

DOWNTOWN  
REVITALIZATION &  
ECONOMIC  
ASSISTANCE FOR  
MISSOURI

February 2009

# MAP REFERENCE HANDBOOK

BUILDING & LAND  
USE INVENTORY

Poplar Bluff, Missouri





# ACKNOWLEDGMENTS



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



*Strength, Dignity, Quality of Life*  
**MISSOURI HOUSING**  
DEVELOPMENT COMMISSION

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 in October, 2008. PGAV Staff coded the results of the Survey and developed a Geographic Information System (“GIS”) specific to Downtown Poplar Bluff to create the maps contained herein. These maps 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 30 city blocks, and 120 parcels covering nearly 80 acres. Also, 110 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 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. **Aerial (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 as well as information about the mix of uses within singular buildings.
3. **Building Condition (Exhibit 3)** – The 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-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. These maps also show areas where overhead power lines predominate and where street improvements are required. Infrastructure Conditions Maps also show locations of where some infrastructure amenities such as parking, benches, and decorative or period streetlamps were available. Map 7f depicts the areas of Downtown Poplar Bluff's streets that are uncovered brick; a unique asset among today's downtowns.
8. **Historic Districts & Buildings - (Exhibit 8)** – This Map shows the location of the Poplar Bluff Local Commercial Historic District and the contributing and noncontributing buildings.
9. **Zoning (Exhibits 9)** – This map indicates the existing zoning within the Area.

Included with this booklet is a disc containing digital copies of all maps presented herein as well as all associated GIS data so that staff of the City of Poplar Bluff 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 Poplar Bluff and others who were instrumental in the assemblage of the data that was required to complete these maps.

# MAP EXHIBITS

# Exhibit 1 Boundary Map

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

 Study Area

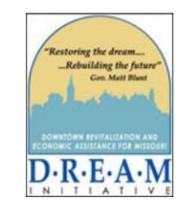


# Exhibit 2 General Land Use

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

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



# Exhibit 2-a Mixed Land Use

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

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



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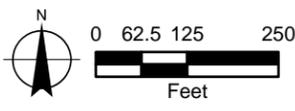


# Exhibit 2-c 2nd Floor Land Use

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

### Legend

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



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# Exhibit 2-d Additional Floors

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

- Commercial
- Retail
- Study Area

Additional Floors are floors that are basement level or below the 1st Floor



NOVEMBER 2008

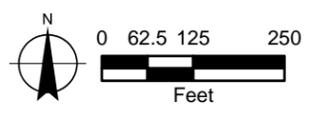


# Exhibit 3 Building Conditions

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

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



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

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

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



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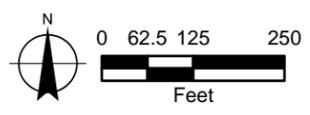


# Exhibit 4-b 2nd & 3rd Commercial/ Retail Vacancy

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

### Legend

- 0%
- 100%
- Study Area



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# Exhibit 5-b Residential Inventory of Vacant Units

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

### Legend

-  Single-Family
-  Multi-Family
-  Study Area



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# Exhibit 6-a Parking & Vacant Lots

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

### Legend

-  Parking Lot
-  Vacant Lot
-  Study Area



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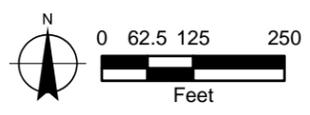


# Exhibit 6-b Parking Lot Conditions

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

-  Good
-  Fair
-  Poor
-  Dilapidated
-  Study Area



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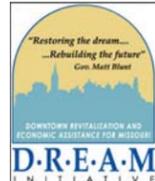
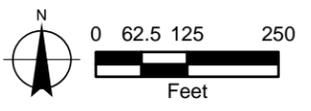


# Exhibit 6-c Off Street Parking Spaces

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

### Legend

- 6-10
- 11-20
- 21-30
- 31-40
- 41-50
- 51-60
- 71-80
- 100 +
- Study Area



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# Exhibit 6-d Off Street Parking Conditions

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

- Good
- Fair
- Poor
- Study Area



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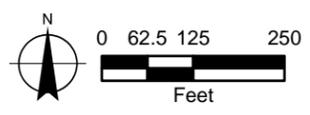


# Exhibit 6-e On Street Parking

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

### Legend

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



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# Exhibit 7-a Street Conditions

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

- Good
- Fair
- Poor
- Dilapidated
- Study Area



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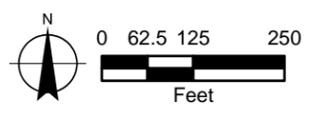


# Exhibit 7-b Sidewalk Conditions

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

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



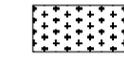
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# Exhibit 7-c Street Lighting

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

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



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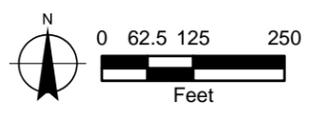


# Exhibit 7-d Overhead Powerlines

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

### Legend

-  No Powerlines
-  Powerlines
-  Study Area



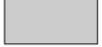
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# Exhibit 7-e Streetscape

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

-  Trees
-  Planters
-  Trashcans
-  Bench, Gateway, & Trashcan
-  Trees & Trashcans
-  No Streetscape
-  Study Area



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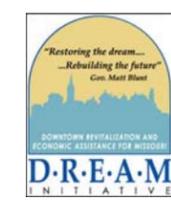
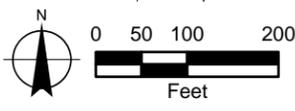


# Exhibit 7-f Brick Paved Streets

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

### Legend

-  Yes
-  No
-  Study Area

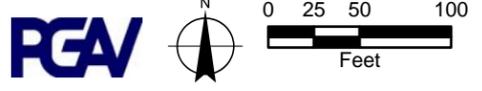


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- Historic District
- Study Area
- Contributing
- Non-Contributing
- Historic District



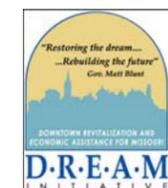
**Exhibit 8**  
**Historic Districts & Buildings**  
 Downtown Poplar Bluff Study Area  
 City of Poplar Bluff Missouri  
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# Exhibit 9 Existing Zoning

Downtown Poplar Bluff Study Area  
City of Poplar Bluff, Missouri

## Legend

-  C-2
-  C-3
-  Industrial
-  Multi-Family Residential
-  Study Area



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