



PUBLIC WORKSHOP #2
Draft Comprehensive Plan Recommendations

May 17, 2023

Agenda

Public Workshop #2

- ***Introduction and Project Overview***

- Project Objective
- Timeline
- Community Engagement to Date
- How are we Developing the Plan?
- What is a Comprehensive Plan?
- Existing Conditions Analysis Summary

- ***Revised Draft Vision, Goals, and Objectives***

- ***Economic Development Strategies***

- ***Draft Community Place Types and Future Land Use Plan***

- ***City-Wide Systems Plans***

- ***Small Group Work Session***



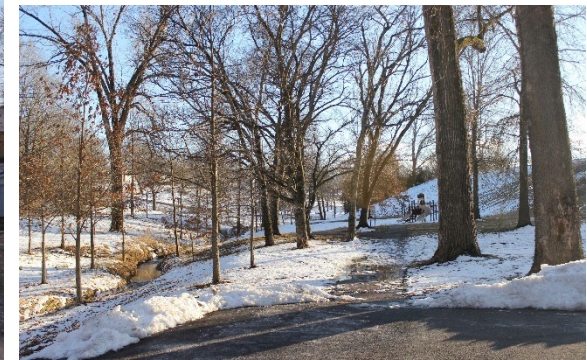
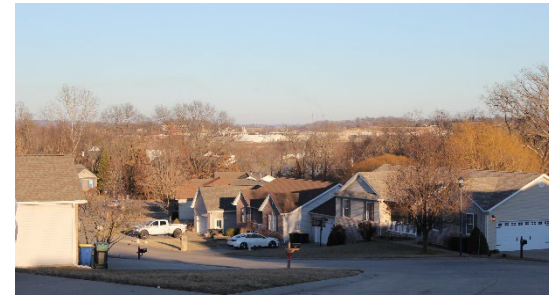


PROJECT OBJECTIVE

The objective of this planning process is to develop a complete **Comprehensive Plan Update** for the City of Washington, along with a counterpart Economic Development Plan.


The Comprehensive Plan Update will cover the whole City of Washington and will update the City's current comprehensive plan, which was adopted in 2013. The Comprehensive Plan Update will include the following components:

- **Community Vision**
- **Goals & Objectives**
- **Future Land Use Plan**
- **Focus Area Recommendations & Plan**
- **Residential Subdivision Recommendations**
- **Parks, Trails & Open Space Recommendations**
- **Public Infrastructure & Facilities Recommendations**
- **Multi-Modal Transportation Recommendations**
- **Strategic Plan (for implementation)**





PROJECT TIMELINE

Phase 1 Existing Conditions Analysis		Phase 2 Community Visioning and Goal Setting		Phase 3 Draft Comprehensive Plan Recommendations and Components		Phase 4 Final Comprehensive Plan and Adoption Activities	
Technical Tasks	Community Engagement	Technical Tasks	Community Engagement	Technical Tasks	Community Engagement	Technical Tasks	Community Engagement
Project Start-Up	Washington Online Surveys	Draft Community Vision	Steering Committee Meeting #2	Final Draft Community Vision	Business Owners Focus Group Meeting #2	Final Community Vision, Goals, & Objectives	Final Public Open House
Data Collection	Plan Assessment Workshops	Draft Comprehensive Goals & Objectives	EXTRA Steering Committee Meeting #3	Final Draft Community Goals & Objectives	Steering Committee Meeting #4 	Final Comprehensive Plan Strategies	Planning & Zoning Commission Meeting
Base Mapping	Business Owners Focus Group #1	Revised Draft Community Vision, Goals, & Objectives	Public Workshop #1	Draft Comprehensive Plan Strategies		Final Economic Workforce Development Strategies	City Council Meeting
Demographics, Housing, & Land Needs Projections	Steering Committee Meeting #1			Draft Economic Workforce Development Strategies		Final Housing Strategy	Public Hearing Presentation
Transportation Analysis				Draft Housing Strategy		Final Community Place Types & Future Land Use Plan	
Infrastructure Assessment				Draft Community Place Types & Future Land Use Plan		Final Transportation & Infrastructure Recommendations	
				Draft Transportation & Infrastructure Recommendations		Final Parks and Recreation Recommendations	
				Draft Parks and Recreation Recommendations		Implementation Priorities and Strategic Plan	PLAN ADOPTION
Draft Consensus Issues and Opportunities		Draft Community Vision, Goals, and Objectives		Draft Comprehensive Plan Document and Economic Workforce Development Strategies		Final Comprehensive Plan Document and Economic Workforce Development Strategies	



COMMUNITY ENGAGEMENT ACTIVITIES

1. Stakeholder Focus Groups

(3 total, all completed)

Three meetings with invited groups of community stakeholders to assess the current Comprehensive Plan and identify issues and opportunities to be addressed in the update.

2. Business Owners' Roundtable Meetings

(2 total, all completed)

Focus group with local business owners to discuss topics relating to City-wide economic development challenges and opportunities.

3. Project Steering Community Meetings

(4 total, all completed)

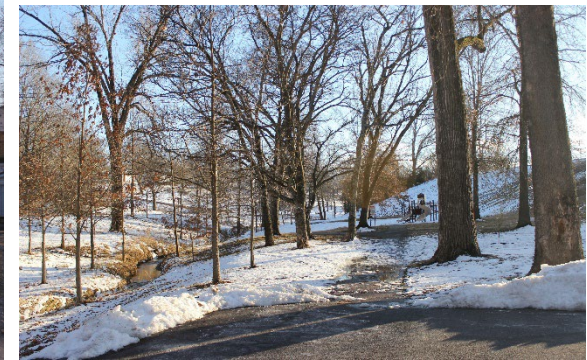
The Steering Committee represents a cross-section of Washington's residents and stakeholders and serves as a regular liaison between planning process and all community residents to build awareness and consensus.

4. Public Workshops

(3 total, one completed, one tonight!)

City-wide public forums for residents to provide direct input on the development and contents of the Comprehensive Plan

5. Online Comprehensive Plan Survey





HOW ARE WE DEVELOPING VISION, GOALS & OBJECTIVES?

ISSUES, OPPORTUNITIES & IDEAS...

Gathered through 4 rounds of engagement:

- Stakeholder Focus Group Meetings (3)
- Steering Committee Meeting #1
- Steering Committee Meeting #2
- Steering Committee Meeting #3
- Ongoing Input from City staff

FUTURE GROWTH SCENARIO

Developed with the Steering Committee and presented tonight for input and revision

COMMUNITY VISION STATEMENT

*We have developed a draft vision statement, presented on the boards.
This vision statement will continued to be refined based on input.*

GOALS

Goals are the “theme areas” where the Comp Plan will work to achieve the Vision.

OBJECTIVES

Objectives identify areas of action to address each of the Goals

ACTIONS

Specific activities to be taken by the City and other stakeholders to achieve each of the Strategies and, therefore, the Goals:

(The Plan Actions are detailed recommendations that will be continued to be developed and refined as the plan progresses)



WHAT IS A COMPREHENSIVE PLAN?



WHAT IS A COMPREHENSIVE PLAN?

“In the preparation of the city plan, the commission shall make careful and comprehensive surveys and studies of the **existing conditions and probable future growth** of the municipality.

The plan shall be made with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, **best promote the general welfare**, as well as **efficiency and economy in the process of development.**”

Chapter 89, Section 89.350; RSMo



WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is an **official document** adopted by a city as a **policy guide to decisions** about the physical development of the community.

- **The plan is not a regulatory ordinance, but a guide to be used when regulatory ordinances are developed and administered.**
- **The plan is not a detailed capital improvement program showing precise locations of public improvements and community facilities; it is used as a guide in the detailed planning that must occur before those facilities are built.**

The plan is a comprehensive document in that it covers all portions of the city and all facilities that relate to development.



EXISTING CONDITIONS ANALYSIS SUMMARY



EXISTING CONDITIONS ANALYSIS KEY TAKE-AWAYS...

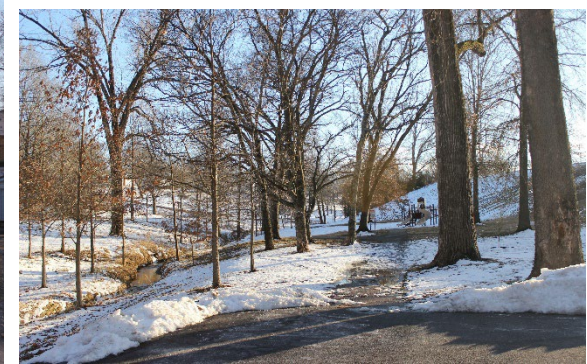
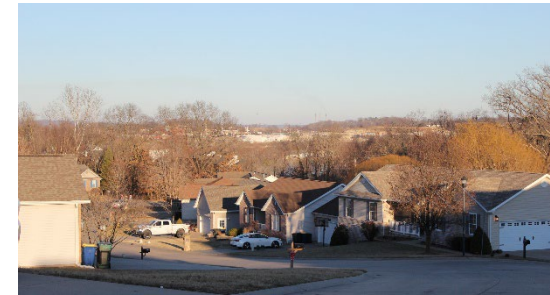
1. Washington is a historic community, and much of the current physical character of the City today **is because of Washington's landscape and the way the City grew** (even if it is not always obvious on the surface).
2. Washington is a **complete community**, with a jobs/housing balance that permits it to function pretty independently. This is an **important characteristic that should be preserved and enhanced**.
3. Washington has been successful in maintaining a strong jobs and tax base, but **opportunities exist to diversify into new sectors** that are also major regional economic development initiatives.
4. Washington is **well-positioned in the region**, with many amenities that can make it a regional destination visitors. However, the City has **not fully-realized this potential**.



CONSENSUS ISSUES

Community Input to Date...

- **MO Highway 47 is only two (2) lanes, and MO Highway 100 is only two (2) lanes west of High Street, which results in traffic congestion. (4)**
- **There is no public transit / public transportation, which limits how people can get to work. (4)**
- **Bike and pedestrian connectivity can be improved throughout the City. (2)**
- Truck routes run through the middle of the City on MO Highway 100 and MO Highway 47.
- **Washington needs more land for continued industrial growth. (3)**
- **There is a proliferation of Airbnbs and other short-term rentals; the impact of this is unclear. (2)**
- Economic development has traditionally focused only on industrial/manufacturing businesses.
- Tourism activity in Washington is increasing.
- **The Parks Department has unmet staffing and funding needs. (4)**
- There is a lack of family-themed entertainment, programming, activities, and venues.
- There is a perceived lack of park access in all parts of the City.
- **Washington's wayfinding and signage is poor, especially for visitors. (2)**
- There are no real, effective design guidelines or standards, including for Downtown.
- 5th Street has the potential to be a walkable, mixed-use corridor, but lacks a consistent streetscape and high-quality image.
- Newly-developed areas of the City lack street trees and public and private landscaping.
- There is a lack of affordable, entry-level and workforce housing within City limits.
- The City and Franklin County do not coordinate on future land use planning.
- There is no defined and agreed-upon mix between business and housing in Washington.
- There is a lack of high-speed, broadband internet and wi-fi access.
- There is a lack of arts and culture resources, amenities, and venues in Washington.
- Washington has low water rates and no dedicated parks tax.

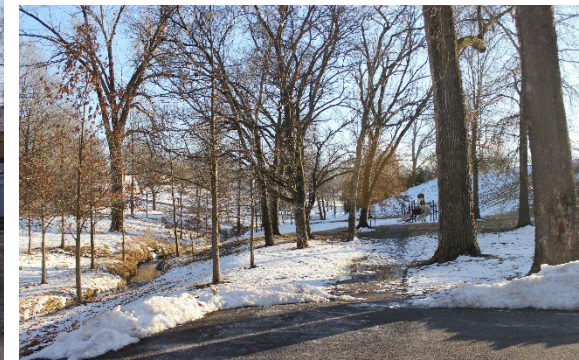
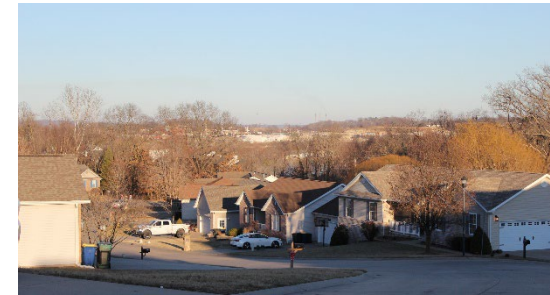




CONSENSUS IDEAS AND OPPORTUNITIES

Community Input to Date...

- Provide public transit service and rideshare service. (3)
- Expand the City's sidewalks, bike lanes, bike paths, and multi-use paths and trails. (3)
- Build a parking garage downtown and redevelop existing parking lots / vacant lots. (2)
- Improve and expand stormwater infrastructure.
- Expand and improve the marketing of Washington to the greater St. Louis region, promoting "why to come here". (2)
- Support, educate, retain, and expand Washington's workforce population.
- Work to diversify Washington's business and industrial mix.
- Expand the use of Washington's municipal airport.
- Establish a dedicated sales tax for parks. (5)
- Plan for parks in newly-annexed areas, and increase Parks Department staffing to operate and maintain new parks. (4)
- Provide an expanded marina and riverfront access. (3)
- Expand parks in the south and east parts of the City. (3)
- Complete the Busch Creek Greenway.
- Improve the appearance of Washington's highway entrances. (3)
- Continue to actively improve the appearance, visual character, and quality of all parts of Washington. (2)
- Expand and improve zoning and building code enforcement.
- Actively facilitate the development of workforce housing. (4)
- Plan for and focus development on the east side of Washington. (2)
- Expand Washington through annexation. (2)
- Revitalize 5th Street as walkable, mixed-use corridor.
- Improve communication and coordination with Franklin County on future land use planning.
- Support the development of more arts and culture resources and venues
- Develop a municipal civic center.
- Increase public education on road, infrastructure, and other capital improvement projects.
- Develop and active welcome and orientation program for new residents.





REVISED VISION, GOALS & OBJECTIVES



REVISED VISION STATEMENT

Washington will leverage its rich history, riverfront environment, and economic development success to position itself as an **innovative and regionally-recognized complete community** to support regional cooperation, a highly skilled workforce, a diverse economy, and a vibrant high quality of life for current and future residents.



Goal: **Community History and 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.

Goal: **Economic Diversity and 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 workforce.

Goal: **Downtown Expansion and 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 Downtown.

Goal: **Housing Development and 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.

Goal: **Transportation and 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 limits.

Goal: **Natural Resources, Parks, and Recreation**

Washington will capitalize on its riverfront and other natural resources 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.

Goal: **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.

Goal: **Community History and 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.

Revised Objectives

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

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

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

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

Goal: **Economic Diversity and 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 workforce.

Revised Objectives

Objective: Maintain and support existing industrial development.

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

Objective: Grow new mixed-use high-tech, innovation, advanced manufacturing industries, and incubator space with a new zoning overlay district.

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

Goal: **Downtown Expansion and 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 Downtown.

Revised Objectives

Objective: **Densify Downtown** by developing vacant lots—including surface parking lots—with new mixed-use projects including entertainment, shopping, dining, and housing.

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

Objective: **Expand Downtown** to include Washington’s historic neighborhoods and promote Downtown living.

Objective: **Develop** a comprehensive Downtown parking strategy to provide shared parking facilities in strategic locations.

Objective: **Access, create, and utilize** incentives for new and existing Downtown businesses.

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

Goal: **Housing Development and 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.

Revised Objectives

Objective: Continue the development of high-end residential subdivisions.

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

Objective: Define and maintain a sustainable balance of owner-occupied and rental housing, including short-term rentals, throughout the City of Washington.

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

Objective: Facilitate the preservation, enhancement, definition, and identity of Washington's existing residential neighborhoods.

Objective: Facilitate the construction of new senior housing in Washington.

Goal: **Transportation and Infrastructure**

Washington will improve its overall major road connectivity, city gateways, and expand infrastructure and utility services to future development areas, as well as improve existing infrastructure to accommodate continued development within city limits.

Revised Objectives

Objective: **Improve the aesthetic and wayfinding of major roads within Washington.**

Objective: **Expand infrastructure in future development areas to attract new businesses and residential development, including outside current City limits.**

Objective: **Expand MO Highway 100 to four (4) lanes west of High Street**

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

Objective: **Expand use of the railroad and Washington Municipal Airport.**

Objective: **Work with utility and telecom providers to enhance the availability, reliability, and performance of electric and broadband internet service.**

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

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

Goal: **Natural Resources, Parks, and Recreation**

Washington will capitalize on its riverfront and other natural resources 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.

Revised Objectives

Objective: Connect all city parks by implementation Phase 1 and 2 of the Busch Creek Greenway.

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

Objective: Achieve MS4 stormwater compliance requirements and facilitate opportunities to enhance Washington's natural areas through stormwater improvements.

Objective: Expand Washington's riverfront park and conservation space with a dedicated riverfront events venue and improved marina; consider providing camping and RV facilities.

Objective: Develop a trail connection between Downtown and the Katy Trail; and link to the Rock Island Trail along Highway 47 (in cooperation with MODOT)

Objective: Expand recreational programming for youth.

Objective: Establish a parks sales tax for ongoing improvement and maintenance.

Objective: Develop a central sports complex for tournaments, including parking, concessions facilities, restrooms, and other support functions. Consider a location of approximately 100 acres accessible to Highway 100 and/or Highway 47.

Goal: **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.

Revised Objectives

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

Objective: **Actively engage and cooperate with the City of Union, Franklin County, and other neighboring cities and counties.**

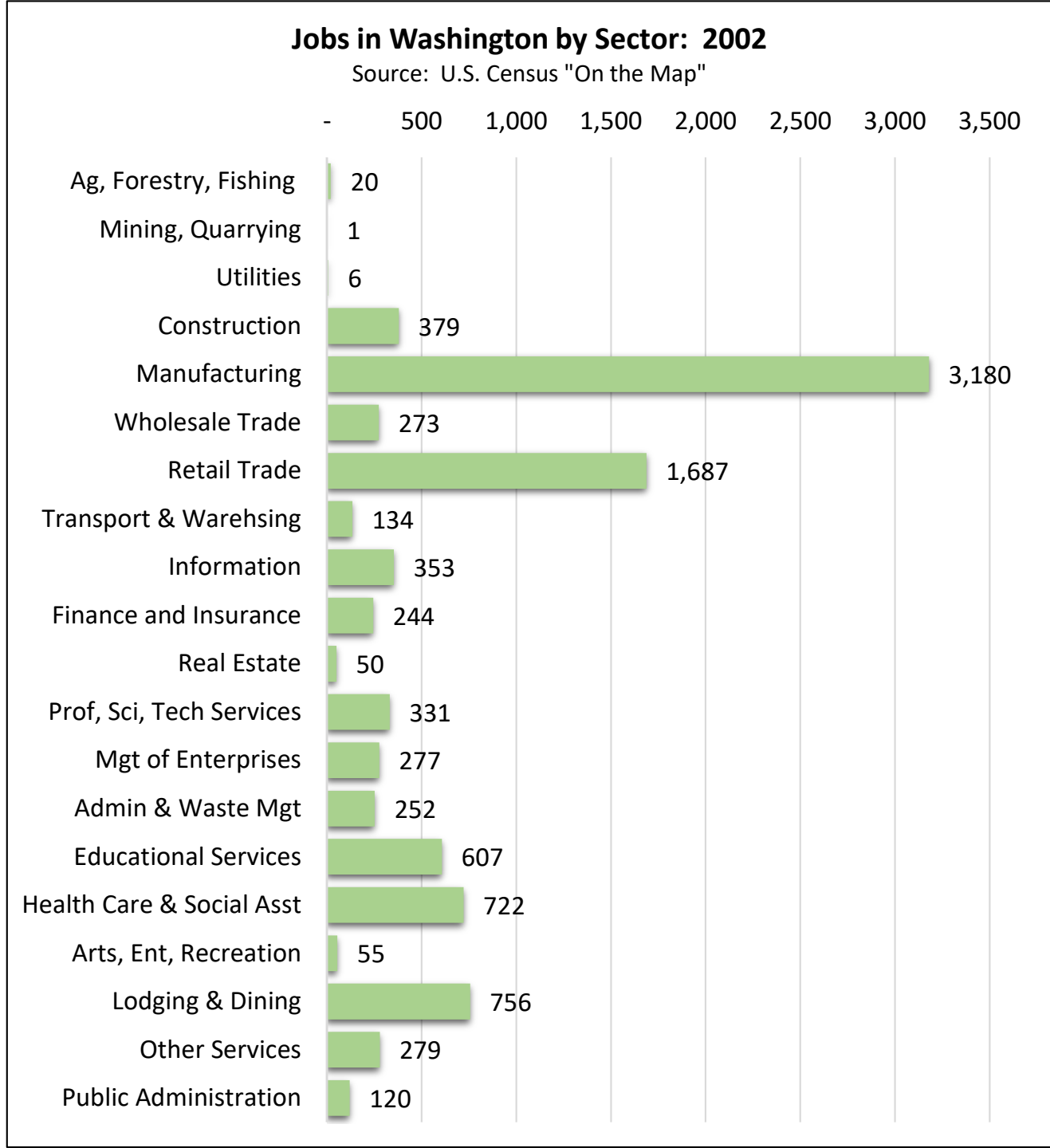
Objective: **Provide planning and utility services to facilitate development outside of Washington's current City boundaries.**

Objective: **Develop a strategic annexation plan; actively engage with Franklin County and neighboring property owners to facilitate future expansion of Washington's City boundaries.**



ECONOMIC DEVELOPMENT STRATEGIES

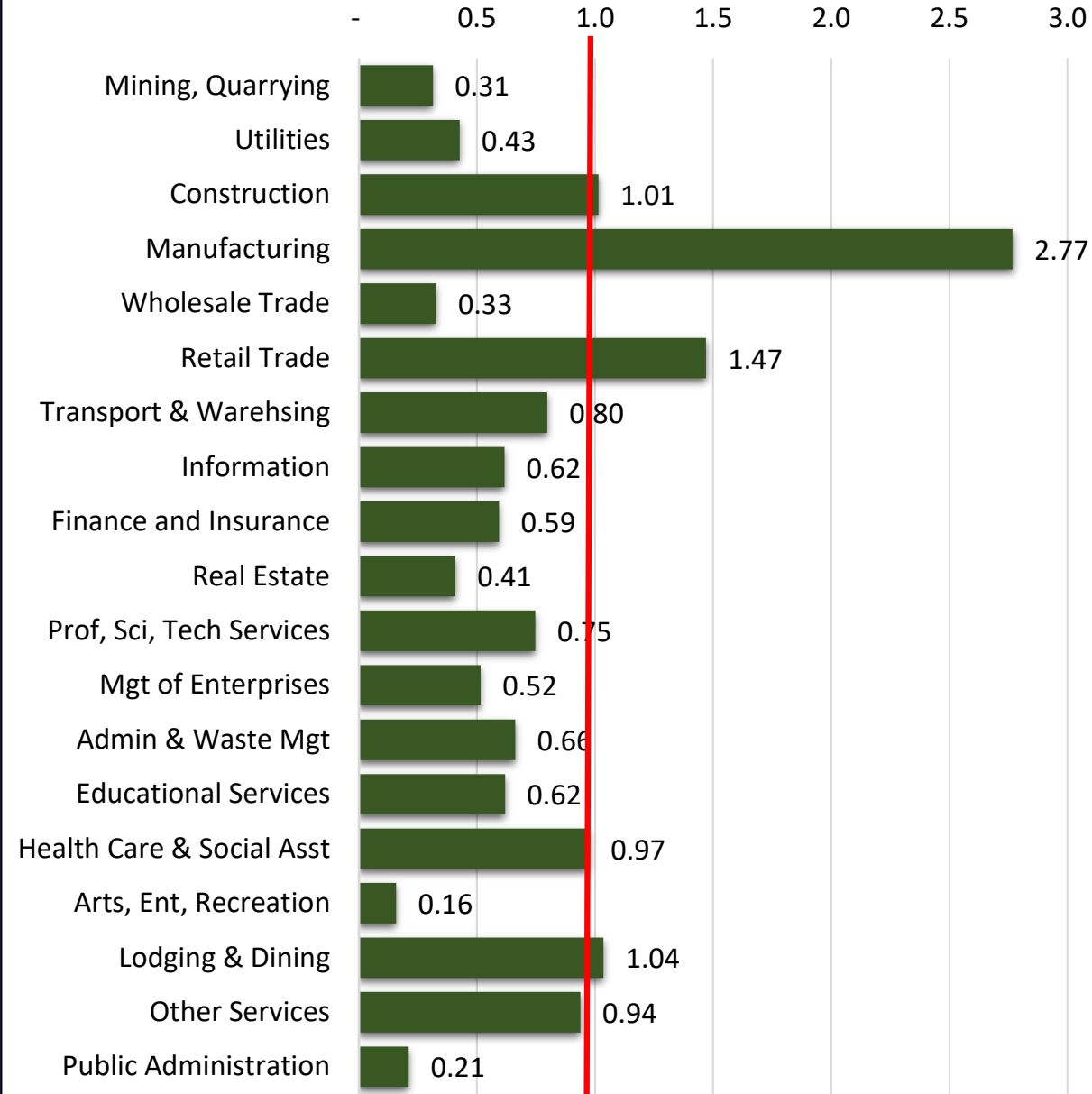
Employment in Washington 2002



Employment Location Quotients: Washington 2020

vs. St. Louis Metropolitan Area

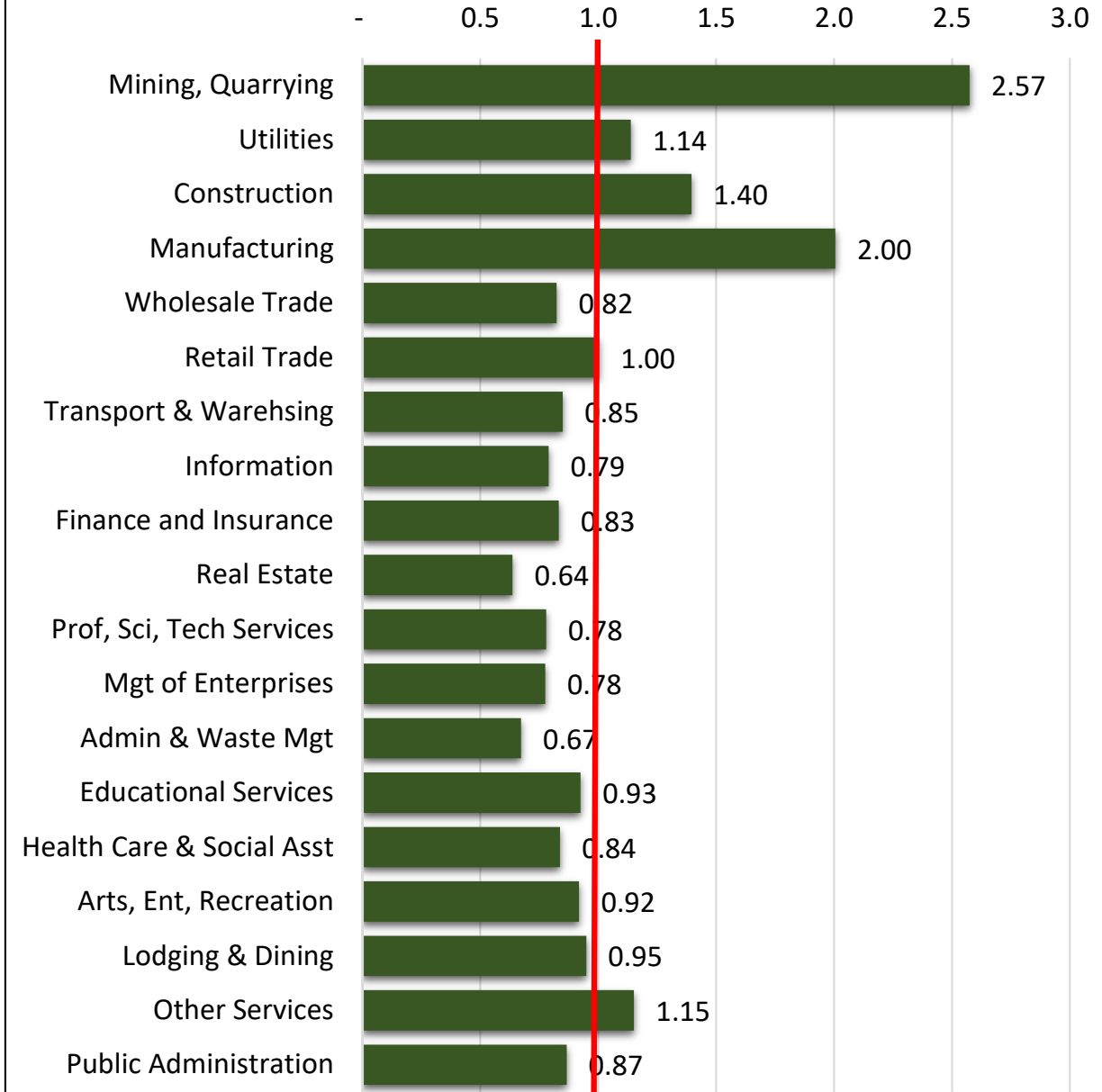
Source: U.S. Census "On the Map"



Workforce Location Quotients: Washington 2020

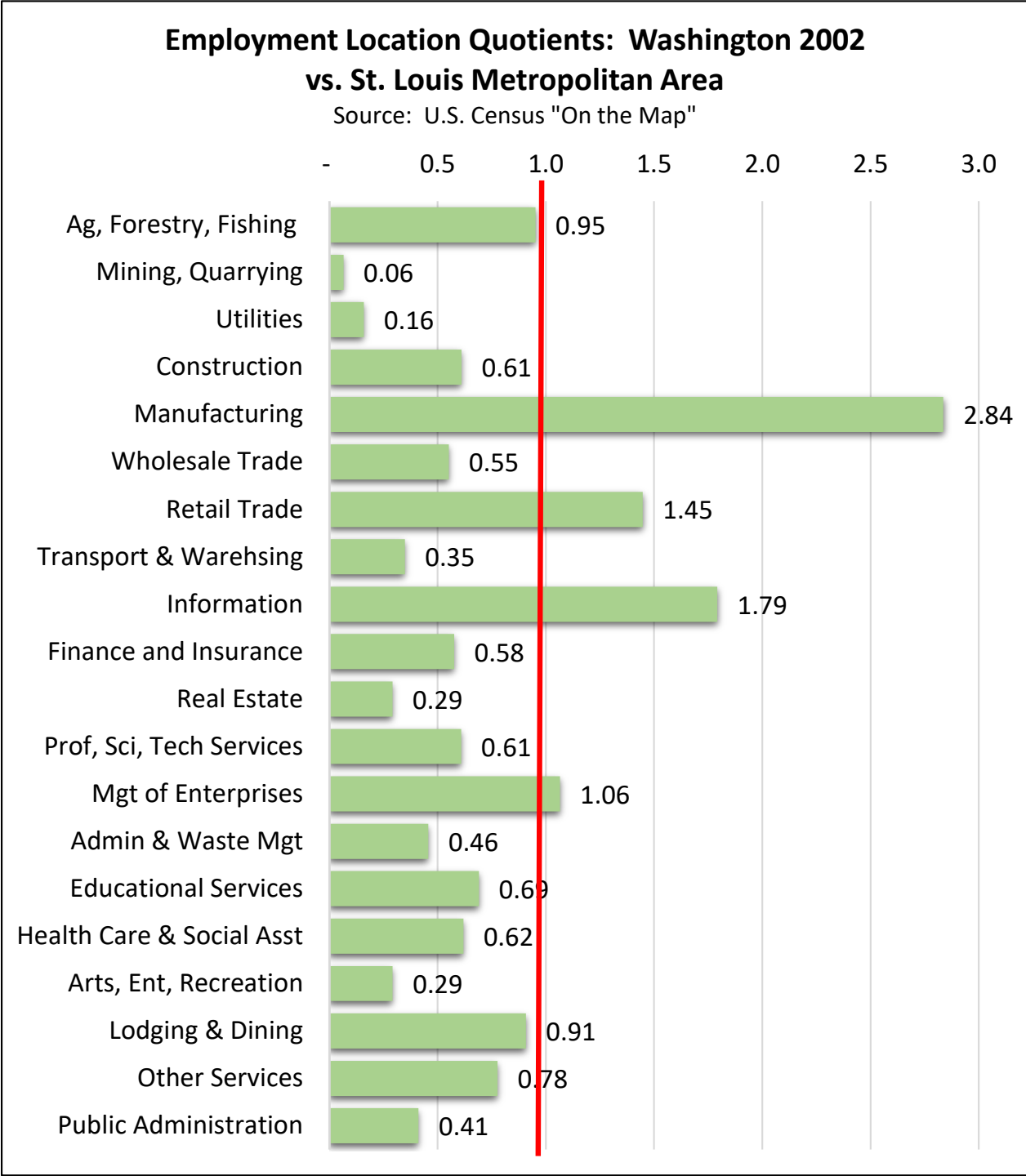
vs. St. Louis Metropolitan Area

Source: U.S. Census "On the Map"



Washington Employment Location Quotients vs. St. Louis Metro Area 2002

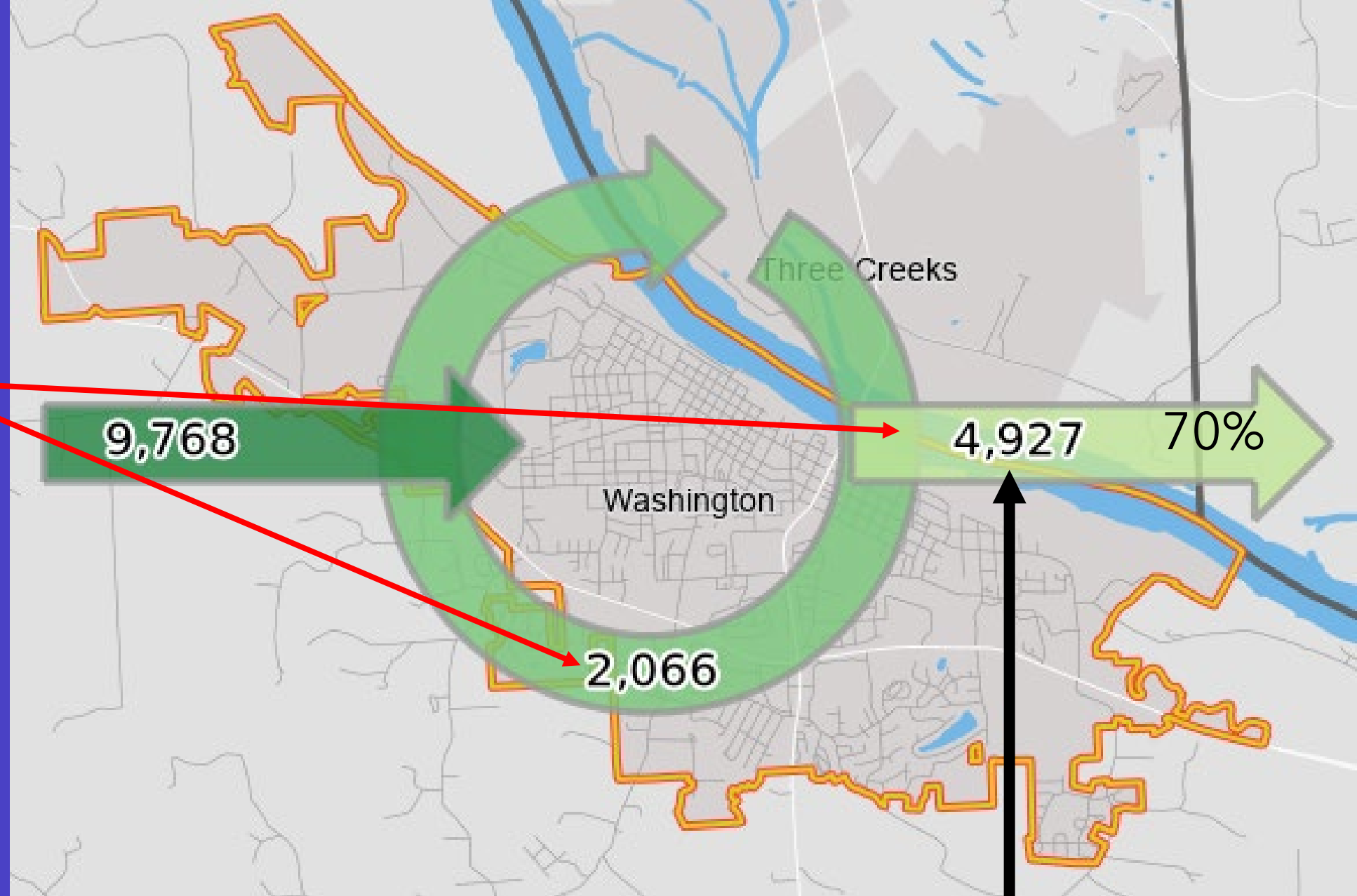
U.S. Census On the Map



Commuting by Washington Workers, 2020

Workforce:
6,993

Employment:
11,834

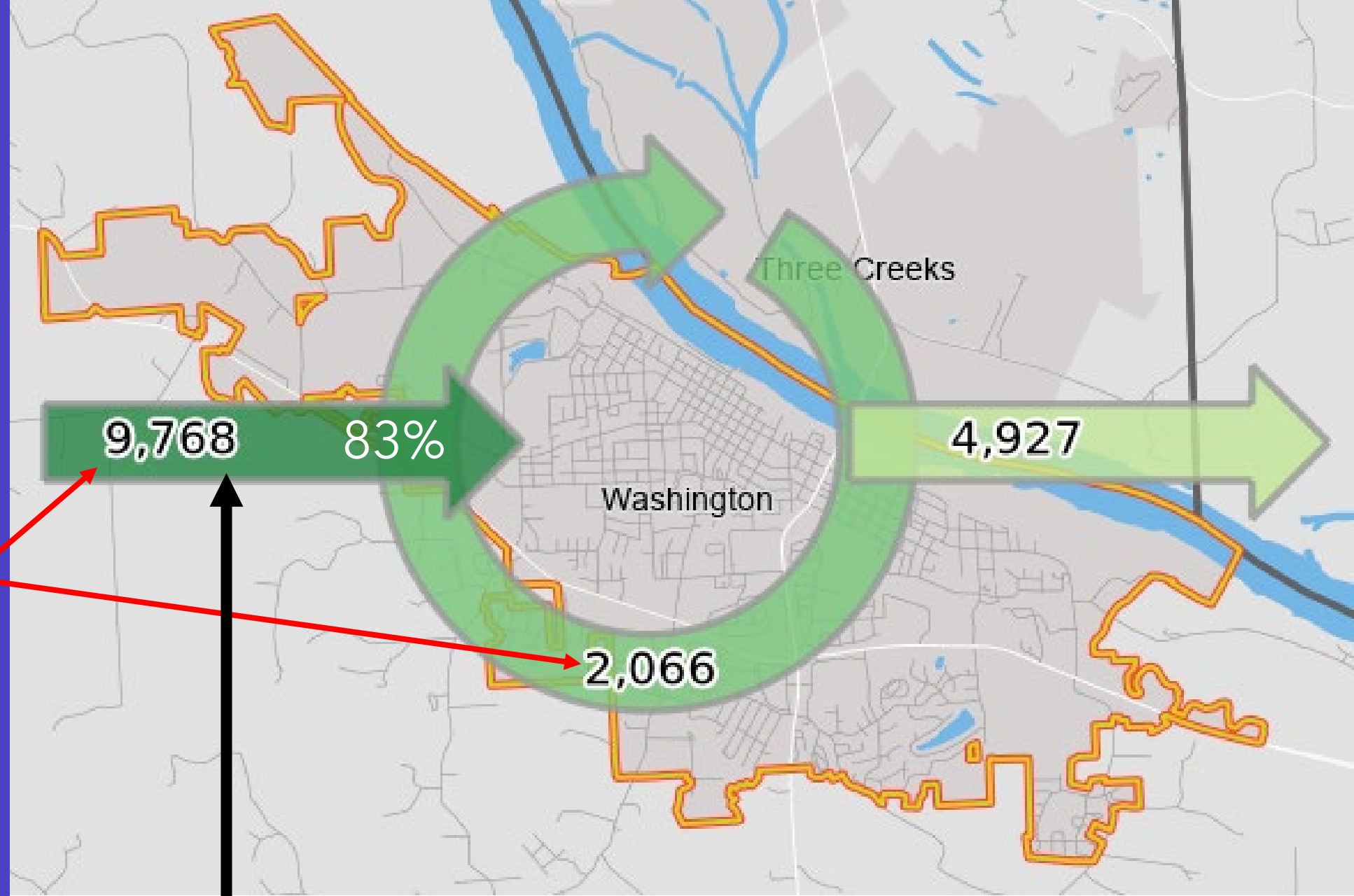


49% earn \$40,000 or more

Commuting by Washington Workers, 2020

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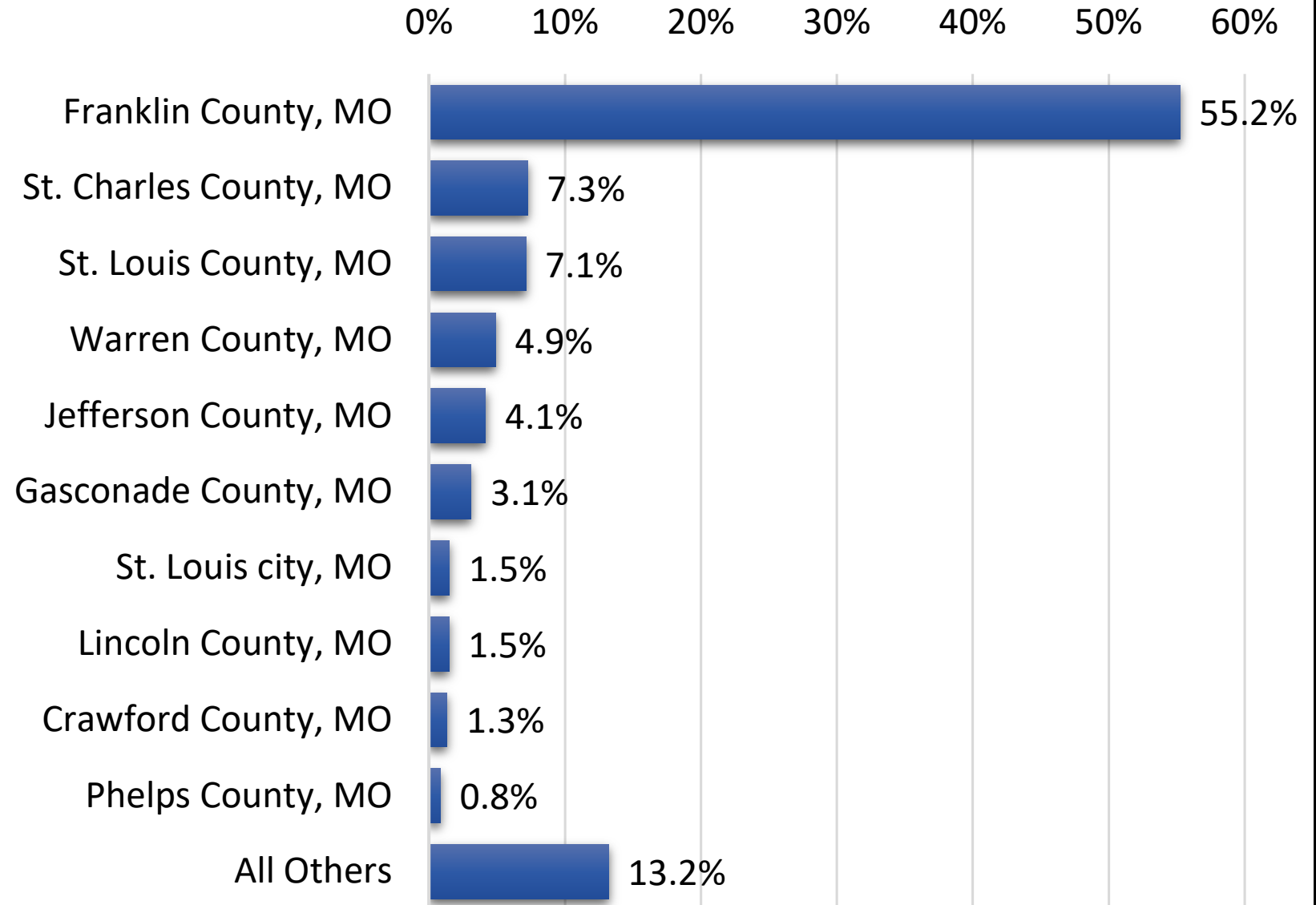
42% earn \$40,000 or more

Commuting by Washington Workers, 2020

County of Residence

Percent of People Employed in Washington by County of Residence, 2020

Source: U.S. Census "On the Map"

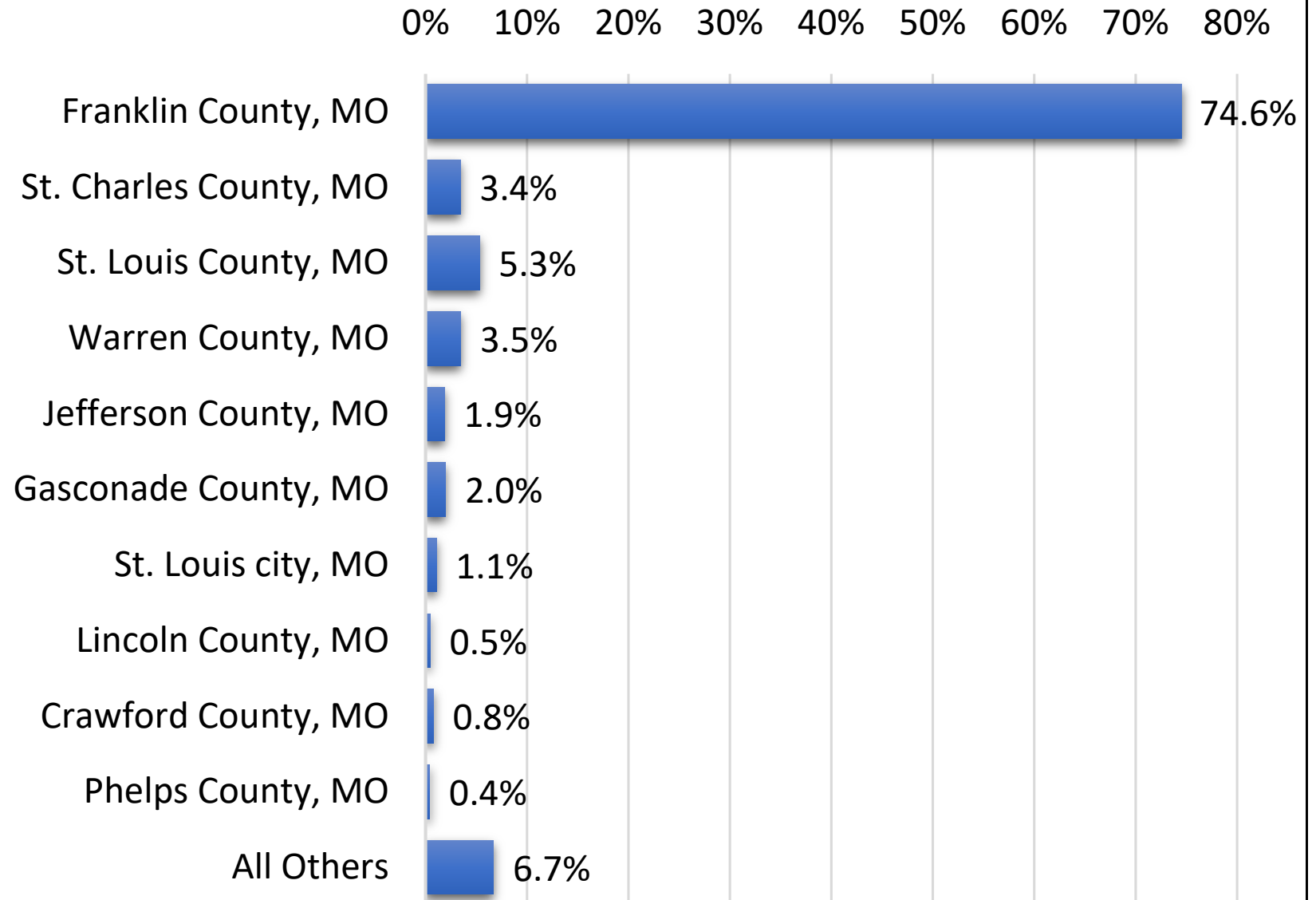


Commuting by Washington Workers, 2020

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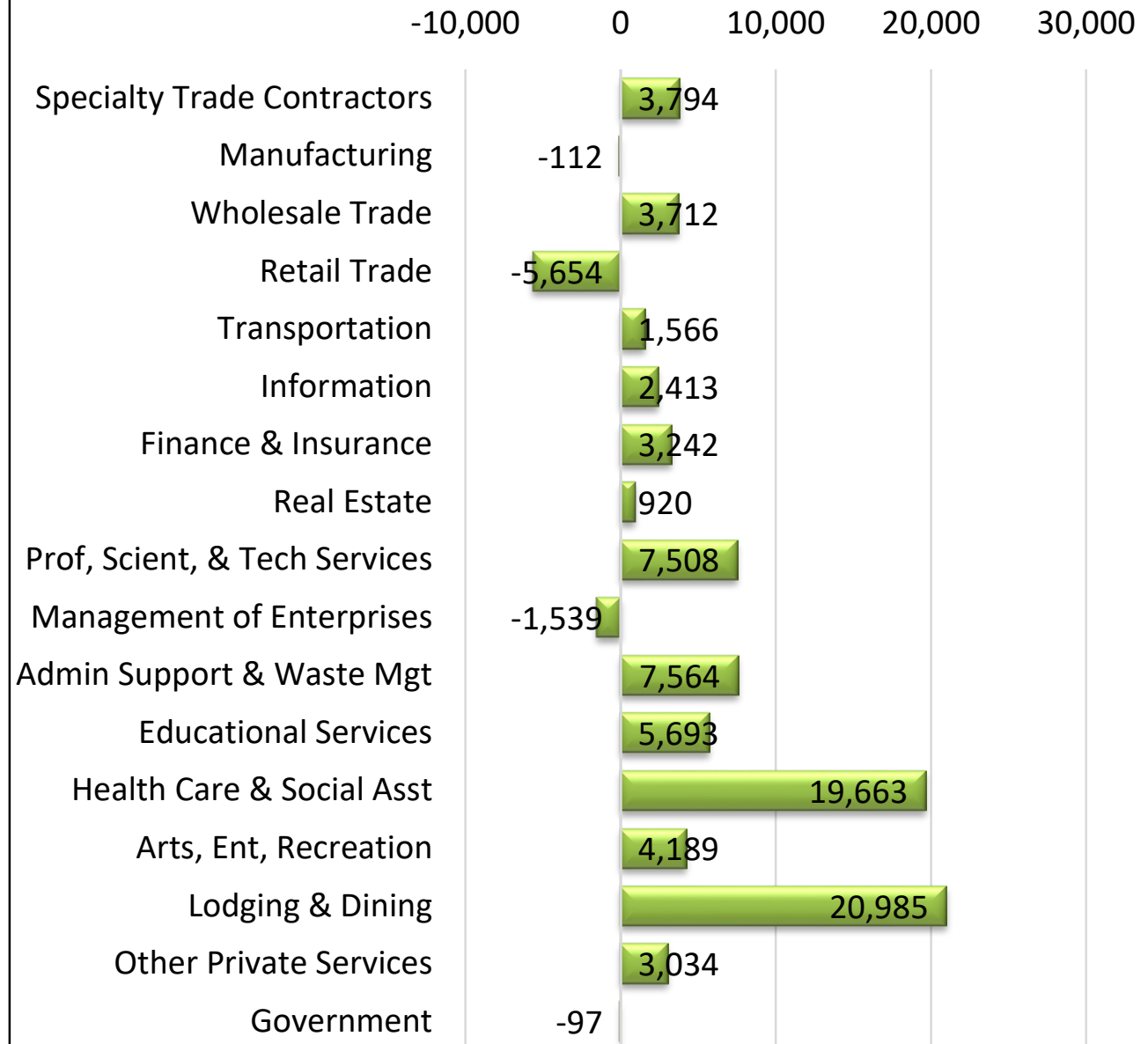


Projections of Job Growth: St. Louis Region 2020-2030

St. Louis City
St. Louis County
Franklin County
St. Charles County
Jefferson County

Major Economic Sector Job Additions for the St. Louis Region, 2020 to 2030

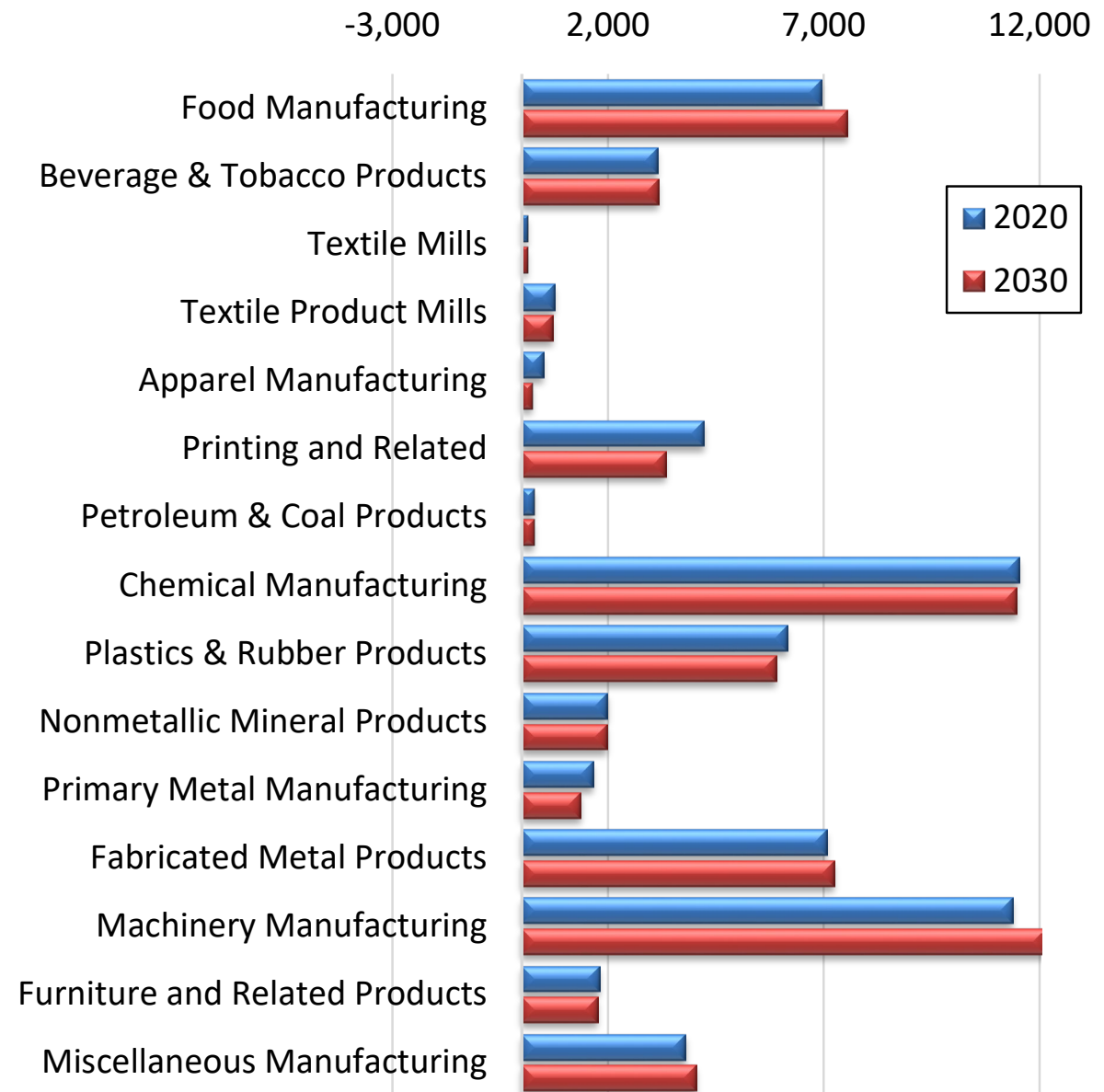
Source: Missouri Economic Research & Information Center



Manufact'g Job Projections: St. Louis Region 2020-2030

Manufacturing Job Projections for the St. Louis Region, 2020 to 2030

Source: Missouri Economic Research & Information Center



Thinking Strategically: STRENGTHS

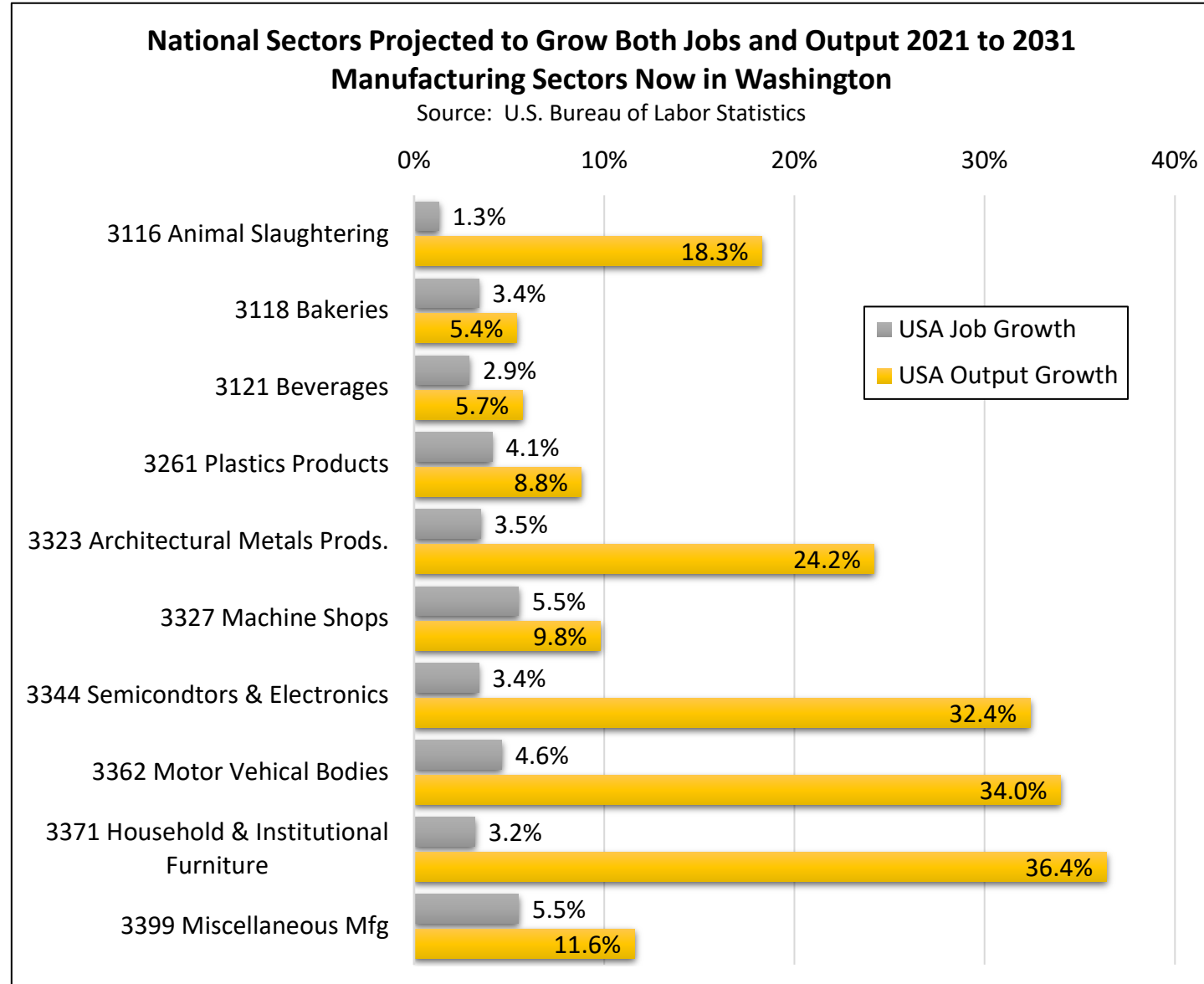
- Manufacturing
 - Retailing
 - Health Care
 - Diverse economics of resident workforce
 - A great many in-commuters to attract as residents; a great many out-commuters to create jobs for
 - High quality of life...but watch out for gentrification!
 - Owner-Renter housing balance (2.3 : 1) (Union is 1.5 : 1)
 - Franklin County is adding population; metro area is not
 - Washington Regional Airport
- Good Location Quotients,
Lots of Jobs
- OK Location Quotient,
Lots of Jobs

Thinking Strategically: **WEAKNESSES**

- **Undiversified economic base** – reliance on manufacturing, retailing, and health care
- Too many **in-commuters**?
 - Too little housing
 - Too little housing affordability
- Too many **out-commuters**
 - Too few local jobs
- Young adults. . .**not enough to do**
- **Land availability** for housing, economic development, institutions

Thinking Strategically: OPPORTUNITIES

- Expand **manufacturing**
 - National strengths already in Washington
 - Expect high growth productivity, low growth jobs
- More abundant and diverse **housing** types
 - Attract workforce
 - Reduce commuting
 - Young families like “new”

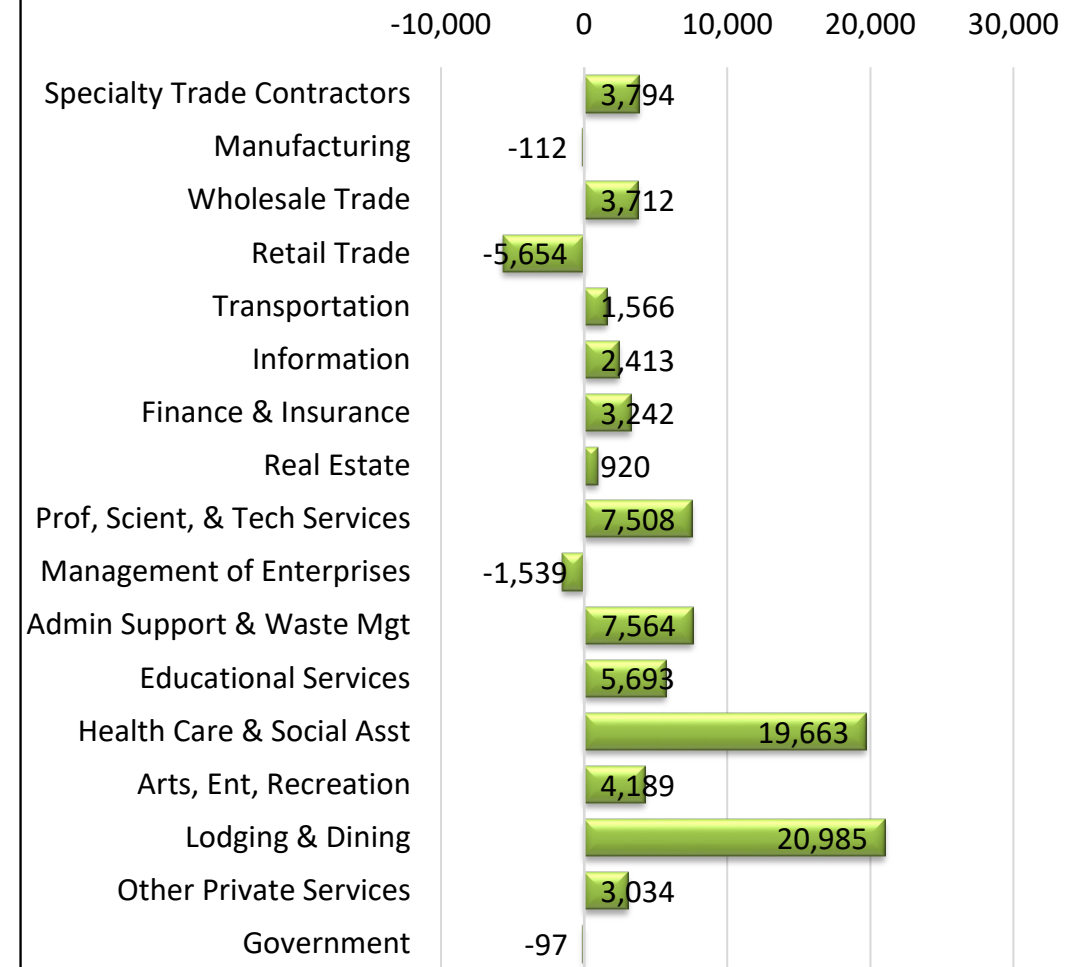


Thinking Strategically: OPPORTUNITIES

- Expand/Sustain **health care**
- Double-down on **tourism**, events
 - Affluence in and around Washington
 - Capitalize on **Downtown & River**
- Attract more "**brain jobs**"
 - Professional, scientific, technical
 - Administrative support
 - Arts and entertainment
 - Education

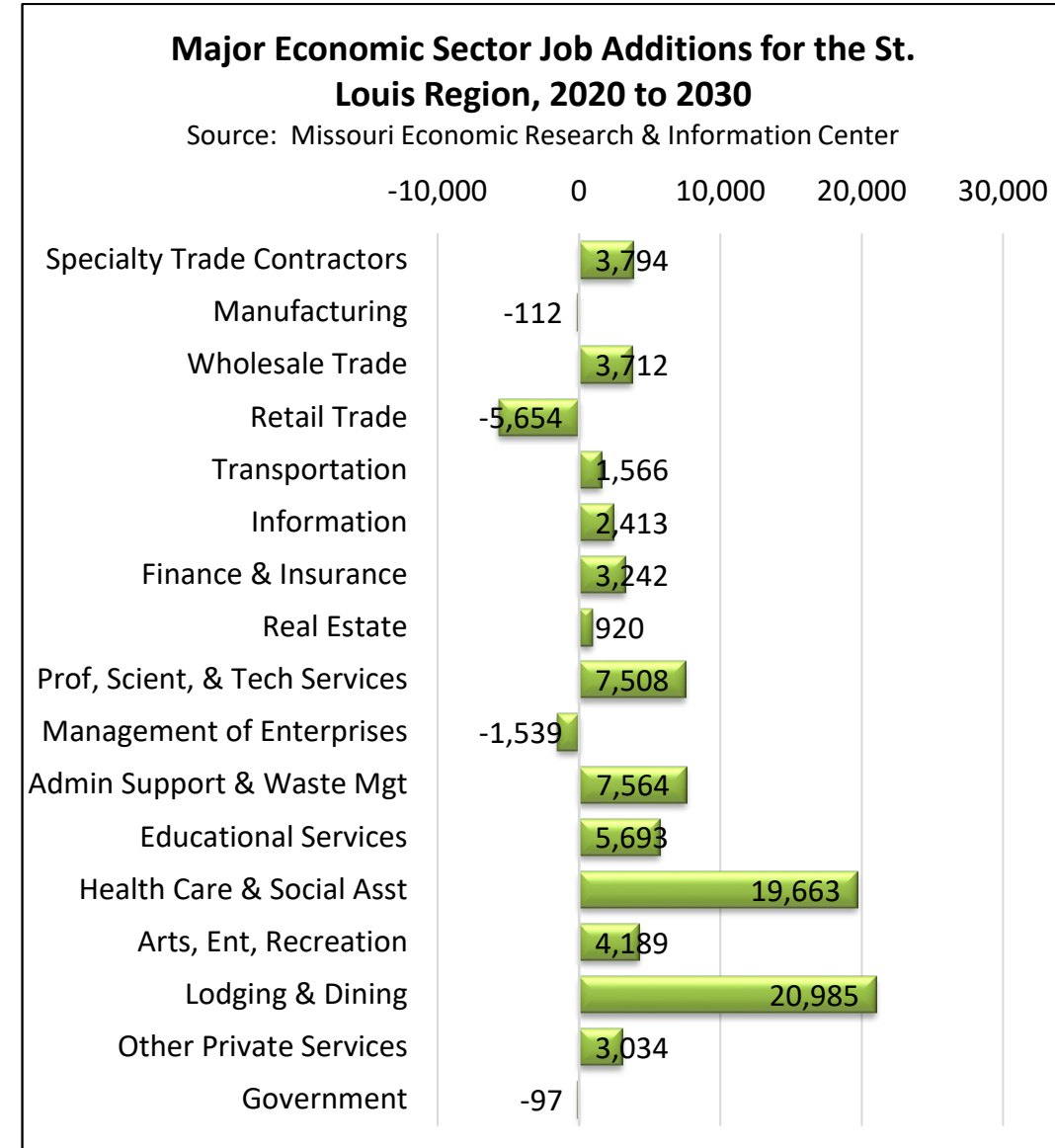
Major Economic Sector Job Additions for the St. Louis Region, 2020 to 2030

Source: Missouri Economic Research & Information Center



Thinking Strategically: OPPORTUNITIES

- **Conference center** (attract “brains”)
- Multi-purpose **community center**
 - More to do in town
- Vocational **training center**
 - Direct support of manufacturing



Thinking Strategically: THREATS

- Massive slow-down in U.S. population **growth** through at least 2060
 - Smaller “pie” from which to attract growth
 - Flyover states and rural communities to suffer
- **Interest rates** affecting housing and business investment
- **Conflicts**: High housing values vs. emphasis on manufacturing
 - Different lifestyles, tastes, spending patterns, politics
- **“Too Fast Growth.”** Wentzville vs. Washington



DRAFT COMMUNITY PLACE TYPES & FUTURE LAND USE PLAN



FUTURE GROWTH SCENARIO: **A COMPLETE REGIONAL INNOVATION COMMUNITY**

Strategies:

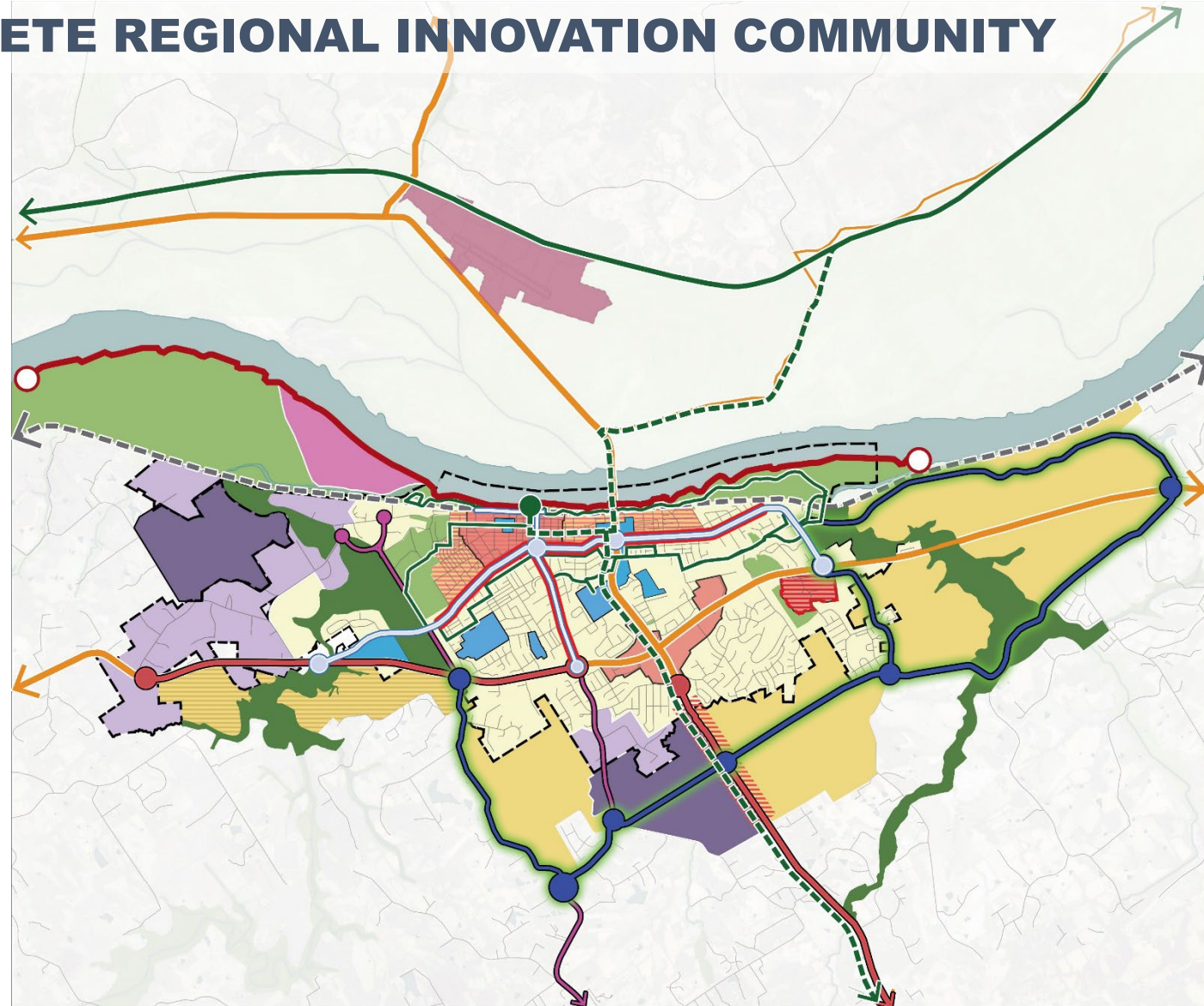
REGIONAL ACCESSIBILITY

COMPLETE DOWNTOWN & COMMUNITY AMENITIES

JOB CENTERS & EMPLOYMENT

HOUSING & COMPLETE NEIGHBORHOODS

PARKS, RECREATION & OPEN SPACE





Draft Future Land Use Plan

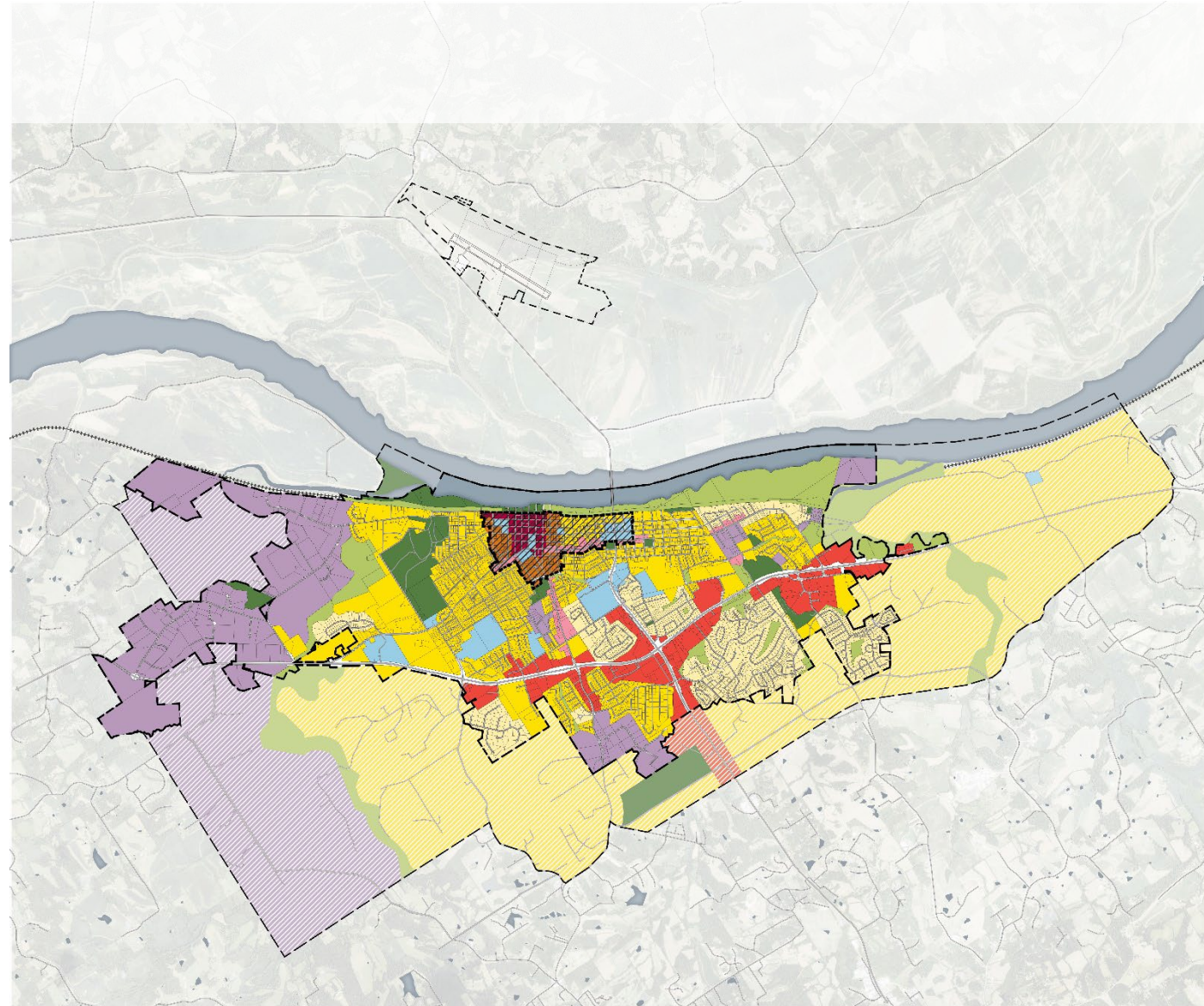
DRAFT COMMUNITY PLACE TYPES

Community Place Types:

-  Type I – Residential – Low-Density (R1)
-  Type II – Residential – High-Density (R2)
-  Type III – Downtown Mixed-Use Neighborhood (DT-MU)
-  Type IV – Neighborhood Commercial District (NC)
-  Type V – General Commercial / Mixed-Use (GC-MU)
-  Type VI – Downtown District (DT)
-  Type VII – Civic / Institutional District (CV)
-  Type VIII – Industrial / Manufacturing District (IM)
-  Type IX – Mixed-Use Innovation District Overlay (MUID)

Open Space Types:

-  Type X – Riparian / Conservation Overlay
-  Type XI – Parks and Recreation Areas

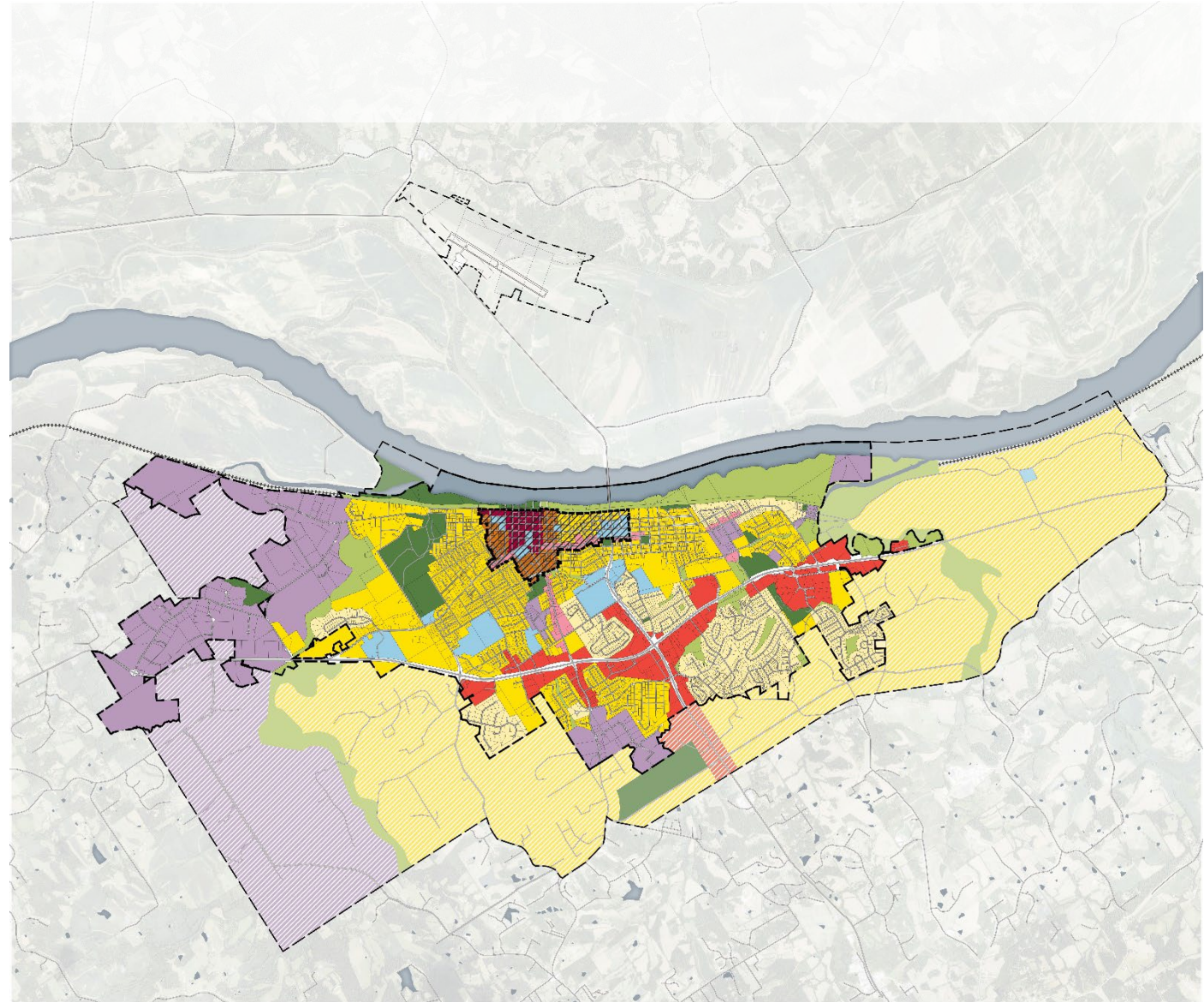


Draft Future Land Use Plan

DRAFT COMMUNITY PLACE TYPES

What are Community Place Types?

- They are **districts with specific boundaries** (like zoning districts).
- They specify various **physical characteristics**, which can include:
 - *Building mass and form*
 - *Streets and public space*
 - *Landscape*
 - *Building use*
- They can serve as the **framework for future regulatory and zoning updates**, including form-based zoning.





Draft Future Land Use Plan

DRAFT COMMUNITY PLACE TYPES

What are Community Place Types?

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- They specify various **physical characteristics**, which can include:
 - *Building mass and form*
 - *Streets and public space*
 - *Landscape*
 - *Building use*
- They can serve as the **framework for future regulatory and zoning updates**, including form-based zoning.

What are the benefits of Community Place Types?

- They specify the **physical character** of the City, based on input from the community
- They specify **future strategic land use**, to guide development and preservation
- They are the basis for the **legal regulatory code** (zoning), which ensures that the community vision, future development, and legal regulations are **all coordinated and aligned!**



Draft Future Land Use Plan

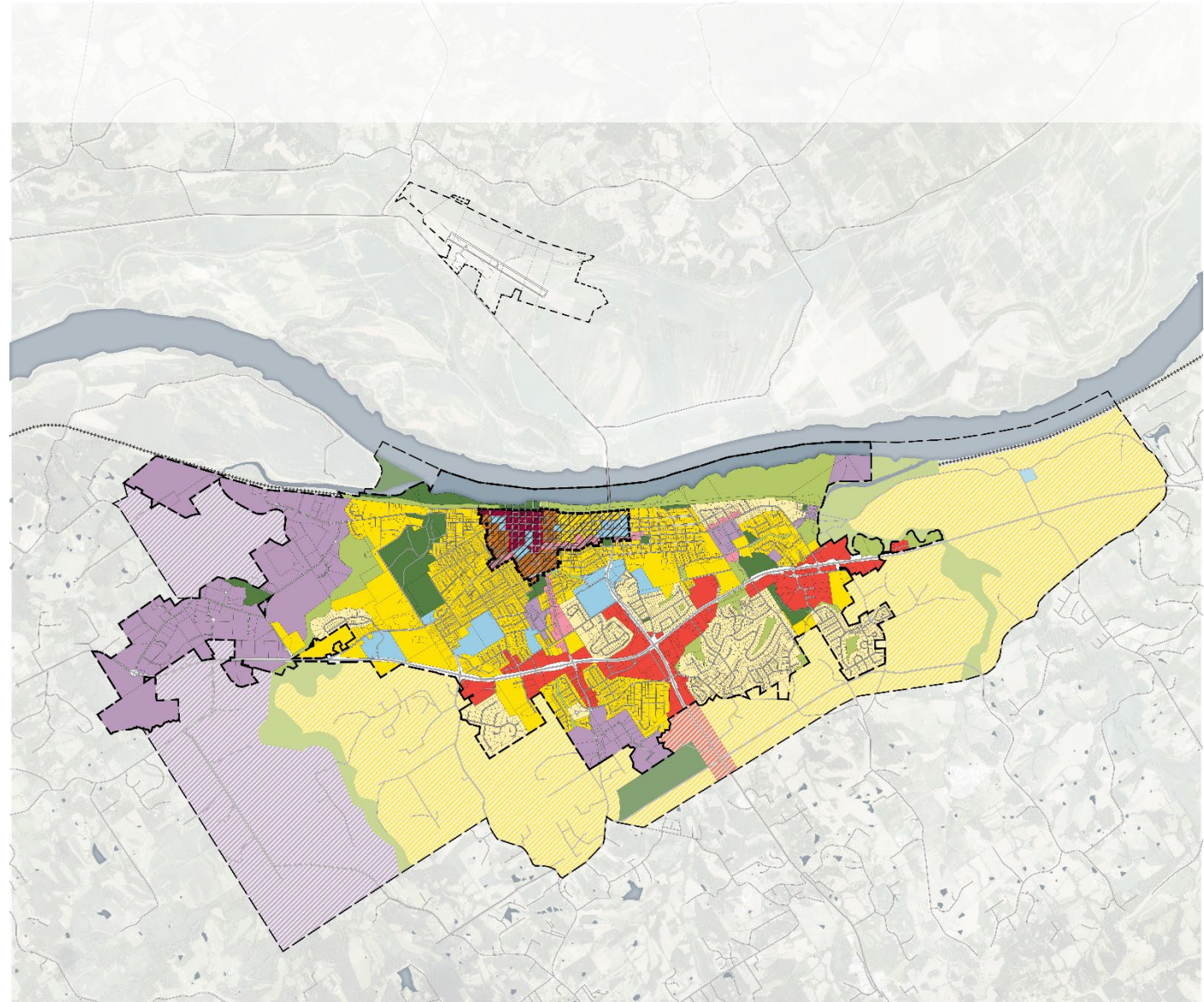
DRAFT COMMUNITY PLACE TYPES

Each Community Place Type will have specific recommendations for...

- **Lot Development Standards**
(use, setbacks, building height, floor area ratio, etc.)
- **Streetscape & Connectivity**
(street types, sidewalks, lighting)
- **Stormwater & Runoff Mitigation**
- **Landscape & Greenspace**

Additionally, commercial, mixed-use, and campus districts will have...

- **Frontage recommendations**
(how buildings and site features are oriented to the street)



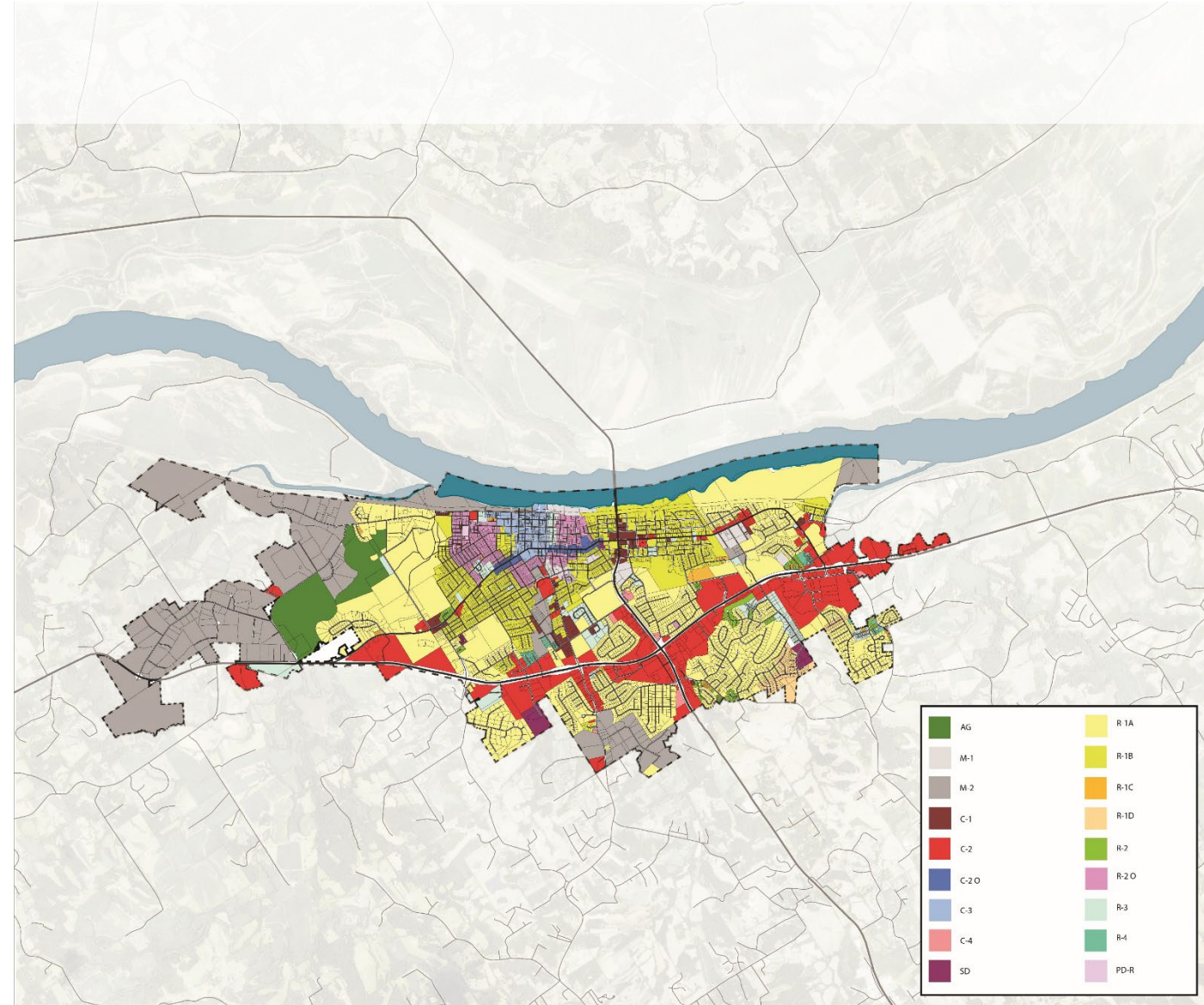


Draft Future Land Use Plan

DRAFT COMMUNITY PLACE TYPES

How are the Community Place Types identified and defined?

- Existing Zoning Districts



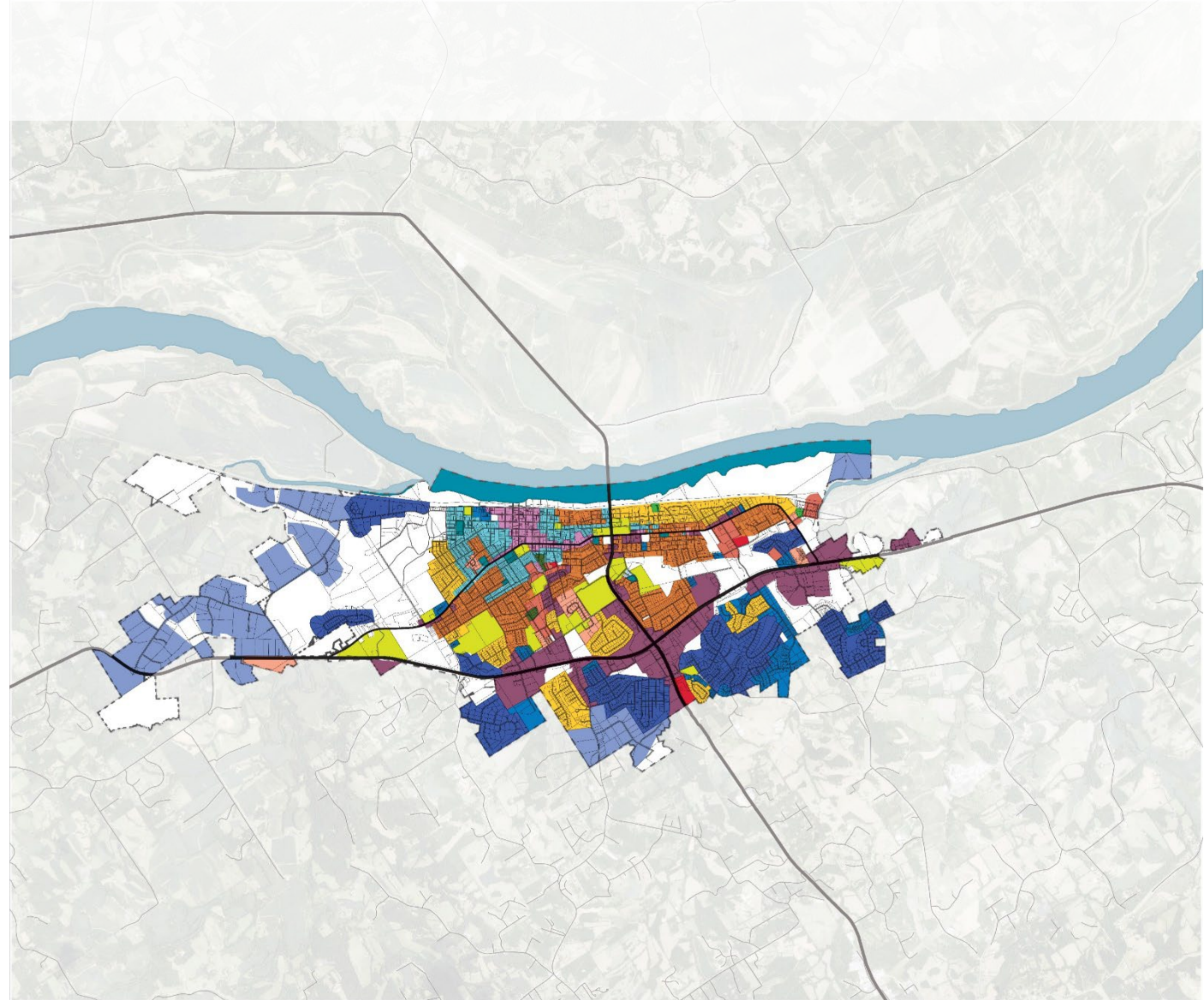


Draft Future Land Use Plan

DRAFT COMMUNITY PLACE TYPES

How are the Community Place Types identified and defined?

- Existing Zoning Districts
- Detailed built character analysis of...
 - *Building typology*
 - *Building scale and location on site*
 - *Building age*
 - *Street network configuration*
 - *Streetscape quality and features*

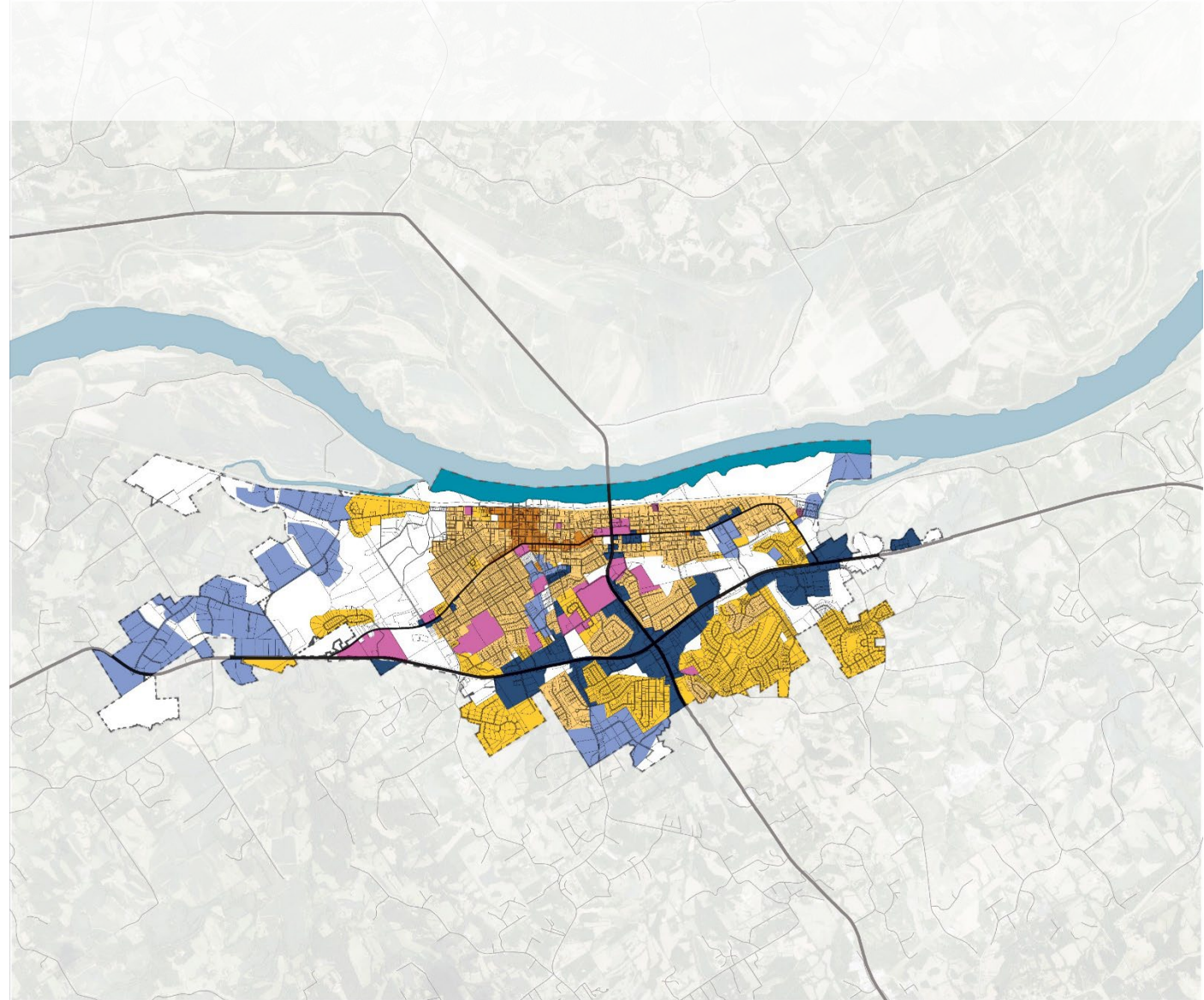


Draft Future Land Use Plan

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- Classification of similar attributes
 - *Combining like with like*

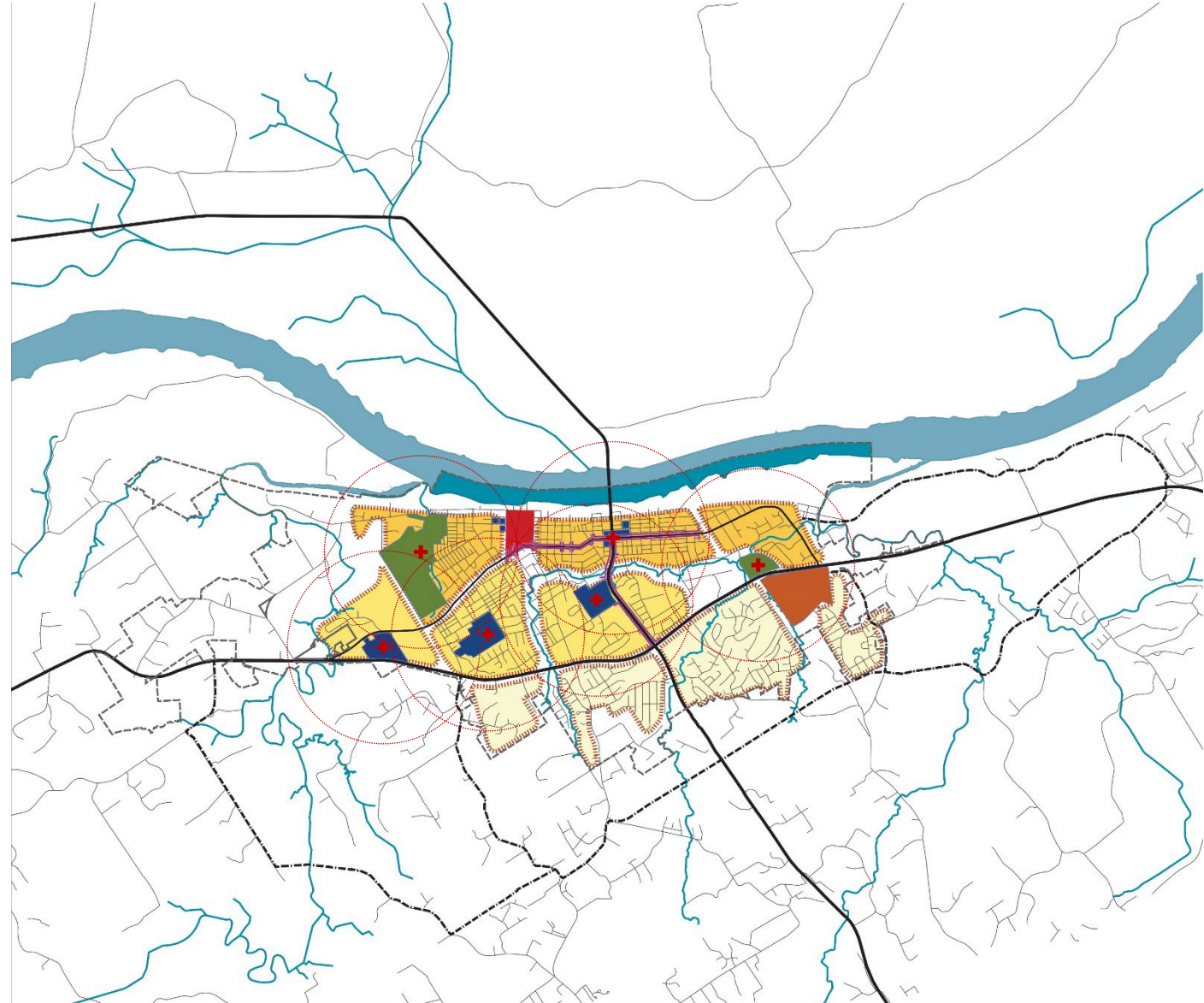


Draft Future Land Use Plan

DRAFT COMMUNITY PLACE TYPES

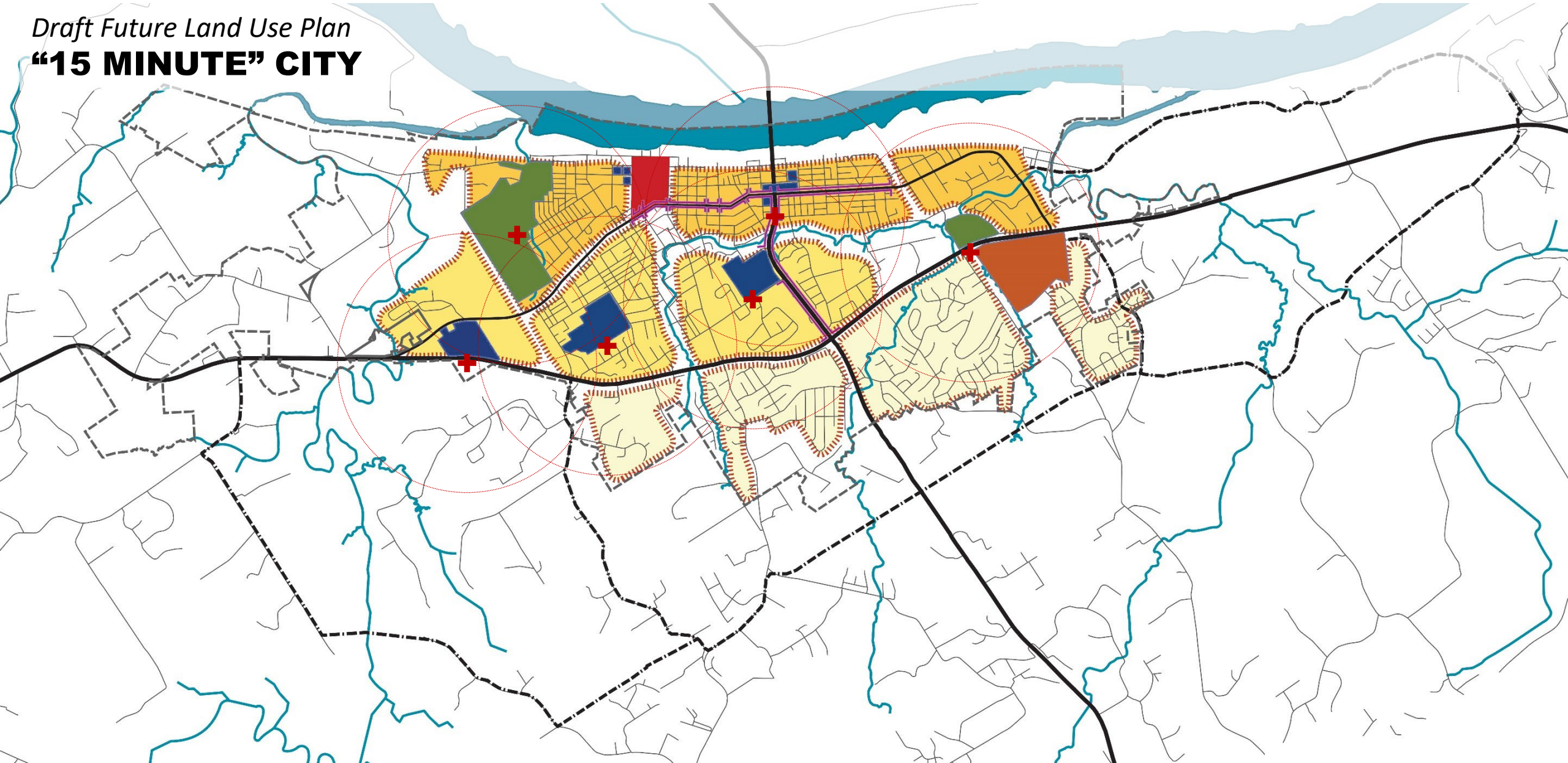
How are the Community Place Types identified and defined?

- Existing Zoning Districts
- Detailed built character analysis of...
 - *Building typology*
 - *Building scale and location on site*
 - *Building age*
 - *Street network configuration*
 - *Streetscape quality and features*
- Classification of similar attributes
 - *Combining like with like*
- ***Defining “neighborhoods” based on centers, natural physical boundaries, and a 15-minute walk***





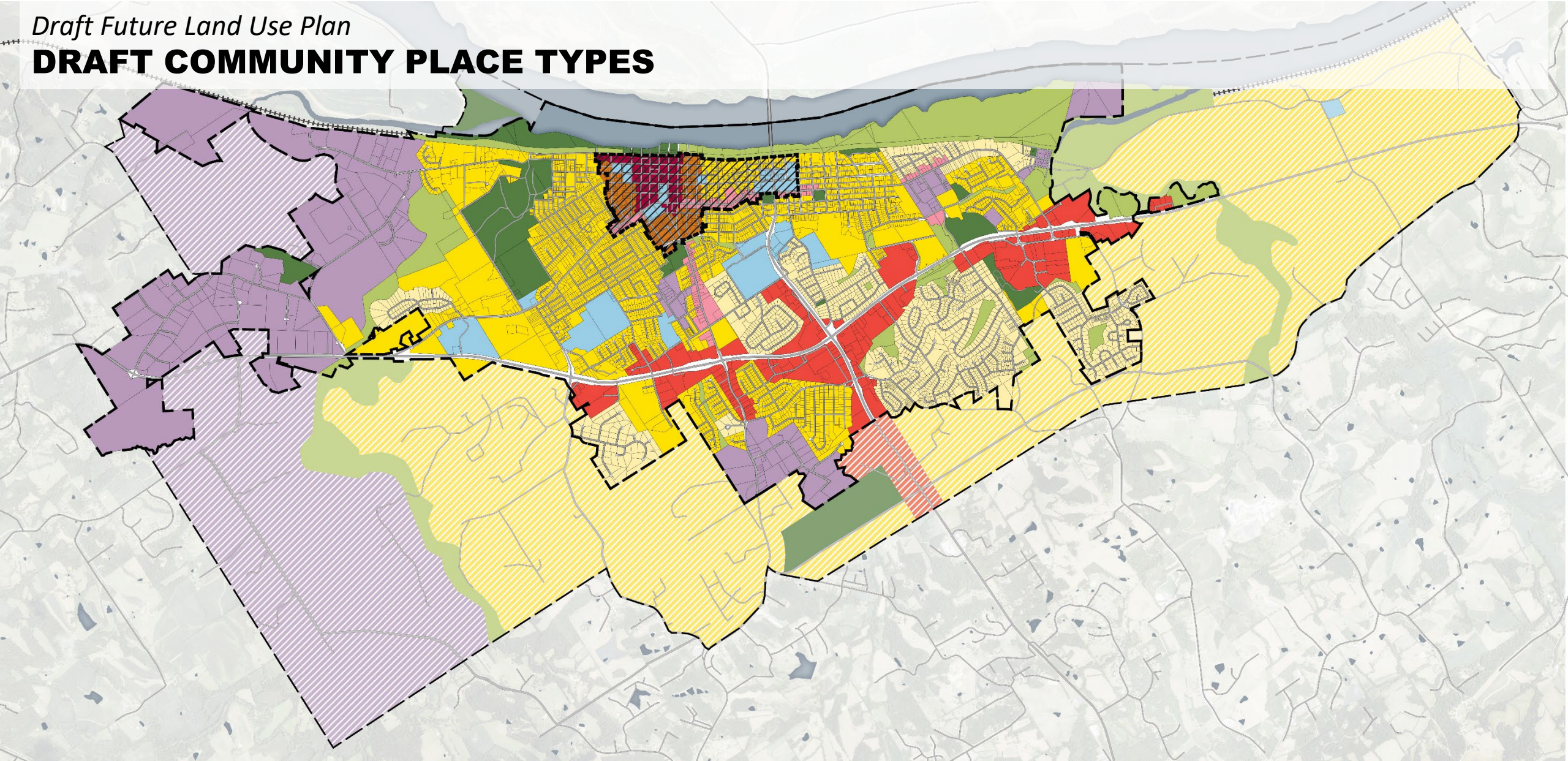
Draft Future Land Use Plan
"15 MINUTE" CITY





Draft Future Land Use Plan

DRAFT COMMUNITY PLACE TYPES





Draft Future Land Use Plan

DRAFT COMMUNITY PLACE TYPES

Future Land Use Plan structure...

- Parks, open space, and natural features...

THE FRAMEWORK





Draft Future Land Use Plan

DRAFT COMMUNITY PLACE TYPES

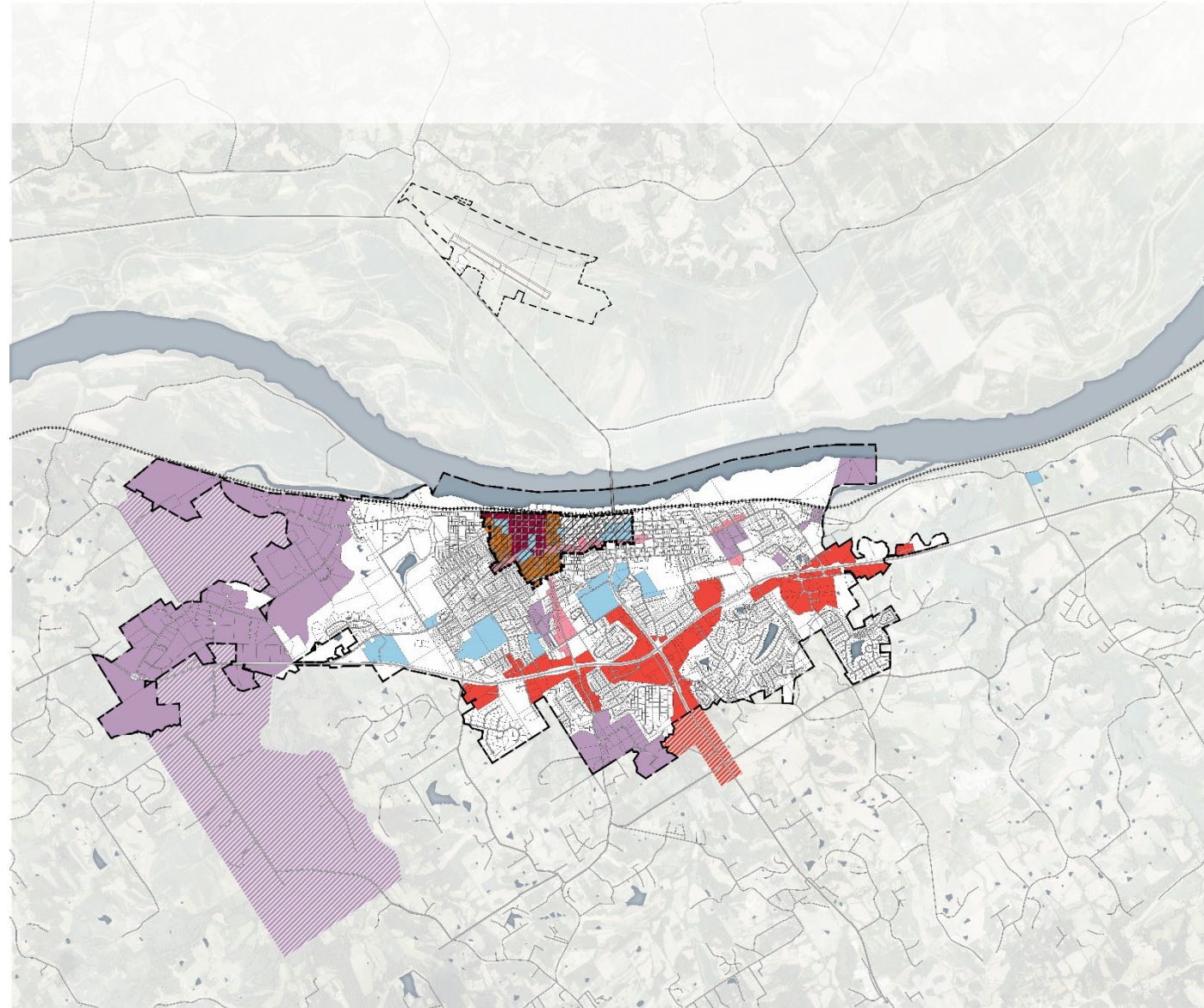
Future Land Use Plan structure...

- Parks, open space, and natural features...

THE FRAMEWORK

- Civic, commercial, and mixed-use amenities and employment centers...

THE CENTERS AND THE EDGES





Draft Future Land Use Plan

DRAFT COMMUNITY PLACE TYPES

Future Land Use Plan structure...

- Parks, open space, and natural features...

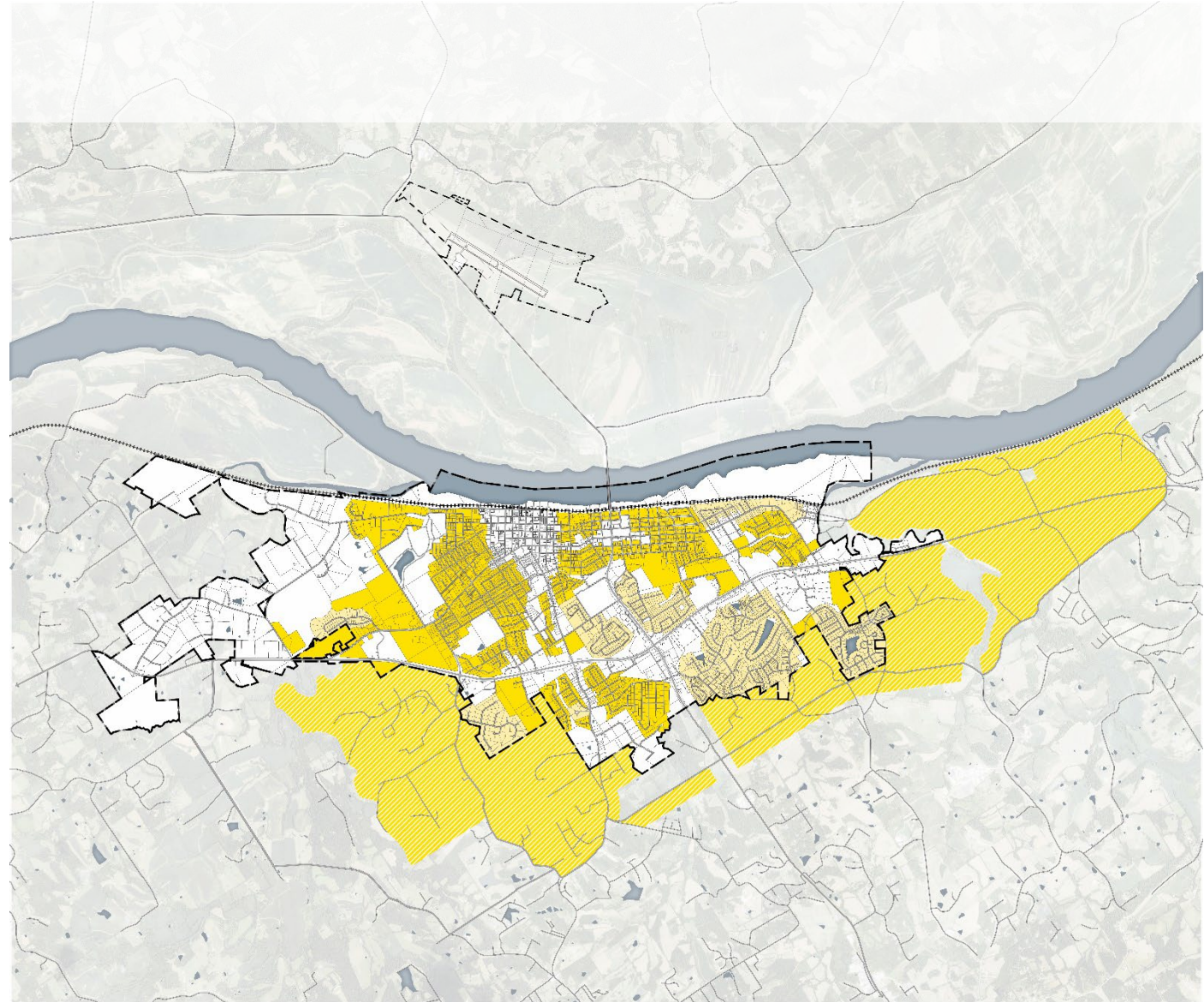
THE FRAMEWORK

- Civic, commercial, and mixed-use amenities and employment centers...

THE CENTERS AND THE EDGES

- Residential areas and subdivisions...

THE NEIGHBORHOODS





Draft Future Land Use Plan

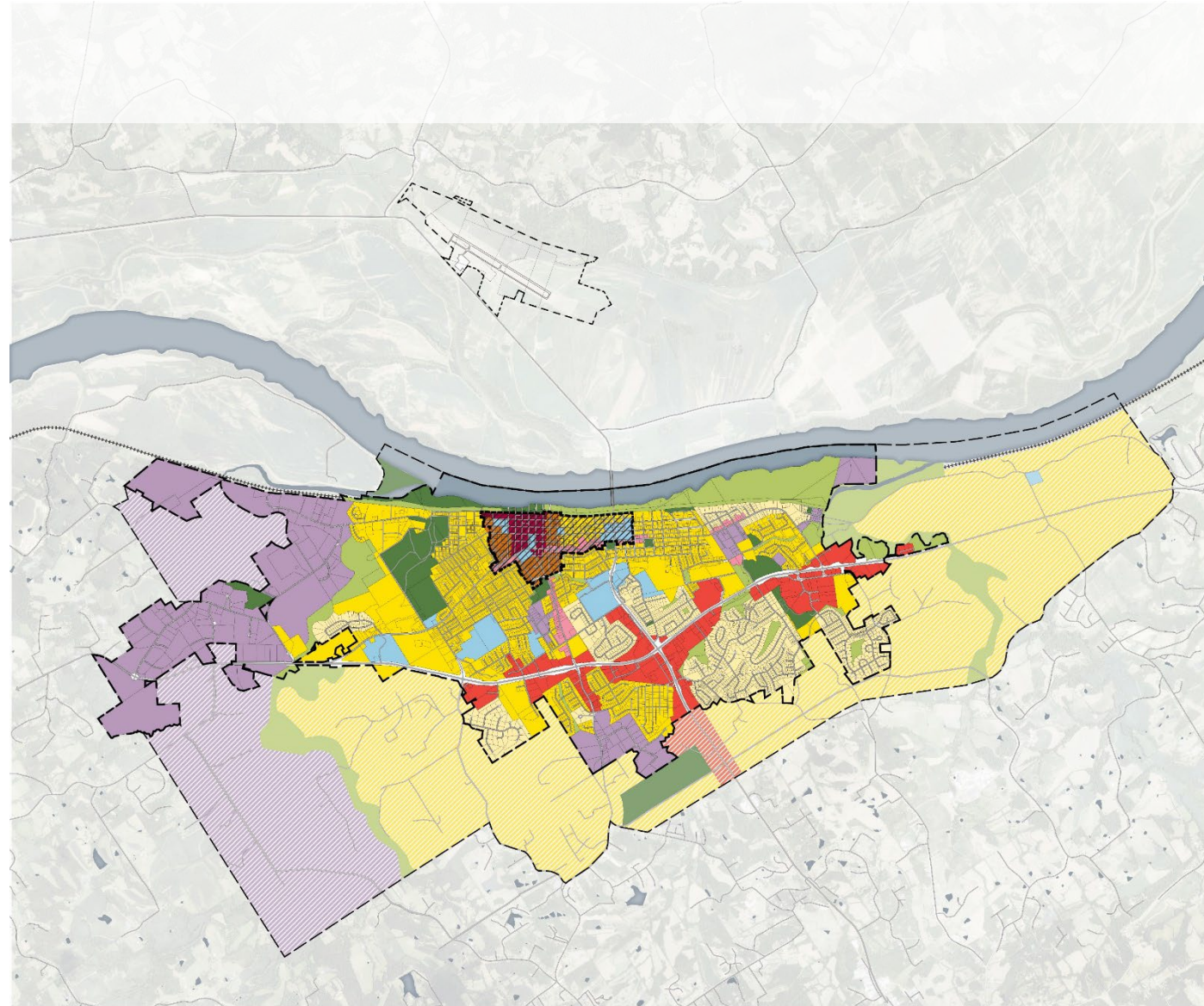
DRAFT COMMUNITY PLACE TYPES

Community Place Types:

-  Type I – Residential – Low-Density (R1)
-  Type II – Residential – High-Density (R2)
-  Type III – Downtown Mixed-Use Neighborhood (DT-MU)
-  Type IV – Neighborhood Commercial District (NC)
-  Type V – General Commercial / Mixed-Use (GC-MU)
-  Type VI – Downtown District (DT)
-  Type VII – Civic / Institutional District (CV)
-  Type VIII – Industrial / Manufacturing District (IM)
-  Type IX – Mixed-Use Innovation District Overlay (MUID)

Open Space Types:

-  Type X – Riparian / Conservation Overlay
-  Type XI – Parks and Recreation Areas

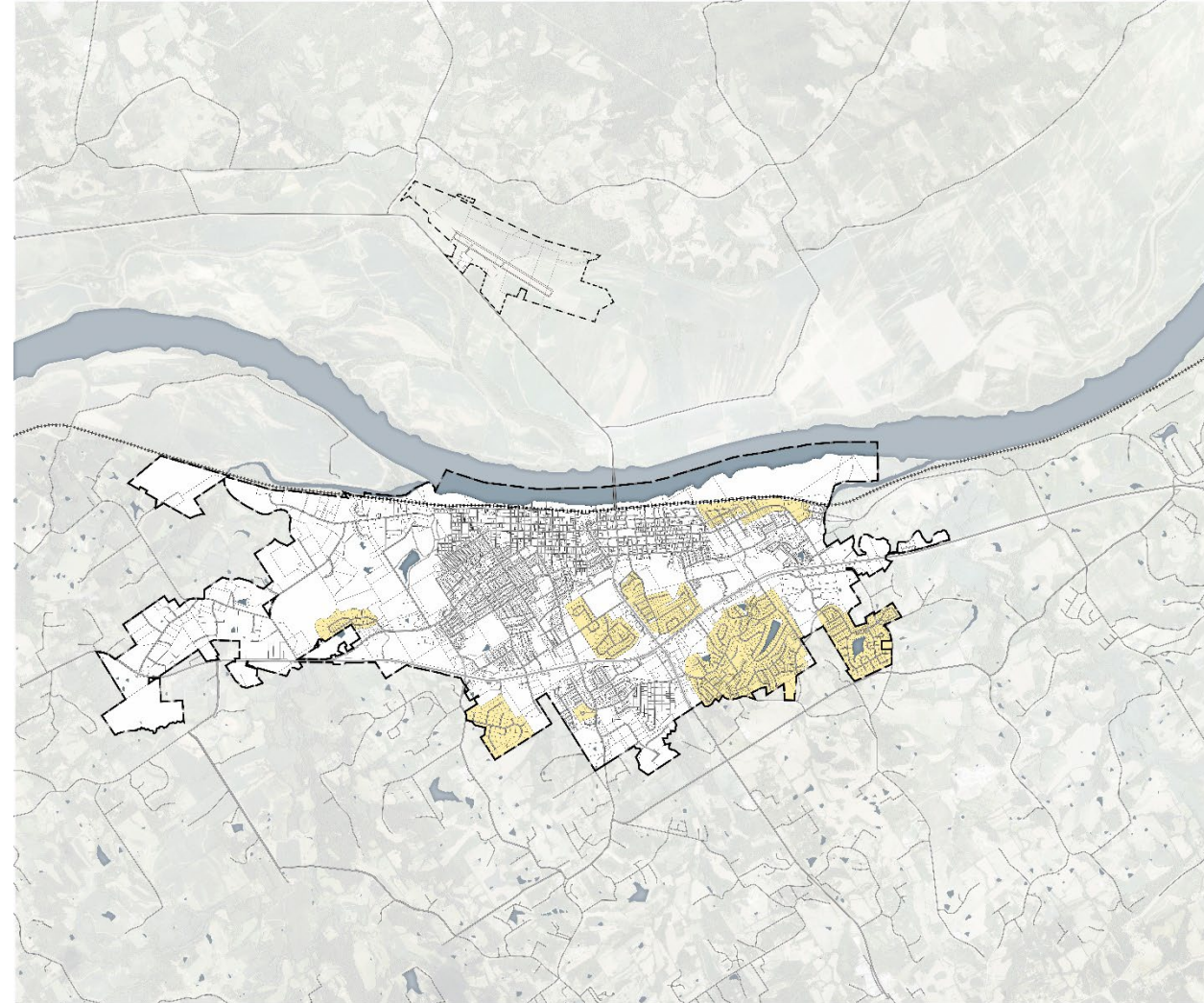




Draft Community Place Types – Residential

Type I – Residential – Low-Density (R1)

Low-density neighborhoods are **medium- to large-lot neighborhoods with a mix of detached single-family homes and attached villas** in a spacious suburban setting. They have a curvilinear, **cul-de-sac street systems** and may have optional sidewalks, typically on one side of the street; street lighting at expanded intervals; and street trees located in private yards. Low-density neighborhoods are **usually built around common ground tracts, which often feature a lake or pond.**

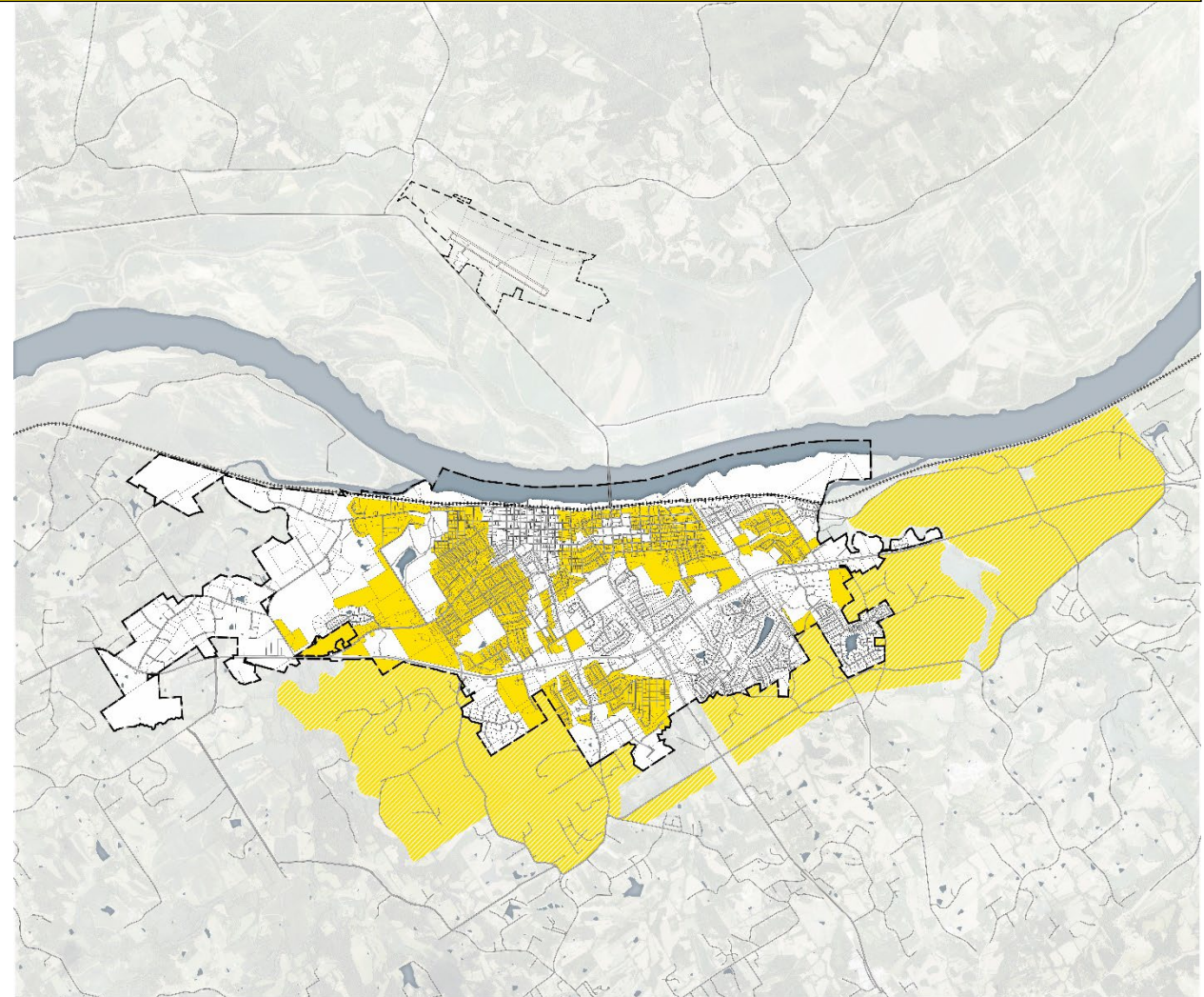




Draft Community Place Types – Residential

Type II – Residential – High-Density (R2)

High-density neighborhoods are **small- to medium-lot neighborhoods** with a mix of detached single-family homes, duplexes, and apartments in **suburban subdivisions and traditional neighborhoods**. Neighborhoods have **primarily rectilinear streets in either gridded or cul-de-sac configurations with sidewalks** on one or both sides of the street; street lighting at expanded intervals, and street trees located in both tree lawns and private yards.

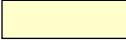



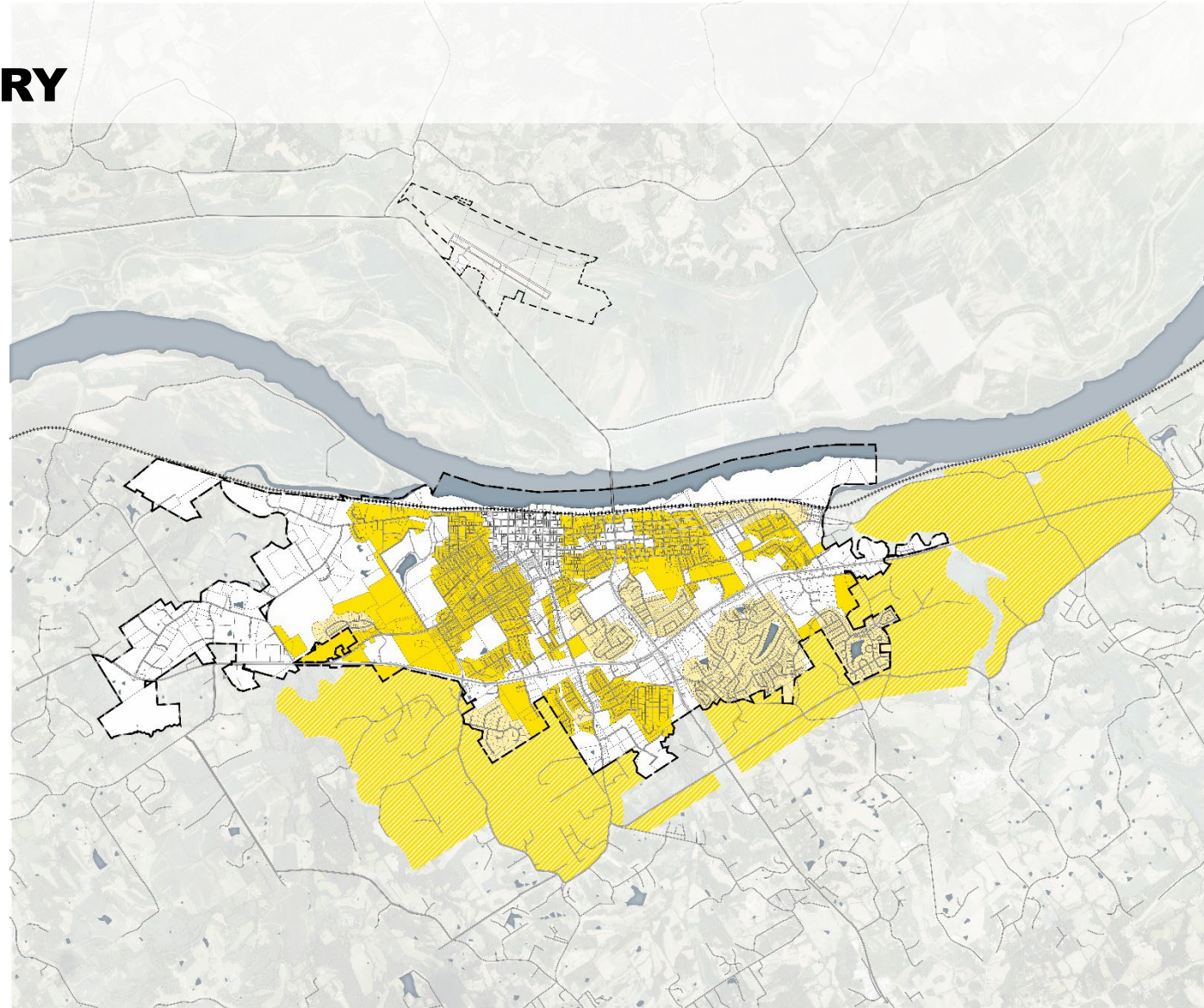


Draft Future Land Use Plan

RESIDENTIAL PLACE TYPES SUMMARY

Community Place Types:

-  **Type I – Residential – Low-Density (R1)**
-  **Type II – Residential – High-Density (R2)**

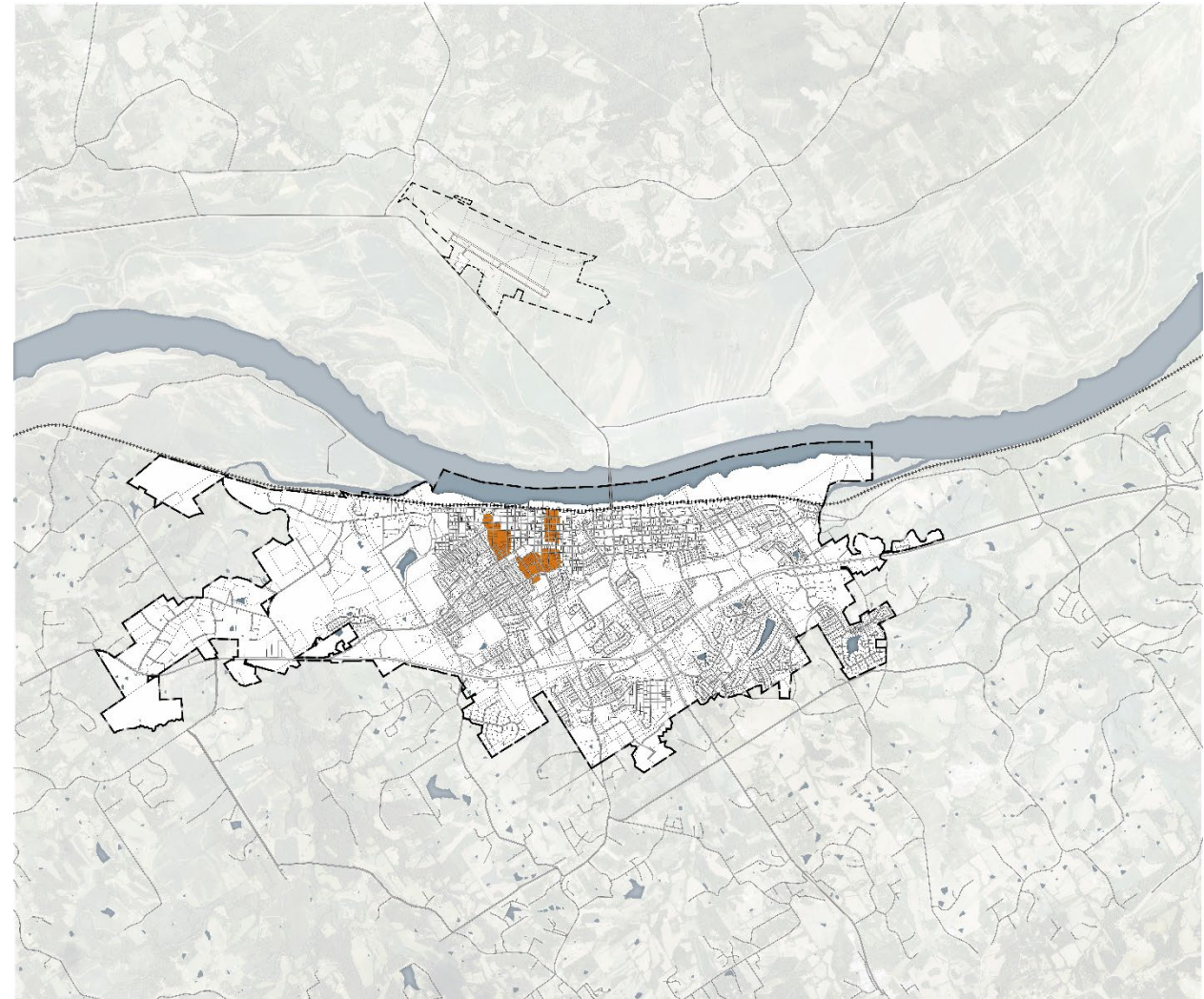




Draft Community Place Types – Commercial / Mixed-Use

Type III – Downtown Mixed-Use Neighborhood (DT-MU)

The Downtown Mixed-Use Neighborhood provides for the ability to operate **certain restricted commercial and service businesses in existing residential and mixed-use buildings** surrounding the Downtown core. Commercial uses consist of **professional services, boutique retailers, bed and breakfasts, coffee shops, and cafes** that accent the character of Washington's greater Downtown area.

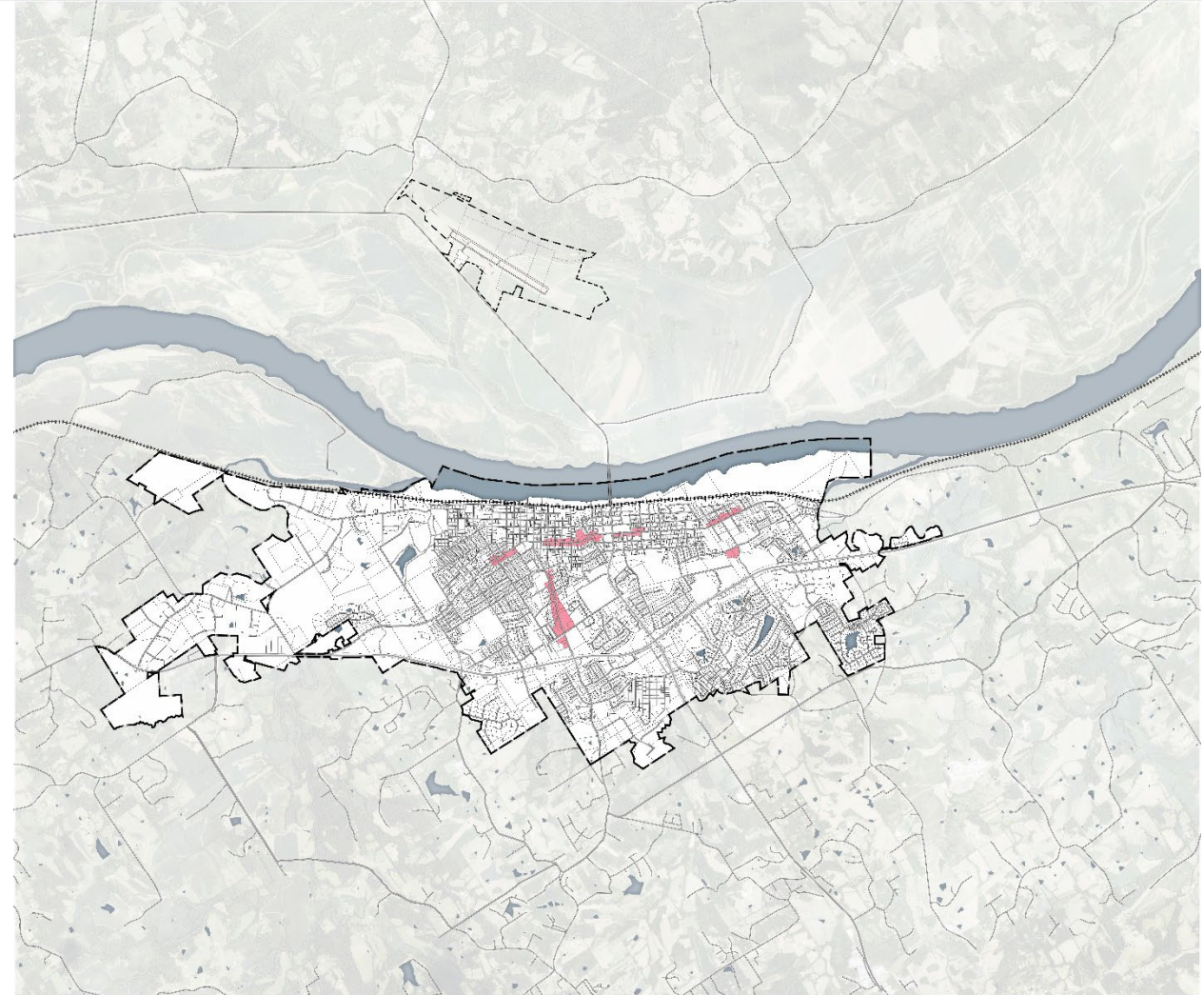




Draft Community Place Types – Commercial / Mixed-Use

Type IV – Neighborhood Commercial District (NC)

The Neighborhood Business District is characterized by a variety of **small-scale, day-to-day commercial retail and service business** located along Washington's secondary corridors. The intent of this district is to provide for retail and service businesses in **a walkable but primarily auto-oriented development pattern.**

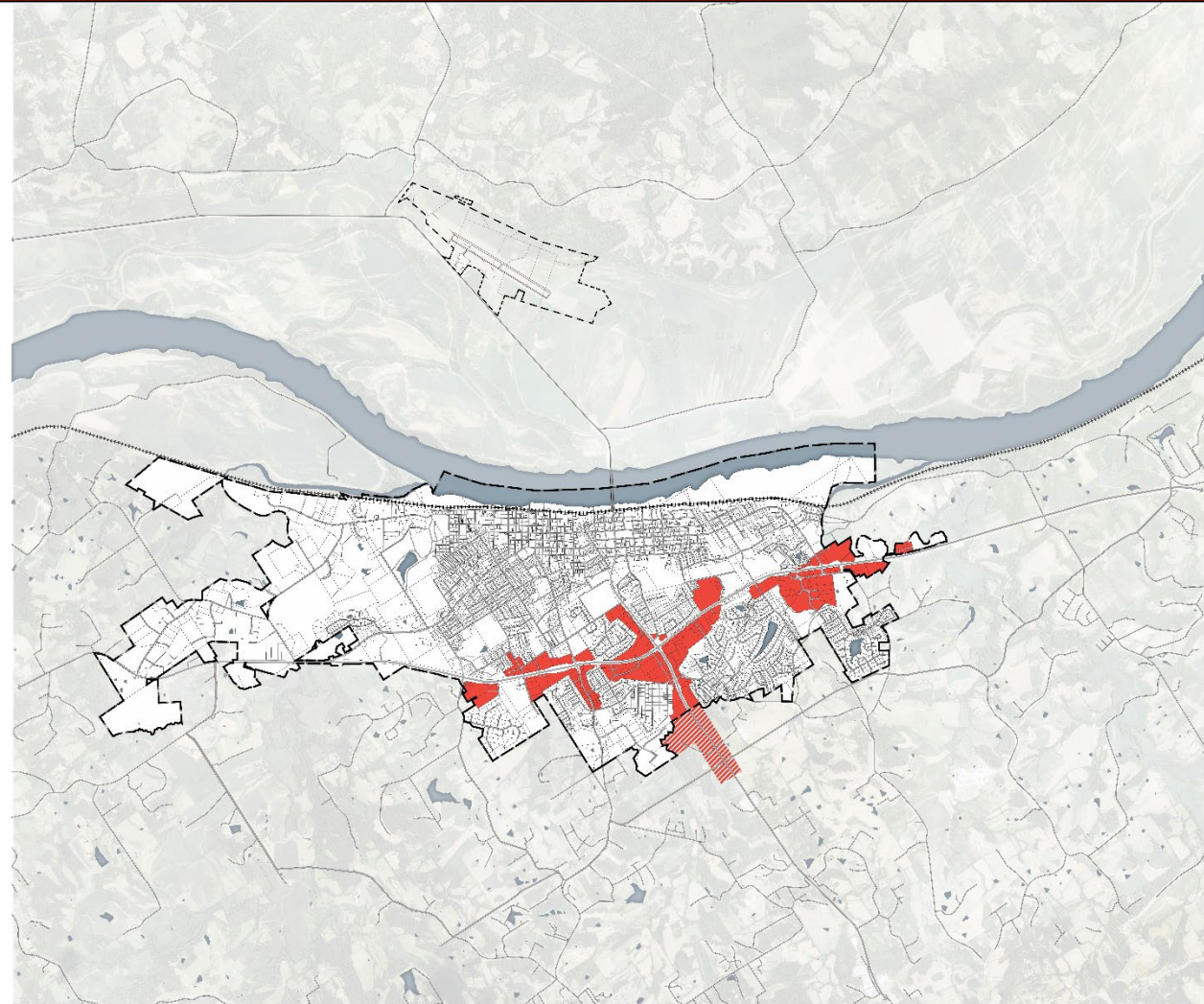




Draft Community Place Types – Commercial / Mixed-Use

Type V – General Commercial / Mixed-Use (GC-MU)

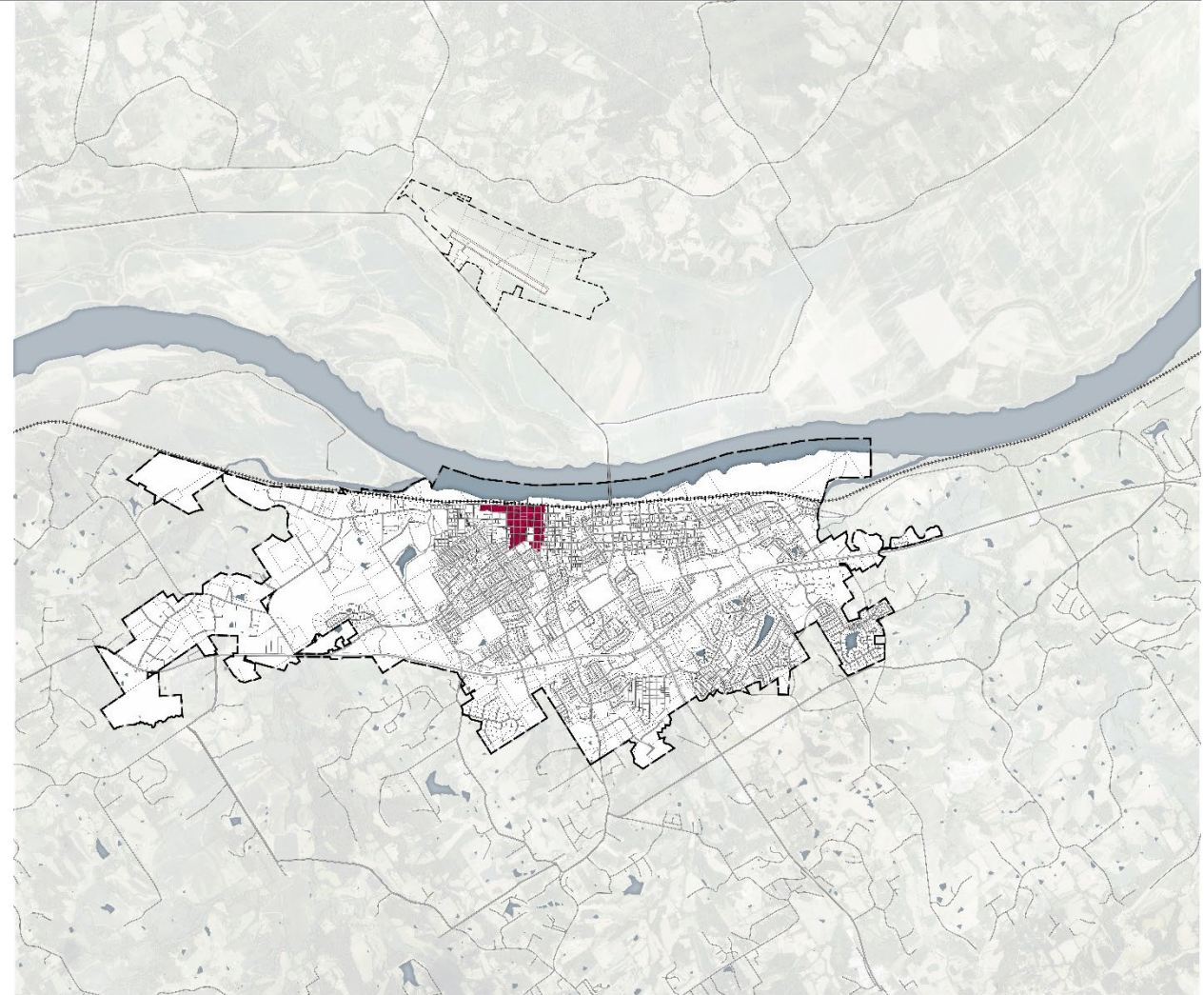
The General Commercial / Mixed-Use District supports a variety of **medium-density traditional commercial, retail, office, dining, and community services**, on large sites with centralized parking. It also facilitates future incremental development of **mixed-use centers** combining ground-level retail, family entertainment, and dining uses with upper floor office and multi-family residential development **around a town square or main street, similar to the Boulevard in Richmond Heights, Missouri or Streets of St. Charles.**





Draft Community Place Types – Commercial / Mixed-Use **Type VI – Downtown District (DT)**

The Downtown District encompasses Washington's **historic Downtown Core**. It supports the development of a variety of medium- to high-density, high-intensity, and mixed-use commercial, dining, retail, office, and upper-floor multi-family residential in a **vibrant, walkable, small-town downtown environment**.

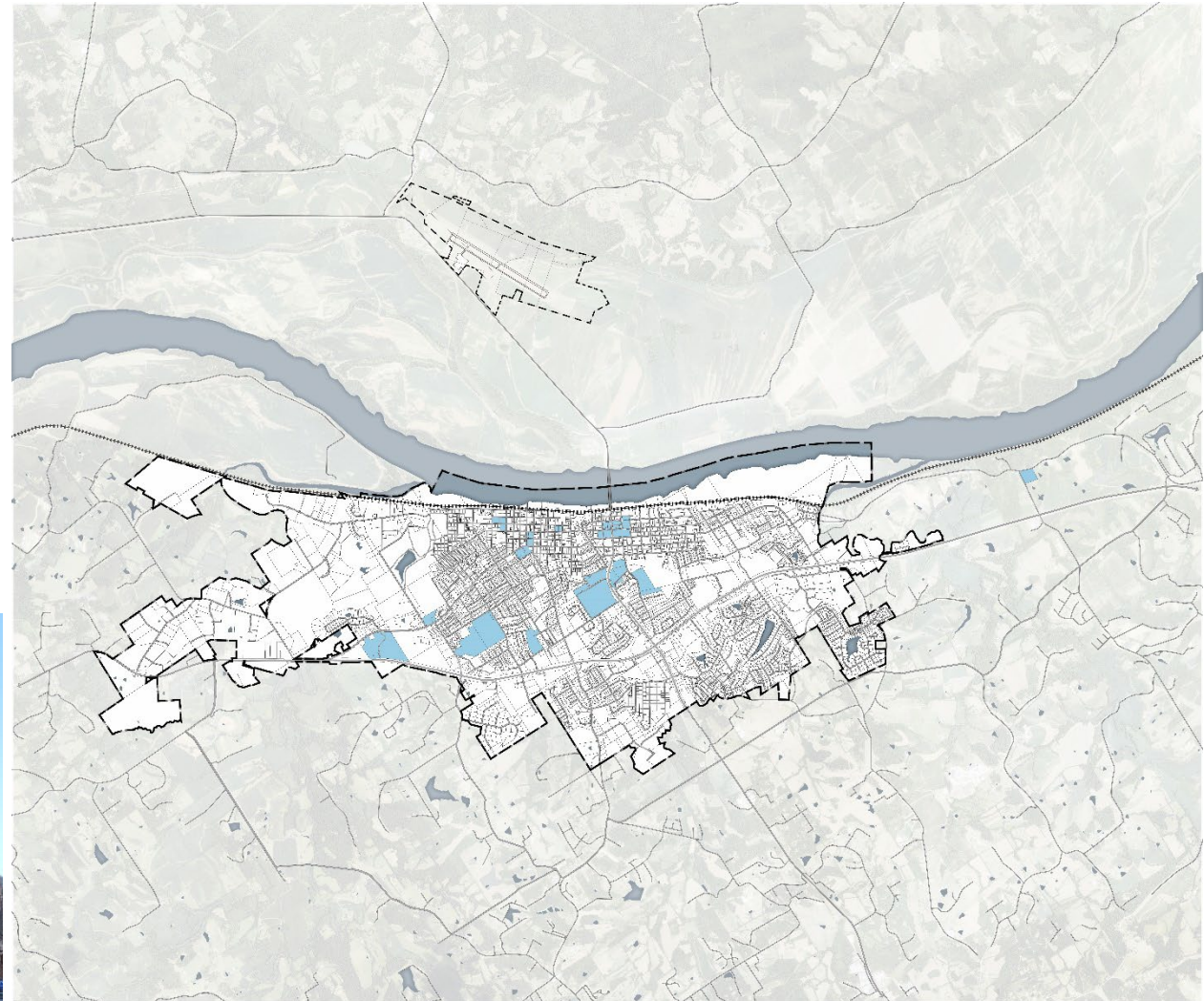




Draft Community Place Types – Civic / Institutional

Type VII – Civic / Institutional District (CV)

The Civic / Institutional district is intended for the development of **multiple large institutions, educational, and healthcare facilities with associated parking, circulation, and site service facilities.** They are envisioned to **regulate the outer “tier” of buildings, with frontages on perimeter streets,** while ensuring maximum flexibility for inner “tiers” of buildings that are not adjacent to public streets. Civic / Institutional districts should **maintain a frontage that is consistent with adjacent land uses and character.**

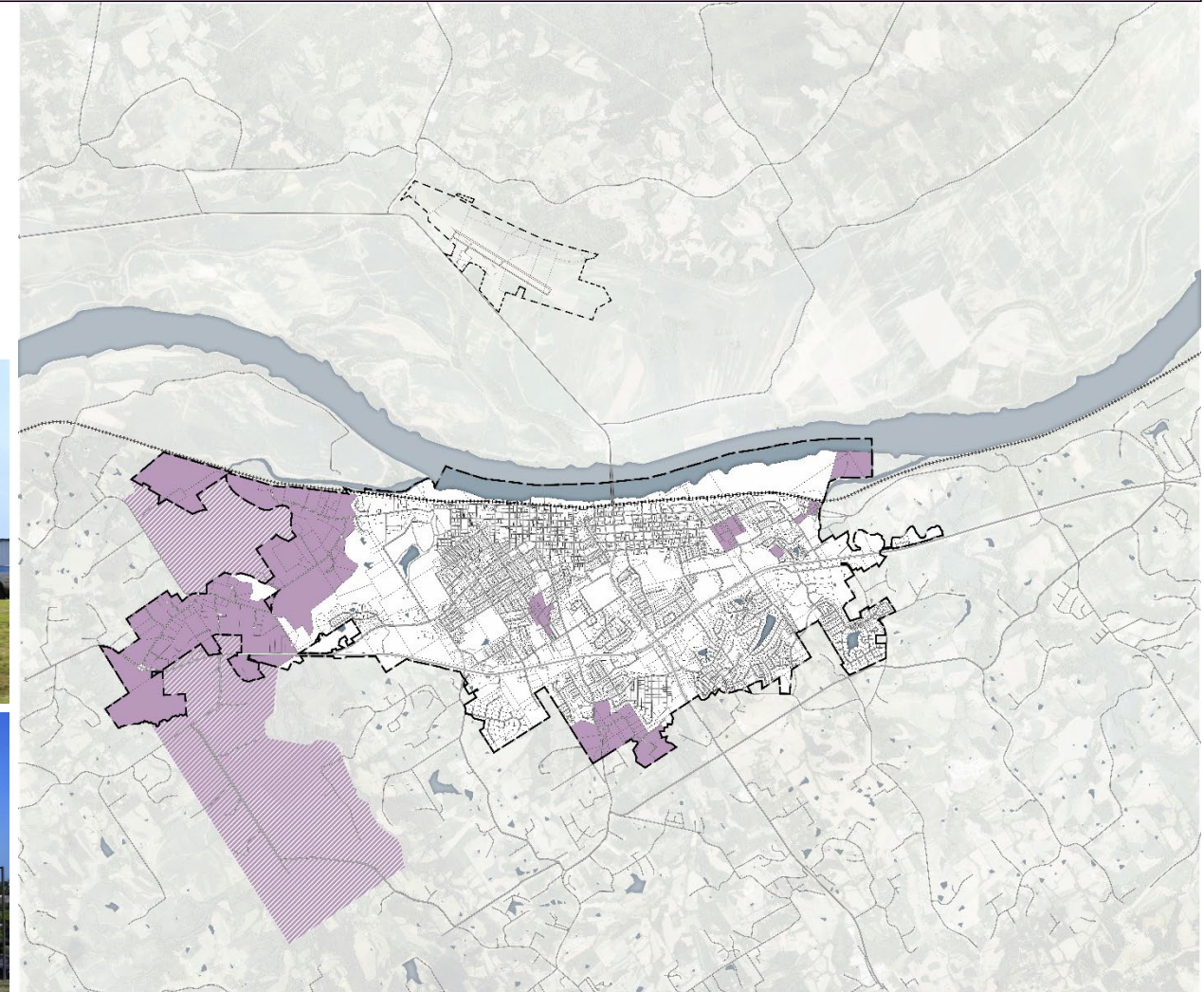




Draft Community Place Types - Industrial

Type VIII – Industrial / Manufacturing District (IM)

The Industrial / Manufacturing district supports **advanced manufacturing and processing operations** that are low-impact to adjacent uses. This includes activities like fabrication, manufacturing, food processing, construction services, warehousing, logistics, material processing, and equipment storage, sales, and rentals.

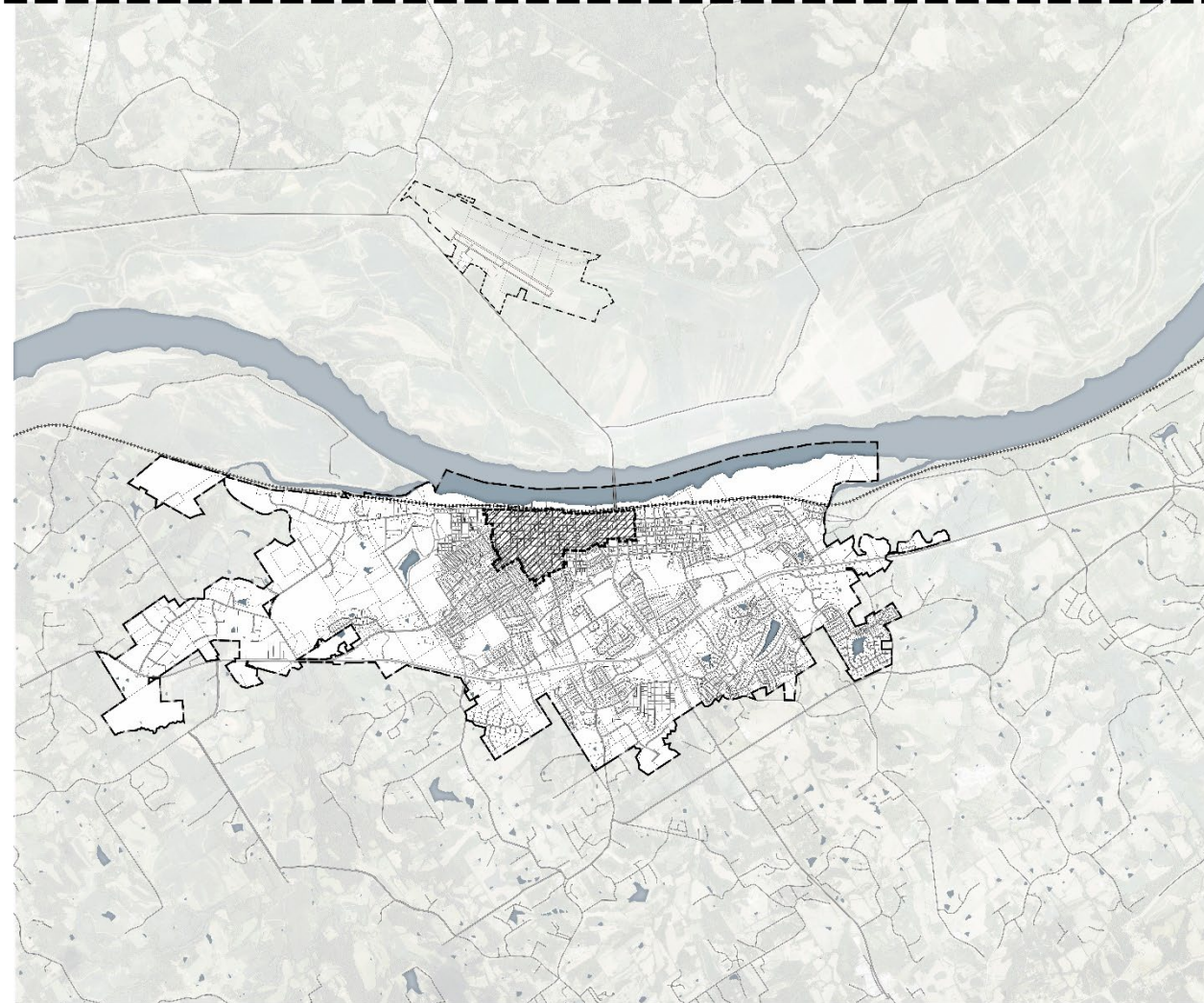




Draft Community Place Types - Industrial

Type IX – Mixed-Use Innovation District Overlay (MUID)

The Mixed-Use Innovation District Overlay provides for the development of **specialized office, laboratory, innovation, education, high-tech manufacturing, research, and incubator uses** within Washington's existing mixed-use city center. The Mixed-Use Innovation District Overlay is intended **to facilitate economic development in emerging industry sectors to enhance and move beyond Washington's current light industrial employment base** and position the City for future success.



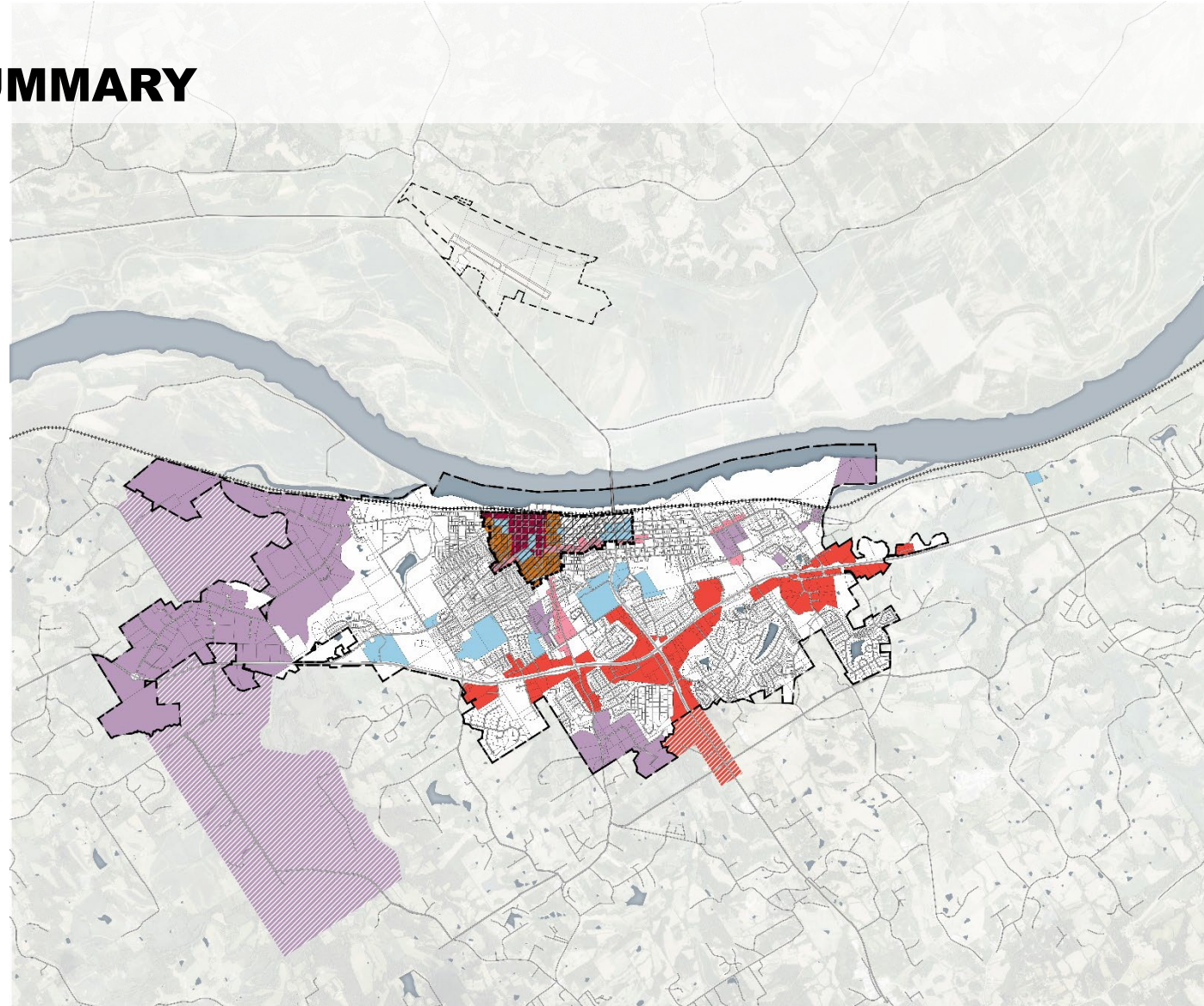


Draft Future Land Use Plan

NON-RESIDENTIAL PLACE TYPES SUMMARY

Community Place Types:

-  Type III – Downtown Mixed-Use Neighborhood (DT-MU)
-  Type IV – Neighborhood Commercial District (NC)
-  Type V – General Commercial / Mixed-Use (GC-MU)
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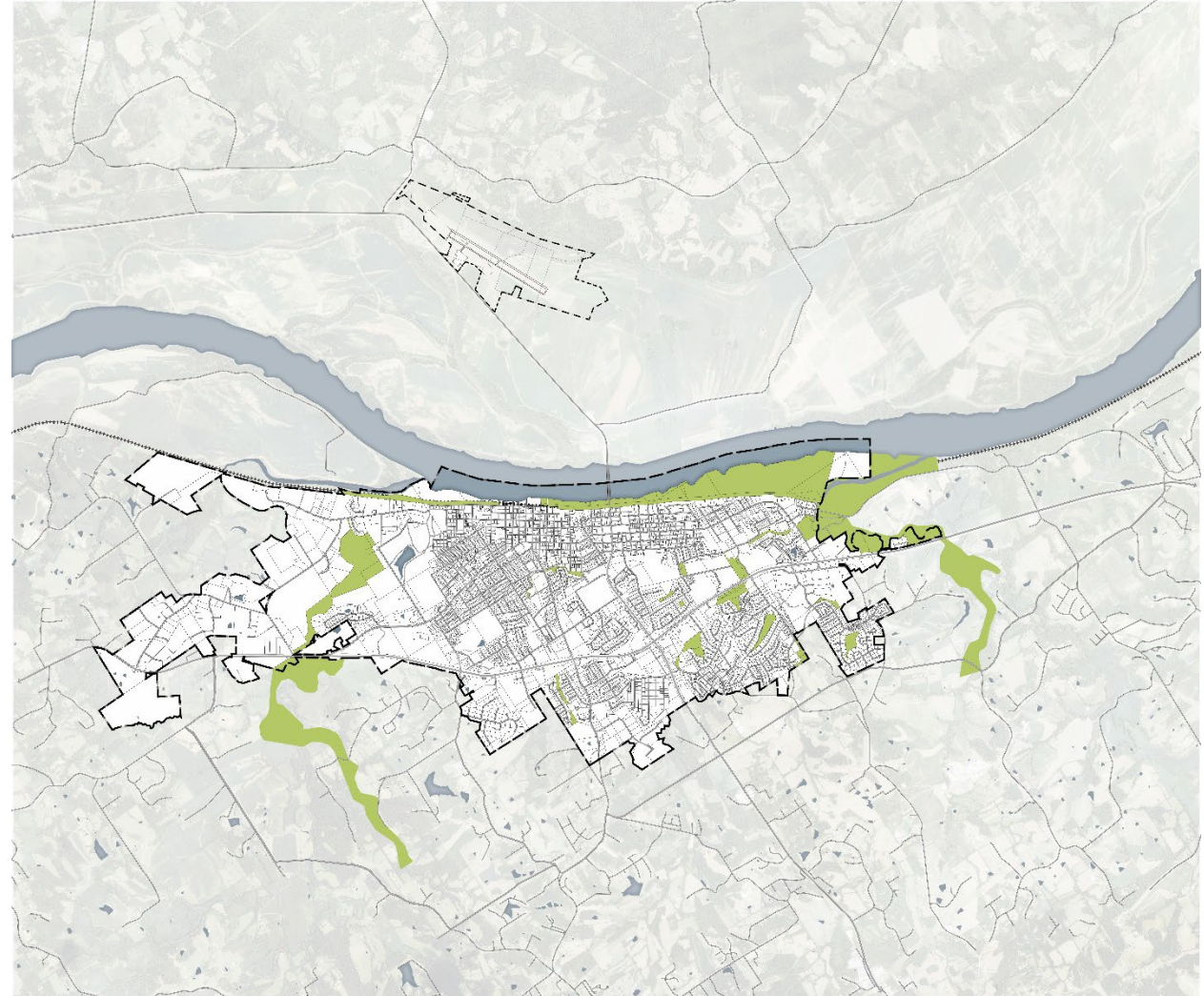




Draft Open Space Place Types

Type X – Riparian / Conservation Overlay

Located primarily within 100-year flood plains, this overlay provides for conservation easements and public greenway access to Washington's creeks, streams, and waterways.

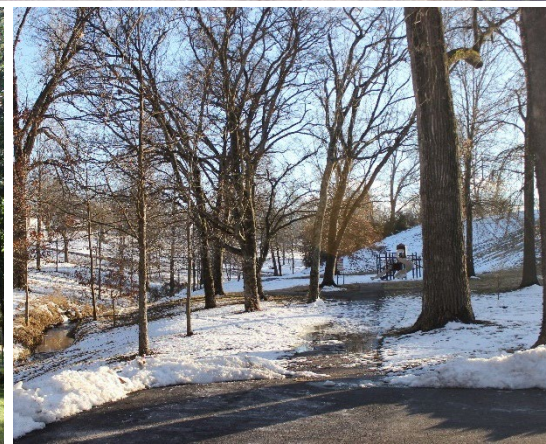




Draft Open Space Place Types

Type XI – Parks and Recreation Areas

Linked by riparian corridors, the Missouri Riverfront, and other open space amenities, Washington's park system is the centerpiece of an interconnected, City-wide recreation and natural resources network.





Draft Future Land Use Plan

OPEN SPACE TYPES SUMMARY

Open Space Types:

 **Type X – Riparian / Conservation Overlay**

 **Type XI – Parks and Recreation Areas**





Draft Future Land Use Plan

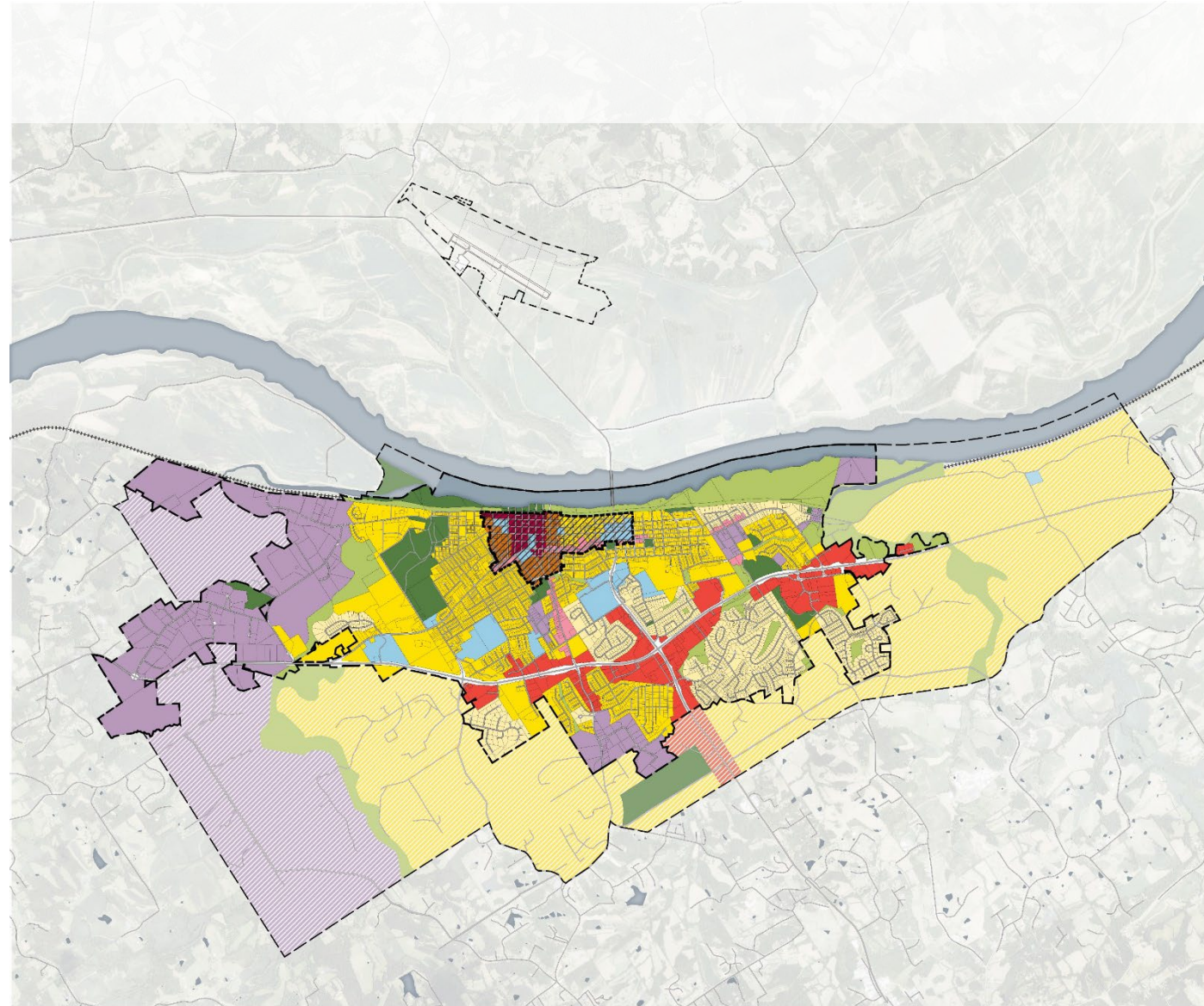
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-  Type XI – Parks and Recreation Areas





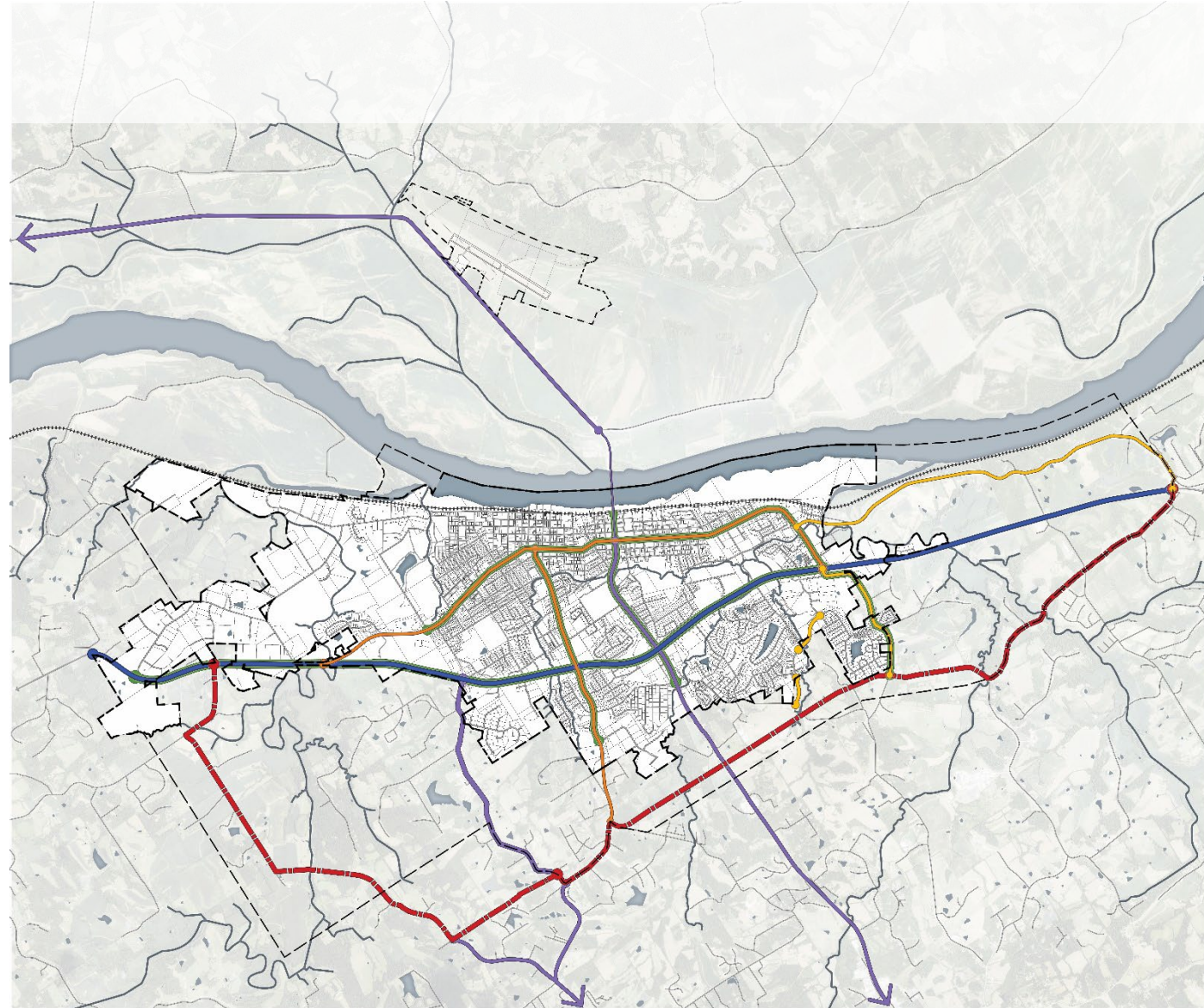
DRAFT CITY-WIDE SYSTEMS PLANS

DRAFT STREETS & ROADS PLAN



Draft City-Wide Systems Plans

DRAFT STREETS & ROADS PLAN



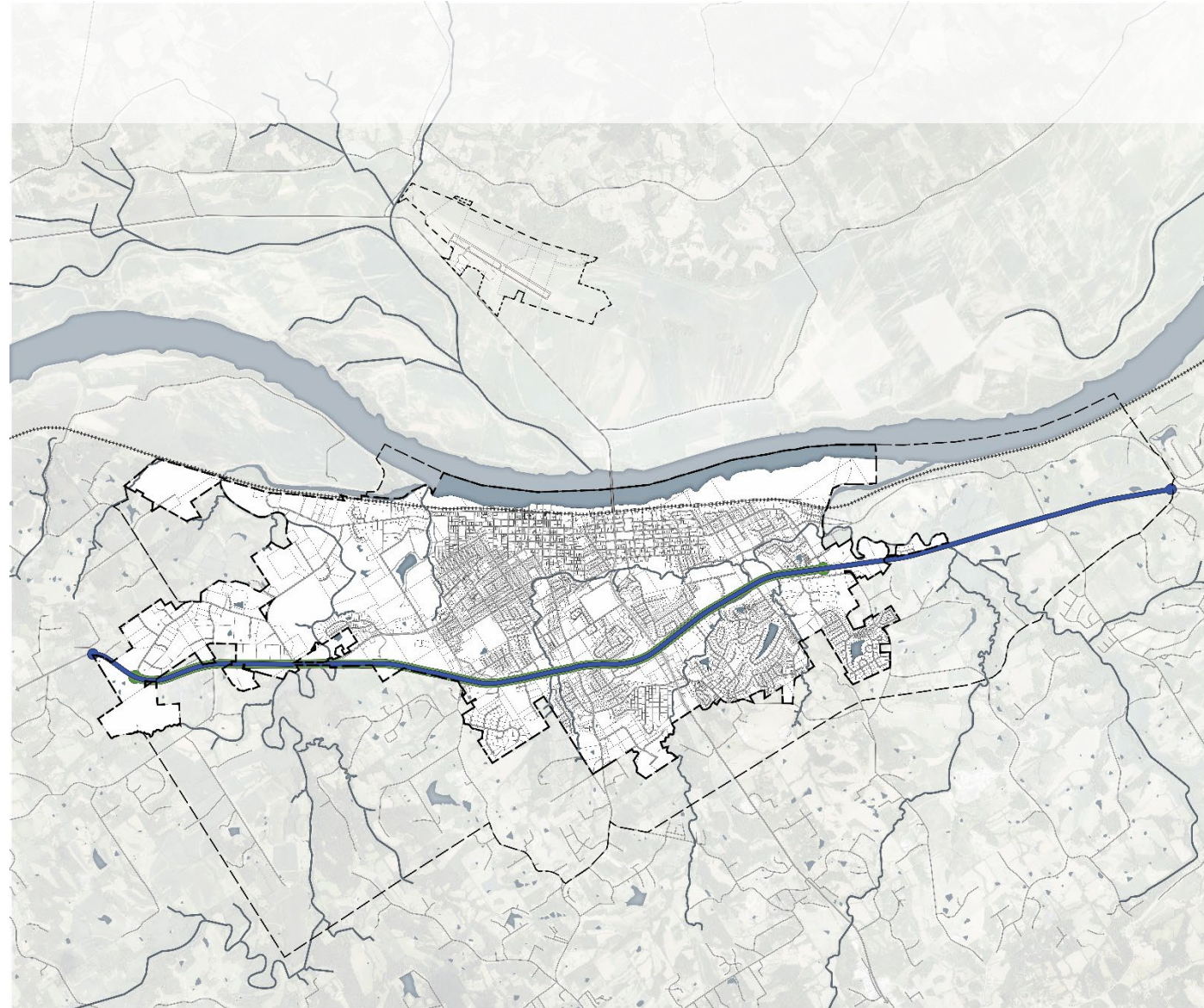


Draft City-Wide Systems Plans

DRAFT STREETS & ROADS PLAN

HIGHWAY 100

- Expand MO Highway 100 to four (4) lanes west of High Street / Highway A to west City limits.
- Implement streetscape improvements, including sidewalks, street trees, signature light fixtures, and signage between E. 5th Street and Vossbrink Drive.





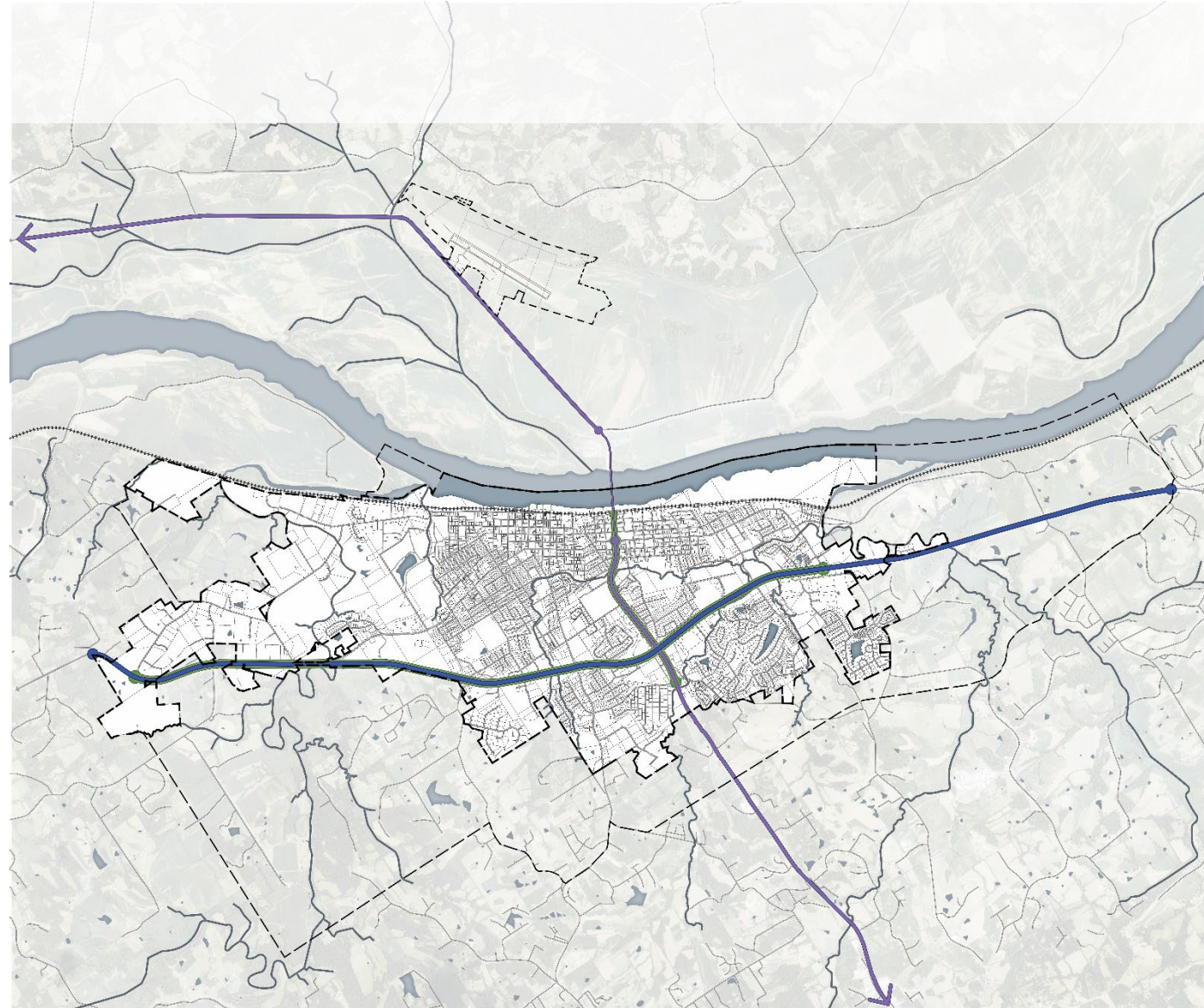
Draft City-Wide Systems Plans

DRAFT STREETS & ROADS PLAN

HIGHWAY 100

HIGHWAY 47

- Expand MO Highway 47 to four (4) lanes south of Steutermann Road / Bieker Road (in cooperation with MODOT).
- Implement streetscape improvements, including sidewalks, street trees, signature light fixtures, and signage between Missouri Avenue and Steutermann Road / Bieker Road.
- Work with MODOT to expand MO Highway 47 to four (4) lanes north of August Bottom Road in Warren County.





Draft City-Wide Systems Plans

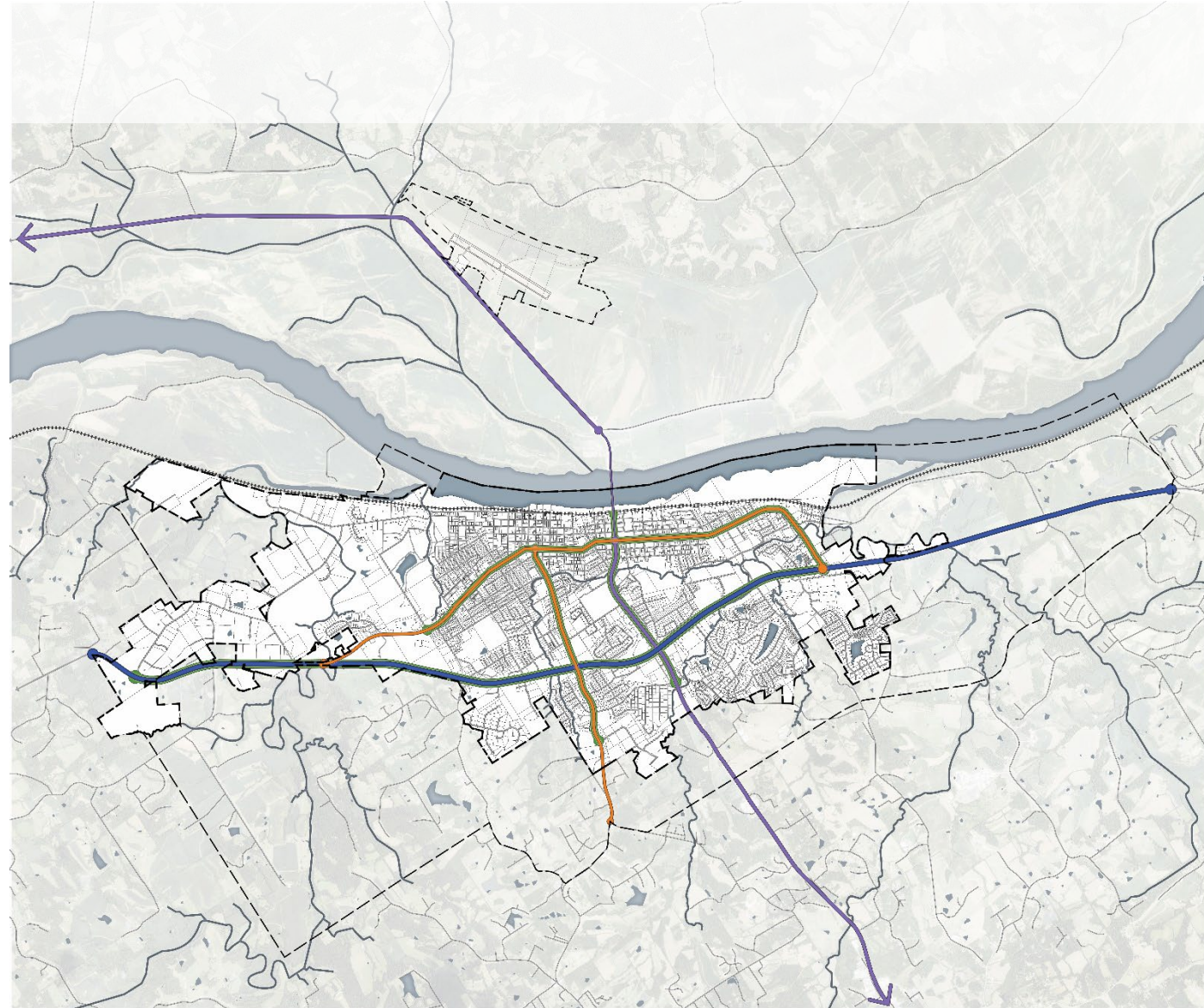
DRAFT STREETS & ROADS PLAN

HIGHWAY 100

HIGHWAY 47

5th STREET & JEFFERSON STREET

- Implement enhanced streetscapes on 5th Street between Highway 100 and Grand Avenue, and on Jefferson Street between 5th Street and Chamber Drive, including sidewalks, street trees, signature light fixtures, and signage.





Draft City-Wide Systems Plans

DRAFT STREETS & ROADS PLAN

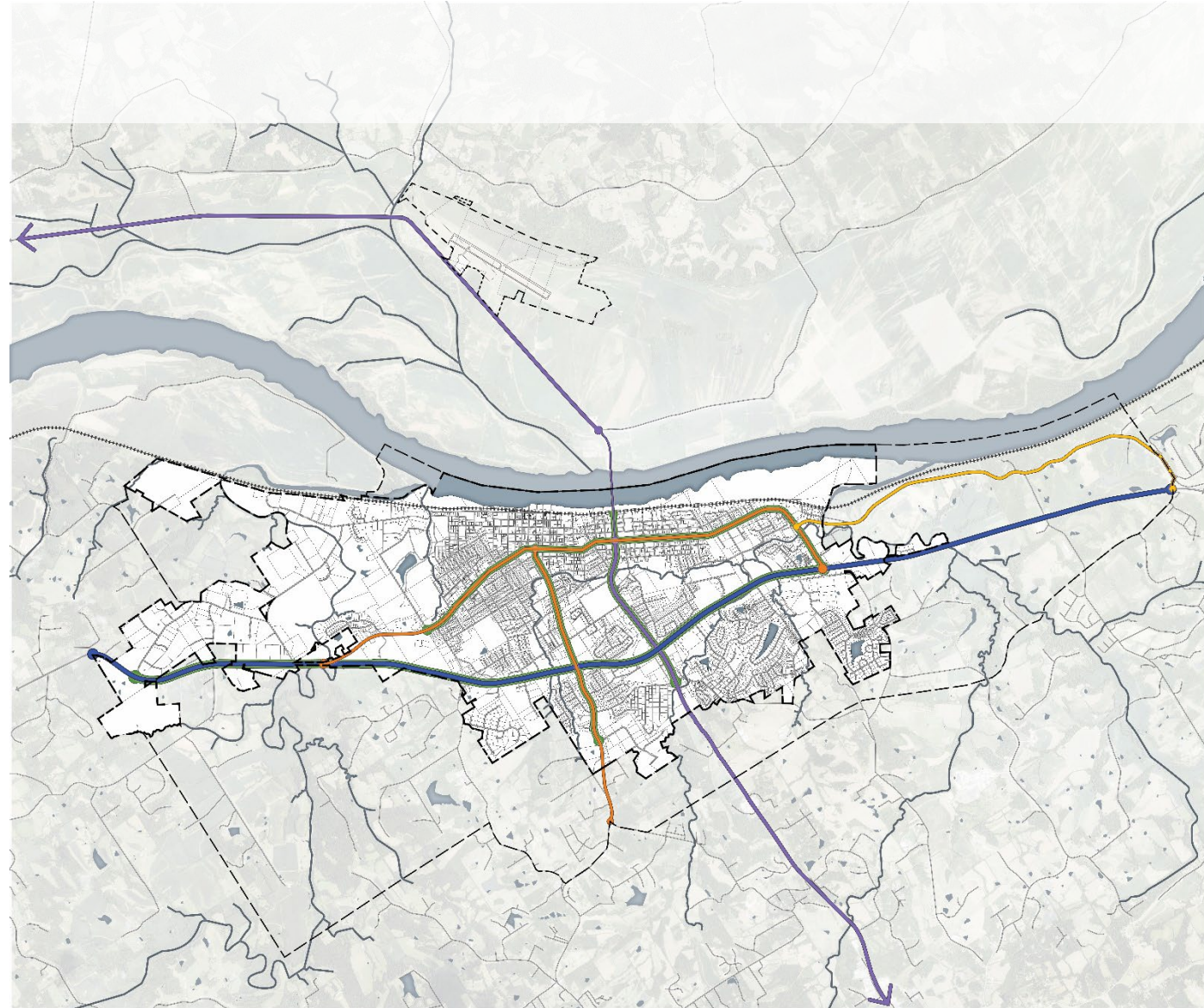
HIGHWAY 100

HIGHWAY 47

5th STREET & JEFFERSON STREET

OLD HIGHWAY 100

- Consider widening Old Highway 100 with a center turn lane to support future development potential.





Draft City-Wide Systems Plans

DRAFT STREETS & ROADS PLAN

HIGHWAY 100

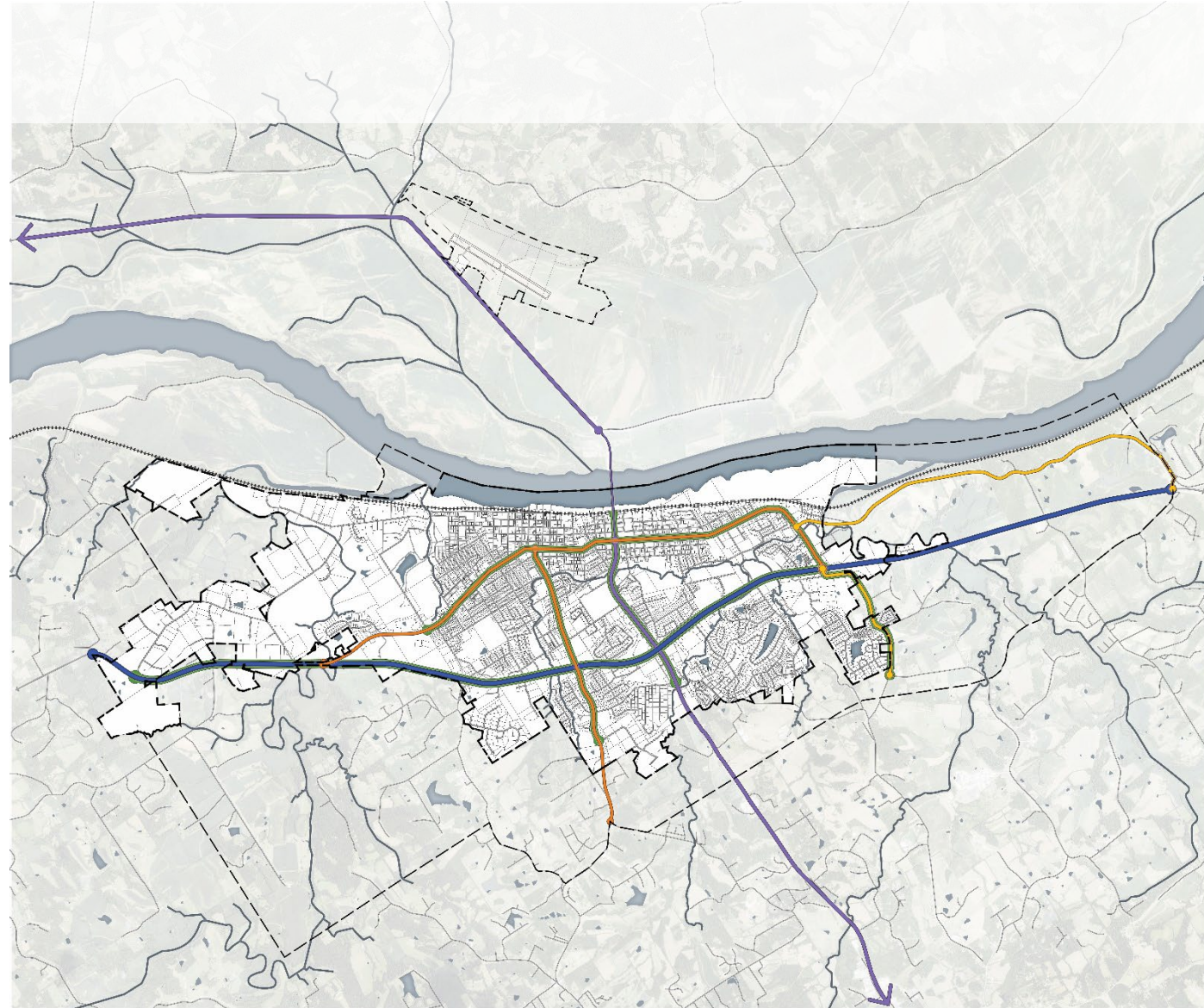
HIGHWAY 47

5th STREET & JEFFERSON STREET

OLD HIGHWAY 100

S. POINT ROAD

- Implement streetscape improvements, including sidewalks, street trees, signature light fixtures, and signage between Highway 100 and N. Goodes Mill Road.





Draft City-Wide Systems Plans

DRAFT STREETS & ROADS PLAN

HIGHWAY 100

HIGHWAY 47

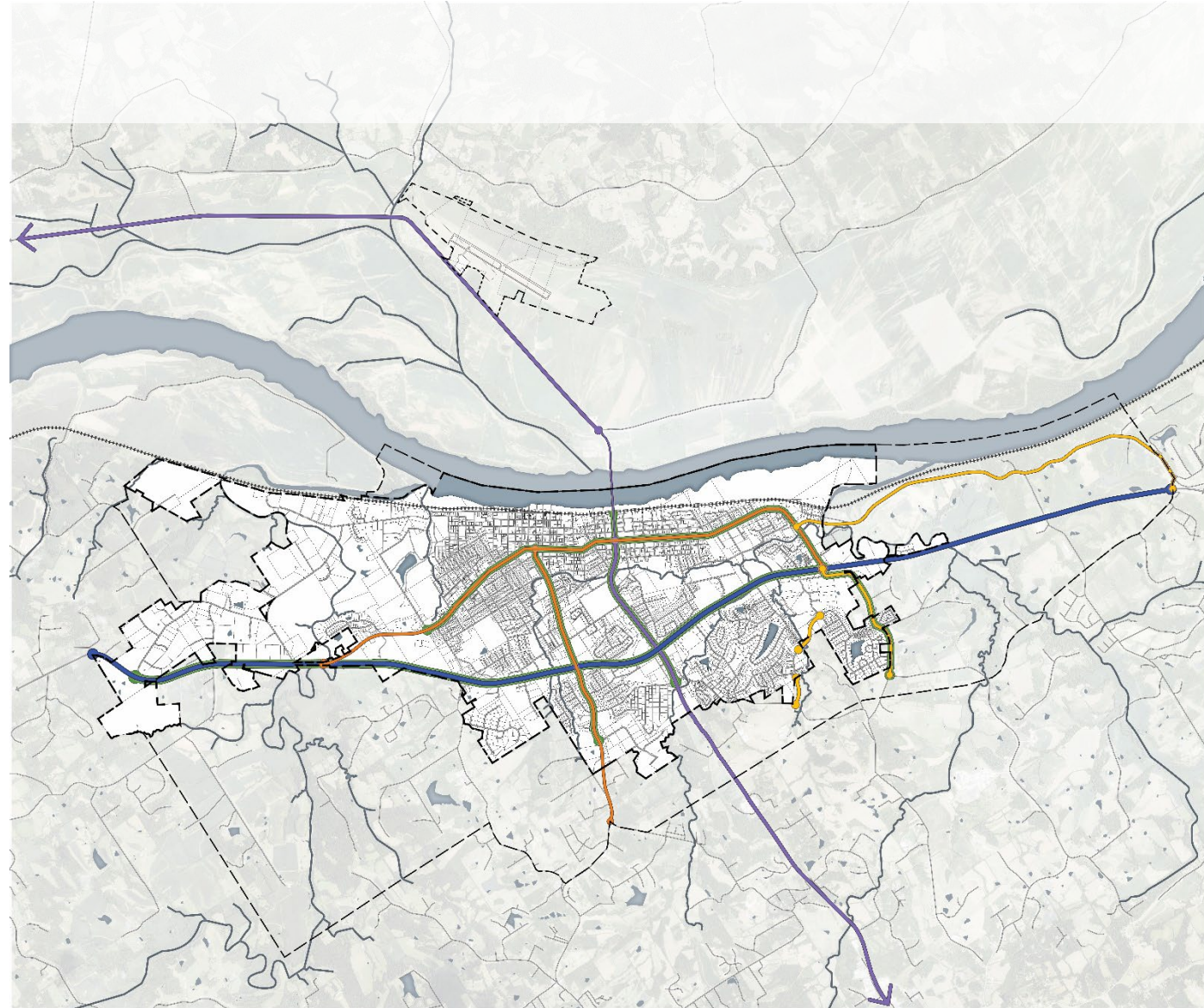
5th STREET & JEFFERSON STREET

OLD HIGHWAY 100

S. POINT ROAD

NEW STREETS

- Complete the extension of Rabbit Trail Drive south to Bieker Road.
- Construct a new street connector between Vernaci Drive and Rabbit Trail Drive.





Draft City-Wide Systems Plans

DRAFT STREETS & ROADS PLAN

HIGHWAY 100

HIGHWAY 47

5th STREET & JEFFERSON STREET

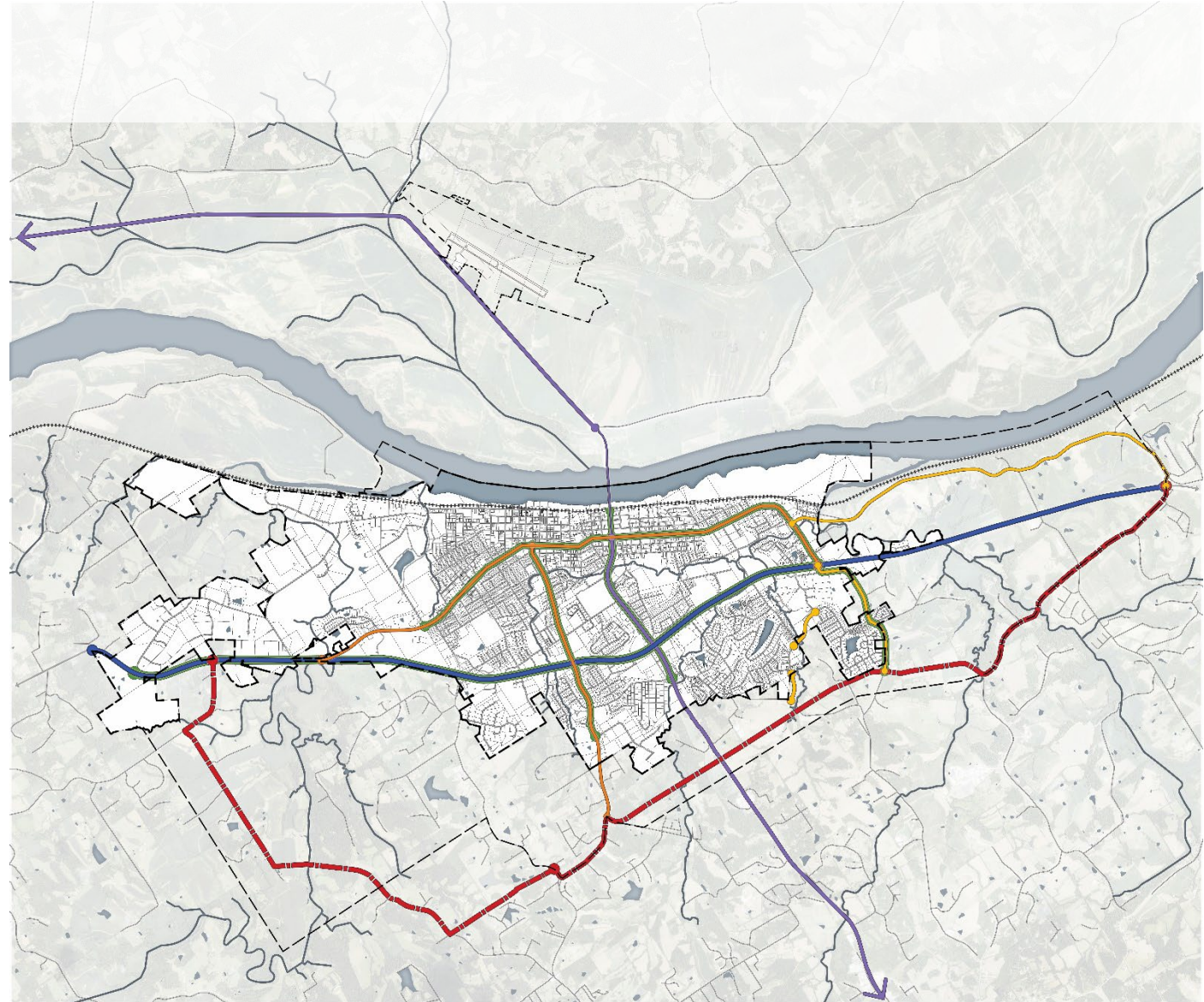
OLD HIGHWAY 100

S. POINT ROAD

NEW STREETS

EAST-WEST PARKWAY

- Implement an east-west parkway utilizing Pottery Road (south of Highway 100), Country Club Road, S. Point Road, Goodes Mill Road, and new alignments.
- Implement a new connection west of Washington at Highway KK utilizing new alignments and portions of Mealer Lane and N. 4 Mile Road.





Draft City-Wide Systems Plans

DRAFT STREETS & ROADS PLAN

HIGHWAY 100

HIGHWAY 47

5th STREET & JEFFERSON STREET

OLD HIGHWAY 100

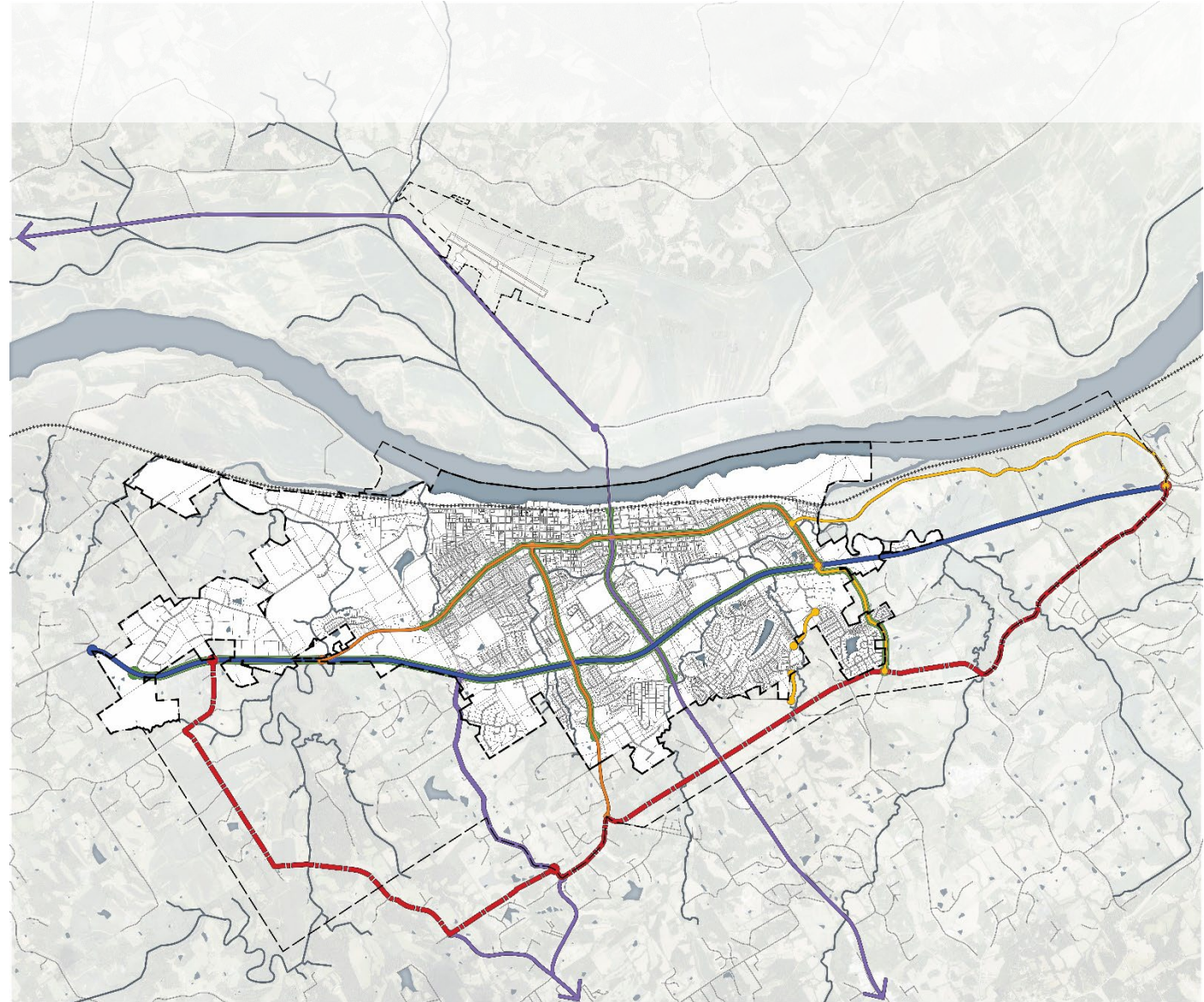
S. POINT ROAD

NEW STREETS

EAST-WEST PARKWAY

HIGHWAY A IMPROVEMENTS

- Work with MODOT and Franklin County to improve Highway A south of Highway 100 to the City of Union; add shoulders and consider expanding Highway 100 with a center turn lane.





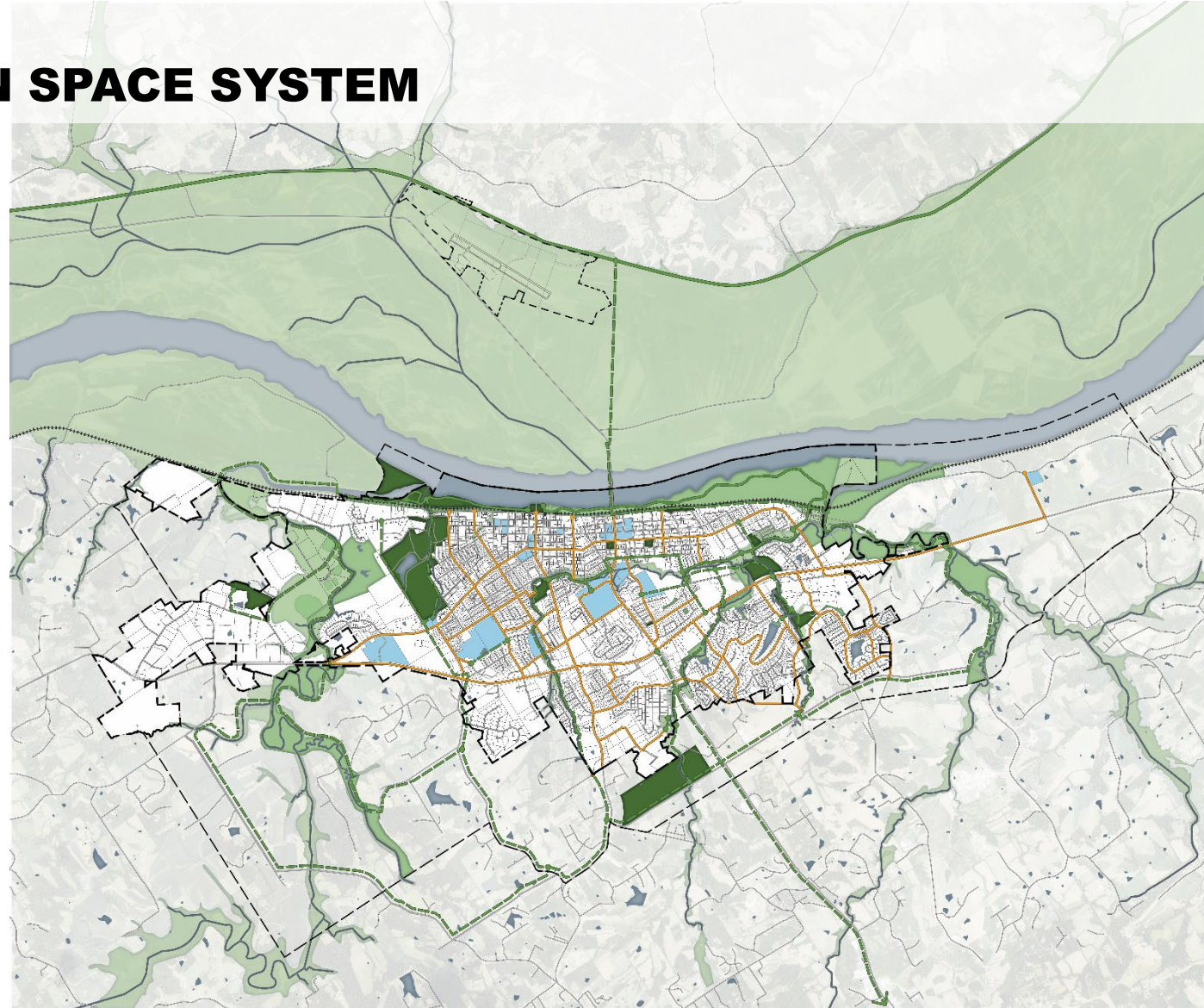
DRAFT CITY-WIDE SYSTEMS PLANS

DRAFT PARKS, RECREATION & OPEN SPACE PLAN



Draft City-Wide Systems Plans

DRAFT PARKS, RECREATION & OPEN SPACE SYSTEM



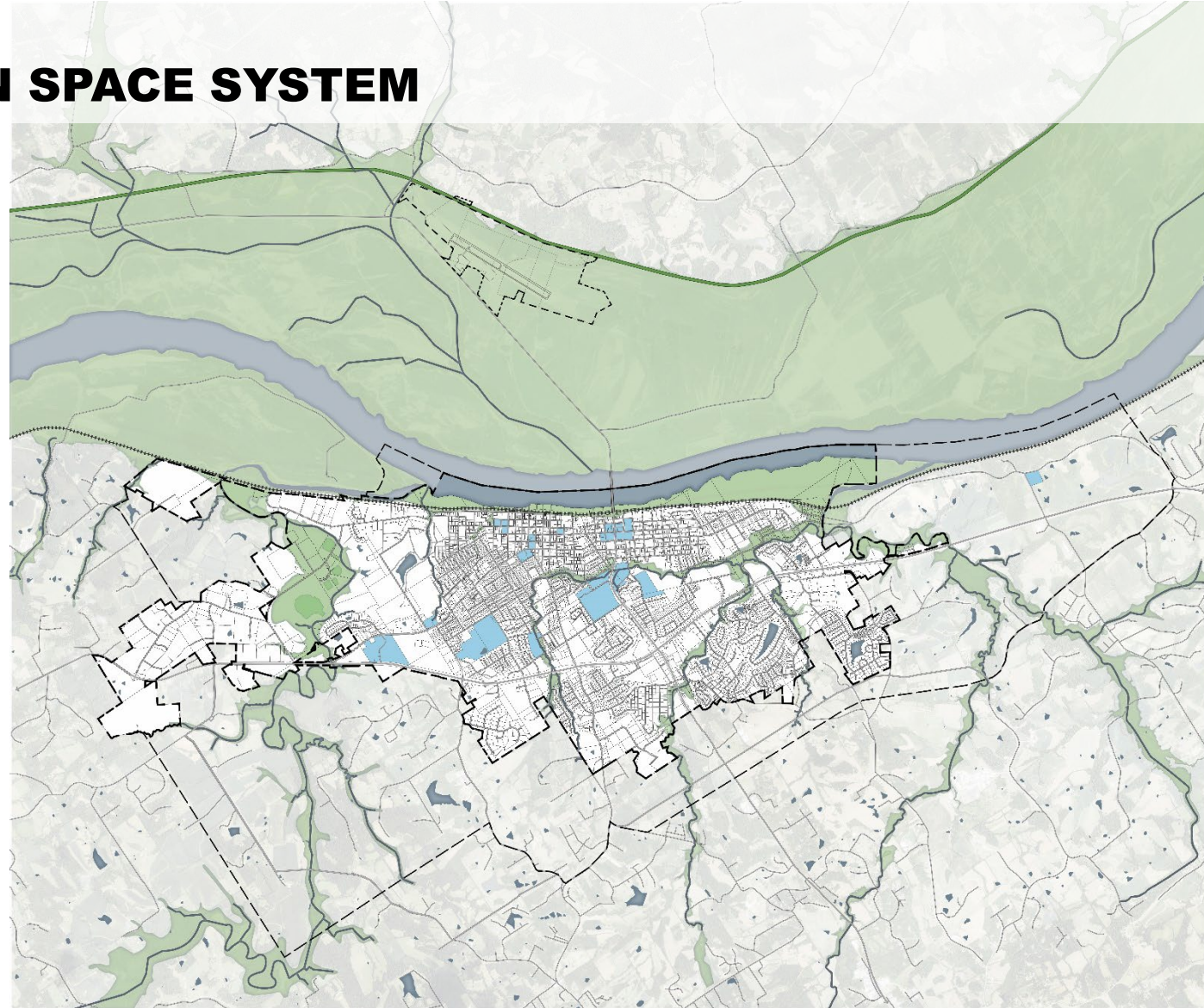


Draft City-Wide Systems Plans

DRAFT PARKS, RECREATION & OPEN SPACE SYSTEM

FLOODPLAINS & RIPARIAN CORRIDORS

- Missouri River
- Saint John's Creek
- Busch Creek
- Dubois Creek





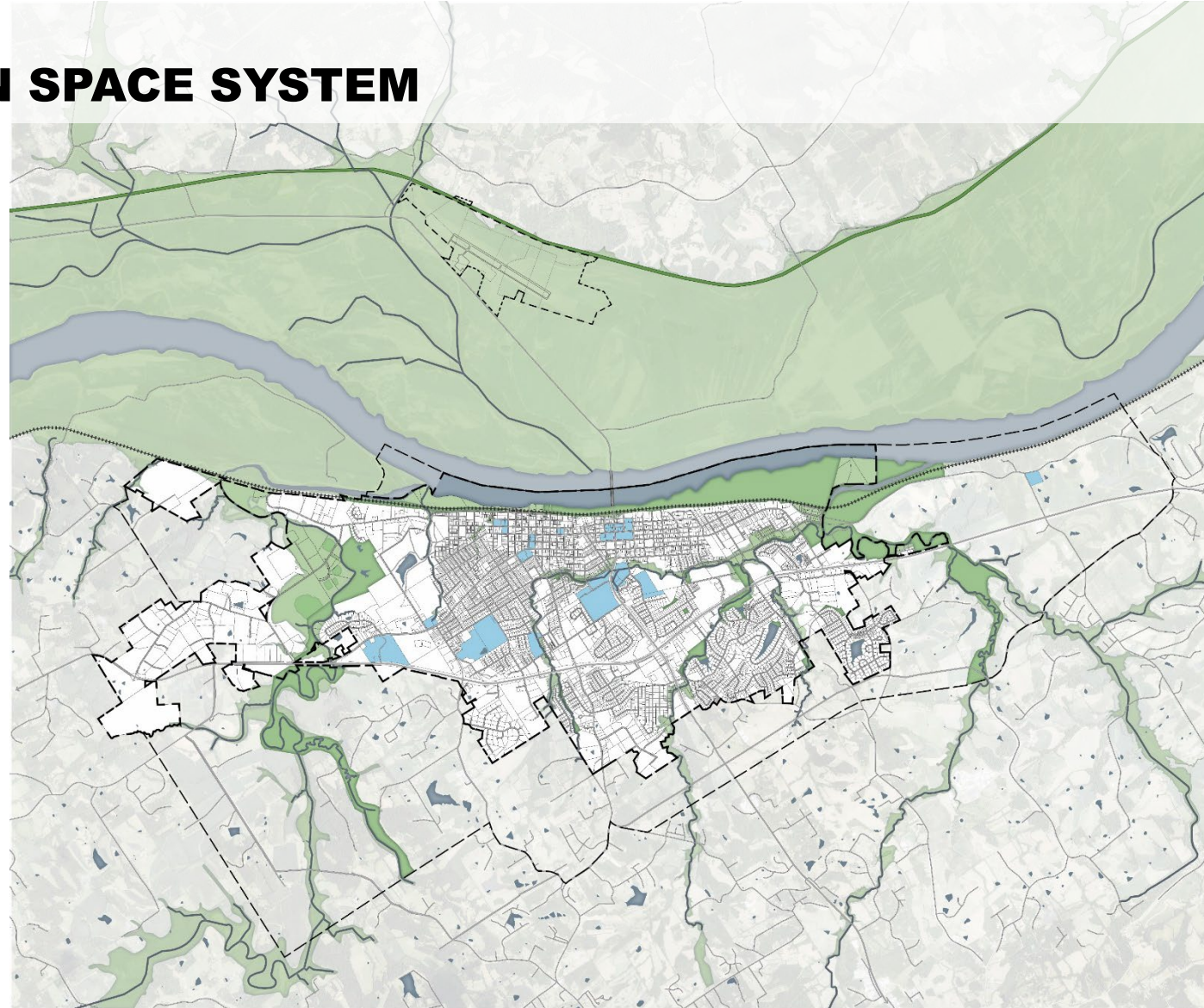
Draft City-Wide Systems Plans

DRAFT PARKS, RECREATION & OPEN SPACE SYSTEM

FLOODPLAINS & RIPARIAN CORRIDORS

- Missouri River
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- Dubois Creek

RIPARIAN / CONSERVATION OVERLAY AREAS





Draft City-Wide Systems Plans

DRAFT PARKS, RECREATION & OPEN SPACE SYSTEM

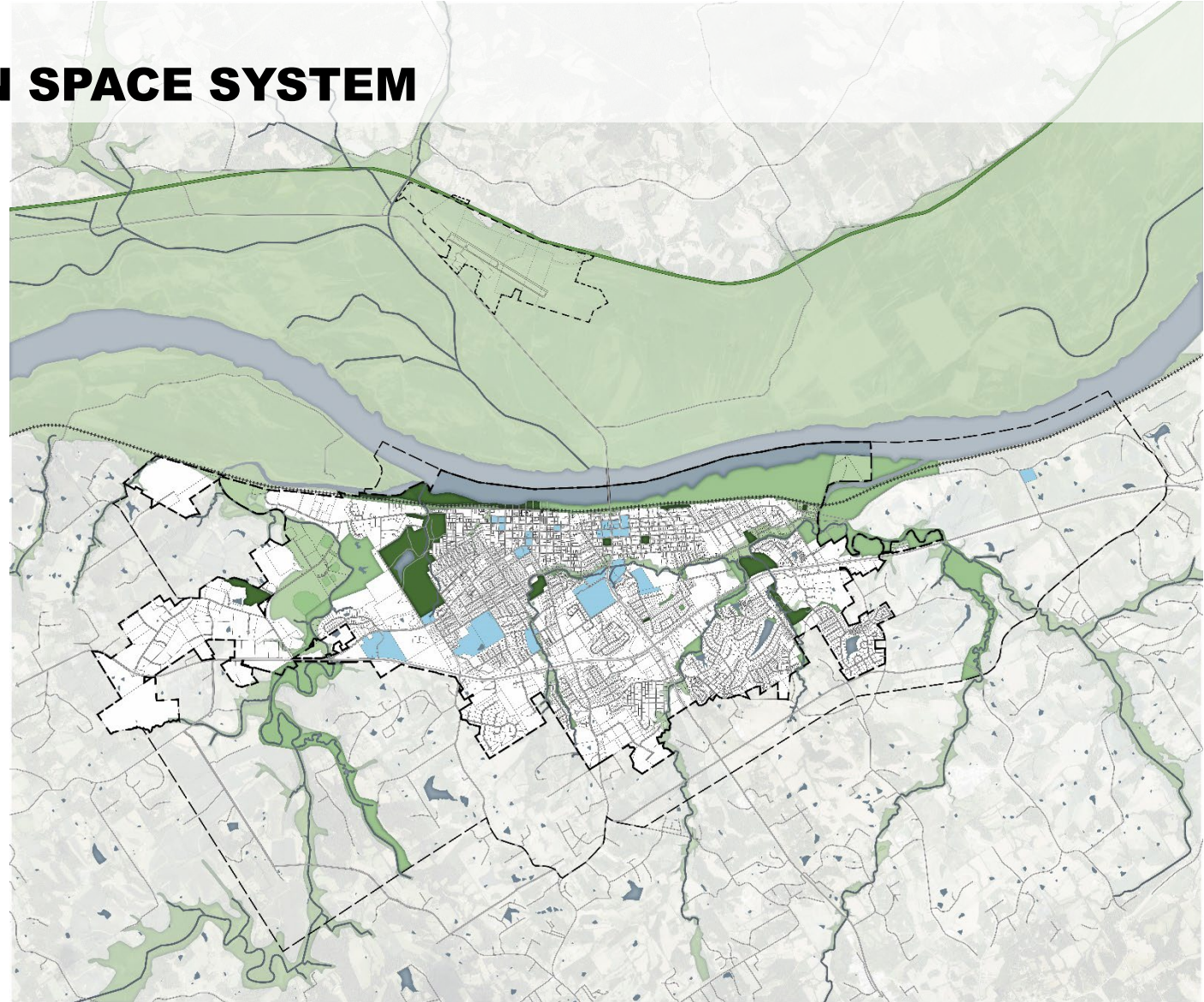
FLOODPLAINS & RIPARIAN CORRIDORS

- Missouri River
- Saint John's Creek
- Busch Creek
- Dubois Creek

RIPARIAN / CONSERVATION OVERLAY AREAS

CITY OF WASHINGTON PARKS

- Existing City Parks





Draft City-Wide Systems Plans

DRAFT PARKS, RECREATION & OPEN SPACE SYSTEM

FLOODPLAINS & RIPARIAN CORRIDORS

- Missouri River
- Saint John's Creek
- Busch Creek
- Dubois Creek

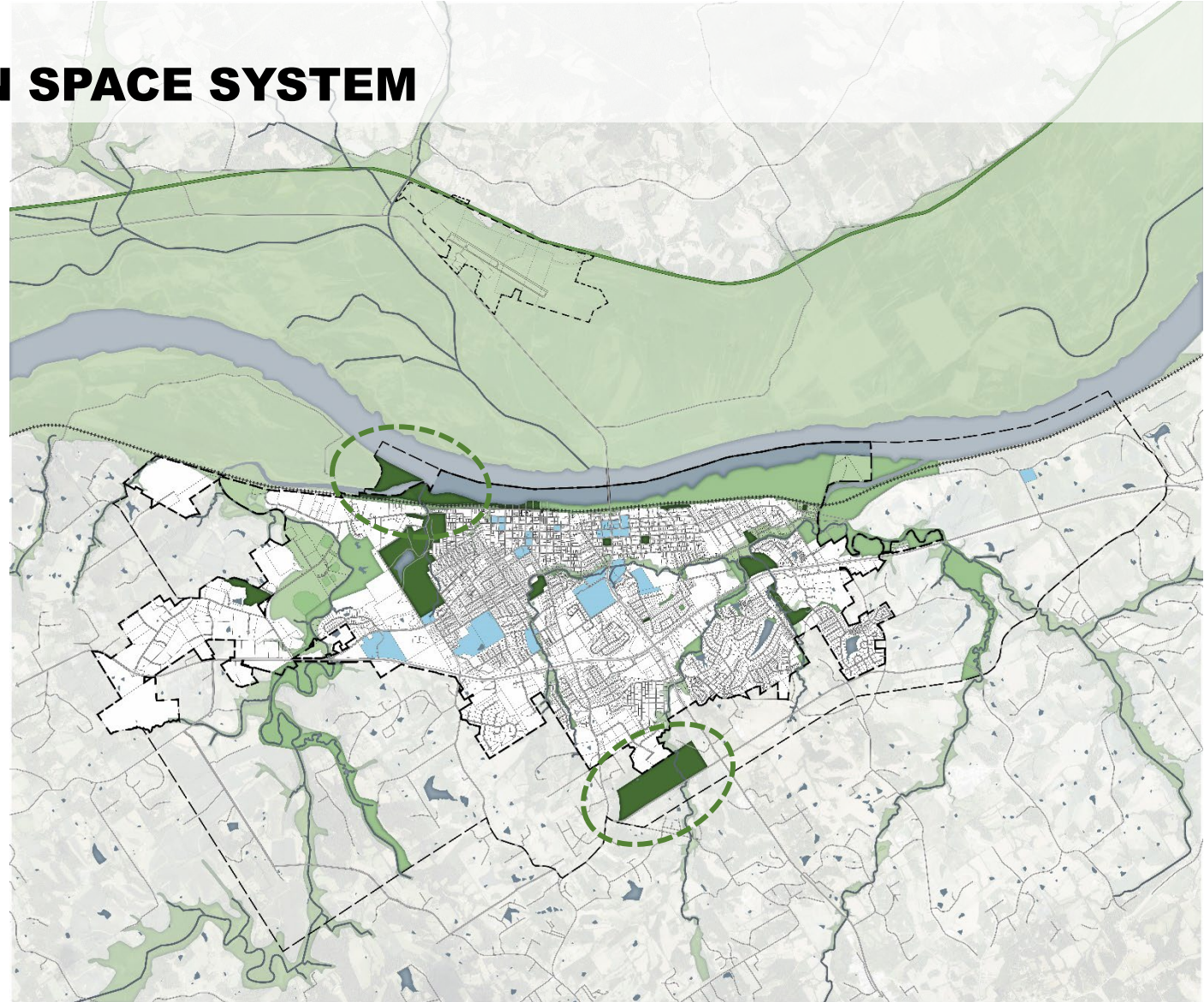
RIPARIAN / CONSERVATION OVERLAY AREAS

CITY OF WASHINGTON PARKS

- Existing City Parks
- Proposed New City Park Space

Expand Washington's Riverfront Park with expanded recreational water access and a new riverfront amphitheater and events venue.

Develop a central sports complex for tournaments, including parking, concessions facilities, restrooms, and other support functions. Consider a location of approximately 100 acres accessible to Highway 100 and/or Highway 47.





Draft City-Wide Systems Plans

DRAFT PARKS, RECREATION & OPEN SPACE SYSTEM

FLOODPLAINS & RIPARIAN CORRIDORS

- Missouri River
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- Dubois Creek

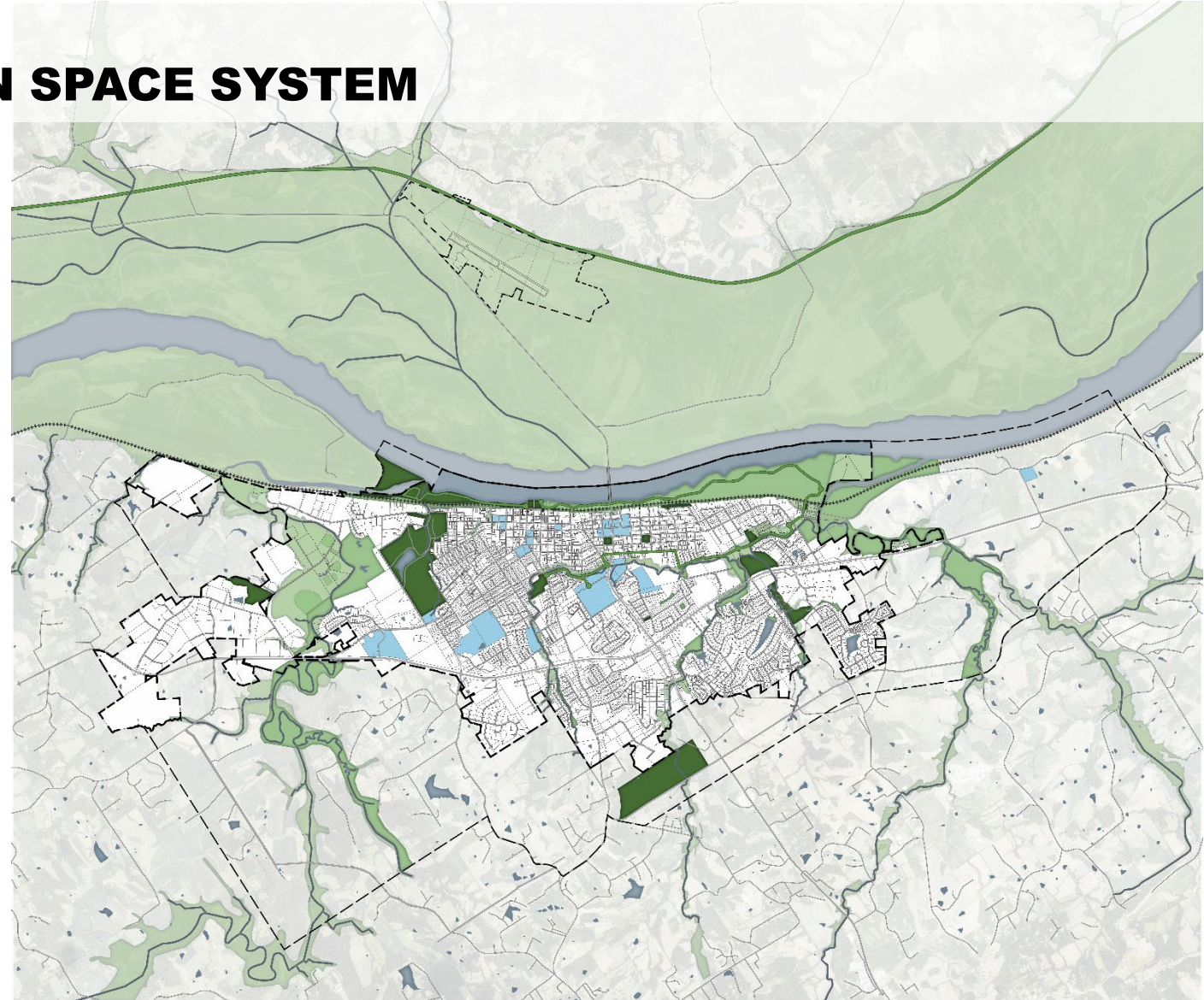
RIPIARIAN / CONSERVATION OVERLAY AREAS

CITY OF WASHINGTON PARKS

- Existing City Parks
- Proposed New City Park Space

OFF-STREET GREENWAY NETWORK – EXISTING

- Busch Creek Greenway, phases 1 and 2





Draft City-Wide Systems Plans

DRAFT PARKS, RECREATION & OPEN SPACE SYSTEM

FLOODPLAINS & RIPARIAN CORRIDORS

- Missouri River
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RIPIARIAN / CONSERVATION OVERLAY AREAS

CITY OF WASHINGTON PARKS

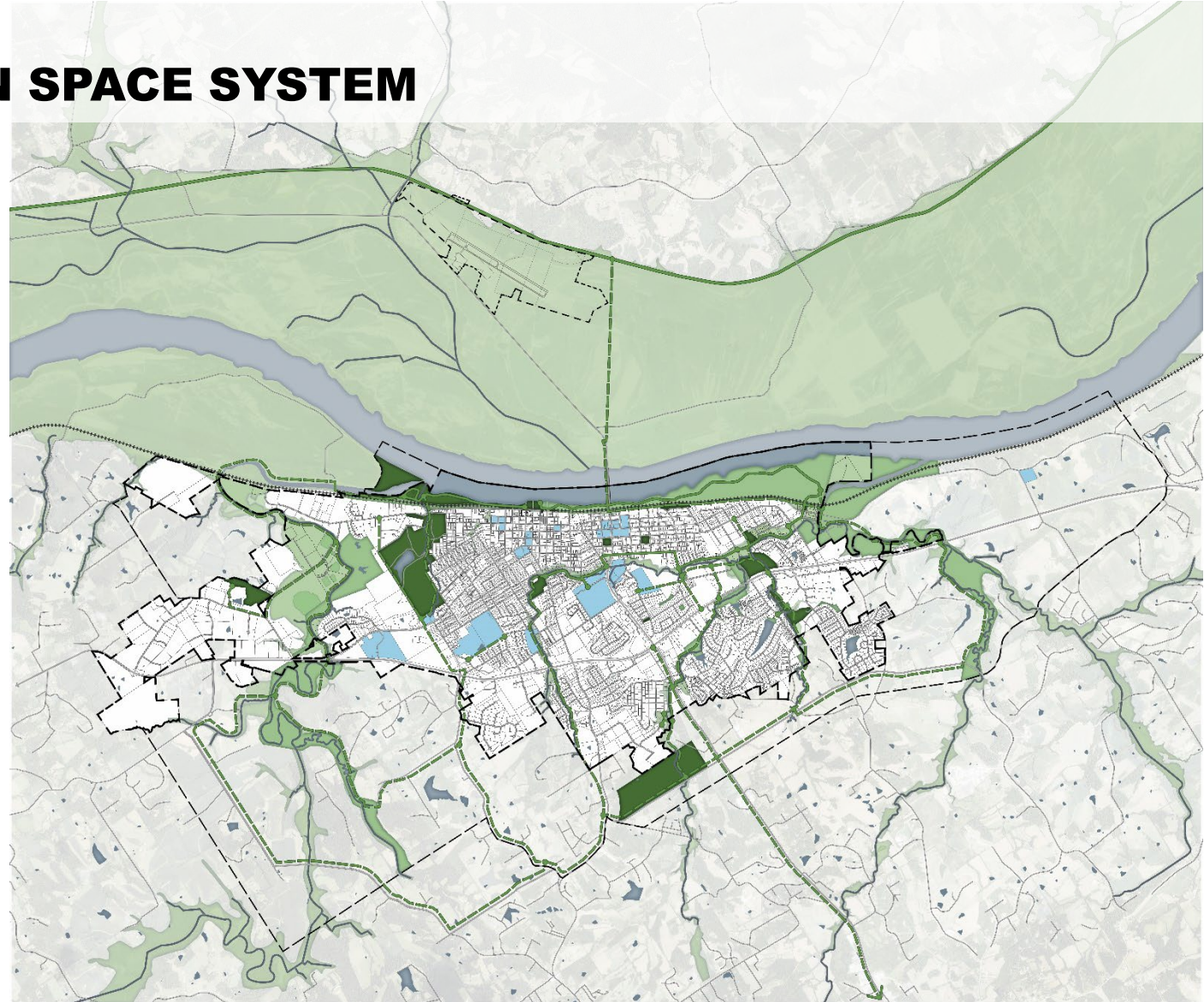
- Existing City Parks
- Proposed New City Park Space

OFF-STREET GREENWAY NETWORK – EXISTING

- Busch Creek Greenway, phases 1 and 2

OFF-STREET GREENWAY NETWORK – PROPOSED

- Busch Creek Greenway extension
- New Saint John's Creek Greenway
- New Dubois Creek Greenway
- Katy Trail / Rock Island connection / MO-47 sidepath
- East-West Parkway sidepath





Draft City-Wide Systems Plans

DRAFT PARKS, RECREATION & OPEN SPACE SYSTEM

FLOODPLAINS & RIPARIAN CORRIDORS

- Missouri River
- Saint John's Creek
- Busch Creek
- Dubois Creek

RIPARIAN / CONSERVATION OVERLAY AREAS

CITY OF WASHINGTON PARKS

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OFF-STREET GREENWAY NETWORK – EXISTING

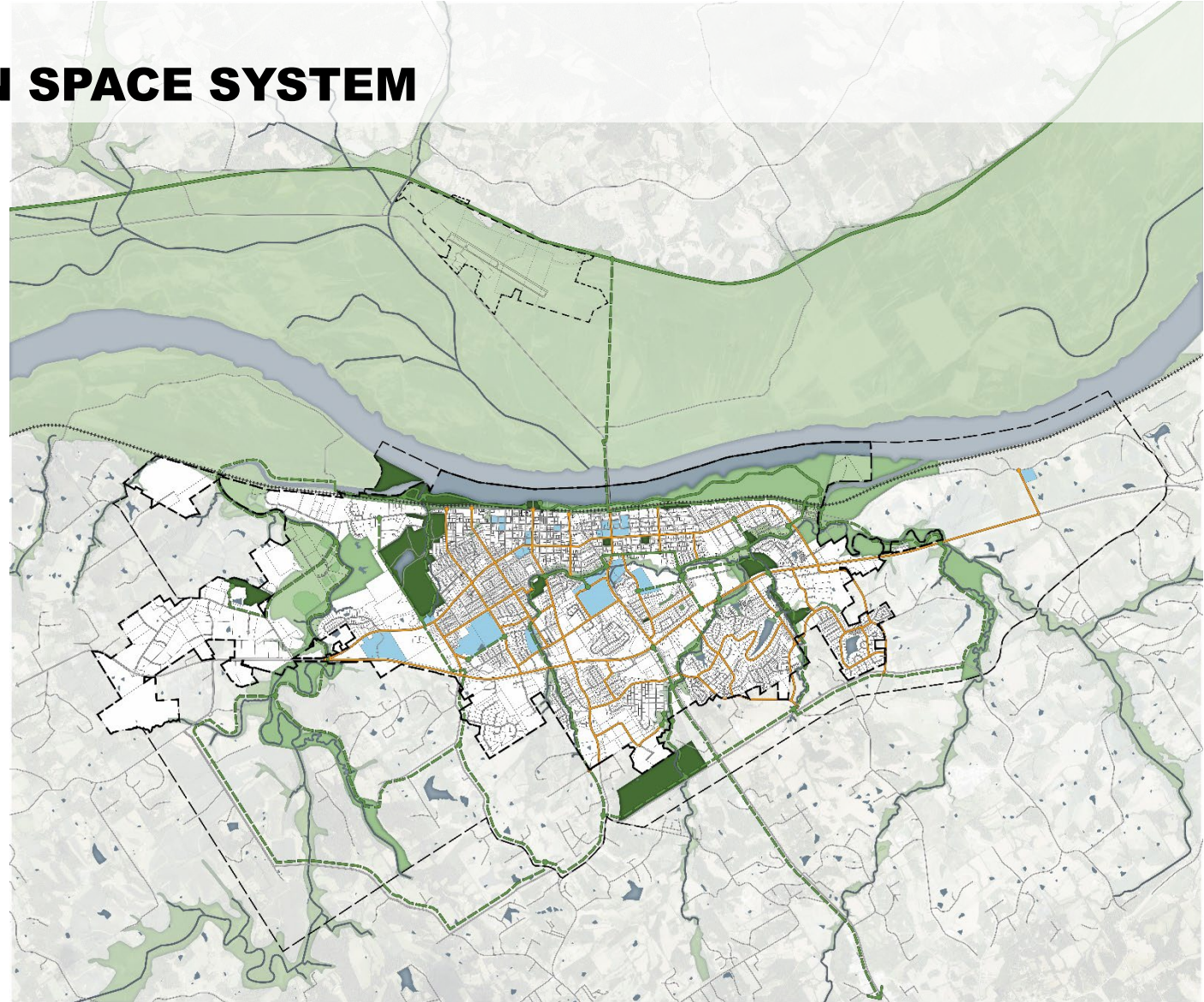
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OFF-STREET GREENWAY NETWORK – PROPOSED

- Busch Creek Greenway extension
- New Saint John's Creek Greenway
- New Dubois Creek Greenway
- Katy Trail / Rock Island connection / MO-47 sidepath
- East-West Parkway sidepath

ON-STREET BIKE & PEDESTRIAN FACILITIES

- Located at a minimum one-half mile interval (5/10 minutes) connecting all neighborhoods to parks and schools





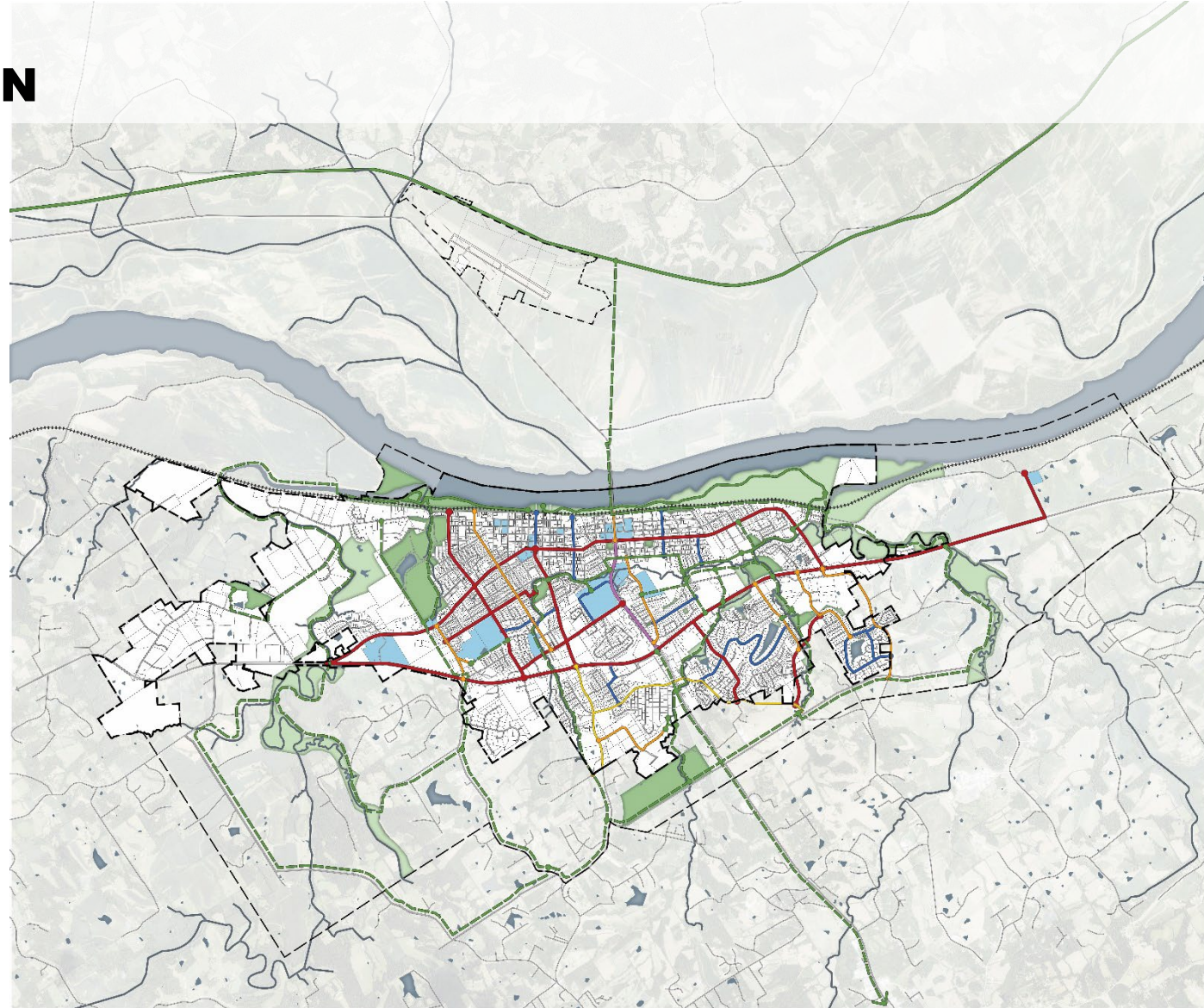
DRAFT CITY-WIDE SYSTEMS PLANS

DRAFT BICYCLE & PEDESTRIAN PLAN



Draft City-Wide Systems Plans

DRAFT BICYCLE & PEDESTRIAN PLAN





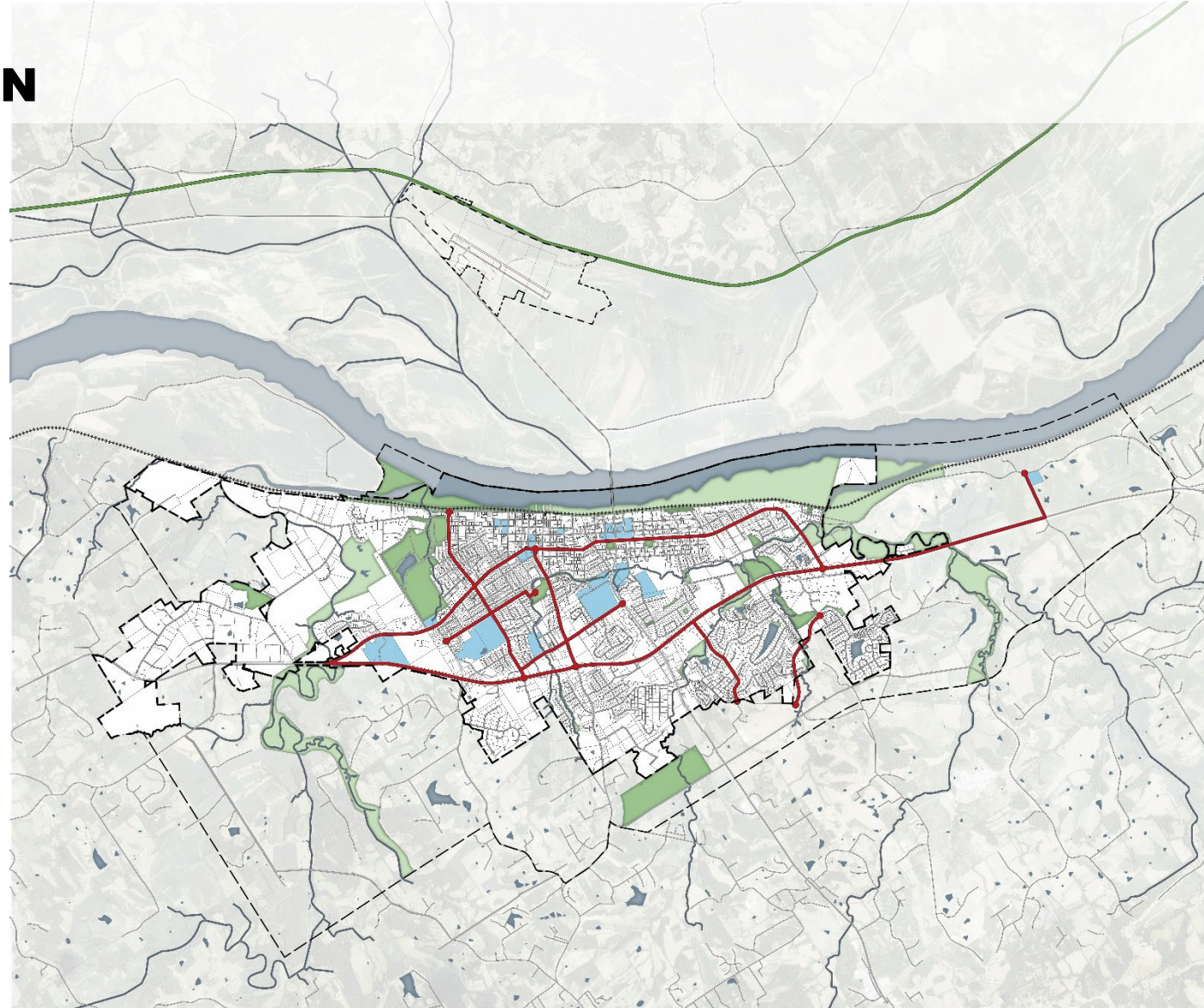
Draft City-Wide Systems Plans

DRAFT BICYCLE & PEDESTRIAN PLAN

DESIGNATED BIKE LANES

Designated bike lanes are one-way, striped, on-street lanes dedicated to bike traffic. They can be striped only or separated with a curb, raised median, or planting strip.

- **Highway 100 (St. John's Road to W. 5th Street)**
- **St. John's Road (Highway 100 to Old Highway 100)**
- **5th Street**
- **Washington Heights Drive**
- **Vernaci Drive to Rabbit Trail Drive to Bieker Road (including new street connectors and extensions)**
- **Jefferson Street (5th Street to Highway 100)**
- **High Street (north of Highway 100)**
- **W. 9th Street**
- **14th Street**





Draft City-Wide Systems Plans

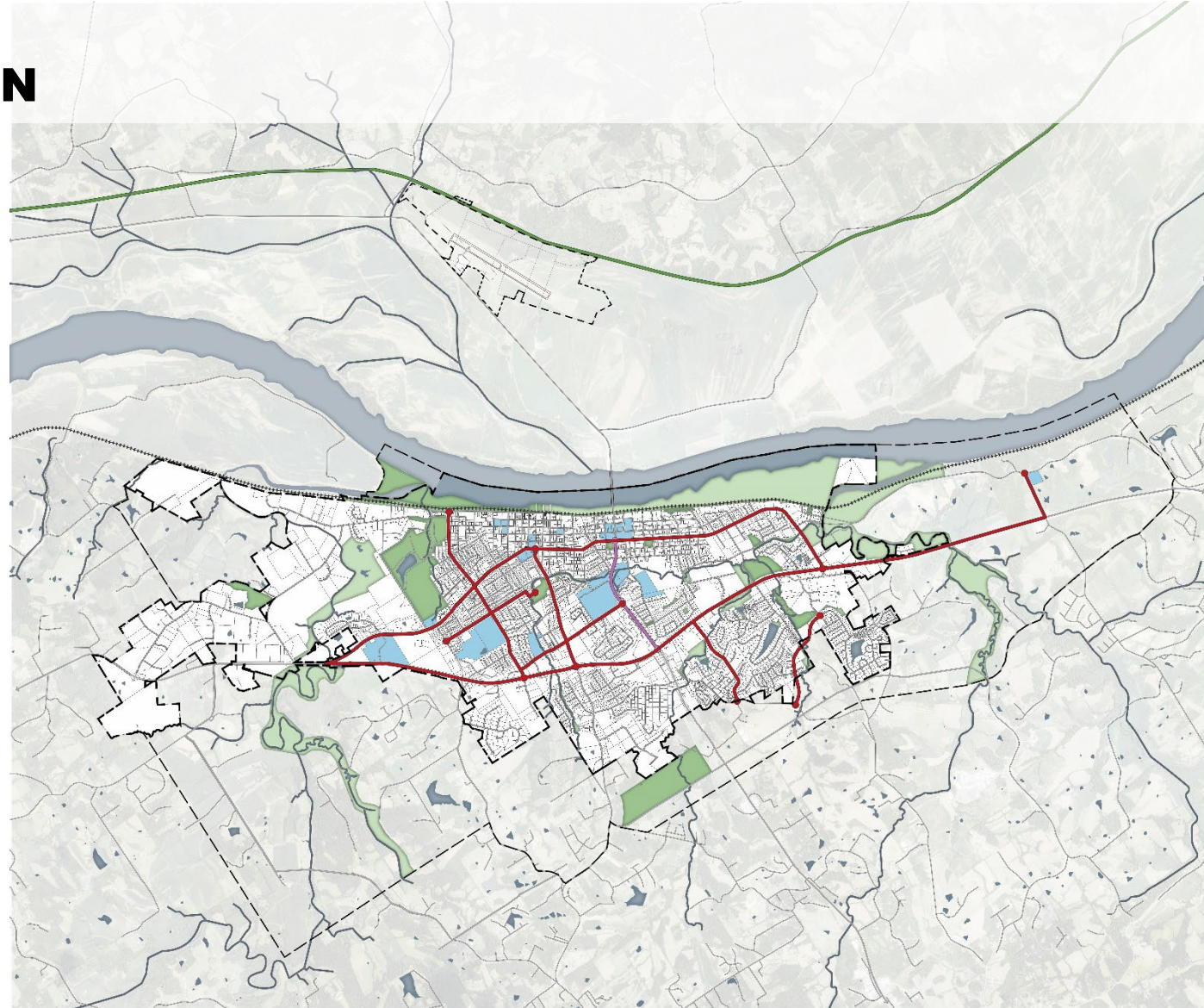
DRAFT BICYCLE & PEDESTRIAN PLAN

DESIGNATED BIKE LANES

SIDE PATH

A separated, two-way path located along one side of a street.

- **Highway 47 (5th Street to Highway 100)**





Draft City-Wide Systems Plans

DRAFT BICYCLE & PEDESTRIAN PLAN

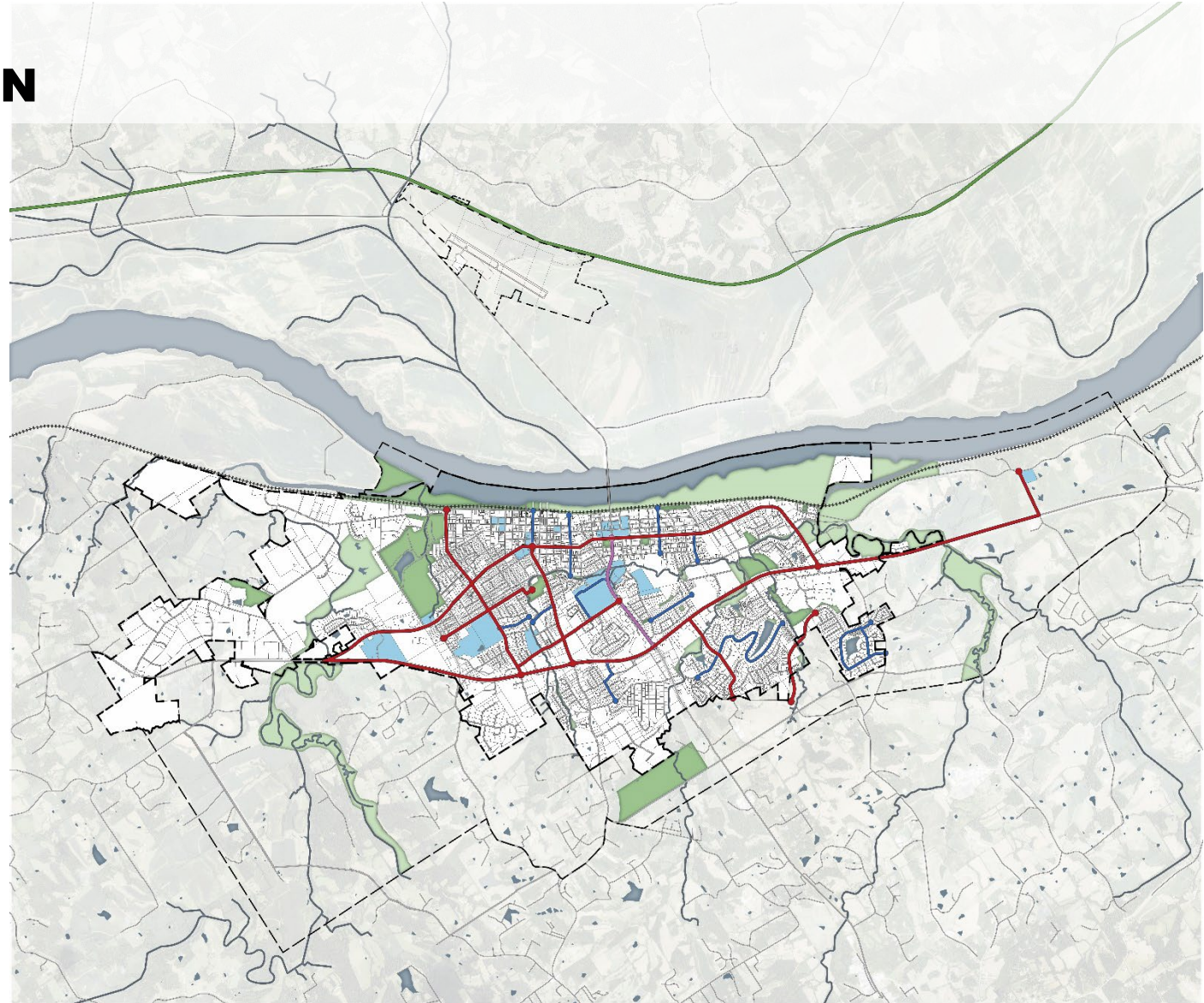
DESIGNATED BIKE LANES

SIDE PATH

BIKE BOULEVARDS

A shared street with special markings indicating that bikes can use the entire width of the street, giving priority to bike traffic, and indicated as primary bike routes. Bike boulevards are used on streets with low vehicular traffic volumes where a high level of service is desired, but there is no room for separated facilities (i.e. bike lanes).

- **Jefferson Street (north of 5th Street)**
- **Burnside Street (north of Busch Creek Greenway)**
- **Penn Street**
- **Wilson Street**
- **Karen Lane**
- **Ridgeview Drive / Stafford Street / W. 12th Street**
- **Bedford Center Drive / Expedition Drive / Clark Drive**
- **Lake Washington Drive / Lakeview Drive**
- **Deutsch Crest Drive / Stone Crest Drive / Rock Crest Drive**





Draft City-Wide Systems Plans

DRAFT BICYCLE & PEDESTRIAN PLAN

DESIGNATED BIKE LANES

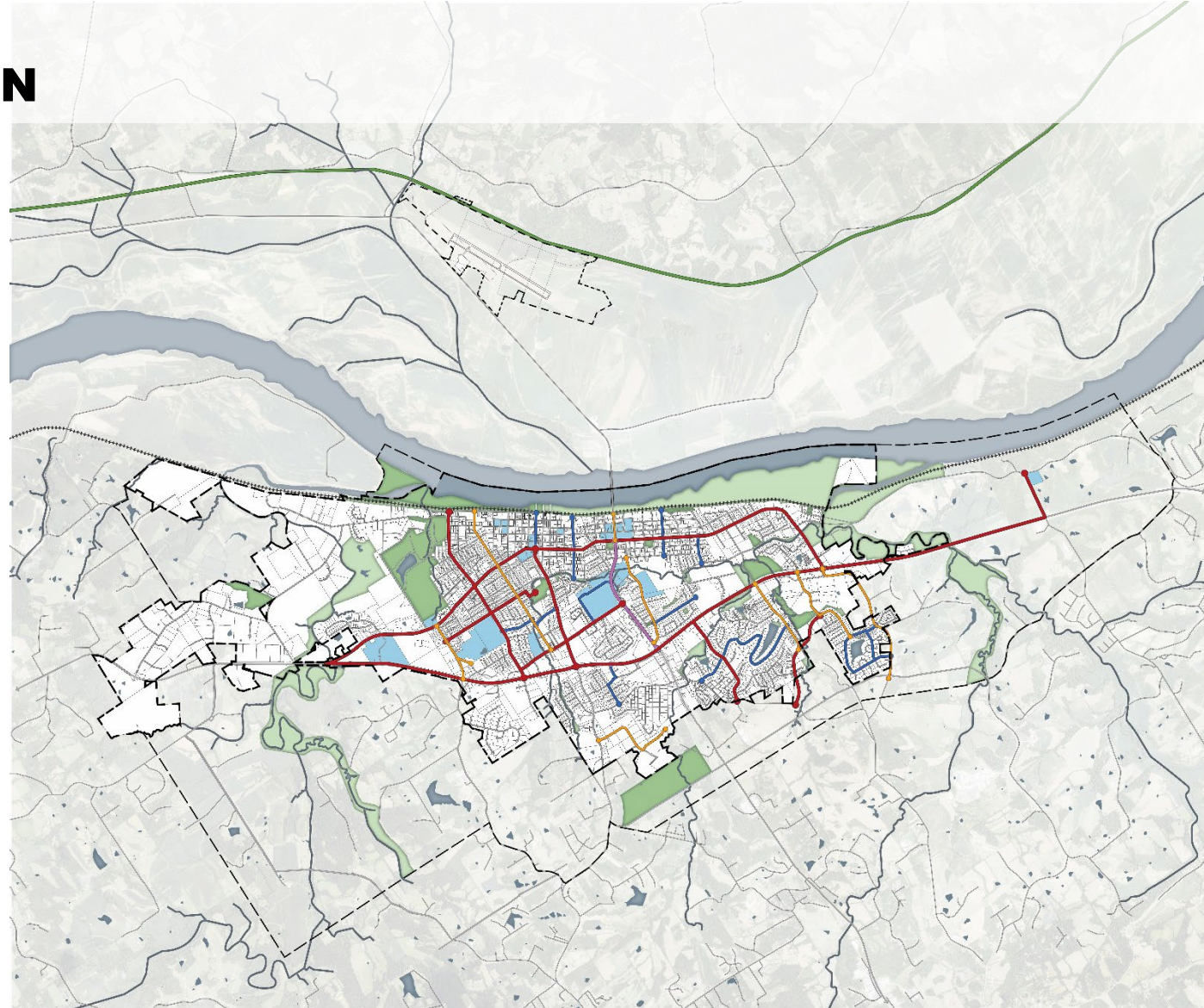
SIDE PATH

BIKE BOULEVARDS

SHARED LANES

A shared street with “Share the Road” signage, used when designated bicycle routes are desired, but bike boulevards are not feasible due to vehicular traffic volumes.

- **Clay Street**
- **Stafford Street**
- **Highway 47 (Missouri River Bridge to 5th Street)**
- **Madison Avenue (E. 8th Street to Highway 47)**
- **Rabbit Trail Drive**
- **Vernaci Drive**
- **Earth Crest Drive**
- **S. Point Road**





Draft City-Wide Systems Plans

DRAFT BICYCLE & PEDESTRIAN PLAN

DESIGNATED BIKE LANES

SIDE PATH

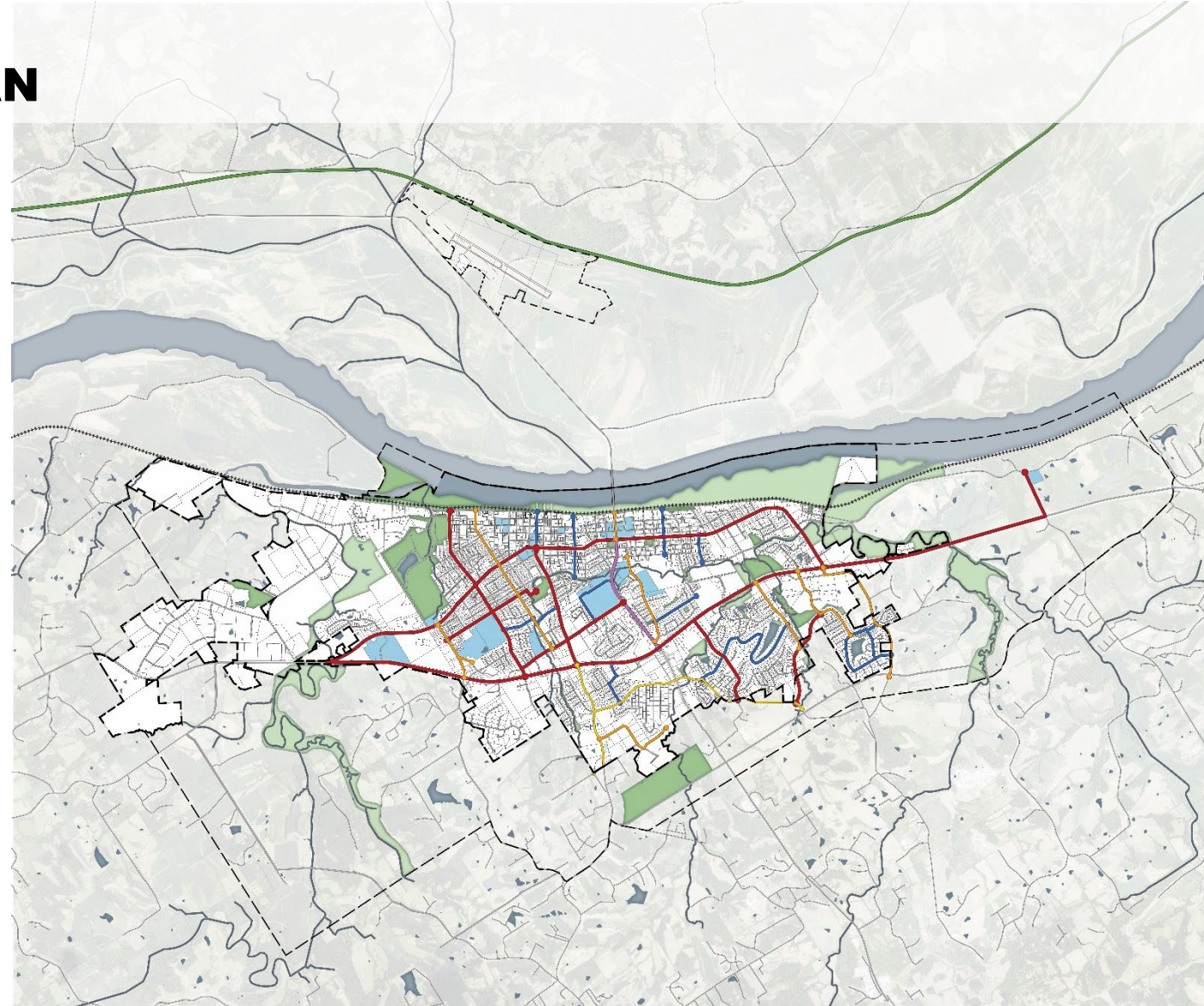
BIKE BOULEVARDS

SHARED LANES

BIKE SHOULDERS

A shared street with designated bicycle signage for road shoulders, used when bicycle connectivity is desired on rural roads with higher speed limits and/or limited visibility.

- **Highway A / Oakview Drive (Highway 100 south to greenway connector)**
- **Bieker Road (east to new East-West Parkway)**





Draft City-Wide Systems Plans

DRAFT BICYCLE & PEDESTRIAN PLAN

DESIGNATED BIKE LANES

SIDE PATH

BIKE BOULEVARDS

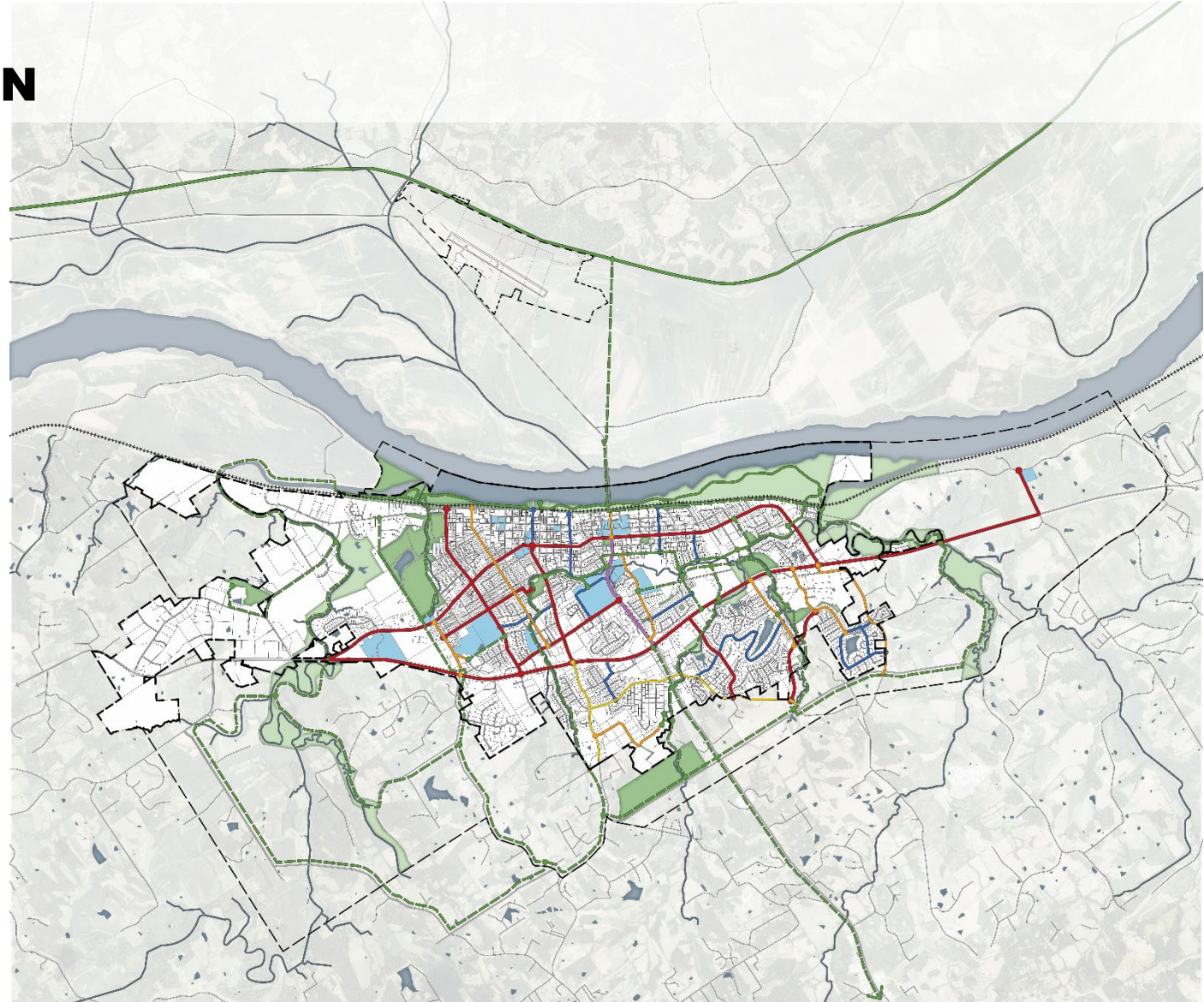
SHARED LANES

BIKE SHOULDERS

GREENWAYS

A two-way, multi-use, off-street path for bikes, pedestrian, and other active and passive recreation and circulation.

- **Existing Greenways**
 - *Busch Creek Greenway, phases 1 and 2*
- **Proposed Greenways**
 - *Busch Creek Greenway extension*
 - *New Saint John's Creek Greenway*
 - *New Dubois Creek Greenway*
 - *Katy Trail / Rock Island connection / MO-47 sidepath*
 - *East-West Parkway sidepath*





SMALL GROUP WORK SESSION

COMPREHENSIVE PLAN UPDATE

THE CITY OF WASHINGTON, MISSOURI

Public Workshop #2 DRAFT COMPREHENSIVE PLAN RECOMMENDATIONS



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.

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

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

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

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

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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 workforce.

Objective: Maintain and support existing industrial development.

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

Objective: Grow new mixed-use high-tech, innovation, advanced manufacturing industries, and incubator space with a new zoning overlay district.

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

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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 Downtown.

Objective: Density Downtown by developing vacant lots—including surface parking lots—with new mixed-use projects including entertainment, shopping, dining, and housing.

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

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

Objective: Develop a comprehensive Downtown parking strategy to provide shared parking facilities in strategic locations.

Objective: Access, create, and utilize incentives for new and existing Downtown businesses.

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

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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.

Objective: Continue the development of high-end residential subdivisions.

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

Objective: Define and maintain a sustainable balance of owner-occupied and rental housing, including short-term rentals, throughout the City of Washington.

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

Objective: Facilitate the preservation, enhancement, definition, and identity of Washington's existing residential neighborhoods.

Objective: Facilitate the construction of new senior housing in Washington.

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Transportation & Infrastructure

Washington will improve its overall major road connectivity, city gateways, and expand infrastructure and utility services to future development areas, as well as improve existing infrastructure to accommodate continued development within city limits.

Objective: Improve the aesthetic and wayfinding of major roads within Washington.

Objective: Expand infrastructure in future development areas to attract new businesses and residential development, including outside current City limits.

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

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

Objective: Expand use of the railroad and Washington Municipal Airport.

Objective: Work with utility and telecom providers to enhance the availability, reliability, and performance of electric and broadband internet service.

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

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

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Natural Resources, Parks, & Recreation

Washington will capitalize on its riverfront and other natural resources 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.

Objective: Connect all city parks by implementation Phase 1 and 2 of the Busch Creek Greenway.

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

Objective: Achieve MS4 stormwater compliance requirements and facilitate opportunities to enhance Washington's natural areas through stormwater improvements.

Objective: Expand Washington's riverfront park and conservation space with a dedicated riverfront events venue and improved marina; consider providing camping and RV facilities.

Objective: Develop a trail connection between Downtown and the Katy Trail; and link to the Rock Island Trail along Highway 47 (in cooperation with MODOT)

Objective: Expand recreational programming for youth.

Objective: Establish a parks sales tax for ongoing improvement and maintenance.

Objective: Develop a central sports complex for tournaments, including parking, concessions facilities, restrooms, and other support functions. Consider a location of approximately 100 acres accessible to Highway 100 and/or Highway 47.

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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.

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

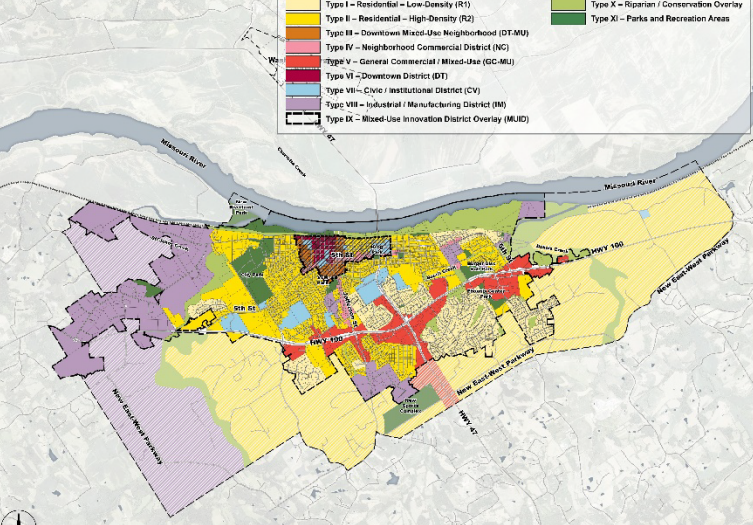
Objective: Actively engage and cooperate with the City of Union, Franklin County, and other neighboring cities and counties.

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

Objective: Develop a strategic annexation plan; actively engage with Franklin County and neighboring property owners to facilitate future expansion of Washington's City boundaries.

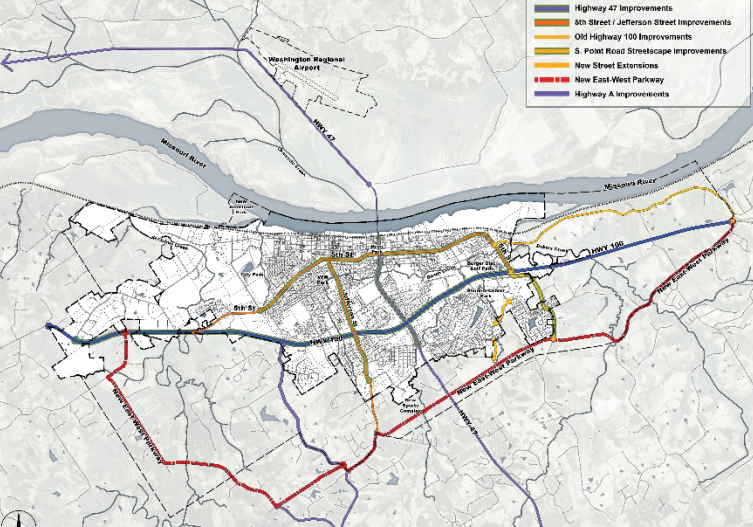
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Draft Community Place Types & Future Land Use Plan



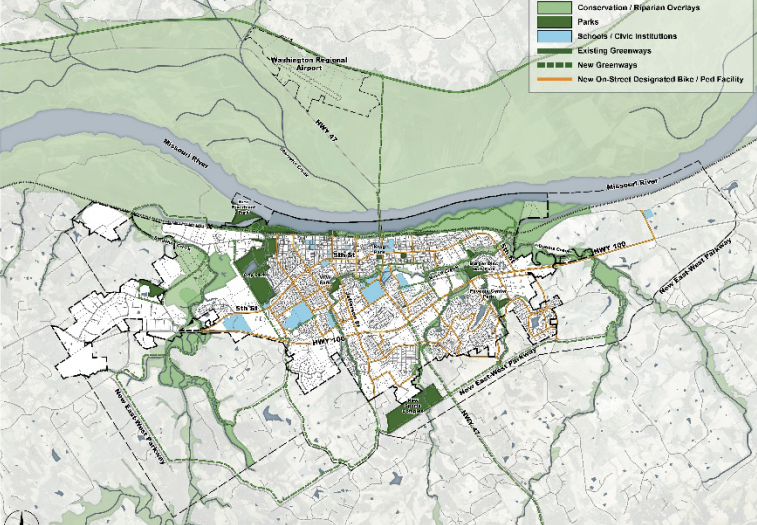
DRAW YOUR IDEAS ON THE MAP!

City-Wide Systems – Draft Streets & Roads Plan



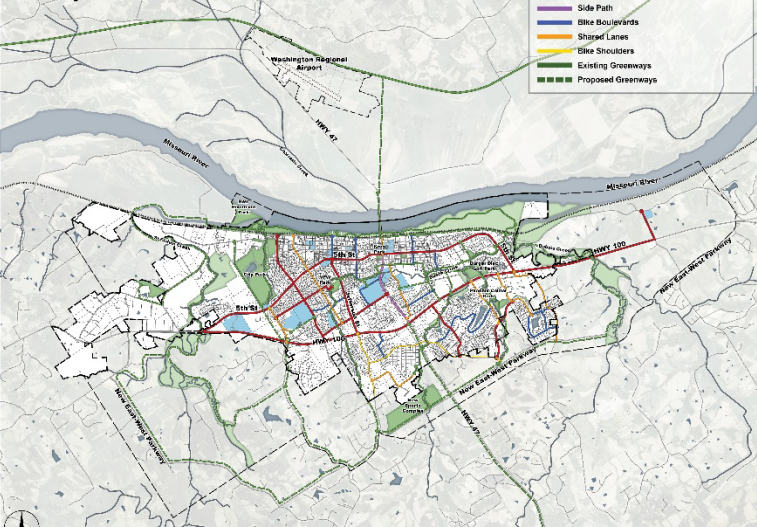
DRAW YOUR IDEAS ON THE MAP!

City-Wide Systems – Draft Parks, Recreation & Open Space Plan



DRAW YOUR IDEAS ON THE MAP!

City-Wide Systems – Draft Bicycle & Pedestrian Plan



DRAW YOUR IDEAS ON THE MAP!

Revised Vision Statement – Washington will leverage its rich history, riverfront environment, and economic development success to position itself as an **innovative and regionally-recognized complete community** to support regional cooperation, a highly skilled workforce, a diverse economy, and a vibrant high quality of life for current and future residents.