

MAP REFERENCE HANDBOOK

DOWNTOWN STUDY AREA

CITY OF NEOSHO, MISSOURI

June, 2008



D·R·E·A·M
I N I T I A T I V E

ACKNOWLEDGMENTS



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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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 fall and winter of 2007. PGAV Staff coded the results of the Survey into Neosho'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, building conditions, infrastructure conditions, on or off-street parking, commercial vacancies, and residential units.

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 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)** - Area with Area Boundary.
2. **Land Use (Exhibits 2-2c)** – 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 as well as mixes of uses within singular buildings.
3. **Building Condition (Exhibit 3)** – Building Condition Map call out buildings which may be in need of restorative efforts.
4. **Commercial Inventory (Exhibits 4)** – 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 (Exhibits 5)** – Residential Inventory Maps show the numbers of residences per building and per floor in the Area. 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 or off the street, in stand-alone parking lots, or in lots associated with businesses.
7. **Infrastructure Conditions (Exhibits 7a-7c)** – Infrastructure Conditions Maps illustrate the conditions of streets and sidewalks in the Area. These maps also show areas where overhead powerlines predominate. Infrastructure Conditions Maps also show locations of infrastructure amenities such as parking, benches, and historic streetlamps, if any.

8. **Historic Districts & Buildings (Exhibit 8)** – The Historic Districts & Buildings Map illustrates the location of historic districts and recognized historic properties (local, state or federal) in the Area.

Included, along with this booklet, is a disc which contains digital copies of all maps contained herein as well as all associated GIS data so that Neosho 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.

MAP EXHIBITS

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Exhibit 1 DREAM Boundary

Downtown Study Area
City of Neosho, Missouri

Legend
 Study Area



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Exhibit 2 General Land Use

Downtown Study Area
City of Neosho, Missouri



Legend

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



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Exhibit 2-a Mixed Land Use

Downtown Study Area
City of Neosho, Missouri



Legend

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



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Exhibit 2-b 1st Floor Land Use

Downtown Study Area
City of Neosho, Missouri



Legend

- Commercial
- Retail
- Restaurant
- Industrial
- Public/Institutional
- Single-Family
- Multi-Family
- Recreation
- Parking
- Vacant
- No Information
- Study Area



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Exhibit 2-c 2nd & Additional Floors Land Use

Downtown Study Area
City of Neosho, Missouri



Legend

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

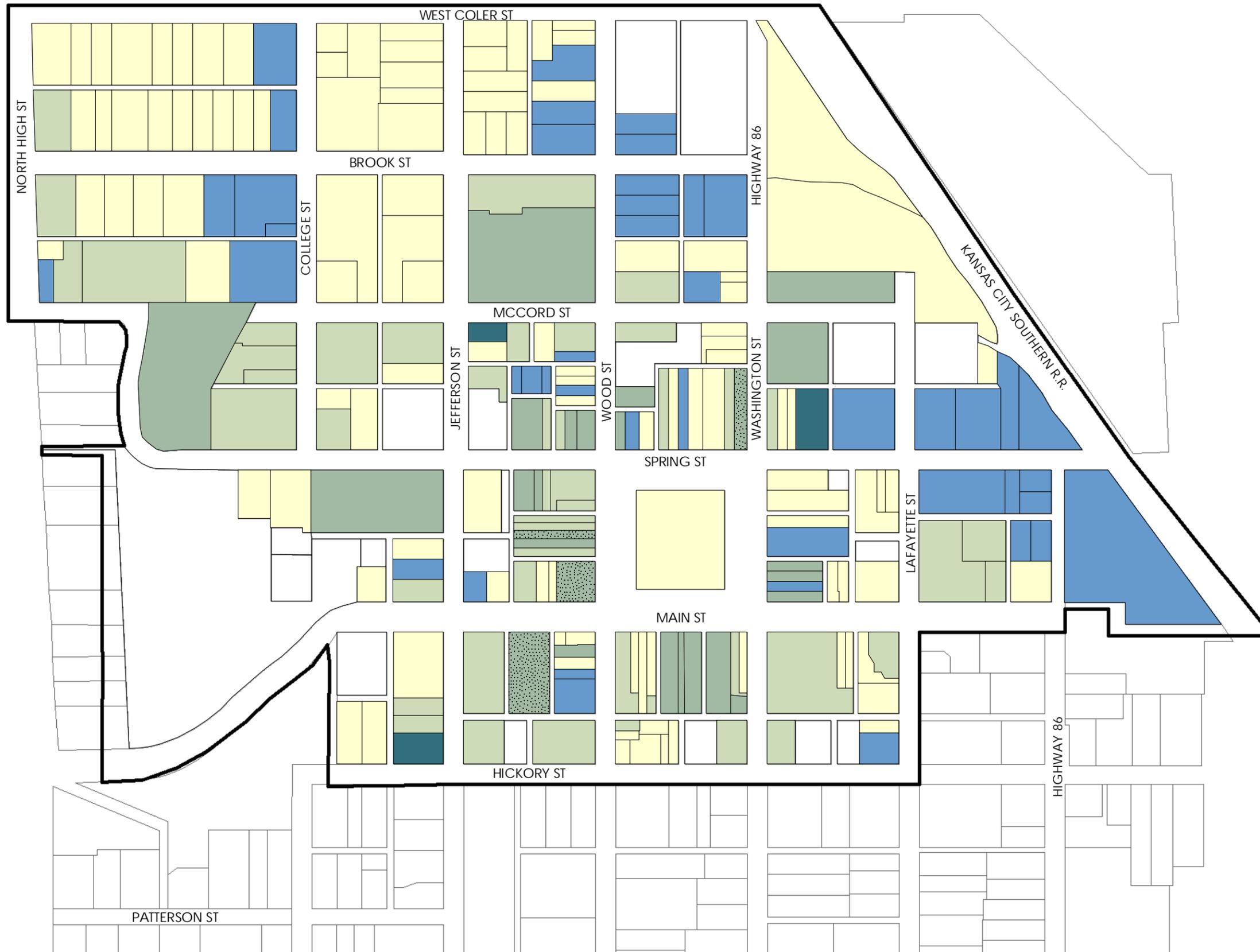


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Exhibit 3 Building Condition

Downtown Study Area
City of Neosho, Missouri



Legend

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

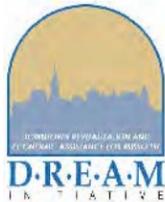
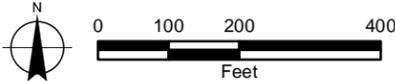
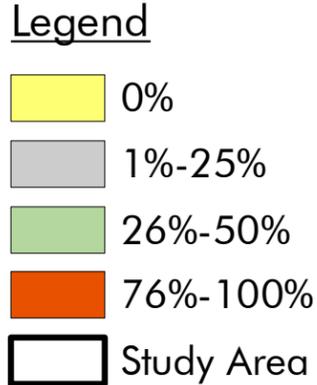


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Exhibit 4 Commercial & Retail Vacancy

Downtown Study Area
City of Neosho, Missouri



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Exhibit 5 Residential Inventory & Units

Downtown Study Area
City of Neosho, Missouri



Legend

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

Mixed Use Properties are those that have commercial, retail or a restaurant on the 1st floor and residential properties on the upper floors. The number of units are labeled on mixed use & multi-family properties



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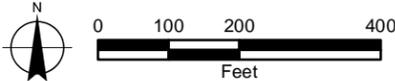
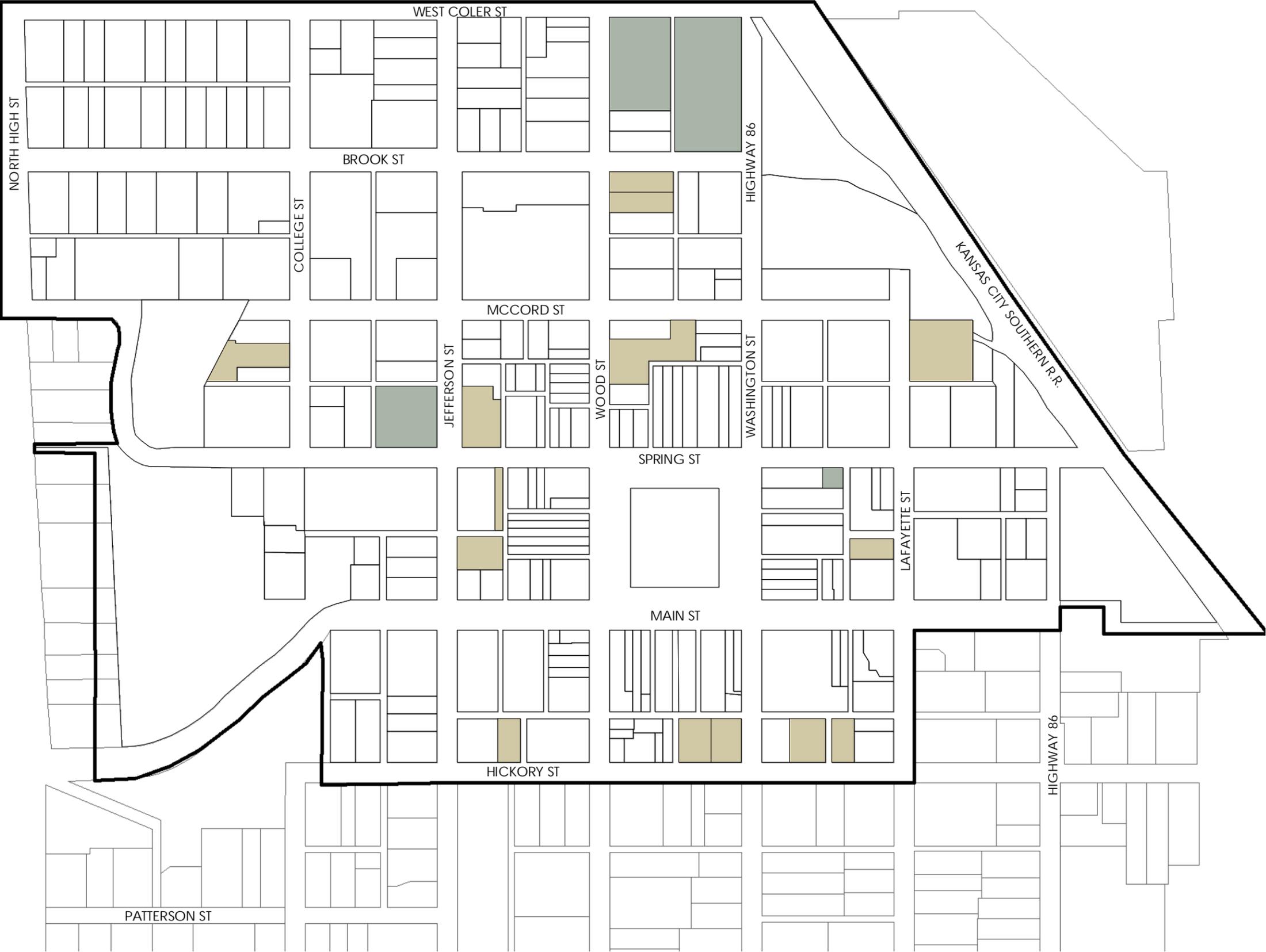
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Exhibit 6-a Vacant & Parking Lots

Downtown Study Area
City of Neosho, Missouri

Legend

- Parking
- Vacant
- Study Area



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Exhibit 6-b Parking Lot Conditions

Downtown Study Area
City of Neosho, Missouri



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Exhibit 6-c Off Street Parking

Downtown Study Area
City of Neosho, Missouri



Legend

- # of Off Street Parking Spaces
- Off Street Parking
- ▭ Study Area

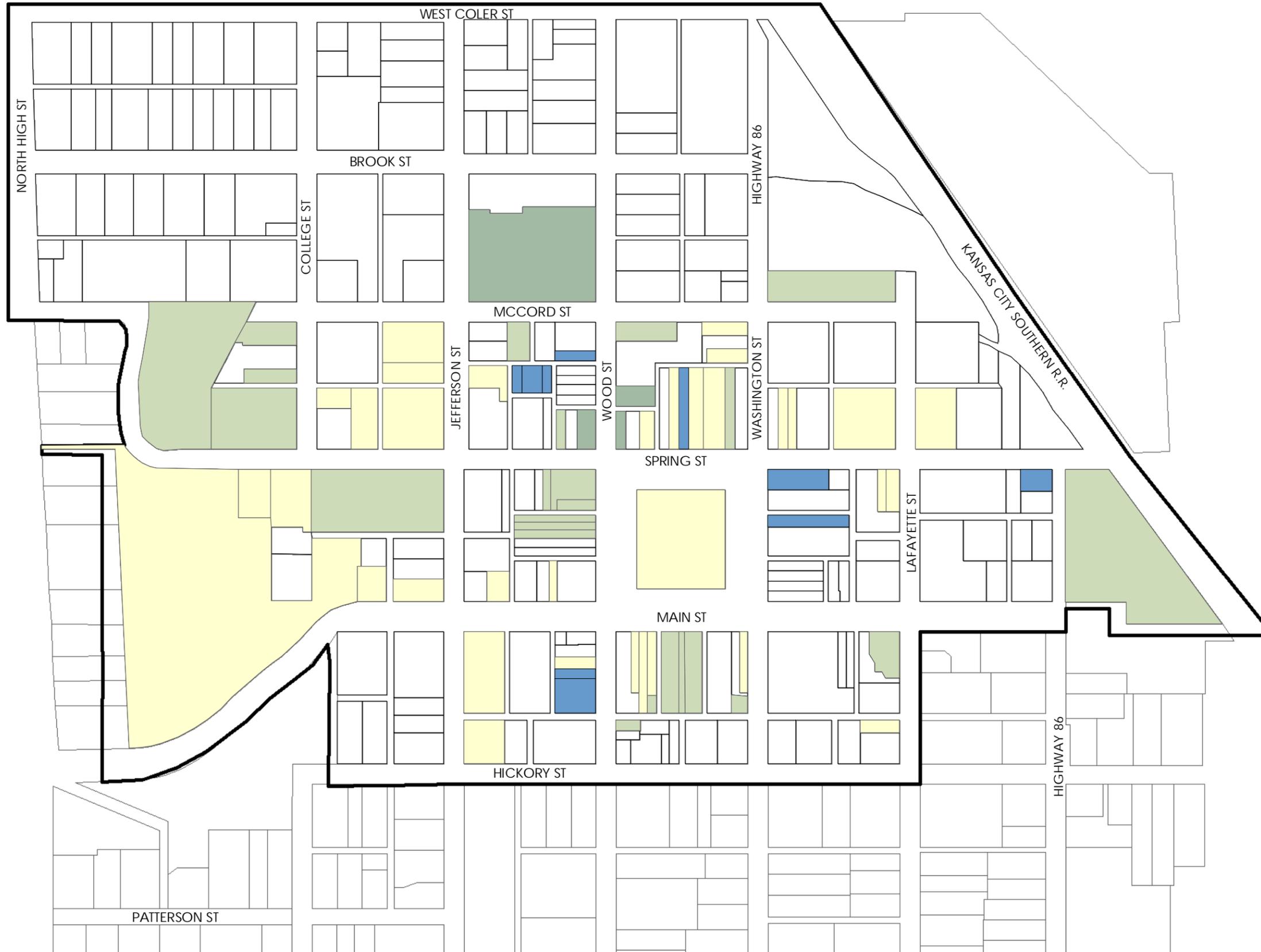


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Exhibit 6-d Off Street Parking Conditions

Downtown Study Area
City of Neosho, Missouri

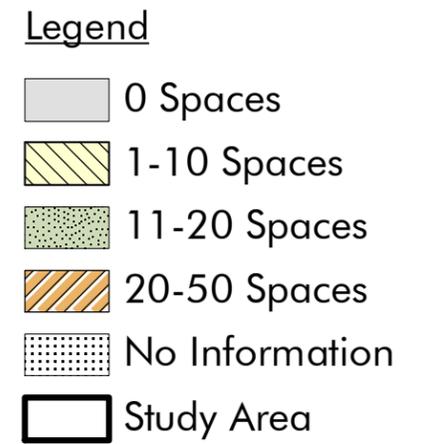
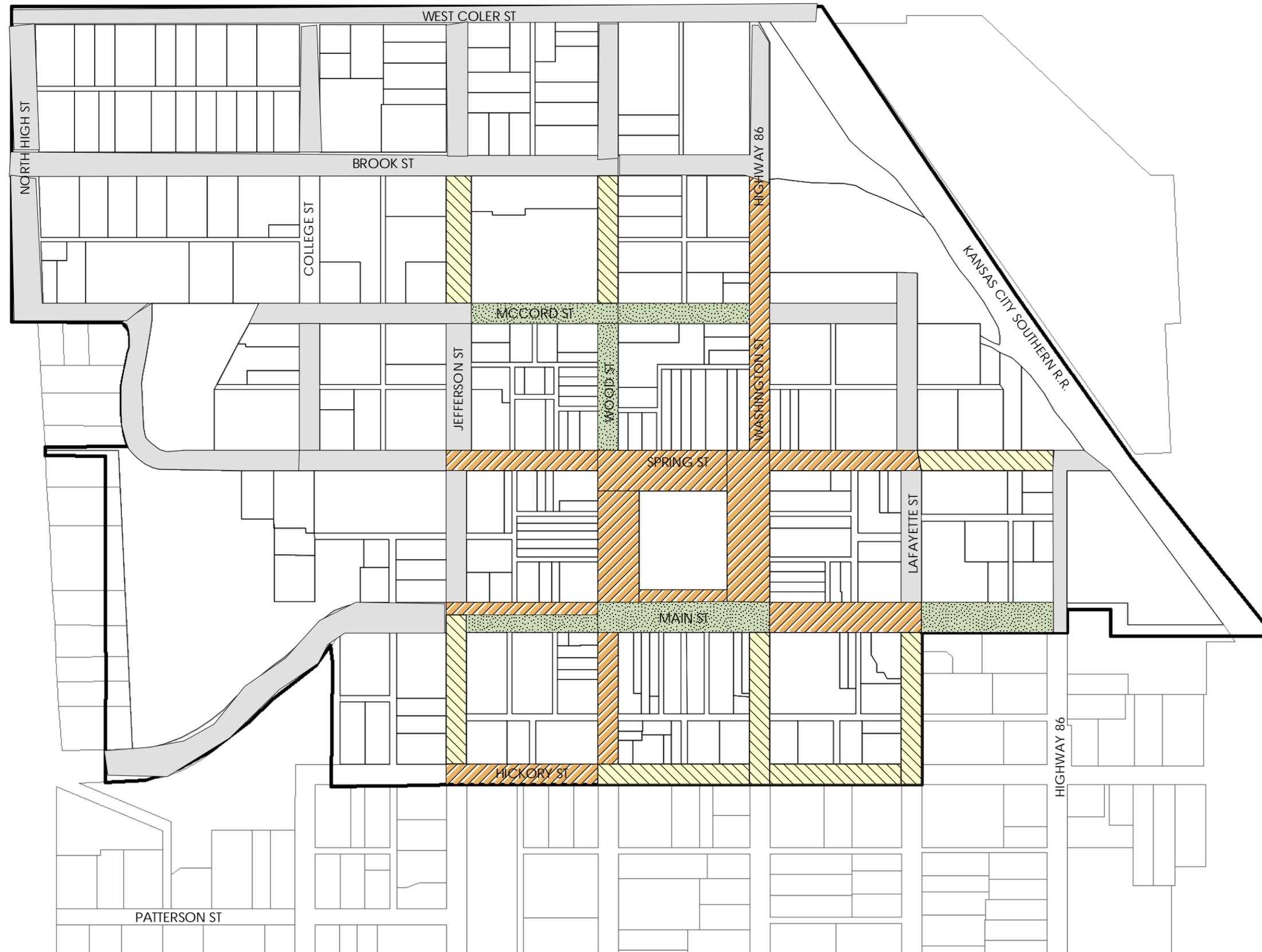


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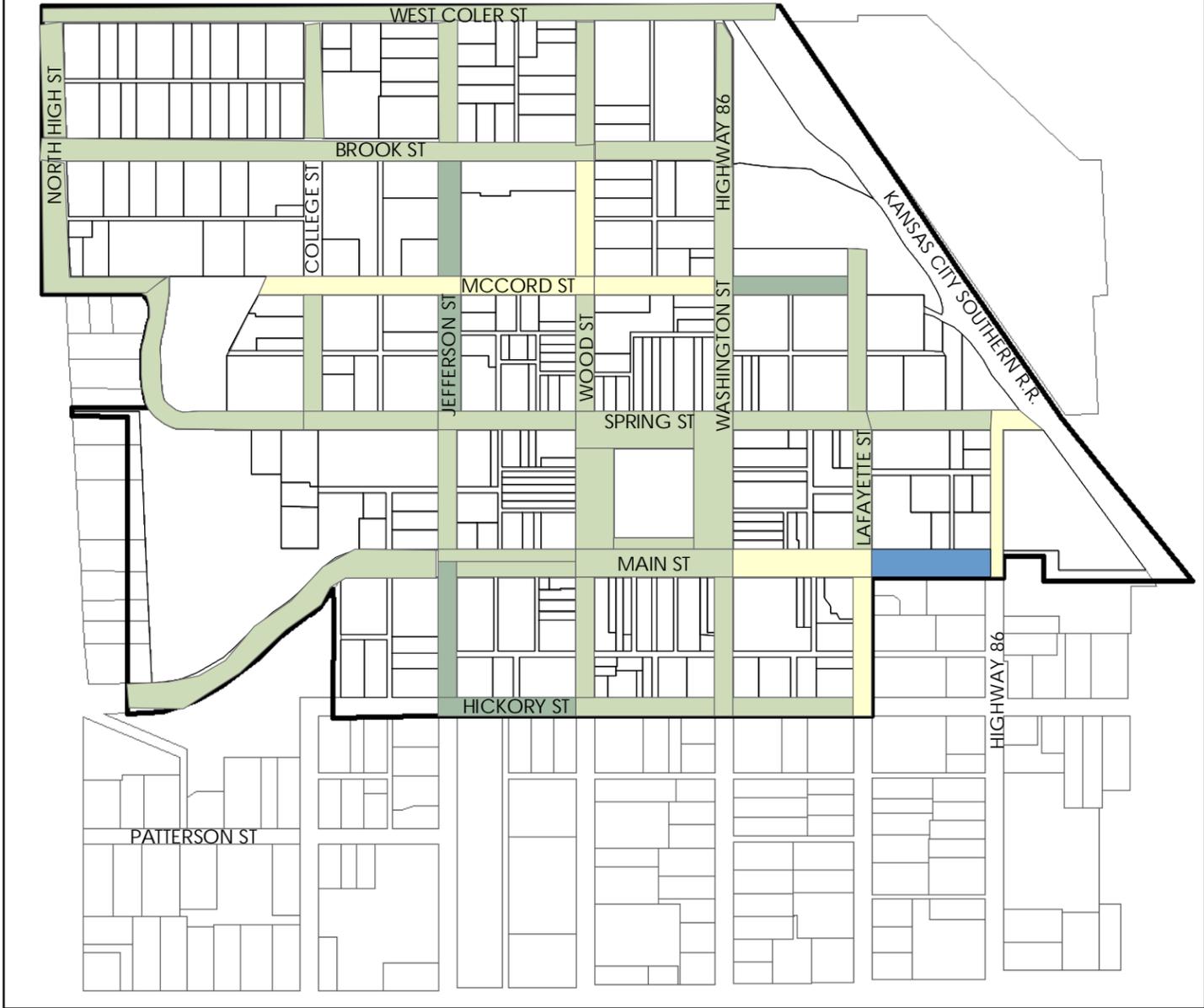
Exhibit 6-e On Street Parking

Downtown Study Area
City of Neosho, Missouri

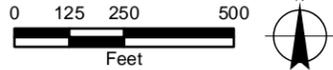
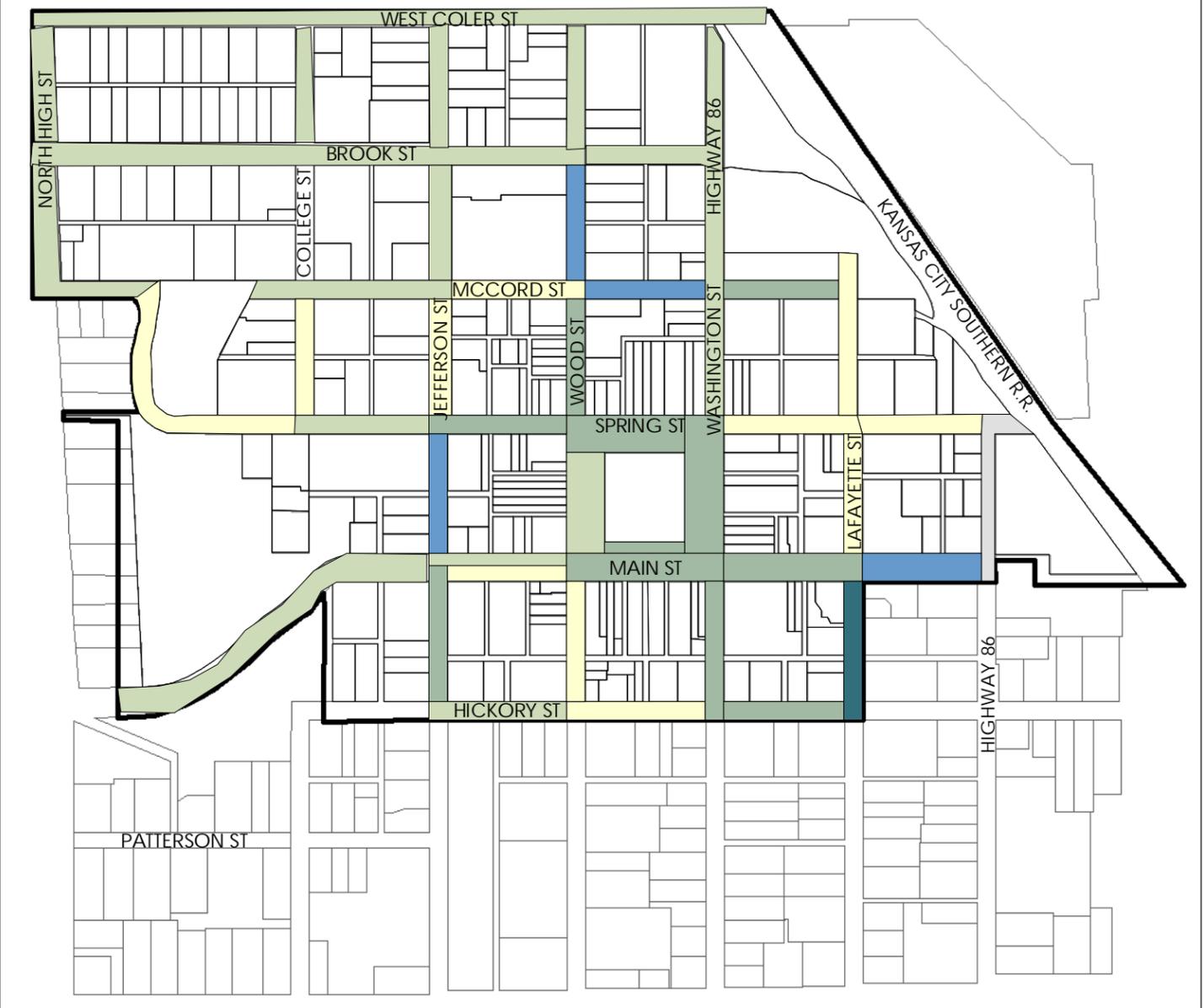


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Streets



Sidewalks



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Legend

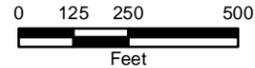
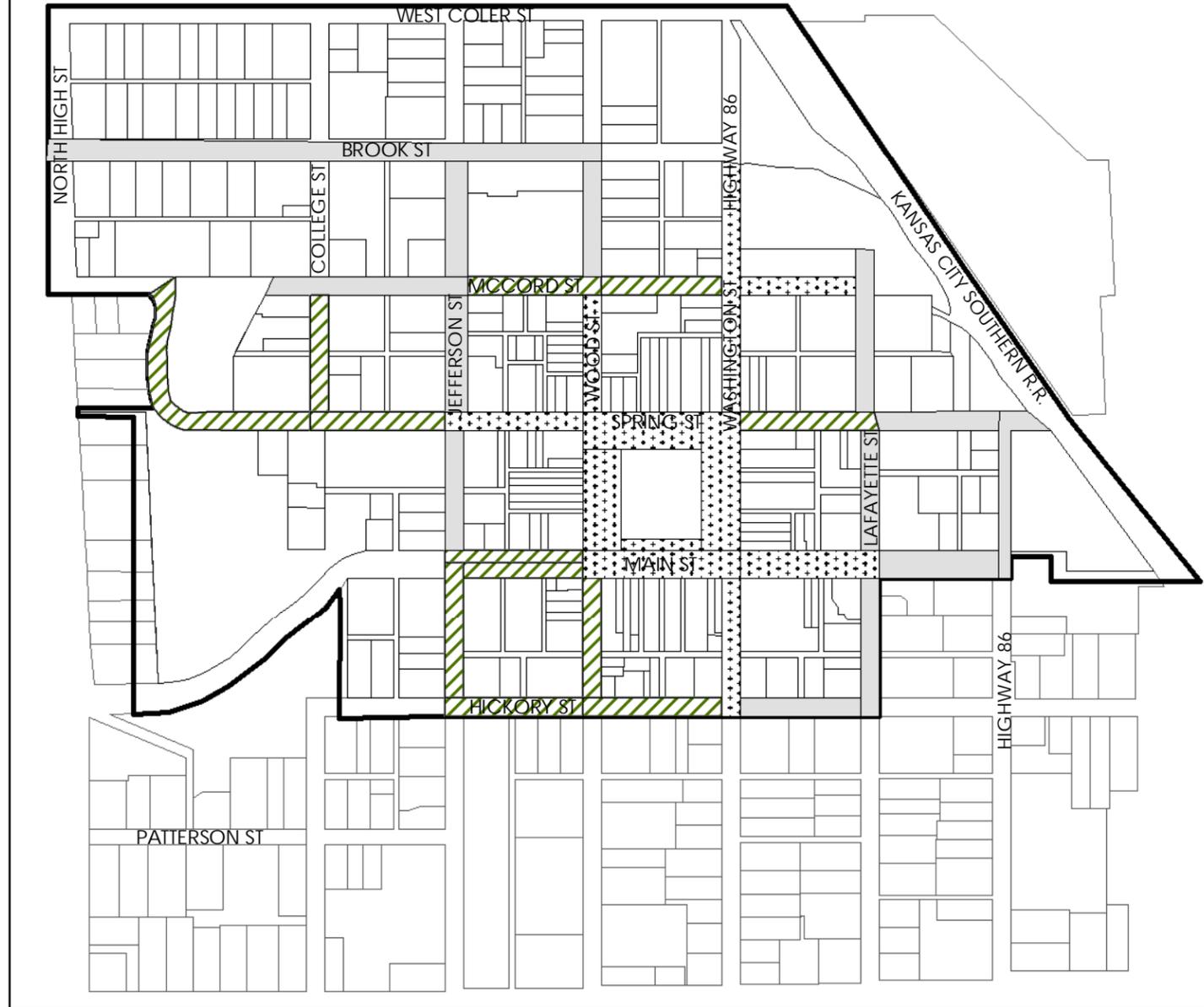
- Excellent
- Fair
- Dilapidated
- Study Area
- Good
- Poor
- No Sidewalks

Exhibit 7 Street & Sidewalk Conditions

Downtown Study Area
City of Neosho, Missouri

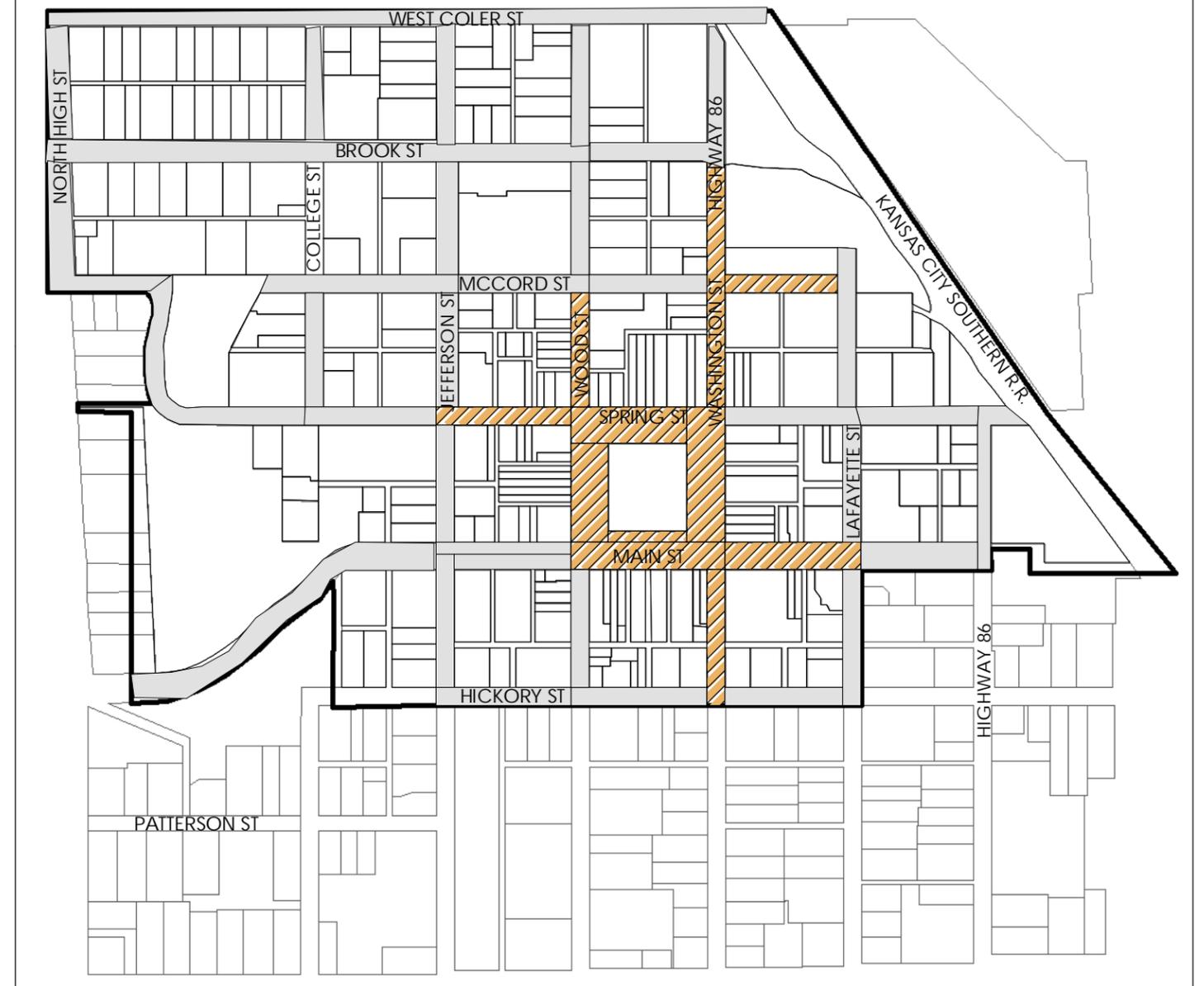
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Lighting



-  Decorative
-  Standard
-  No Lighting

Streetscape

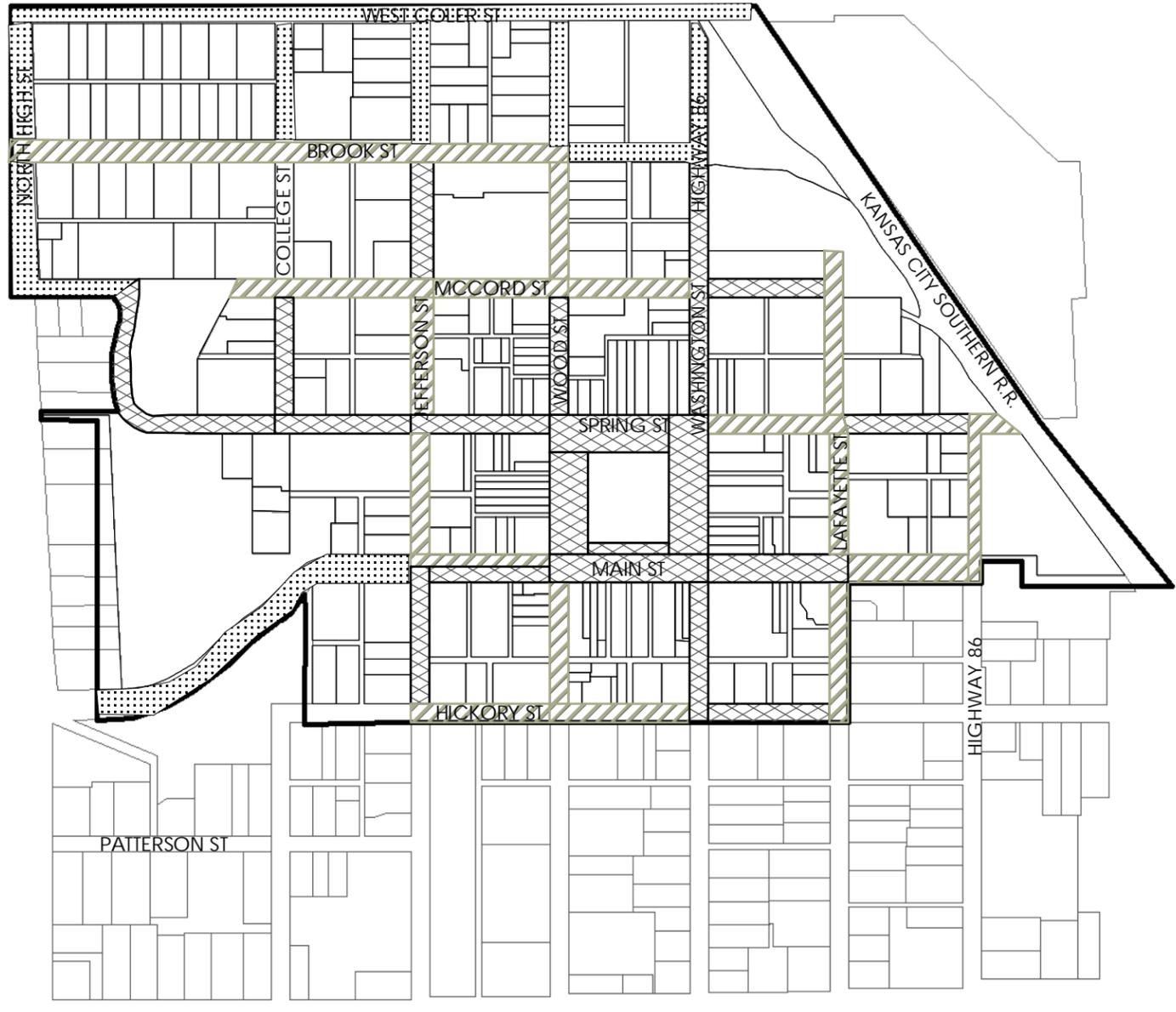


-  Streetscape Design
-  No Streetscape
-  Study Area

Exhibit 7-b
Lighting & Streetscape
 Downtown Study Area
 City of Neosho, Missouri

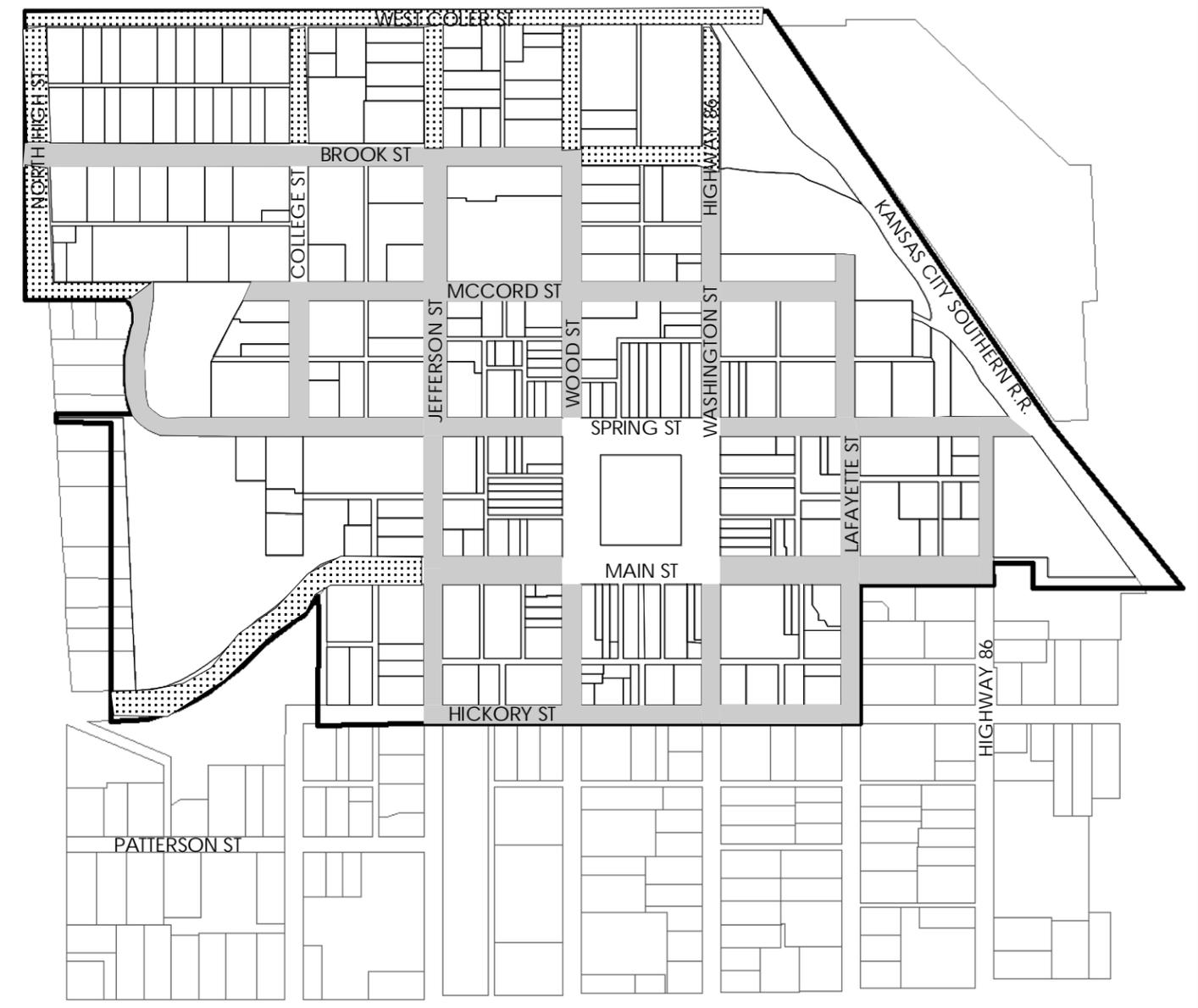
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ADA Accessibility

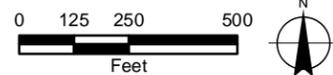


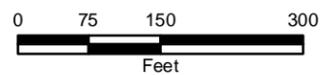
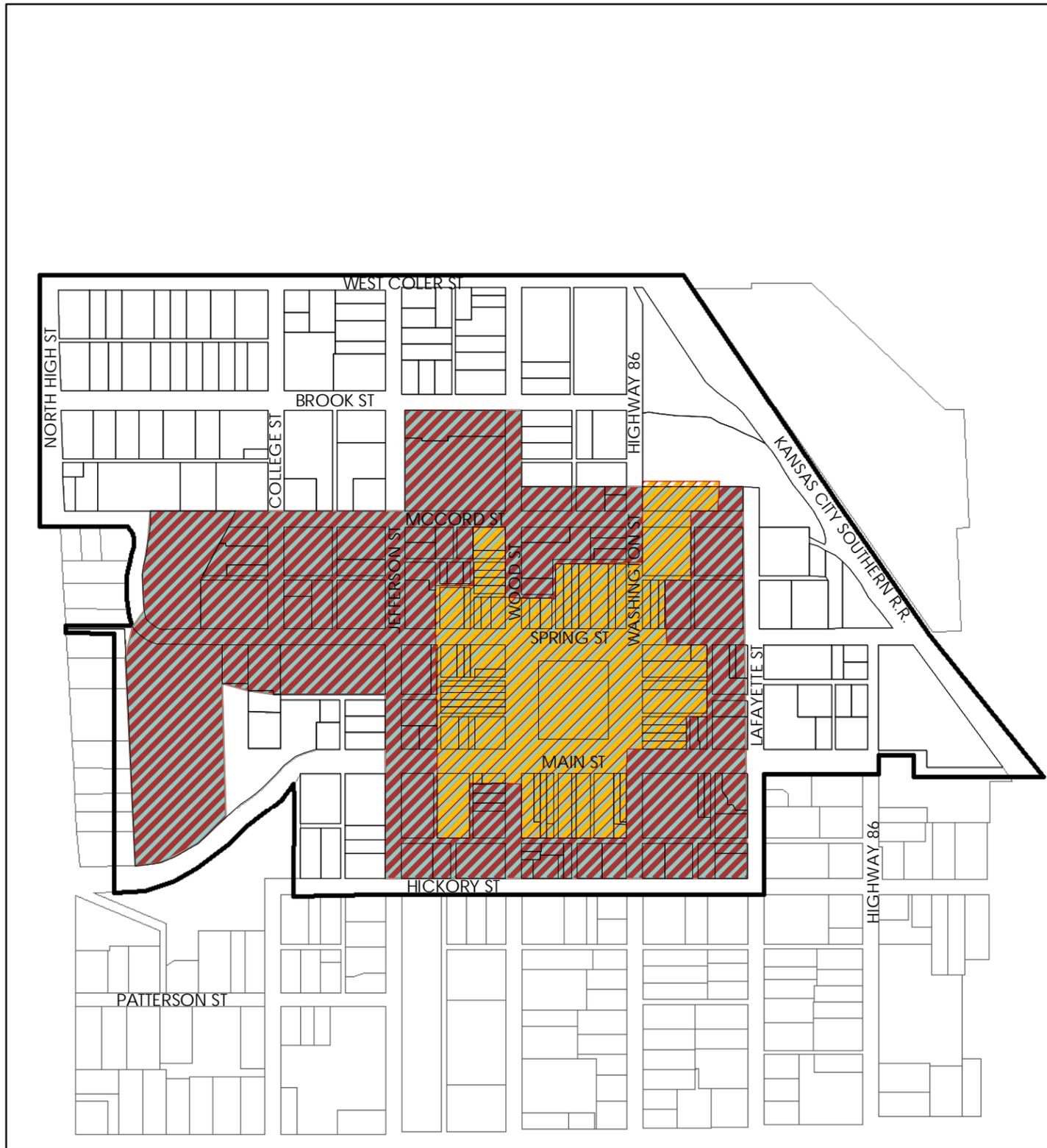
-  Accessible
-  Not Accessible
-  No Information

Overhead Powerlines



-  Overhead Powerlines
-  No Information
-  Study Area





-  Neosho Commercial
-  Historic Preservation

-  National Register
-  Contributing
-  Non-Contributing
-  Historic Preservation
-  Neosho Commercial
-  Study Area