

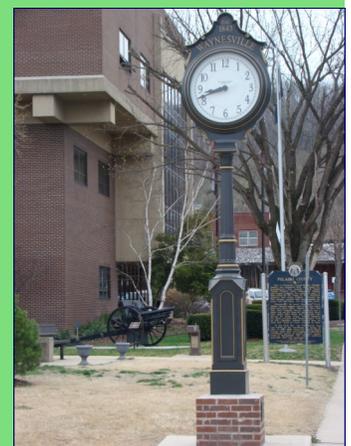
DOWNTOWN  
REVITALIZATION &  
ECONOMIC  
ASSISTANCE FOR  
MISSOURI

APRIL 2011

# MAP REFERENCE HANDBOOK

LAND USE,  
BUILDING  
& INFRASTRUCTURE  
SURVEY

Waynesville, Missouri



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# ACKNOWLEDGMENTS



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



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

PLANNING CONSULTANT

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## MAP REFERENCE HANDBOOK

The series of maps contained herein illustrate the results of the Land Use, Building and Infrastructure Survey conducted by PGAV Staff during March, 2011. PGAV Staff coded the results of the Survey into Waynesville's Geographic Information System ("GIS") to create the maps, 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, vacancies, and residential units. The DREAM Area is comprised of approximately 17 city blocks, and 156 parcels covering nearly 147 acres. One hundred and fifty primary buildings are located within the Area.

The Survey is the foundation upon which more in depth future analysis will be conducted as a part of the DREAM Program. The Strategic Plan, Retail Market Analysis, Financial Evaluation and other planning tasks of the DREAM Initiative, rely on the elements of the data and mapping contained within this booklet. Analysis of the Survey data will be used for the various tasks throughout the DREAM Initiative.

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 illustrated.
2. **Land Use (Exhibits 2a-2e)** – 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.
3. **Building Conditions (Exhibit 3)** – The Building Conditions Map illustrates buildings which may be in need of restoration or repair.
4. **Commercial Inventory (Exhibit 4)** – Commercial Inventory Maps illustrate commercial units and vacancies per building 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 number of residences per building in the Area. PGAV will utilize this information in the 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-6e)** – 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-7e)** – Infrastructure Conditions Maps illustrate the conditions of streets and sidewalks in the Area. The maps also illustrate where utility lines predominate. Infrastructure Conditions Maps show locations of amenities such as decorative lighting, benches, and other streetscape elements.
8. **Historic Districts and Buildings (Exhibit 8)** – The Historic Districts and Building Map illustrate the historic districts and buildings located in Downtown. The buildings which are listed on the national register are also highlighted on the map.
9. **Zoning (Exhibits 9a-9b)** – These maps illustrate the current zoning within the Area, as provided by the City, and any non-conforming land uses.

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

PGAV Staff appreciates the cooperation of the City of Waynesville, Pulaski County and others who were instrumental in the assemblage of the data for the Map Reference Handbook.

# MAP EXHIBITS

# Exhibit 1 DREAM Boundary

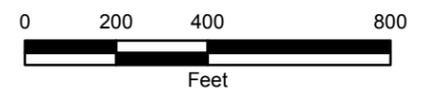
Downtown Study Area  
City of Waynesville, Missouri

## Legend

 Study Area Boundary



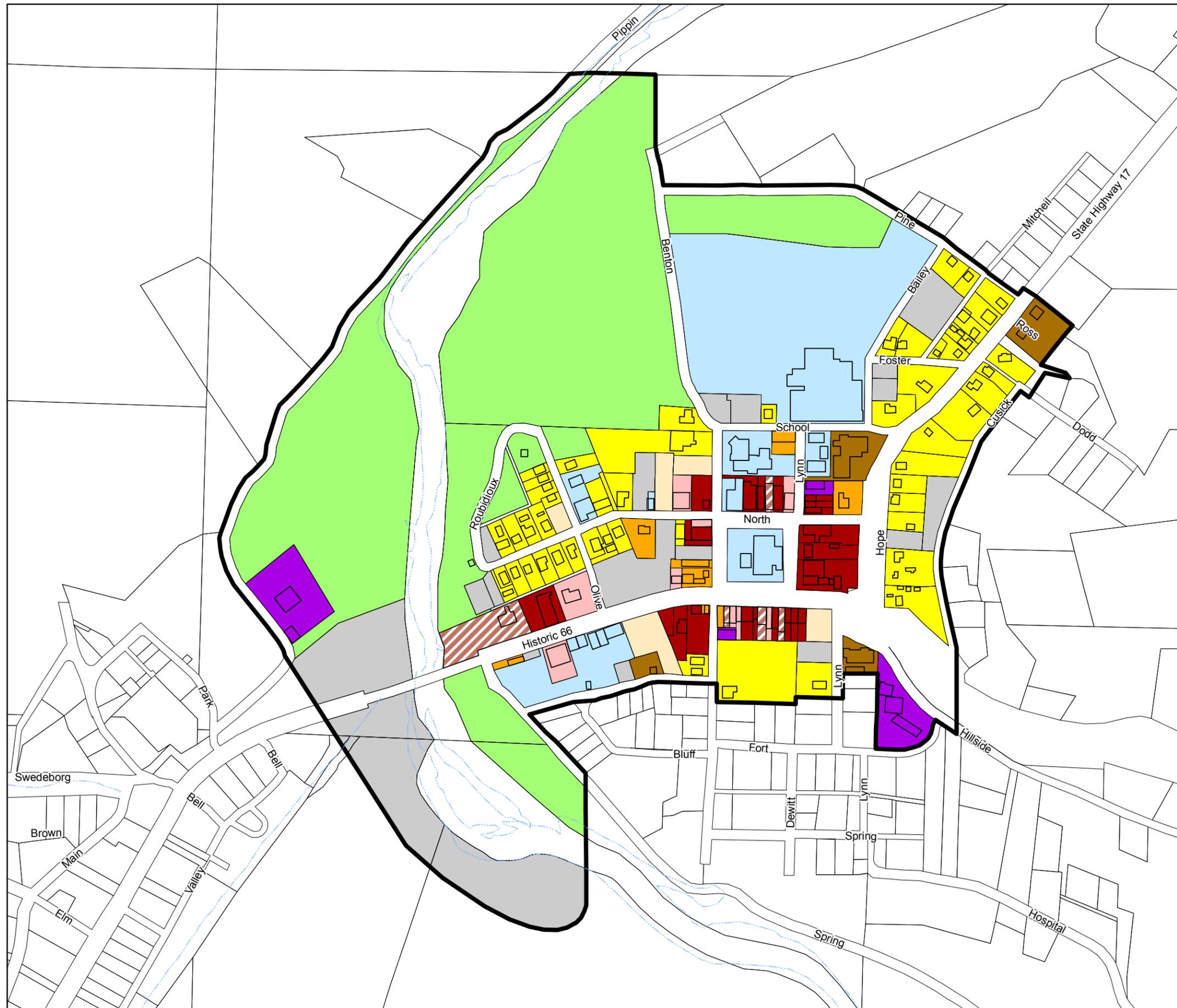
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# Exhibit 2-a Existing Land Use

Downtown Study Area  
City of Waynesville, Missouri

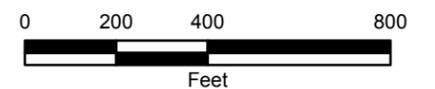


## Legend

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



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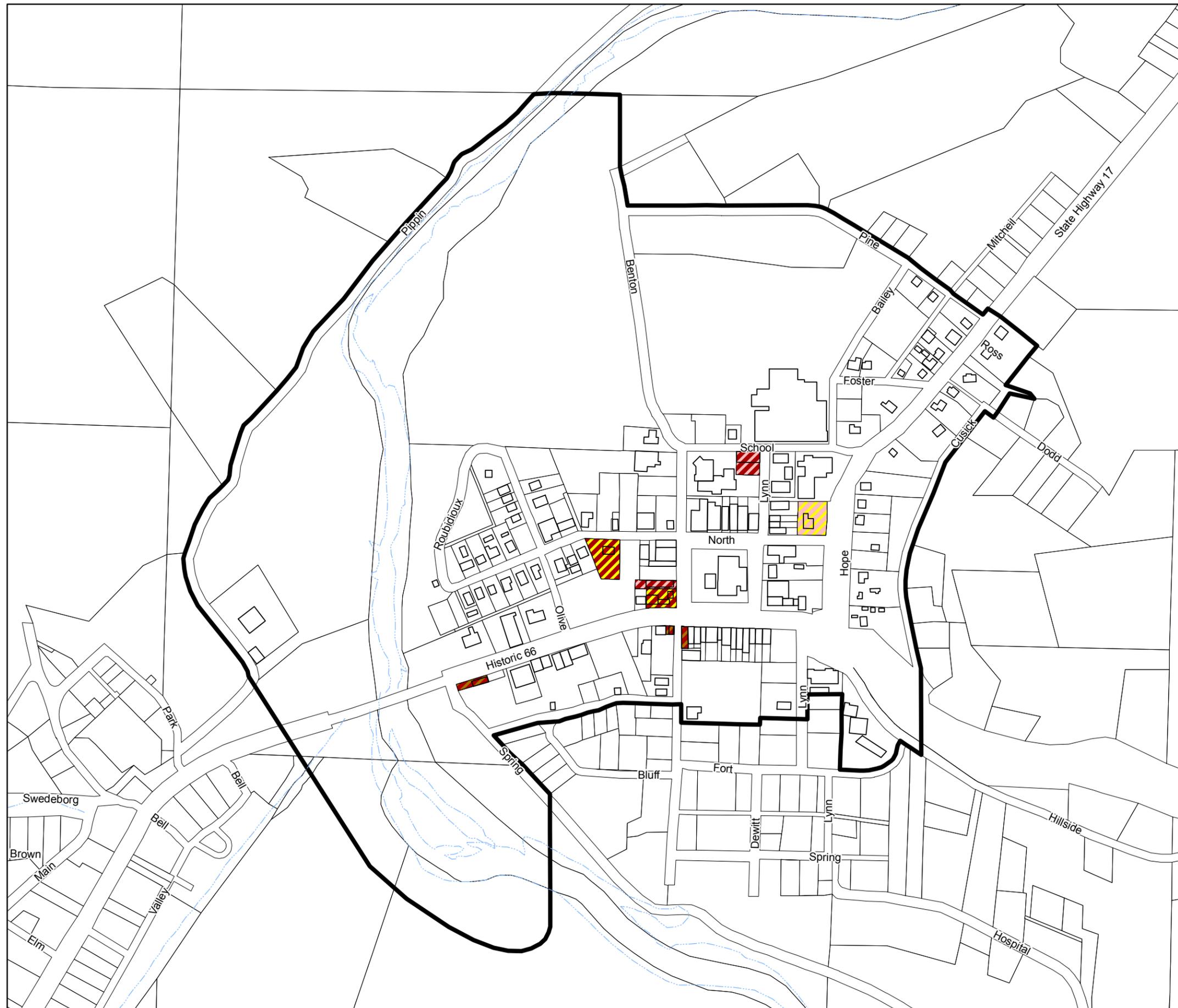
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# Exhibit 2-b Mixed Land Use

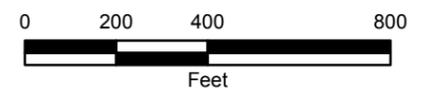
Downtown Study Area  
City of Waynesville, Missouri

## Legend

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



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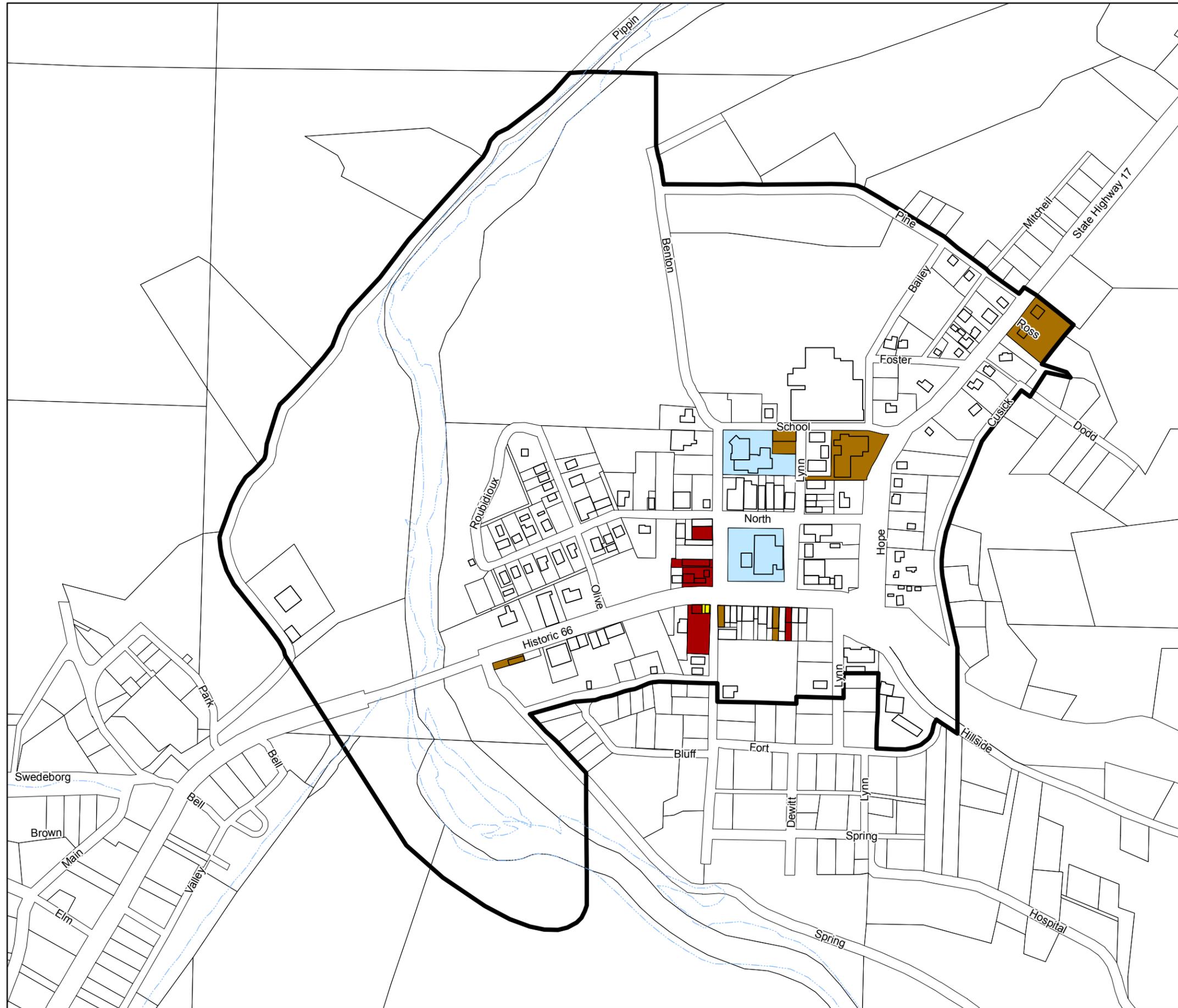


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# Exhibit 2-d 2nd Floor Land Use

Downtown Study Area  
City of Waynesville, Missouri

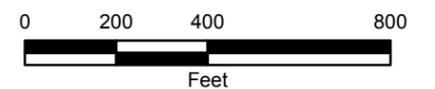


## Legend

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



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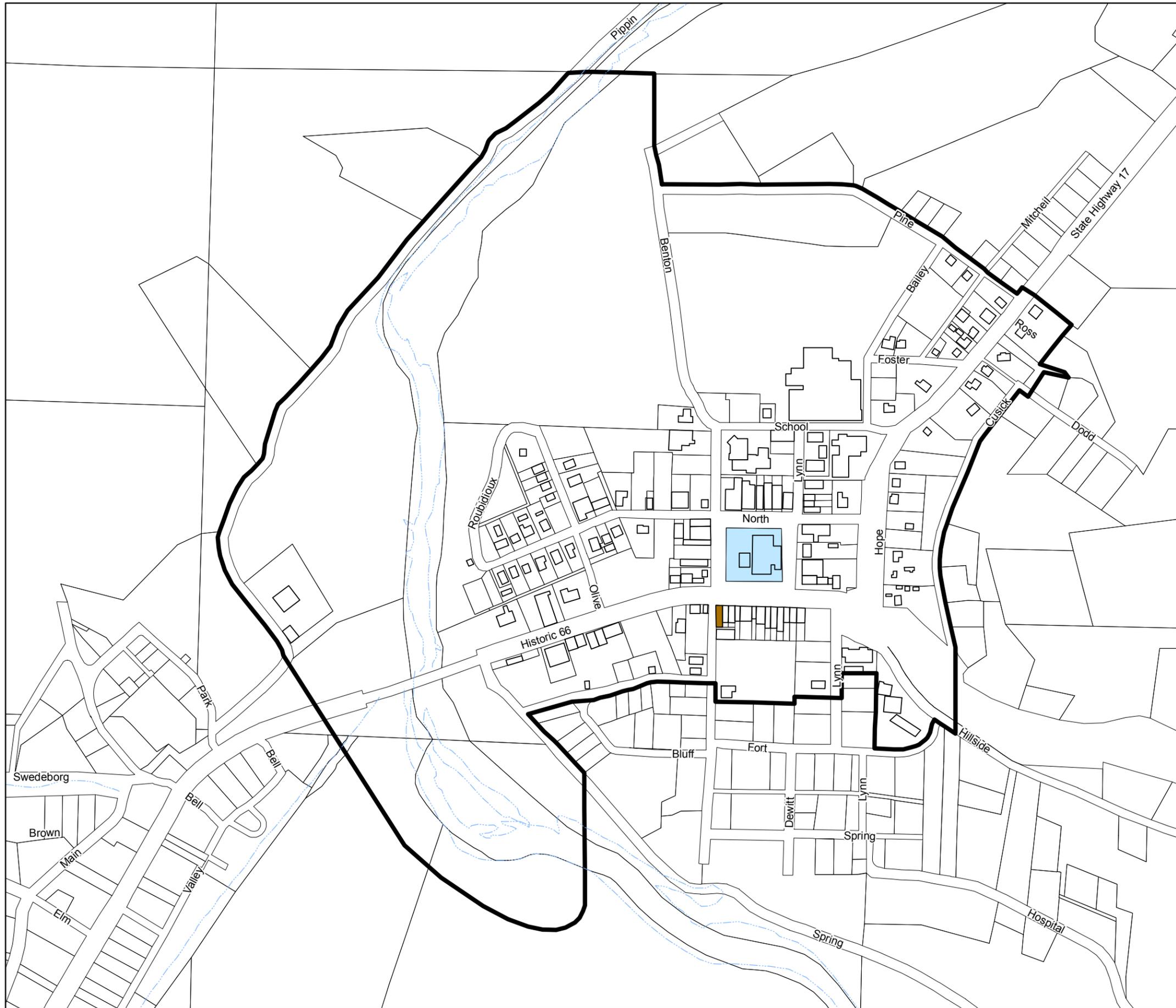
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# Exhibit 2-e 3rd Floor Land Use

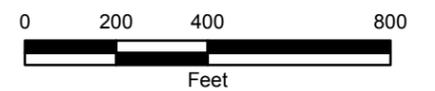
Downtown Study Area  
City of Waynesville, Missouri

## Legend

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



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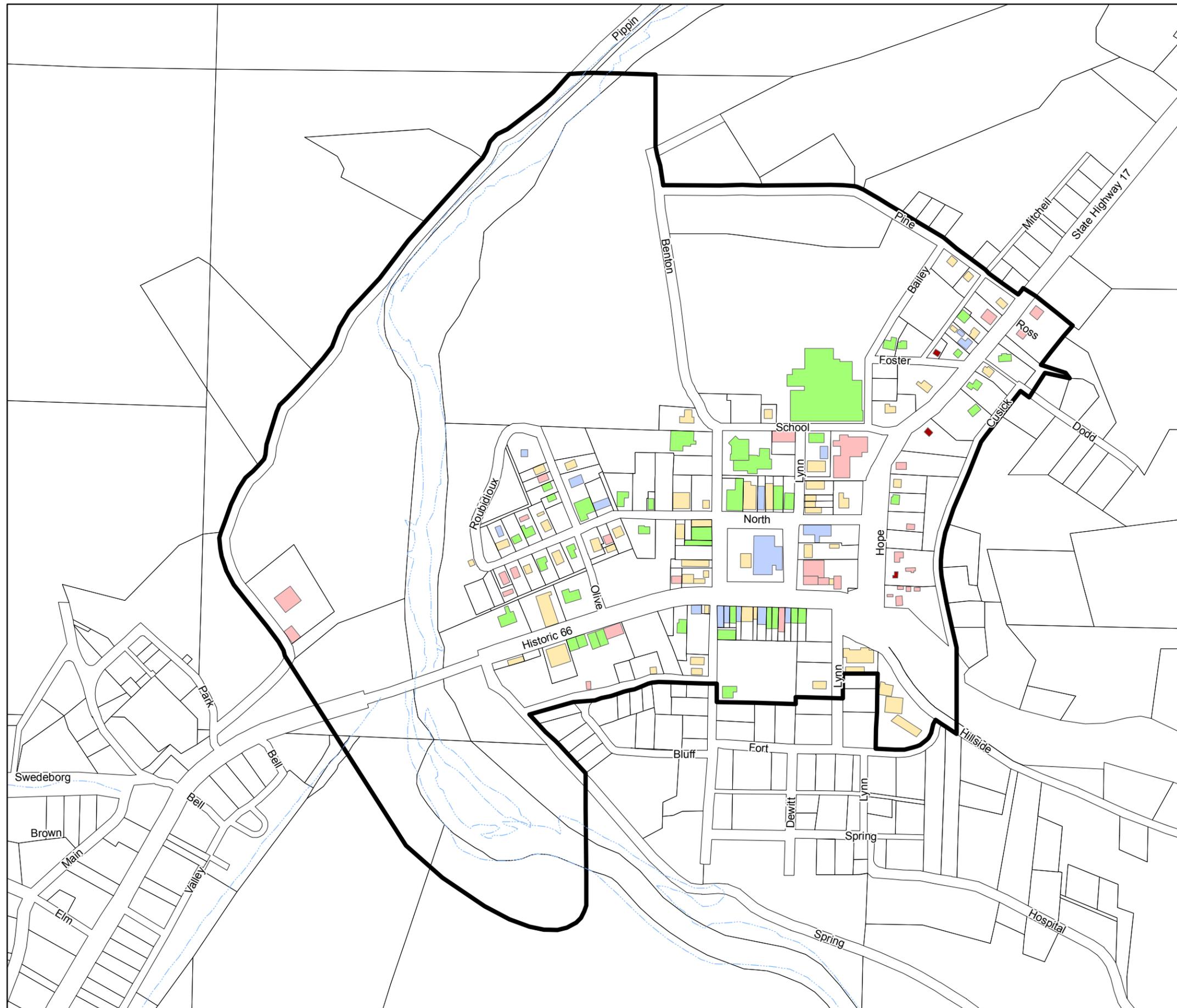
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# Exhibit 3 Building Conditions

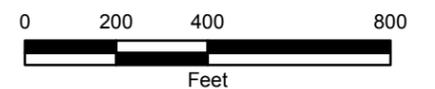
Downtown Study Area  
City of Waynesville, Missouri

## Legend

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



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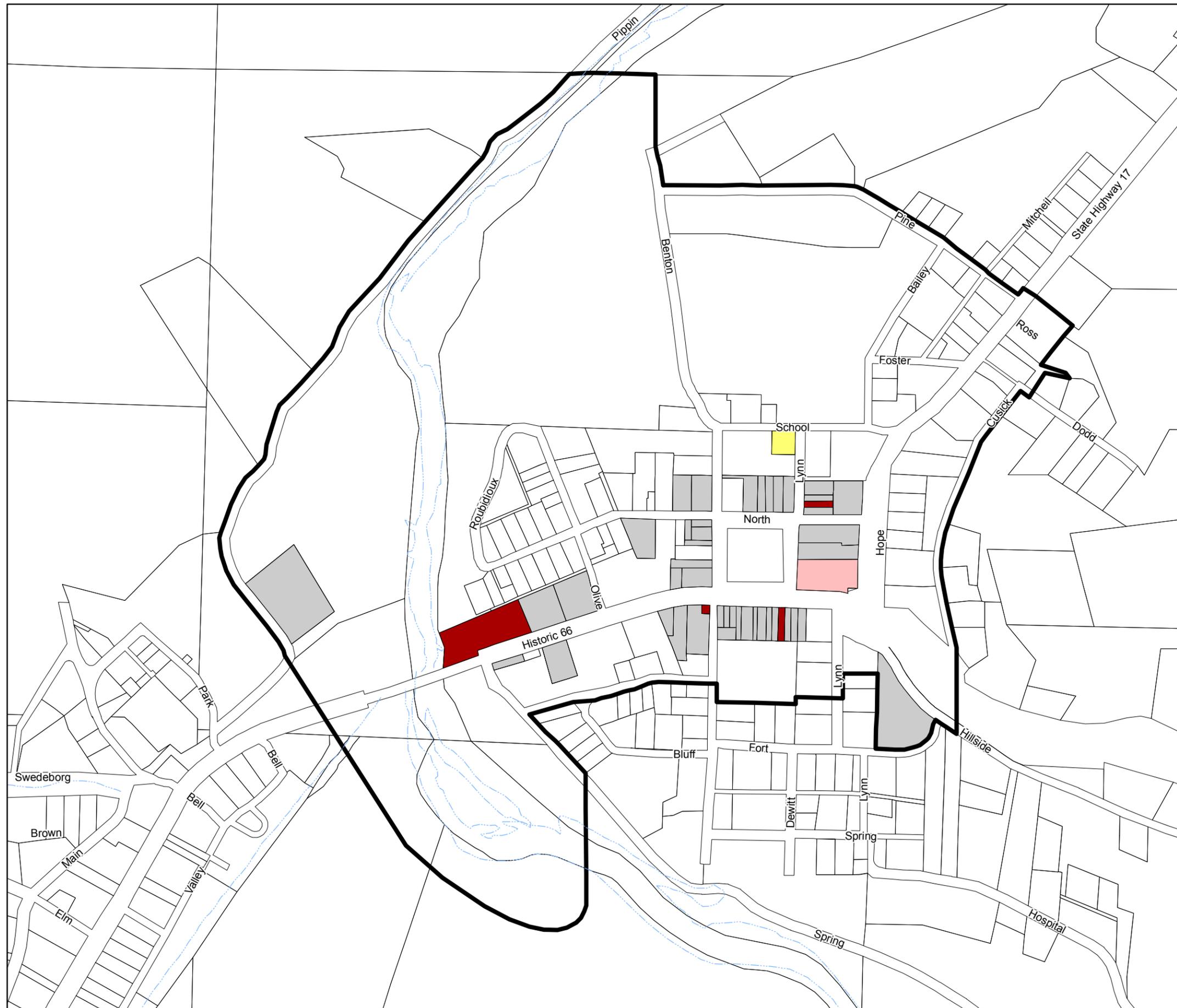


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# Exhibit 4

## 1st Floor Commercial/ Retail Vacancies

Downtown Study Area  
City of Waynesville, Missouri

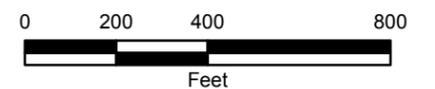


### Legend

-  Study Area Boundary
-  0%
-  26%-50%
-  76%-99%
-  100%



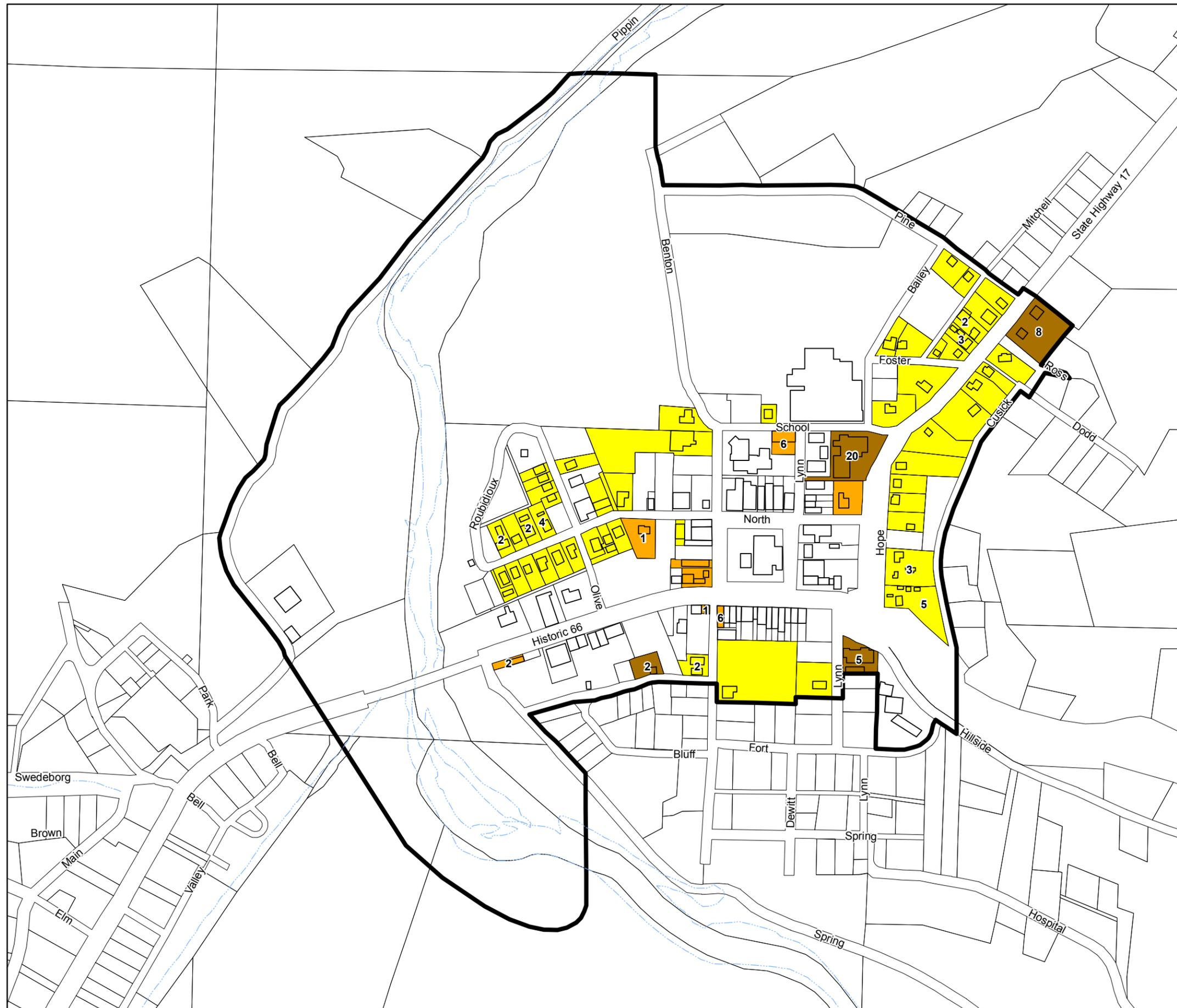
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# Exhibit 5 Residential Inventory & Units

Downtown Study Area  
City of Waynesville, Missouri

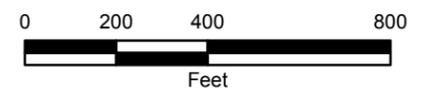


## Legend

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



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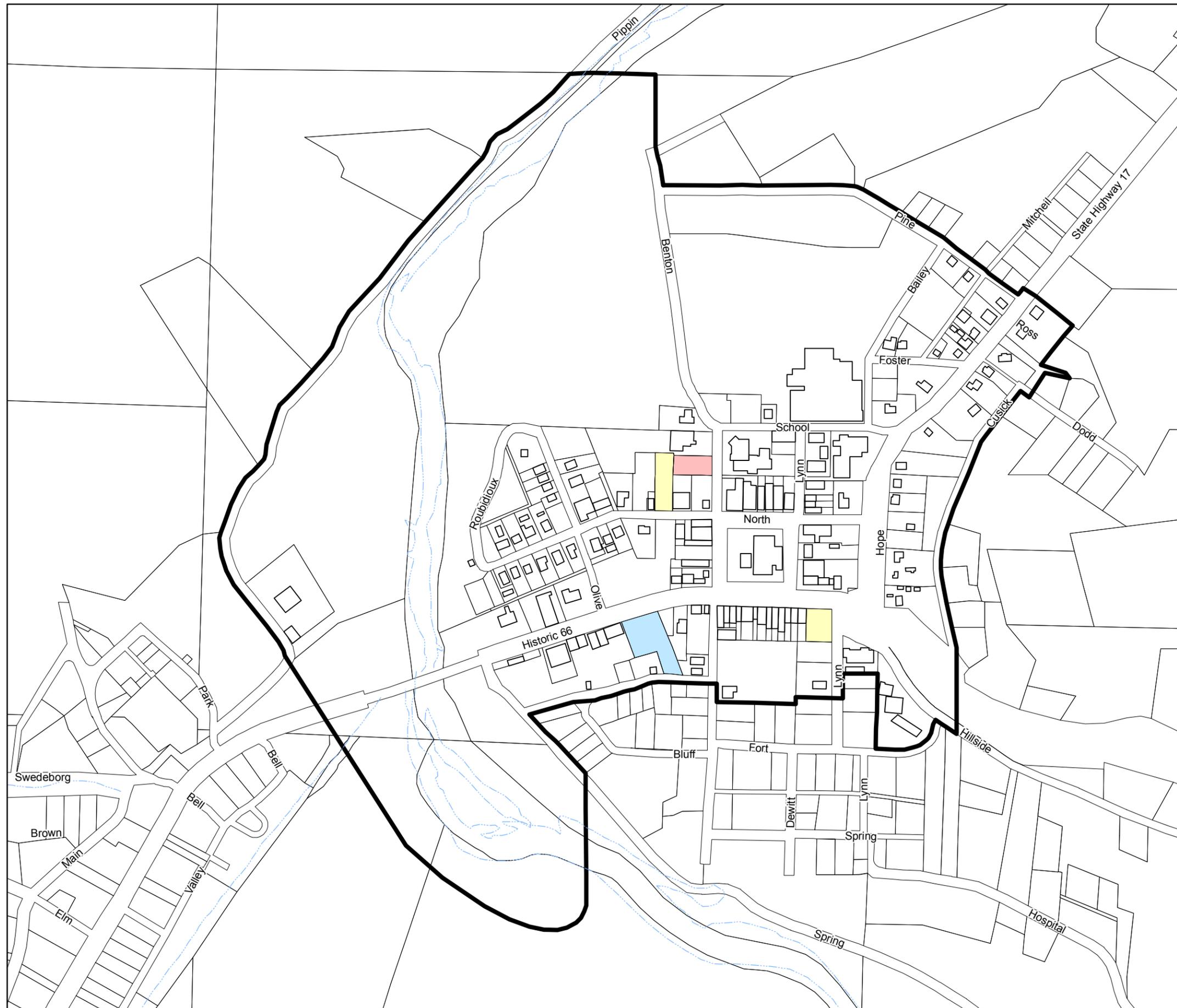


# Exhibit 6-b Parking Lot Conditions

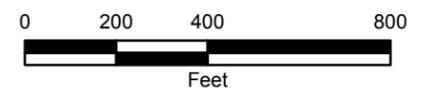
Downtown Study Area  
City of Waynesville, Missouri

## Legend

-  Study Area Boundary
-  Excellent
-  Fair
-  Poor



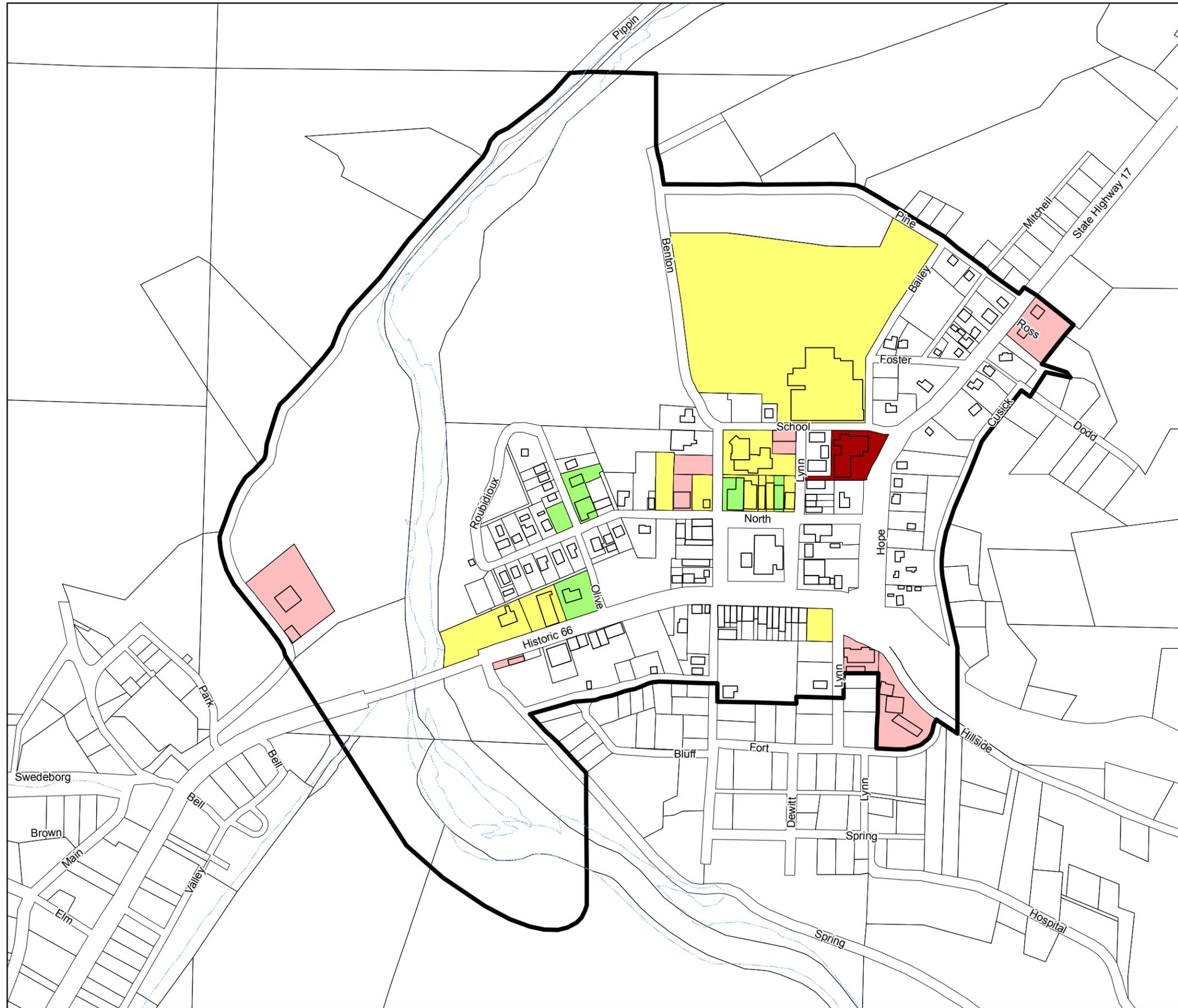
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Exhibit 6-d  
 Off Street  
 Parking Conditions  
 Downtown Study Area  
 City of Waynesville, Missouri

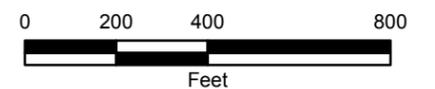


**Legend**

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



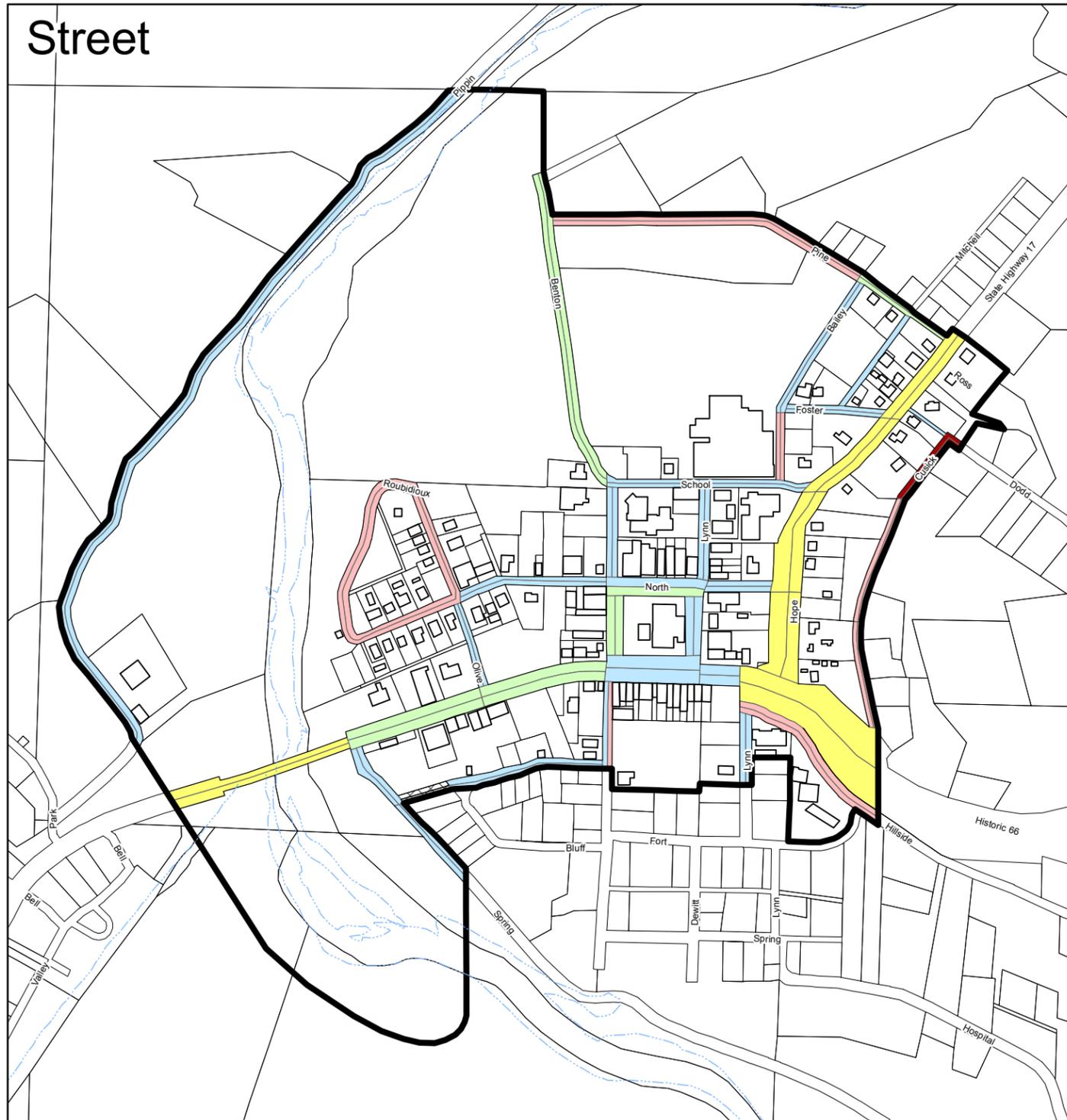
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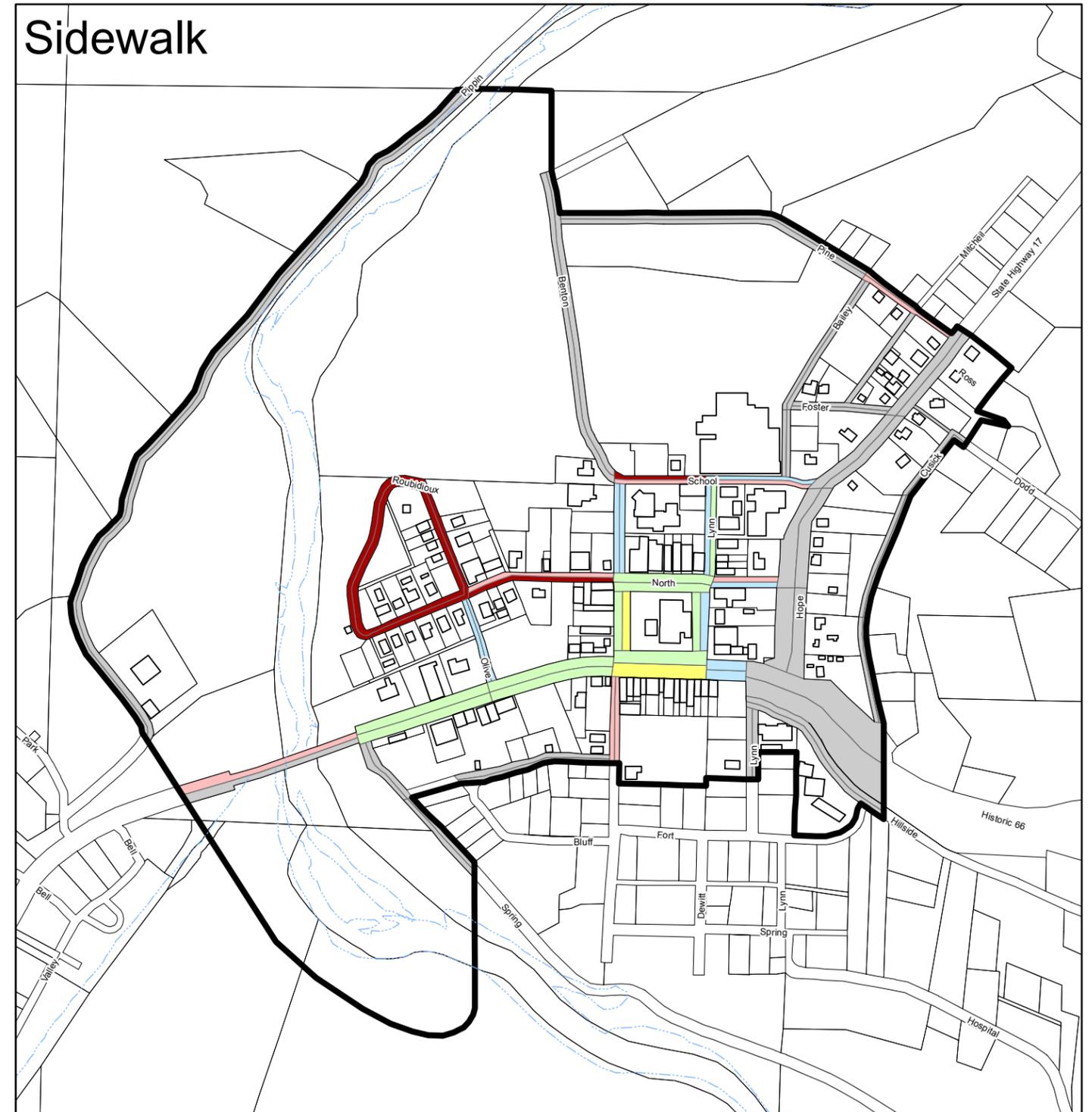
**PGAVPLANNERS**



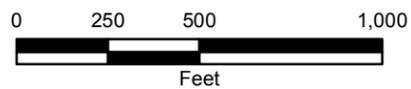
# Street



# Sidewalk

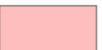
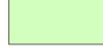


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## Legend

- |   |                     |   |               |
|---|---------------------|---|---------------|
|  | Study Area Boundary |  | Poor          |
|  | Excellent           |  | Dilapidated   |
|  | Good                |  | Paper Streets |
|  | Fair                |  | No Sidewalk   |

## Exhibit 7-a Street & Sidewalk Conditions

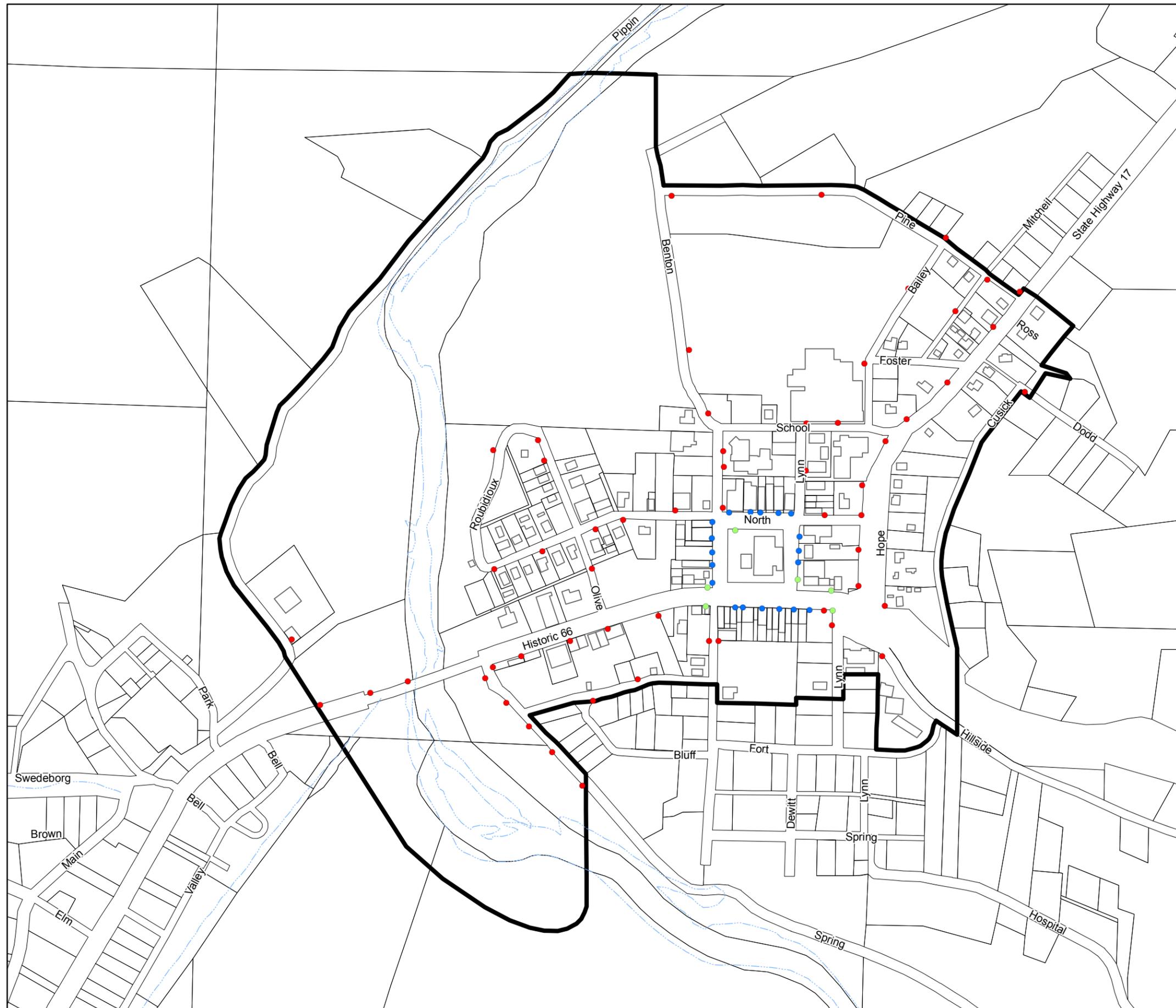
Downtown Study Area  
City of Waynesville, Missouri

# Exhibit 7-b Street Lighting

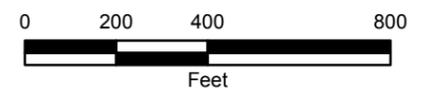
Downtown Study Area  
City of Waynesville, Missouri

## Legend

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



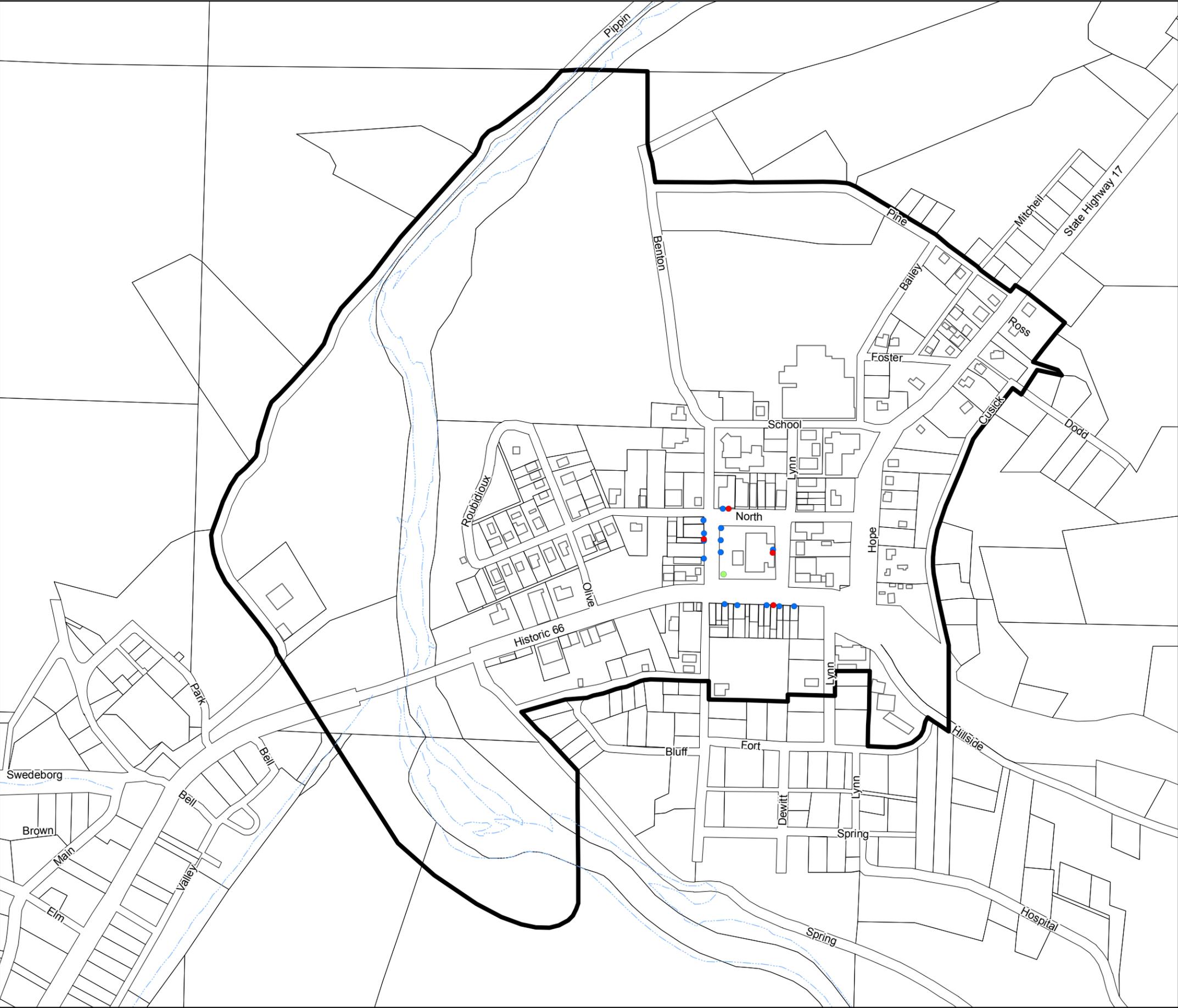
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# Exhibit 7-c Streetscape

Downtown Study Area  
City of Waynesville, Missouri

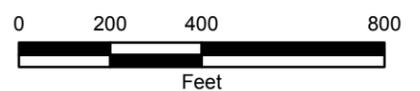


### Legend

-  Study Area Boundary
-  Clock
-  Streetscape Bench
-  Trash Receptacles



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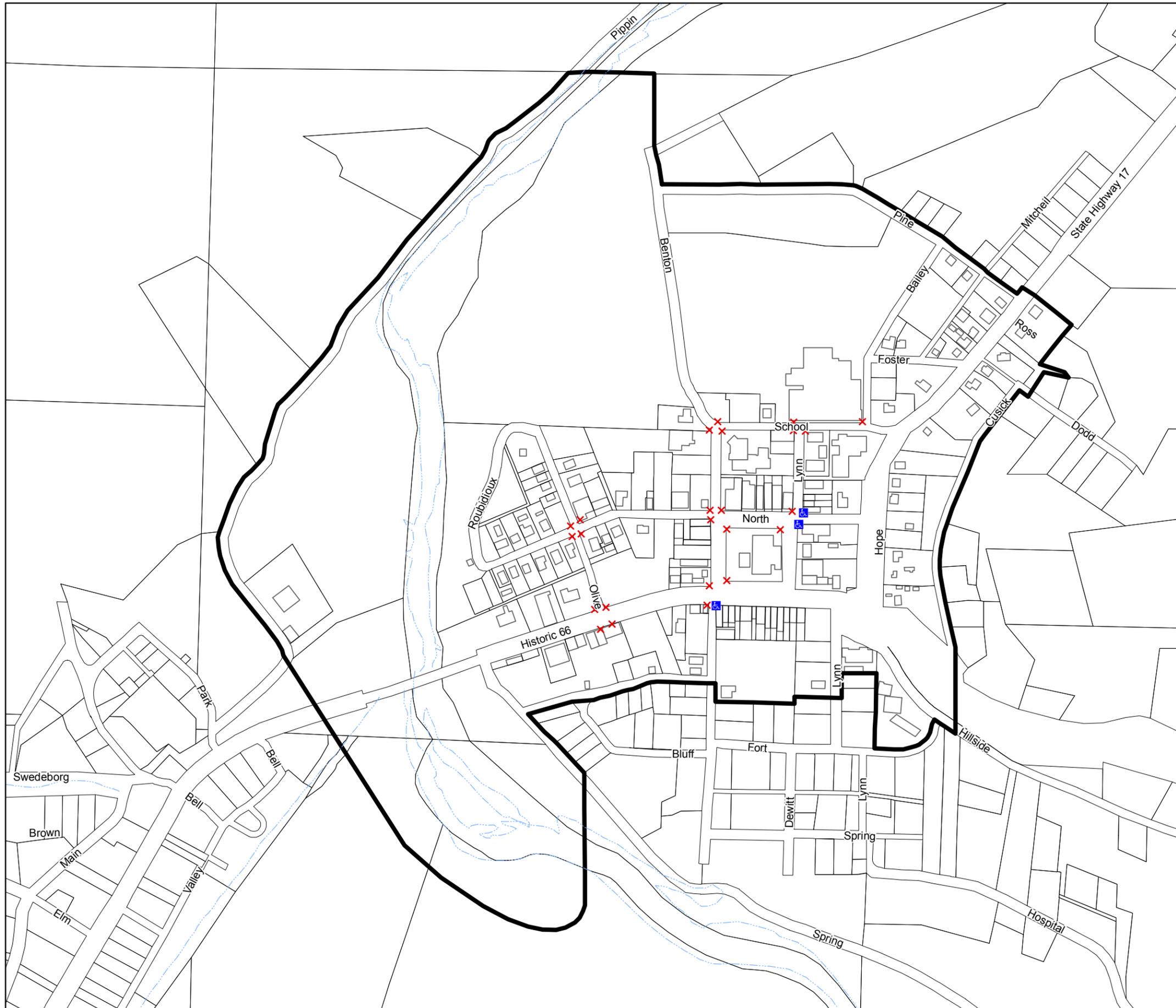
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# Exhibit 7-d ADA Accessibility

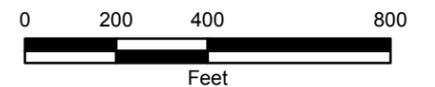
Downtown Study Area  
City of Waynesville, Missouri

## Legend

-  Study Area Boundary
-  ADA Compliant
-  Non-ADA Compliant



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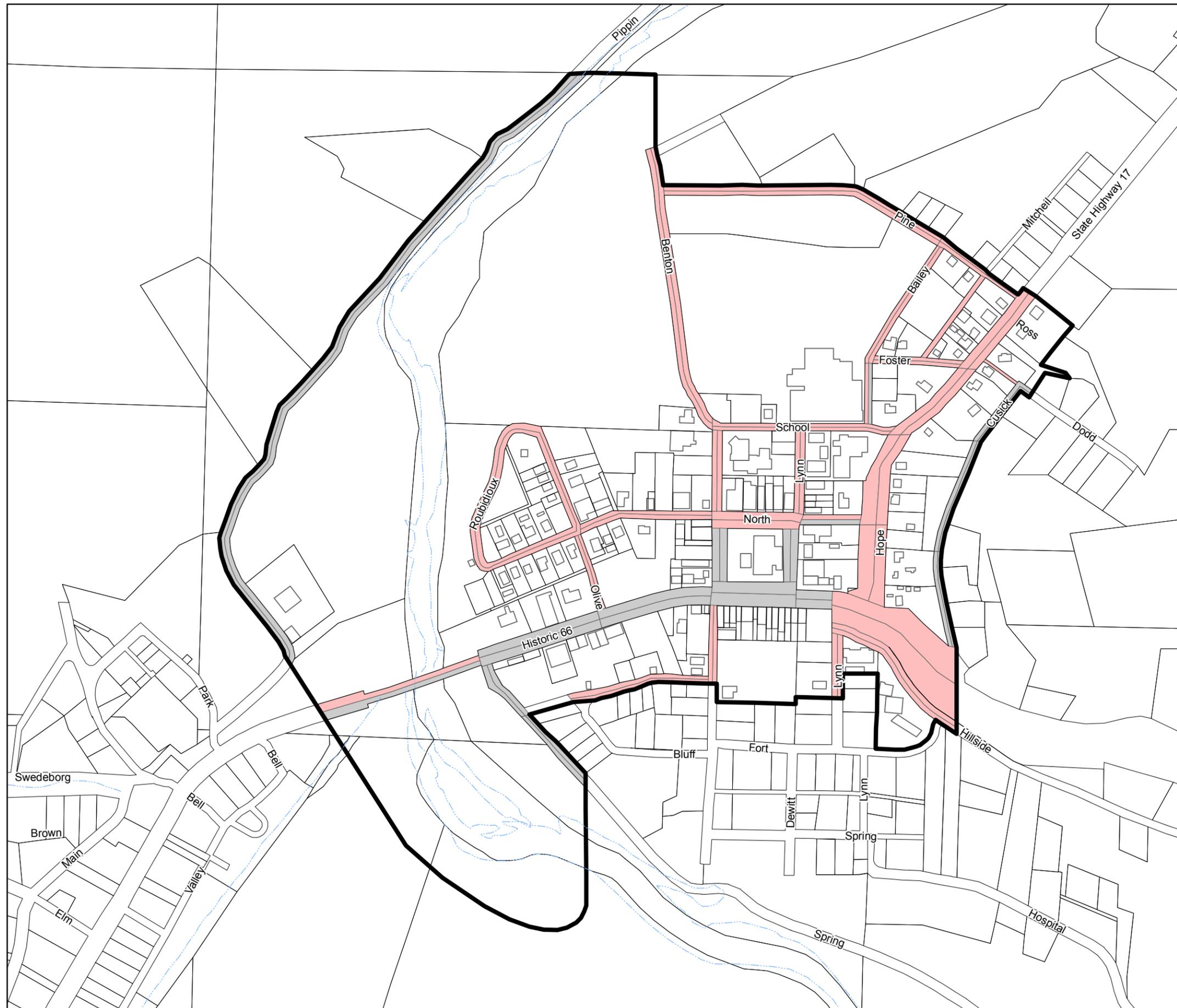
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# Exhibit 7-e Overhead Powerlines

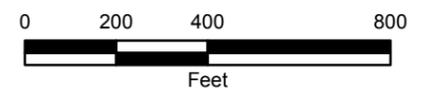
Downtown Study Area  
City of Waynesville, Missouri

## Legend

-  Study Area Boundary
-  Overhead Powerlines
-  No Overhead Powerlines



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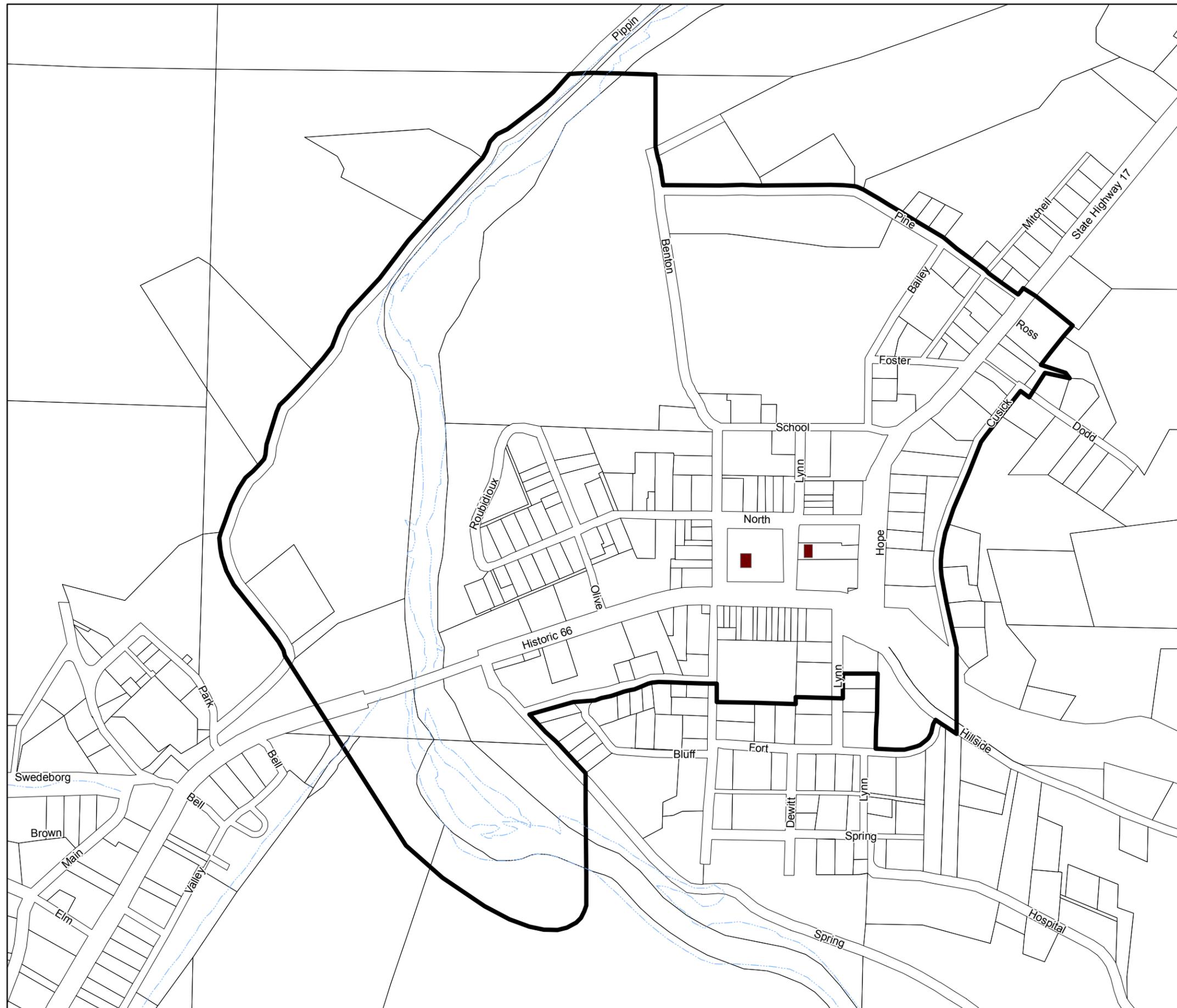


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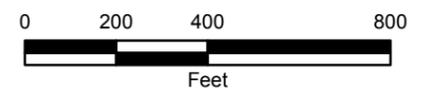
Exhibit 8  
Historic Districts &  
Buildings  
Downtown Study Area  
City of Waynesville, Missouri

Legend

-  Study Area Boundary
-  National Register



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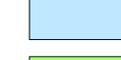
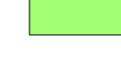


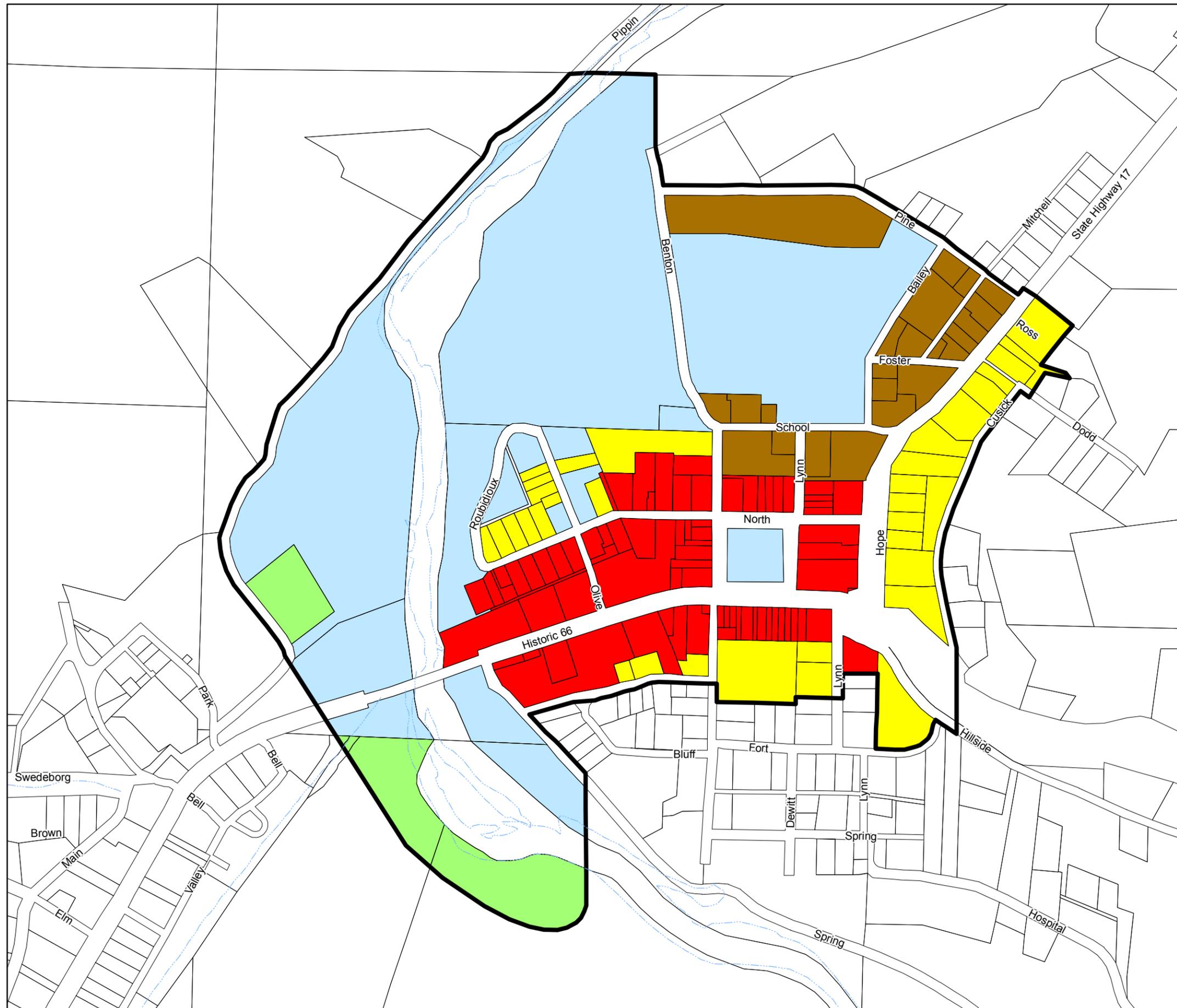
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# Exhibit 9-a Existing Zoning

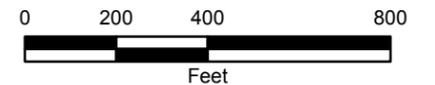
Downtown Study Area  
City of Waynesville, Missouri

## Legend

-  Study Area Boundary
-  R-1 (Single-Family Residential)
-  R-3 (Multi-Family Residential)
-  C-2 (Commercial)
-  P-1 (Public)
-  A-1 (Agricultural)



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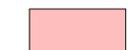
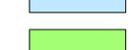


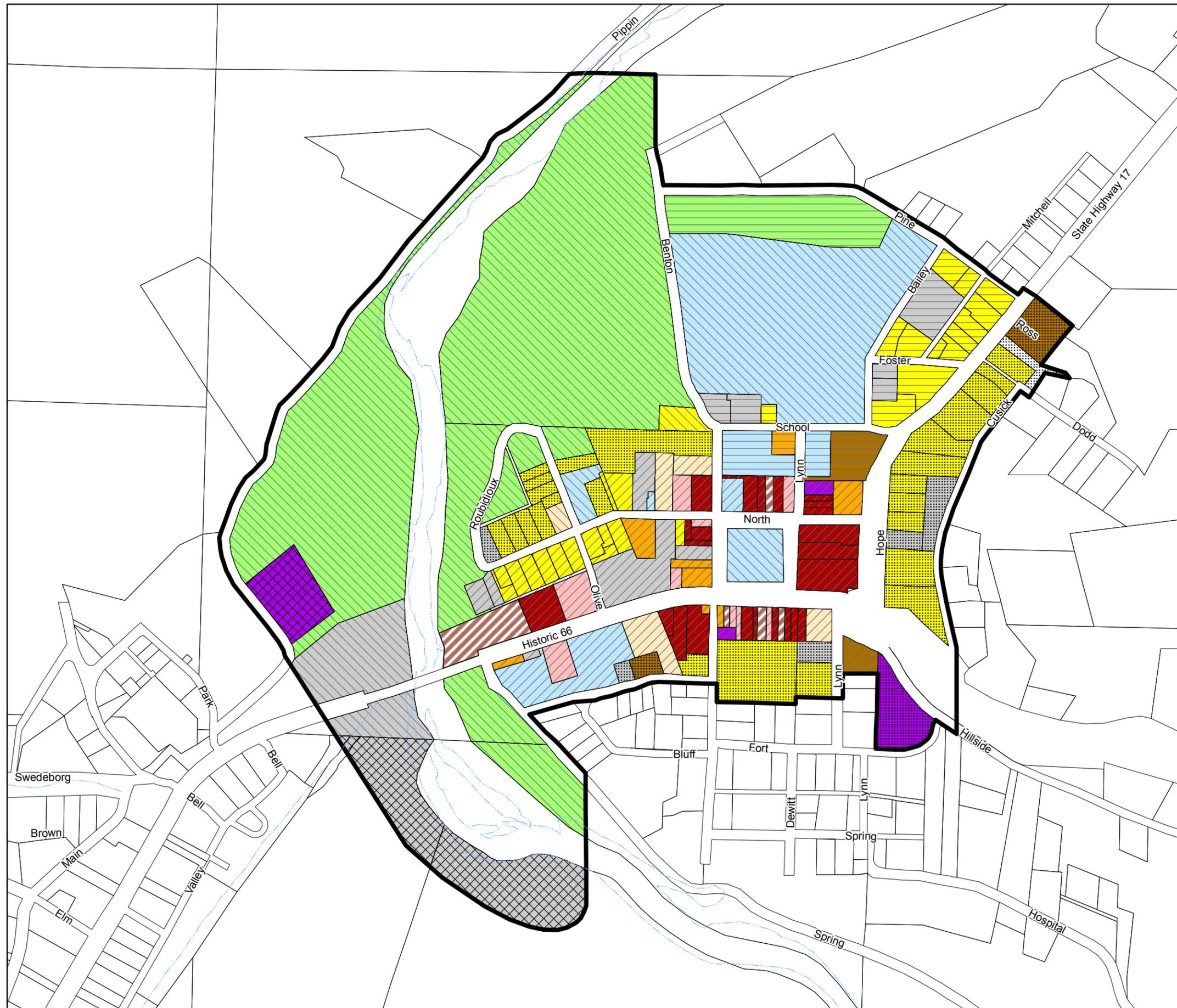
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# Exhibit 9-b Existing Zoning & Land Use

Downtown Study Area  
City of Waynesville, Missouri

## Legend

-  Study Area Boundary
-  R-1 (Single-Family Residential)
-  R-3 (Multi-Family Residential)
-  C-2 (Commercial)
-  P-1 (Public)
-  A-1 (Agricultural)
-  Single-Family
-  Multi-Family
-  Mixed Use
-  Commercial
-  Retail
-  Restaurant / Bar
-  Industrial
-  Public / Institutional
-  Park / Recreation
-  Public Parking Lot
-  Vacant Lot



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