

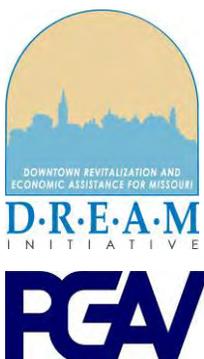
DOWNTOWN
REVITALIZATION &
ECONOMIC
ASSISTANCE FOR
MISSOURI

July 2009

MAP REFERENCE HANDBOOK

LAND USE,
BUILDING
& INFRASTRUCTURE
SURVEY

Webb City, Missouri



ACKNOWLEDGMENTS



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



PLANNING CONSULTANT



MAP REFERENCE HANDBOOK

The series of maps contained herein illustrate the results of the Land Use, Building and Infrastructure Survey, conducted by PGAV during the Summer of 2009. PGAV coded the results of the Survey into Webb City'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 DREAM Study Area is comprised of approximately 31 city blocks, and 213 parcels covering nearly 149 acres. Also, 203 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 Initiative. Strategic/Master Planning, Retail 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 Initiative, often in combination with other planning tasks.

Due to the large size of the DREAM Study Area and the size of King Jack Park certain maps are duplicated in order to provide detail necessary for review and use.

This 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 2-2e)** – Land Use Maps exhibit general land uses per building and per floor as noted during the survey. This is intended to provide information regarding the distribution of uses throughout the Study Area.
3. **Building Conditions (Exhibit 3)** – The Building Conditions Map notes buildings which may be in need of restoration or repair and those in good and excellent condition.
4. **Commercial Inventory (Exhibits 4a-4c)** – Commercial Inventory Maps illustrate commercial units and vacancies by building and floor in the Study 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 by building and floor in the Study 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 and also where overhead power lines predominate. Infrastructure Conditions Maps also show locations of amenities such as decorative lighting, benches, and other streetscape elements.
8. **National Register of Historic Places (Exhibits 8)** –The National Register of Historic Places Map illustrates the location of recognized national register places in the Area.
9. **Existing Zoning (Exhibit 9)** – This map illustrates the current zoning within the Area as provided by the City.

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

MAP EXHIBITS

Exhibit 2 General Land Use

Downtown Study Area
City of Webb City, Missouri

Legend

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

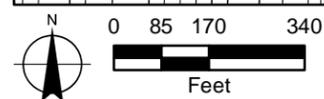
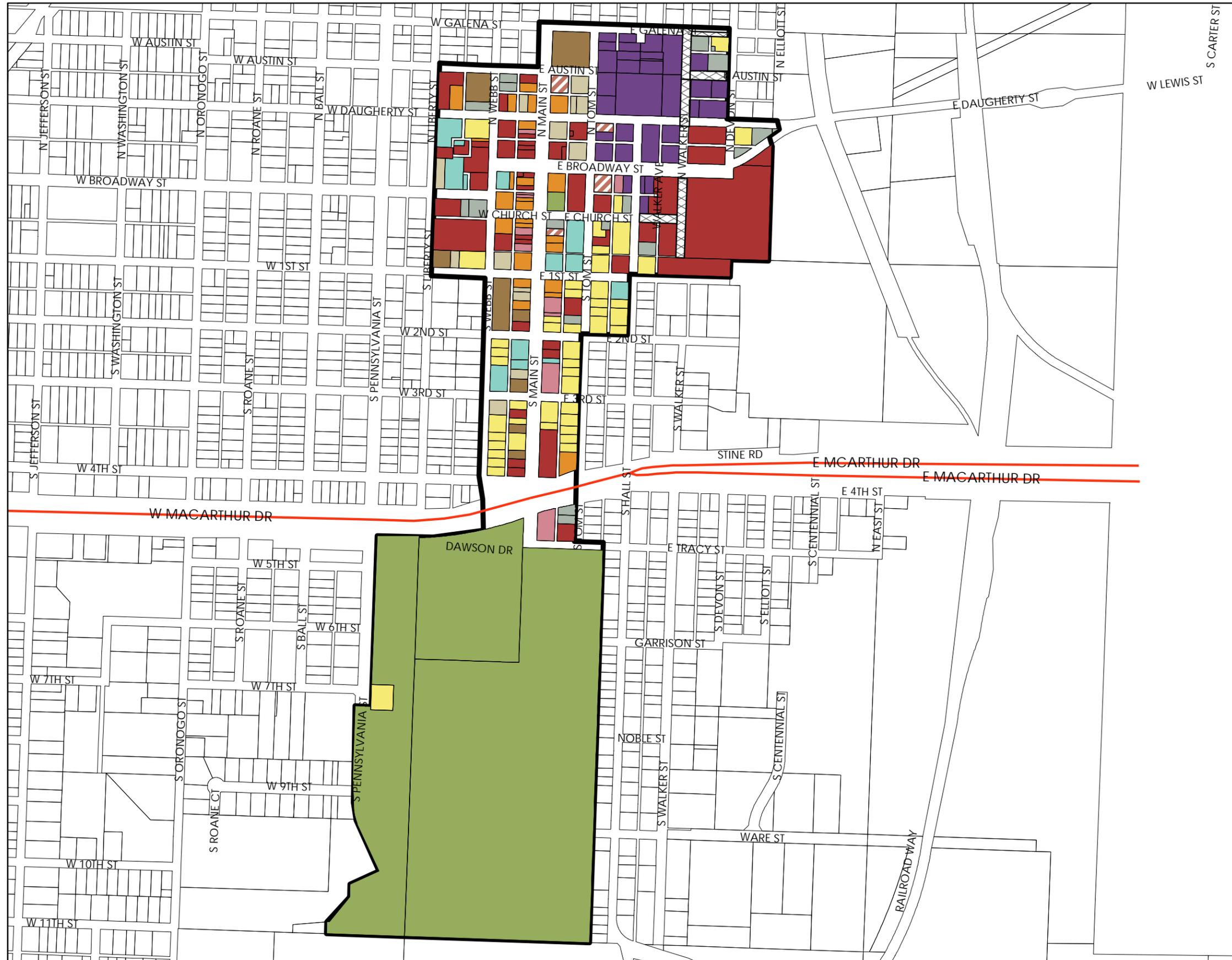


Exhibit 2-b Mixed Land Use

Downtown Study Area
City of Webb City, Missouri

Legend

-  Commercial/Public Institutional
-  Commercial/Residential
-  Retail/Commercial
-  Retail/Residential
-  Restaruant/Residential
-  Study Area
-  Paper Streets

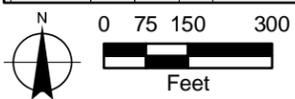
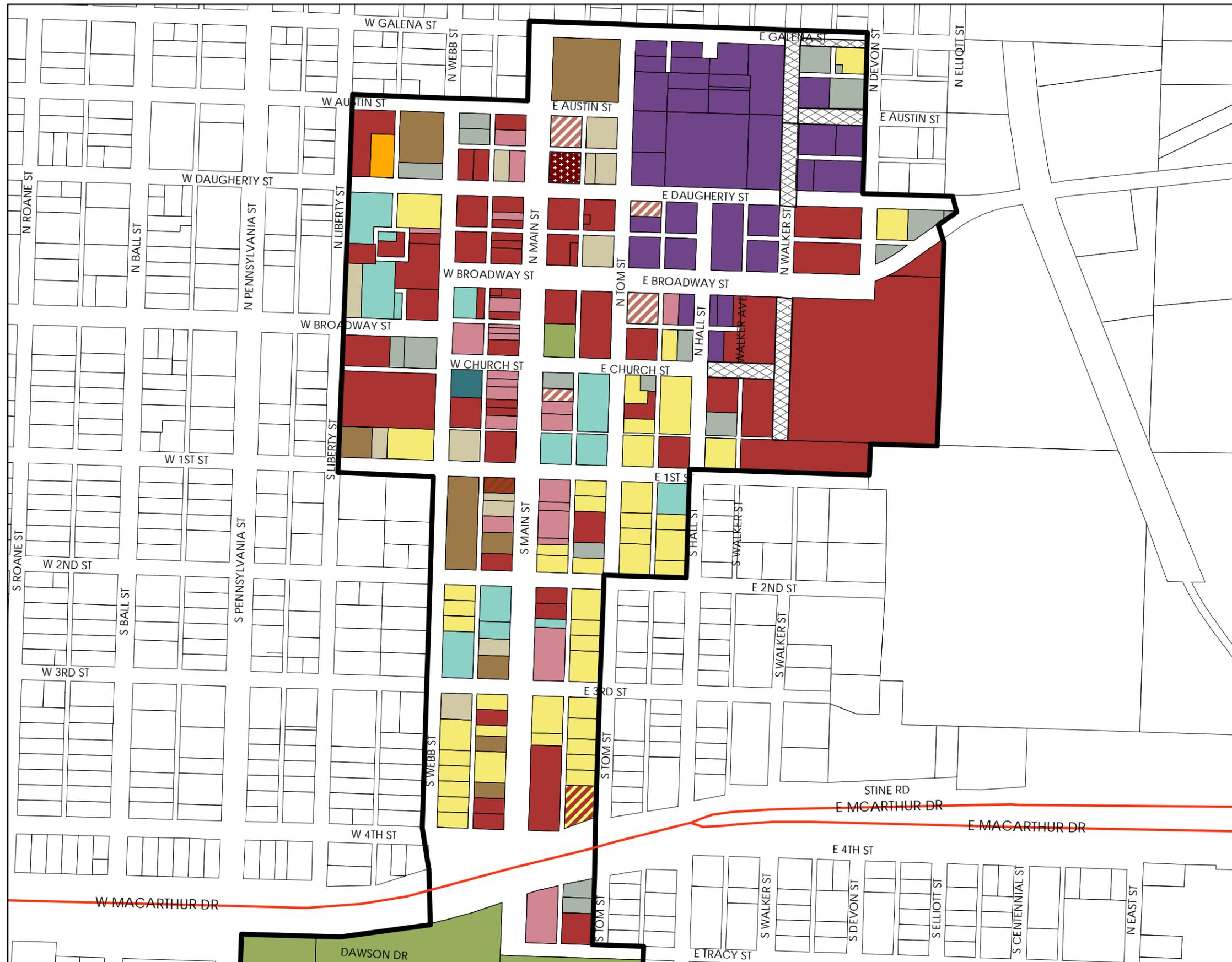


Exhibit 2-c 1st Floor Land Use

Downtown Study Area
City of Webb City, Missouri



Legend

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

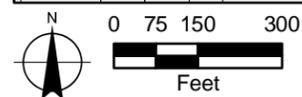


Exhibit 2-d 2nd Floor Land Use

Downtown Study Area
City of Webb City, Missouri

Legend

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



Exhibit 2-e 3rd Floor Land Use

Downtown Study Area
City of Webb City, Missouri

Legend

- Commercial
- Multi-Family
- Study Area
- Paper Streets

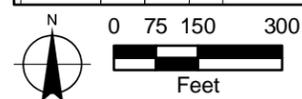


Exhibit 3 Building Condition

Downtown Study Area
City of Webb City, Missouri

Legend

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

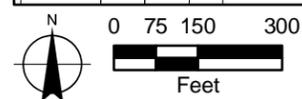
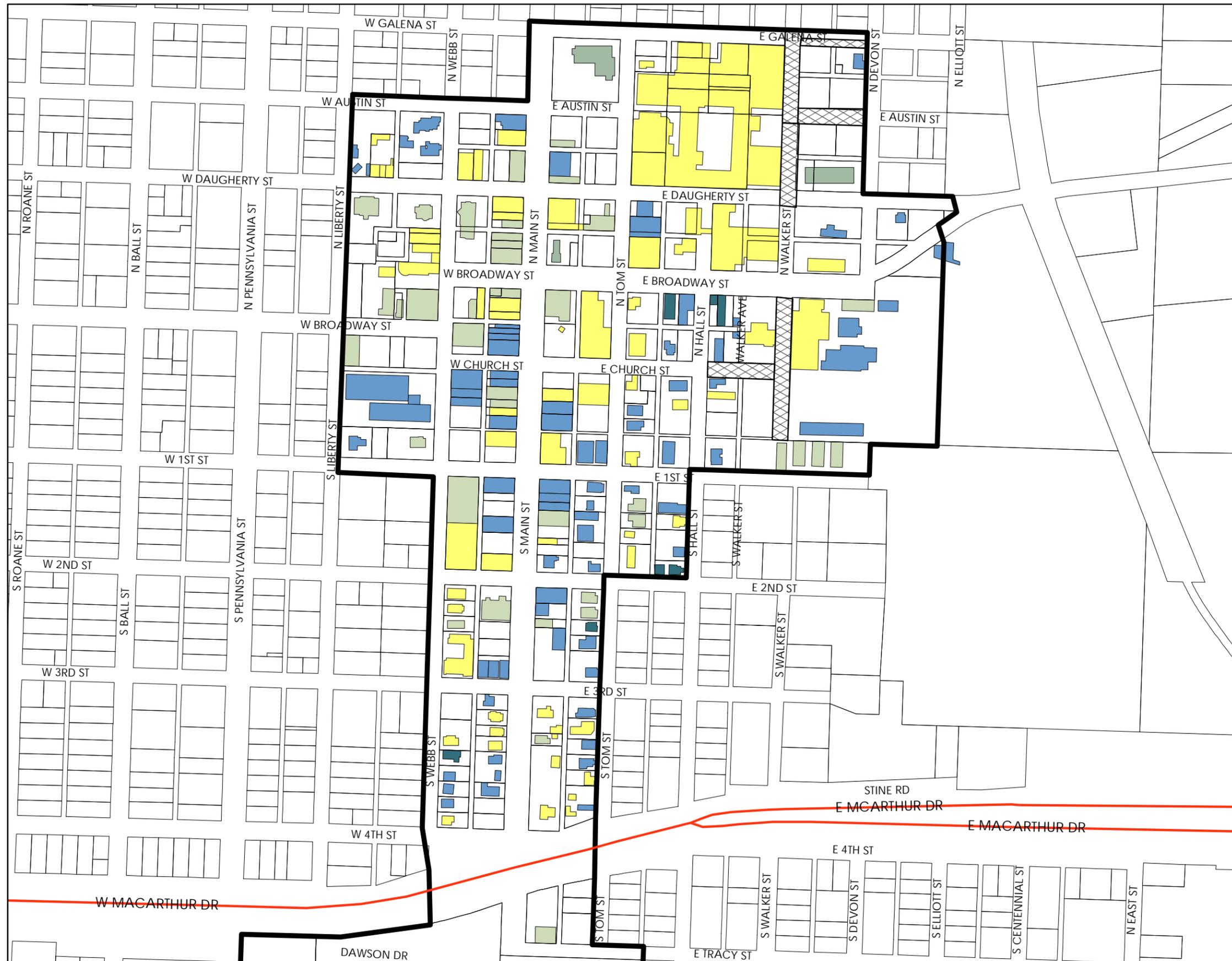


Exhibit 4-a 1st Floor Commercial/ Retail Vacancy

Downtown Study Area
City of Webb City, Missouri

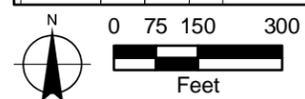
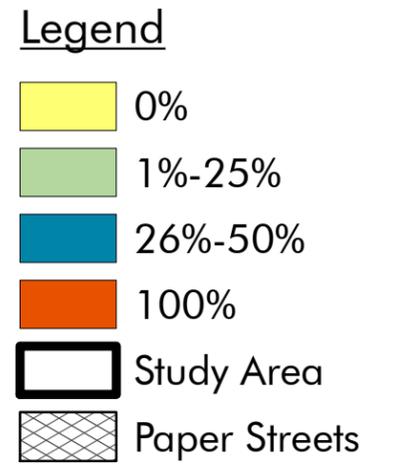
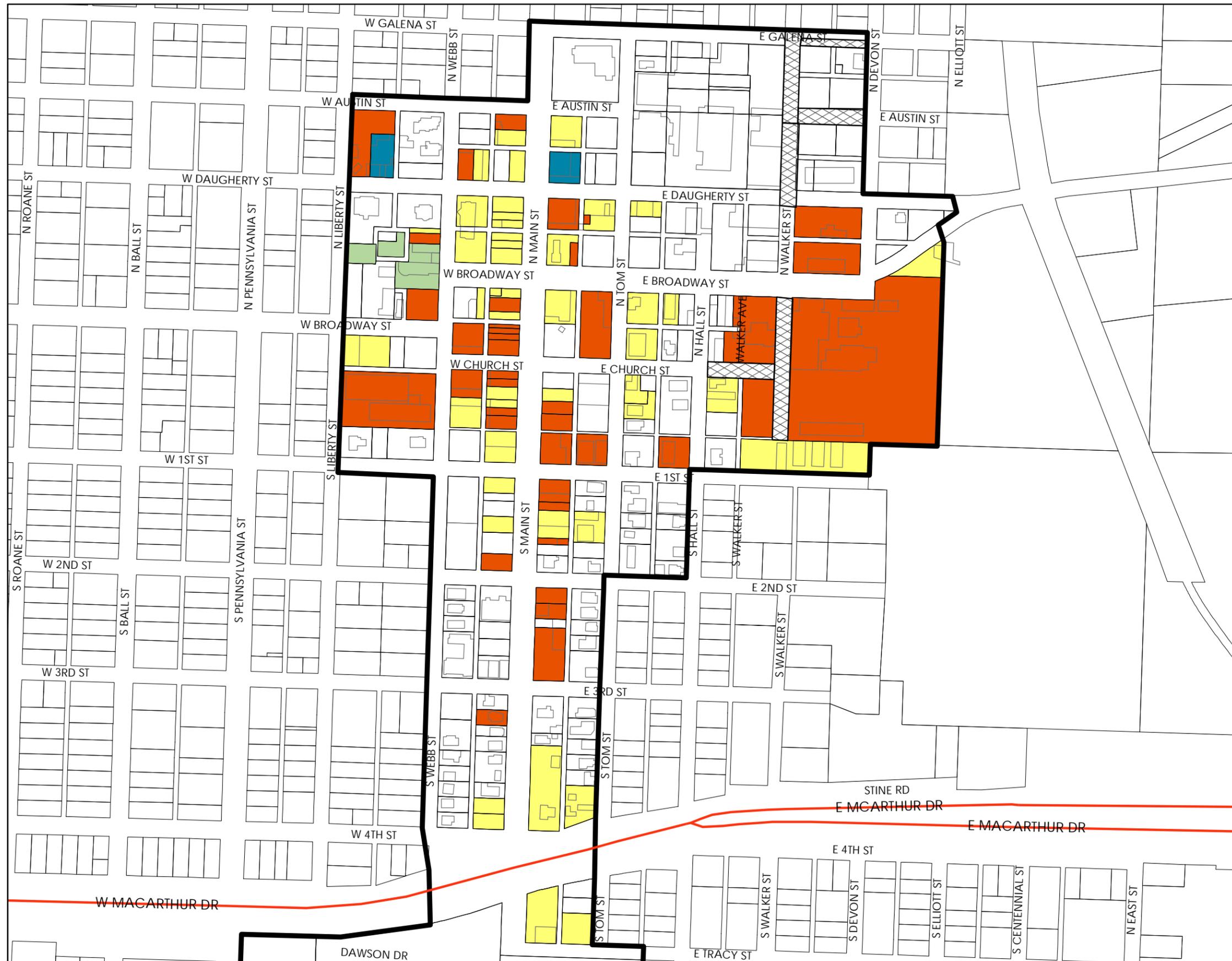


Exhibit 4-b 2nd Floor Commercial/ Retail Vacancy

Downtown Study Area
City of Webb City, Missouri

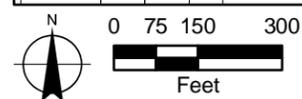
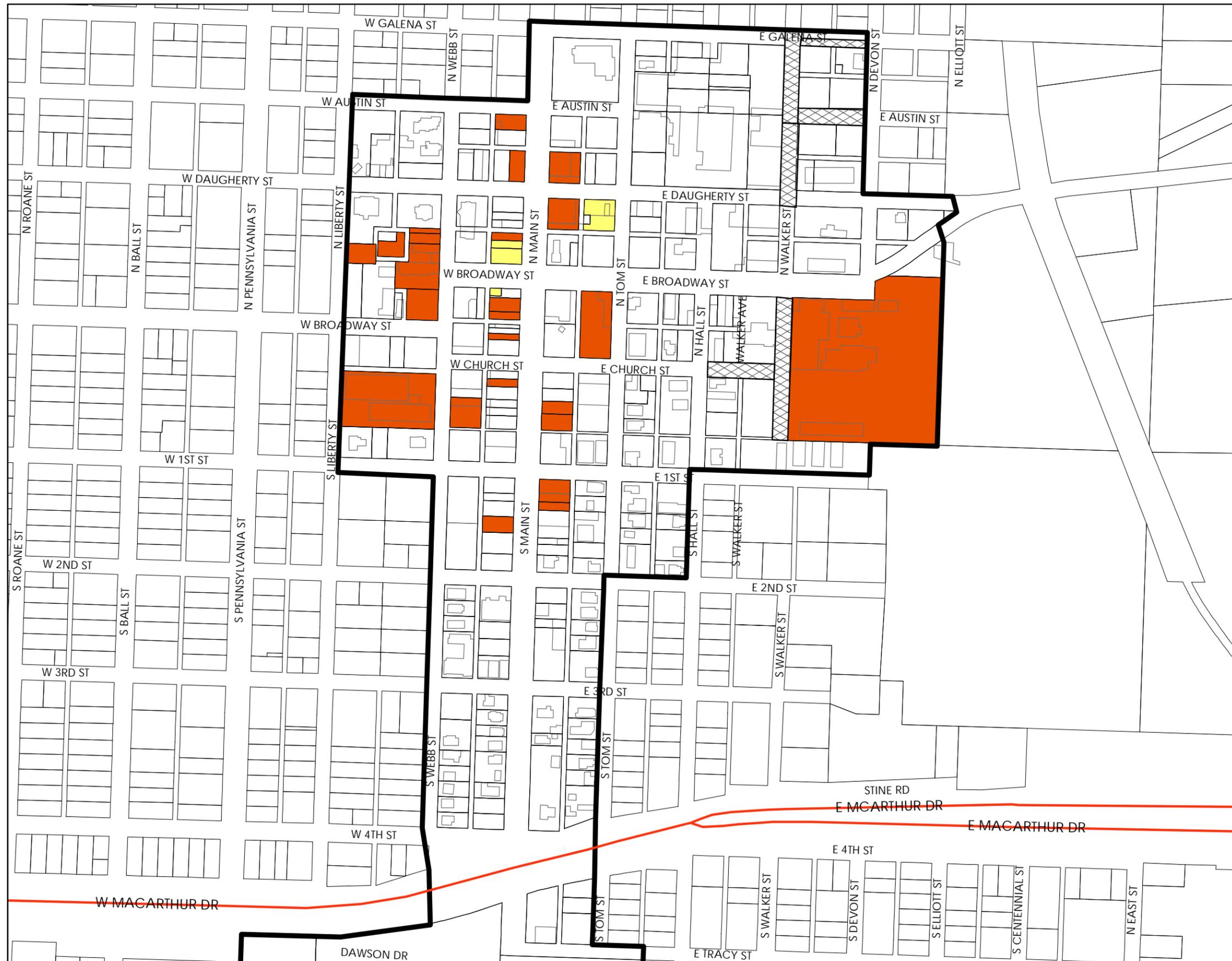
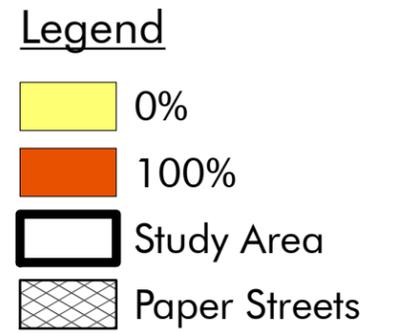


Exhibit 4-c 3rd Floor Commercial/ Retail Vacancy

Downtown Study Area
City of Webb City, Missouri

Legend

-  100%
-  Study Area
-  Paper Streets

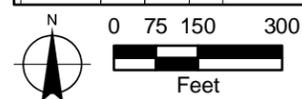
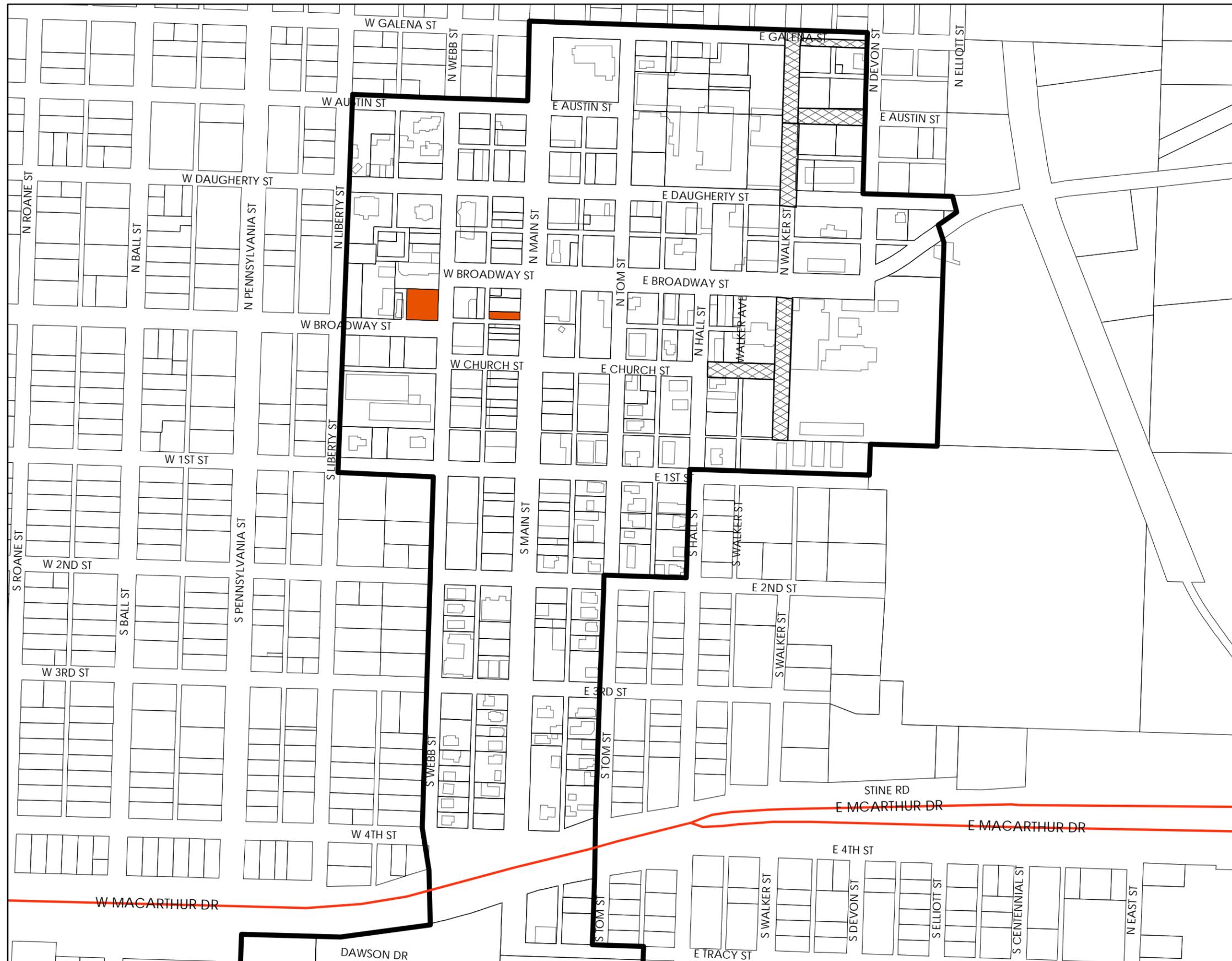


Exhibit 5-b Residential Inventory of Vacant Units

Downtown Study Area
City of Webb City, Missouri

- Legend**
- Single-Family
 - Multi-Family
 - Study Area
 - Paper Streets

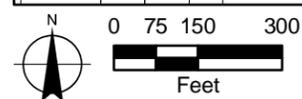


Exhibit 6-a Parking Lots & Vacant Lots

Downtown Study Area
City of Webb City, Missouri

- Legend**
-  Parking Lot
 -  Vacant Lot
 -  Study Area
 -  Paper Streets

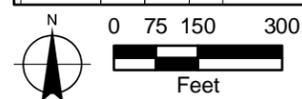


Exhibit 6-b Parking Lot Conditions

Downtown Study Area
City of Webb City, Missouri

- Legend**
- Excellent
 - Good
 - Fair
 - Poor
 - Dilapidated
 - Study Area
 - Paper Streets

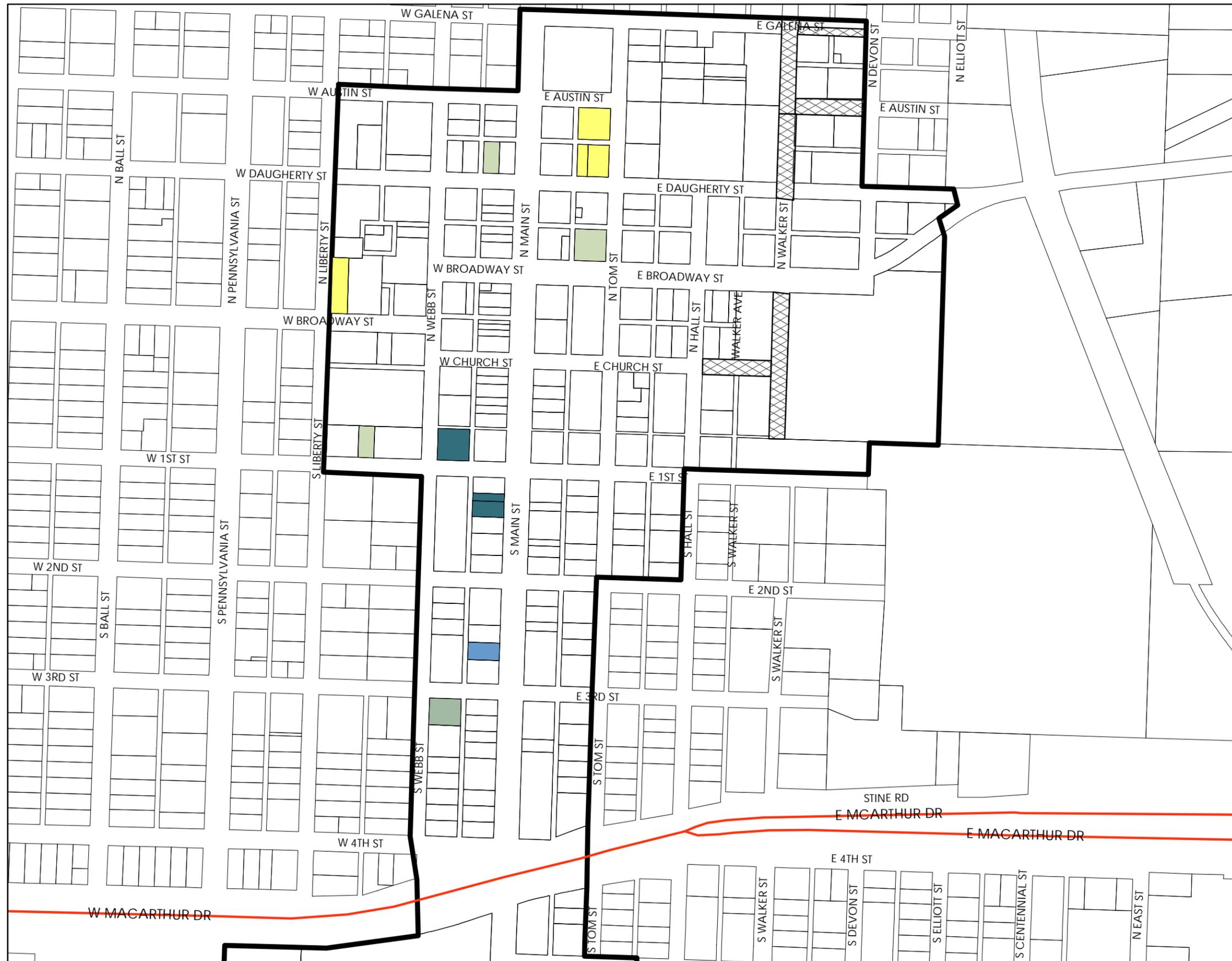
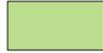
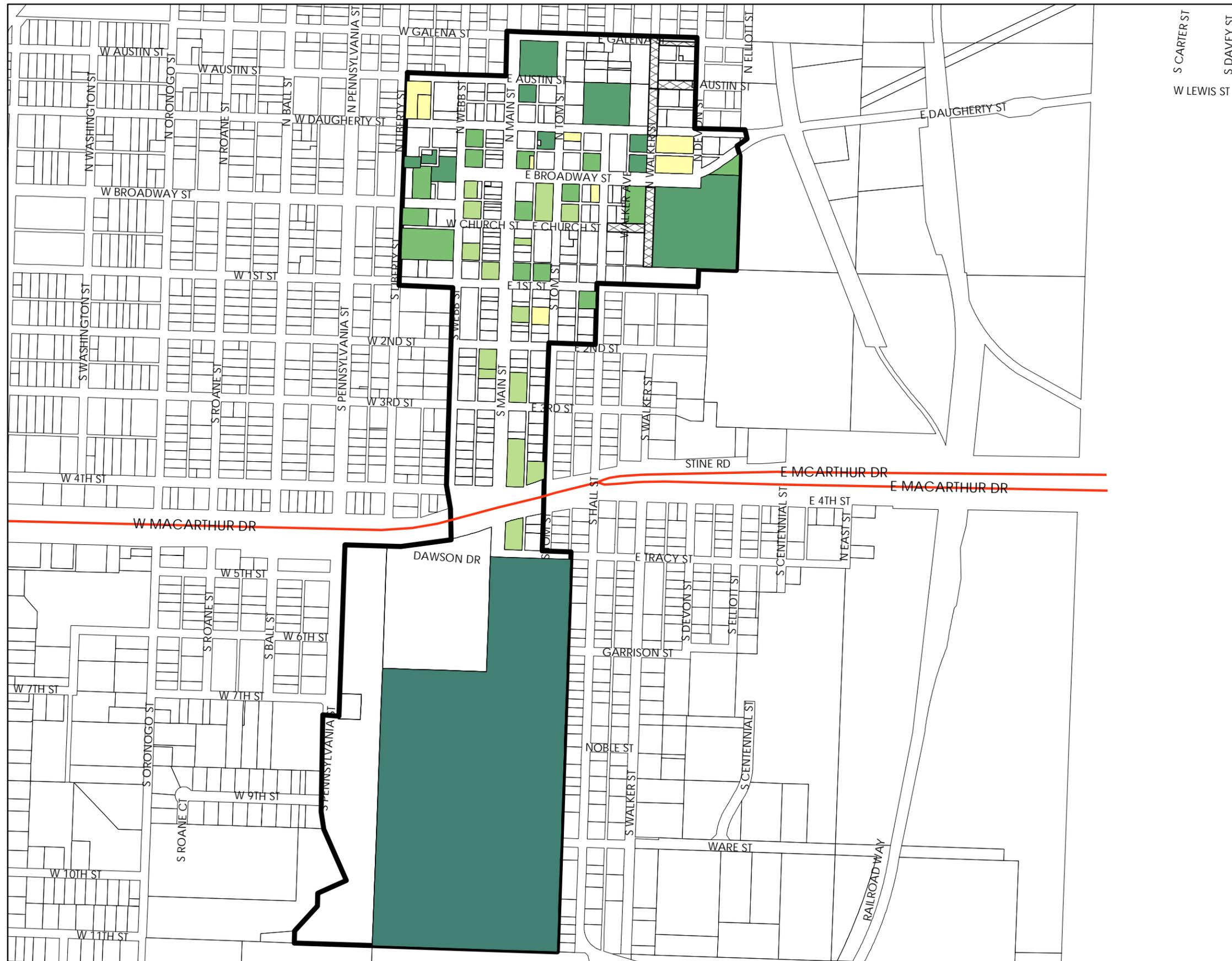


Exhibit 6-c Off Street Parking Spaces

Downtown Study Area
City of Webb City, Missouri

Legend

-  1-5 Spaces
-  6-10 Spaces
-  11-20 Spaces
-  21-30 Spaces
-  31-40 Spaces
-  Study Area
-  Paper Streets



S CARTER ST
S DAVEY ST
W LEWIS ST

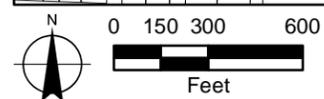
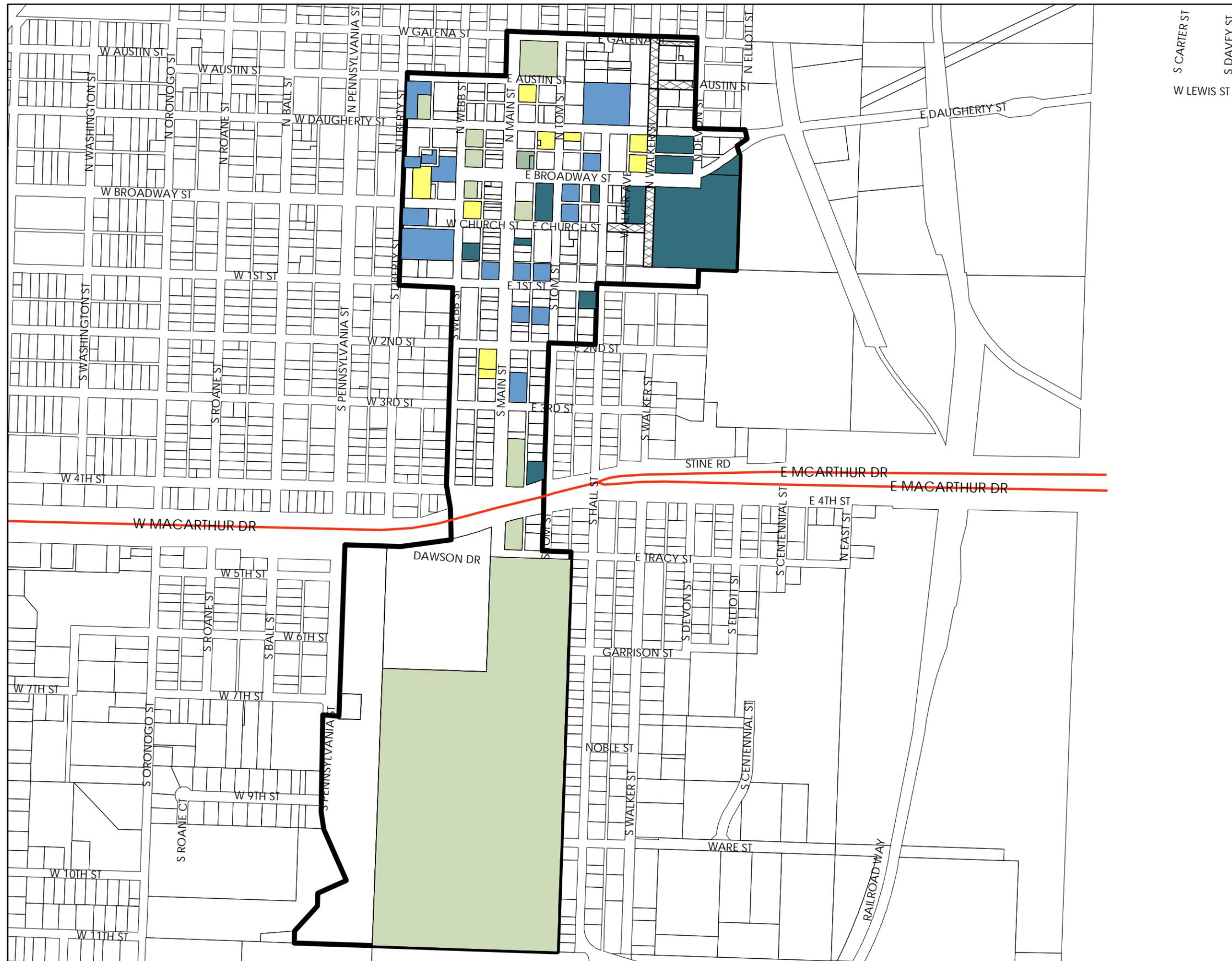


Exhibit 6-d Off Street Parking Conditions

Downtown Study Area
City of Webb City, Missouri



- Legend**
- Excellent
 - Good
 - Fair
 - Poor
 - Dilapidated
 - Study Area
 - Paper Streets

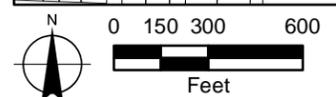


Exhibit 6-e On Street Parking

Downtown Study Area
City of Webb City, Missouri

- Legend**
- 1-5 Spaces
 - 6-10 Spaces
 - 11-20 Spaces
 - No Parking
 - Study Area
 - Paper Streets



Exhibit 7-a Street Conditions

Downtown Study Area
City of Webb City, Missouri

Legend

-  Good
-  Fair
-  Poor
-  Dilapidated
-  Under Construction
-  Study Area
-  Paper Streets

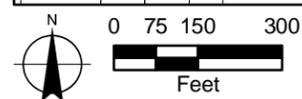


Exhibit 7-c Existing Lighting

Downtown Study Area
City of Webb City, Missouri

Legend

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

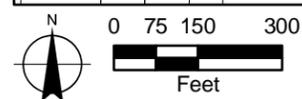


Exhibit 7-d ADA Accessible

Downtown Study Area
City of Webb City, Missouri

Legend

- ADA Accessible
- Not ADA Accessible
- Study Area
- Paper Streets

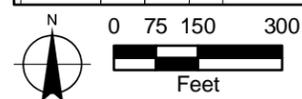


Exhibit 7-e Overhead Utility Lines

Downtown Study Area
City of Webb City, Missouri

Legend

-  Overhead Utility Lines
-  No Overhead Utility Lines
-  Study Area
-  Paper Streets

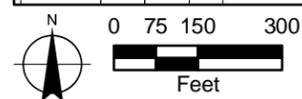


Exhibit 7-f Existing Streetscape

Downtown Study Area
City of Webb City, Missouri



Legend

-  Bench
-  Paver Inserts
-  Street Trees
-  Trashcan
-  Cobblestone Sidewalk
-  Cobblestone Street
-  Cobblestone Street & Sidewalk
-  Paver Inserts & Planters
-  Paver Inserts & Street Trees
-  Paver Inserts, Street Trees & Planters
-  Paver Inserts, Street Trees & Trashcan
-  No Streetscape
-  Study Area
-  Paper Streets

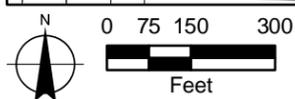
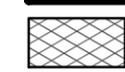


Exhibit 8 National Register of Historic Places

Downtown Study Area
City of Webb City, Missouri

Legend

-  National Register
-  Study Area
-  Paper Streets

