

DOWNTOWN
REVITALIZATION &
ECONOMIC
ASSISTANCE FOR
MISSOURI

July 2011

MAP REFERENCE HANDBOOK

LAND USE,
BUILDING,
& INFRASTRUCTURE
SURVEY

Jackson, Missouri



PGAVPLANNERS

ACKNOWLEDGMENTS



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



PLANNING CONSULTANT:

PGAV**PLANNERS**

MAP REFERENCE HANDBOOK

The series of maps contained herein illustrates the results of the Land Use, Building, and Infrastructure Survey conducted in March of 2011. PGAV PLANNERS Staff coded the results of the Survey into a Geographic Information System (GIS) to create the mapping used for this Reference Handbook. The maps developed illustrate a number of factors within the DREAM Study Area, including, existing land use, building conditions, infrastructure conditions, parking, vacancies, and residential units. The DREAM Study Area is comprised of approximately 22 city blocks, and 132 parcels covering nearly 55 acres. The DREAM Study Area also includes 161 primary (not including garages, sheds, etc.) buildings.

The Survey provides a foundation for future analyses. Nearly every DREAM task relies upon various elements of information that are presented in map form within this Reference Handbook. Additionally, the analysis of the Survey data provides insight throughout the DREAM process, often in combination with other information gathering tasks.

Mapping presented in this Reference Handbook includes:

- 1. DREAM Boundary (Exhibit 1):** Indicates the DREAM Study Area Boundary on aerial photograph.
- 2. Land Use (Exhibits 2a-2d):** The Land Use Maps illustrate existing general land uses and mixed uses per building and per floor as observed during the survey. These exhibits provide information regarding the distribution of land uses throughout the Study Area.
- 3. Building Conditions (Exhibit 3):** This map emphasizes buildings that may be in need of restoration or repair.
- 4. 1st Floor Commercial / Retail Vacancies (Exhibit 4):** This map illustrates the first floor commercial/retail units and vacancies per building in the Study Area. Jackson has limited upper floor commercial space, so the Survey concentrated on first floor units and assumes upper floors in Uptown will consist primarily of residential units.
- 5. Residential Inventory & Units (Exhibit 5):** The Residential Inventory Map shows the numbers of residential units per building in the Study Area. PGAV PLANNERS will use this information in the DREAM Housing Market Analysis.
- 6. Parking Inventory (Exhibits 6a-6e):** The Parking Inventory Maps illustrate the various parking lots and conditions, along with the number of spaces available on and off the streets within the Study Area. Additionally, vacant lots are included in this inventory and map.

- 7. Infrastructure Conditions (Exhibits 7a-7e):** These maps illustrate the observed conditions of various public elements in the Study Area. The conditions of streets and sidewalks, as well as the general locations of lighting, streetscape elements, overhead power lines, and ADA accessible features are included.
- 8. Historic Districts and Buildings (Exhibit 8):** This map shows designated Historic Districts and buildings listed on the National Register of Historic Places that are within the Study Area.
- 9. Existing Zoning (Exhibit 9):** This map illustrates the current zoning within the Study Area as provided by the City of Jackson Staff.
- 10. Existing Zoning and Land Use (Exhibit 10):** This exhibit combines the existing zoning and land use maps to demonstrate areas where the two may conflict, representing non-conforming land uses.

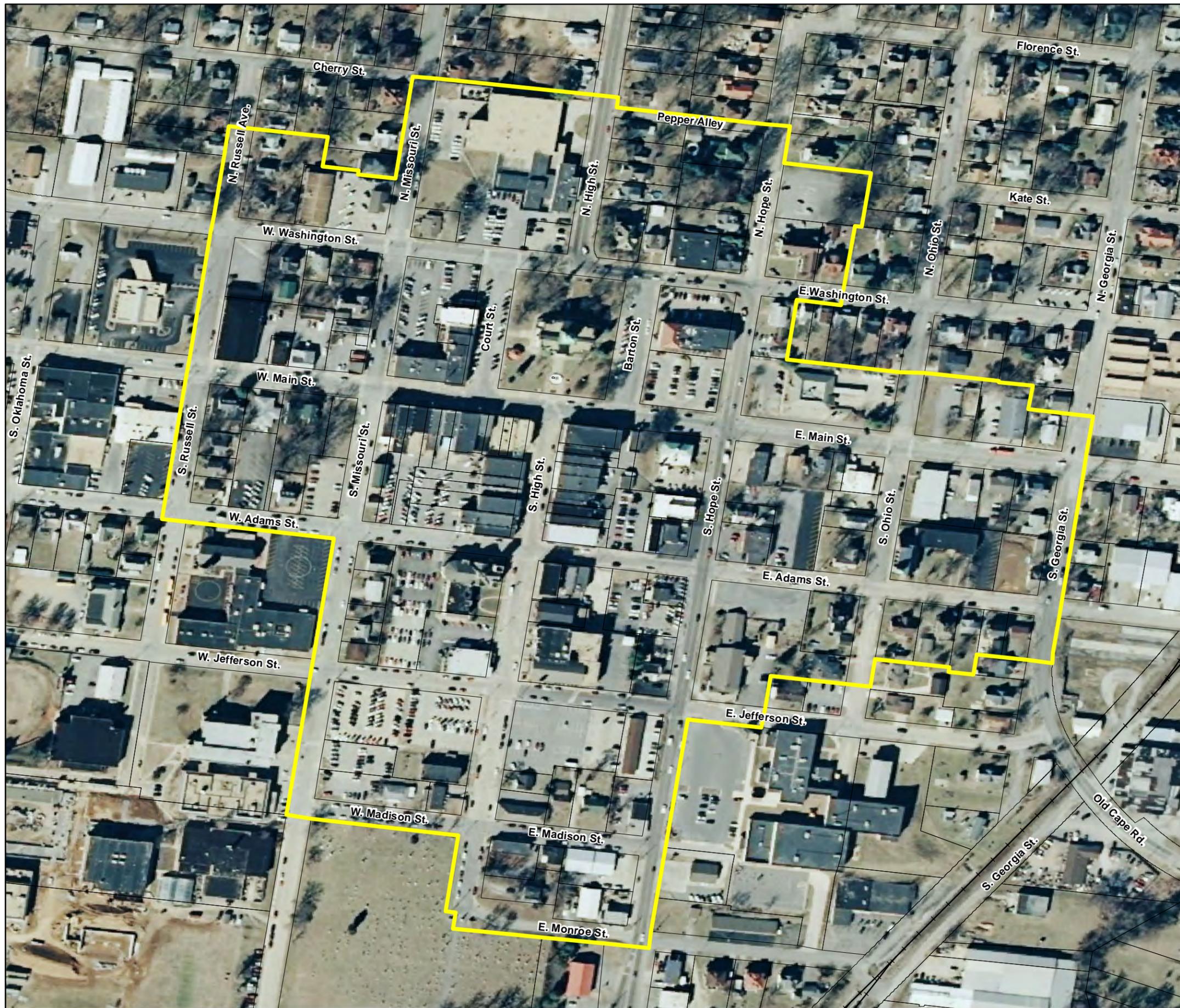
Included with this booklet is a disc containing digital copies of all maps presented in the handbook. The disc also contains the GIS data which the City of Jackson staff may utilize for future projects. Other community-wide planning efforts will benefit from the collection of the data provided herein.

PGAV PLANNERS Staff appreciates the cooperation of the City of Jackson, Cape Girardeau County, and others who were instrumental in assembling the required data for this Map Reference Handbook.

MAP EXHIBITS

Exhibit 1 DREAM Boundary

Uptown Study Area
City of Jackson, Missouri

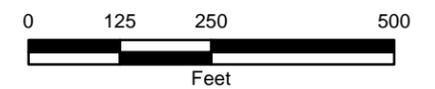


Legend

 Study Area Boundary



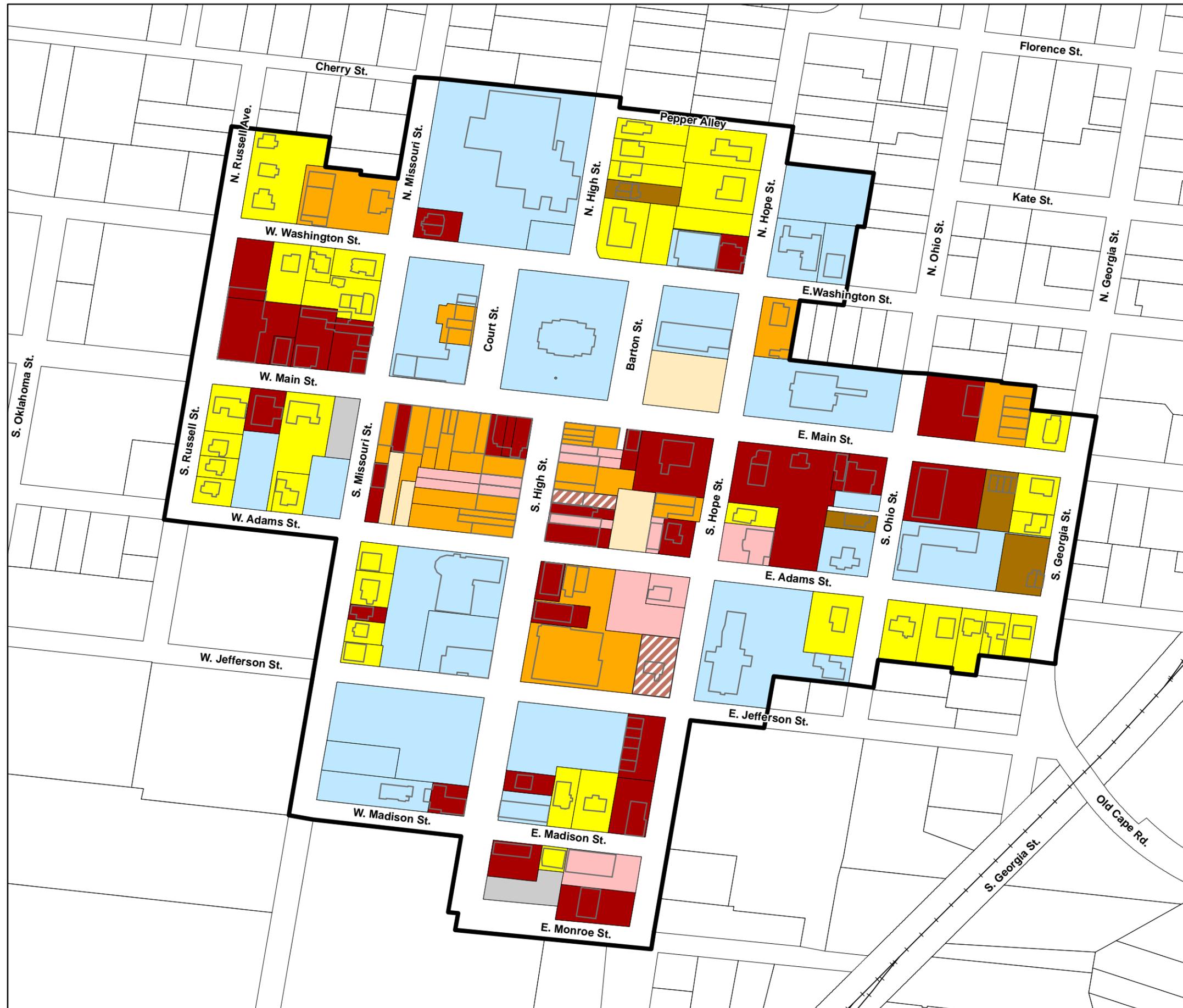
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Exhibit 2-a Existing Land Use

Uptown Study Area
City of Jackson, Missouri

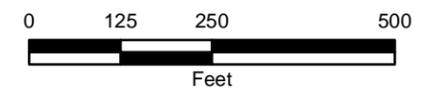


Legend

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



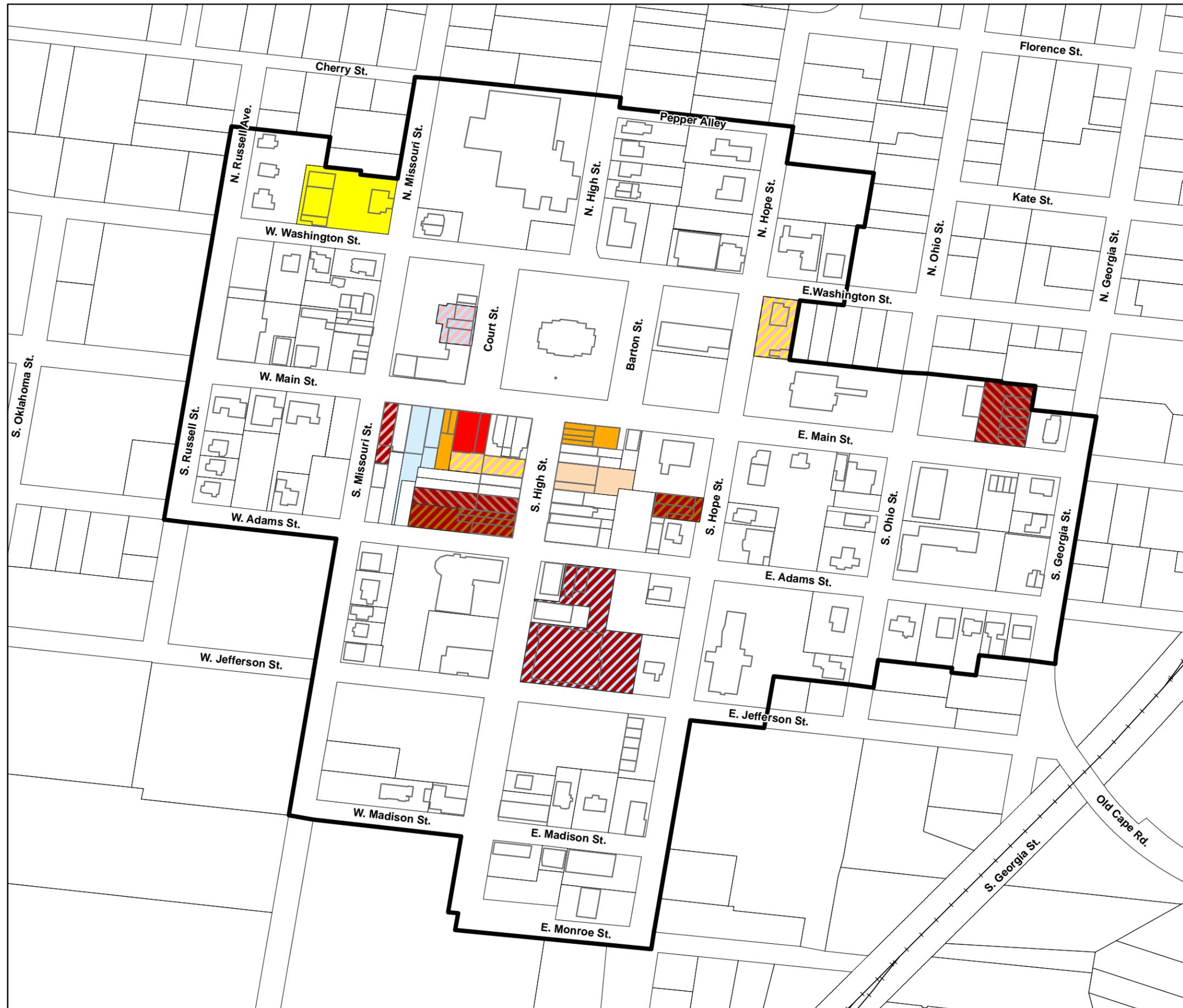
JULY 2011



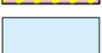
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Exhibit 2-b Mixed Land Use

Uptown Study Area
City of Jackson, Missouri

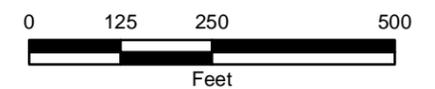


Legend

-  Study Area Boundary
-  Commercial / Multi-Family
-  Commercial / Retail
-  Commercial / Restaurant
-  Commercial / Retail / Multi-Family
-  Commercial / Restaurant / Multi-Family
-  Commercial / Retail / Restaurant / Single-Family
-  Commercial / Public
-  Retail / Single-Family
-  Retail / Multi-Family
-  Retail / Restaurant / Multi-Family
-  Retail / Public / Single-Family



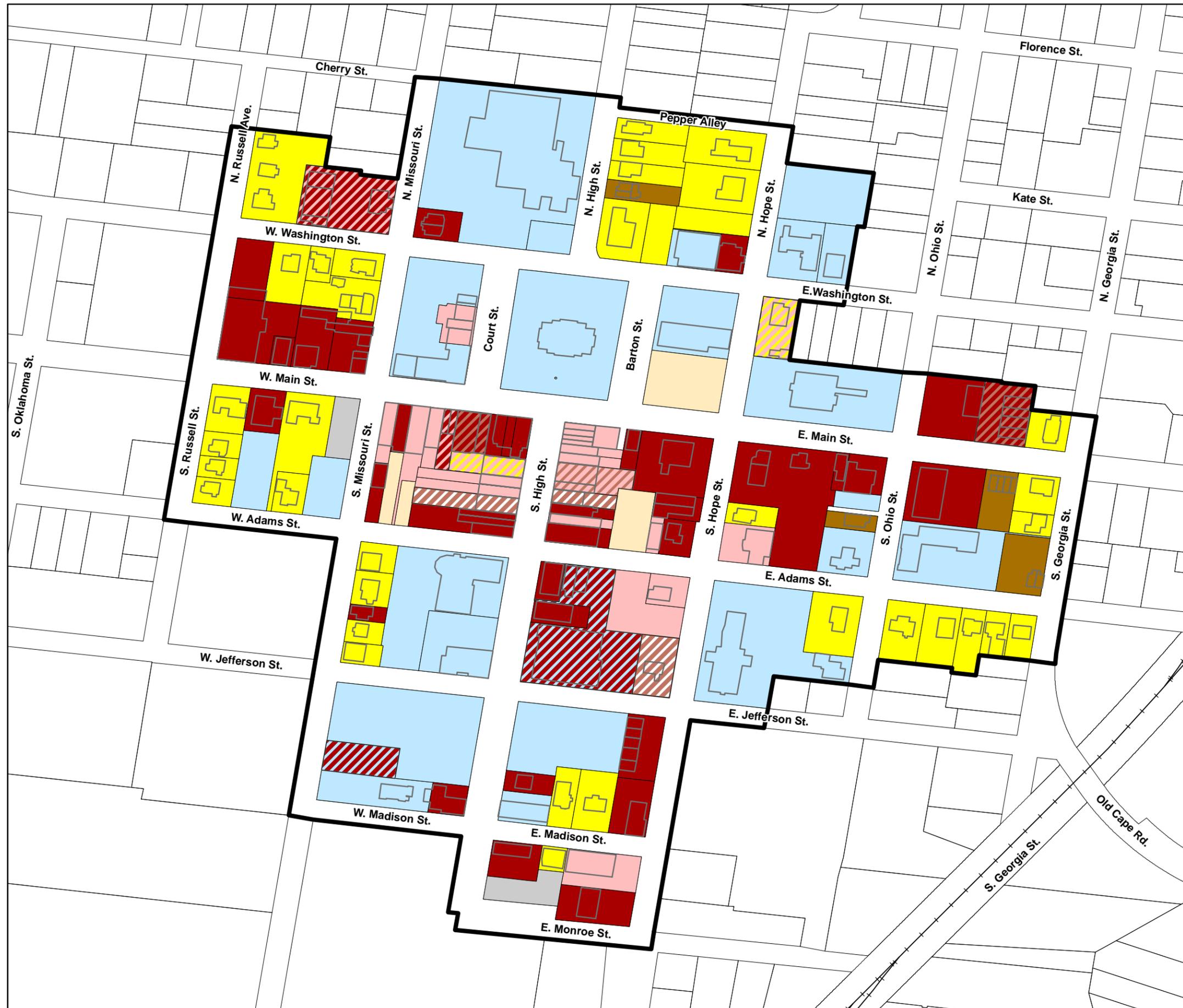
JULY 2011



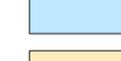
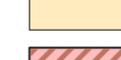
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Exhibit 2-c 1st Floor Land Use

Uptown Study Area
City of Jackson, Missouri

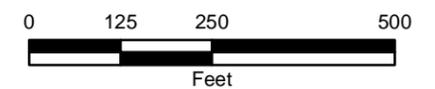


Legend

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



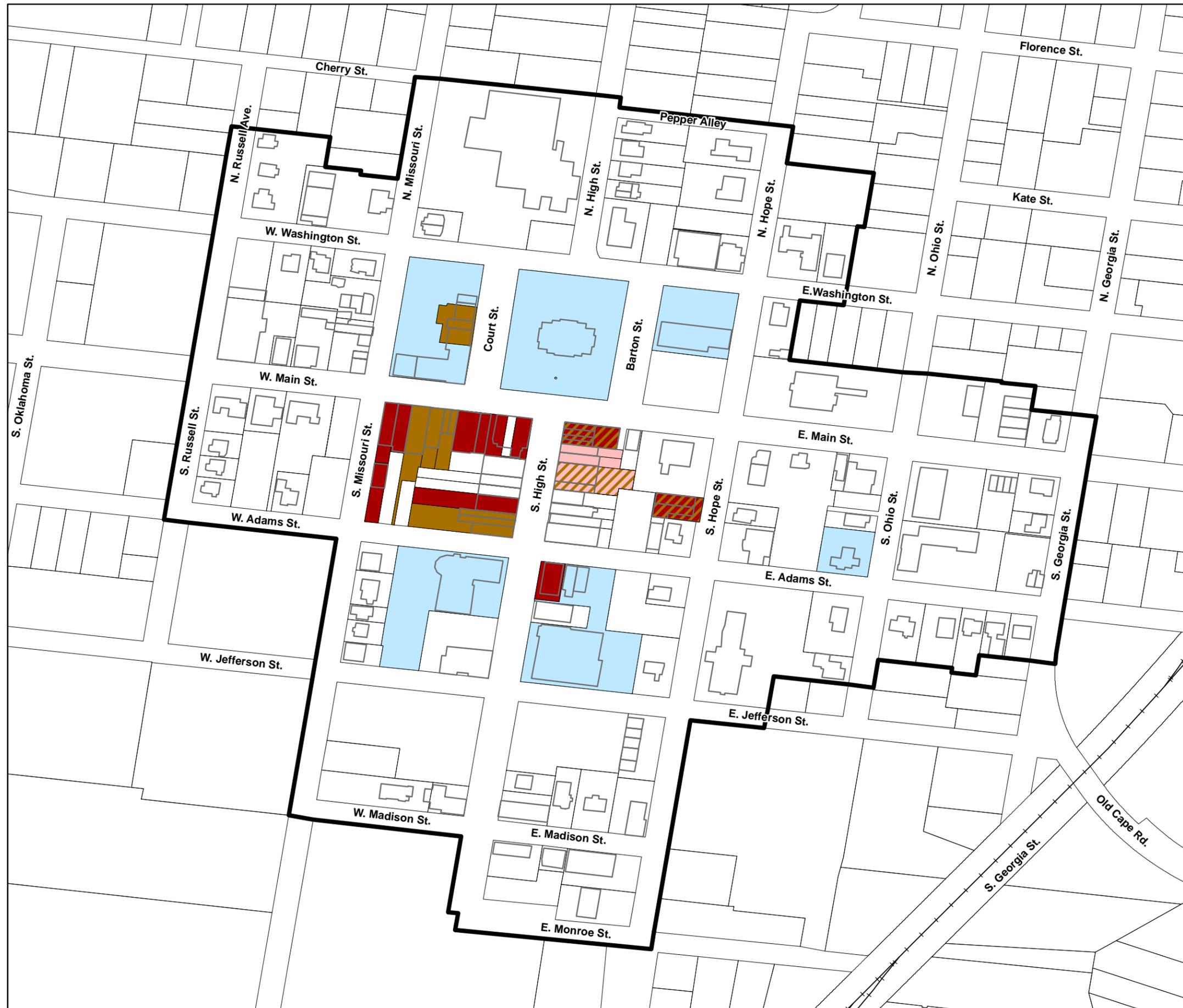
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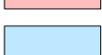
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Exhibit 2-d 2nd Floor Land Use

Uptown Study Area
City of Jackson, Missouri

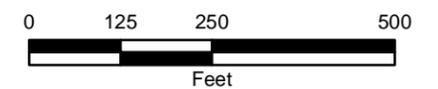


Legend

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



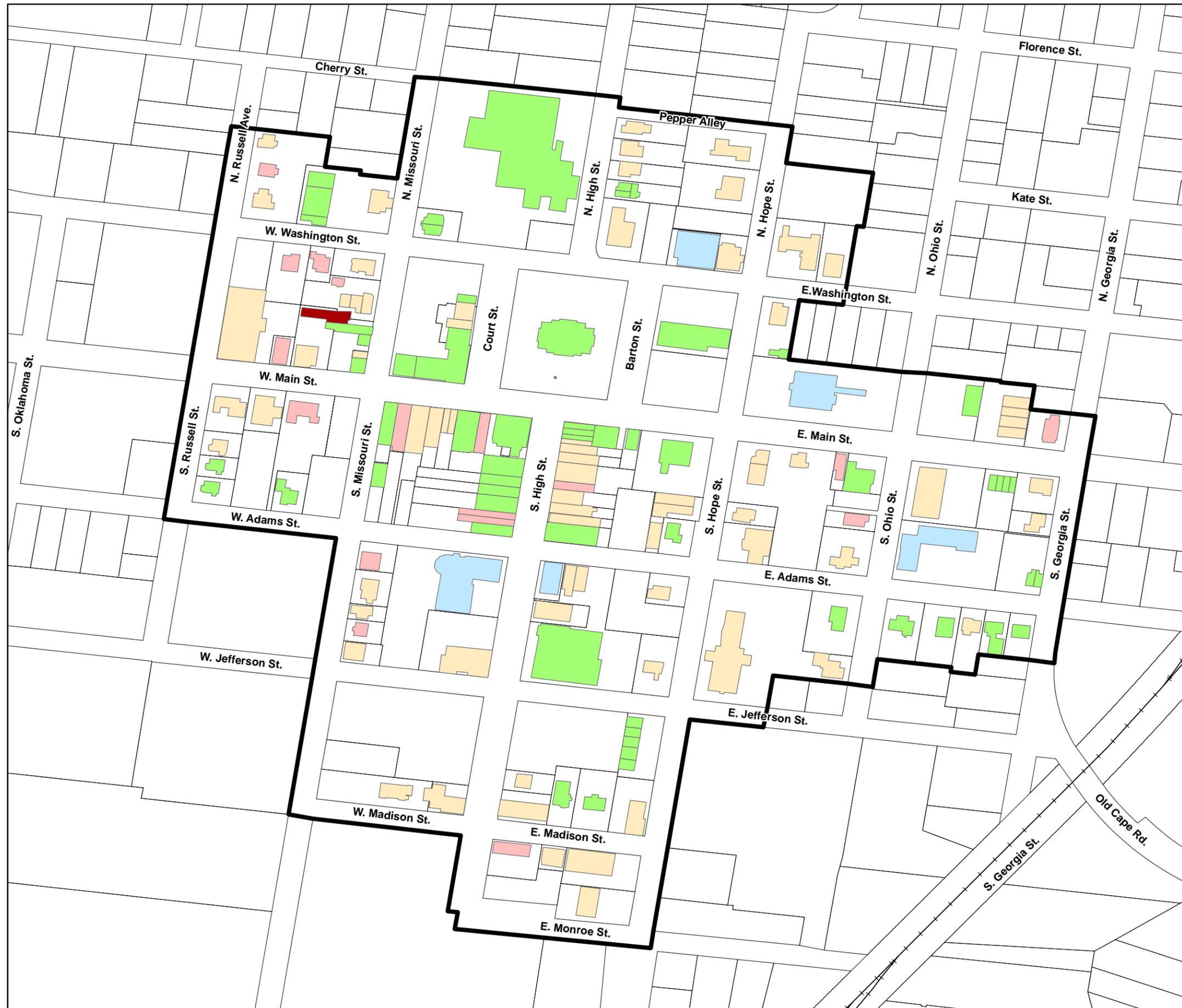
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Exhibit 3 Building Conditions

Uptown Study Area
City of Jackson, Missouri

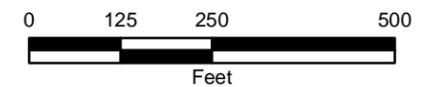


Legend

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



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Exhibit 4

1st Floor Commercial / Retail Vacancies

Uptown Study Area
City of Jackson, Missouri

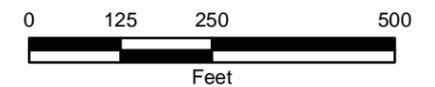


Legend

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



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Exhibit 5 Residential Inventory

Uptown Study Area
City of Jackson, Missouri

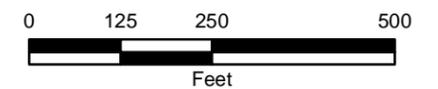


Legend

-  Study Area Boundary
-  4 Number of Residential Units
-  Single-Family
-  Multi-Family
-  Mixed Use



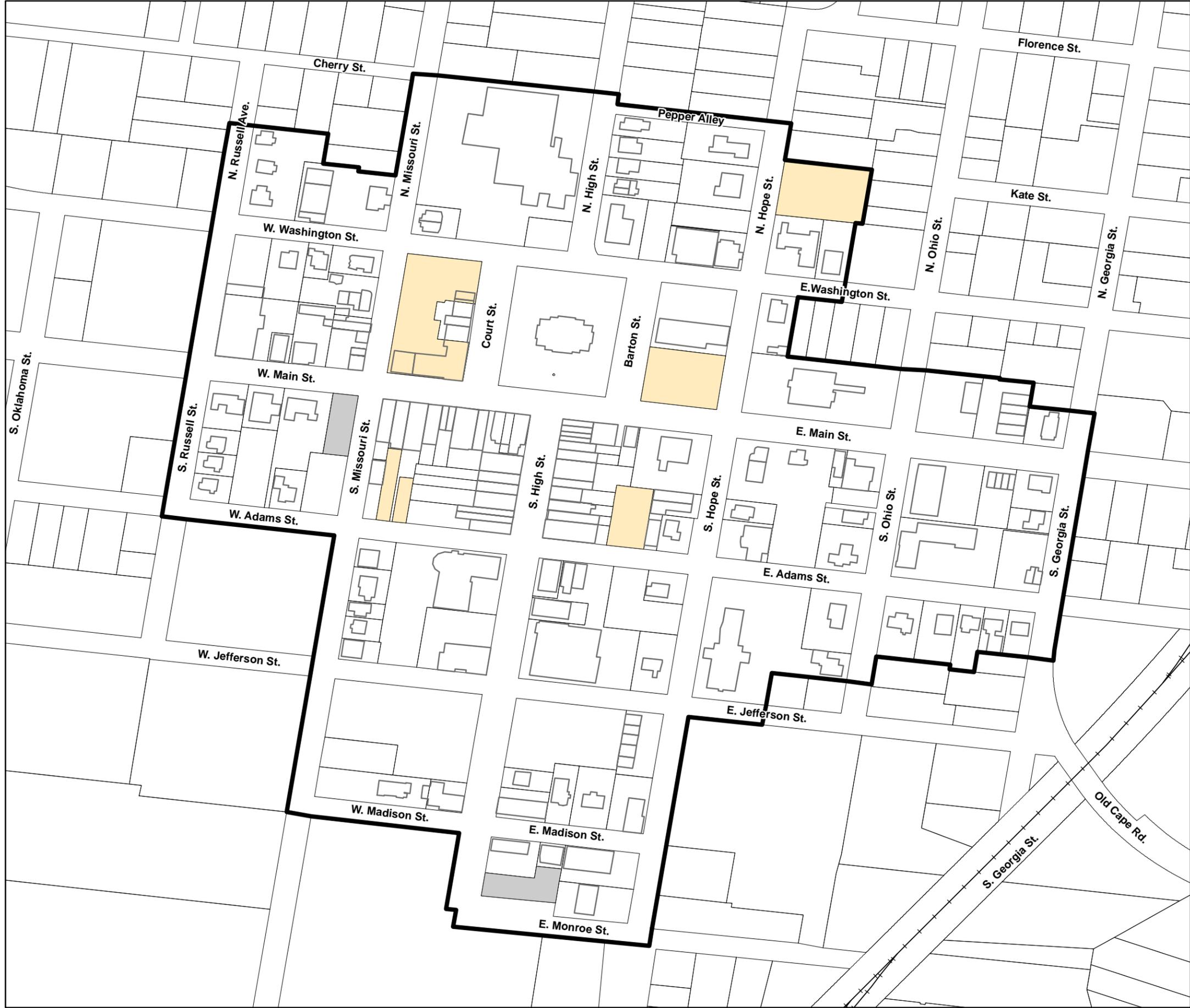
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Exhibit 6-a Parking & Vacant Lots

Uptown Study Area
City of Jackson, Missouri

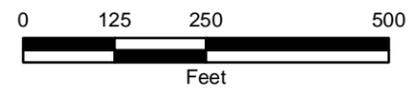


Legend

- Study Area Boundary
- Public Parking Lot
- Vacant Lot



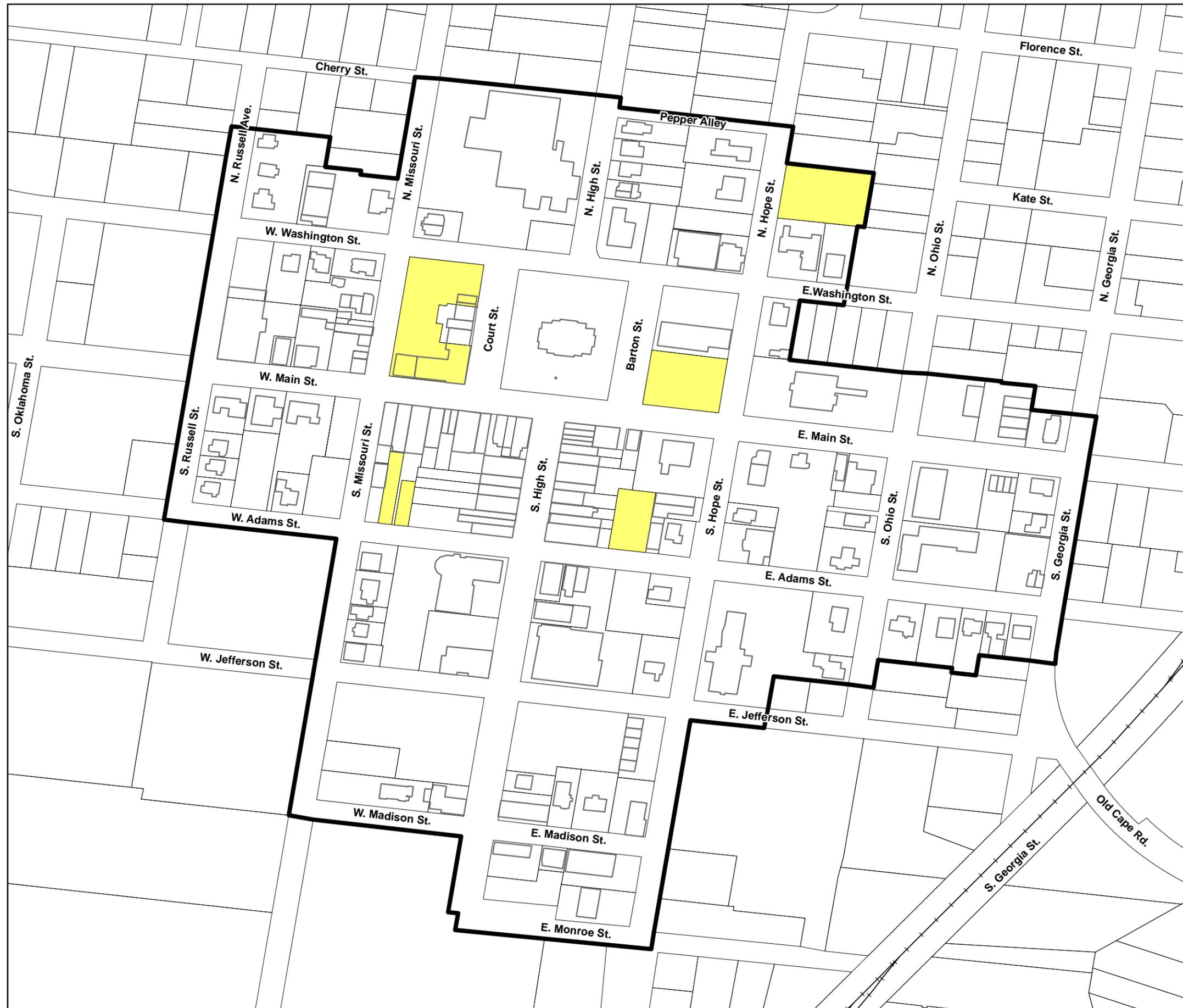
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Exhibit 6-b Parking Lot Conditions

Uptown Study Area
City of Jackson, Missouri

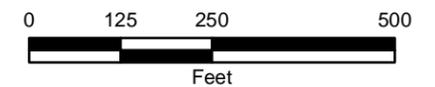


Legend

-  Study Area Boundary
-  Fair



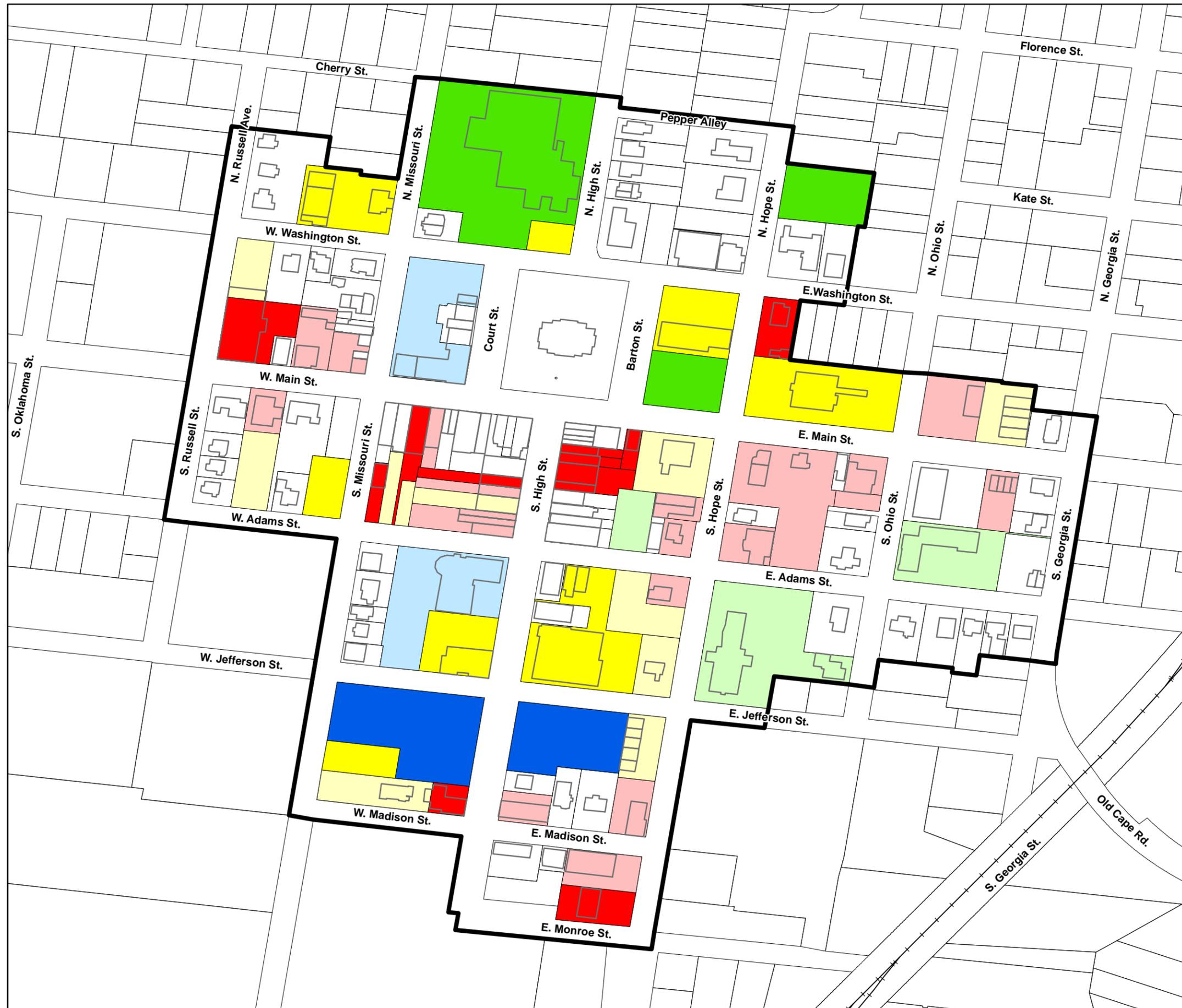
JULY 2011



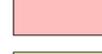
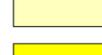
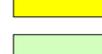
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Exhibit 6-c Off Street Parking

Uptown Study Area
City of Jackson, Missouri

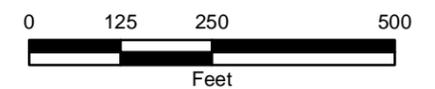


Legend

-  Study Area Boundary
-  1-5 Parking Spaces
-  6-10 Parking Spaces
-  11-20 Parking Spaces
-  21-30 Parking Spaces
-  31-40 Parking Spaces
-  41-50 Parking Spaces
-  51-60 Parking Spaces
-  100 or more Parking Spaces



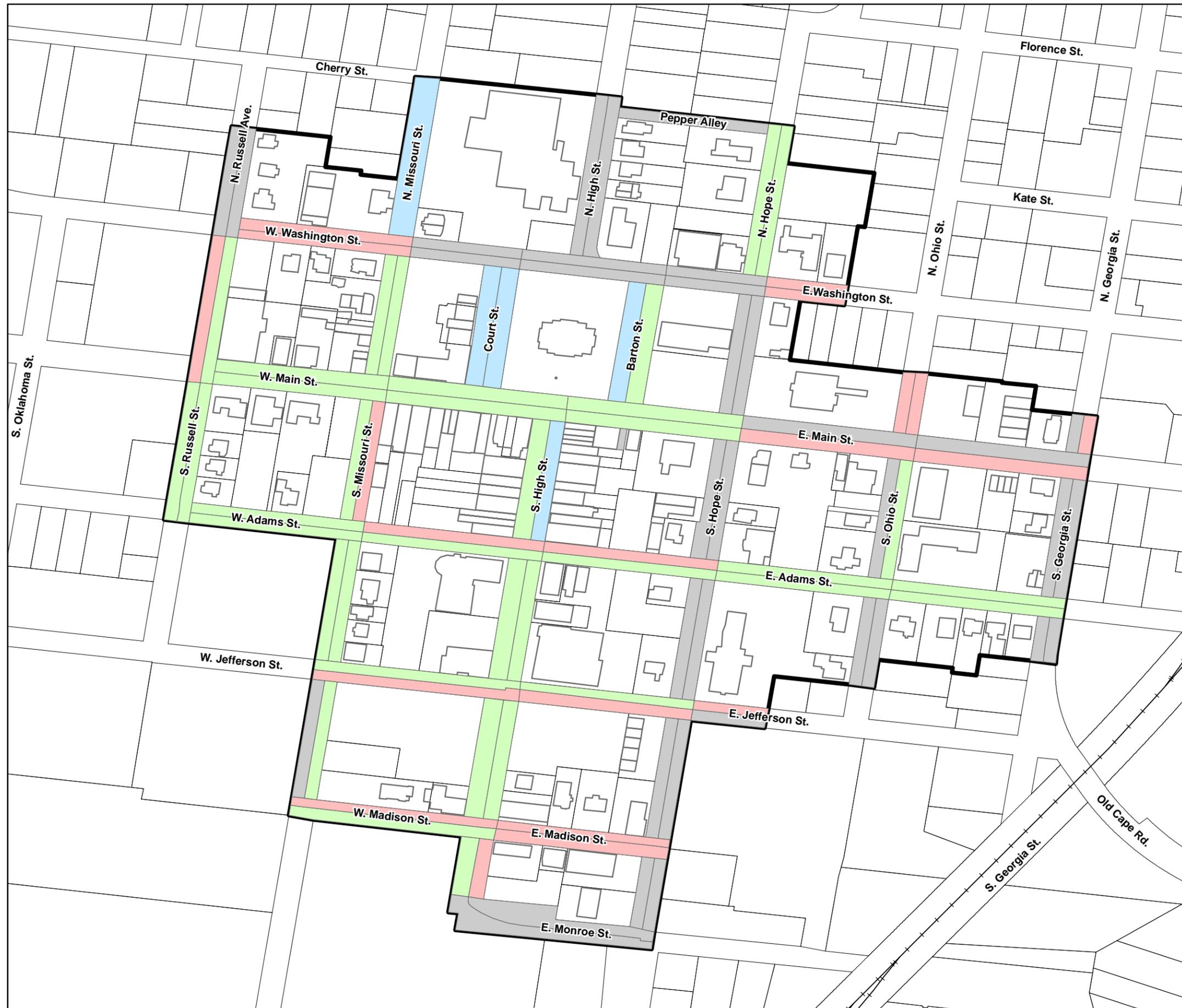
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Exhibit 6-e On Street Parking

Uptown Study Area
City of Jackson, Missouri

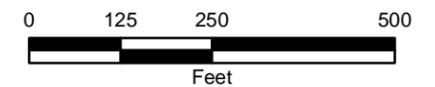


Legend

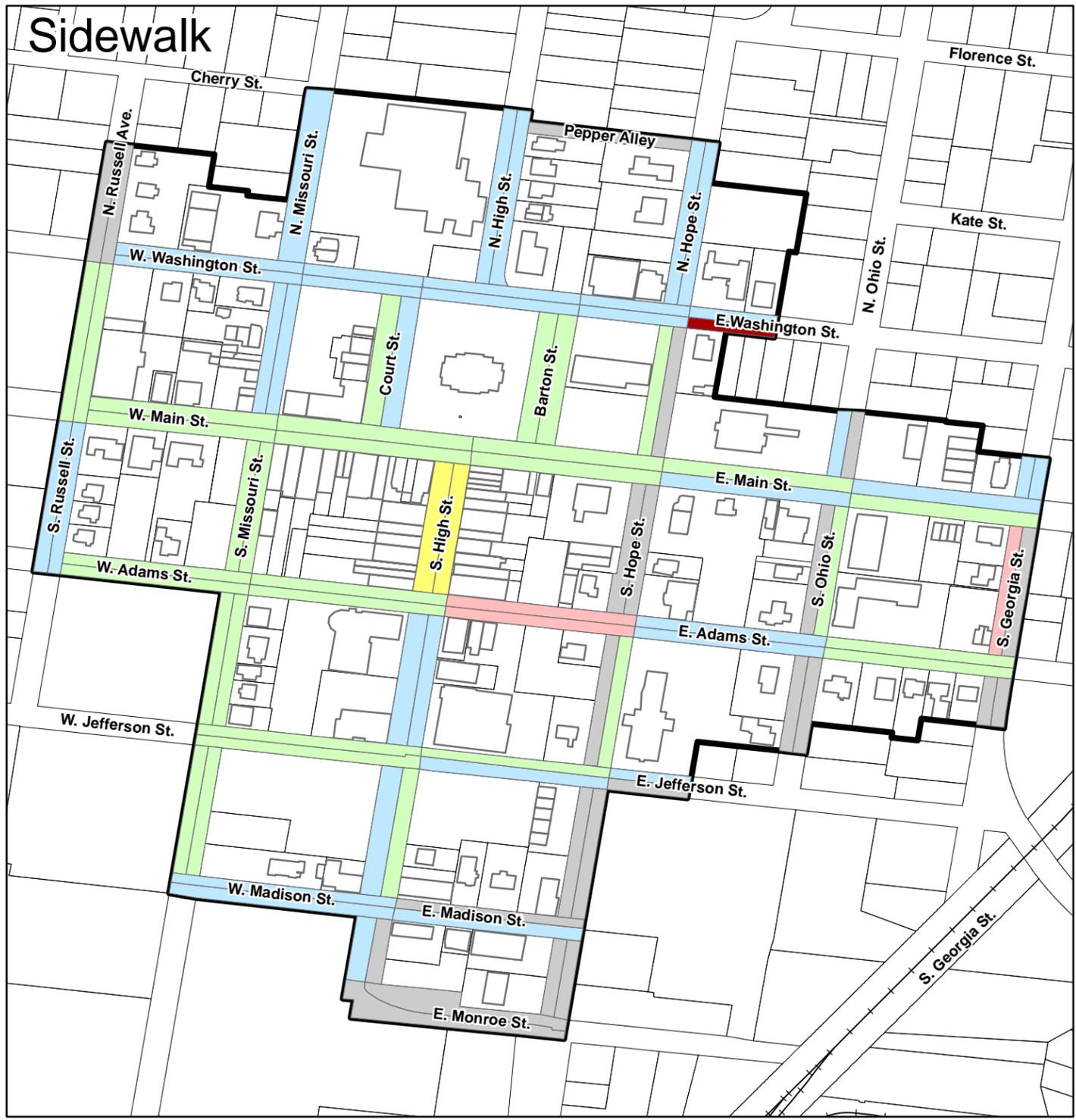
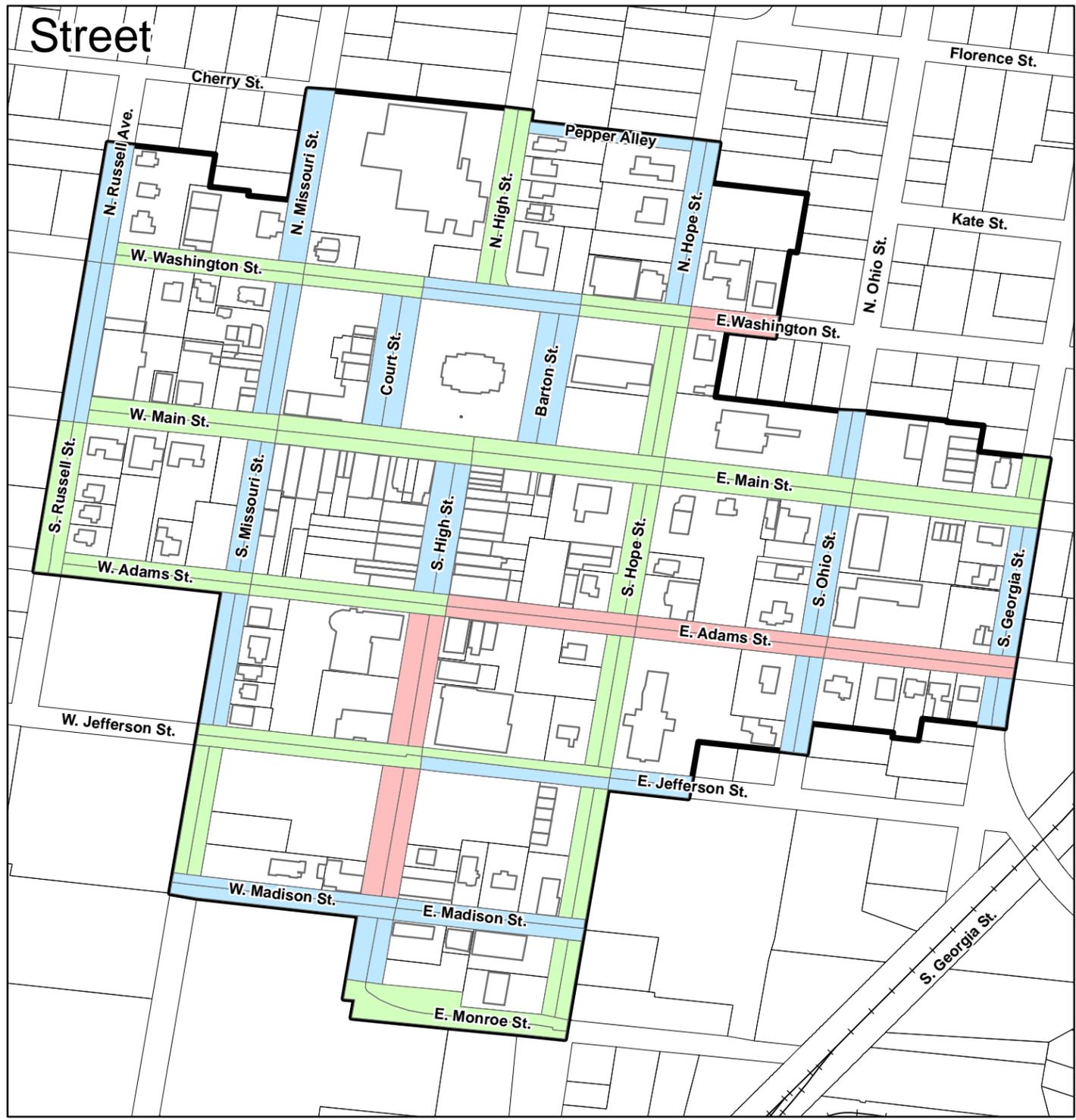
- Study Area Boundary
- No On Street Parking
- 1-5 Parking Spaces
- 6-10 Parking Spaces
- 11-20 Parking Spaces



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Legend

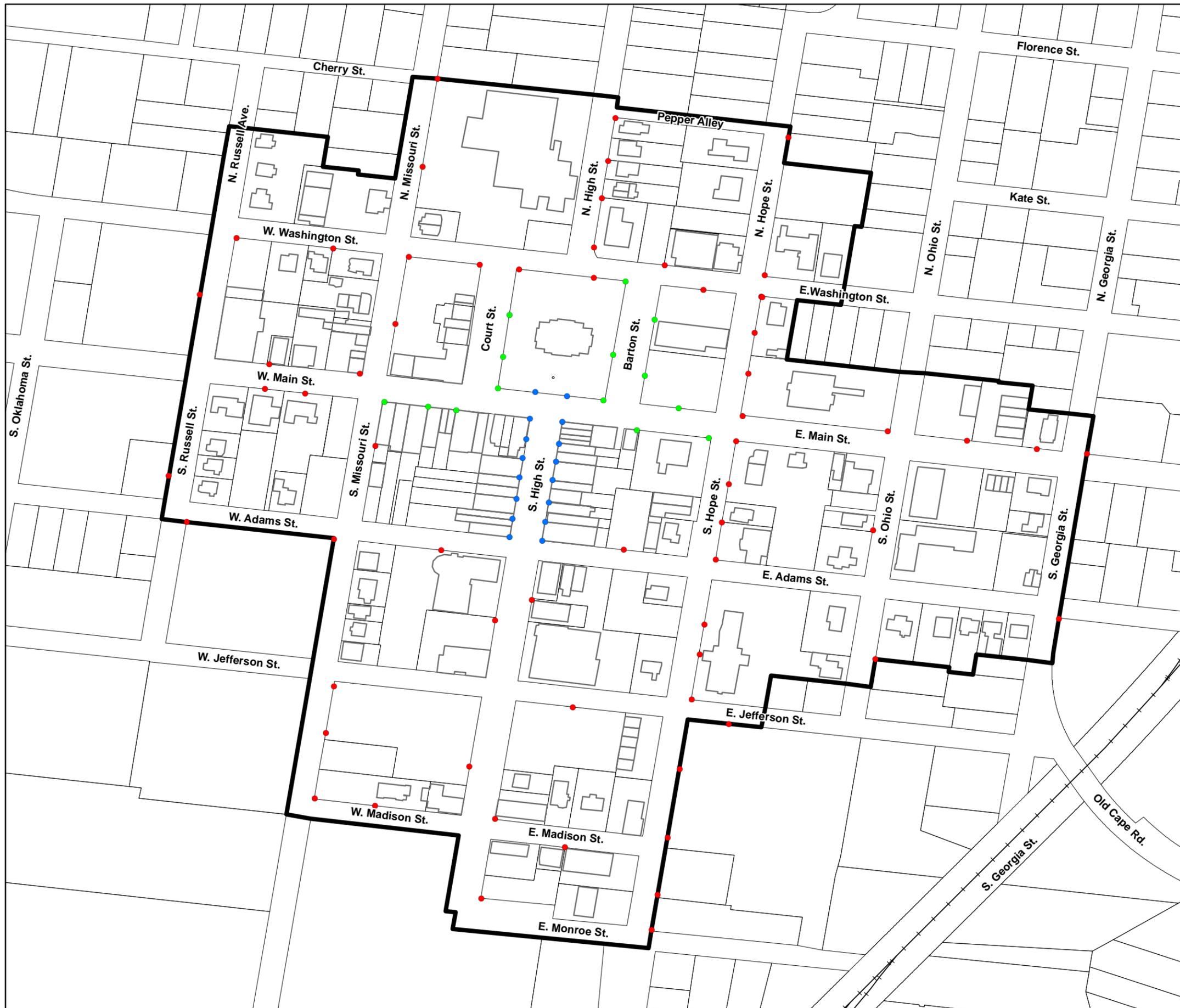
- Study Area Boundary
- Excellent
- Good
- Fair
- Poor
- Dilapidated
- No Sidewalk

Exhibit 7-a
Street & Sidewalk
Conditions
 Uptown Study Area
 City of Jackson, Missouri

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Exhibit 7-b Street Lighting

Uptown Study Area
City of Jackson, Missouri



Legend

-  Study Area Boundary
-  Decorative Streetlight
-  Standard Streetlight
-  Streetlight on Pole



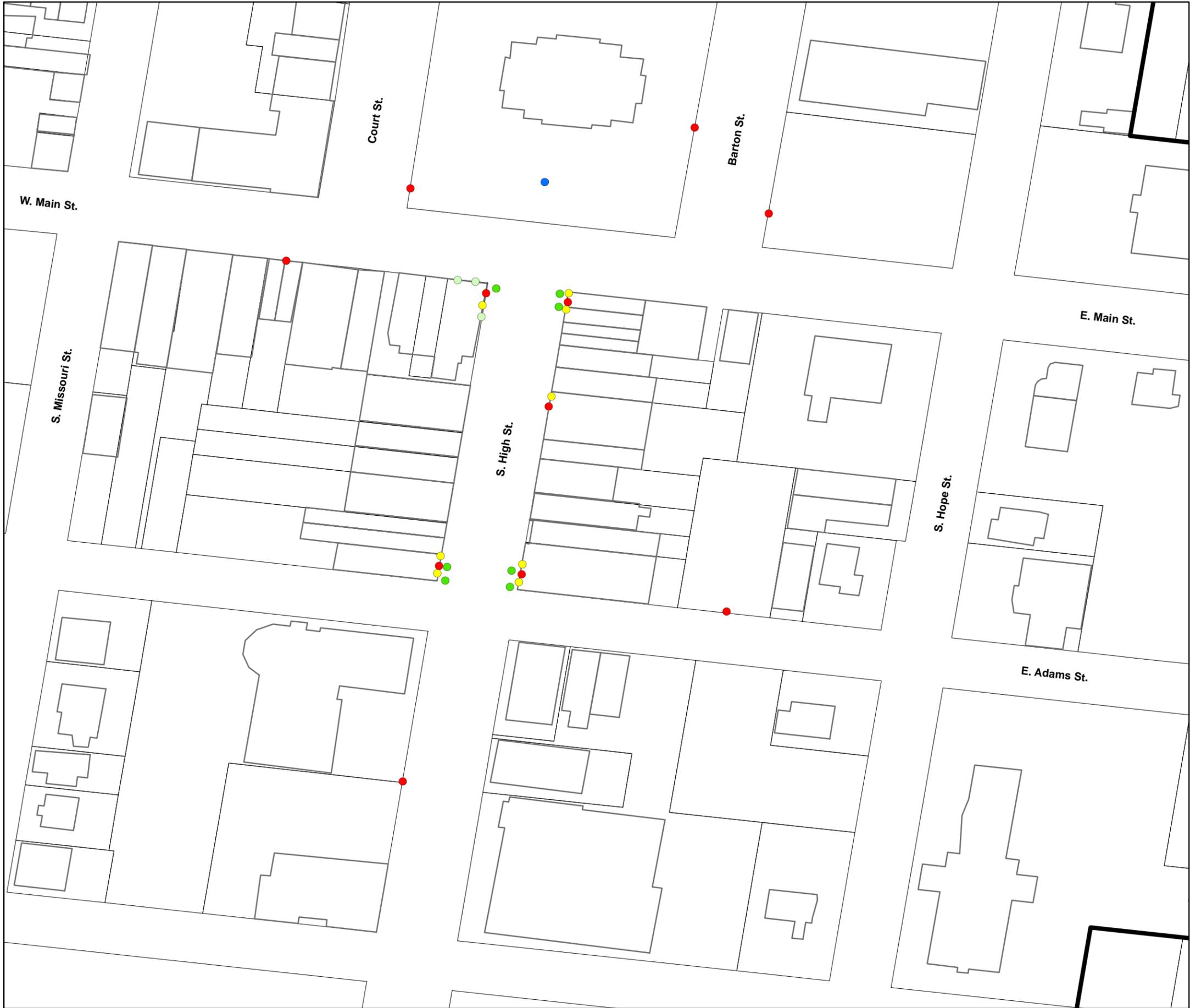
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Exhibit 7-c Streetscape

Uptown Study Area
City of Jackson, Missouri

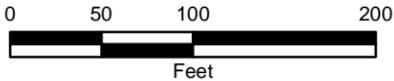


Legend

-  Study Area Boundary
-  Fountain
-  Street Tree
-  Streetscape Bench
-  Streetscape Planter
-  Trash Receptacles



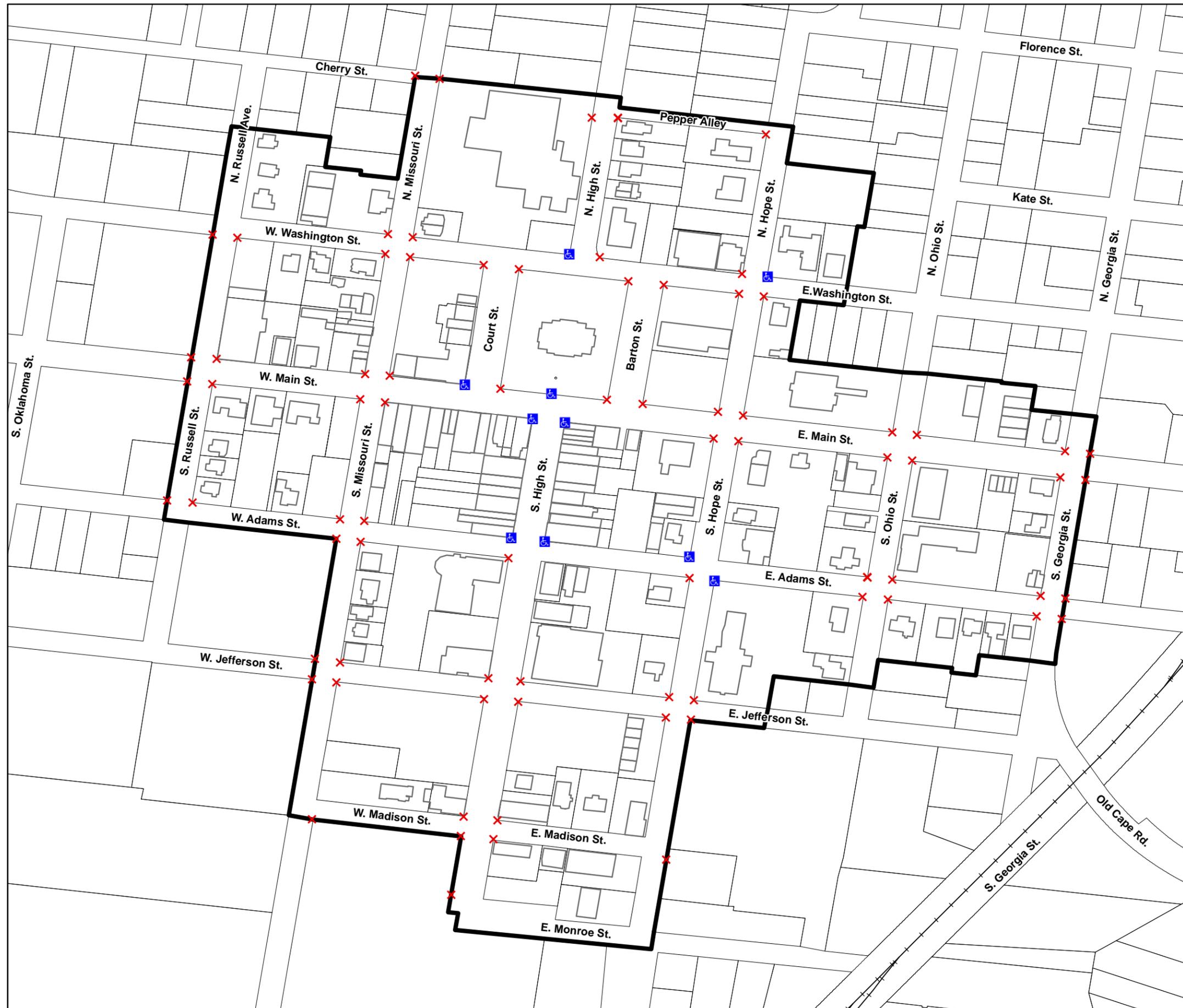
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Exhibit 7-d ADA Accessibility

Uptown Study Area
City of Jackson, Missouri

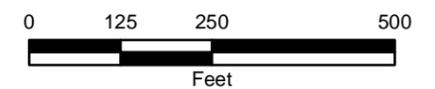


Legend

-  Study Area Boundary
-  ADA Accessible
-  Non-ADA Accessible



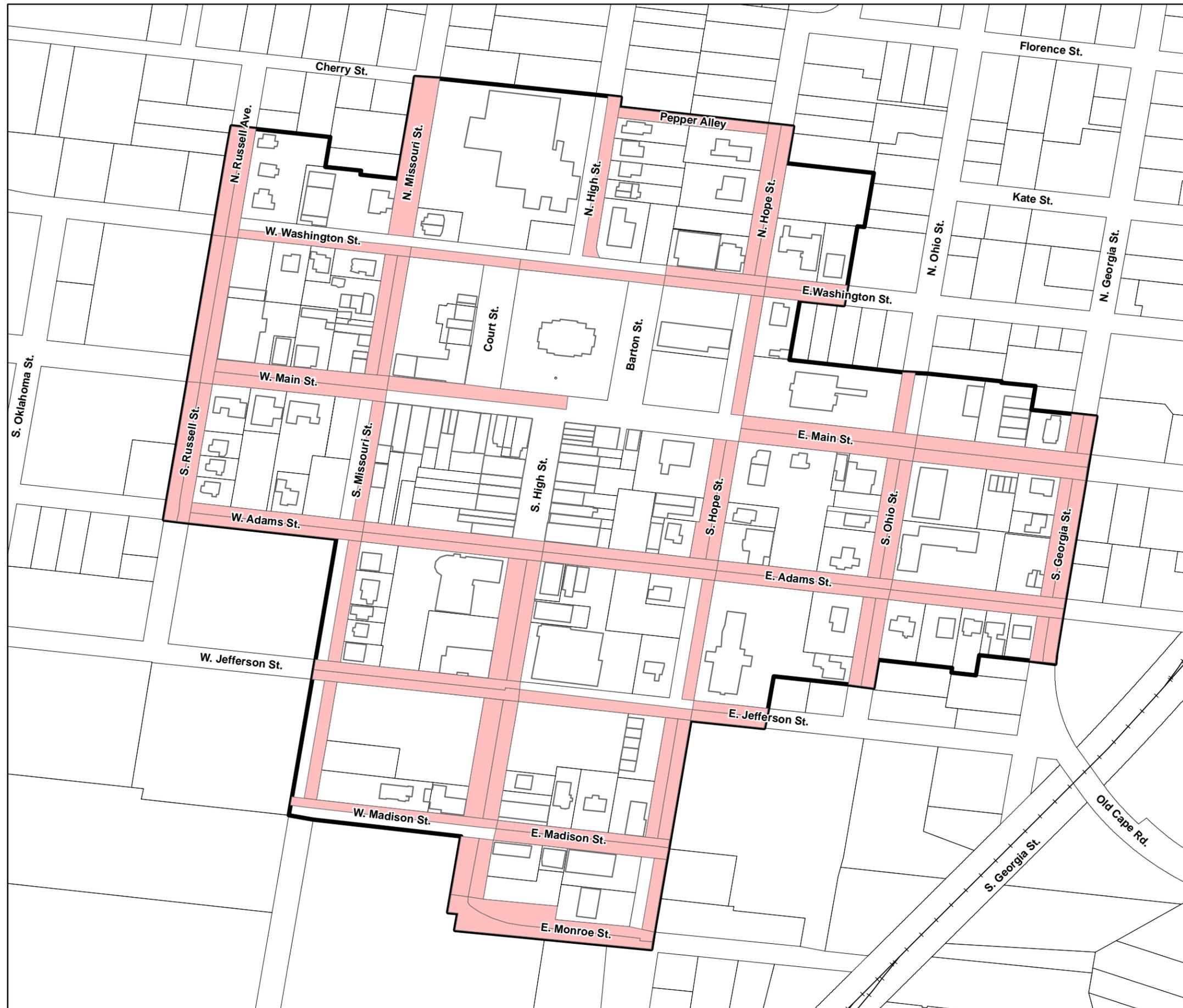
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Exhibit 7-e Overhead Powerlines

Uptown Study Area
City of Jackson, Missouri

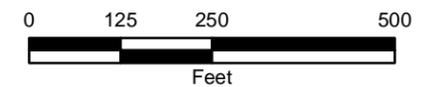


Legend

-  Study Area Boundary
-  Overhead Powerlines

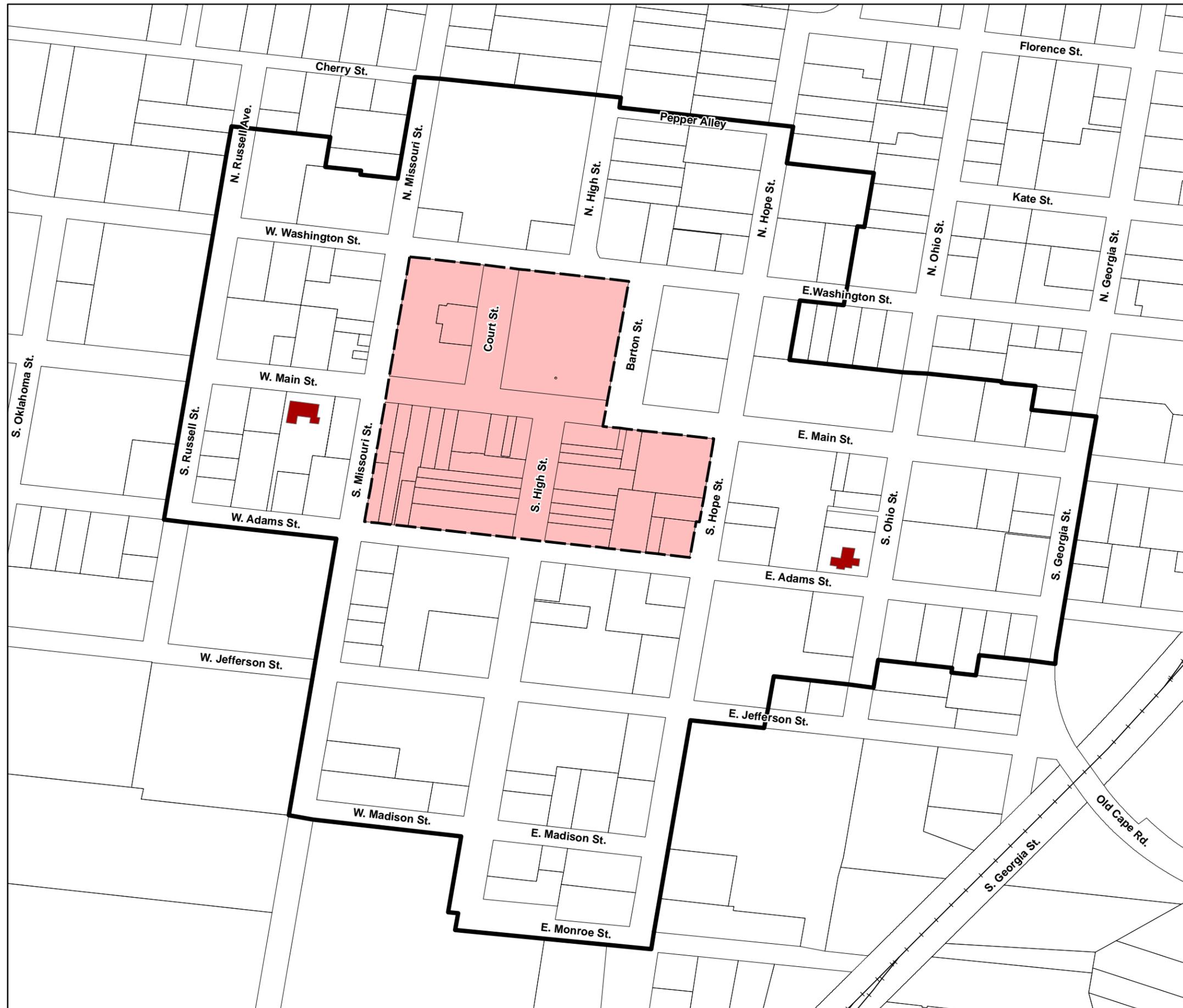


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Exhibit 8 Historic Districts & Buildings Uptown Study Area City of Jackson, Missouri

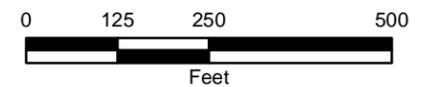


Legend

-  Study Area Boundary
-  Uptown Commercial Historic District
-  National Register



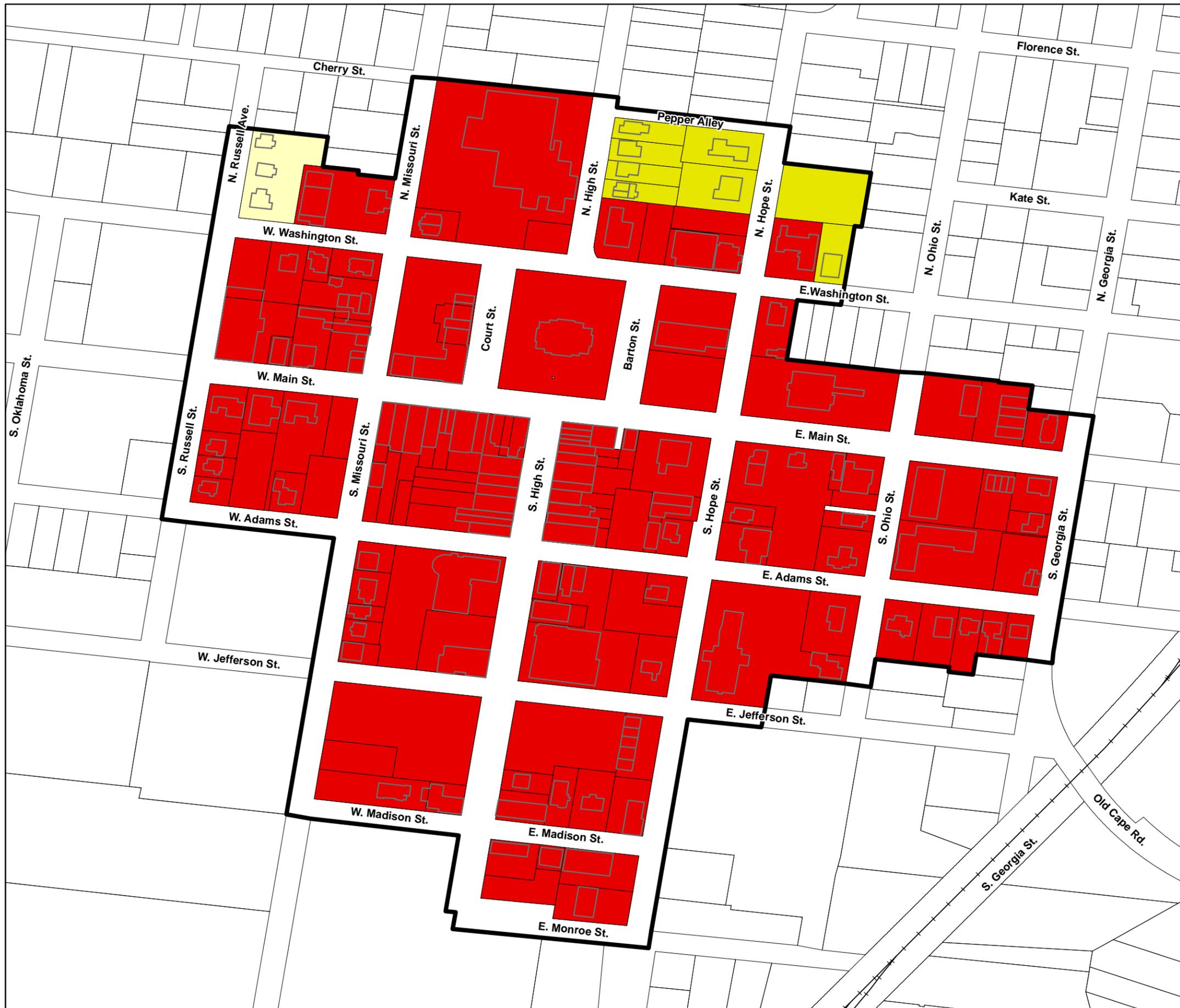
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Exhibit 9 Existing Zoning

Uptown Study Area
City of Jackson, Missouri

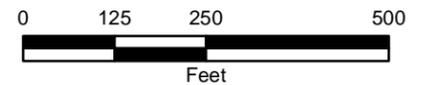


Legend

-  Study Area Boundary
-  R-2 (Single-Family Residential)
-  R-4 (General Residential)
-  C-3 (Central Business)



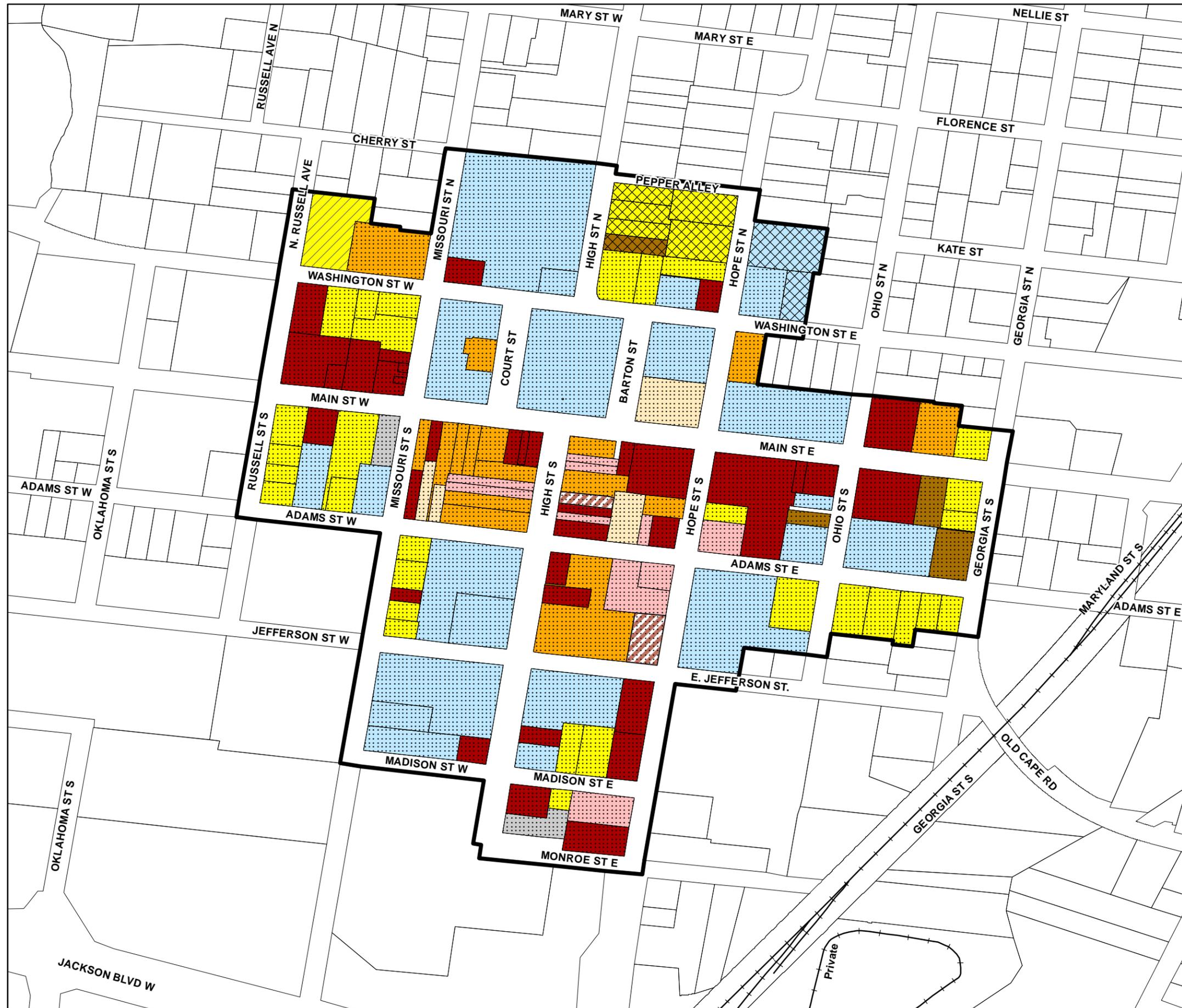
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Exhibit 10 Existing Zoning & Land Use

Uptown Study Area
City of Jackson, Missouri

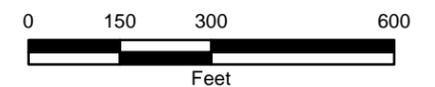


Legend

-  Study Area Boundary
-  R-2 (Single-Family Residential)
-  R-4 (General Residential)
-  C-3 (Central Business)
-  Single-Family
-  Multi-Family
-  Mixed Use
-  Commercial
-  Retail
-  Restaurant / Bar
-  Public / Institutional
-  Public Parking Lot
-  Vacant Lot



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