

DOWNTOWN
REVITALIZATION &
ECONOMIC
ASSISTANCE FOR
MISSOURI

September 2010

MAP REFERENCE HANDBOOK

LAND USE,
BUILDING
& INFRASTRUCTURE
SURVEY

Brookfield, Missouri



PGAV **PLANNERS**

ACKNOWLEDGMENTS



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



MISSOURI HOUSING
DEVELOPMENT COMMISSION

PLANNING CONSULTANT:

PGAV**PLANNERS**

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 2010. PGAV staff coded the results of the Survey into Brookfield's geographic information system ("GIS") to create these maps, which illustrate a number of factors in the DREAM Study Area (the "Area"), including, but not limited to, existing land use, building conditions, infrastructure conditions, on and off-street parking, building vacancies, and residential units. The DREAM Area is comprised of approximately 20 city blocks, and 169 parcels covering nearly 75 acres. Also, 163 primary buildings are located within the Area boundaries.

The Survey is the foundation upon which more in-depth analysis will be conducted as a part of the DREAM Program. The Retail Market Analysis, Financial Assistance Review, Building and Streetscape Design Guidelines, Downtown Strategic Plan, Retail Market Analysis and other DREAM planning tasks rely on various elements of the data and mapping represented in this booklet. Analysis of the Survey data will be used throughout the DREAM Program, often in combination with other initiatives.

The 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 Study Area Boundary indicated.
2. **Land Use (Exhibits 2a-2d)** – Land Use Maps exhibit existing land uses per building and per floor as noted during the field survey. This is intended to provide the reader with information regarding the distribution of land uses throughout the Area. Summarized below are the land use categories included in the exhibits

Single-Family Residential: detached house or townhome

Multi-Family Residential: duplex, apartments, lofts, condominiums

Mixed Use: any combination of land use categories

Commercial (Office/Service): office, service provider, hotel

Retail: seller of retail goods, new or used

Restaurant/Bar: includes fast food, take-out/limited service establishments

Industrial: manufacturing, warehouse, outdoor storage, machine shop, auto body shop, utility

Public/Institutional: government, church, hospital, library, fraternal lodge, train station

Park/Open Space: park, playing fields, public pool

Parking Lot: public parking, stand-alone parking area (separate lot from associated business or use)

Vacant Lot: unimproved lot not used for parking

3. **Building Conditions (Exhibit 3)** – The Building Conditions Map illustrates buildings which may be in need of restoration or repair. The five condition categories are summarized below with examples of specific building conditions:

Excellent: building is new or appears to have been recently renovated or rehabilitated

Good: building is not new but is well maintained; no evidence of needed repair or maintenance

Fair: building in need of maintenance or minor repairs (peeling paint, minor cracks in masonry, worn shingles, detached gutters)

Poor: building clearly needs major repairs or secondary building components are in need of replacement (damaged or boarded-up windows or doors, extensive masonry cracking, rotting wood trim or siding, cracked foundation, significant roofing damage)

Dilapidated: building has significant structure damage, demolition may be required, damaged roof structure, bowed support walls, etc.

4. **Commercial Inventory (Exhibits 4a-4c)** – 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)** – The Residential Inventory Map shows the numbers of residences per building in the Area. The Missouri Housing Development Commission (MHDC) uses this information in their Housing Market Analysis to ascertain residential units in mixed-use buildings and single-use, multi-family or single-family dwellings.
6. **Parking Inventory (Exhibits 6a-6d)** – Parking Inventory Maps illustrate the number 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-7c)** – 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. **Zoning (Exhibit 8)** – This map illustrates the current zoning within the Area as provided by the City along with non-conforming land uses.

Included with this booklet is a compact disc containing digital copies of all maps in the Handbook. The disc also contains GIS data so that City of Brookfield staff may edit or supplement information as time or future projects may require. Other community-wide planning efforts will benefit from collection of the data provided herein.

PGAV staff appreciates the cooperation of the City of Brookfield, Brookfield Area Growth Partnership and Linn County, which was instrumental in the assemblage of data for the Map Reference Handbook.

MAP EXHIBITS

Exhibit 1 Boundary Map

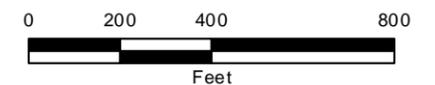
Downtown Brookfield Study Area
City of Brookfield, Missouri

Legend

 Study Area



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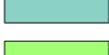
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Exhibit 2-a Existing Land Use

Downtown Study Area
City of Brookfield, Missouri

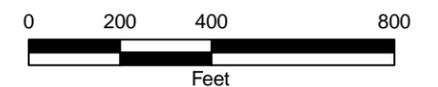


Legend

-  Study Area
-  Single-Family Residential
-  Multi-Family Residential
-  Mixed Use
-  Commercial (Office/Service)
-  Retail
-  Restaurant/Bar
-  Industrial
-  Public/Institutional
-  Park/Open Space
-  Parking Lot
-  Vacant Lot



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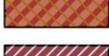
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Exhibit 2-b Mixed Land Use

Downtown Study Area
City of Brookfield, Missouri

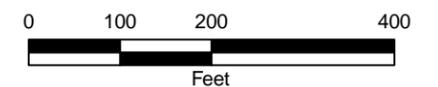


Legend

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



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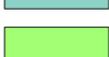
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Exhibit 2-c 1st Floor Land Use

Downtown Study Area
City of Brookfield, Missouri

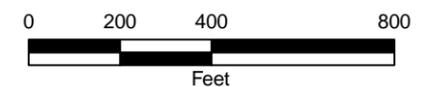


Legend

-  Study Area
-  Single-Family Residential
-  Multi-Family Residential
-  Mixed Use
-  Commercial (Office/Service)
-  Retail
-  Restaurant/Bar
-  Industrial
-  Public/Institutional
-  Park/Open Space
-  Parking Lot
-  Vacant Lot



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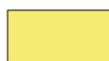


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Exhibit 2-d 2nd & 3rd Floor Land Use Downtown Study Area City of Brookfield, Missouri



Legend

-  Study Area
-  Single-Family Residential
-  Multi-Family Residential
-  Commercial (Office/Service)
-  Retail
-  Industrial
-  Public/Institutional



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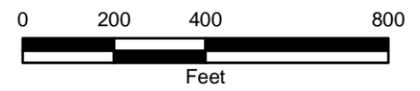
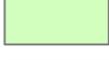


Exhibit 3 Building Conditions

Downtown Study Area
City of Brookfield, Missouri

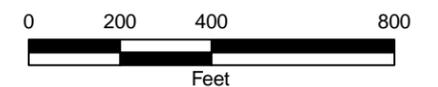


Legend

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



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Exhibit 4-a 1st Floor Vacancies

Downtown Study Area
City of Brookfield, Missouri

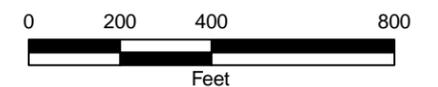


Legend

-  Study Area
-  0% Vacant
-  1%-25% Vacant
-  26%-50% Vacant
-  100% Vacant
-  Vacant Residential



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Exhibit 4-b 2nd Floor Commercial/ Retail Vacancies Downtown Study Area City of Brookfield, Missouri

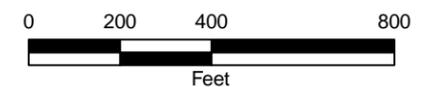


Legend

-  Study Area
-  0% Vacant
-  26%-50% Vacant
-  100% Vacant
-  Vacant Residential

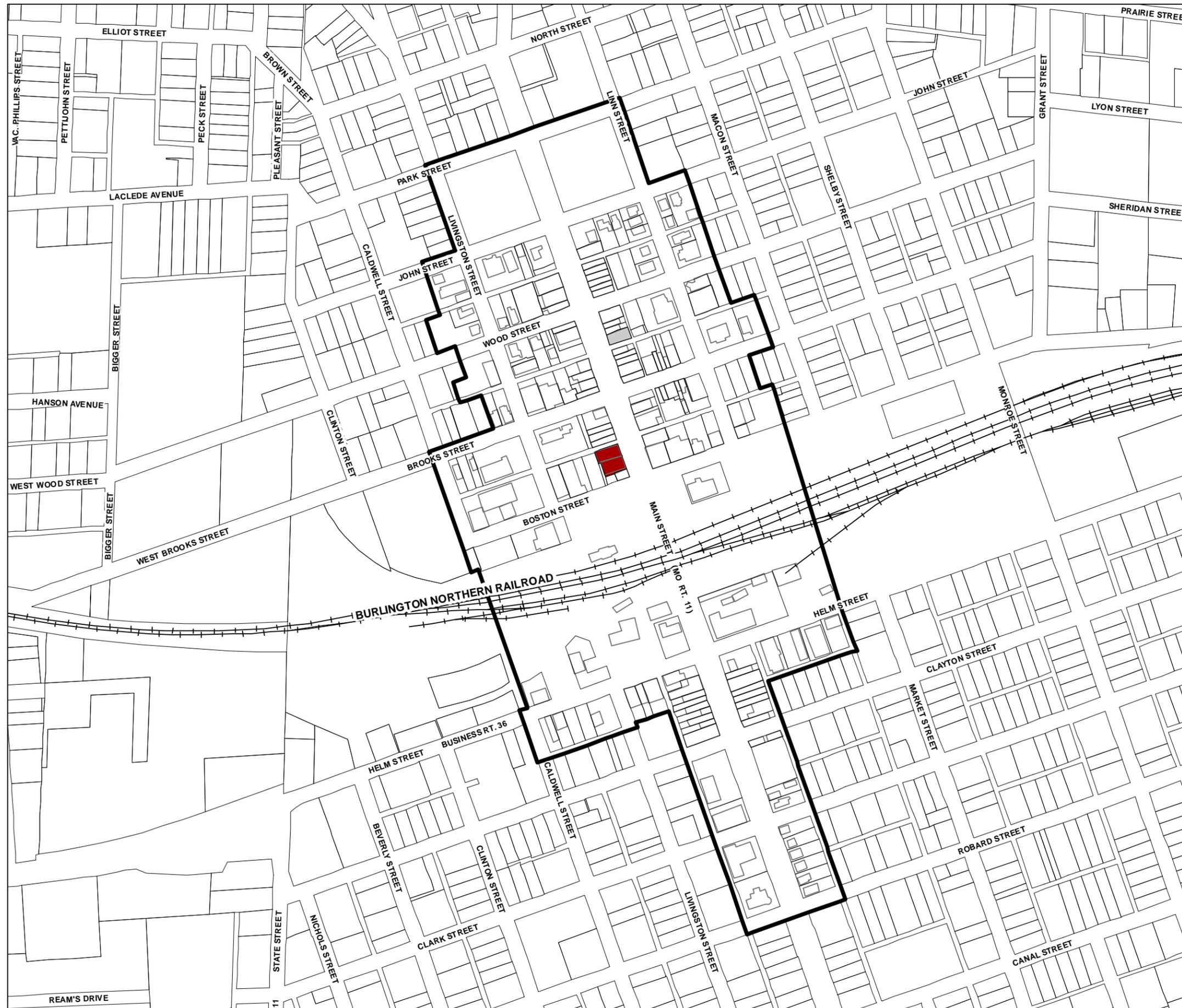


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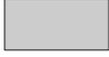


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Exhibit 4-c 3rd & 4th Floor Commercial /Retail Vacancies Downtown Study Area City of Brookfield, Missouri

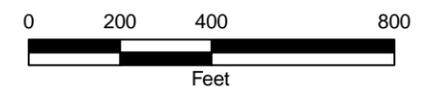


Legend

-  Study Area
-  0% Vacant
-  100% Vacant



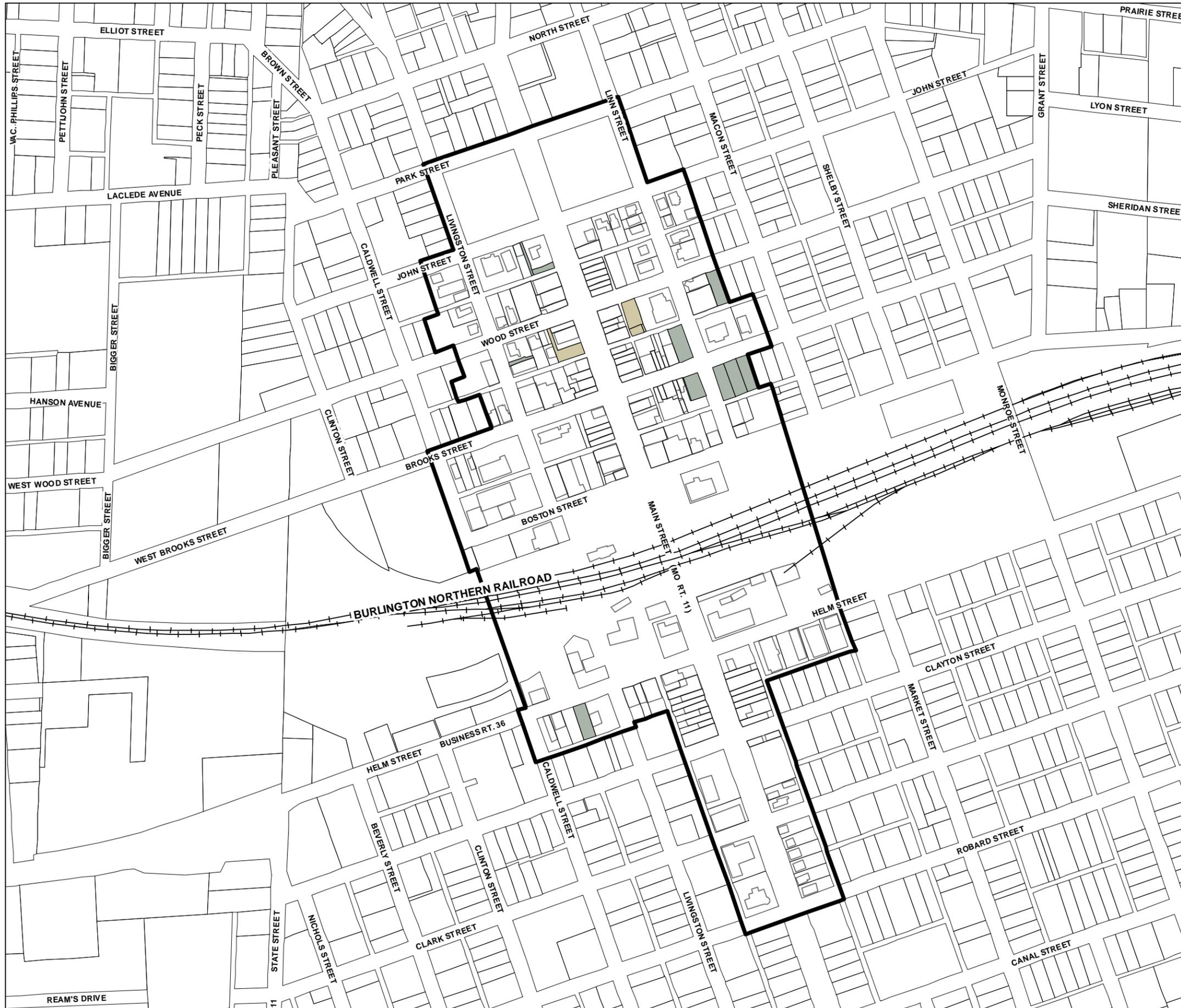
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Exhibit 6-a Parking & Vacant Lots

Downtown Study Area
City of Brookfield, Missouri

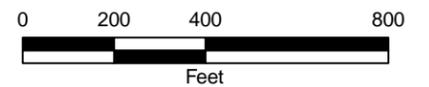


Legend

-  Study Area
-  Parking Lot
-  Vacant Lot



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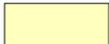
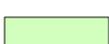
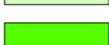
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Exhibit 6-b Off-Street Parking

Downtown Study Area
City of Brookfield, Missouri

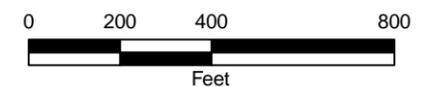


Legend

-  Study Area
-  1-5
-  6-10
-  11-20
-  21-30
-  31-40
-  41-50

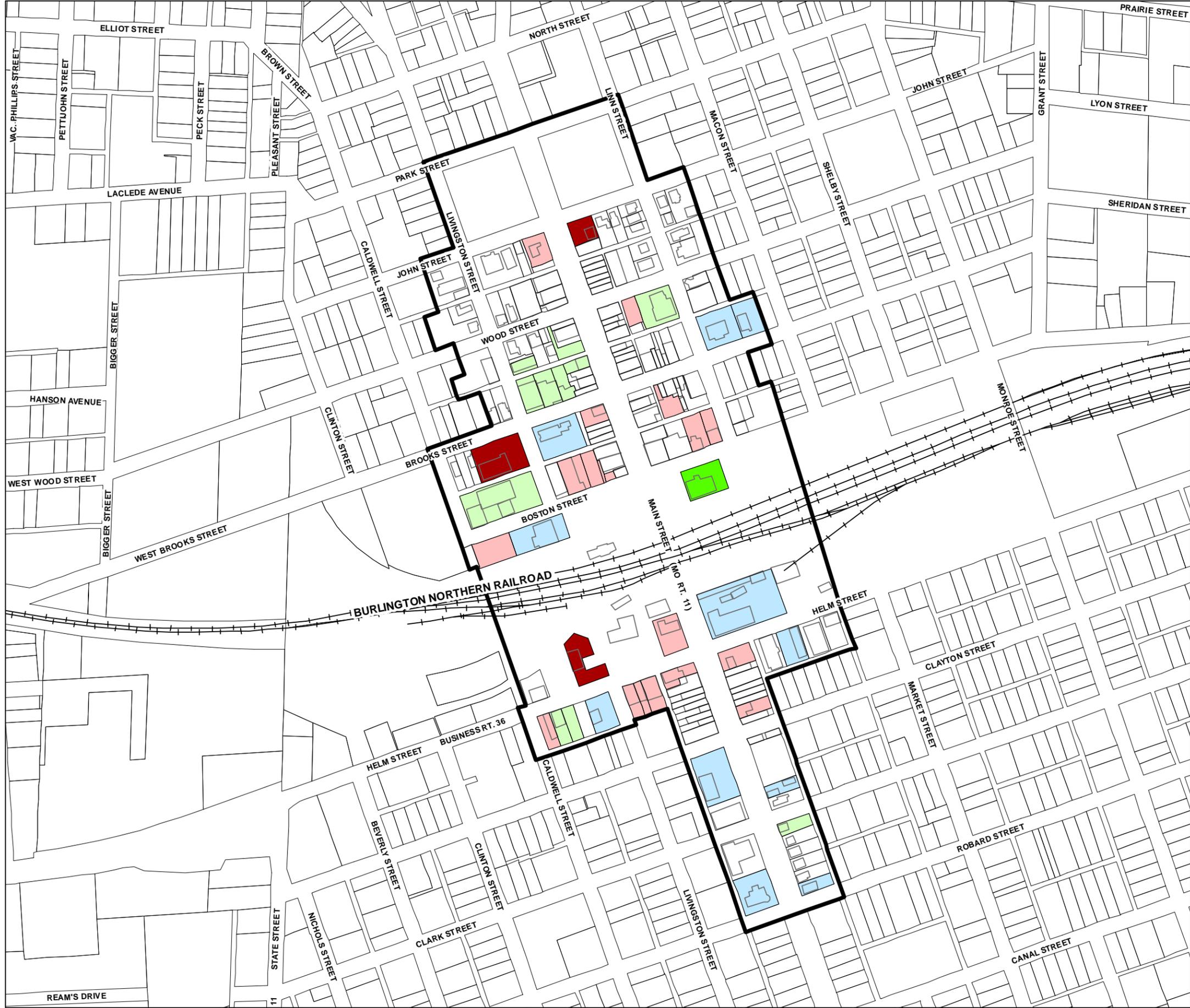


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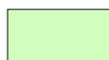
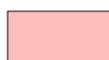


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Exhibit 6-c Off Street Parking Conditions Downtown Study Area City of Brookfield, Missouri



Legend

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

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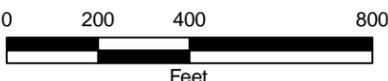
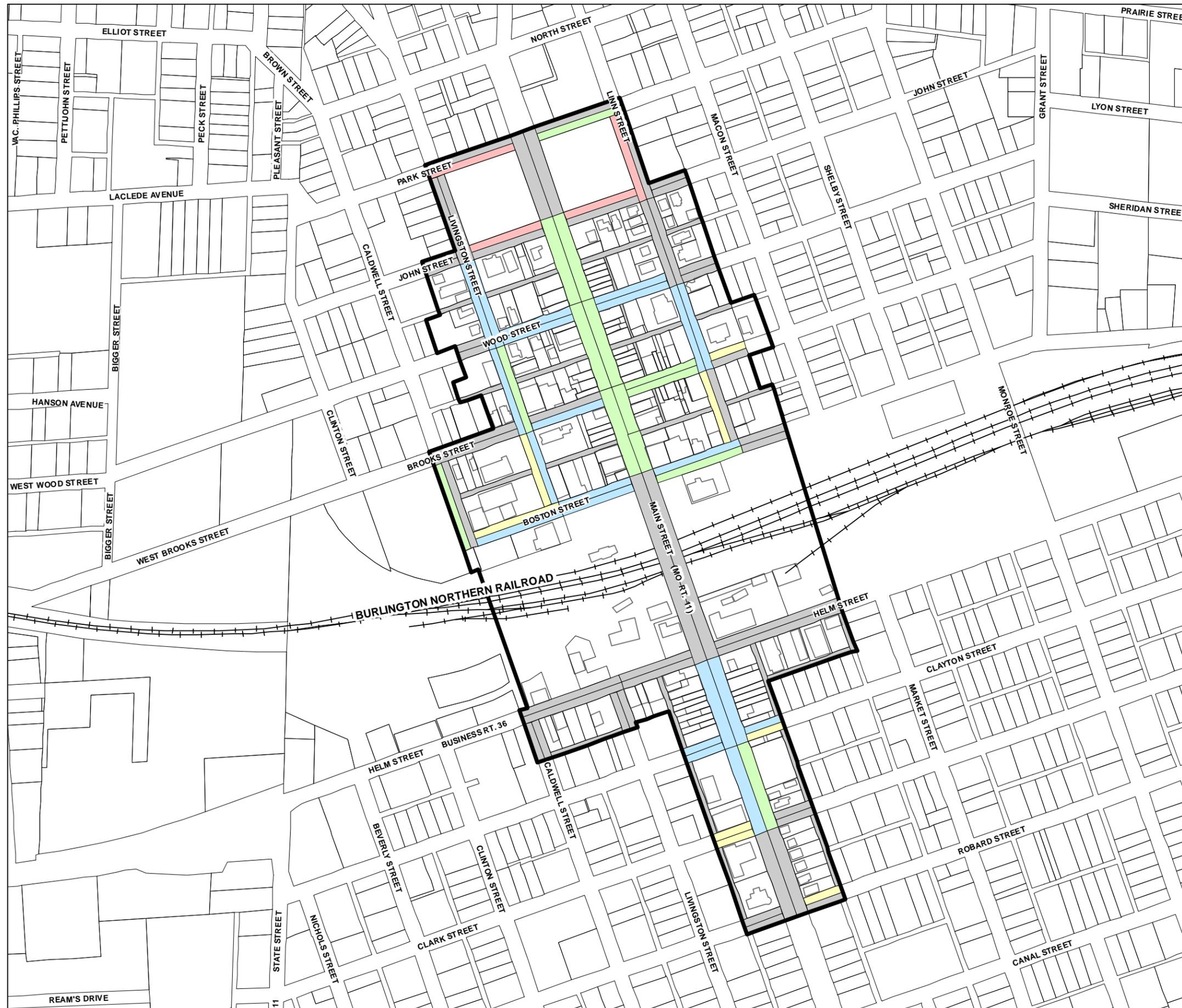
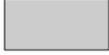
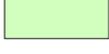




Exhibit 6-d On-Street Parking

Downtown Study Area
City of Brookfield, Missouri

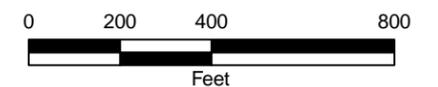


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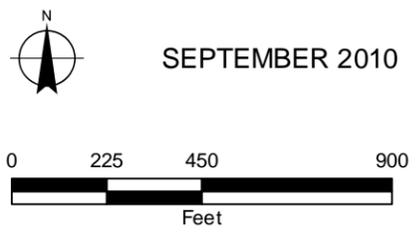
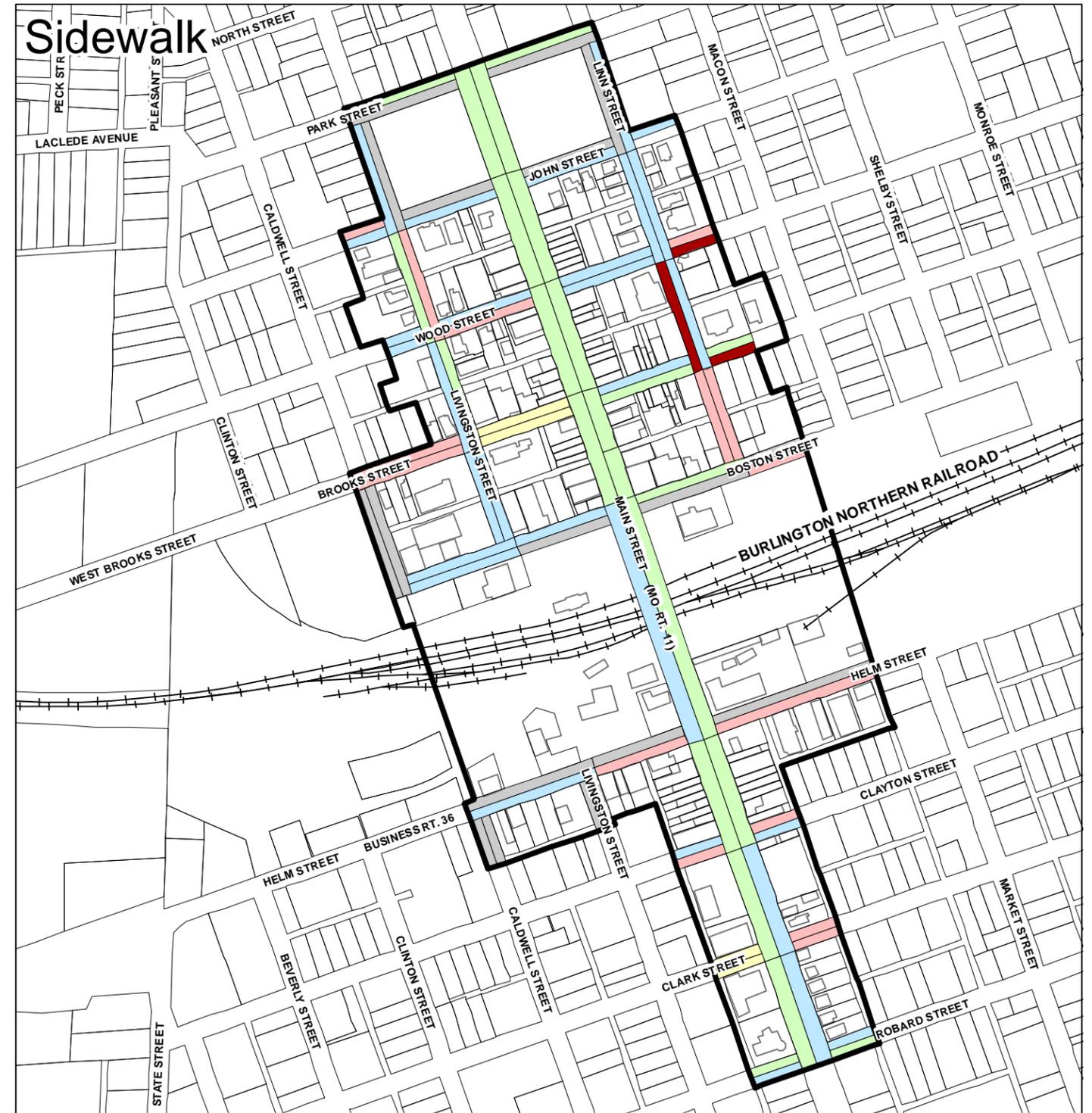
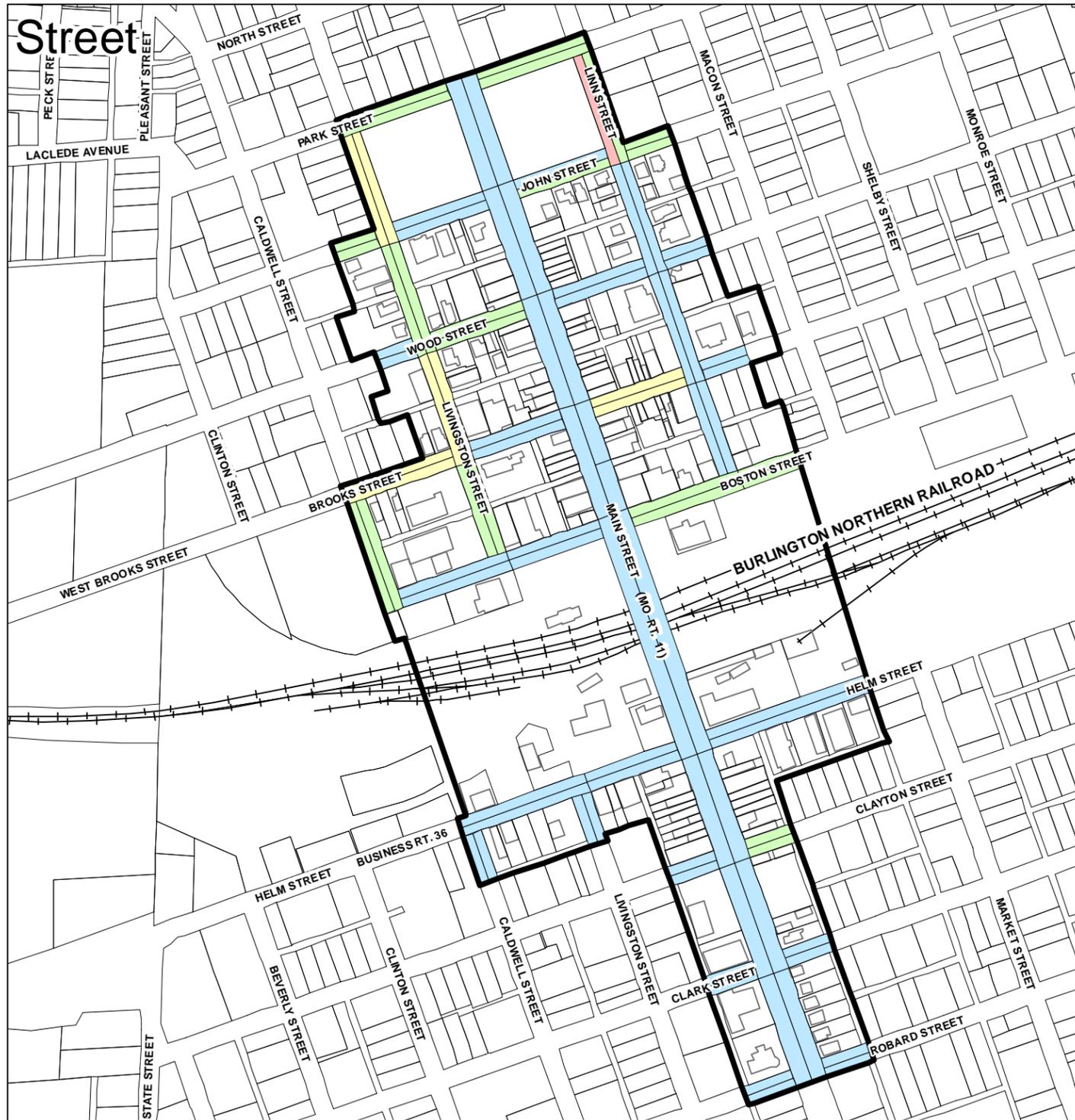
-  Study Area
-  No Designated On Street Parking
-  1-5 Parking Spaces
-  6-10 Parking Spaces
-  11-20 Parking Spaces
-  21 or More Parking Spaces



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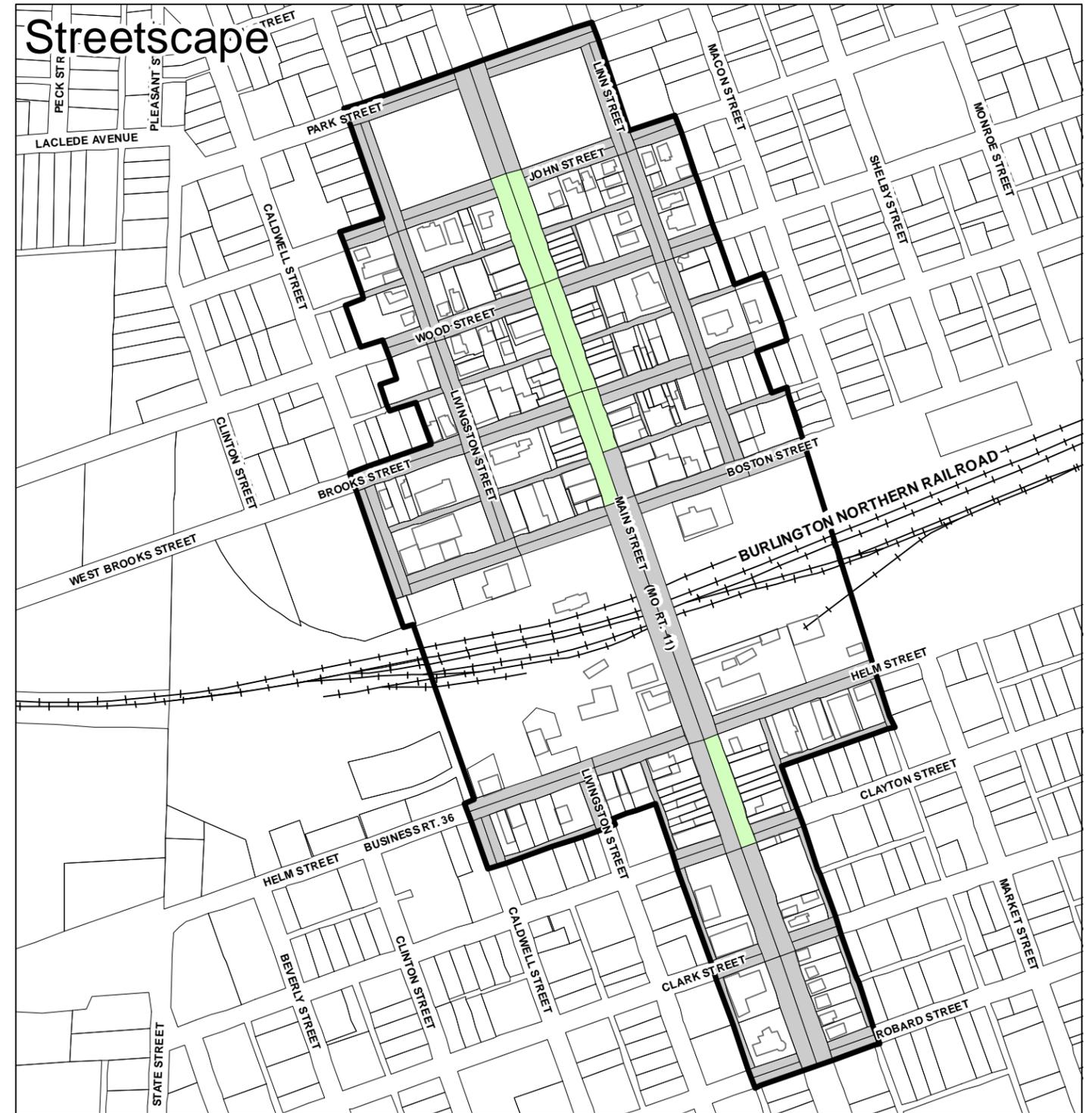
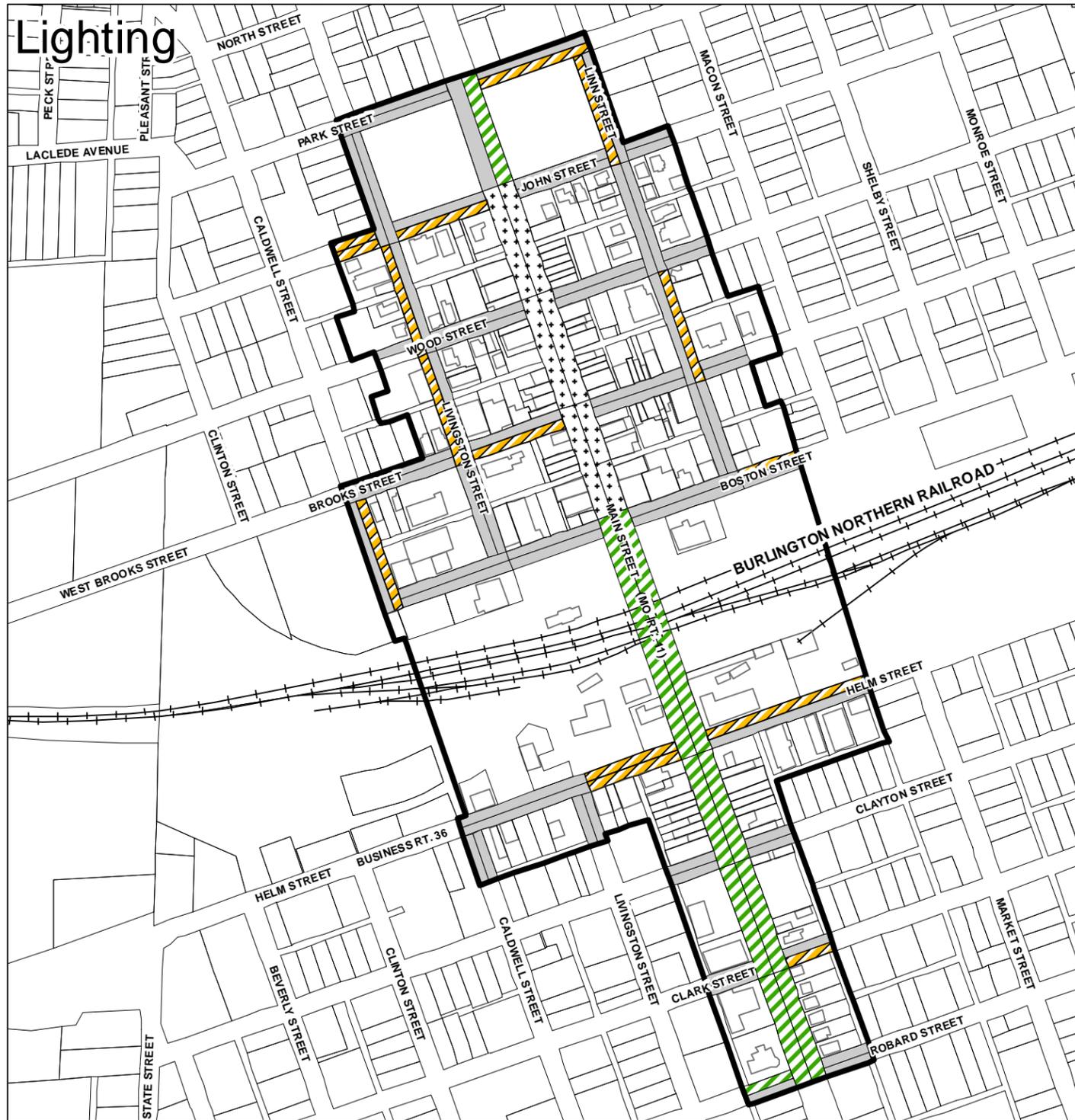


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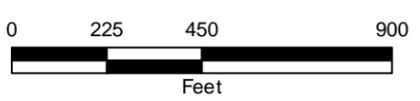
Legend

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

Exhibit 7-a
Street & Sidewalk
Conditions
 Downtown Study Area
 City of Brookfield, Missouri



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Legend

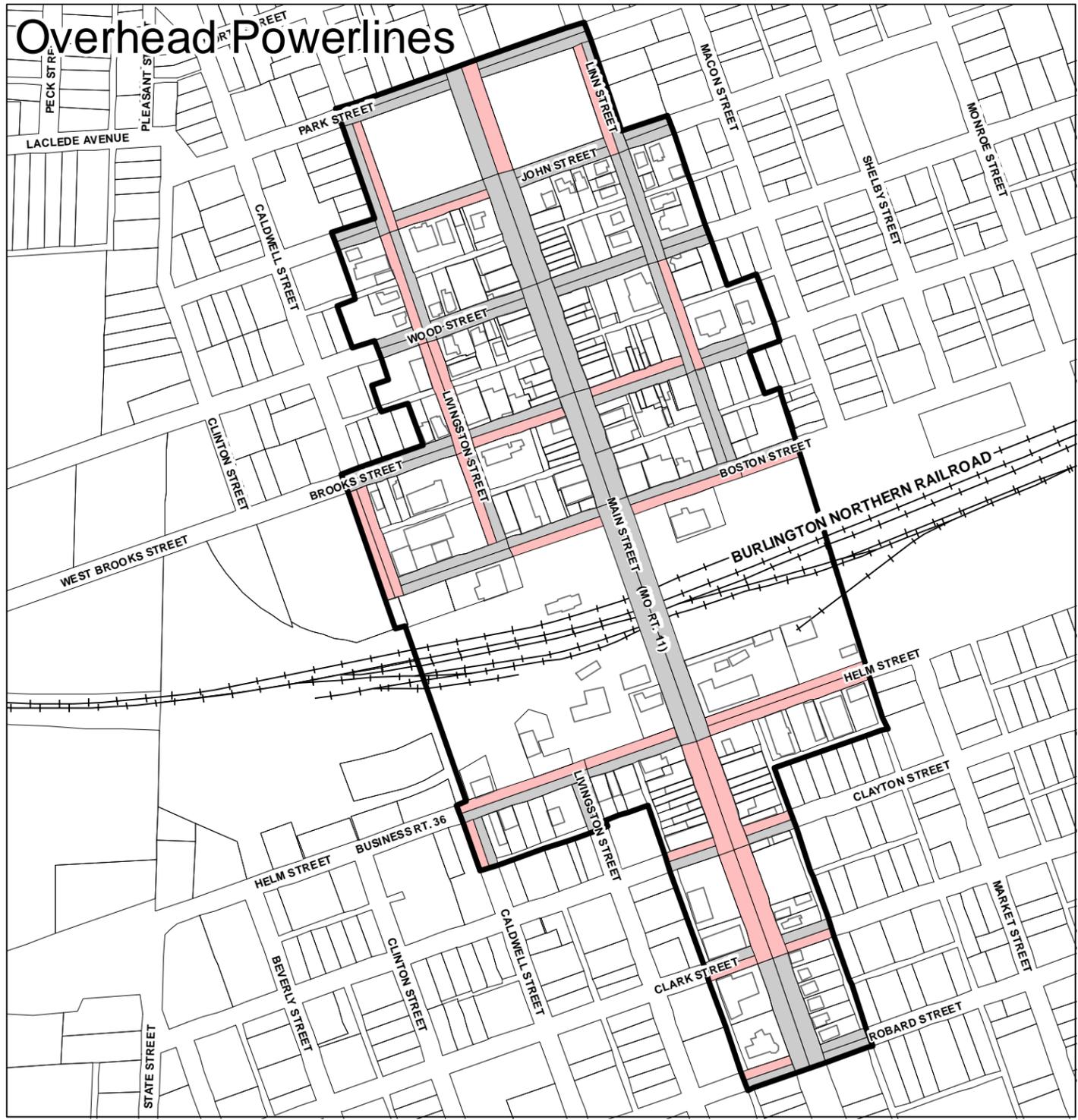
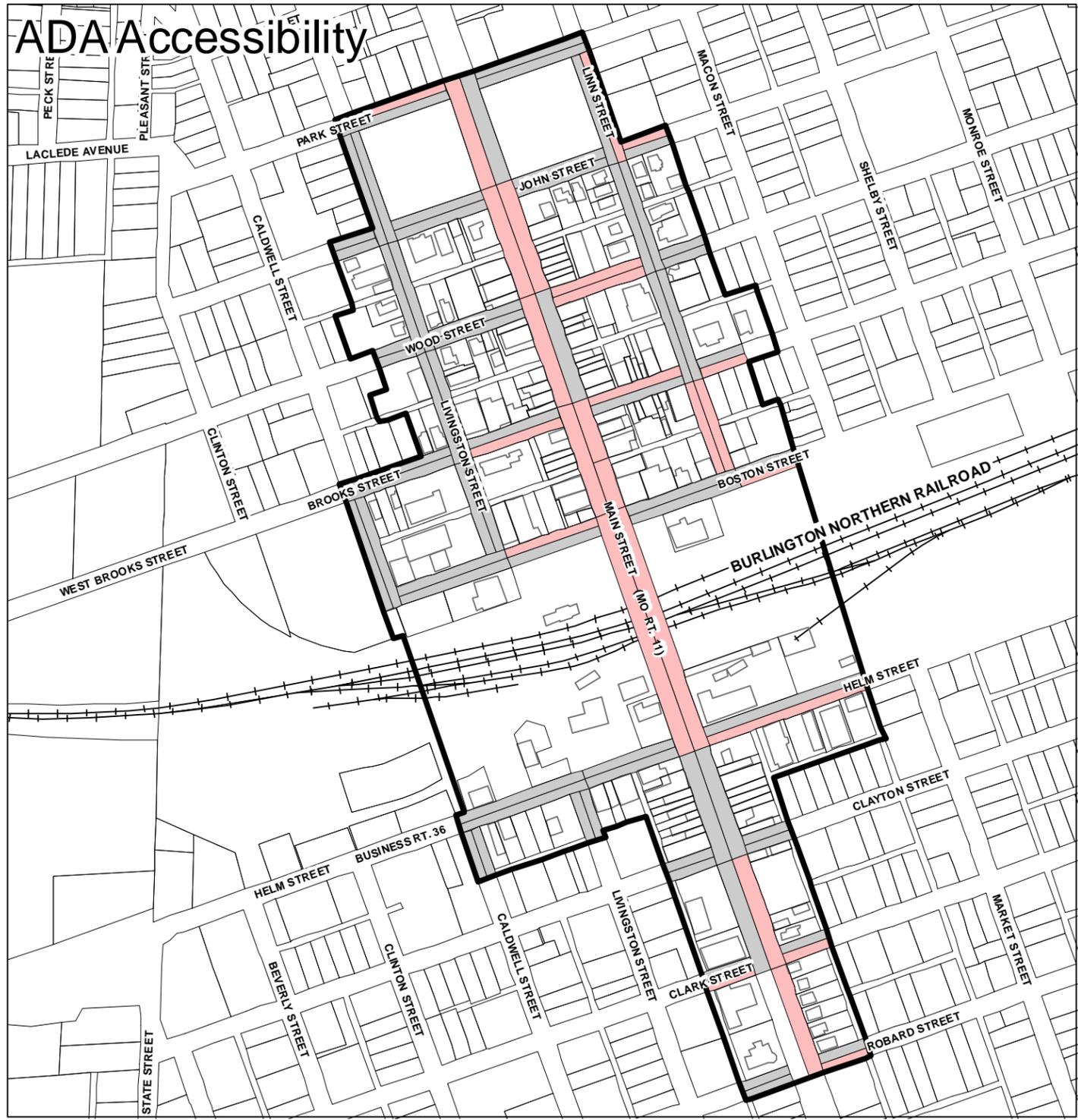
- Study Area
- Light on a Power Pole
- Decorative
- No Lights
- Standard

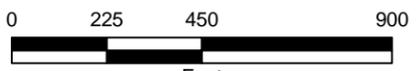
- No Streetscape
- Trees, Planters & Benches

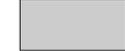


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Exhibit 7-b
Lighting & Streetscape
 Downtown Study Area
 City of Brookfield, Missouri




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 Feet

- Legend**
-  Study Area
 -  Accessible Sidewalk and Ramps
 -  Non Accessible Sidewalk and Ramps

-  Overhead Powerlines
-  No Overhead Powerlines

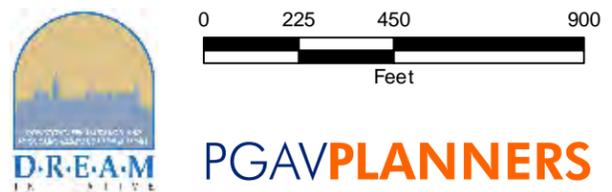
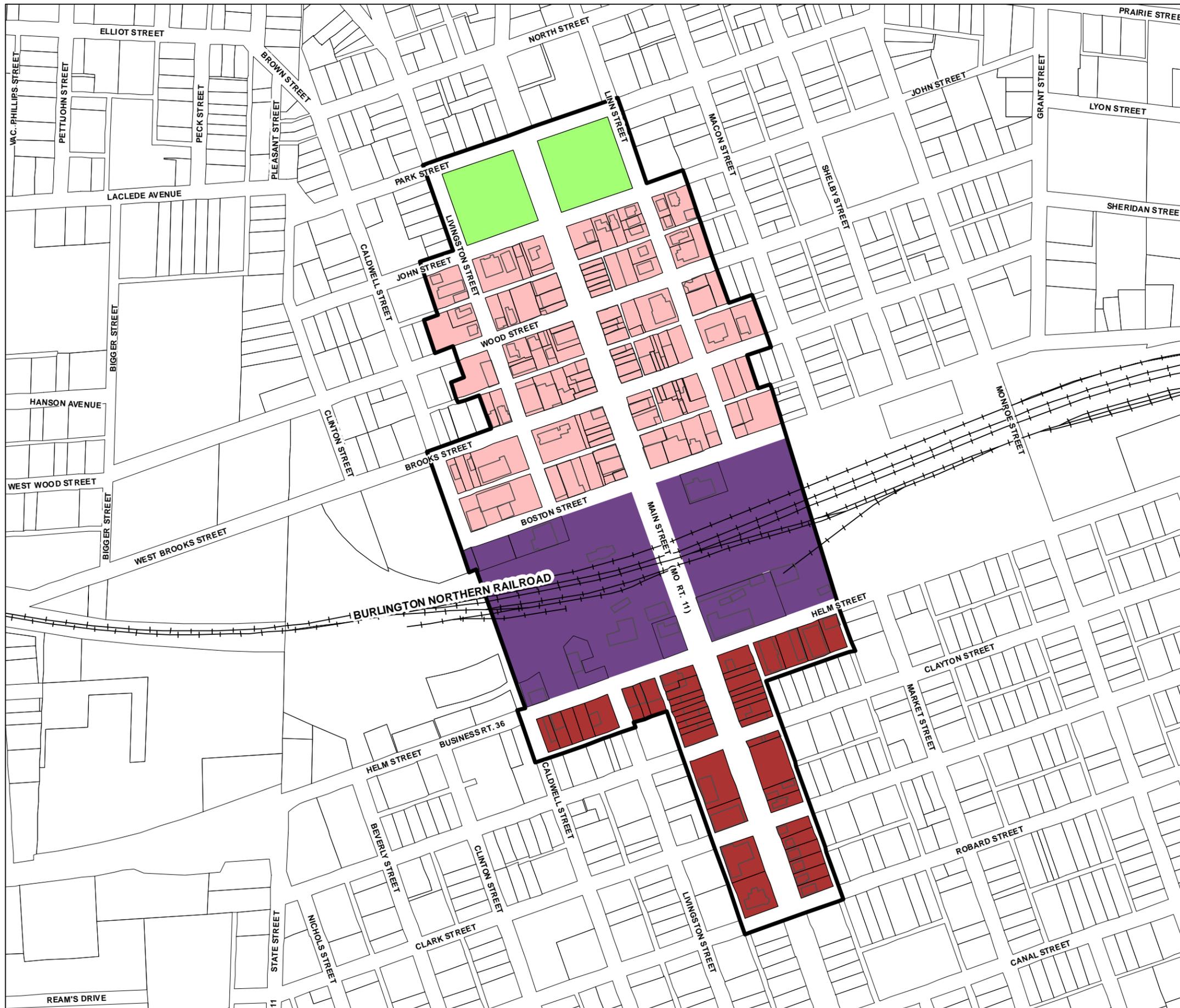


Exhibit 7-c
 ADA Accessibility &
 Overhead Powerlines
 Downtown Study Area
 City of Brookfield, Missouri

Exhibit 8 Existing Zoning

Downtown Study Area
City of Brookfield, Missouri

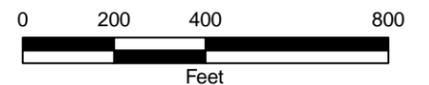


Legend

-  Study Area
-  C-1 (Central Business District)
-  C-2 (Commercial Zone)
-  I-2 (Industrial MFG District)
-  P (Public Zone District)



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