

DOWNTOWN
REVITALIZATION &
ECONOMIC
ASSISTANCE FOR
MISSOURI

NOVEMBER 2009

MAP REFERENCE HANDBOOK

BUILDING & LAND
USE INVENTORY

Chillicothe, Missouri



ACKNOWLEDGMENTS



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



PLANNING CONSULTANT

PGAV**URBAN**CONSULTING

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 2008. PGAV Staff coded the results of the Survey into Chillicothe'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 Area is defined by Calhoun Street on the north; Elm Street on the east; Ann Street on the south; and Walnut Street on the west. This area is comprised of approximately 16 city blocks, and 176 parcels covering nearly 50 acres. Also, 167 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 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-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 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. Infrastructure Conditions Maps also show locations of infrastructure such as parking
8. **Historic Districts & Buildings (Exhibit 8a-8b)** – Illustrates the Historic Districts & the buildings that contribute to the historic districts.
9. **Zoning (Exhibits 9)** – This maps provide a current 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 City of Chillicothe 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 Chillicothe and others who were instrumental in the assemblage of the data that was required to complete these maps.

MAP EXHIBITS

Exhibit 1 DREAM Boundary Map

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

 Study Area

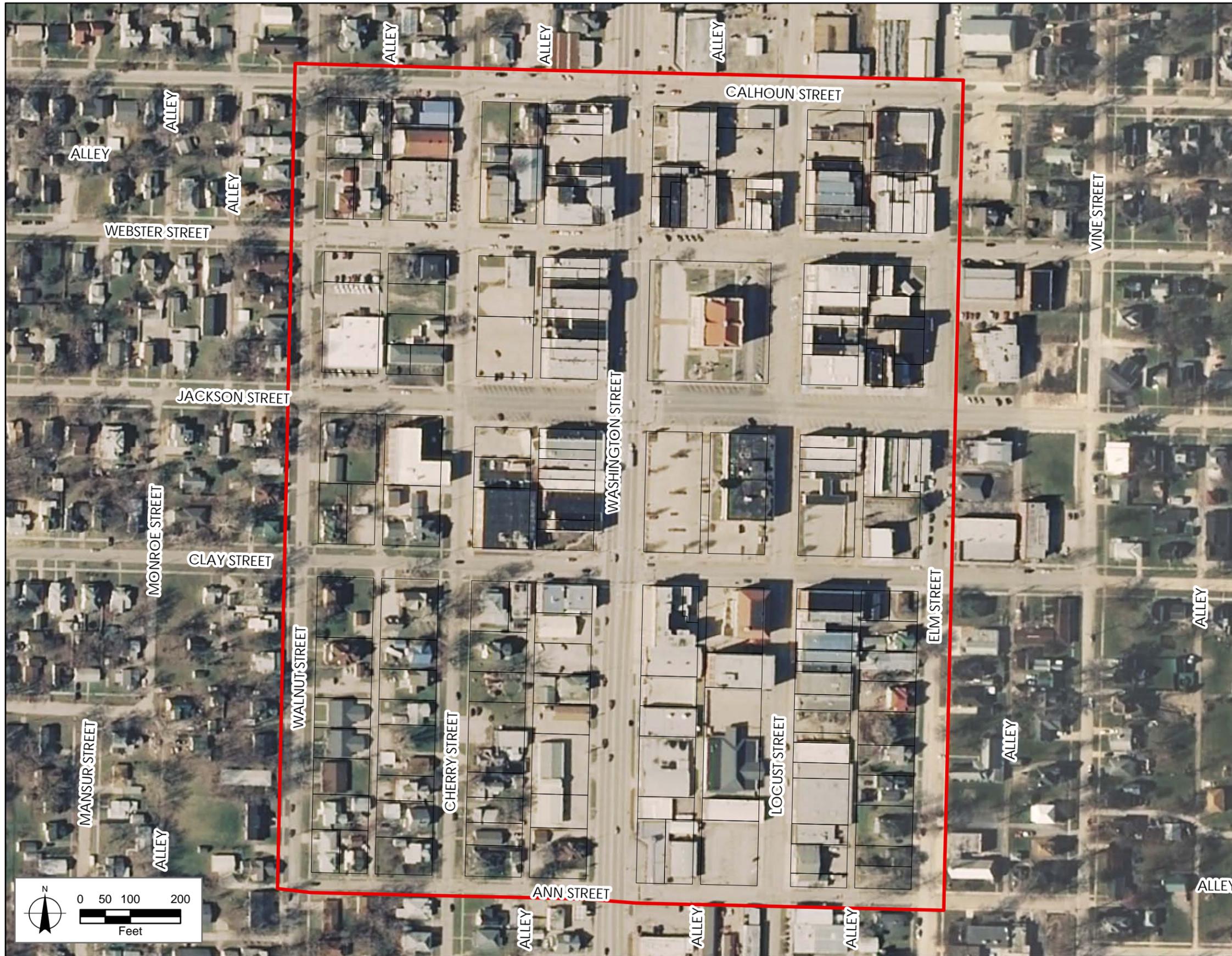
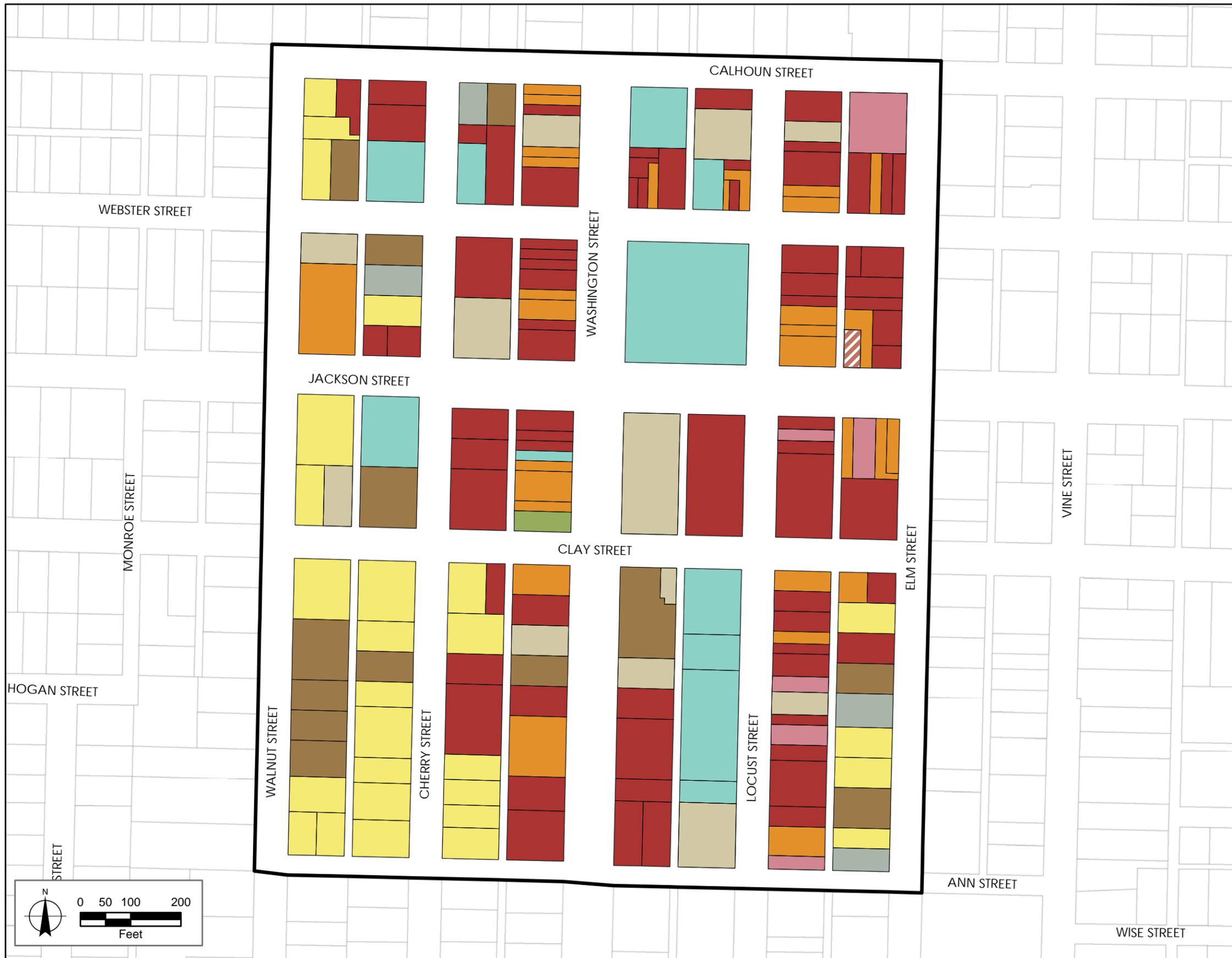


Exhibit 2 General Land Use

Downtown Chillicothe Study Area
City of Chillicothe, Missouri



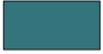
Legend

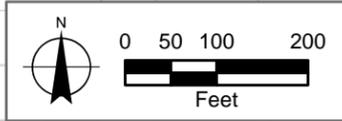
- Commercial
- Retail
- Restaurant/Bar
- Mixed Use
- Public/Institutional
- Single-Family
- Multi-Family
- Recreation
- Parking Lot
- Vacant Lot
- Study Area

Exhibit 2-a Mixed Land Use

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

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



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Exhibit 2-b 1st Floor Land Use

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

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



Exhibit 2-c 2nd Floor Land Use

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

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

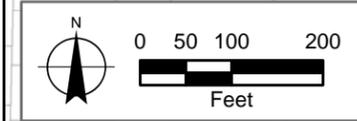


Exhibit 2-d 3rd Floor Land Use

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

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



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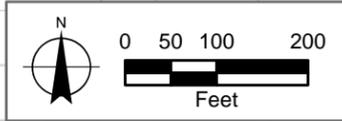
Exhibit 3 Building Conditions

Downtown Chillicothe Study Area
City of Chillicothe, Missouri



Legend

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



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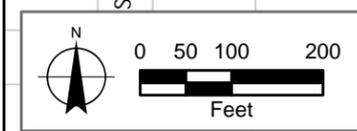
Exhibit 4-a 1st Floor Commercial & Retail Vacancy

Downtown Chillicothe Study Area
City of Chillicothe, Missouri



Legend

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



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Exhibit 4-b 2nd Floor Commercial & Retail Vacancy

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

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



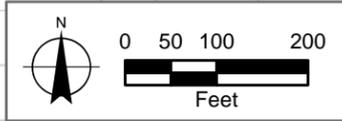
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Exhibit 4-c
 3rd & Additional Floor
 Commercial & Retail
 Vacancy
 Downtown Chillicothe Study Area
 City of Chillicothe, Missouri



Legend

- 26%-50%
- 100%
- Study Area



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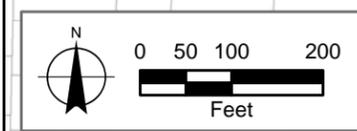
Exhibit 5-a Residential Inventory & Units

Downtown Chillicothe Study Area
City of Chillicothe, Missouri



Legend

- Single-Family
- Multi-Family
- Study Area



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Exhibit 5-b Vacant Residential Units

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

-  Multi-Family
-  Study Area

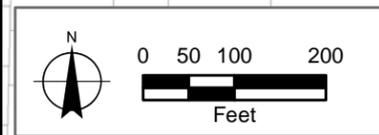


Exhibit 6-a Parking & Vacant Lots

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

-  Parking Lot
-  Vacant Lot
-  Study Area

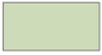


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Exhibit 6-b Parking Lot Conditions

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

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

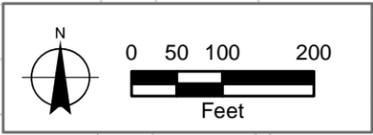


Exhibit 6-c Off Street Parking

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

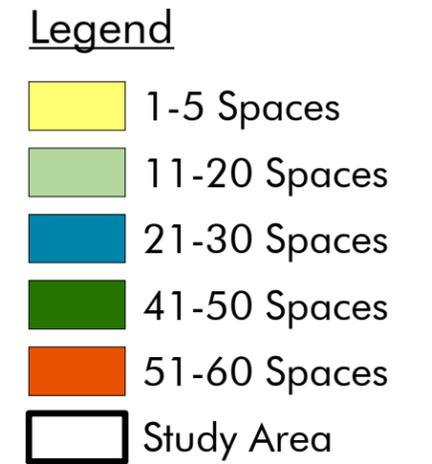


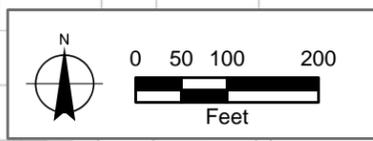
Exhibit 6-d Off Street Parking Conditions

Downtown Chillicothe Study Area
City of Chillicothe, Missouri



Legend

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



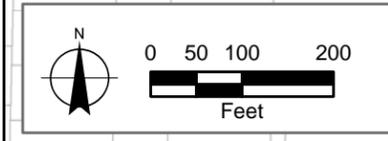
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Exhibit 6-e On Street Parking Spaces

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

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



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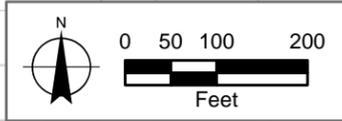
Exhibit 7-a Street Conditions

Downtown Chillicothe Study Area
City of Chillicothe, Missouri



Legend

- Excellent
- Good
- Fair
- Poor
- Study Area



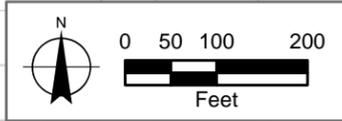
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Exhibit 7-b Sidewalk Conditions

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

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



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Exhibit 7-c Existing Lighting

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

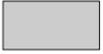
- Historical
- Standard
- Light on a Power Pole
- No Lights
- Study Area



Exhibit 7-d Overhead Utility Lines

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

-  No Overhead Utility Lines
-  Overhead Utility Lines
-  Study Area



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Exhibit 7-e ADA Accessibility

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

- Not Accessible
- ADA Accessible
- Study Area



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Exhibit 7-f Existing Streetscape

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

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



Exhibit 8-a Historic Districts

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

-  Chillicothe Commercial Historic District
-  Courthouse Square Historic District
-  Study Area



Exhibit 8-b Contributing Structures & National Register

Downtown Chillicothe Study Area
City of Chillicothe, Missouri

Legend

-  Contributing
-  Non-Contributing
-  Chillicothe Commercial Historic District
-  Courthouse Square Historic District
-  Study Area

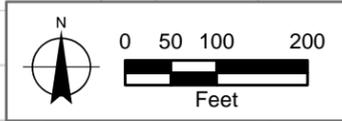


Exhibit 9 Existing Zoning

Downtown Chillicothe Study Area City of Chillicothe, Missouri

Legend

-  Central Business Zone
-  New High Density Multi-Family Residential
-  Public Zone District
-  Study Area



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