



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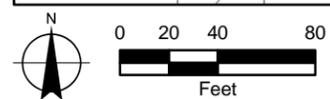
# Exhibit 7-d Streetscape

Downtown Study Area  
City of Clinton, Missouri



### Legend

-  Paver Sidewalks
-  Signage
-  Signage & Benches
-  Paver Insets, Planters, Trashcans, Benches & Signage
-  No Streetscape
-  Study Area



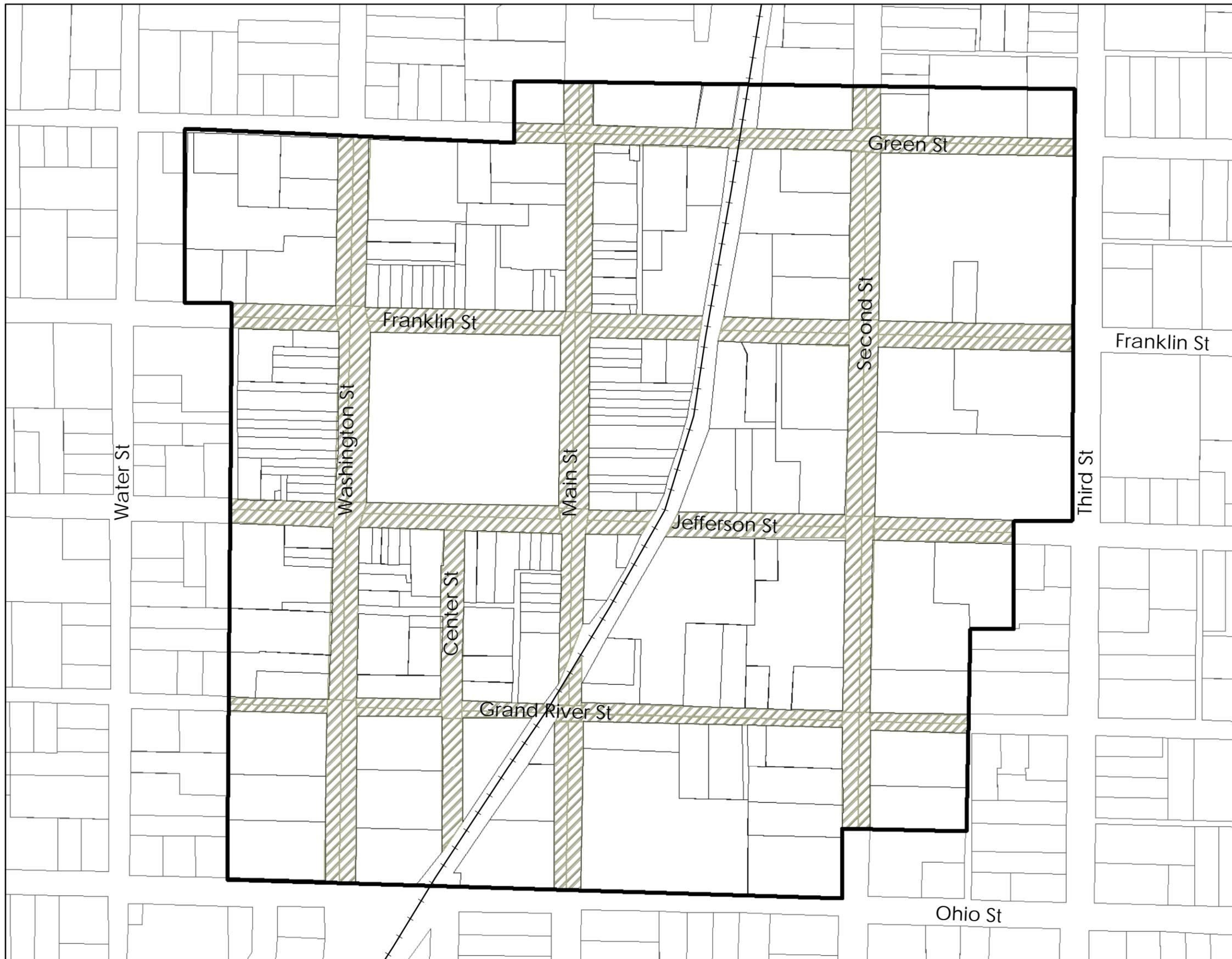
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# Exhibit 7-e ADA Accessibility

Downtown Study Area  
City of Clinton, Missouri

## Legend

-  Not ADA Accessible
-  Study Area



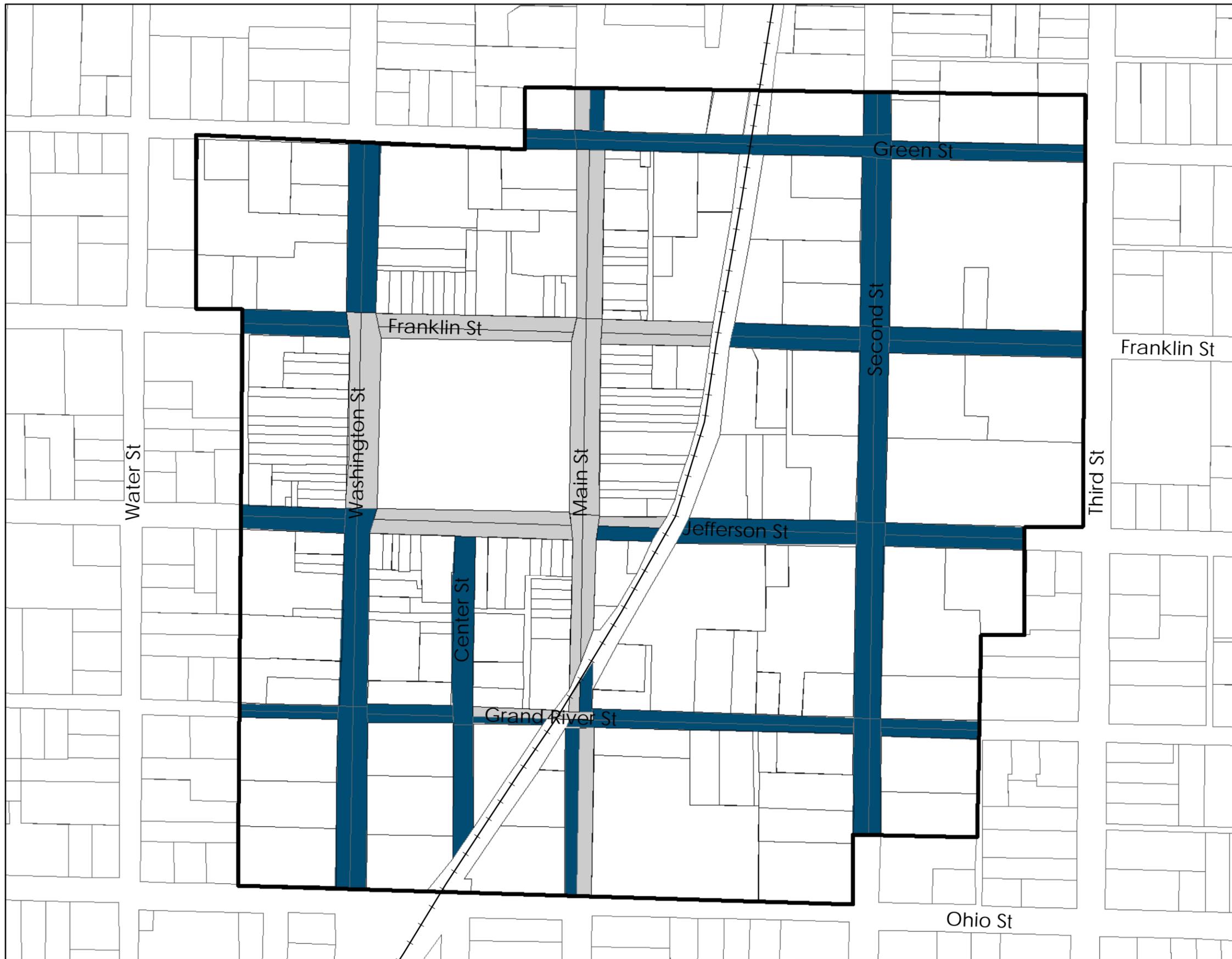
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# Exhibit 7-e Overhead Powerlines

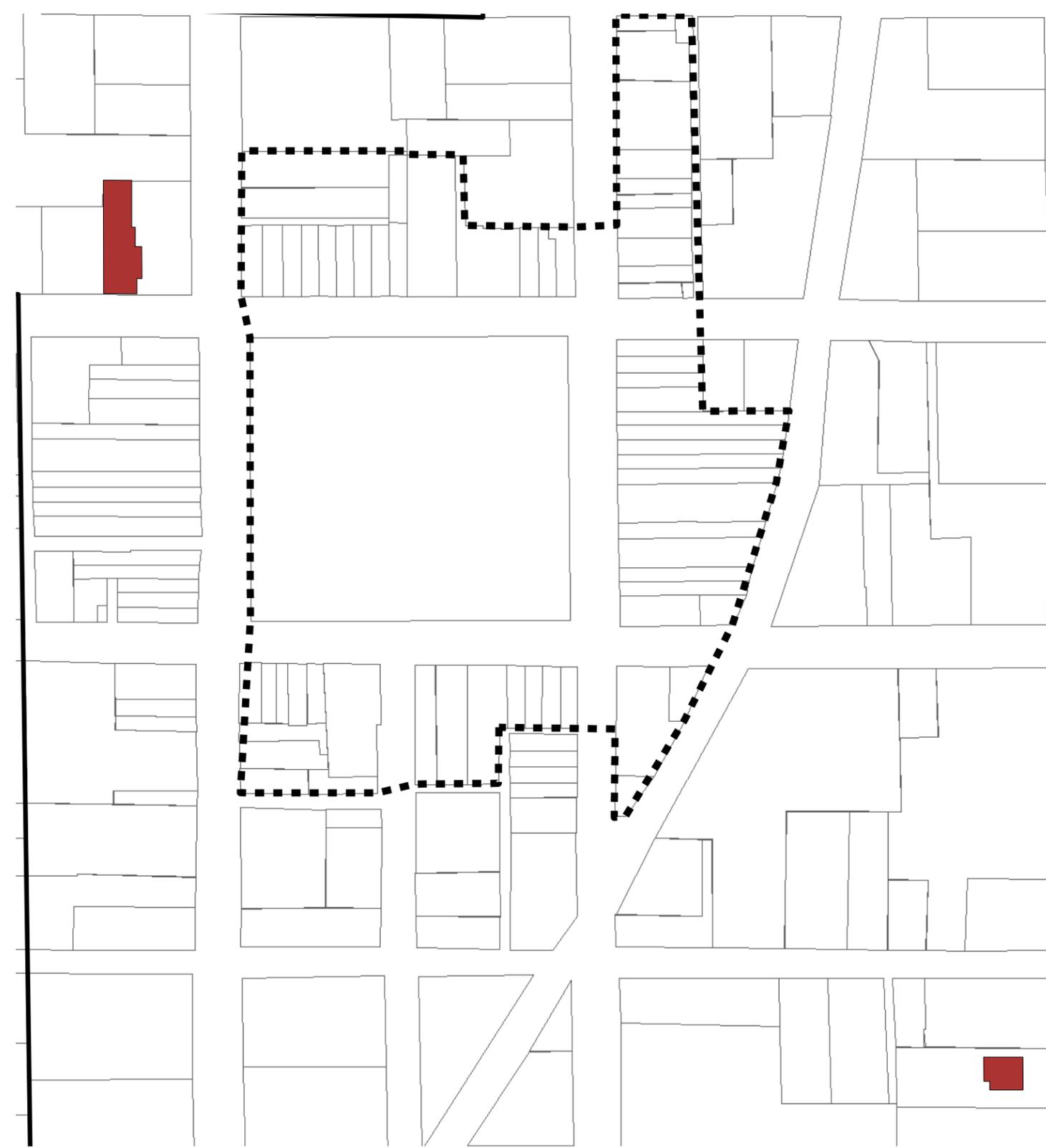
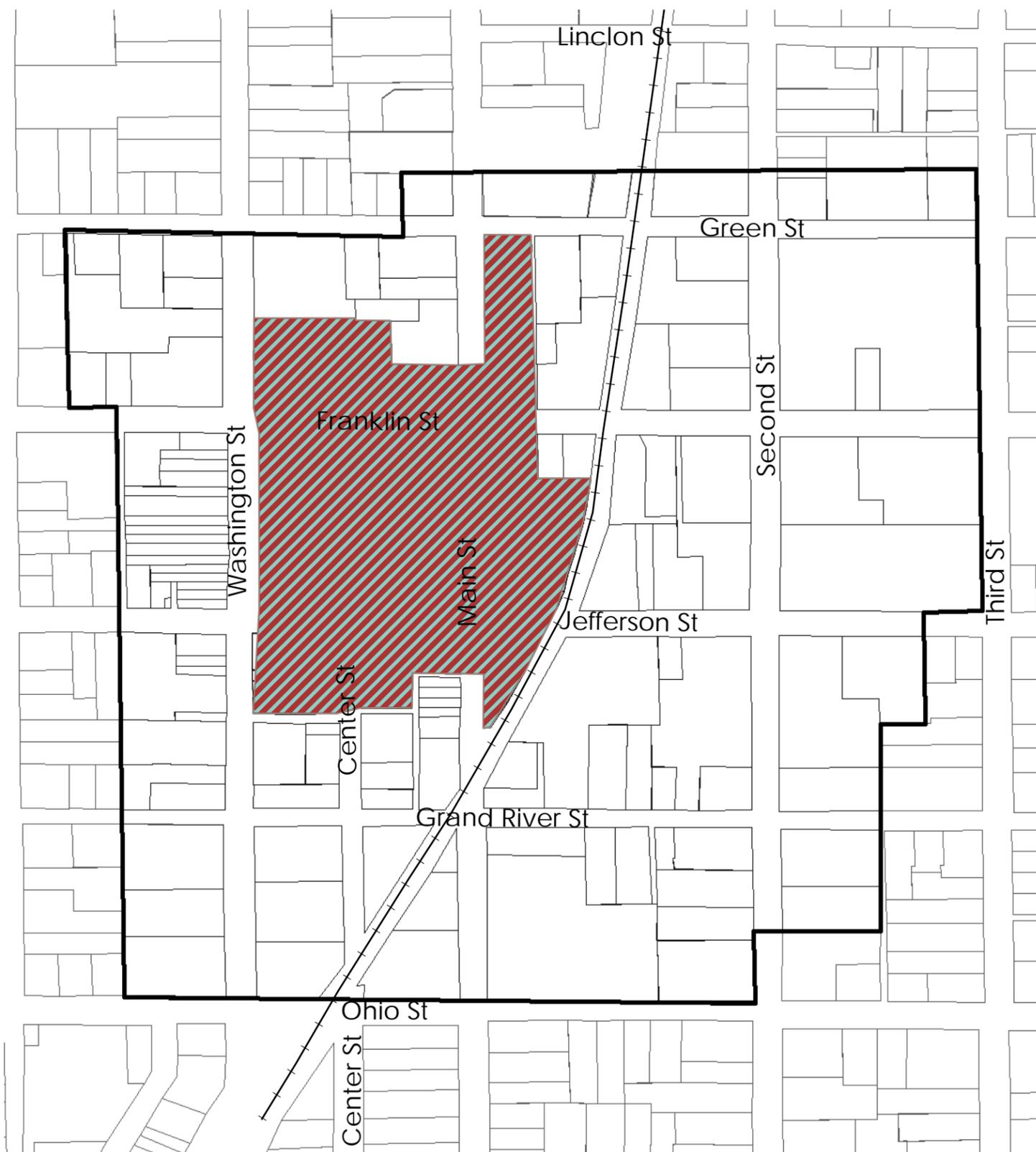
Downtown Study Area  
City of Clinton, Missouri

## Legend

-  Overhead Powerlines
-  No Overhead Powerlines
-  Study Area



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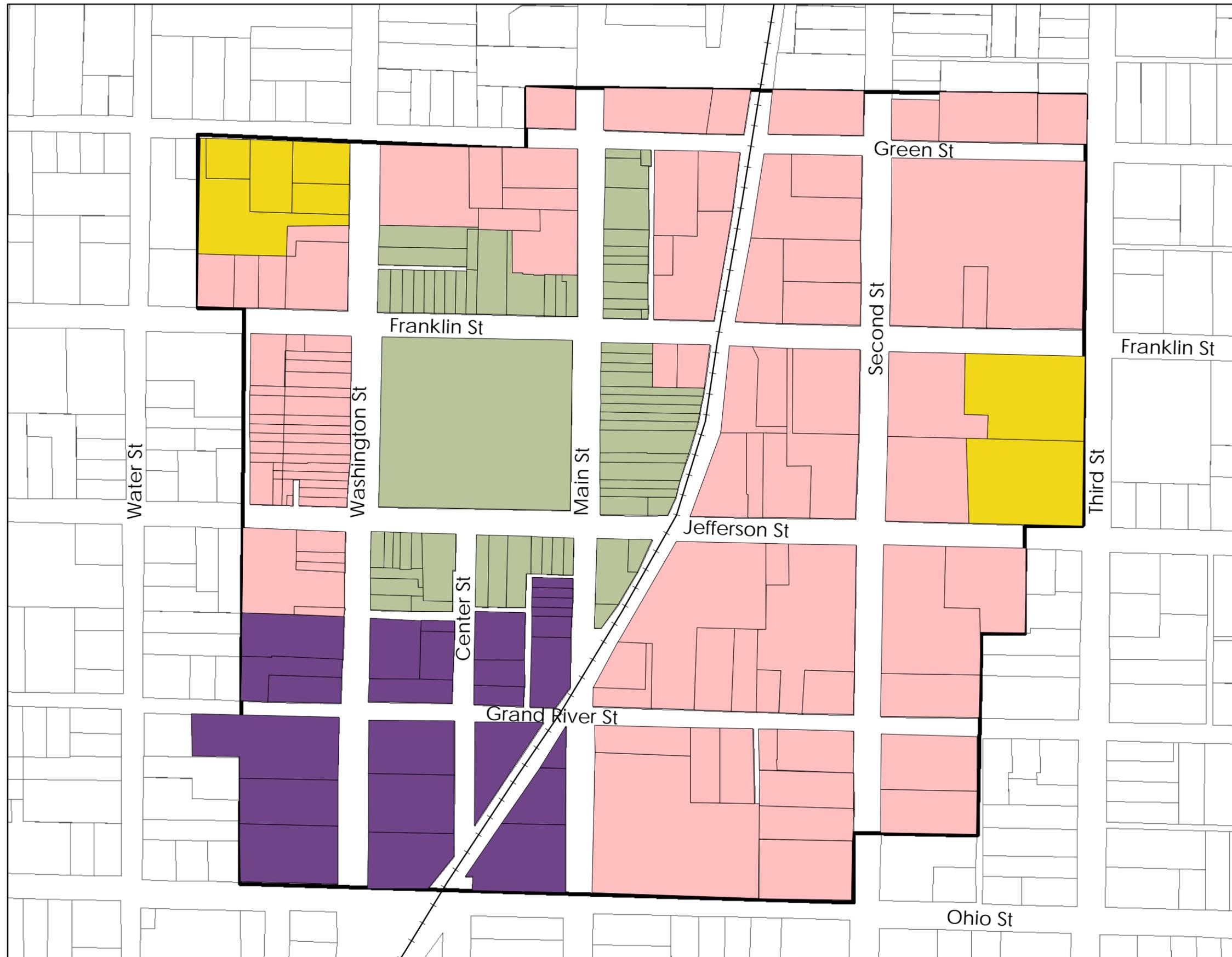


-  Central Historic District
-  National Register
-  Central Historic District
-  Study Area

Exhibit 8  
 Historic Districts & Buildings  
 Downtown Study Area  
 City of Clinton, Missouri  
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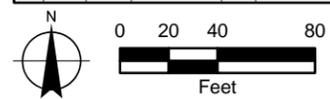
# Exhibit 9 Existing Zoning

Downtown Study Area  
City of Clinton, Missouri



### Legend

- C-2 - Central Business - Historic
- C-3 - General Commercial
- R-3 - Medium Density Multi-Family
- I-1 - Restricted Light Industrial
- Study Area



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