

MAP REFERENCE HANDBOOK

DOWNTOWN STUDY AREA

CITY OF CAPE GIRARDEAU, MISSOURI

February 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 Conditions Surveys that were conducted by the City of Cape Girardeau during the summer and fall of 2007. Although the Downtown Study Area is defined by North Street on the north, the Mississippi River on the east, Shawnee Parkway on the south and West End Boulevard on the west, an area comprised of over 130 city blocks and totaling 678 acres, it is the three Planning Districts that are located within the Downtown Study Area that were the focus of this data collection and mapping effort. Those three Planning Districts are identified in the table which follows and in each of the attached maps. The table also provides some perspective as to the over all size of the Downtown Study Area relative to the three Planning Districts which fall within its boundaries.

Study Area Characteristics

Planning District	No. Acres	No. Parcels	No. Buildings¹
Downtown Study Area	678	1731	NA
Broadway District	48.7	107	91
Good Hope/Haarig District	190.6	340	443
Riverfront District	48.8	97	113
District Totals	288.1	544	647

¹ Includes all structures

While these Planning Districts are contained within the larger Downtown Study Area, the land use, building and infrastructure conditions surveys were only conducted for these three areas and it is that data which is illustrated on the following maps. PGAV Staff coded the results of the Survey into Cape Girardeau's Geographic Information System ("GIS") to create the maps herein, which illustrate a number of factors 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 the following categories for ease of interpretation:

1. Aerial (Exhibit 1) – A colored aerial photo of the Downtown Study Area with each of the three Planning Districts highlighted.
2. Land Use (Exhibits 2-2d) – Land Use Maps exhibit general land uses per building and per floor to provide the user with information regarding the distribution of uses throughout the Area as well as mixes of uses within singular buildings.

3. Building Condition (Exhibit 3) – The Building Conditions Map is based on an exterior survey of buildings and, in addition to showing buildings in excellent condition the maps also identify those in that are in a poor or dilapidated state.

4. Commercial Inventory (Exhibits 4a-4c) – Commercial Inventory Maps illustrate commercial units and vacancies per building and per floor in each District 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 each of the Planning Districts. The Missouri Housing Development Commission 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 or 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 power lines predominate. Infrastructure Conditions Maps also show locations of infrastructure amenities such as the type or style of streetlamps, and the location of ADA accessible sidewalks.

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. Existing Zoning/Land Use (Exhibits 9 and 9-a) present a comparison of current zoning with existing land use within the three Districts. As a result of that assessment it has already become apparent that during the Strategic Planning Process careful consideration will need to be given to appropriate zoning within the Downtown Study 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 Cape Girardeau 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 Cape Girardeau, Old Town Cape, Inc., the staff of the Cape Girardeau Chamber of Commerce, 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

[illegible]

This is an aerial map of a city neighborhood, likely in St. Louis, Missouri, based on the street names and the Mississippi River on the right. The map features several colored overlays and numerous street labels.

- Green-shaded area:** A horizontal strip of green-shaded blocks runs across the upper middle of the map, starting from the left edge and extending towards the right. It includes blocks along Broadway, Themis, and Fountain.
- Red-shaded area:** A large, irregularly shaped area in the lower right is shaded in a reddish-brown color. It covers blocks along Broadway, Themis, Fountain, Morgan Oak, Jefferson, Middle, and Asher.
- Street names:** Numerous streets are labeled throughout the map, including:
 - Vertical streets (from left to right):** Minnesota, Missouri, Louisiana, Napa, Shawnee, College, Pear, Pacific, Ellis, Willow.
 - Horizontal streets (from top to bottom):** North, Bellevue, Broadway, Themis, Independence, Park, Merriwether, Benton, Good Hope, Bloomfield, Cousin, College.
 - Other streets:** Hand, Houck, Harmony, Hanover, Pacific, Frederick, William, Lormier, Merriwether, Spanish, Main, Aqueduct, Morgan Oak, Jefferson, Middle, Asher, Fountain, Rivermont, Spanish Street, Water.
- Mississippi River:** The Mississippi River is visible on the right edge of the map, flowing from top to bottom.

This aerial map displays a city neighborhood with various streets and colored overlays. The green-shaded area, located in the upper middle, includes streets such as Broadway, Fountain, and Harmon. The red-shaded area, in the lower right, includes streets like Morgan Oak, Jefferson, and Asher. A blue-shaded area is situated on the far right, adjacent to the Mississippi River, featuring streets like Spanish Street and Rivermont. Other visible street names include Shawnee, College Hill, North, Bellevue, and Harmon. The map also shows a river on the right side and a black outline defining the neighborhood's boundary.

- [illegible]

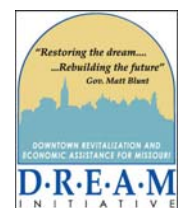
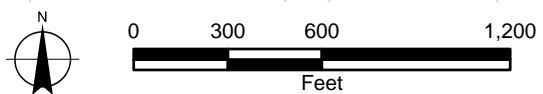
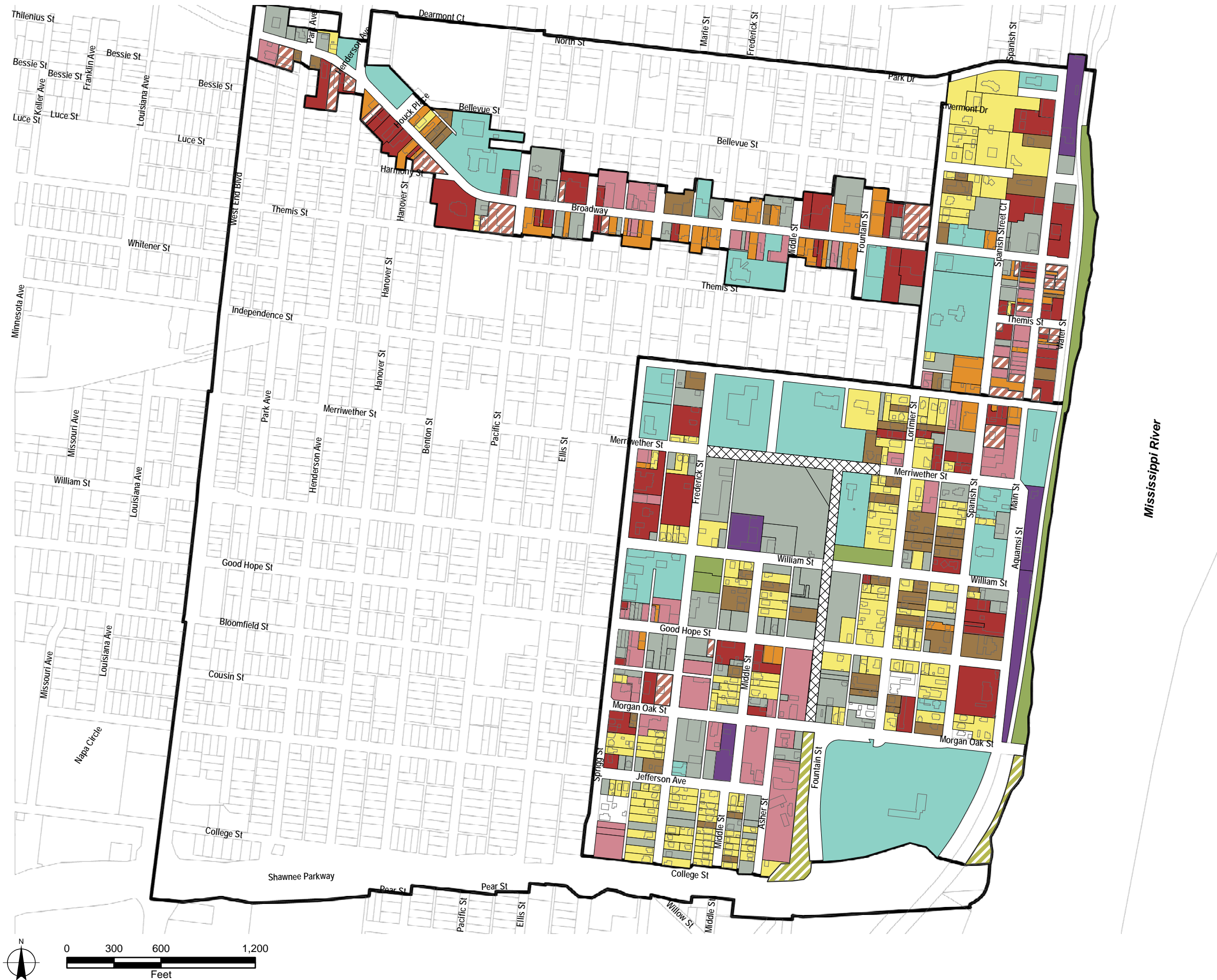
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Exhibit 2 General Land Use

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

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



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Exhibit 2-a Mixed Land Use

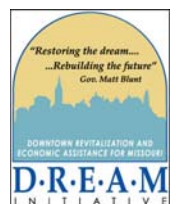
Downtown Study Area
City of Cape Girardeau, Missouri

Legend

-  Commercial/Residential
-  Commercial/Public
-  Retail/Commercial
-  Retail/Residential
-  Restaruant/Residential
-  Restaurant/Commercial
-  Restuarant/Public
-  Industrial/Commercial
-  Downtown Study Area



0 300 600 1,200
Feet



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1st Floor Land Use

City of Cape Girardeau, Missouri

Legend

- Commercial
- Retail
- Restaurant/Bar
- Industrial
- Public/Institutional
- Multi-Family
- Single-Family
- Recreation
- Open Space
- Parking
- Vacant
- Downtown Study Area



A horizontal number line is shown with tick marks at 0, 300, 600, and 1,200. The word "Feet" is written below the line. The segment between 300 and 600 is shaded black.

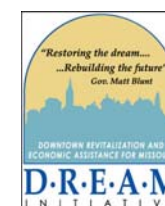
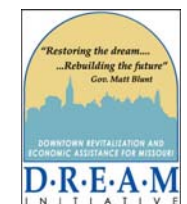
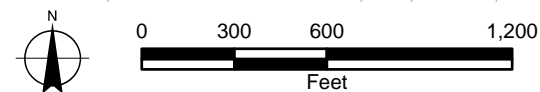
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Exhibit 2-c 2nd Floor Land Use

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

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



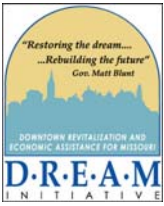
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Exhibit 2-d 3rd & Additional Floors Land Use

Downtown Study Area
City of Cape Girardeau, Missouri

- Legend**
- Commercial
 - Retail
 - Restaurant/Bar
 - Public/Institutional
 - Multi-Family
 - Vacant
 - Downtown Study Area



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Exhibit 3 Building Conditions

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

-
- Legend:
- No Building
 - Excellent
 - Good
 - Fair
 - Poor
 - Dilapidated
 - Under Construction
 - No Information
 - Downtown Study Area

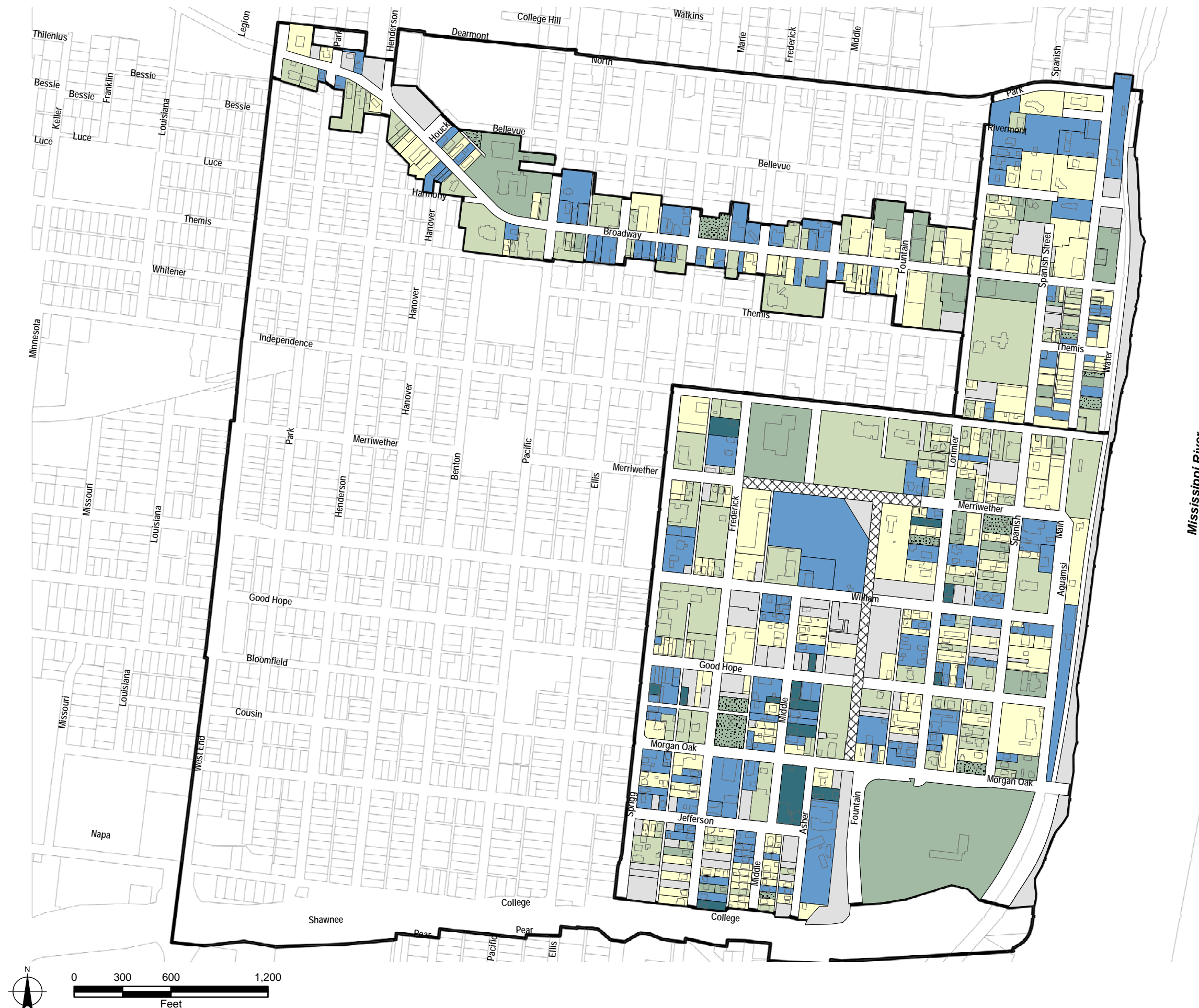


Exhibit 4-a
1st Floor
Commerical/Retail Vacancy
Downtown Study Area
City of Cape Girardeau, Missouri

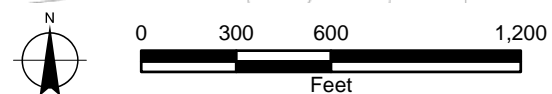
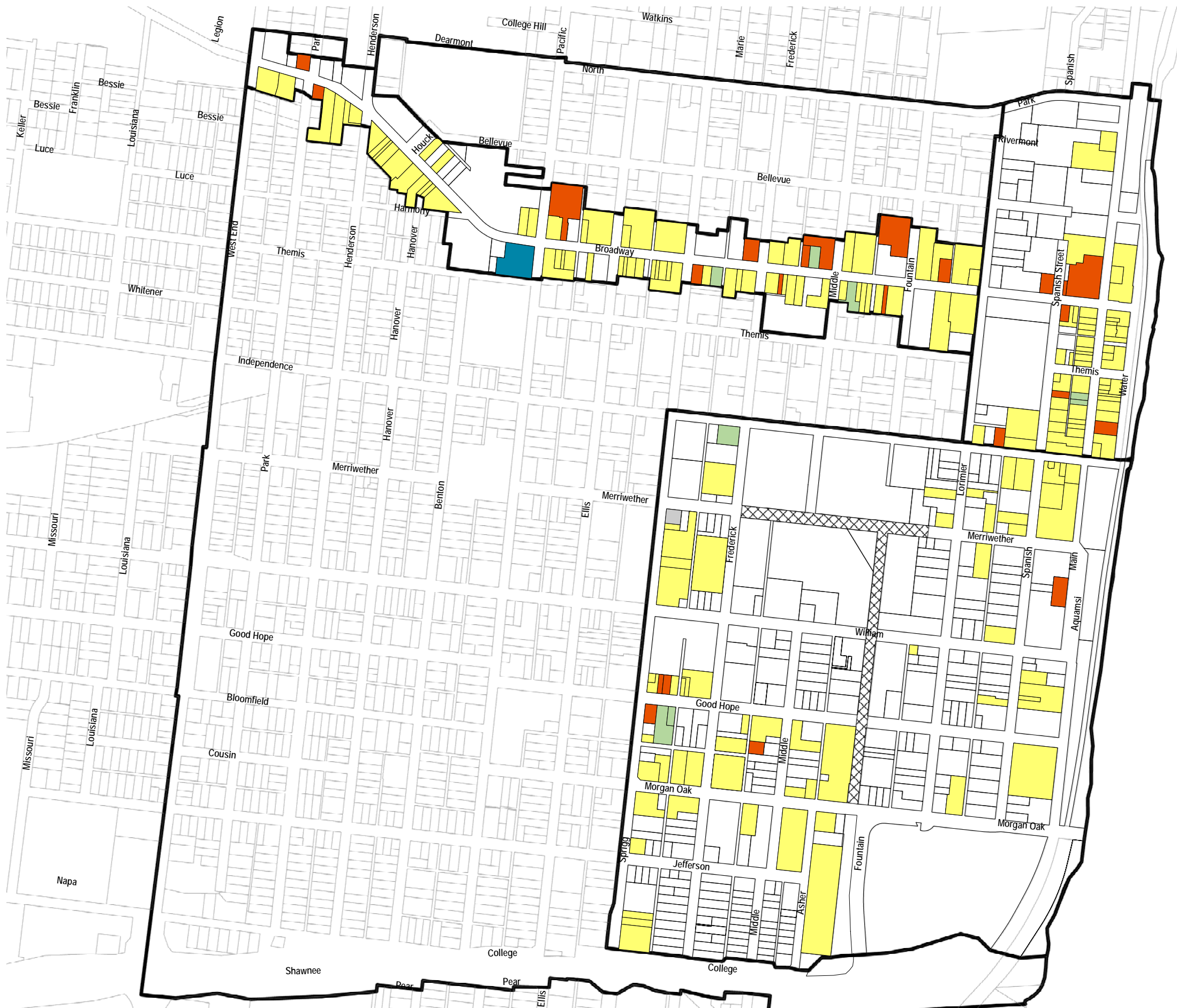
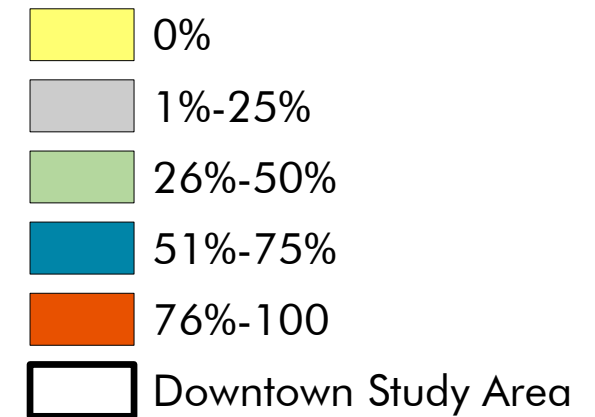


Exhibit 4-b
2nd Floor
Commerical/Retail Vacancy

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

0%

76%-100%

Downtown Study Area

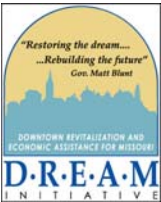
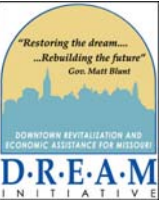
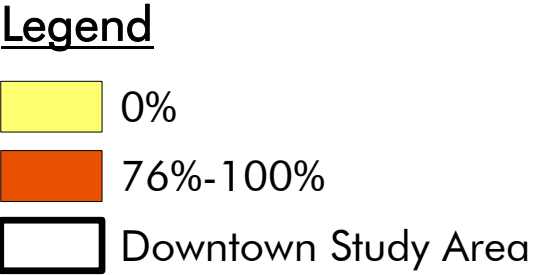


Exhibit 4-c 3rd & Additional Floors Commerical/Retail Vacancy

Downtown Study Area
City of Cape Girardeau, Missouri



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Downtown Study Area
City of Cape Girardeau, Missouri

Legend

- 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

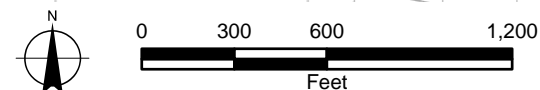


Exhibit 5-b Residential Inventory of Vacant Units

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

Single-Family

Multi-Family

Mixed Use

Downtown Study Area

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 vacant units are labeled in the residential properties

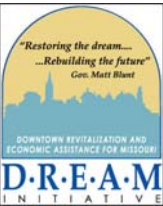
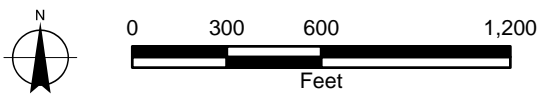



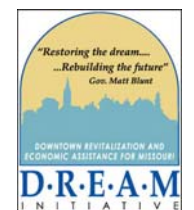


Exhibit 6-a Vacant & Parking Lots

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

-  Parking Lots
-  Vacant Lots
-  Downtown Study Area



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Exhibit 6-b Parking Lot Conditions

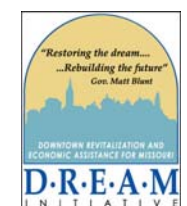
Downtown Study Area
City of Cape Girardeau, Missouri

Legend

- Excellent
- Good
- Fair
- Poor
- Downtown Study Area



0 300 600 1,200
Feet



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Downtown Study Area
City of Cape Girardeau, Missouri

Legend

-  Off Street Parking

-  Downtown Study Area

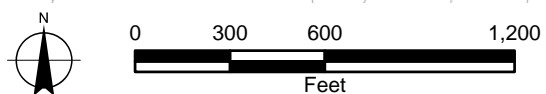


Exhibit 6-d

Off Street Parking Conditions

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

-  Excellent
 Good
 Fair
 Poor
 Dilapidated
 Downtown Study Area

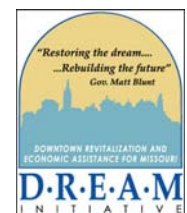
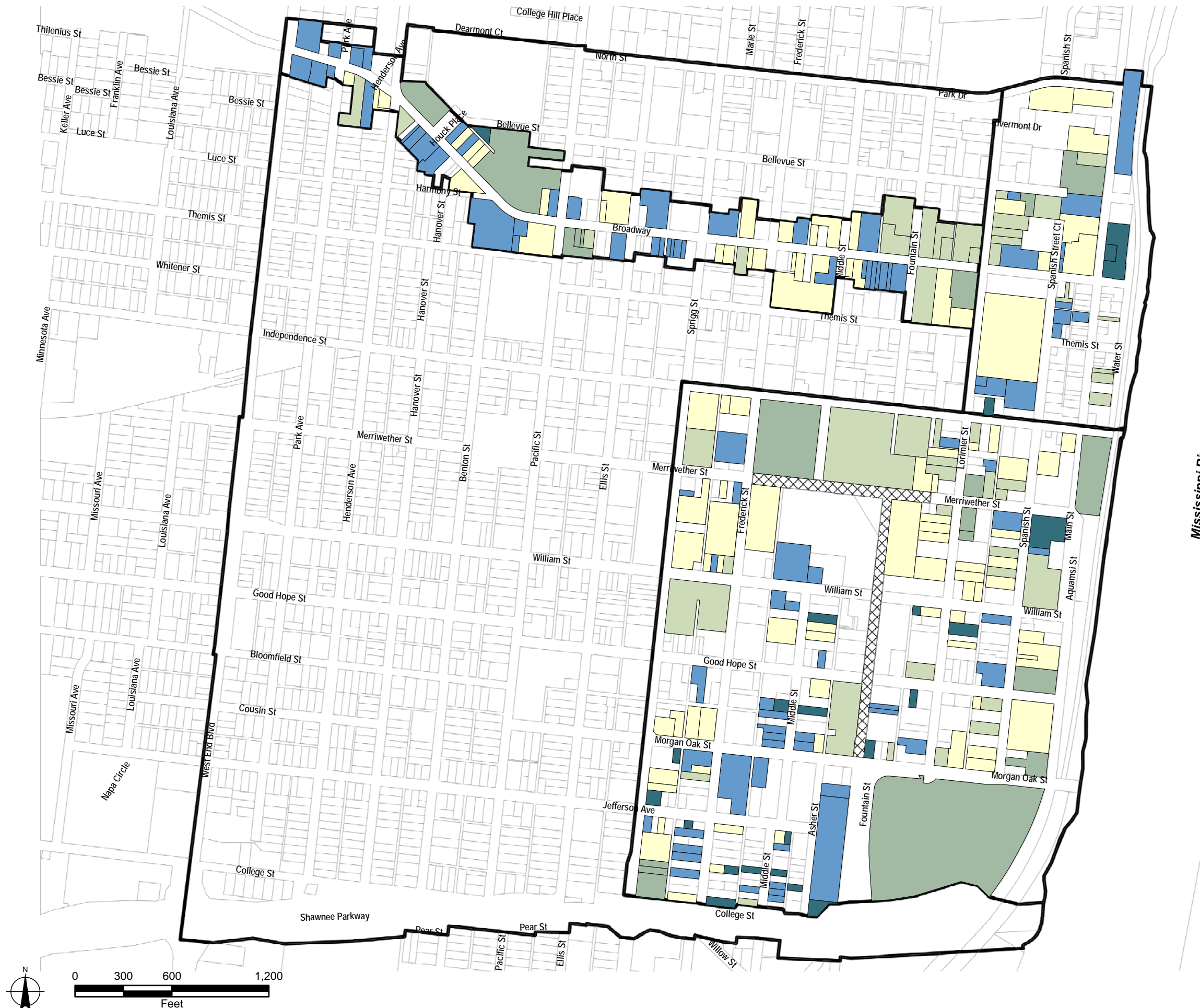
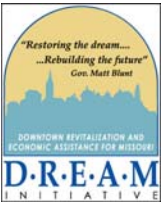
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Exhibit 6-e On Street Parking

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

- 1-10 Spaces
- 11-20 Spaces
- 21-25 Spaces
- Downtown Study Area



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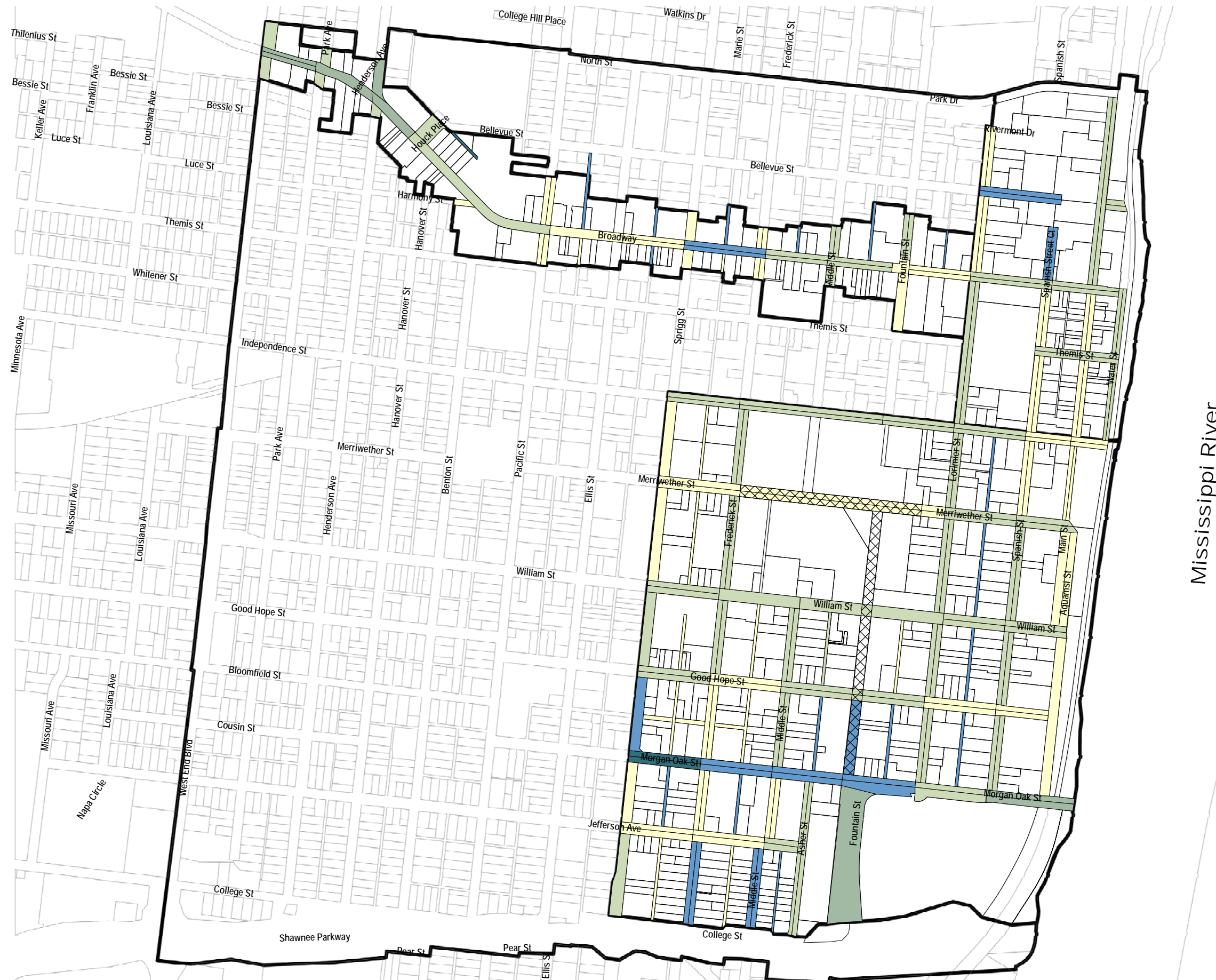


Exhibit 7-a Street Conditions

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

-  Excellent
 Good
 Fair
 Poor
 Dilapidated
 Paper Streets
 Downtown Study Area



A horizontal number line is shown with tick marks at 0, 300, 600, and 1,200. The word "Feet" is written below the line. The segment between 300 and 600 is shaded black.

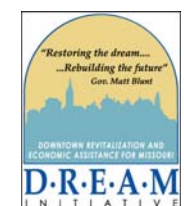
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Exhibit 7-b Sidewalk Conditions

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

Excellent

Good

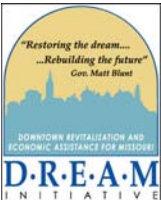
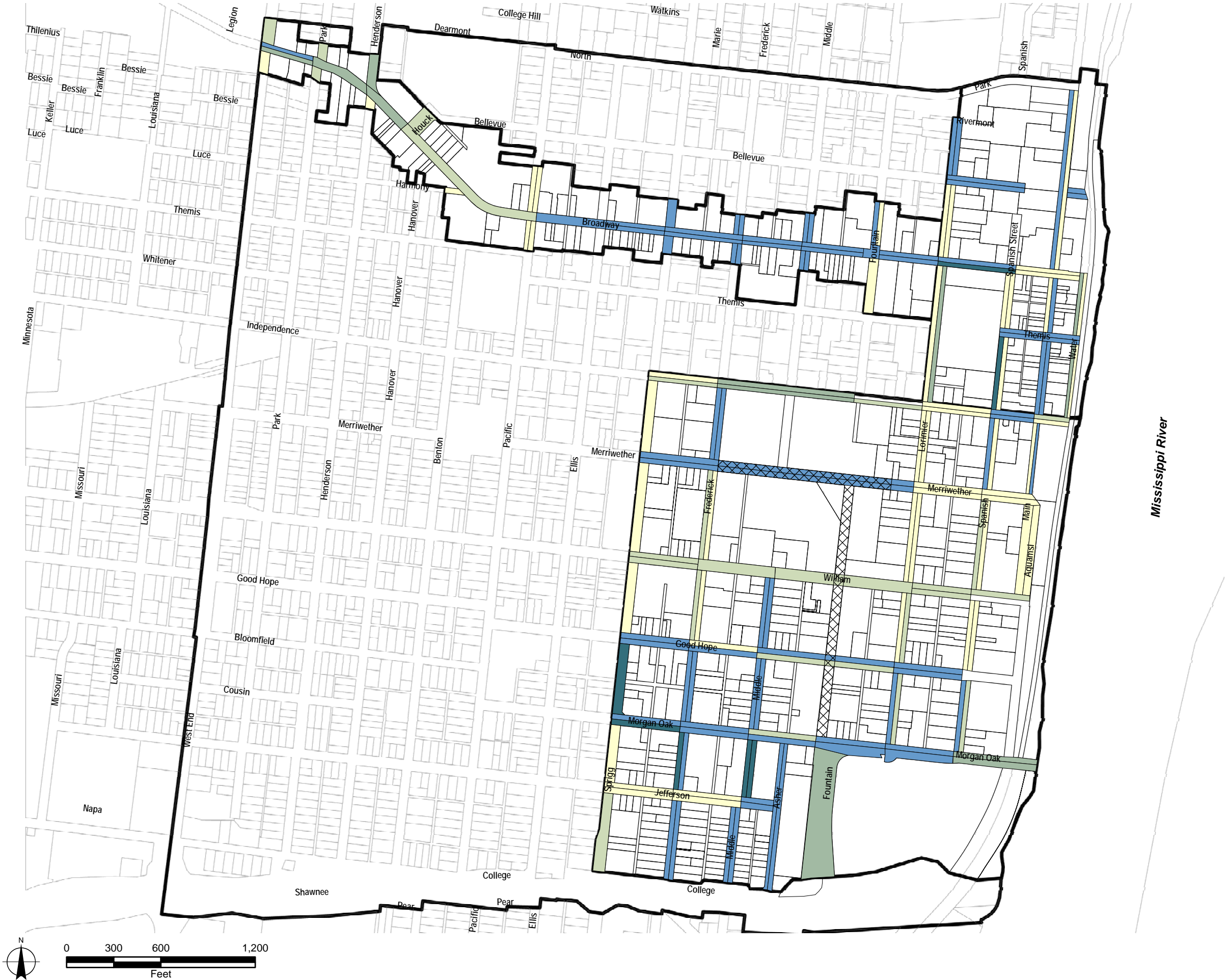
Fair

Poor

Dilapidated

Paper Streets

Downtown Study Area



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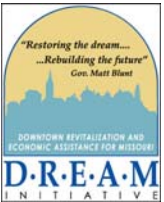


Exhibit 7-c Street Lighting

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

-  Standard
-  Decorative
-  Standard & Decorative
-  No Lighting
-  Paper Streets
-  Downtown Study Area

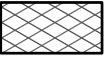





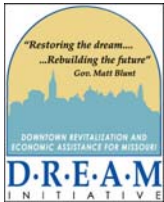
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Exhibit 7-d ADA Accessibility

Downtown Study Area
City of Cape Girardeau, Missouri




- Legend**
-  ADA Accessible
 -  Not ADA Accessible
 -  Paper Streets
 -  Downtown Study Area





-  Historic Districts
-  Boundary



-  Historic Districts
-  Historic Landmarks
-  Boundary

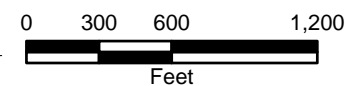
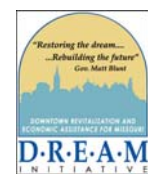


Exhibit 8 Historic Districts & Buildings

Downtown Study Area
City of Cape Girardeau, Missouri

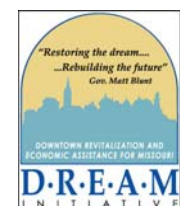
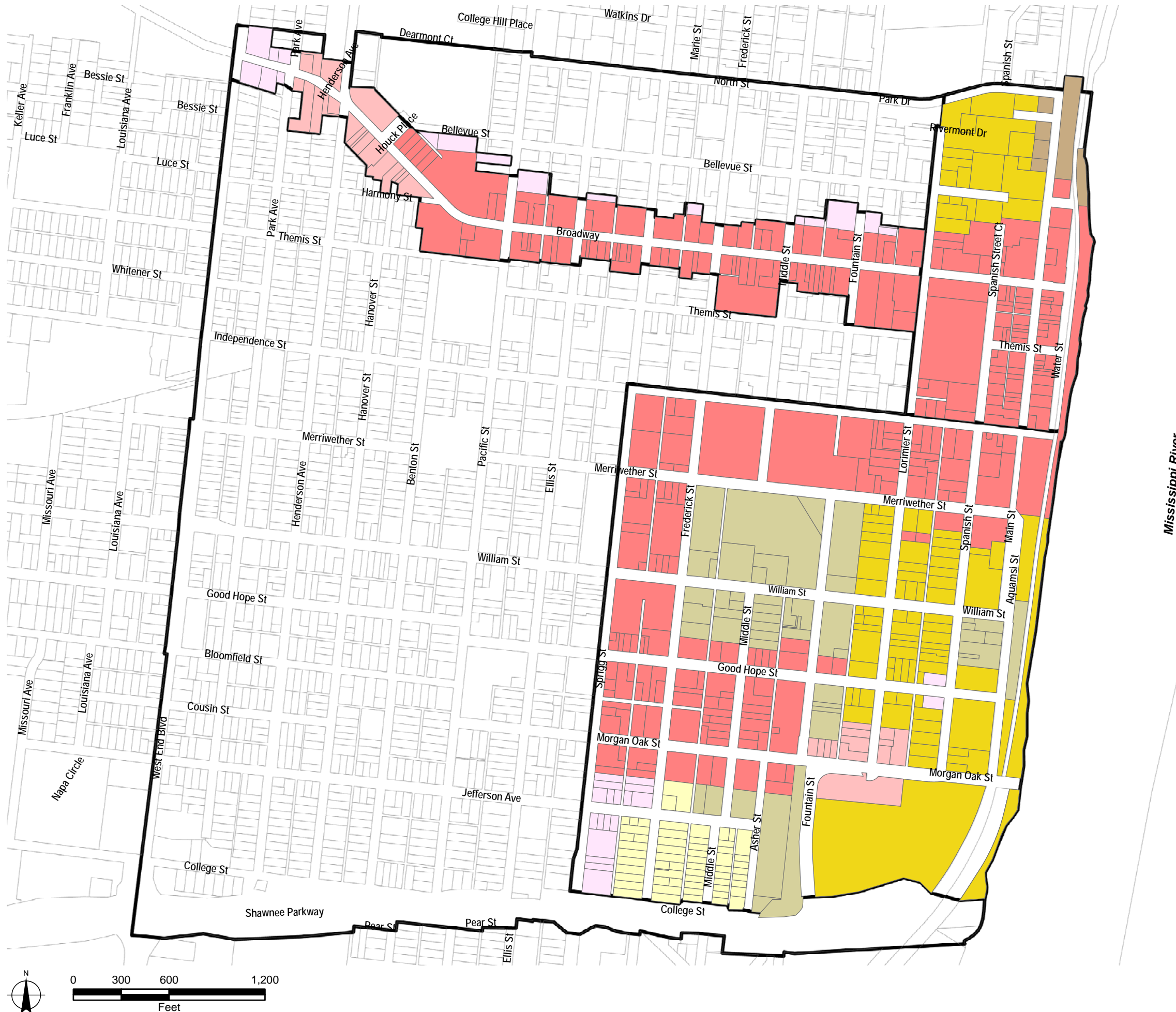
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Exhibit 9 Existing Zoning

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

- C-1 Local Commercial
- C-2 General Commercial
- C-3 Central Business
- M-1 Light Industrial
- M-2 Heavy Industrial
- R-1 Single Family Dwelling
- R-4 Multi-Family Dwelling
- Downtown Study Area






















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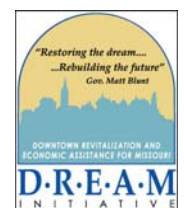
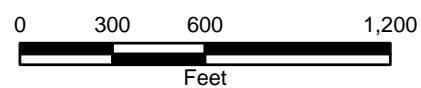


Exhibit 9-a Analysis of Existing Zoning & Land Use

Downtown Study Area
City of Cape Girardeau, Missouri

Legend

-  C-1 Local Commercial
-  C-2 General Commercial
-  C-3 Central Business
-  M-1 Light Industrial
-  M-2 Heavy Industrial
-  R-1 Single Family Dwelling
-  R-4 Multi-Family Dwelling
-  Commercial
-  Retail
-  Restaurant/Bar
-  Industrial
-  Public/Institutional
-  Multi-Family
-  Single-Family
-  Recreation
-  Open Space
-  Parking
-  Vacant
-  Downtown Study Area



FEBRUARY
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