

DOWNTOWN  
REVITALIZATION &  
ECONOMIC  
ASSISTANCE FOR  
MISSOURI

October 2009

# MAP REFERENCE HANDBOOK

LAND USE,  
BUILDING  
& INFRASTRUCTURE  
SURVEY

Macon, Missouri



PGAVURBANCONSULTING



# ACKNOWLEDGMENTS

## City of Macon

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



*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 Macon'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 32 city blocks, and 271 parcels covering nearly 89 acres. Also, 256 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 2-2d)** – 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-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-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 this entire 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 Macon 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 Macon and others who were instrumental in the assemblage of the data that was required to complete these maps.

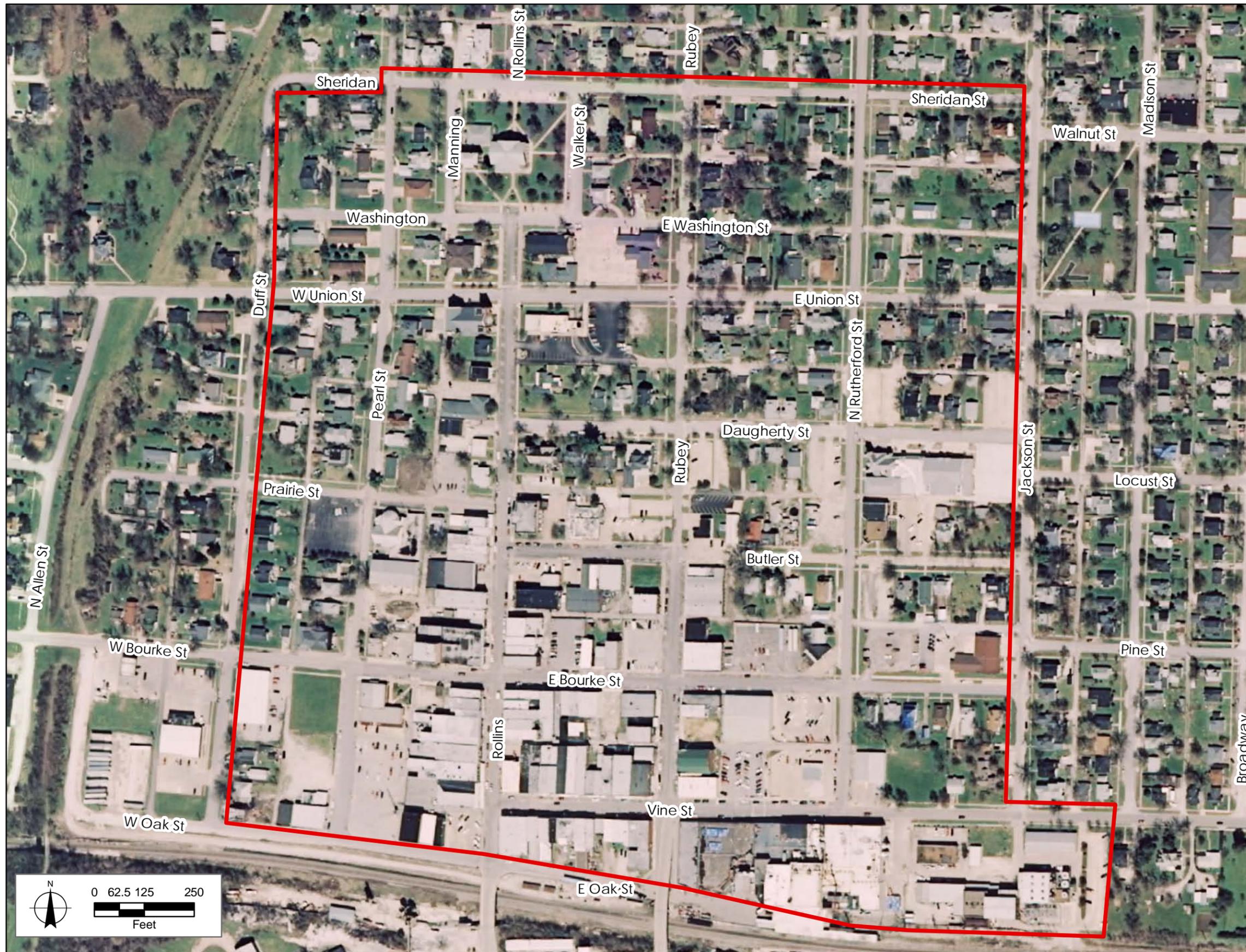
# MAP EXHIBITS



# Exhibit 1 DREAM Boundary

Downtown Study Area  
City of Macon, Missouri

Legend  
 Study Area



# Exhibit 2 General Land Use

Downtown Study Area  
City of Macon, Missouri

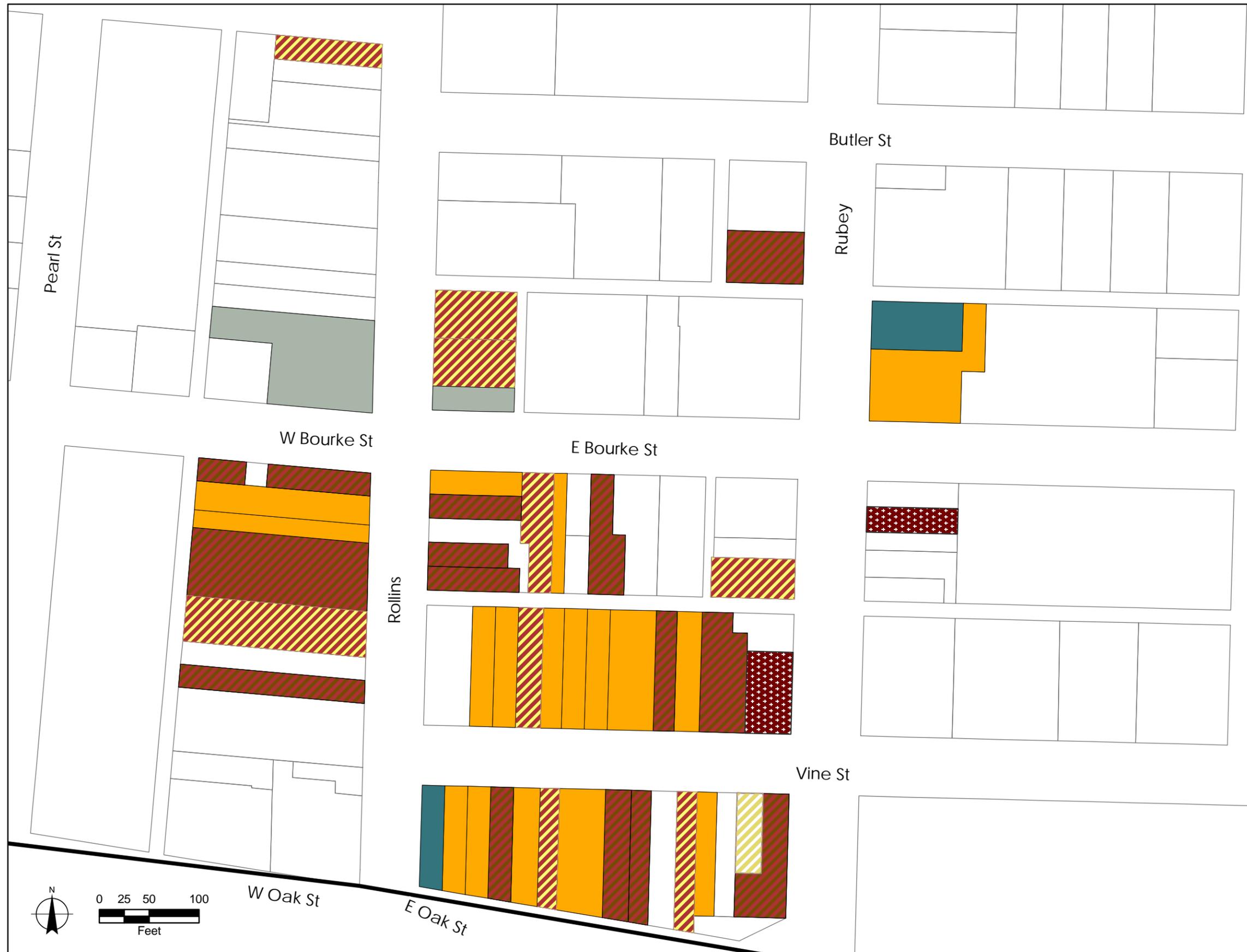
## Legend

- 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 Macon, Missouri



## Legend

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



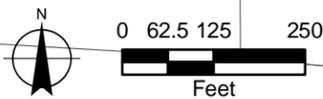
# Exhibit 2-b 1st Floor Land Use

Downtown Study Area  
City of Macon, Missouri



## Legend

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

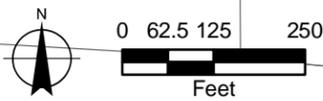


# Exhibit 2-c 2nd Floor Land Use

Downtown Study Area  
City of Macon, Missouri

### Legend

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



# Exhibit 2-d 3rd Floor Land Use

Downtown Study Area  
City of Macon, Missouri

## Legend

- Commercial
- Multi-Family
- Public/Institutional
- Additional Floors
- Study Area



# Exhibit 3 Building Conditions

Downtown Study Area  
City of Macon, Missouri

## Legend

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



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

Downtown Study Area  
City of Macon, Missouri

## Legend

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



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

Downtown Study Area  
City of Macon, Missouri

### Legend

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



# Exhibit 5-a Residential Inventory & Units

Downtown Study Area  
City of Macon, Missouri

**Legend**

- Single-Family
- Multi-Family
- Study Area



# Exhibit 5-b Vacant Residential Units

Downtown Study Area  
City of Macon, Missouri

### Legend

- Single-Family
- Multi-Family
- Study Area



# Exhibit 6-a Parking Lots & Vacant Lots

Downtown Study Area  
City of Macon, Missouri

## Legend

-  Parking Lot
-  Vacant Lot
-  Study Area



# Exhibit 6-b Parking Lot Conditions

Downtown Study Area  
City of Macon, Missouri

### Legend

- Good
- Fair
- Poor
- Dilapidated
- Study Area

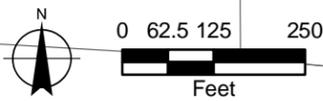


# Exhibit 6-c Off Street Parking Lot Spaces

Downtown Study Area  
City of Macon, Missouri

## Legend

- 11-20
- 21-30
- 31-40
- 41-50
- Study Area

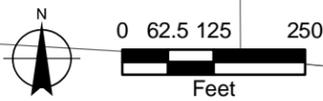


# Exhibit 6-d Off Street Parking Lot Conditions

Downtown Study Area  
City of Macon, Missouri

## Legend

- Good
- Fair
- Poor
- Dilapidated
- Study Area

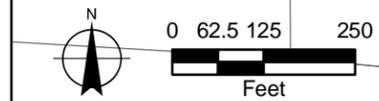


# Exhibit 6-e On Street Parking Spaces

Downtown Study Area  
City of Macon, Missouri

### Legend

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



# Exhibit 7-a Street Conditions

Downtown Study Area  
City of Macon, Missouri

**Legend**

- Good
- Fair
- Poor
- Study Area

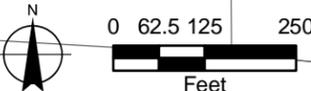


# Exhibit 7-b Sidewalk Conditions

Downtown Study Area  
City of Macon, Missouri

### Legend

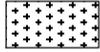
- Good
- Fair
- Poor
- Dilapidated
- No Sidewalks
- Study Area

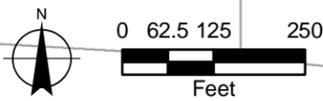


# Exhibit 7-c Lighting

Downtown Study Area  
City of Macon, Missouri

## Legend

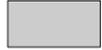
-  Historical
-  Standard
-  Light on a Power Pole
-  No Lights
-  Study Area



# Exhibit 7-d Overhead Utility Lines

Downtown Study Area  
City of Macon, Missouri

### Legend

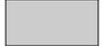
-  No Utility Lines
-  Overhead Utility Lines
-  Study Area



# Exhibit 7-e ADA Accessibility

Downtown Study Area  
City of Macon, Missouri

## Legend

-  Not Accessible
-  Study Area



# Exhibit 7-f Existing Streetscape

Downtown Study Area  
City of Macon, Missouri

## Legend

-  Bench
-  Banner Signs
-  Street Trees
-  Bench & Planter
-  Banner Signs & Hanging Basket
-  Banner Signs & Planter
-  Banner Signs, Bench & Planter
-  No Streetscape Elements
-  Study Area

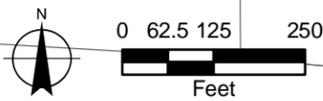


# Exhibit 8 National Register of Historic Places

Downtown Study Area  
City of Macon, Missouri

### Legend

-  National Register
-  Study Area



# Exhibit 9 Existing Zoning

Downtown Study Area  
City of Macon, Missouri

### Legend

- R2 - One Family District
- R4 - Multiple Family District
- B1 - Central Business District
- I1 - Light Industrial
- Study Area

