

# MAP REFERENCE HANDBOOK

DOWNTOWN STUDY AREA

CITY OF ST. JOSEPH, MISSOURI

March, 2008



**D·R·E·A·M**  
I N I T I A T I V E

# ACKNOWLEDGMENTS



DOWNTOWN REVITALIZATION AND ECONOMIC ASSISTANCE FOR



MISSOURI HOUSING  
DEVELOPMENT COMMISSION

PLANNING CONSULTANT



## MAP REFERENCE HANDBOOK

The series of maps contained herein illustrates the results of the Land Use, Building and Infrastructure Survey, which were conducted by staff of the City of St. Joseph during the summer and fall of 2007 and supplemented by PGAV Staff in winter 2007. PGAV Staff coded the results of the Survey into St. Joseph'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, building conditions, infrastructure conditions, on or off-street parking, commercial vacancies, and residential units.

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, 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 2-2a)** – Land Use Maps exhibit general land uses to provide the reader with information regarding the distribution of uses throughout the Area as well as mixes of uses within properties.
3. **Building Condition (Exhibit 3)** – Building Condition Map call out buildings which may be in need of restorative efforts.
4. **Commercial Inventory (Exhibits 4)** – The Commercial Inventory Map illustrates commercial units and vacancies in the Area in order to give City staff information on buildings that could accommodate new tenants and businesses.
5. **Residential Inventory (Exhibits 5a)** – Residential Inventory Maps show the numbers of residences per building and per floor in the Area. 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-6d)** – Parking Inventory Maps illustrate the number and condition of parking spaces available on or 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. These maps also show areas where overhead powerlines predominate. Infrastructure Conditions Maps also show locations of infrastructure amenities such as parking, benches, and historic streetlamps, if any.

8. **Historic Districts & Buildings (Exhibit 8)** – The Historic Districts & Buildings Map illustrates the location of historic districts and recognized historic properties (local, state or federal) in the Area.
9. **Zoning (Exhibit 9)** - The Zoning Map provides the existing zoning classifications for properties within the Area.

Included, along with this booklet, is a disc which contains digital copies of all maps contained herein as well as all associated GIS data so that City of St. Joseph 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 St. Joseph Staff, the St. Joseph Downtown Partnership Staff and other community volunteers who were instrumental in the assemblage of the data through many hours of field work required to complete these maps.

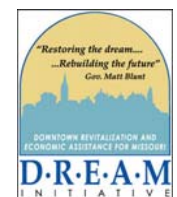
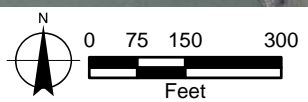
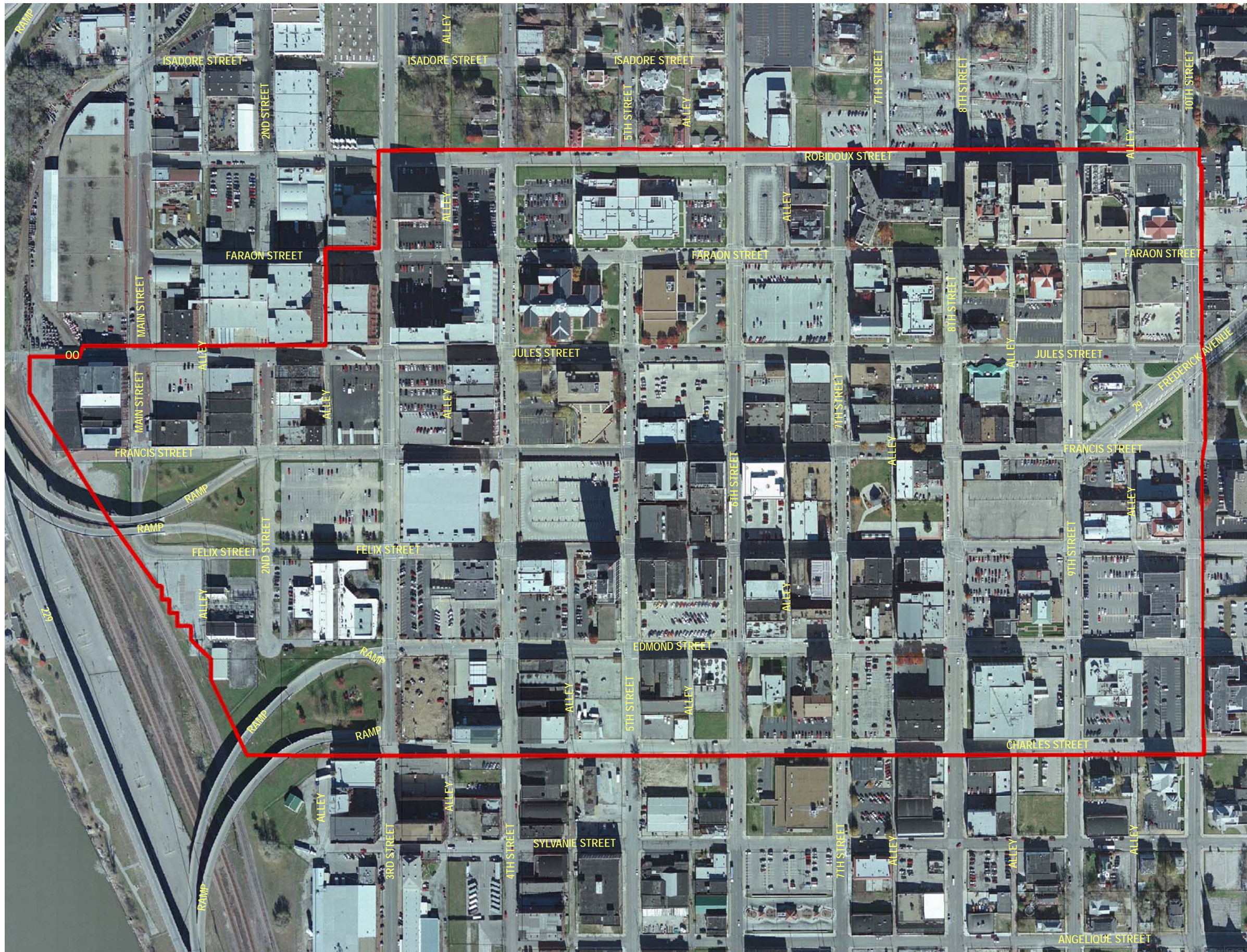
# MAP EXHIBITS

# Exhibit 1 Boundary Map

Downtown Study Area  
City of St. Joseph, Missouri

## Legend

 Study Area Boundary



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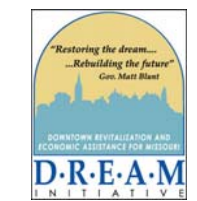
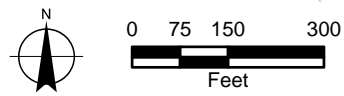


# Exhibit 2 General Land Use

Downtown Study Area  
City of St. Joseph, Missouri

## Legend

- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Multi-Family
- Recreation
- Parking
- Vacant
- Study Area Boundary



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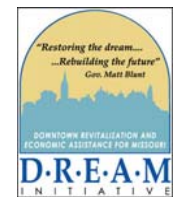
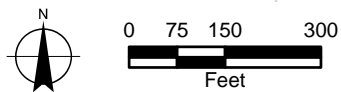
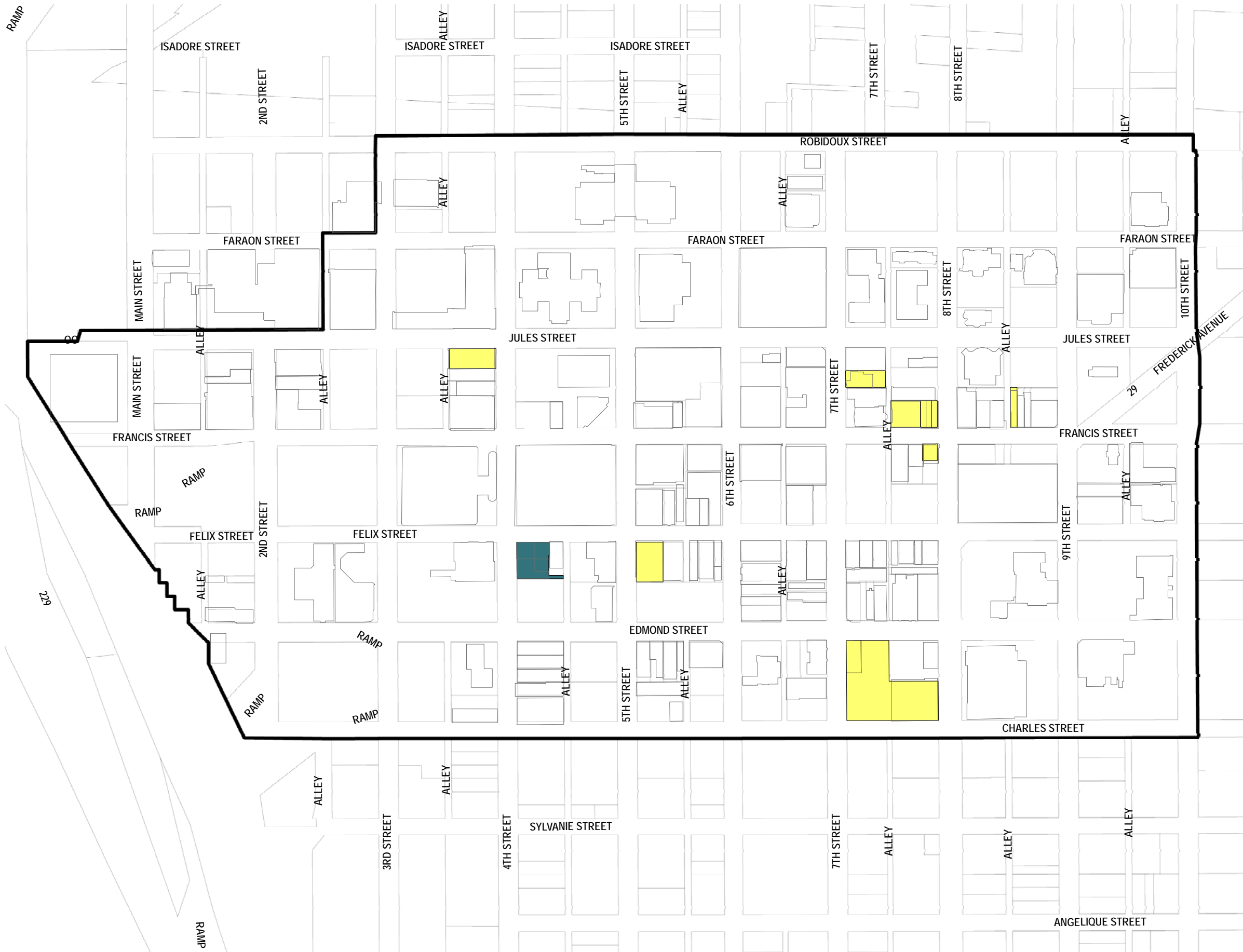


# Exhibit 2-a Mixed Land Use

Downtown Study Area  
City of St. Joseph, Missouri

## Legend

- Commercial/Residential
- Commercial/Public
- Study Area Boundary



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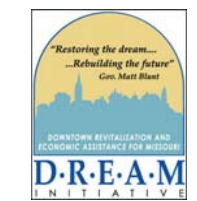
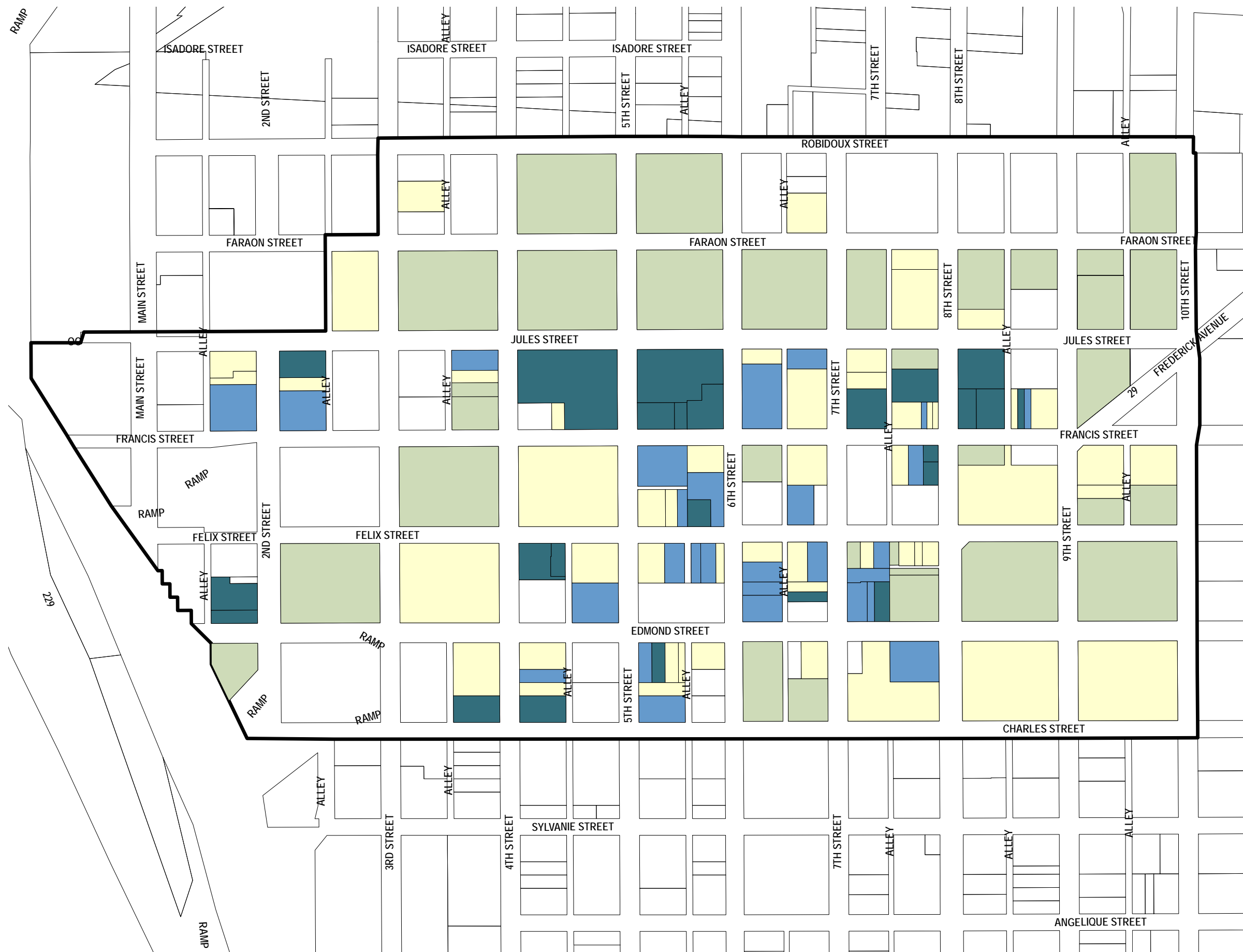


# Exhibit 3 Building Conditions

Downtown Study Area  
City of St. Joseph, Missouri

## Legend

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



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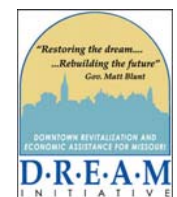
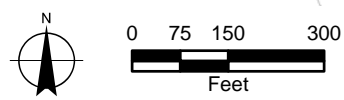


# Exhibit 4 Commercial/Retail Vacancy

Downtown Study Area  
City of St. Joseph, Missouri

## Legend

- 0%
- 1%-25%
- 26%-50%
- 51%-75%
- 76%-100%
- Study Area Boundary



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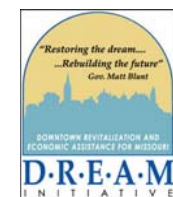
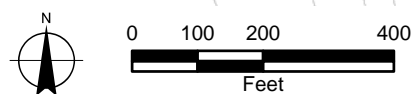
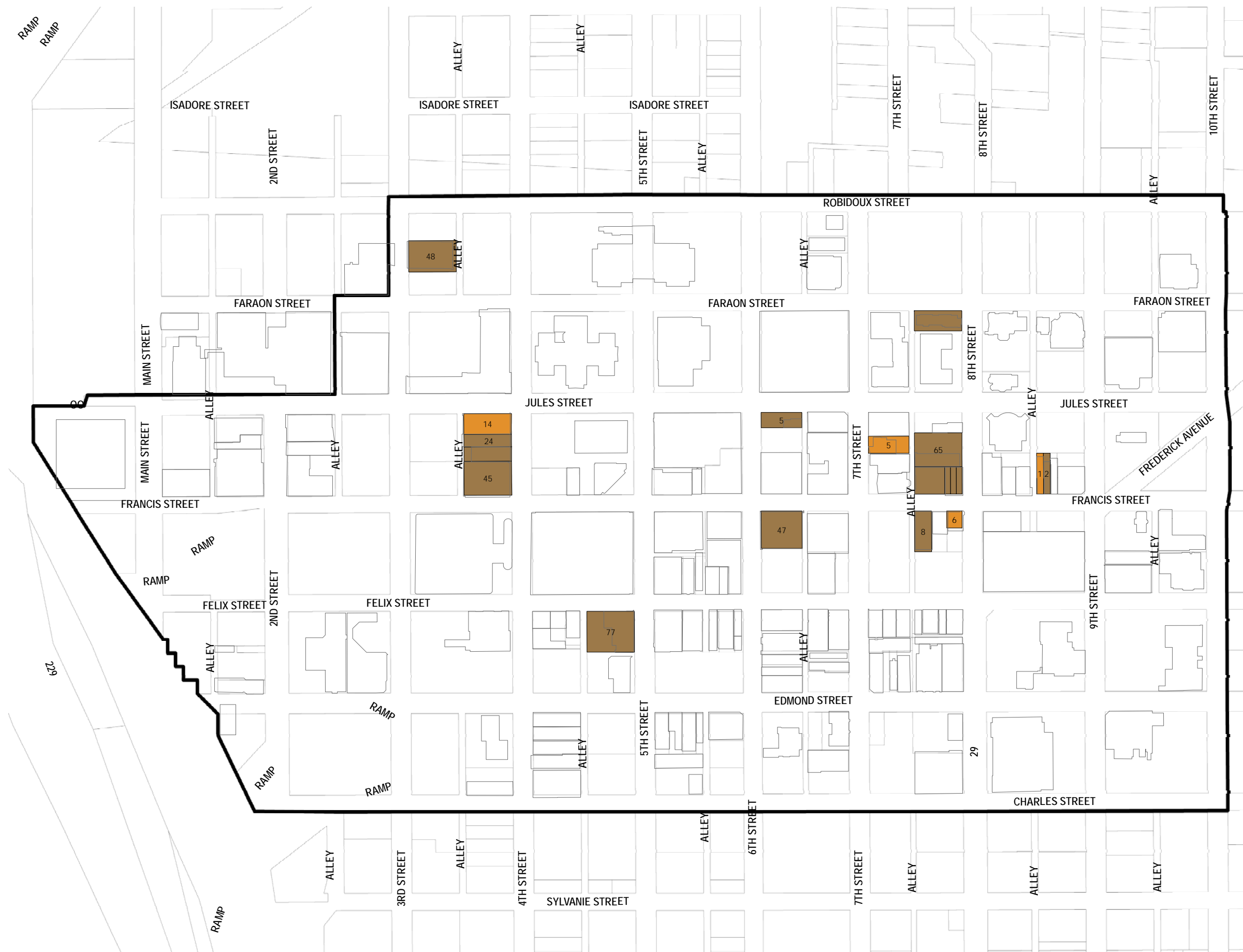
# Exhibit 5-a Residential Inventory

Downtown Study Area  
City of St. Joseph, Missouri

## Legend

- Multi-Family
- Mixed Use
- Study Area Boundary

Mixed Use Properties are those that have commercial, retail or a restaurant on the 1st floor and residential properties on the upper floors. The number of units are labeled on mixed use & multi-family properties






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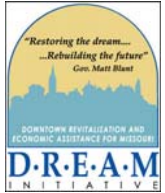
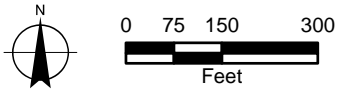


# Exhibit 6-a Vacant & Parking Lots

Downtown Study Area  
City of St. Joseph, Missouri

### Legend

-  Parking
-  Vacant
-  Study Area Boundary



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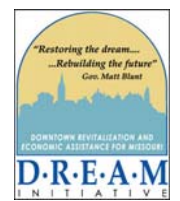
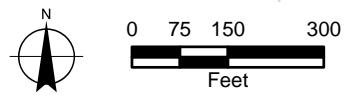
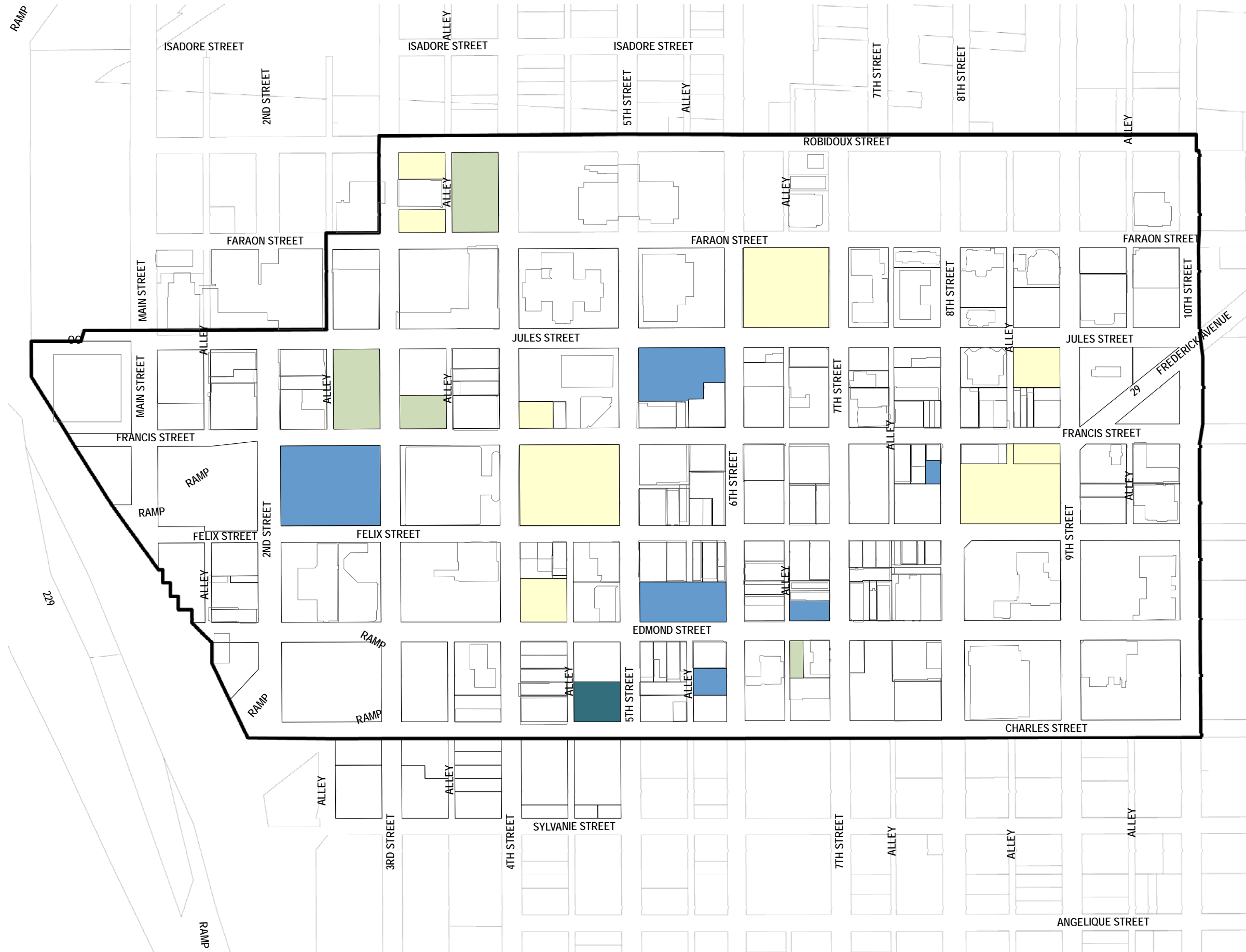


# Exhibit 6-b Parking Lot Conditions

Downtown Study Area  
City of St. Joseph, Missouri

## Legend

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



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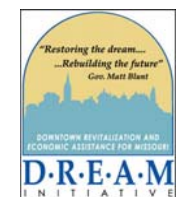
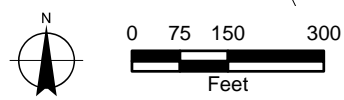


# Exhibit 6-c Off Street Parking

Downtown Study Area  
City of St. Joseph, Missouri

### Legend

- # of Off Street Parking Spaces
- Off Street Parking
- ▭ Study Area Boundary



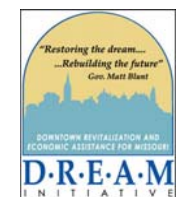
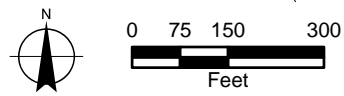
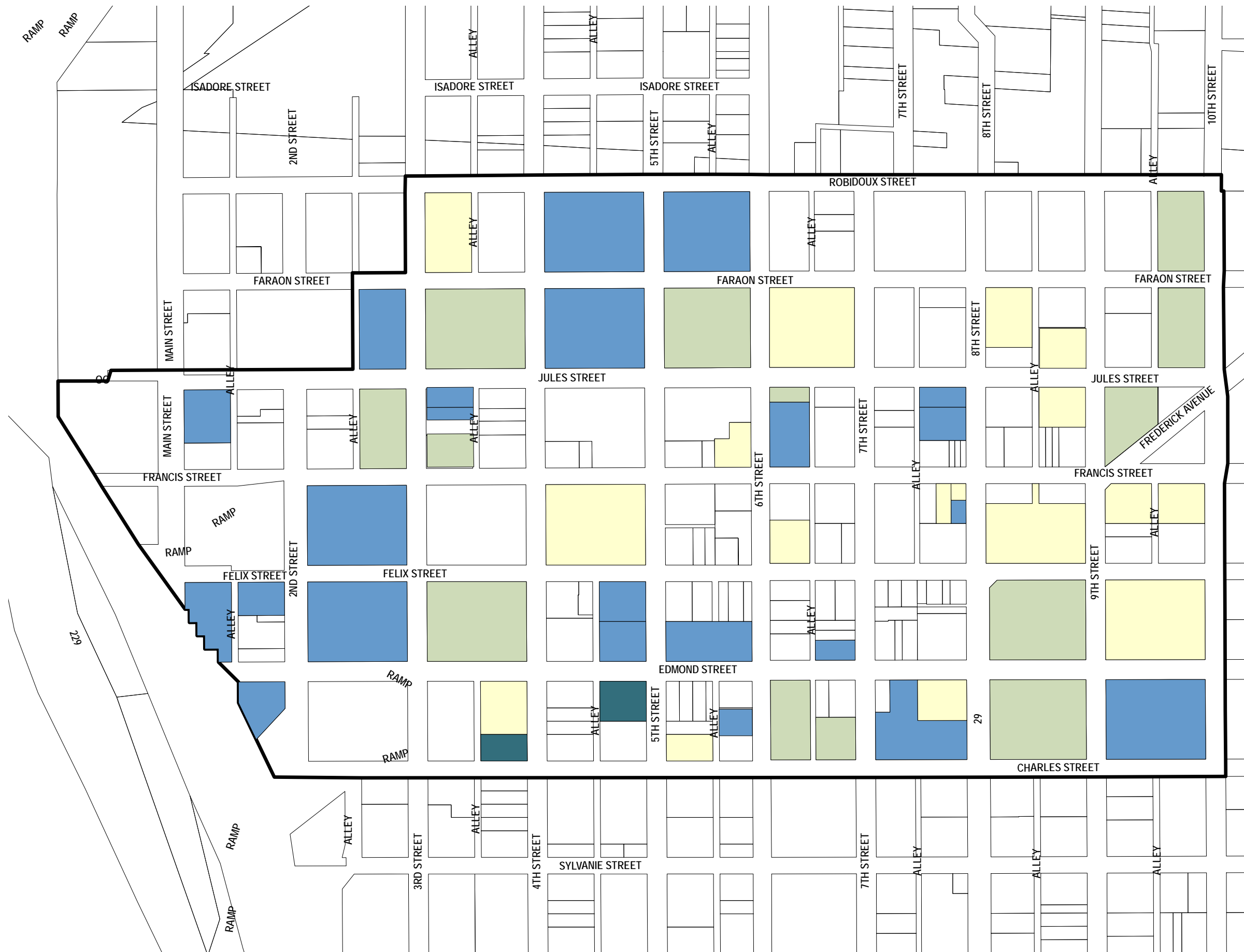
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# Exhibit 6-d Off Street Parking Conditions

Downtown Study Area  
City of St. Joseph, Missouri

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

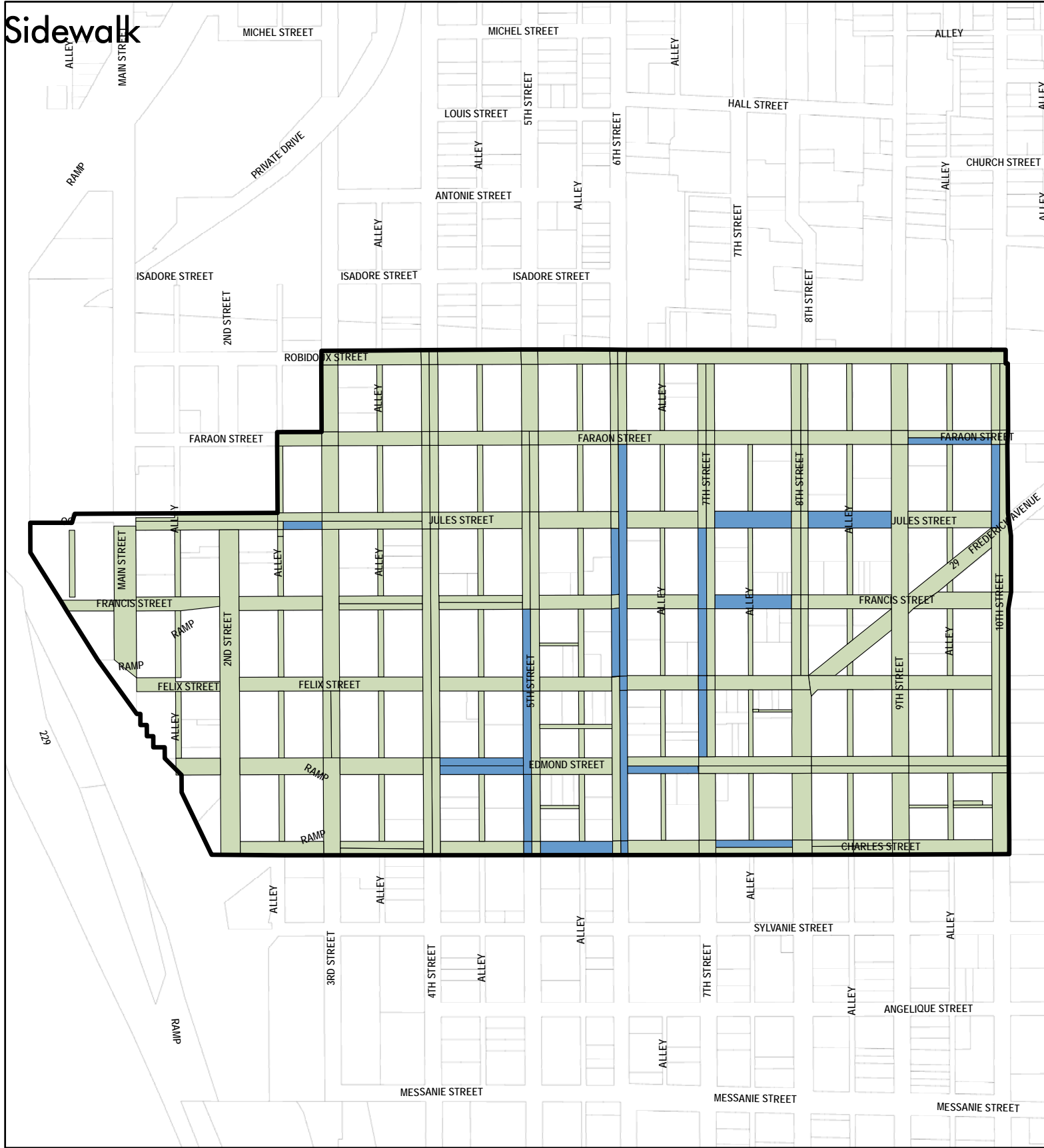


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# Street

# Sidewalk



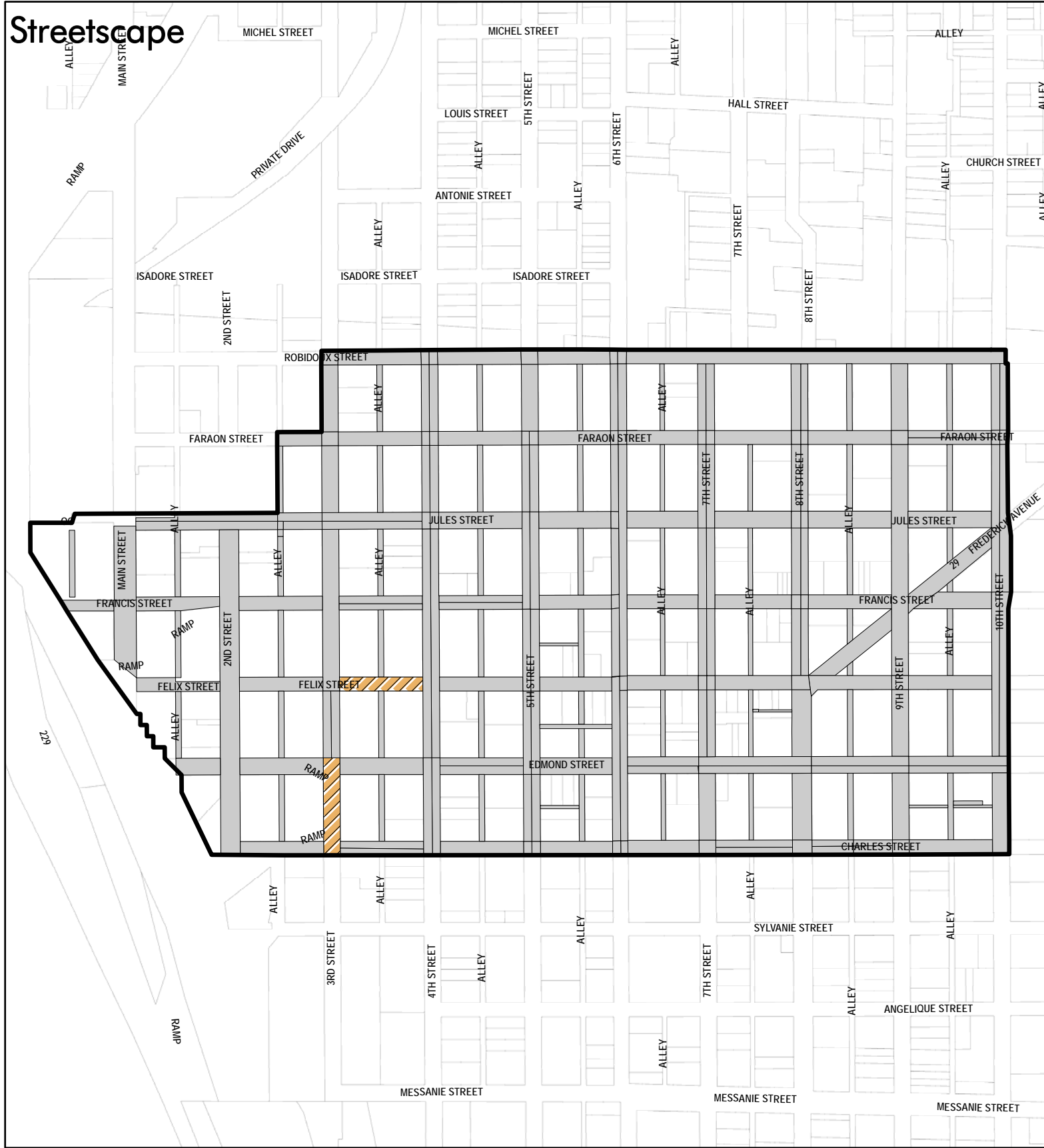

- Good
- Poor
- Study Area Boundary







**Exhibit 7-a**  
**Street & Sidewalk Conditions**  
 Downtown Study Area  
 City of St. Joseph, Missouri  
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# Lighting



# Streetscape



-  Historic
-  Standard
-  No Lighting
-  Streetscape
-  No Streetscape
-  Study Area Boundary

D.R.E.A.M. INITIATIVE

Restoring the dream...  
Rebuilding the future  
Gov. Matt Blunt

0 125 250 500  
Feet

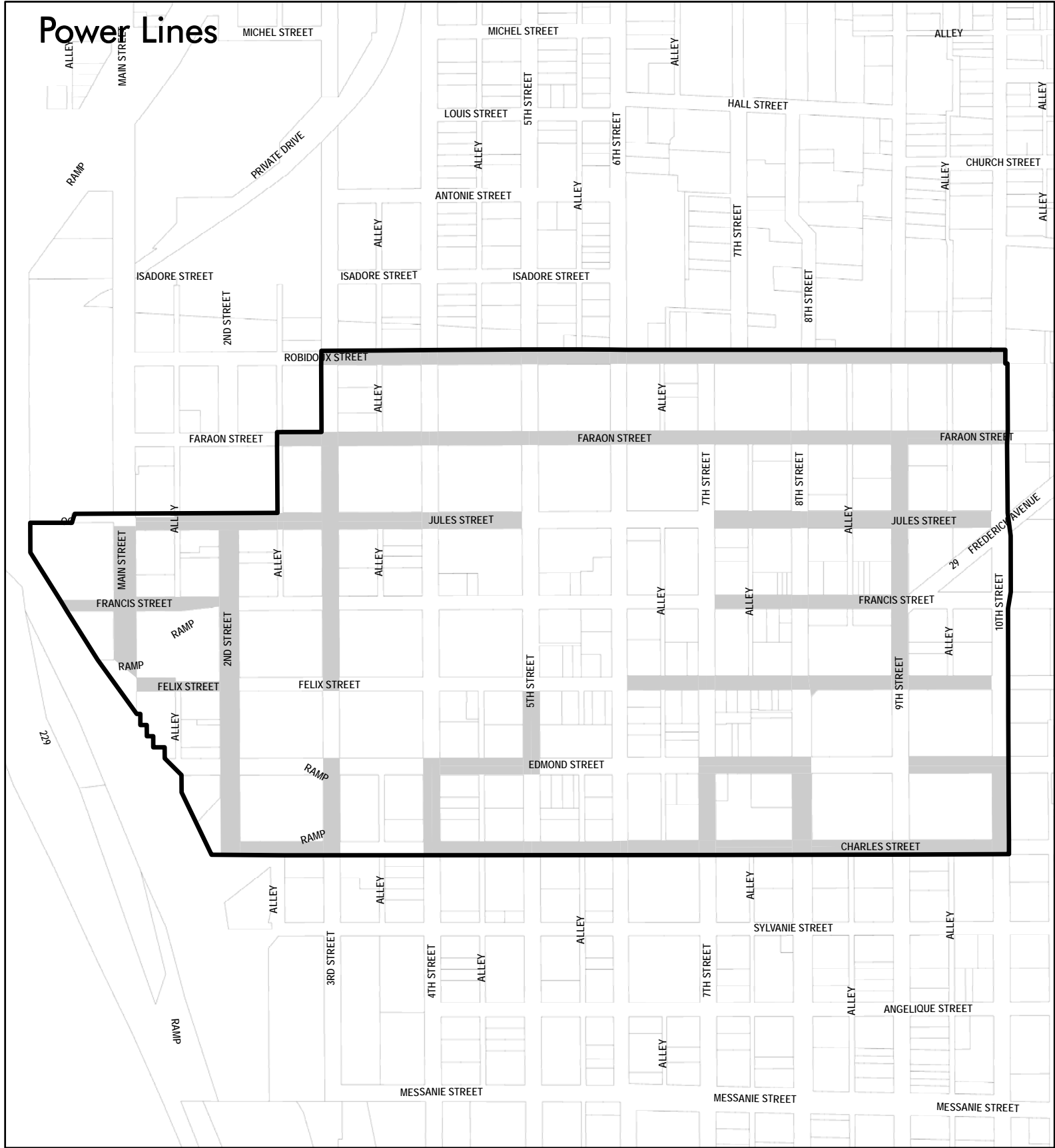
PGV

**Exhibit 7-b**  
**Lighting & Streetscape**  
 Downtown Study Area  
 City of St. Joseph, Missouri



# ADA Accessibility



# Power Lines



 Not Accessible

 Overhead Power Lines  
 Study Area Boundary

## Exhibit 7-c ADA Accessibility & Streetscape Downtown Study Area City of St. Joseph, Missouri

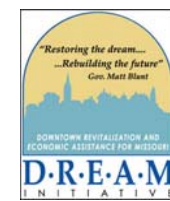
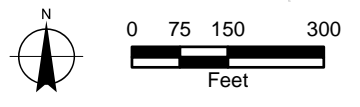
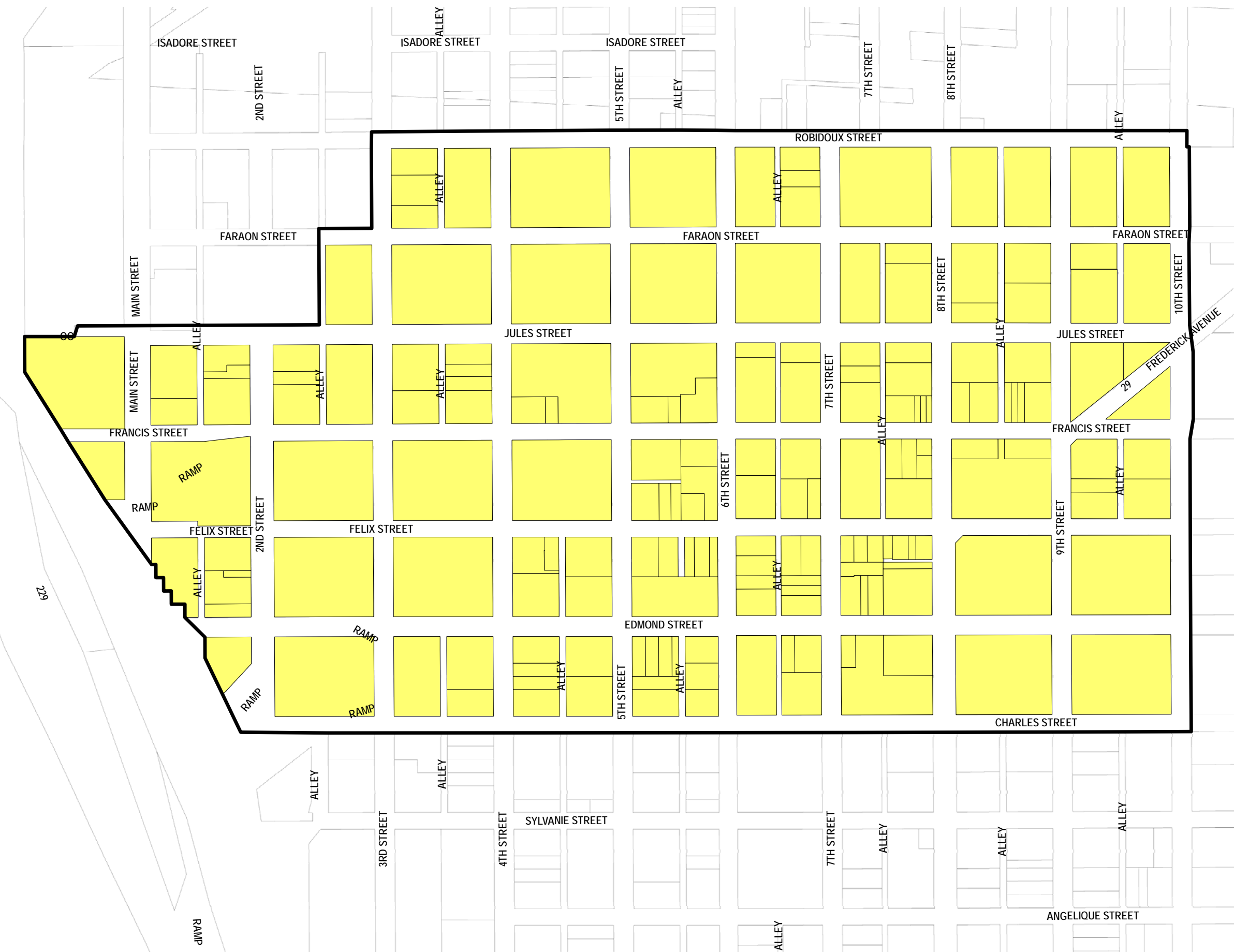


# Exhibit 9 Existing Zoning

Downtown Study Area  
City of St. Joseph, Missouri

### Legend

- P1 (Planned Community District)
- Study Area Boundary



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