Land Use Memorandum and Maps

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memorandum

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Date: 10/15/12
Project: Parkville Livable Community Study

From: Collin Christopher, AICP

Project No.: 12-002

Attached to this memo are four inventory maps for the Parkville Livable Community Study: 1) Existing Land Use, 2) Visual Site Conditions, 3) Character/Contextual Fit, and 4) Attractions, Activities & Areas of Interest. Below is our summary of each of these maps:

EXISTING LAND USE:

From 12th to 6th Street, the study area investigated is predominantly residential. Though the residential areas consist mostly of single family housing, a number of multi-family units are sprinkled throughout. This portion of the study area also includes four churches, all intermixed within the residential neighborhood. There is a small neighborhood park (Bruce Watkins Park) at the corner of 10th and West, and the east perimeter of the study area is defined by the Park University Sports Complex.

The portion of the study area south of 6th Street becomes much more mixed, consisting of a combination of mostly residential, commercial, office and public/quasi-public uses. Many of the buildings along Main Street, particularly those south of 2nd Street, are mixed use. This typically includes a combination of commercial on the first floor and office or residential on the second floor. The commercial uses range from bars and restaurants to specialty shops and services. The buildings within the English Landing Center are also mixed use in nature, including two buildings with office and commercial in front and residential in back. The southern portion of East Street has a significant amount of commercial development, though much of it is of the large lot, single use variety.

Vacancy in Downtown is fairly limited. At the time of this analysis, only one building (113 Main Street) was completely vacant along Main Street. Some of the second story office and residential appear to be vacant, but that is difficult to verify based on visual observation. Compared to the rest of Downtown, English Landing Center has a higher rate of vacancy. One of the mixed use buildings on the south end appears to be completely vacant on the first floor. However, all the buildings from English Landing that front Main Street are occupied.

Hours of operation for businesses were observed for Downtown Parkville, particularly those located on Main Street. The following observations were made based on a visual survey as well as an internet search of Downtown businesses:

- Many of the businesses on Main Street do not post their typical hours of operation at all.

- For those that do, most appear to open at 10:00 a.m. and close between 4:00 and 6:00 p.m. from Monday to Saturday. Sunday hours are typically 12:00 to 5:00 p.m.
- The restaurants and cafes tend to stay open later to accommodate evening visitors.
- The office and professional service types typically keep standard business hours.
- The unique specialty shops and galleries on Main Street appear to be the businesses most likely to maintain limited or irregular hours.

As was the case north of 6th Street, the single family residential areas south of 6th Street are dotted with some multi-family units. A collection of public and quasi-public services reside along MO Route 9, including The Post Office, Missouri Water, Firehouse #1 and The Chamber of Commerce. The East Landing Park along the south perimeter provides trail access that feeds down to the river and overflow parking for Downtown. Additionally, there is a small pocket park at 1st and Main Street that allows pedestrian access to Piropos Grille (restaurant) and Parkville Mini Golf.

There is a fair amount of vacant land throughout the west half of the study area (see Existing Land Use Plan). This is most likely due to challenges created by the natural topography and vegetation of the area. The elevation drop from west to east is fairly dramatic and the vegetation is quite dense, which makes direct vehicular access to some parcels an issue. 7th and 8th Streets dead end west of West Street, extending just far enough to provide vehicular access for the adjacent residential properties. On the other hand, 9th and 10th Streets west of West Street have been platted but never constructed, leaving some parcels with very limited access.

Legend

SITE CONDITIONS

- 5 - Site and building in excellent condition. Very well maintained.
- 4 - Site and building in sound condition. Well maintained.
- 3 - Minor deficiencies in condition of site and/or building. Adequately maintained.
- 2 - Significicant deficiencies in condition of site and/or building. Poorly maintained.
- 1 - Dilapidated site and/or building conditions. Maint-enance appears non-existent.

Commercial rental rates in the study aren't readily available. Surrounding competing rental rates at Parkville Commons range from $14.00-$20.00 sf and at Parkville Marketplace available rents are at $20.00 sf. Single story, retail, for sale properties are averaging approximately $230,000.00 for 2400-3000 sf properties within the Main Street area.

VISUAL SITE CONDITIONS:

The Visual Site Conditions Plan (see attached) is the result of a survey of each parcel's building and site conditions. This was a quick windshield survey that used a simple rating system. Each parcel was given a score of 5 to 1, with 5 representing excellent site and building conditions and 1 representing dilapidated conditions (see legend below). Building elements that were reviewed for condition quality included roofing, paint, windows, porches and general architectural aesthetics. Similarly, site elements were reviewed and scored based on the maintenance of driveways, retaining walls, lawns and landscaped areas, as well as site access and overall aesthetics. This process has been used to quickly evaluate properties for 1000's of properties in numerous successful redevelopment plans.

In general, conditions are sound throughout much of the eastern half of the study area. Main Street and East Street, as well as the side streets directly west of Main Street include a number of excellent properties. Moving farther west of Main Street, the conditions are much less consistent. Though there are still a number of sound properties in this area, there are also an increasing number of deteriorating ones. Slope issues account for many of the problems. Dead-end streets, deteriorating retaining walls and dramatically sloped properties are all common issues. Gravel driveways, poor lawn maintenance and general building deterioration also contribute to the inconsistency in this portion of the study area.

The core of Main Street's commercial district, from 2nd Street to the railroad, is in sound condition. Though aged, the buildings have been well maintained and show few visual signs of deterioration.

English Land Park, Park University Sports Complex and the pocket park at 1st and Main are all very well maintained. However, Bruce Watkins Park (10th and West) would likely attract more activity by upgrading the picnic shelter and playground equipment.

Other notable observations related to visual site conditions include:

- The newer buildings in English Landing Center, just south of the railroad, are in excellent condition, but completion of the parking lot on the west end would enhance appearance as well as function.
- There are two parcels along the south side of Mill Street, between West and Main Street that have poor site and building conditions. The more easterly of the two parcels has an older building that is occupied by an antique mall, while the building on the west parcel has been demolished in recent years. Site conditions include gravel and deteriorating asphalt paving, and a lack of screening or landscaping of the properties. For both parcels, their proximity to the railroad is likely a challenge for future redevelopment opportunities.

CHARACTER/CONTEXTUAL FIT:

This plan (see Character/Contextual Fit Plan) identifies those buildings and/or sites that contribute significantly to the overall character and "sense of place" of the project area. The identified parcels represent important assets that should shape future decisions within the study area.

There are a number of significant residential properties within the study area. They typically consist of homes with architectural character that are well maintained. Most of these properties are located within close proximity to Main and East Street, and have the effect of raising the overall sense of quality and character of the area, nullifying the effect of some of the more distressed residential properties.

Similarly, most significant commercial, office and mixed use properties are located along Main or East Street. The building architecture west of East Street, typically, has a "historic downtown" or "train depot" theme to it that exemplifies how the community has embraced the history and character of downtown.

Significant public and park uses include Park University, Park University Sports Complex, Parkville Chamber of Commerce, and of course, English Landing Park. In addition to the recreational activities it provides year-round, the park also serves as the location of the Parkville Farmers' Market from April to October. The amount of park and sports complex space and its intensity of use add a significant sense of vibrancy, activity and overall quality to the study area.

The shelter for the market represents one of two significant landmarks identified within the study area. This iconic element also serves as a de facto gateway of sorts to Downtown Parkville. The second landmark is the traffic island located at the intersection of 1st and East Street, marking one's arrival into Downtown from the east.

Viewing the study area as a whole, it's important to identify the relationship between Main Street and East Street as it relates to character and context. Main Street is densely defined by buildings on both sides, and the character of those buildings gives it a vibrant "downtown" feel. While the west side of East Street is still quite dense, the east side is fronted by a number of large parking lots, undefined open space, and more modern development patterns. As a result, East Street lacks the same "downtown" qualities that make Main Street special. Furthermore, East Street does not offer any visual connections that would invite travelers west toward Main Street. Given the amount of vehicular traffic that exists along East Street, this appears to be a missed opportunity to capitalize on such an asset.

ATTRACTIONS, ACTIVITIES & AREAS OF INTEREST:

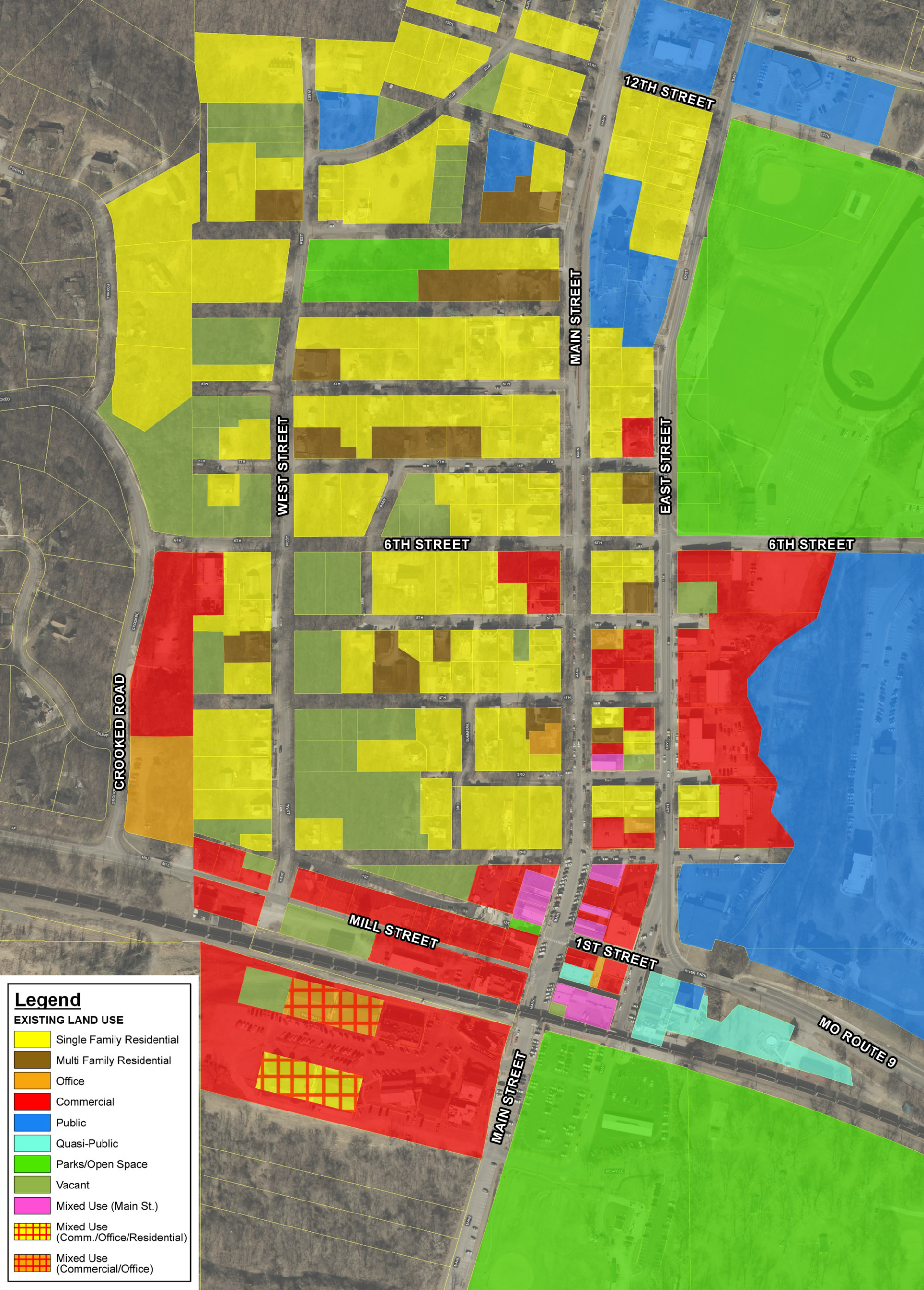
Much like the Character/Contextual Fit Plan, the Attractions, Activities & Areas of Interest Plan(see attached) identifies important assets to the corridor. Whereas the Character/Contextual Fit Plan focuses primarily on the physical qualities of a building or site, this plan highlights function. The identified uses are those which actively attract people to the corridor, both as residents and as visitors. In doing so, they play a substantial role in defining the public perception of the study area and the surrounding community.

Please review and let us know if you have any questions.

Signed: Collin Christopher, AICP

Ochsner Hare & Hare, L.L.C.

Copy to: Ken Boone, OHH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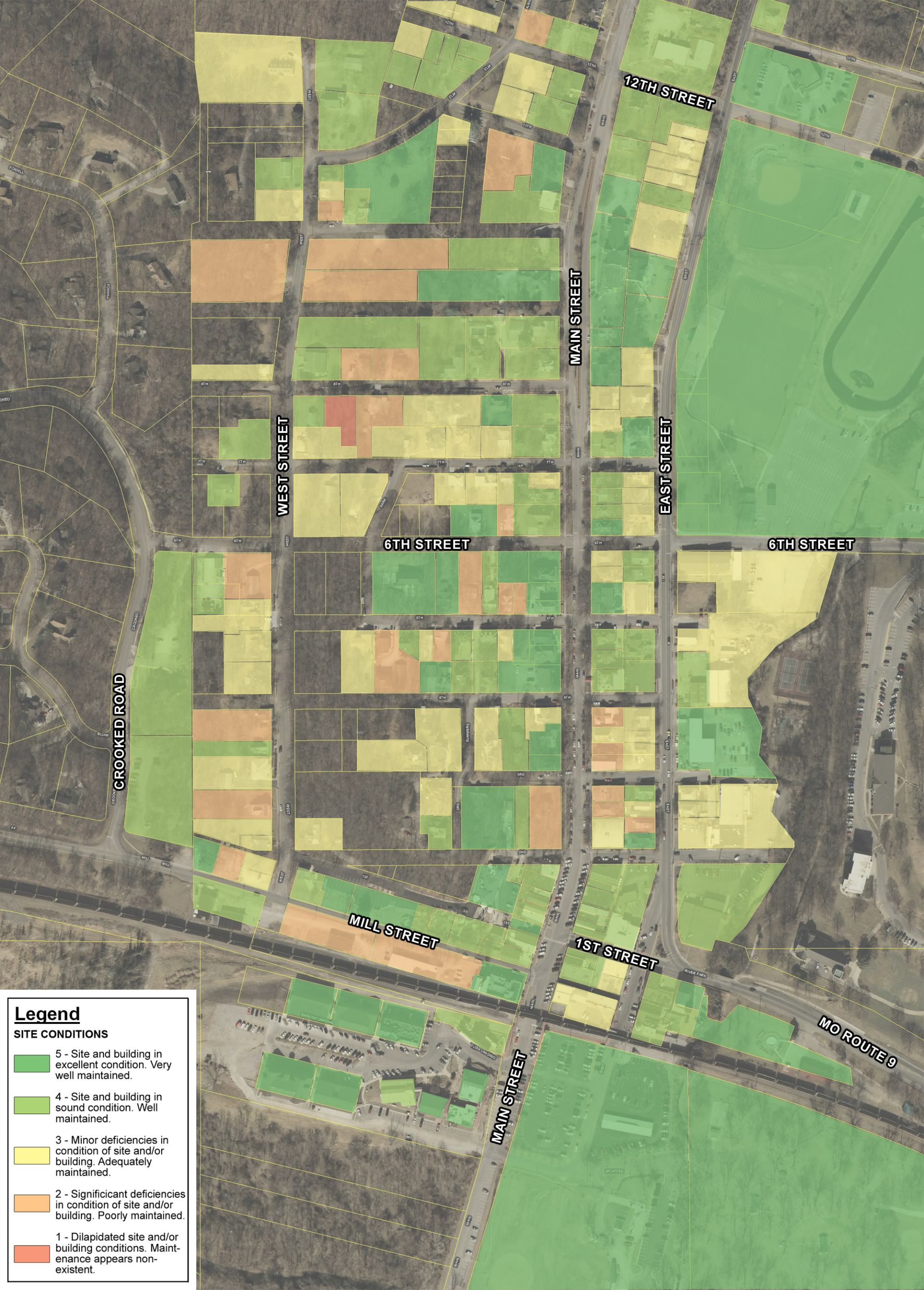
MAIN STREET
Legend
EXISTING LAND USE
Single Family Residential
Multi Family Residential
Office
Commercial
Public
Quasi-Public
Parks/Open Space
Vacant
Mixed Use (Main St.)
Mixed Use (Comm./Office/Residential)
Mixed Use (Commercial/Office)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MO ROUTE 9
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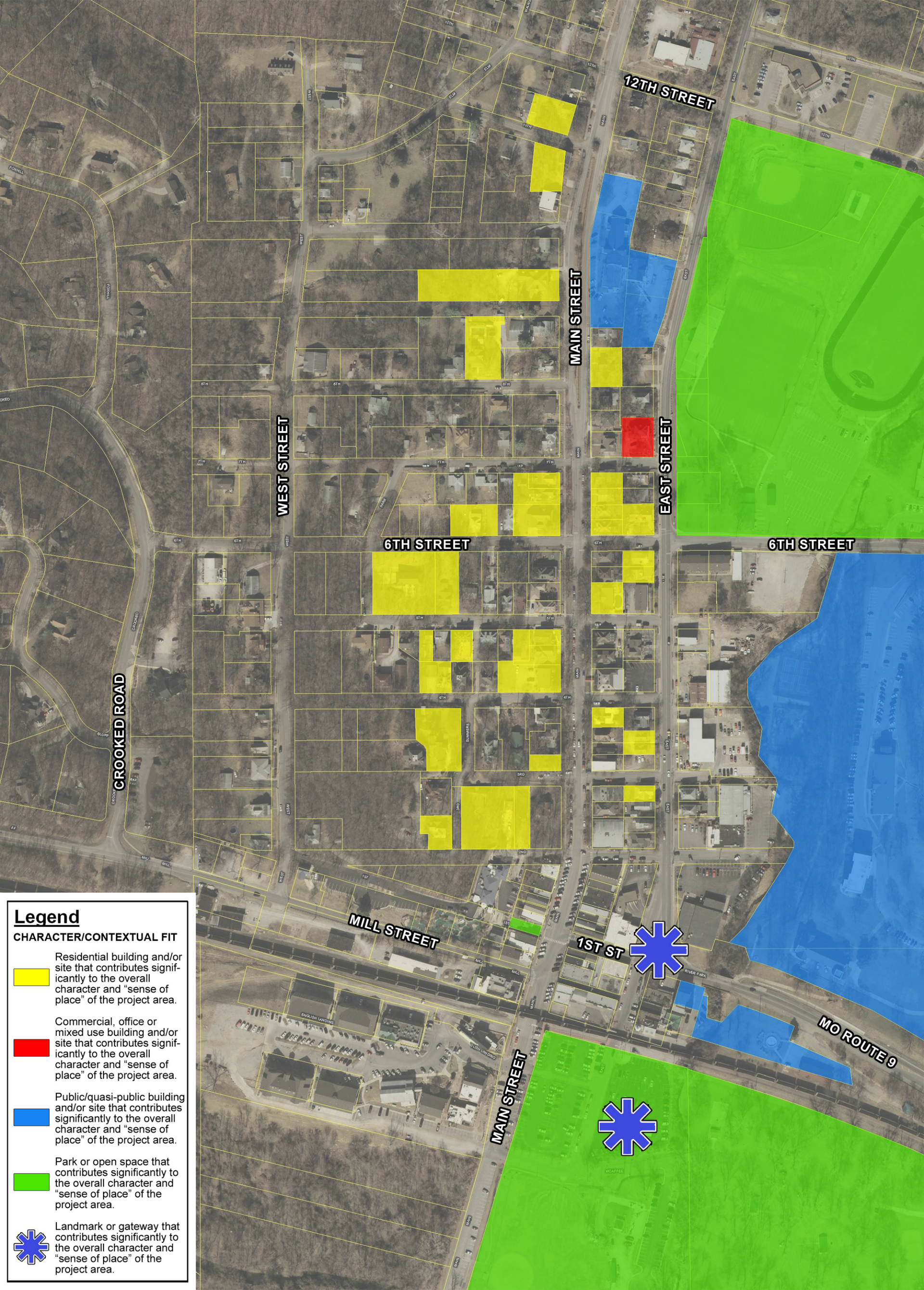
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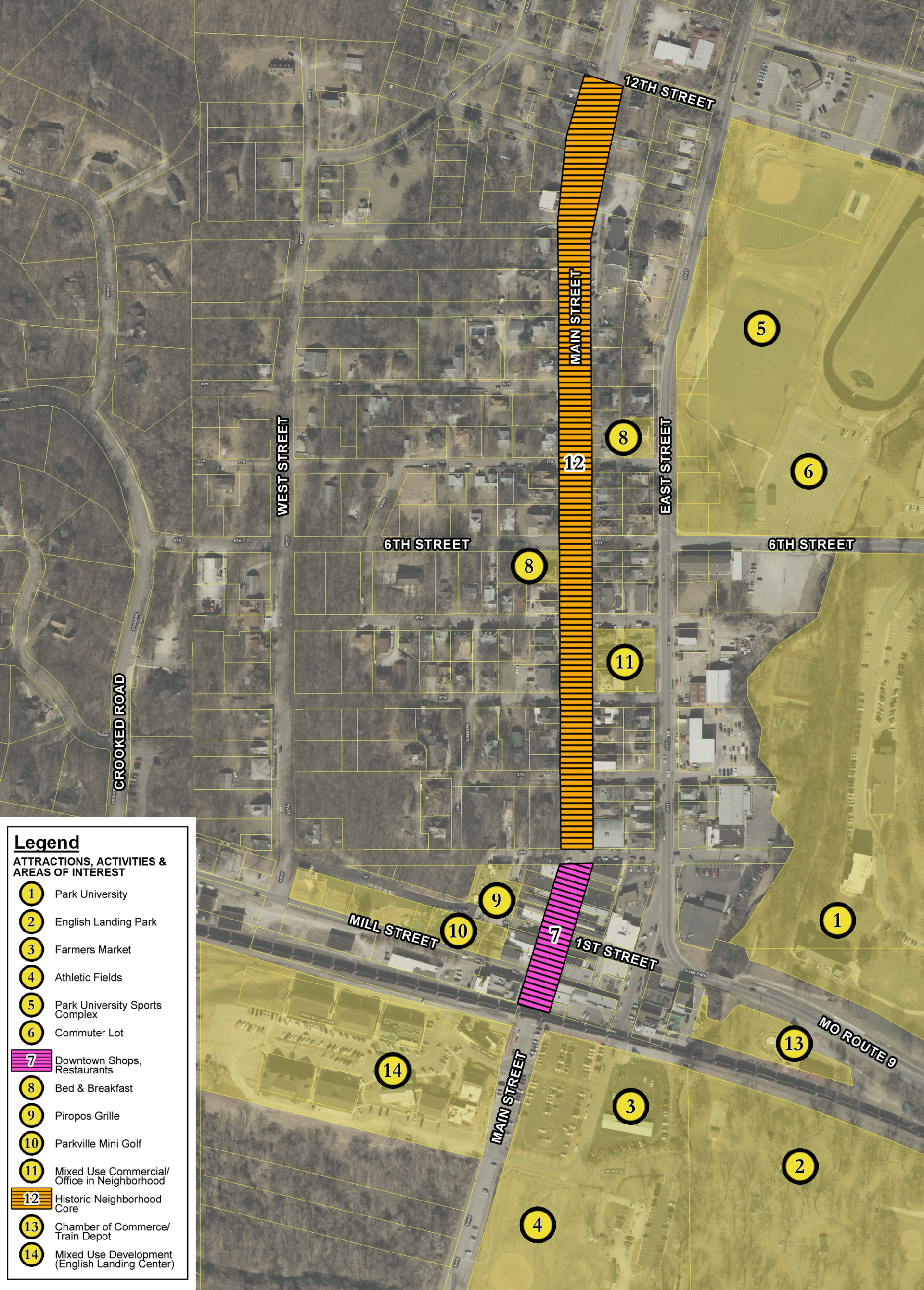
MAIN STREET
Legend
CHARACTER/CONTEXTUAL FIT
Residential building and/or site that contributes significantly to the overall character and "sense of place" of the project area.
Commercial, office or mixed use building and/or site that contributes significantly to the overall character and "sense of place" of the project area.
Public/quasi-public building and/or site that contributes significantly to the overall character and "sense of place" of the project area.
Park or open space that contributes significantly to the overall character and "sense of place" of the project area.
Landmark or gateway that contributes significantly to the overall character and "sense of place" of the project area.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Legend
ATTRACTIONS, ACTIVITIES & AREAS OF INTEREST
1 Park University
2 English Landing Park
3 Farmers Market
4 Athletic Fields
5 Park University Sports Complex
6 Commuter Lot
7 Downtown Shops, Restaurants
8 Bed & Breakfast
9 Piropos Grille
10 Parkville Mini Golf
11 Mixed Use Commercial/ Office in Neighborhood
12 Historic Neighborhood Core
13 Chamber of Commerce/ Train Depot
14 Mixed Use Development (English Landing Center)