# COMPREHENSIVE PLAN UPDATE

THE CITY OF WASHINGTON, MISSOURI Public Workshop #1 DRAFT COMMUNITÝ VISION & GOALS

# Community History & Regional Distinction

Washington will celebrate its community history of entrepreneurship, resiliency, and its location on the Missouri River by enhancing its regional identity and connection to become a vibrant regional destination.

Enhance Downtown with more dining, shopping, and lodging to support residents, tourists, and regional day-trippers

Develop complete community amenities to make Washington one of the most desirable places to live in the region.

Expand Washington's riverfront park, develop recreational river access along the Missouri River, and develop a riverfront events venue.

Establish an annual calendar of community events in Washington (weekly concert series, expanded seasonal events, etc.).

# **Economic Diversity & Amplification**

Washington will build upon its current economy to diversify and attract new businesses by providing training programs, support, and amenities targeted towards a well-educated and highly-skilled

Maintain and support existing industrial development.

Partner with one or more technical schools to establish a high-tech, emerging market training and educational school in Washington.

Grow new mixed-use high-tech, innovation, ag-tech, and advanced manufacturing industries with a new land use category and zoning district.

Create an "east-west parkway" to improve traffic conditions on Highway 100 and access to I-44 from the west side of town.

### **Downtown Expansion & Enhancement**

Washington will expand the defined footprint of Downtown to strengthen its identity within the City and to enhance Downtown by developing surrounding areas such as 5th street as a part of

Densify Downtown by developing parking lots into entertainment venues and building a parking garage to replace surface parking.

Redevelop 5th street into a pedestrian-friendly multi-use corridor that serves as the new entrance into Downtown.

Expand Downtown to include Washington's historic neighborhoods and promote Downtown living.

Pursue the establishment of a Downtown Community Improvement District (CID) to provide ongoing funding for Downtown improvements.

Housing Development & Diversification

Washington will provide a diversity of housing types, inclusive of workforce and entry-level housing, to accommodate the next generation of young families, professionals, and workers, as well as future growth within the community.

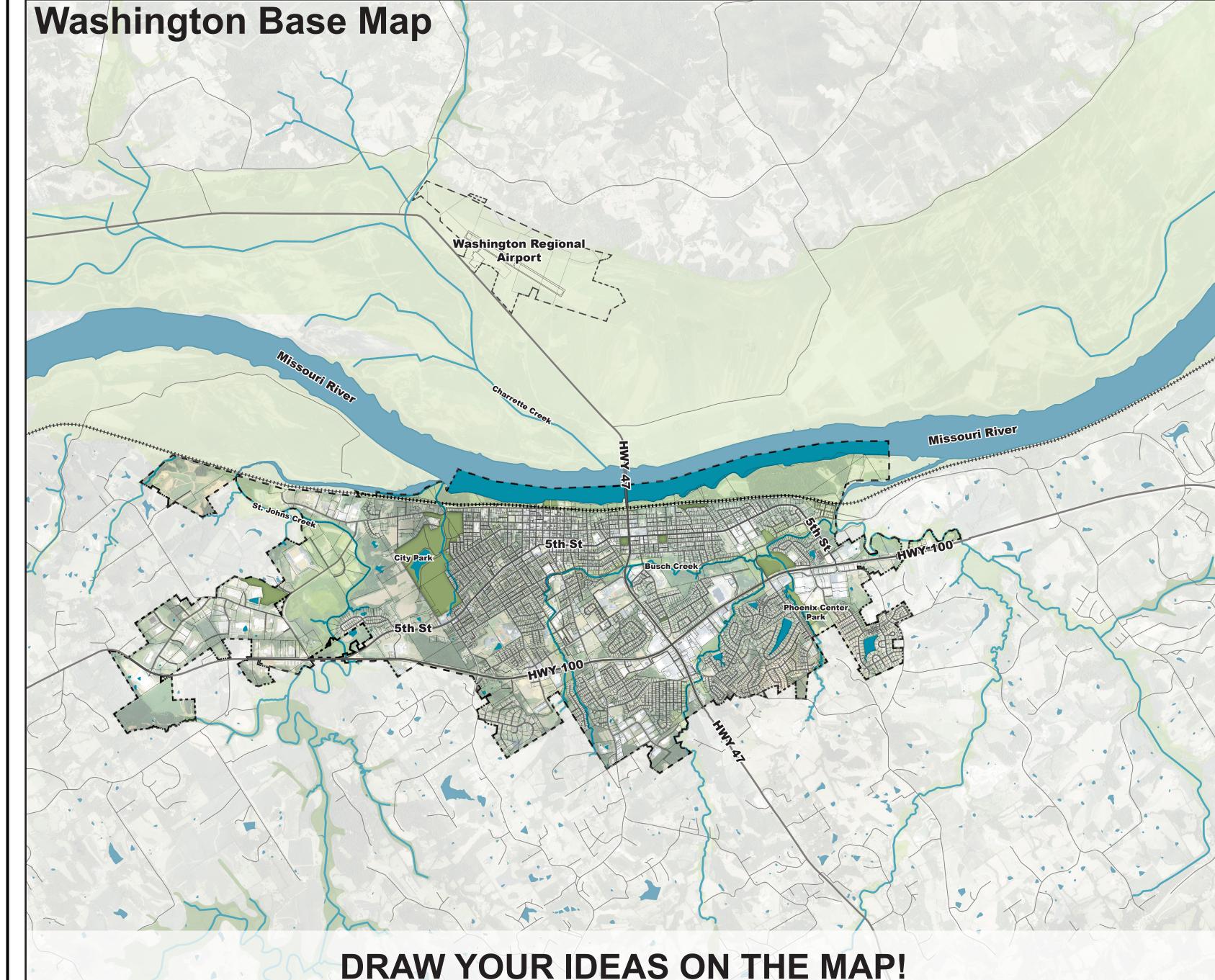
Continue the development of high-end residential subdivisons.

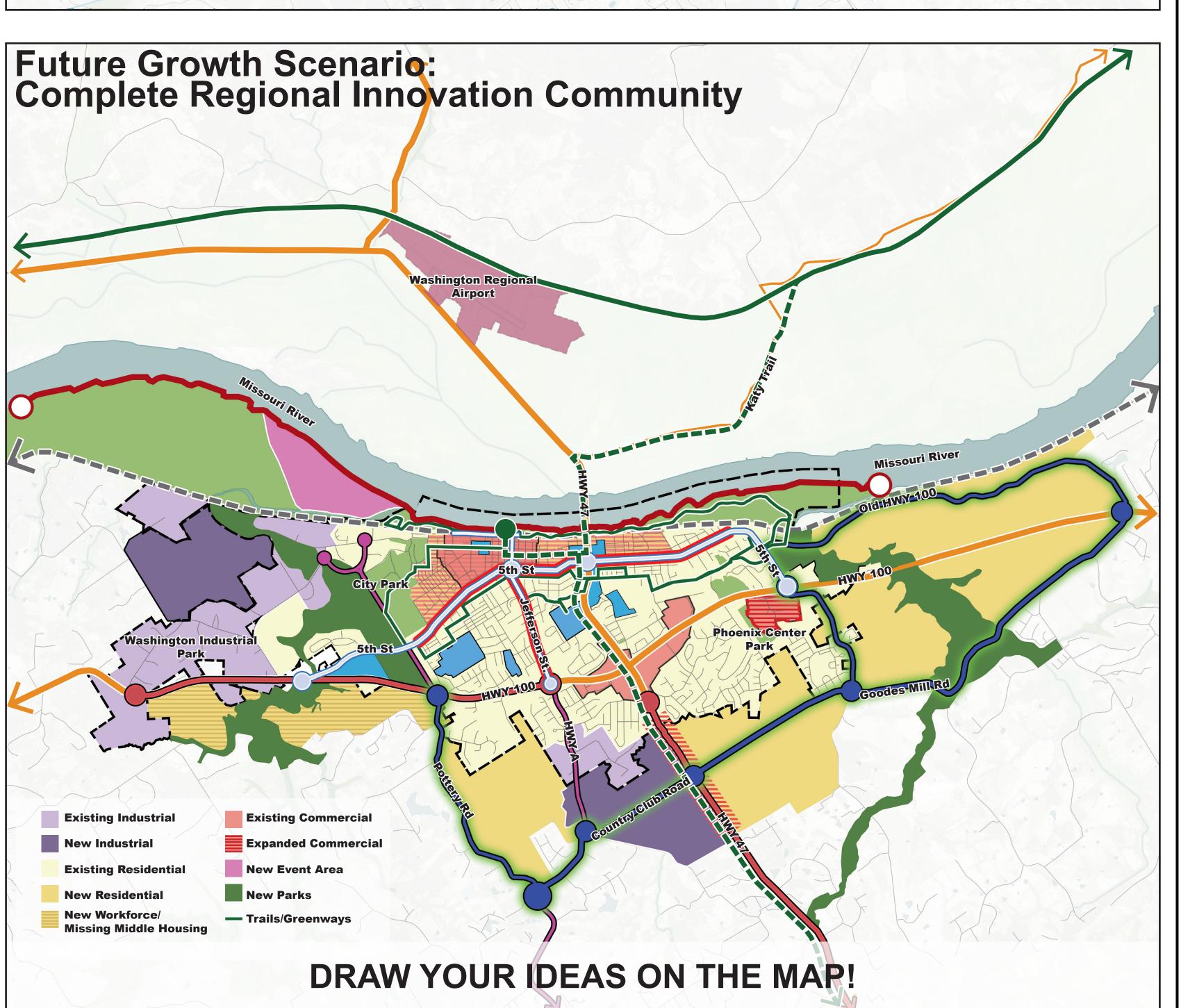
Facilitate the creation of new entry-level and workforce housing through zoning regulations; consider the use of incentives for workforce housing development.

Continue high-quality, infill housing and housing redevelopment in underutilized areas in and around Downtown.

Facilitate the preservation and enhancement of Washington's existing residential neighborhoods.

Facilitate construction of new senior housing in Washington.





## **Transportation & Infrastructure**

Washington will improve its overall major road connectivity, city gateways, and expand infrastructure and utility services—such as water, telecommunication, stormwater management, electricity, and sewer—to future development areas, as well as improve existing infrastructure to accommodate continued development within city

Improve the aesthetic and wayfinding of major roads within Washington.

Expand infrastructure in future development areas to attract new business and residential development, including outside of the current City limits.

Expand MO Highway 100 to four (4) lanes west of High Street.

Study options to provide public transit service in Washington, and develop a funding and operational plan for future public transit.

Construct a new sewer plant on the west side of Washington.

Renew the transportation sales tax and commit funding to road construction.

### Natural Resources, Parks, & Recreation

Washington will capitalize on its riverfront and other natural resource to enhance and expand park and recreation opportunities, improve and expand walkability and bikeability, and create a safer, healthier, and more desirable environment for all its citizens and visitors.

Connect all City parks by implementing Phase 1 and 2 of the Busch Creek

Add bike lanes on main roads to allow safer travel to work, shopping areas, schools, and other community amenities.

opportunities to enhance Washington's natural areas through stormwater Develop a trail connection between Downtown and the Katy Trail; and link to

the Rock Island Trail along Highway 47 (in cooperation with MODOT).

Achieve MS4 stormwater compliance requirements and facilitate

Establish a parks sales tax for ongoing improvement and maintenance.

# **Governmental Progress**

Washington will commit the current and future governmental members to actively strive for inter-jurisdictional cooperation, relationship building, and efforts to advance the goals of the Washington community and the Comprehensive Plan.

Develop a new fiscal plan for the funding and implementation of Comprehensive Plan goals.

Actively engage and cooperate with the City of Union and Franklin County and Warren County.

Provide planning and utility services to facilitate development outside of Washington's current City boundaries.

### **Future Growth Strategies**

#### REGIONAL ACCESSIBILITY

- Enhance access to I-44 and I-70 with coordinated improvements to MO Highway 100, MO Highway 47, and Route TT.
- Expand MO Highway 100 to four (4) lanes west of High Street / Highway
- Expand MO Highway 47 to four (4) lanes south of Steutermann Road / Bieker Road (in cooperation with MODOT).
- Expand use of the railroad and Washington Municipal Airport.

#### COMPLETE DOWNTOWN & COMMUNITY AMENITIES

- Strengthen and promote Washington's historic Downtown commercial district, mixed-use corridors on 5th Street and Jefferson Street; and dayto-day commercial centers.
- Continue to develop Phoenix Center and position it as a mixed-use experience district.
- Expand Downtown to include Washington's historic neighborhoods and promote Downtown living.
- Facilitate new workforce housing and mixed-use development along west Highway 100.

**JOB CENTERS & EMPLOYMENT** 

- Maintain and support existing industrial development and continue to develop Feltman Industrial Park, Westlink Industrial Park, Town and Country Industrial Park, and Oldenburg Industrial Park.
- Improve Highway A and Pottery Road and extend Pottery Road north to Westlink Drive and W. Main Street.
- Grow new mixed-use high-tech, innovation, ag-tech, and advanced manufacturing industries with a new land use category and zoning
- Partner with one or more technical schools to establish a high-tech, emerging market training and educational school in Washington.
- Create an "east-west parkway" utilizing Pottery Road, Country Club Road, and Goodes Mill Road; and improve S. Point Road and Old Highway 100 as a loop access system.

#### HOUSING & COMPLETE NEIGHBORHOODS

- Expand Washington to the southeast with new, diverse housing including both workforce housing and high-end housing.
- Facilitate the preservation and enhancement of Washington's existing residential neighborhoods.
- Support the success of Washington's high-quality primary and secondary educational institutions

#### PARKS, RECREATION & OPEN SPACE

- Continue to enhance Washington's City parks, and connect parks by implementing Phase 1 and 2 of the Busch Creek Greenway.
- Develop a linear conservation area framework (possibly including new parks, golf, and/or other recreational amenities) along St. John's Creek and Dubois Creek
- Strengthen Washington as regional riverfront destination: Enhance Downtown with more dining, shopping, and lodging to support residents, tourists,
- Expand Washington's riverfront park and develop recreational river access along the
- Establish an annual calendar of events (weekly concert series, expanded seasonal events,
- Develop a trail connection between Downtown and the Katy Trail; and link to the Rock Island Trail along Highway 47 (in cooperation with MODOT).

Vision Statement – Washington will leverage its strong entrepreneurial legacy and economic development success to position itself as a complete regional innovation community to support community cooperation, a highly skilled workforce, a diverse economy, and a vibrant high quality of life for current and future residents.