

MAP REFERENCE HANDBOOK

DOWNTOWN STUDY AREA

CITY OF HERMANN, MISSOURI

January, 2008



D·R·E·A·M
I N I T I A T I V E

ACKNOWLEDGMENTS



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



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 PGAV Staff during the fall and winter of 2007. PGAV Staff coded the results of the Survey into Excelsior Spring'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, 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 as well as mixes of uses within singular buildings.
3. **Building Condition (Exhibit 3)** – Building Condition Map call out buildings which may be in need of restorative efforts.
4. **Commercial Inventory (Exhibits 4a-4b)** – 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 (Exhibits 5a-5b)** – 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-6b)** – Parking Inventory Maps illustrate the numbers of parking spaces available 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. 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 depicts the existing zoning 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 Excelsior Springs 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.

DRAFT

MAP EXHIBITS

DRAFT

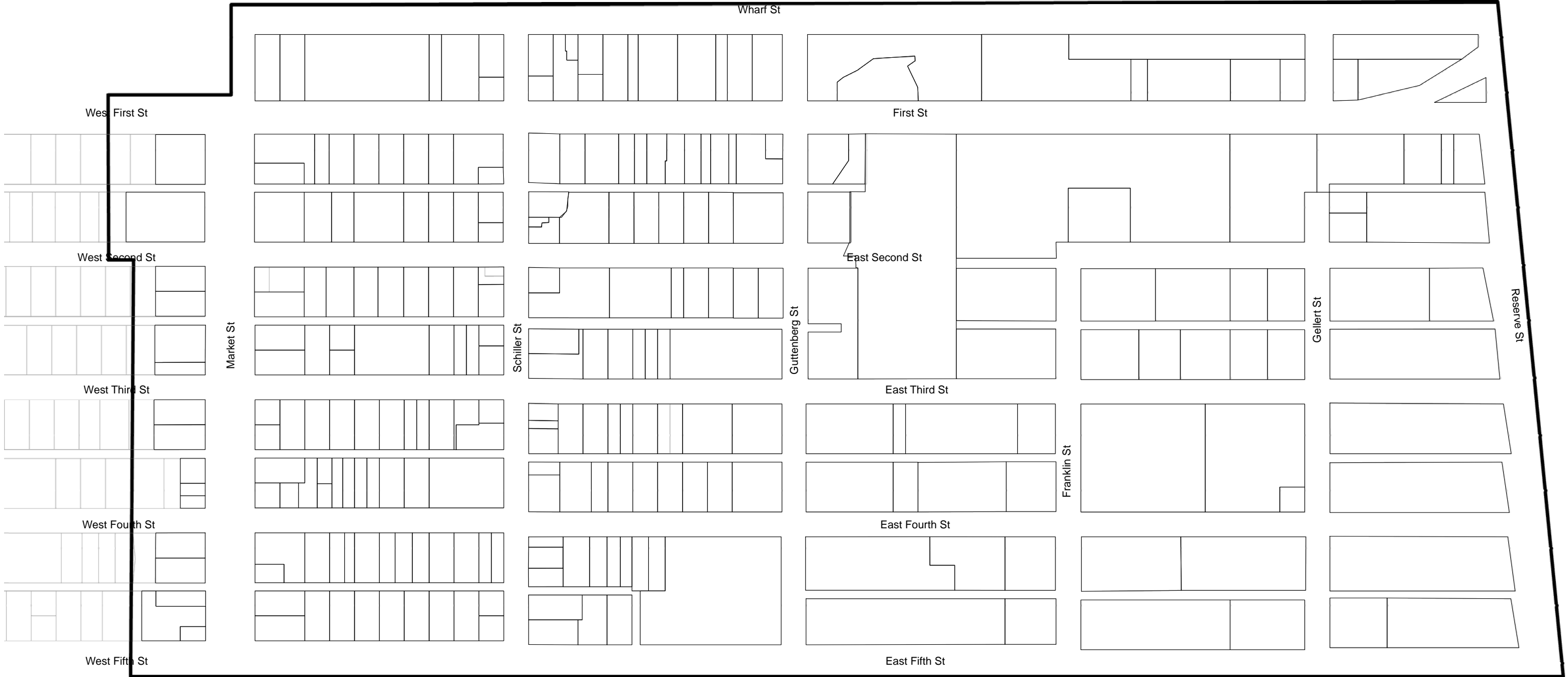
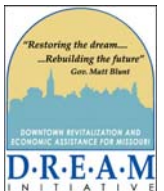
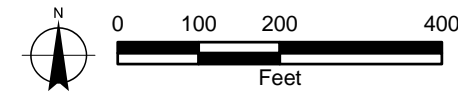


Exhibit 1 Boundary Map

Downtown Study Area
City of Hermann, Missouri

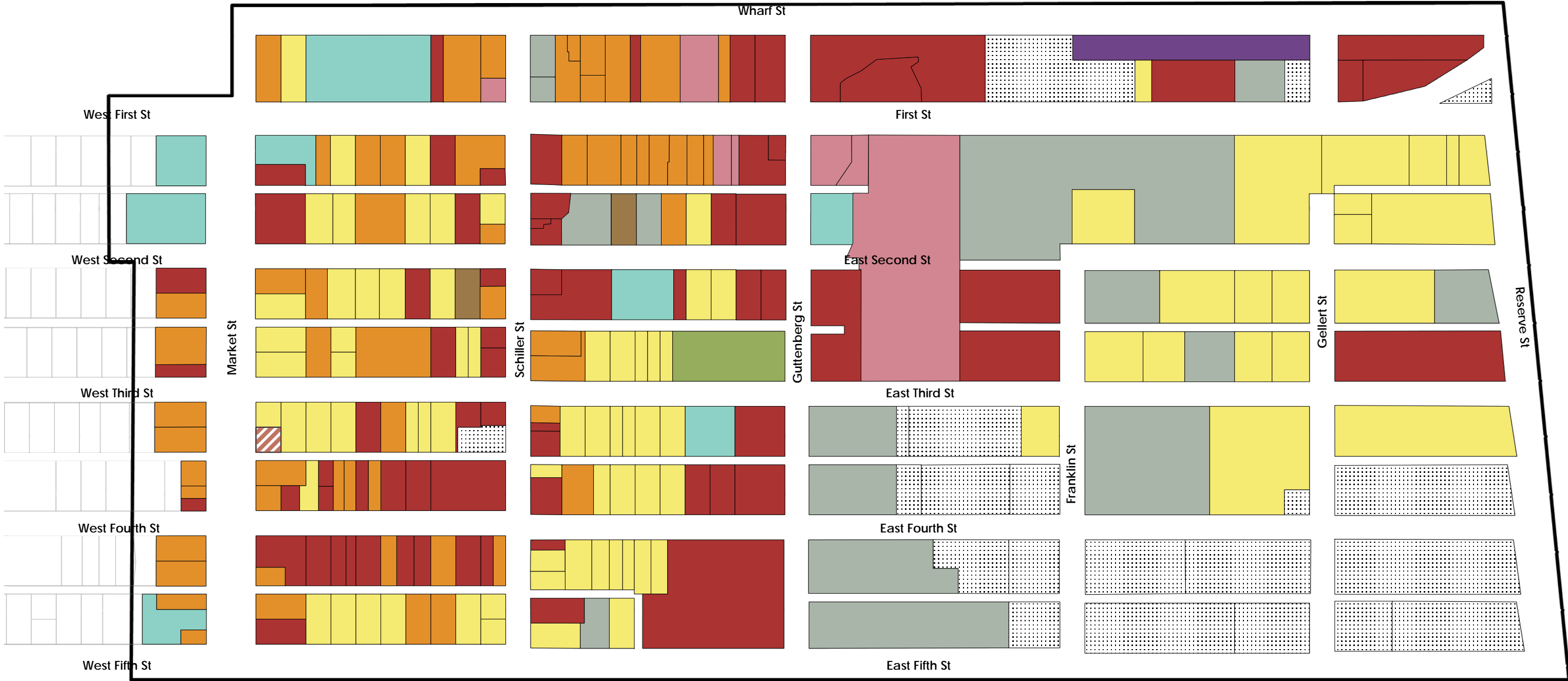
Legend

 Study Area



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2008

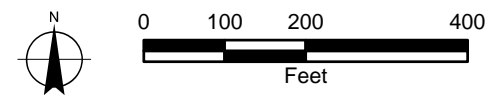


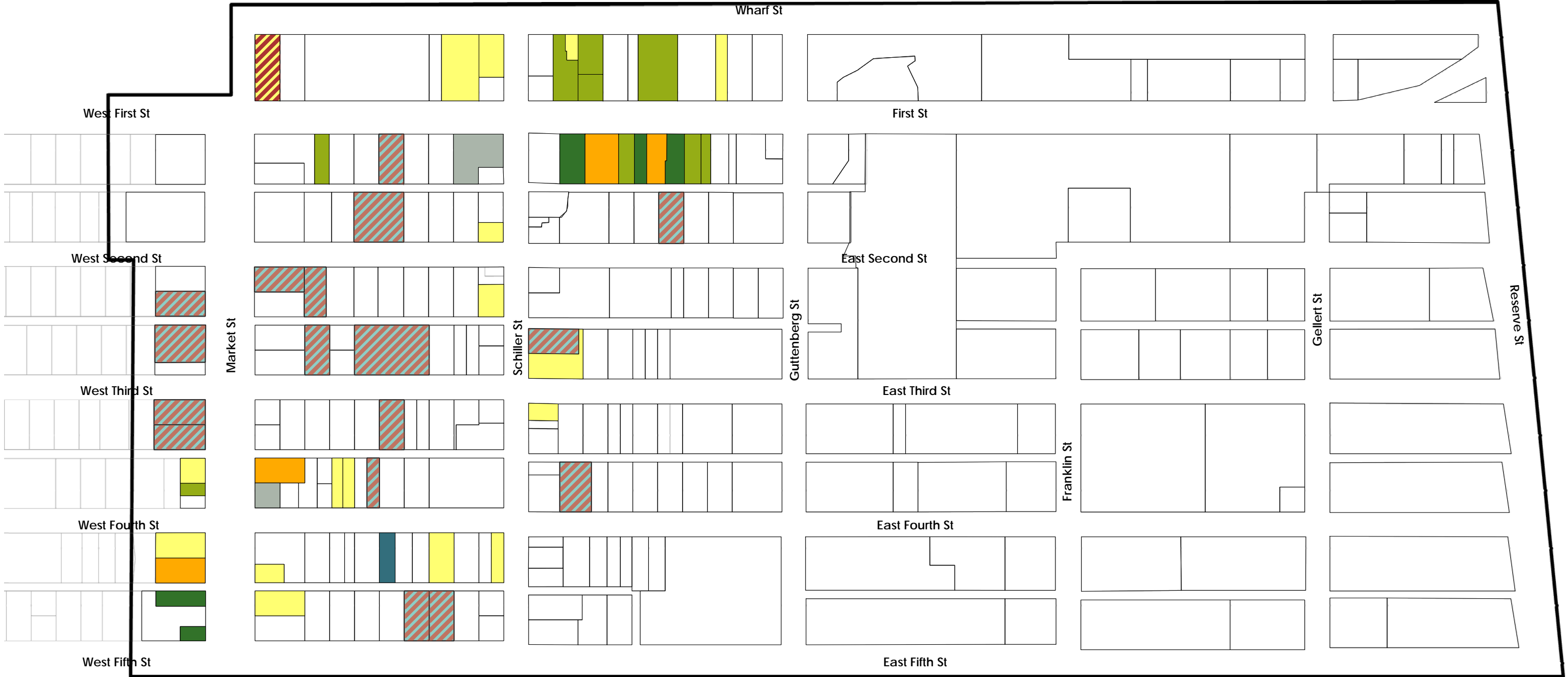


Legend










- | | | | |
|------------|----------------------|---------------|----------------|
| Commercial | Restaurant/Bar | Single-Family | Vacant |
| Retail | Public/Institutional | Multi-Family | No Information |
| Mixed Use | Industrial | Recreation | Study Area |

Exhibit 2
General Land Use
Downtown Study Area
City of Hermann, Missouri

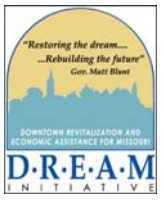




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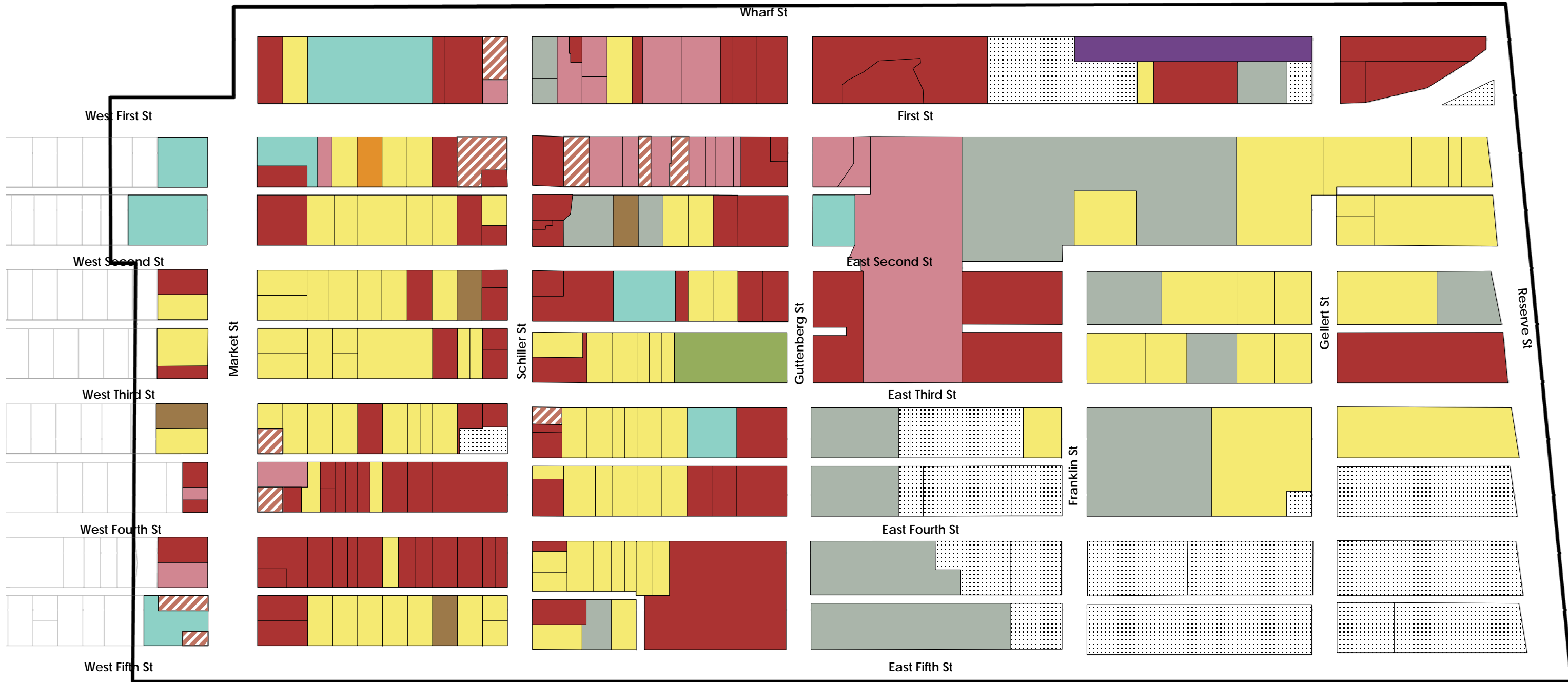
- | | | |
|--|--|--|
|  Commercial/Residential |  Retail/Residential |  Residential/Commercial |
|  Commercial/Restaurant |  Restaurant/Commercial |  Residential/Restaurant |
|  Retail/Commercial |  Restaurant/Residential |  Study Area |

**Exhibit 2-a
Mixed Land Use**
Downtown Study Area
City of Hermann, Missouri



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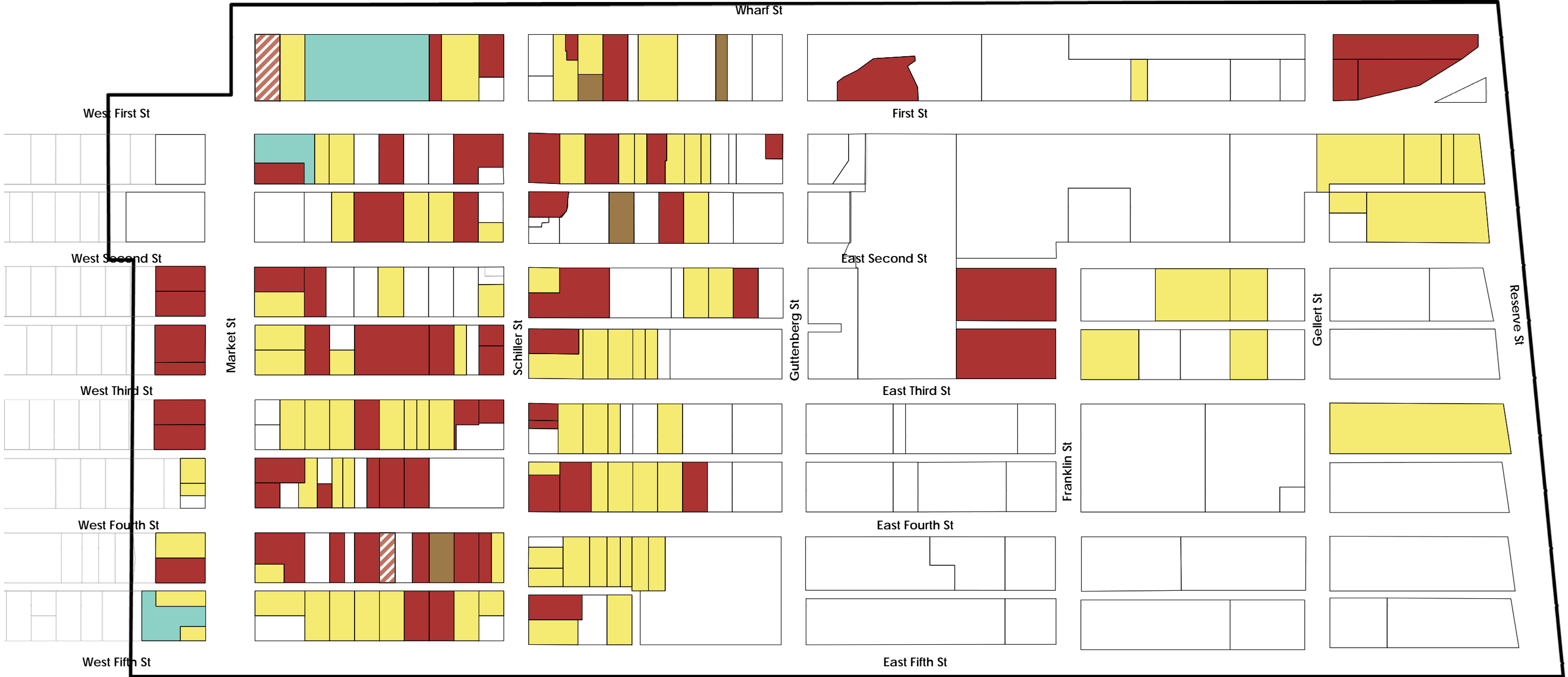


Legend

- | | | | |
|------------|----------------------|---------------|----------------|
| Commercial | Restaurant/Bar | Multi-Family | Vacant |
| Retail | Industrial | Single-Family | No Information |
| Mixed Use | Public/Institutional | Recreation | Study Area |

Exhibit 2-b
1st Floor Land Use
 Downtown Study Area
 City of Hermann, Missouri



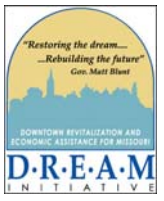


Legend

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

**Exhibit 2-c
2nd Floor Land Use**

Downtown Study Area
City of Hermann, Missouri



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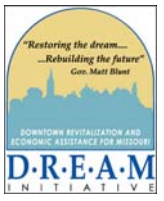
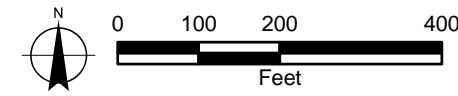


Legend

- Commercial
- Single-Family
- Study Area

Exhibit 2-d
3rd & Additional Floors
Land Use

Downtown Study Area
City of Hermann, Missouri



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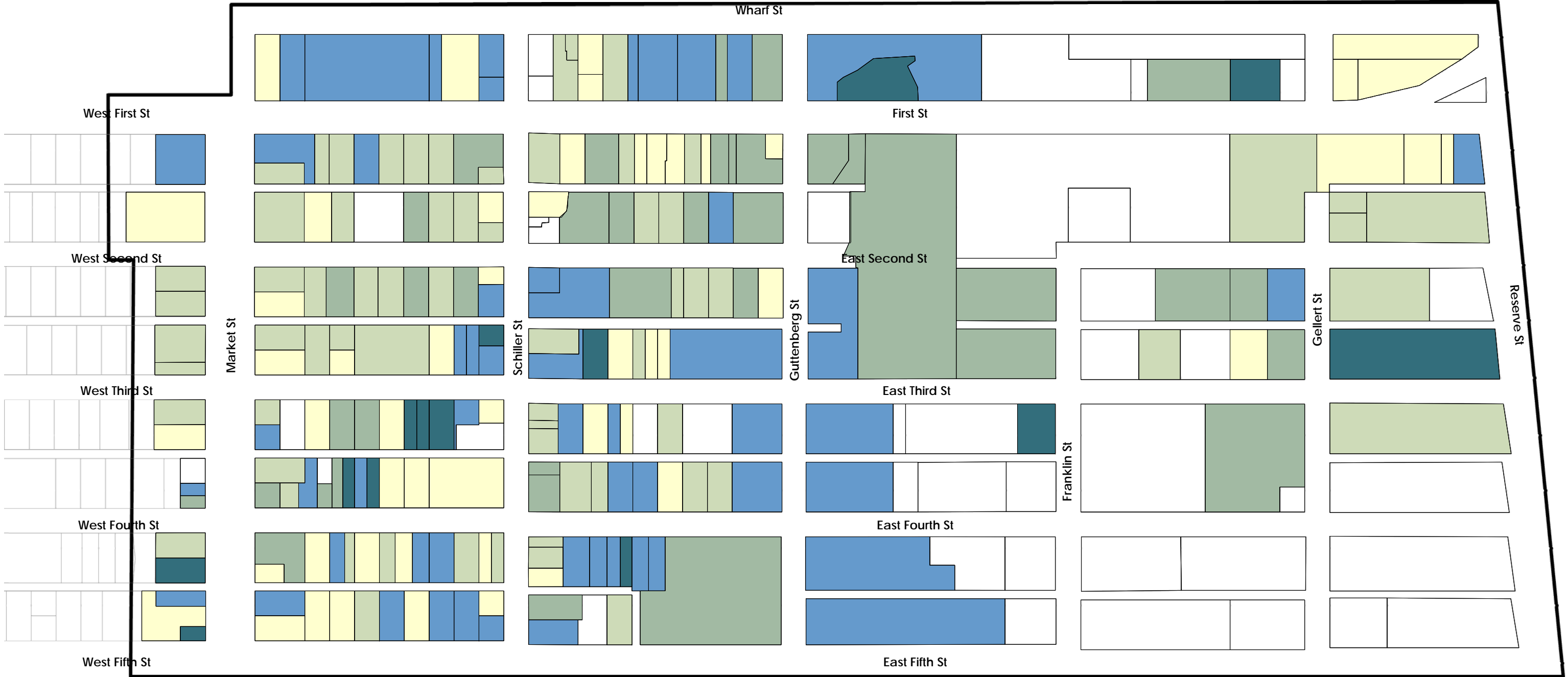
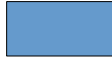


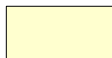


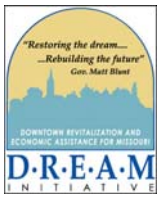
Exhibit 3 Building Conditions

Downtown Study Area
City of Hermann, Missouri



Legend

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



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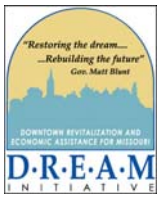




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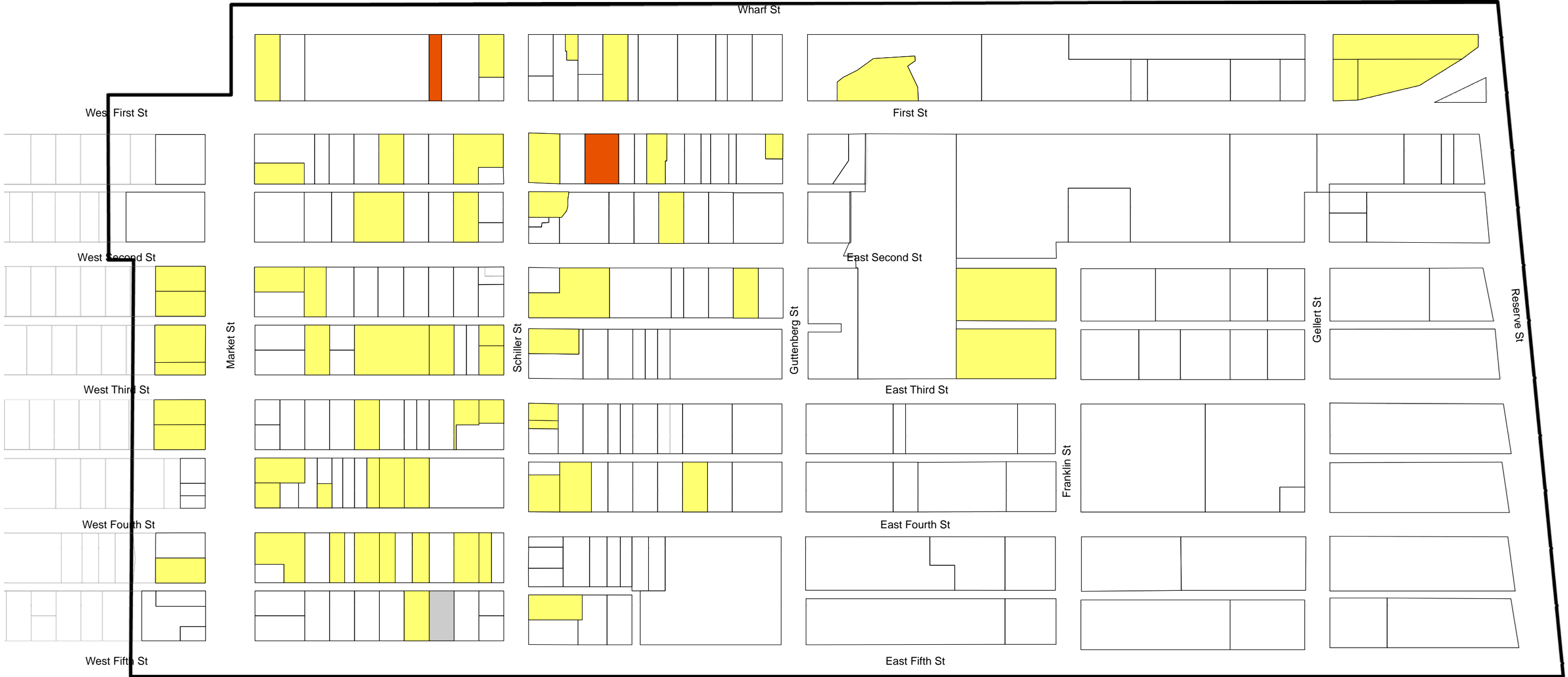
- 0%
- 76%-100%
- 26%-50%
- Study Area

Exhibit 4-a
1st Floor Commercial & Retail Vacancy
 Downtown Study Area
 City of Hermann, Missouri



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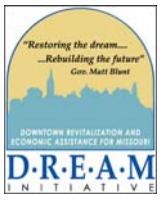




Legend

- 0%
- 76%-100%
- 1%-25%
- Study Area

Exhibit 4-b
2nd Floor Commercial & Retail Vacancy
 Downtown Study Area
 City of Hermann, Missouri



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2008

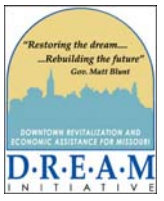
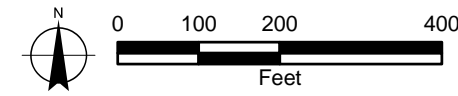




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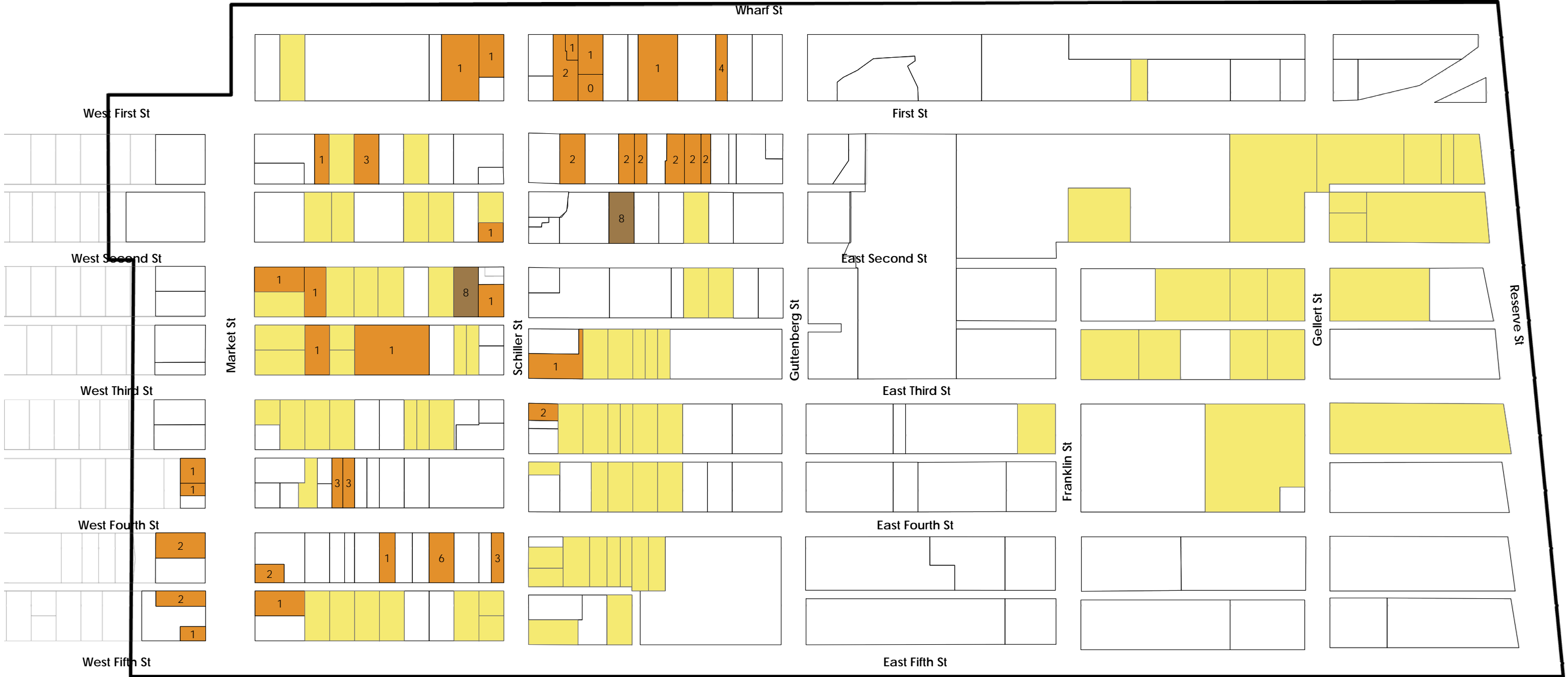
- 0%
- Study Area

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



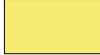



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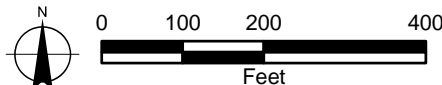


**Exhibit 5-a
Residential Inventory & Units**

Legend

	Single-Family		Mixed Use
	Multi-Family		Study Area

Downtown Study Area
City of Hermann, Missouri



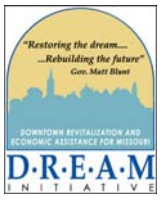
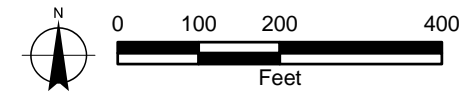
0 100 200 400
Feet



Legend

- Single-Family
- Mixed Use
- Multi-Family
- Study Area

Exhibit 5-b
Residential Inventory
of Vacant Units
 Downtown Study Area
 City of Hermann, Missouri



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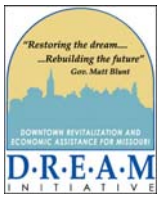
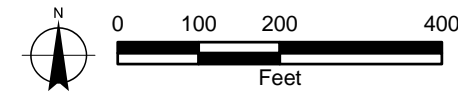


Legend

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

**Exhibit 6-a
Off Street Parking**

Downtown Study Area
City of Hermann, Missouri



JANUARY
2008





Exhibit 6-b
Off Street Parking Conditions

Legend

- Excellent
- Fair
- No Information
- Good
- Poor
- Study Area

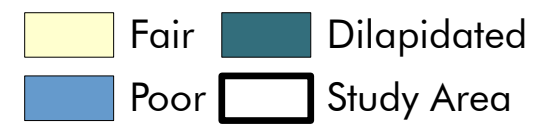
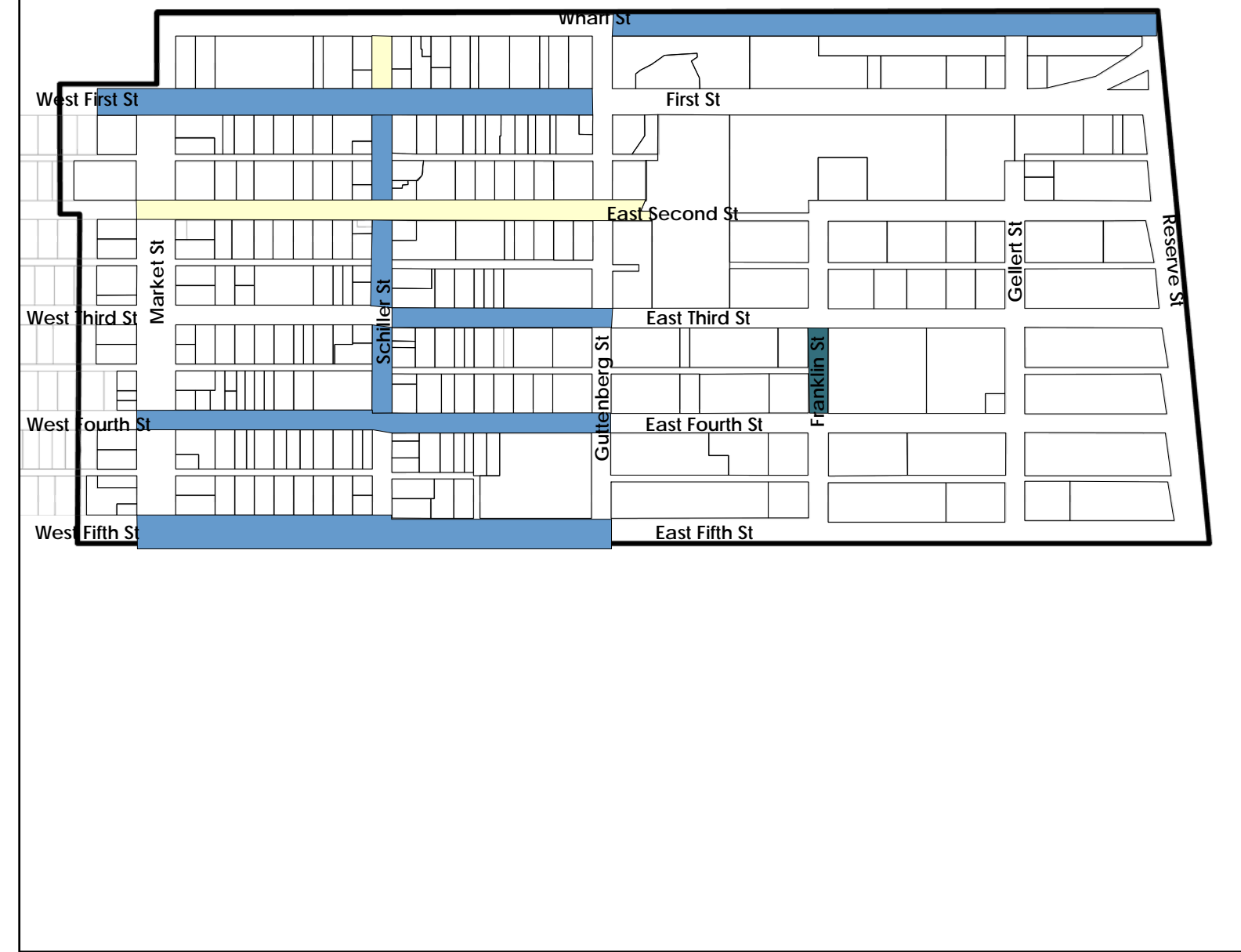
Downtown Study Area
City of Hermann, Missouri

0 100 200 400
Feet

Street



Sidewalk



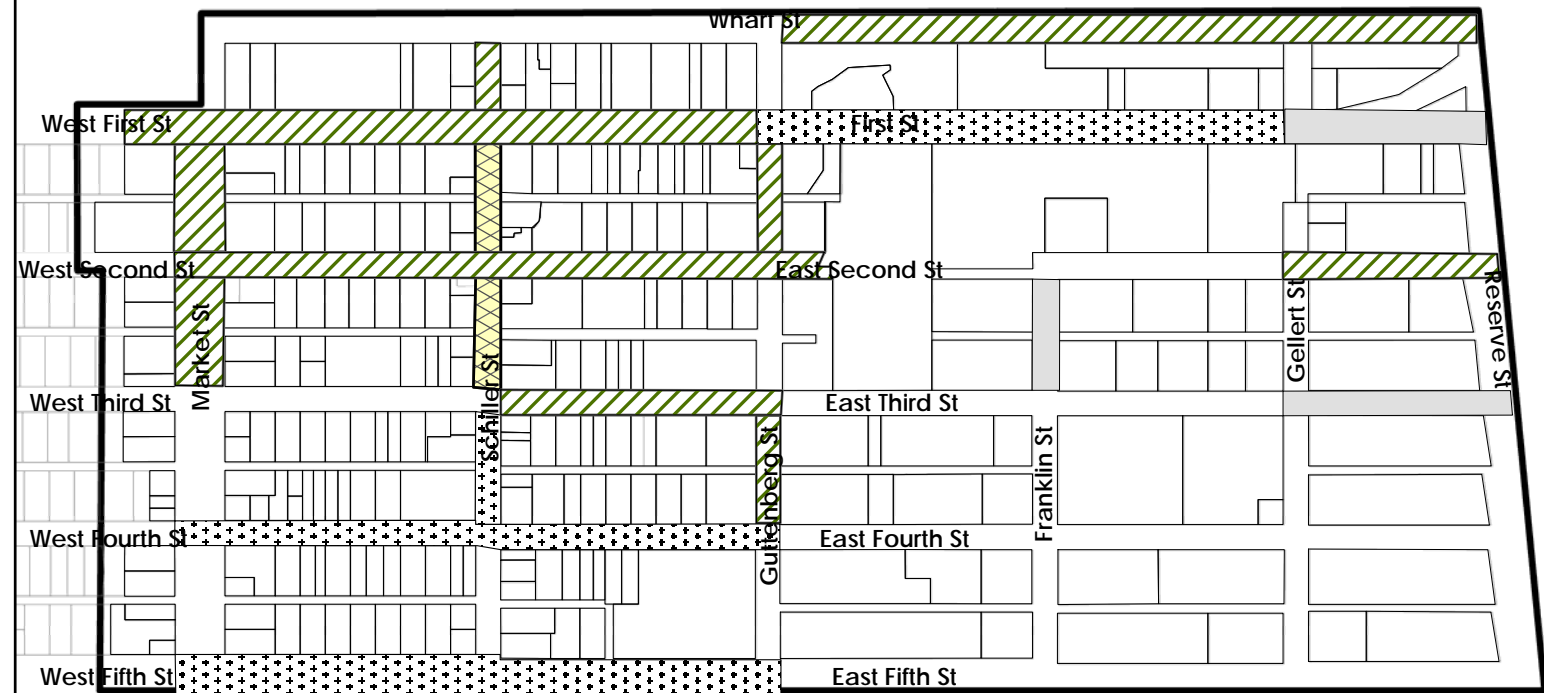
Where conditions are not shown no information was provided



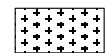

Exhibit 7-a Street & Sidewalk Conditions

Downtown Study Area
City of Hermann, Missouri

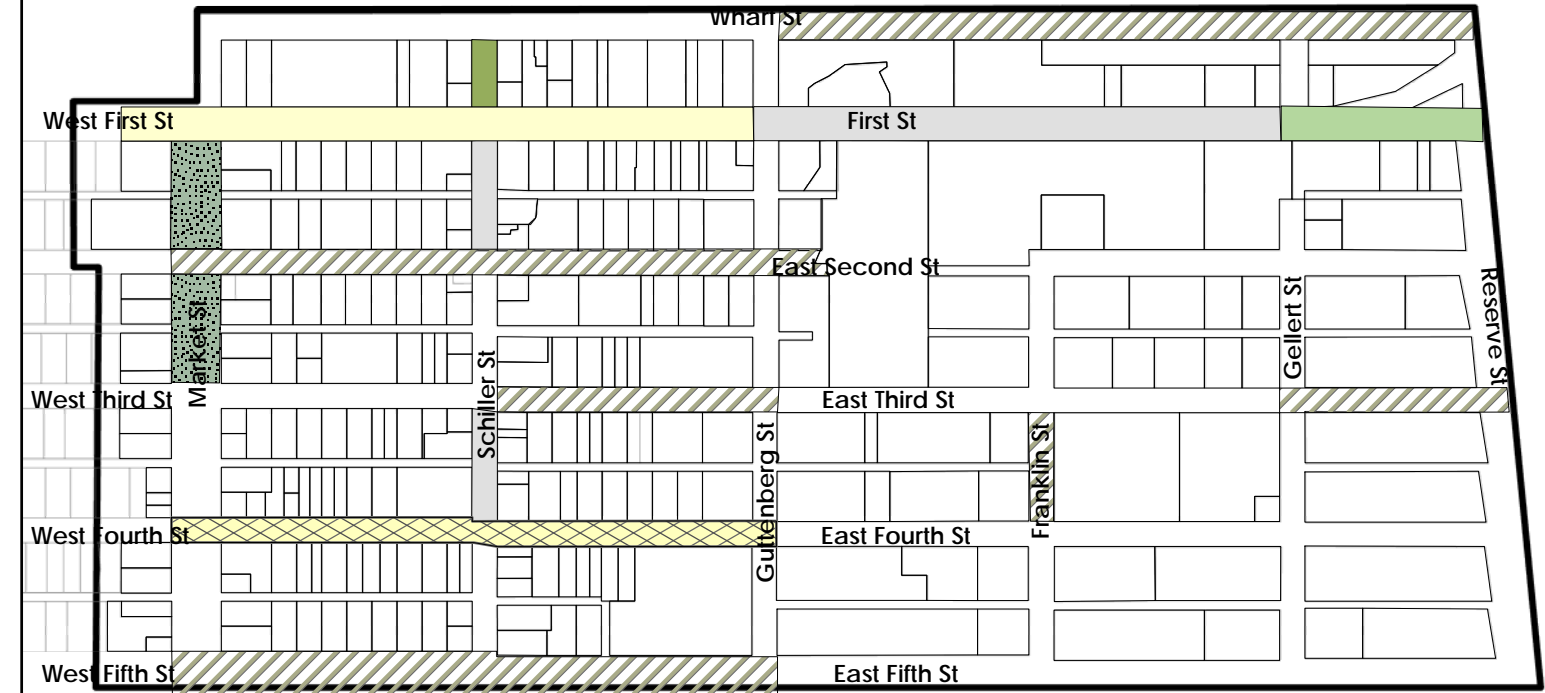
JANUARY 2008



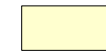





Lighting



-  Standard
-  Decorative
-  Decorative/ Historic
-  No Lighting

Streetscape



-  Yes
 -  Benches
 -  Pavers
 -  Park
 -  Flower Garden
 -  In Development
 -  None
 -  Study Area
- Where conditions are not shown no information was provided

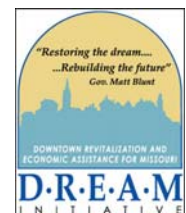
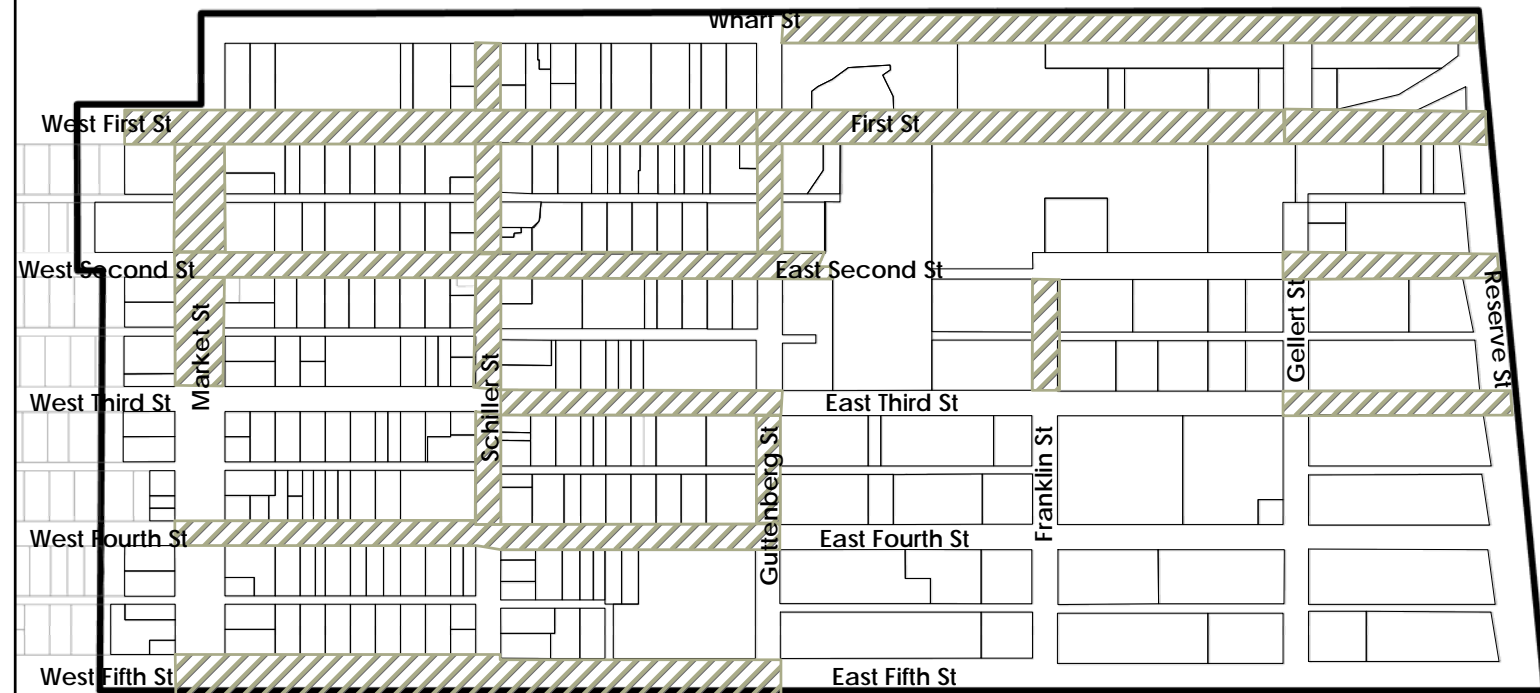


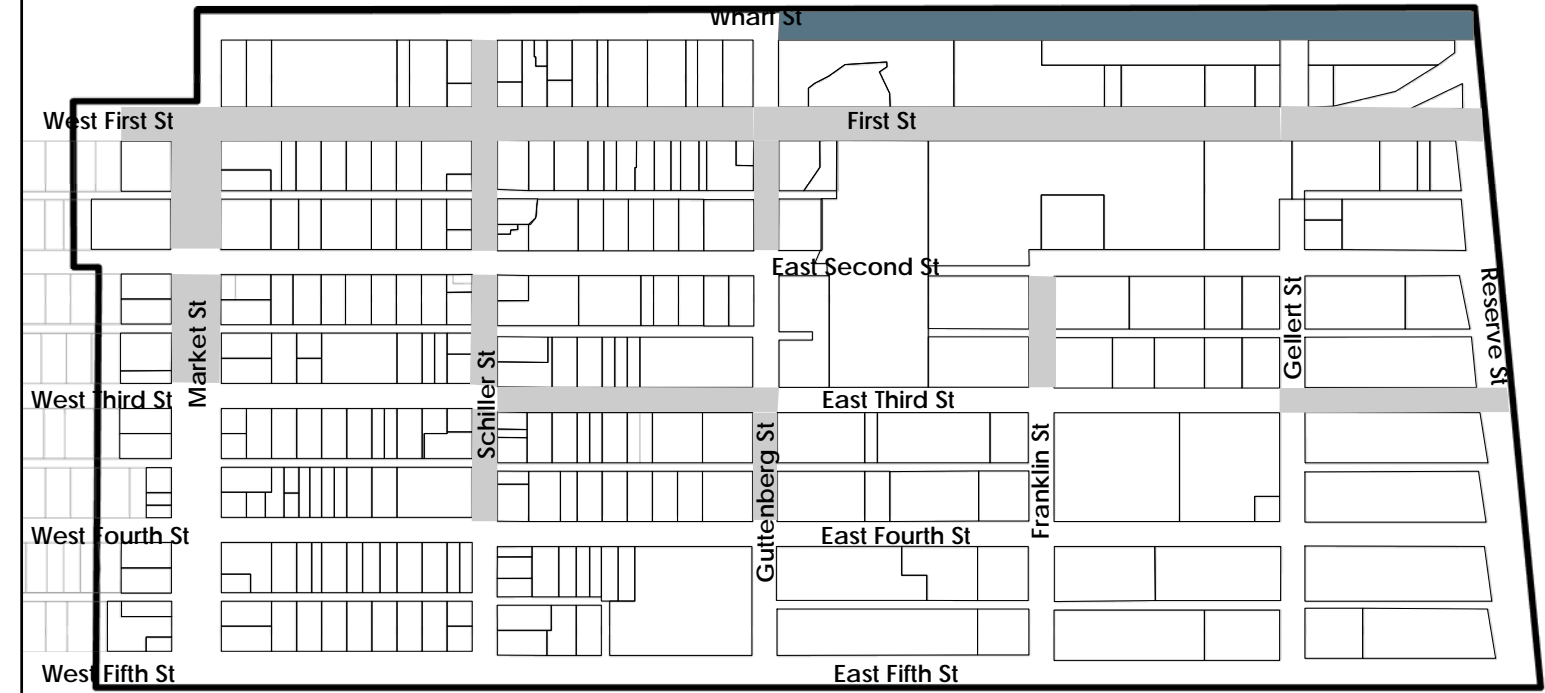
Exhibit 7-b
Lighting & Streetscape
 Downtown Study Area
 City of Hermann, Missouri

ADA Accessibility




 Not ADA Accessible

Overhead Power Lines



 1/2 buried; 1/2 above

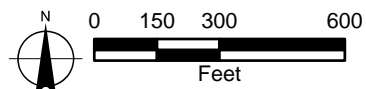
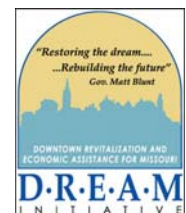
 Yes

 Study Area

Where conditions are not shown no information was provided

Exhibit 7-c ADA Accessibility & Overhead Power Lines

Downtown Study Area
City of Hermann, Missouri



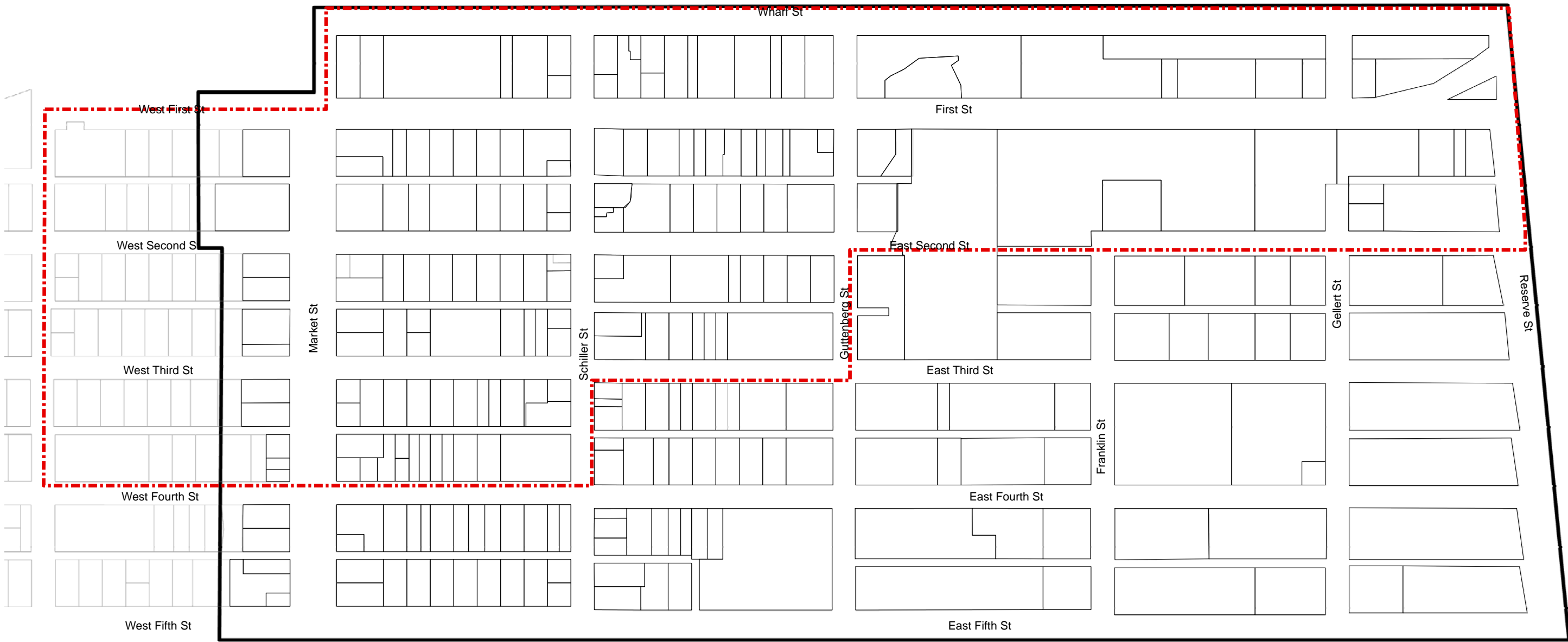


Exhibit 8 Historic Districts & Buildings

- Legend**
- Historic Districts
 - Study Area

