



PUBLIC WORKSHOP #3
Final Comprehensive Plan Recommendations

S e p t e m b e r 2 6 , 2 0 2 3

Agenda

Public Workshop #3

- ***Introduction and Project Overview***
- ***Vision, Goals, and Strategies***
- ***Economic Development Strategies***
- ***Future Land Use Plan***
- ***City-Wide Systems Plans***
 - Roads and Streets Plan
 - Parks, Recreation & Open Space Plan
 - Bicycle and Pedestrian Plan
- ***Open House Work Session***



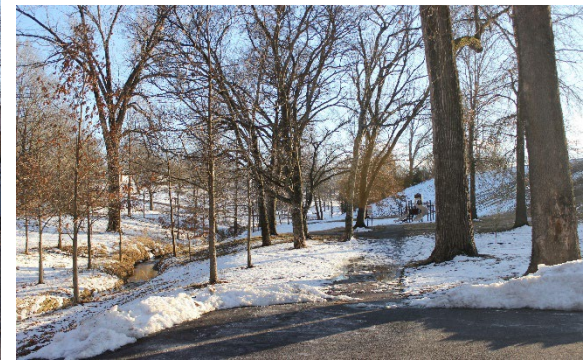
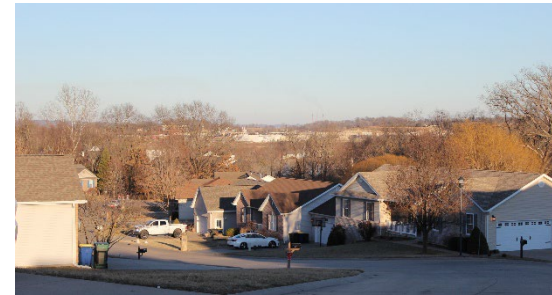


PROJECT OBJECTIVE

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	Public Workshop #2	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

(5 total, 4 completed)

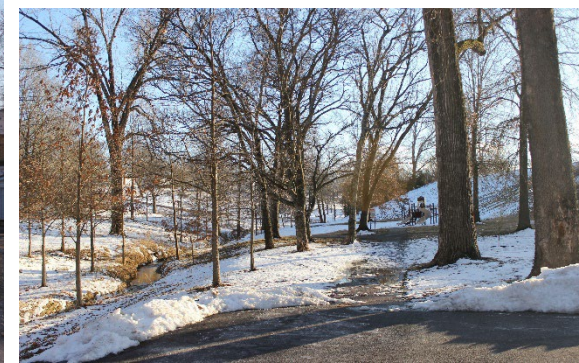
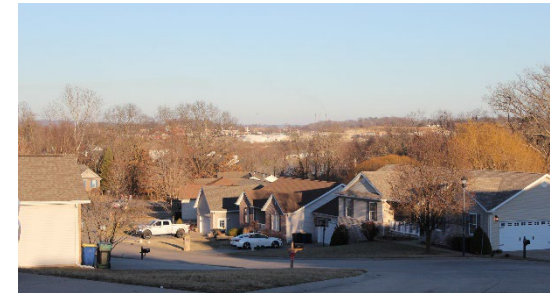
The Steering Committee represents a cross-section of Washington's residents and stakeholders and serves as a regular liaison between planning process and all community residents to build awareness and consensus.

4. Public Workshops

(3 total, 2 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





Key Community Priorities

Workforce Development: Washington should partner with one or more technical schools and other regional workforce resources to help attract, train, and retain a highly-skilled workforce for current and future economic development opportunities.

Housing Diversity & Affordability: Washington possesses much high-quality and distinctive housing and has enjoyed steady housing development; however, most of Washington's existing housing is considered unaffordable by the majority of people who are employed in Washington.

Road Improvements & Congestion Mitigation: MO Highway 47 is only two (2) lanes, and MO Highway 100 is only two (2) lanes west of High Street, which results in significant traffic congestion.

5th Street Corridor Enhancement: 5th Street is Washington's historic commercial corridor and the original route of Highway 100; however, today the corridor looks disinvested with no distinctive infrastructure, public realm, and visual identity.

Downtown Washington & Riverfront Development: Downtown Washington is one of Missouri's premier historic riverfront downtowns, but it is not currently achieving its market potential as a regional attractor and tourist destination.

Job Base Diversification: Washington has a strong manufacturing jobs base, but will benefit from diversification of its employment base. Furthermore, the City possesses opportunities to bolster existing and attract new market economic development sectors including healthcare, ag-tech, and advanced manufacturing.

Parks, Trails & Recreation Amenities: The City possesses an abundance of parks and a natural, riverfront landscape; but existing parks are not well-connected, the riverfront is underutilized, and areas of Washington are underserved by walkable and bikeable park access.

East-West Parkway: Washington should continue the acquisition of right-of-way, planning, design, and implementation of the East-West Parkway to better distribute traffic flow and make additional land desirable for residential and industrial development.

Effective Implementation: Achieving this Comprehensive Plan will be supported by cooperation with neighboring communities to improve the efficiency of local government; and ensuring that the City's regulations and ordinances match the communities Vision articulated in this Plan.



VISION, GOALS & STRATEGIES



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.

Strategies:

- Strategy 1.1:* Enhance Downtown with more dining, shopping, and lodging to support residents, tourists, and regional day-trippers.
- Strategy 1.2:* Develop complete community amenities to make Washington one of the most desirable places to live in the region.
- Strategy 1.3:* Expand Washington's riverfront park, develop recreational river access along the Missouri River, and develop a riverfront events venue.
- Strategy 1.4:* Establish an annual calendar of community events in Washington (weekly concert series, expanded seasonal events, etc.).
- Strategy 1.5:* Continue to market quality of life in promotional materials to site selectors, industries, and future workforce.
- Strategy 1.6:* Create a public relations and marketing program designed to attract private investors and development talent committed both to realizing the strategic plan and, conversely, to resist public and private actions and investments that are not compatible with the plan.

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.

Strategies:

- Strategy 2.1:* Continue the City’s annual business retention and expansion program, with a focus on maintaining and supporting existing industrial development.
- Strategy 2.2:* Continue collaboration with the Missouri Partnership and Greater St. Louis Inc. to market Washington to new and existing businesses; the City’s residents; the resident workforce; and members of the workforce who do not live in Washington.
- Strategy 2.3:* Maintain and routinely update relevant data and maps to be consistently prepared and available for inquires and marketing campaigns to attract new businesses and employees.
- Strategy 2.4:* Target industrial clusters for additional employer and workforce expansion focused on Washington’s strengths and needs toward a goal of economic diversity and resilience to recessions.
- Strategy 2.5:* Partner with one or more technical schools to establish a high-tech, emerging market training and educational school in Washington.
- Strategy 2.6:* Continue participation in and sponsorship of Connect Washington, the collaboration with Washington’s educational network to ensure students have broad opportunities to explore their career passions and interests through experiences in the city’s businesses and industries prior to graduating.
- Strategy 2.7:* Identify future land for industrial development purposes.
- Strategy 2.8:* Grow new mixed-use high-tech, innovation, advanced manufacturing industries, and incubator space with a new zoning overlay district.
- Strategy 2.9:* Create an “east-west parkway” to improve traffic conditions on Highway 100 and access to I-44 from the west side of town.
- Strategy 2.10:* Identify future land use and support continued growth and revitalization for retail, office, and mixed-use developments.
- Strategy 2.11:* Take the economic development strategies “on the road” to demonstrate that Washington is at the forefront of economic growth and innovation and assure that Washing-ton is “top-of-mind” among relevant leader organizations.

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.

Strategies:

- Strategy 3.1:* **Densify Downtown by developing vacant lots—including surface parking lots—with new mixed-use projects including entertainment, shopping, dining, and housing.**
- Strategy 3.2:* **Redevelop 5th street into a pedestrian-friendly multi-use corridor that serves as the new entrance into Downtown.**
- Strategy 3.3:* **Expand Downtown to include Washington’s historic neighborhoods and promote Downtown living.**
- Strategy 3.4:* **Develop a comprehensive Downtown parking strategy to provide shared parking facilities in strategic locations.**
- Strategy 3.5:* **Access, create, and utilize incentives for new and existing Downtown businesses.**
- Strategy 3.6:* **Pursue the establishment of a Downtown Community Improvement District (CID) to provide ongoing funding for Downtown improvements.**
- Strategy 3.7:* **Consider partnering with one or more outside entities on the development of a new hotel and convention center in Downtown Washington.**

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.

Strategies:

- Strategy 4.1:* **Continue the development of high-end residential housing and subdivisions.**
- Strategy 4.2:* **Facilitate the creation of new entry-level and workforce housing through zoning regulations; consider the use of incentives for workforce housing development.**
- Strategy 4.3:* **Define and maintain a sustainable balance of owner-occupied and rental housing, including short-term rentals, throughout the City of Washington.**
- Strategy 4.4:* **Continue high-quality, infill housing and housing redevelopment in underutilized areas in and immediately surrounding Downtown Washington.**
- Strategy 4.5:* **Facilitate the preservation, enhancement, definition, and identity of Washington's existing residential neighborhoods.**
- Strategy 4.6:* **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.

Strategies:

- Strategy 5.1:* Improve the aesthetic and wayfinding of major roads within Washington.
- Strategy 5.2:* Expand infrastructure in future development areas to attract new businesses and residential development, including outside current City limits.
- Strategy 5.3:* Expand MO Highway 100 to four (4) lanes west of High Street / Highway A to west City limits.
- Strategy 5.4:* Coordinate with MODOT to expand MO Highway 47 to four (4) lanes south of Steutermann Road / Bieker Road to Union and St. Clair, Missouri.
- Strategy 5.5:* Coordinate with MODOT to expand MO Highway 47 to four (4) lanes north in Warren County to Warrenton, Missouri, and reduce flooding exposure on the highway.
- Strategy 5.6:* Study options to provide public transit service in Washington, and develop a funding and operational plan for future public transit.
- Strategy 5.7:* Work with Amtrak to maintain two (2) daily round-trips routes between St. Louis and Kansas City through Washington.
- Strategy 5.8:* Continue to improve Washington Regional Airport; expand the runway to a minimum of 5,500 feet (7,500 feet preferred) and widen the runway 25 feet; improve the airport rating from Class C to Class B.
- Strategy 5.9:* Work with utility and telecom providers to enhance the availability, reliability, and performance of electric and broadband internet service.
- Strategy 5.10:* Study and consider the construction of one (1) or two (2) new fire stations, either east of City limits at Highway 100 and St. John's Road, and/or south of City limits on Highway A.
- Strategy 5.11:* Construct a new sewerage treatment plant on the west side of Washington.
- Strategy 5.12:* 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.

Strategies:

- Strategy 6.1:* Connect all city parks by implementing Phase 1 and 2 of the Busch Creek Greenway.
- Strategy 6.2:* Add designated bicycle and pedestrian facilities—including sidewalks, bike lanes, shared lanes, and side paths—on main roads to allow safer travel to work, shopping areas, schools, and other community amenities.
- Strategy 6.3:* Achieve MS4 stormwater compliance requirements and facilitate opportunities to enhance Washington’s natural areas through stormwater improvements.
- Strategy 6.4:* Expand Washington’s riverfront park and conservation space with a dedicated riverfront events venue and improved marina; consider providing camping and RV facilities.
- Strategy 6.5:* Identify and plan for the future acquisition of approximately 100 acres of new park land south of Highway 100, near Highway 47.
- Strategy 6.5:* Develop a trail connection between Downtown and the Katy Trail; and link to the Rock Island Trail along Highway 47 (in cooperation with MODOT).
- Strategy 6.6:* Expand recreational programming for youth.
- Strategy 6.7:* Establish a parks sales tax for ongoing improvement and maintenance.
- Strategy 6.8:* Develop an outdoor athletics complex for tournaments, including parking, concessions facilities, restrooms, and other support functions. Consider a location of approximately 250 to 300 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.

Strategies:

Strategy 7.1: **Develop a new fiscal plan for the funding and implementation of Comprehensive Plan goals.**

Strategy 7.2: **Actively engage and cooperate with the City of Union, Franklin County, and other neighboring cities and counties.**

Strategy 7.3: **Provide planning and utility services to facilitate development outside of Washington's current City boundaries.**

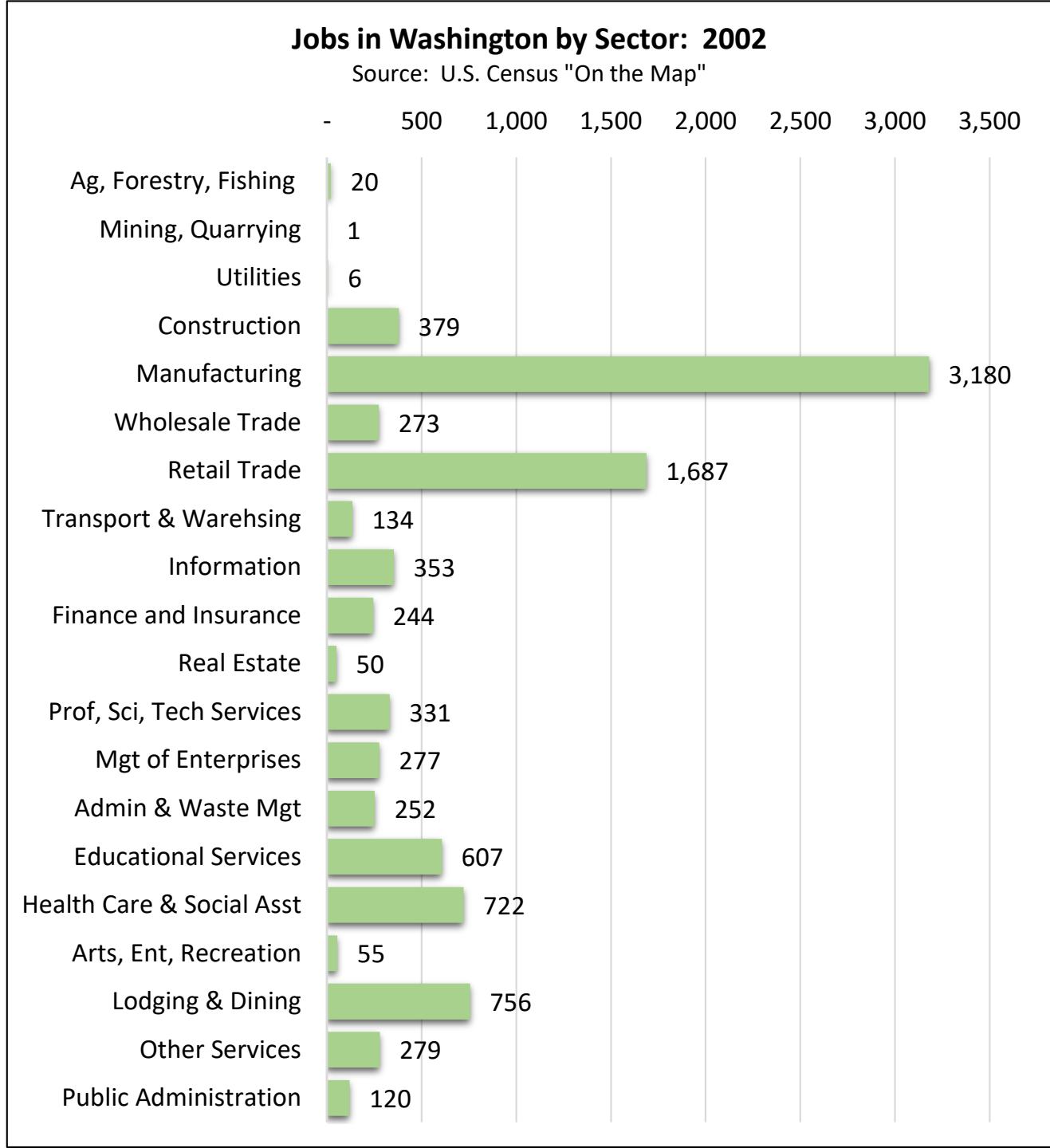
Strategy 7.4: **Develop a strategic annexation plan; actively engage with Franklin County and neighboring property owners to facilitate future expansion of Washington's City boundaries.**

Strategy 7.5: **Work with the Washington Fire Department (WFD), the Washington Community Fire Protection District (WCFPD), and the Washington Volunteer Fire Company (WVFC) to implement the 2022 Washington Fire Department Master Plan.**



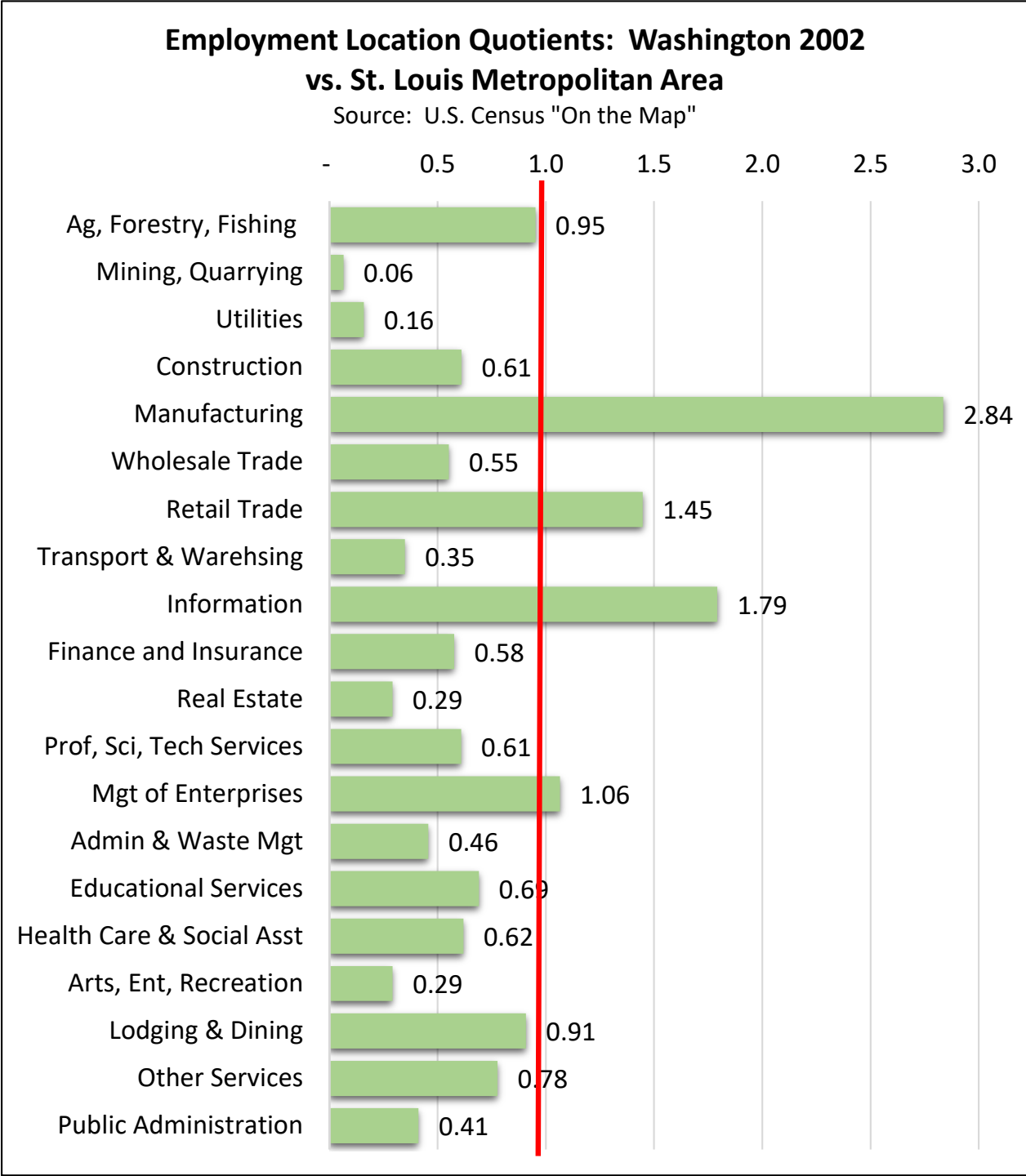
ECONOMIC DEVELOPMENT STRATEGIES

Employment in Washington 2002



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

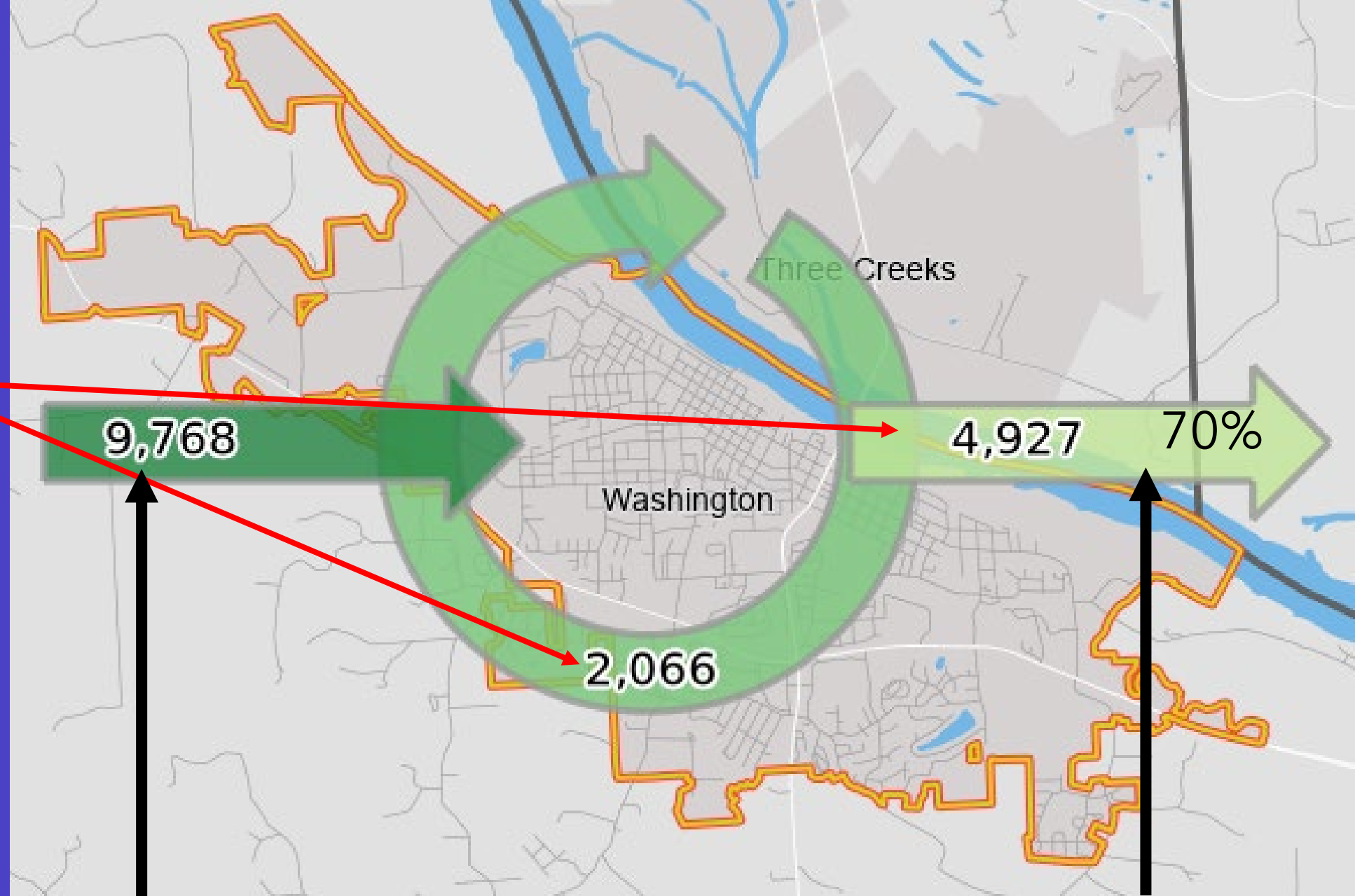
U.S. Census On the Map



Commuting by Washington Workers, 2020

Workforce:
6,993

Employment:
11,834

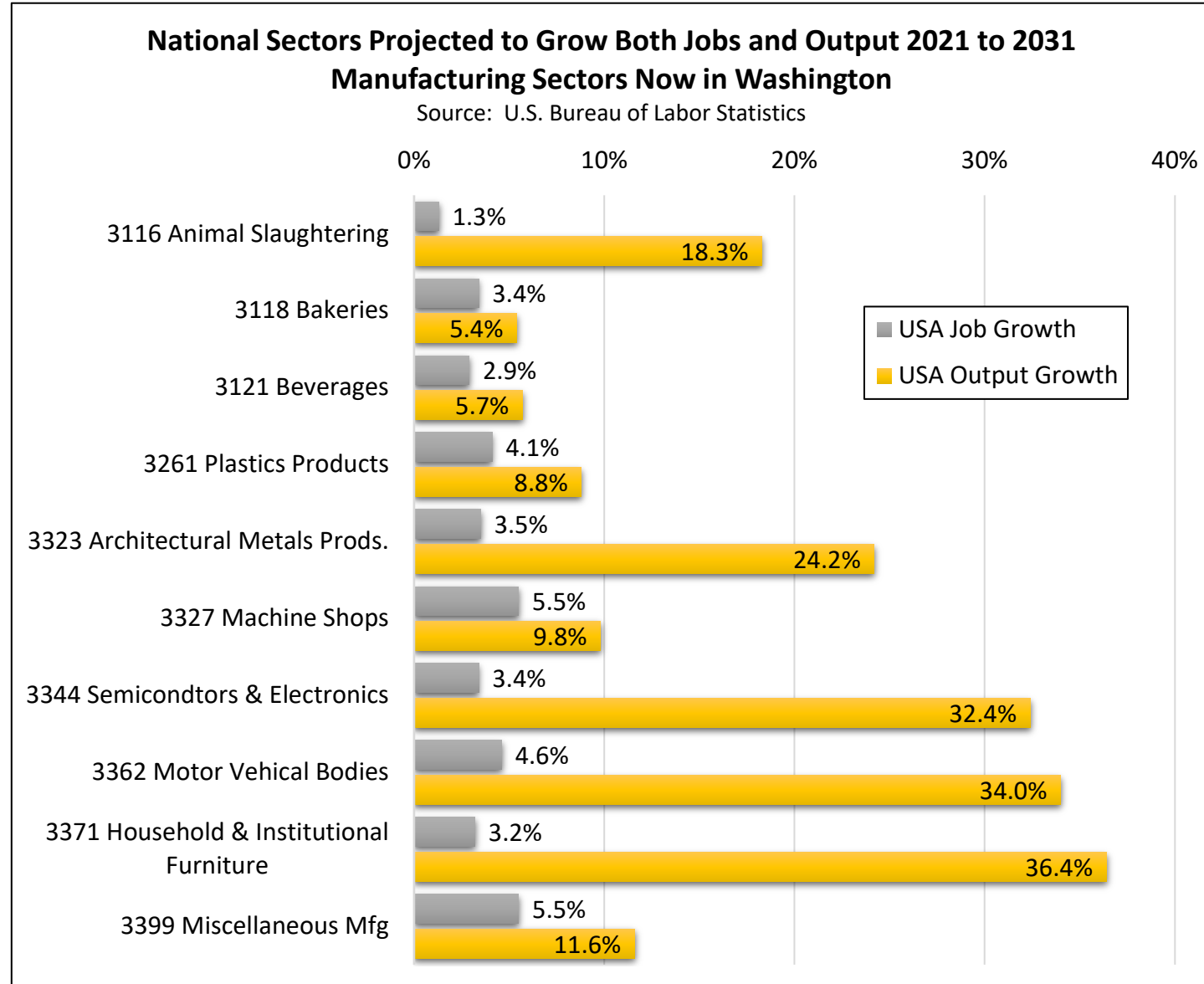


42% earn \$40,000 or more

49% earn \$40,000 or more

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”

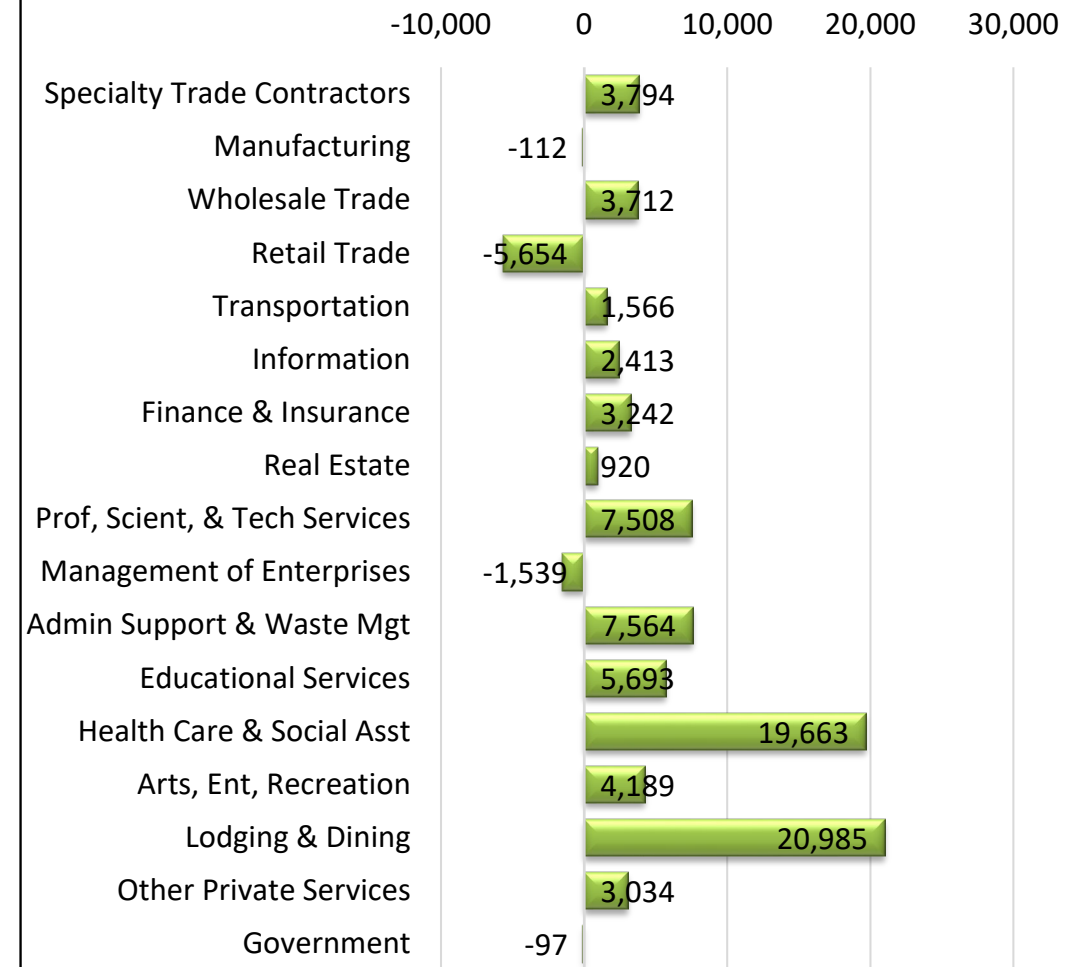


Thinking Strategically: OPPORTUNITIES

- 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

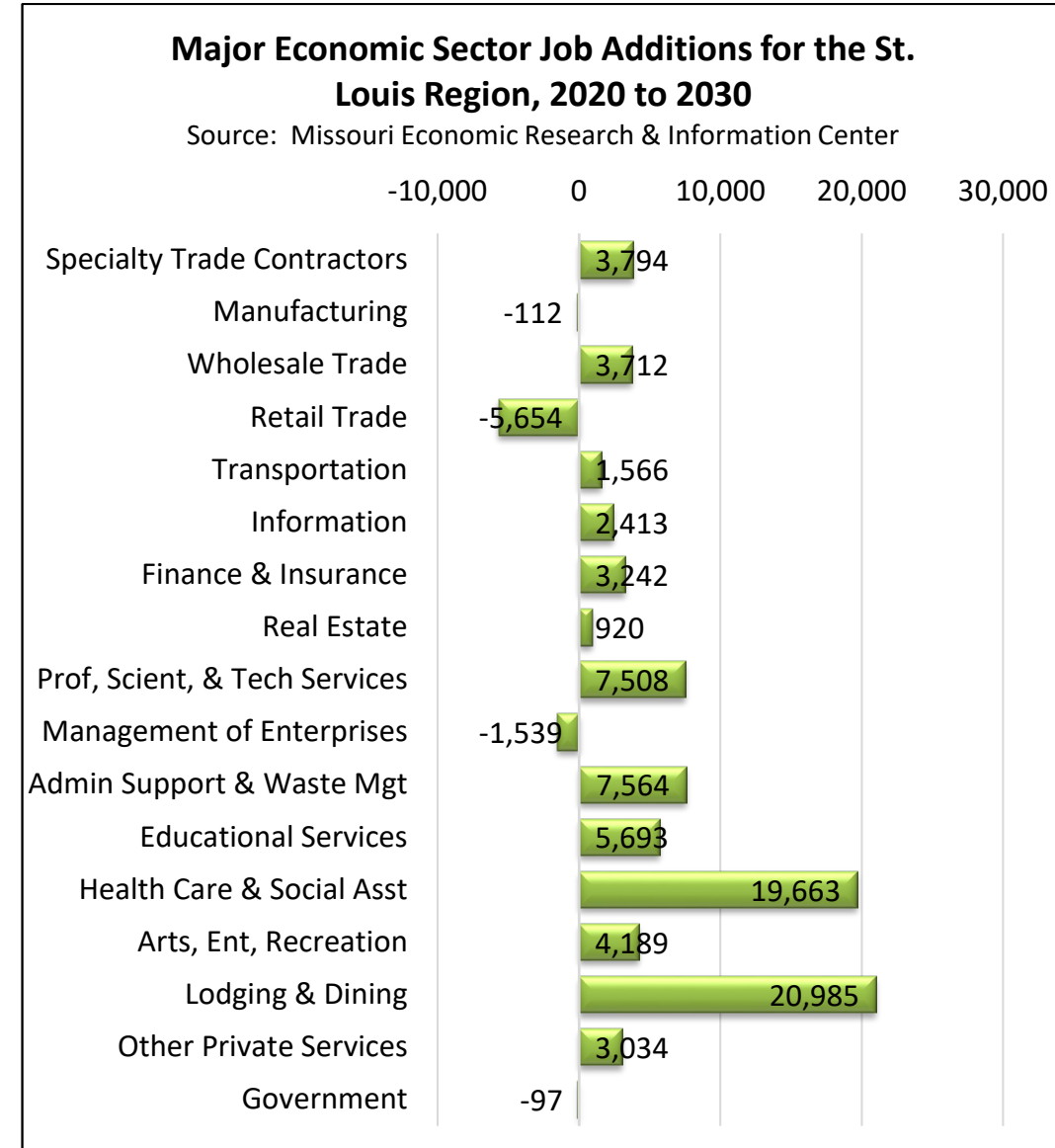
Major Economic Sector Job Additions for the St. Louis Region, 2020 to 2030

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



Economic Development Strategies

- Strategy 1: **Continue the City's annual business retention and expansion program.**
- Strategy 2: **Continue collaboration with Missouri Partnership and Greater St. Louis Inc. to market Washington to new and existing businesses and to the city's residents, the resident workforce, and members of the workforce who do not live in Washington.**
- Strategy 3: **Maintain and routinely update relevant data and maps to be consistently prepared for inquiries and marketing campaigns to attract new businesses and employees.**
- Strategy 4: **Target industrial clusters for additional employer and workforce expansion focused on Washington's strengths and needs toward a goal of added economic diversity and resilience to recessions.**
- Strategy 5: **Continue to market quality of life in promotional materials to site selectors, industries, and future workforce.**
- Strategy 6: **Continue participation in and sponsorship of Connect Washington, the collaboration with Washington's educational network to ensure students have broad opportunities to explore their career passions and interests through experiences in the city's businesses and industries prior to graduating.**
- Strategy 7: **Expand Highway 100 to four lanes west to Heidmann Industrial Park and expand Highway 47 to four lanes south to Union and St. Clair.**
- Strategy 8: **Widen Highway 47 to the north (into Warren County) and reduce flooding exposure on the highway.**
- Strategy 9: **Identify future land for industrial development purposes.**
- Strategy 10: **Continue to improve Washington Regional Airport.**
- Strategy 11: **Support continued growth and revitalization for retail, office, and mixed-use developments.**
- Strategy 12: **Take the economic development strategies "on the road" to demonstrate that Washington is at the forefront of economic growth and innovation and assure that Washington is "top-of-mind" among relevant leader organizations.**
- Strategy 13: **Create a public relations and marketing program designed to attract private investors and development talent committed both to realizing the strategic plan and, conversely, to resist public and private actions and investments that are not compatible with the plan.**



FUTURE LAND USE PLAN



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

Strategies:

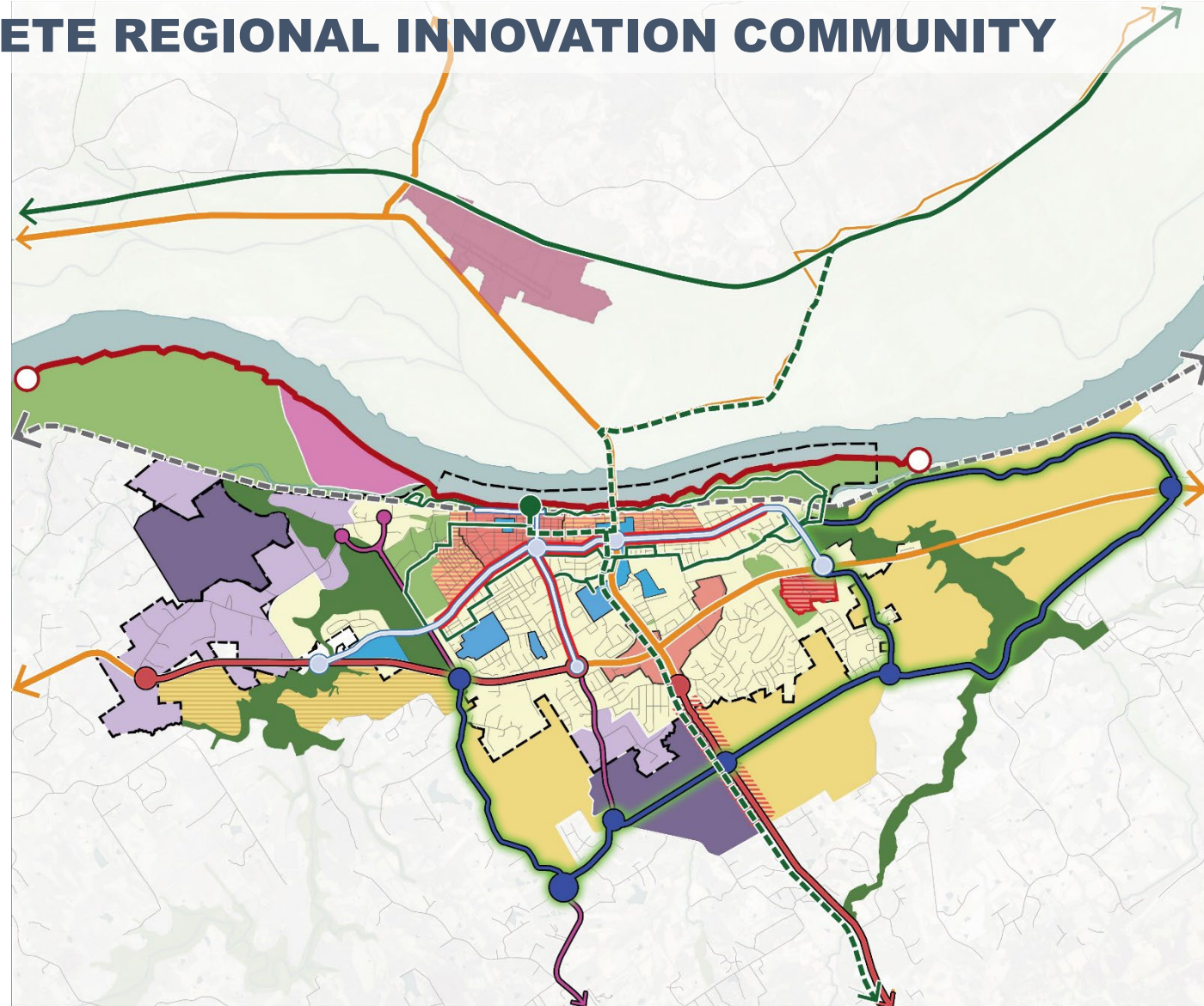
REGIONAL ACCESSIBILITY

COMPLETE DOWNTOWN & COMMUNITY AMENITIES

JOB CENTERS & EMPLOYMENT

HOUSING & COMPLETE NEIGHBORHOODS

PARKS, RECREATION & OPEN SPACE





Future Land Use Plan

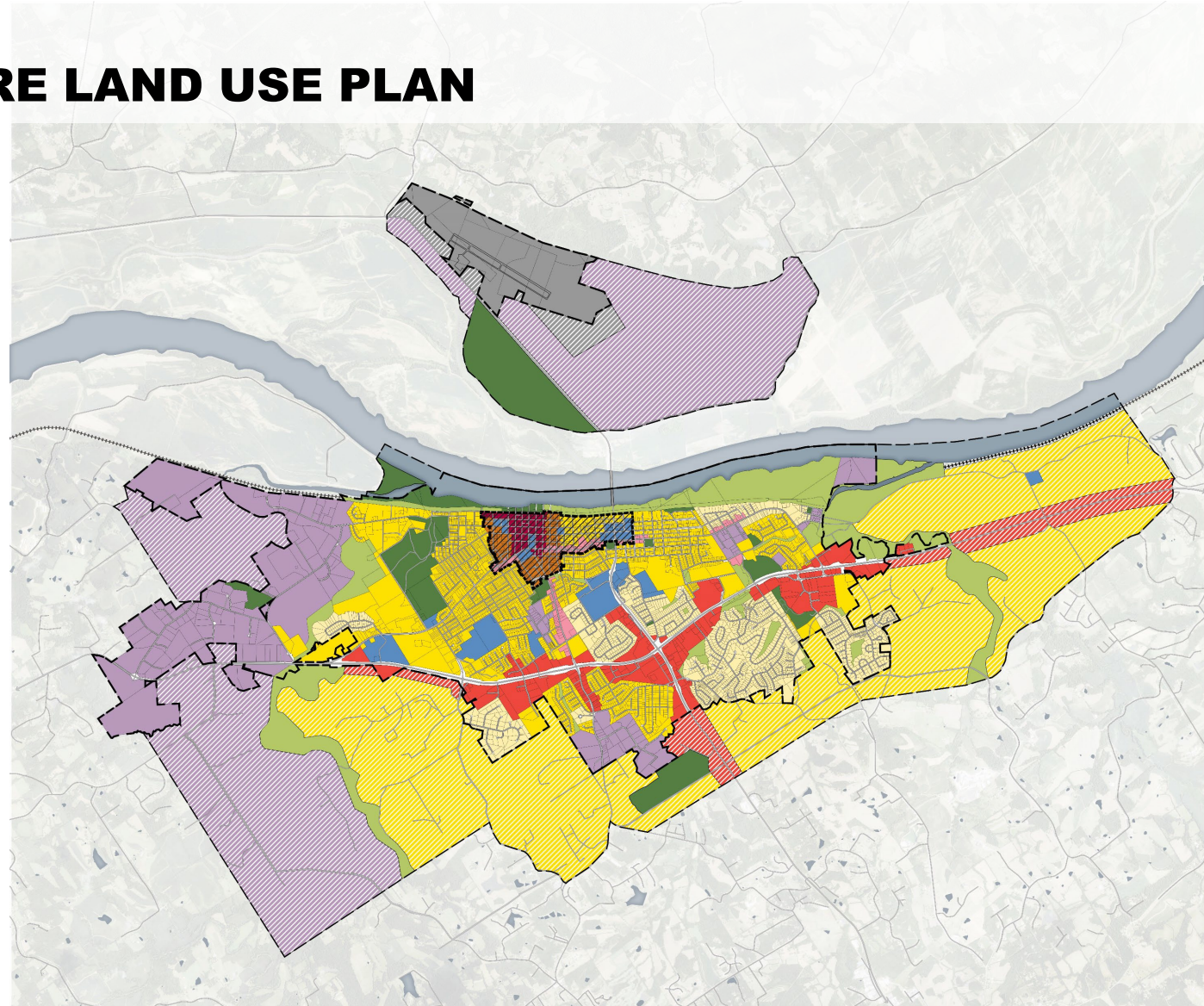
COMMUNITY PLACE TYPES & FUTURE LAND USE PLAN

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 – Airport District
-  Type X – Mixed-Use Innovation District Overlay (MUID)

Open Space Types:

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



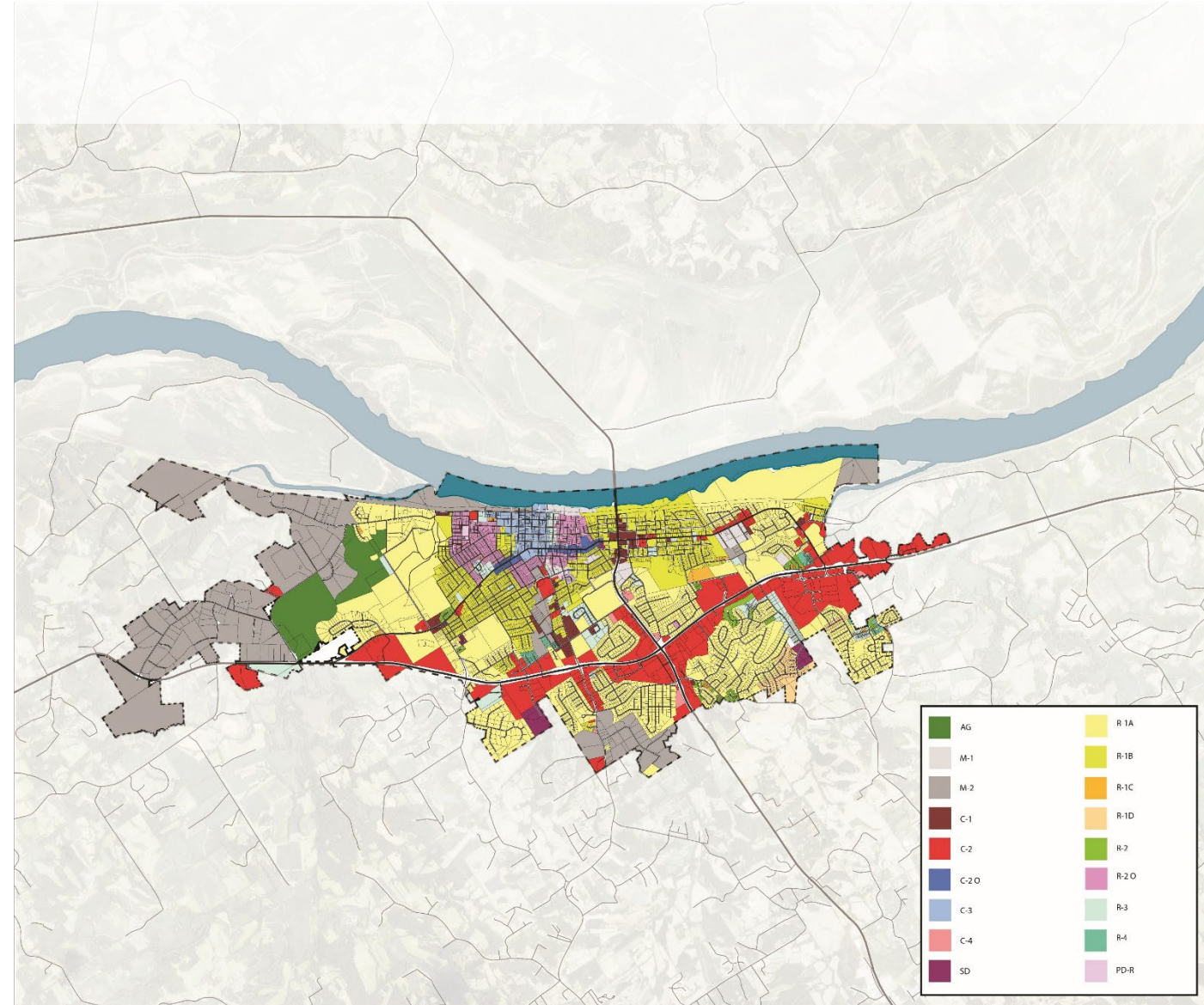


Future Land Use Plan

COMMUNITY PLACE TYPES

How are the Community Place Types identified and defined?

- Existing Zoning Districts

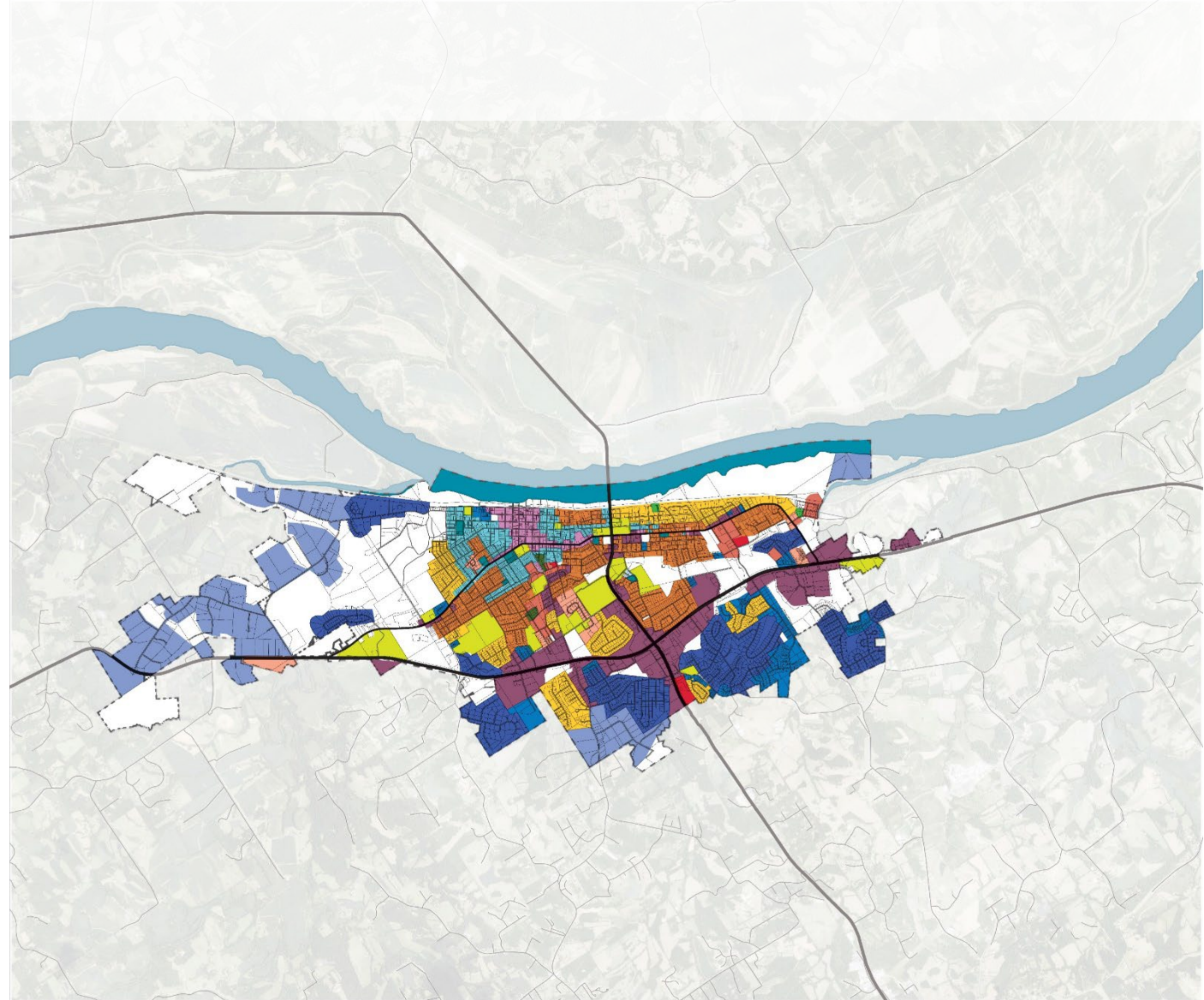


Future Land Use Plan

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*

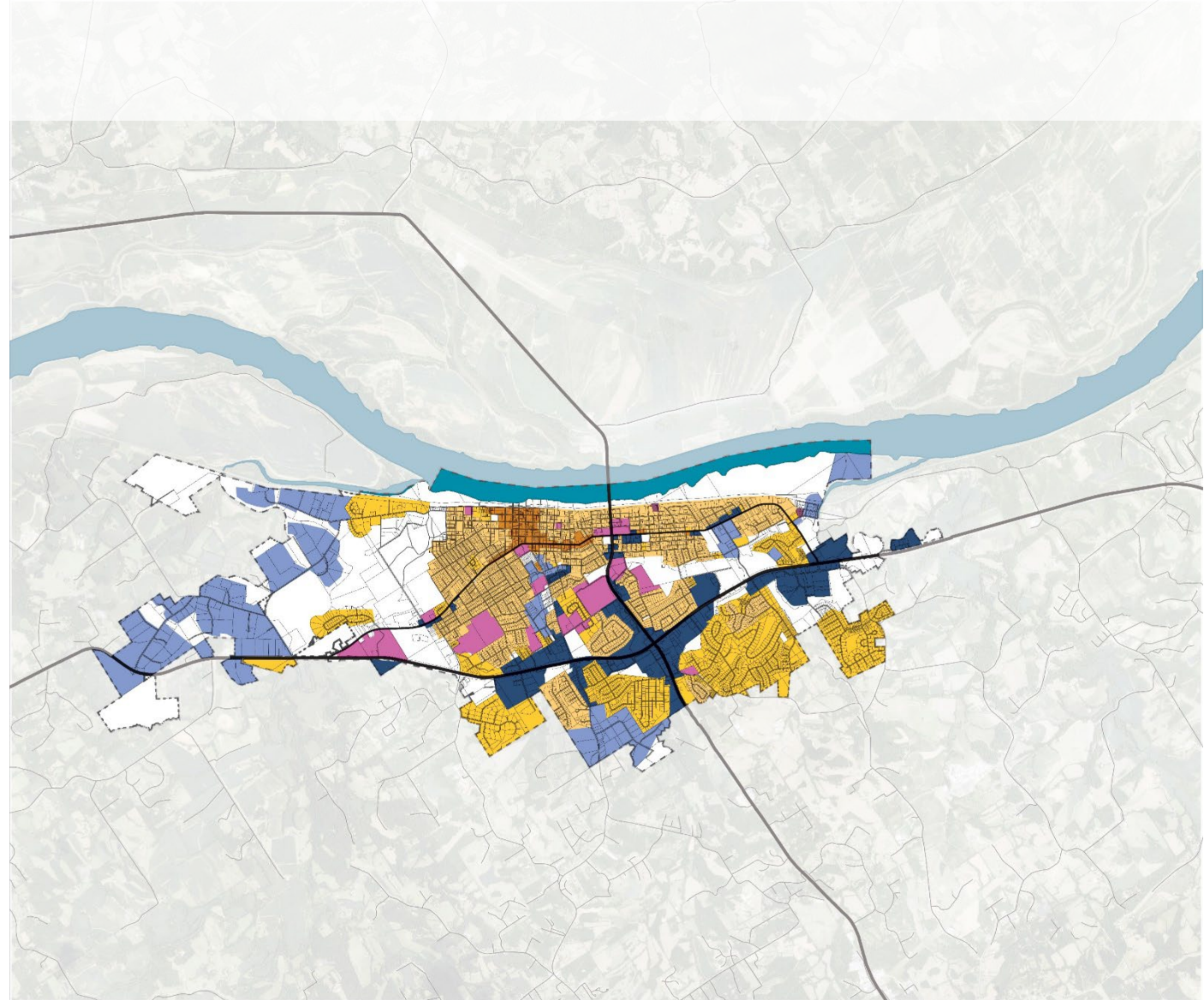


Future Land Use Plan

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*

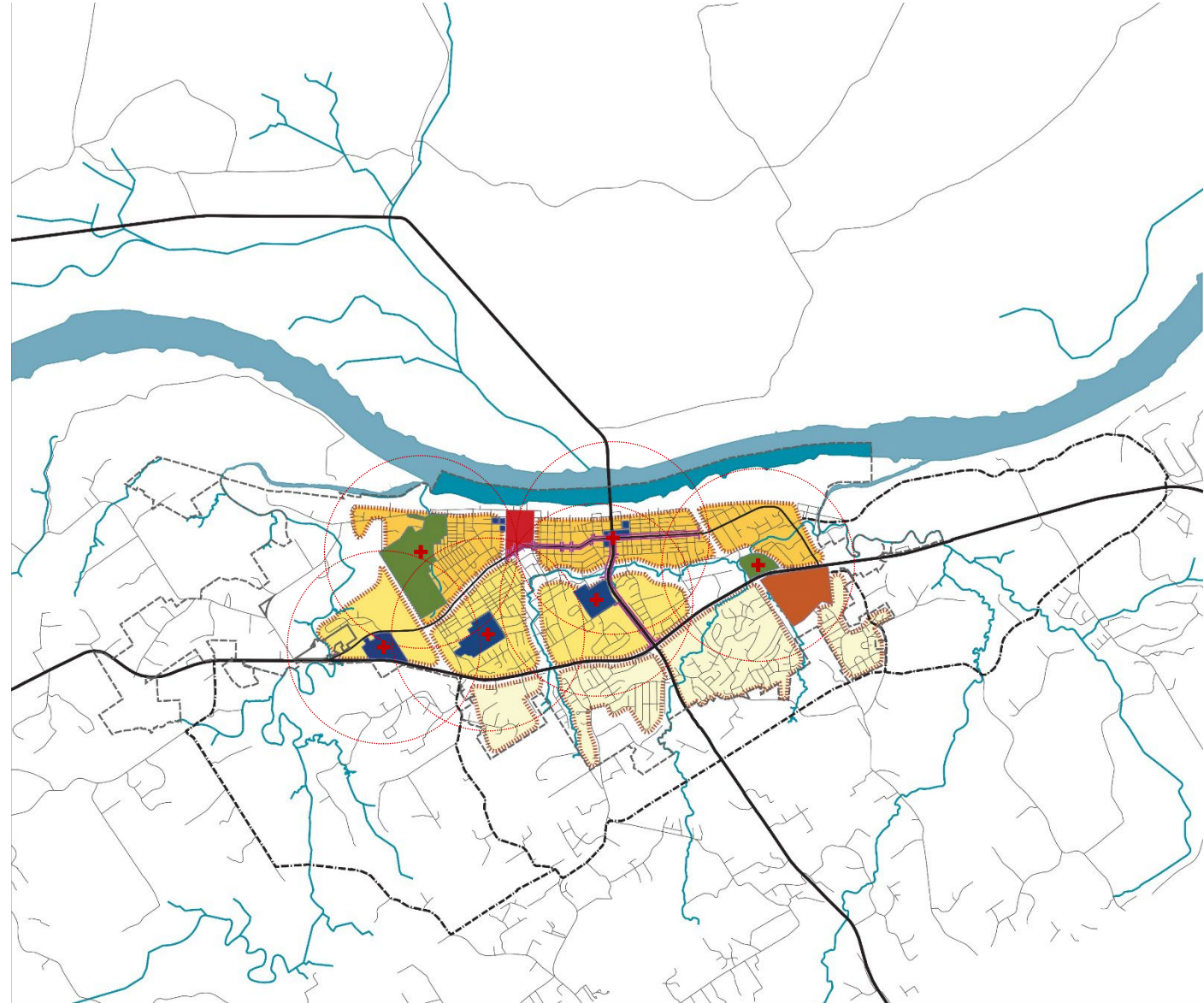


Future Land Use Plan

COMMUNITY PLACE TYPES

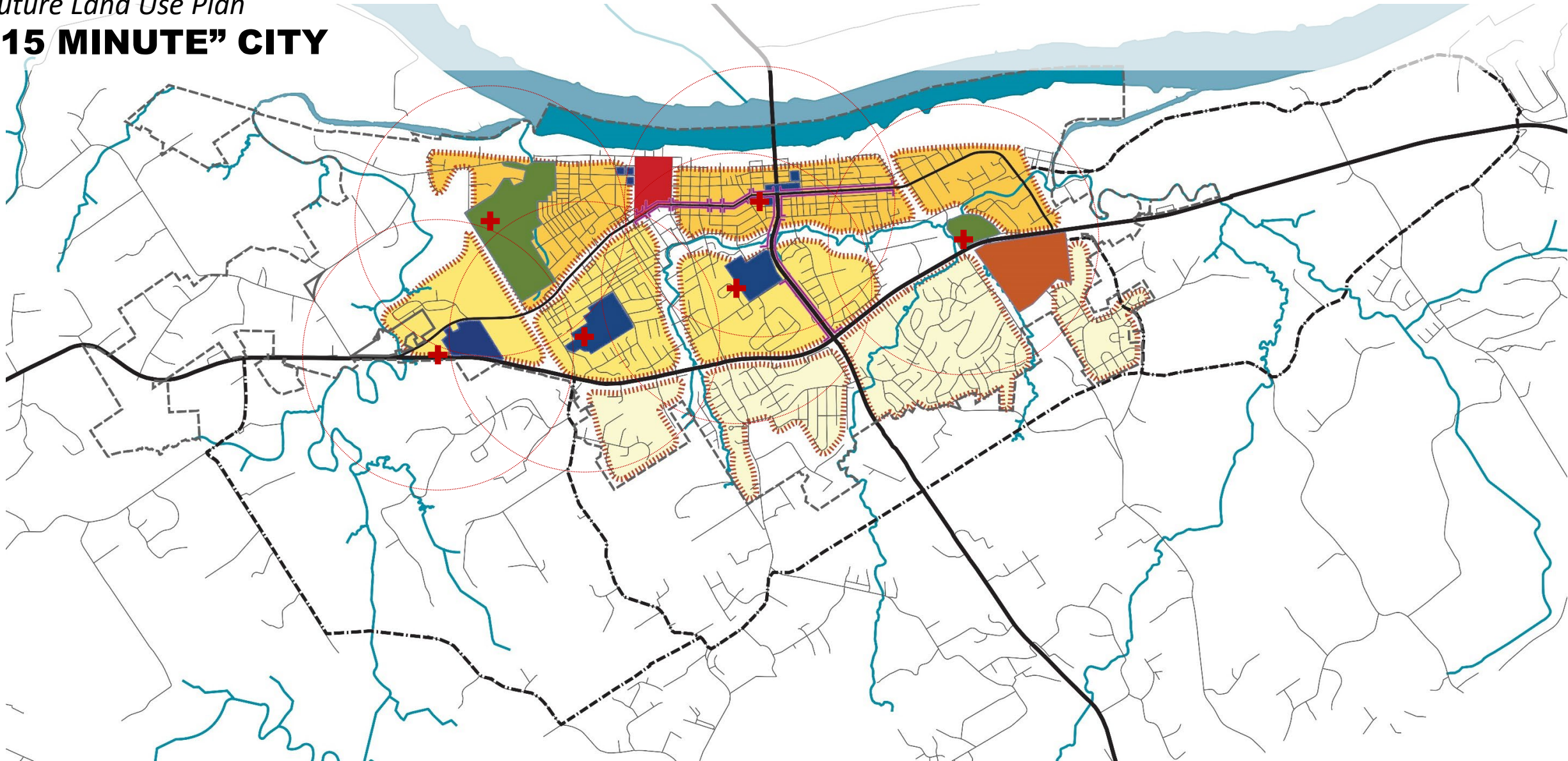
How are the Community Place Types identified and defined?

- 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***





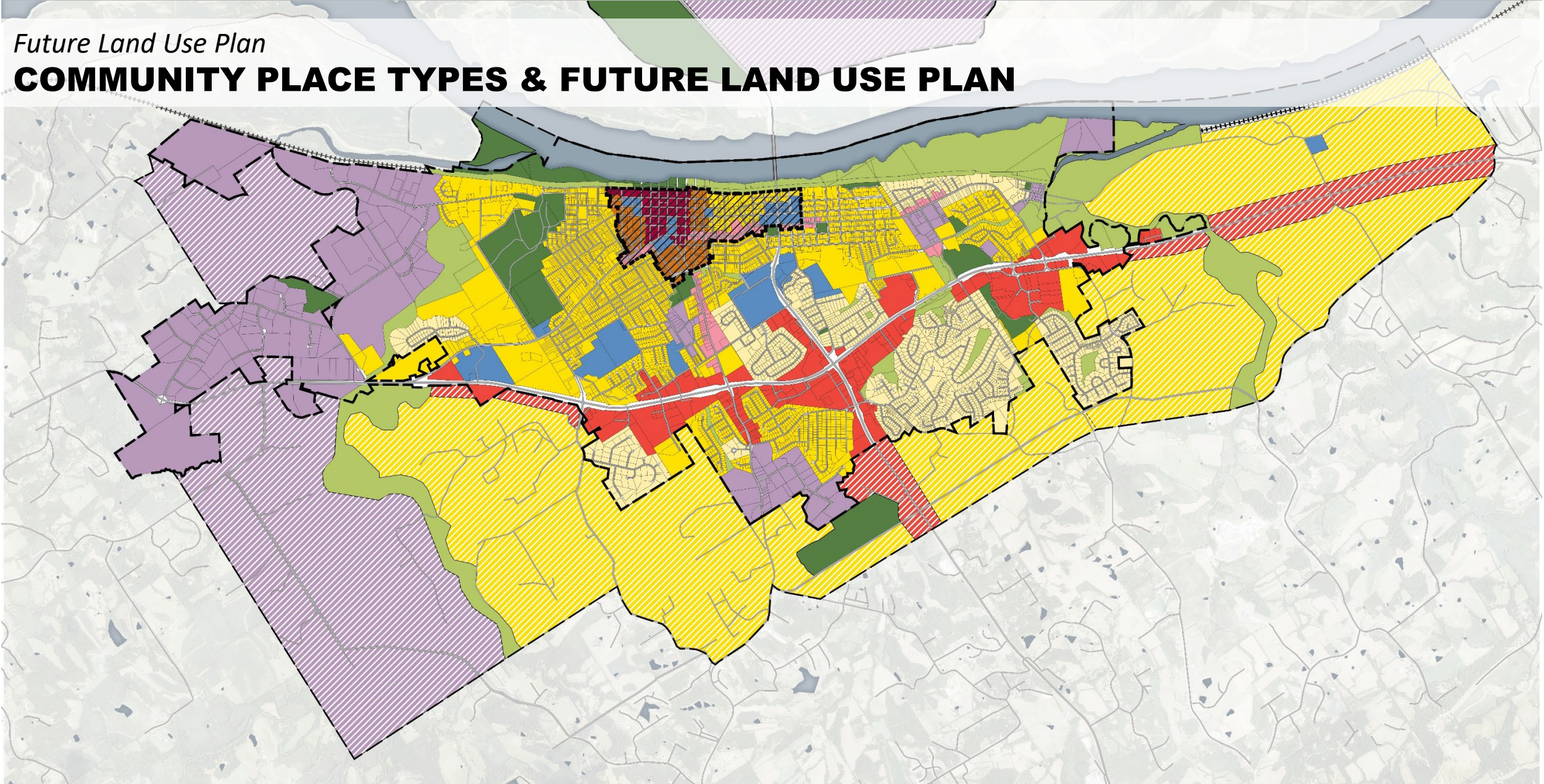
Future Land Use Plan
“15 MINUTE” CITY





Future Land Use Plan

COMMUNITY PLACE TYPES & FUTURE LAND USE PLAN





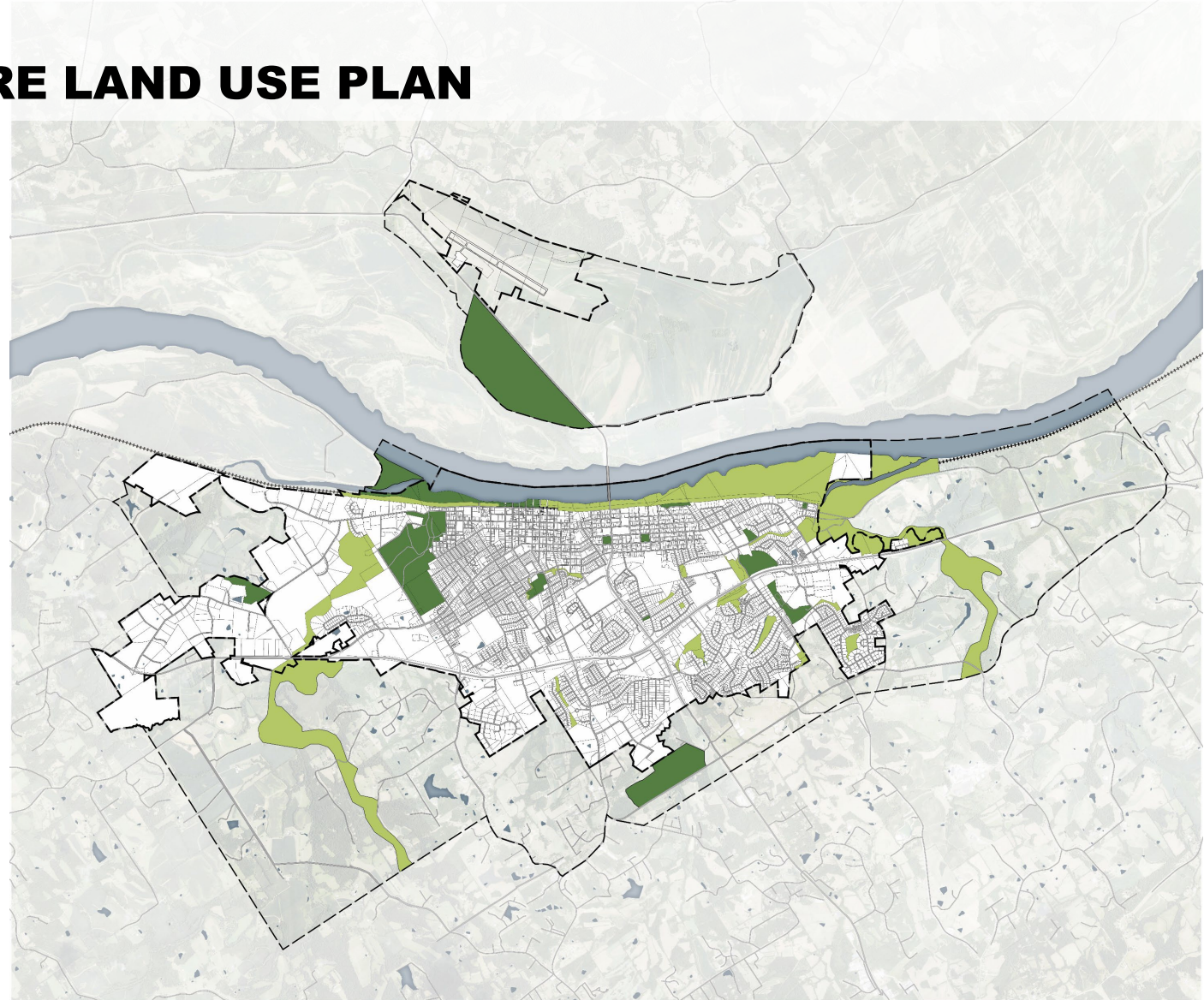
Future Land Use Plan

COMMUNITY PLACE TYPES & FUTURE LAND USE PLAN

Future Land Use Plan structure...

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

THE FRAMEWORK



Future Land Use Plan

COMMUNITY PLACE TYPES & FUTURE LAND USE PLAN

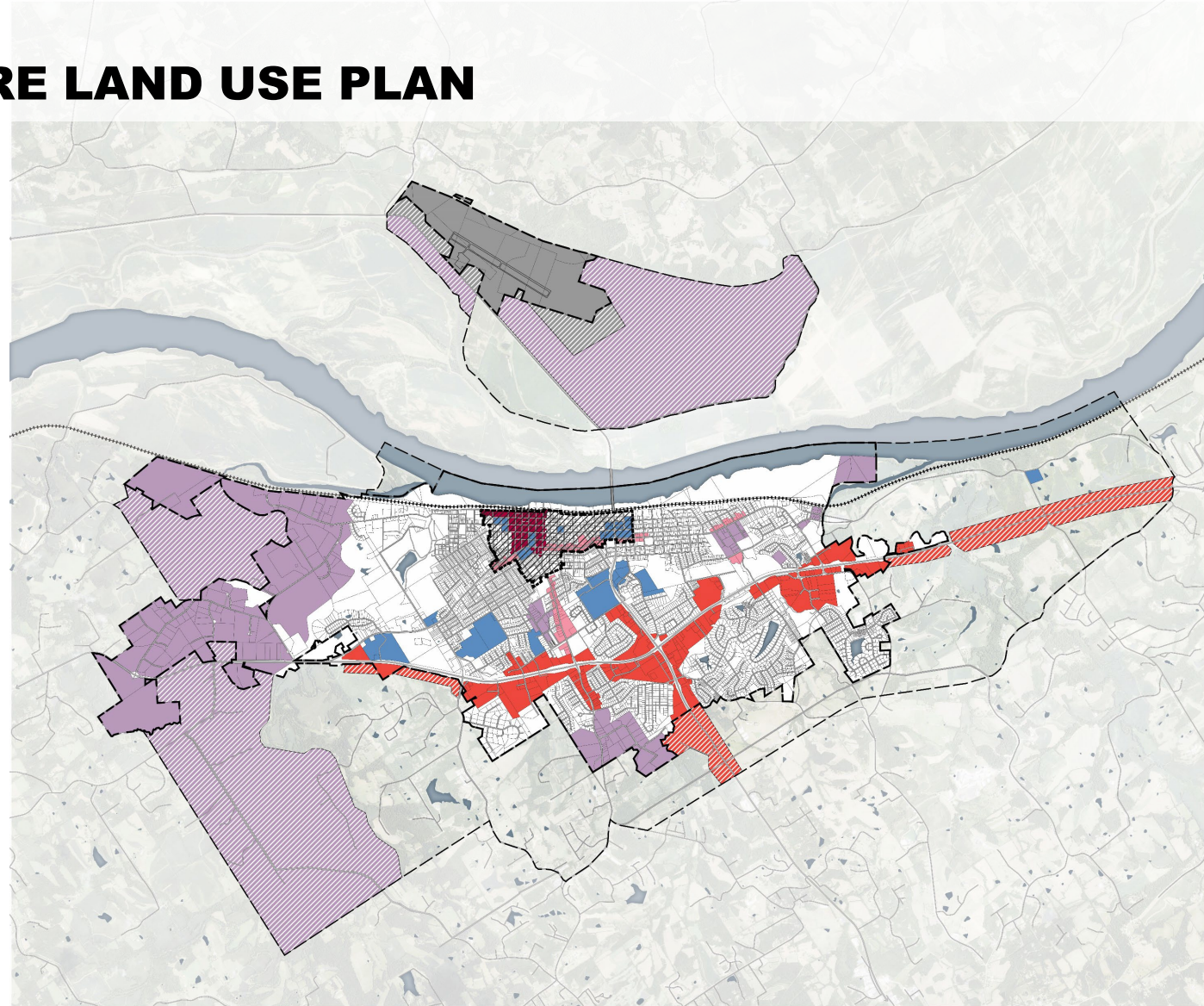
Future Land Use Plan structure...

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

THE FRAMEWORK

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

THE CENTERS AND THE EDGES



Future Land Use Plan

COMMUNITY PLACE TYPES & FUTURE LAND USE PLAN

Future Land Use Plan structure...

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

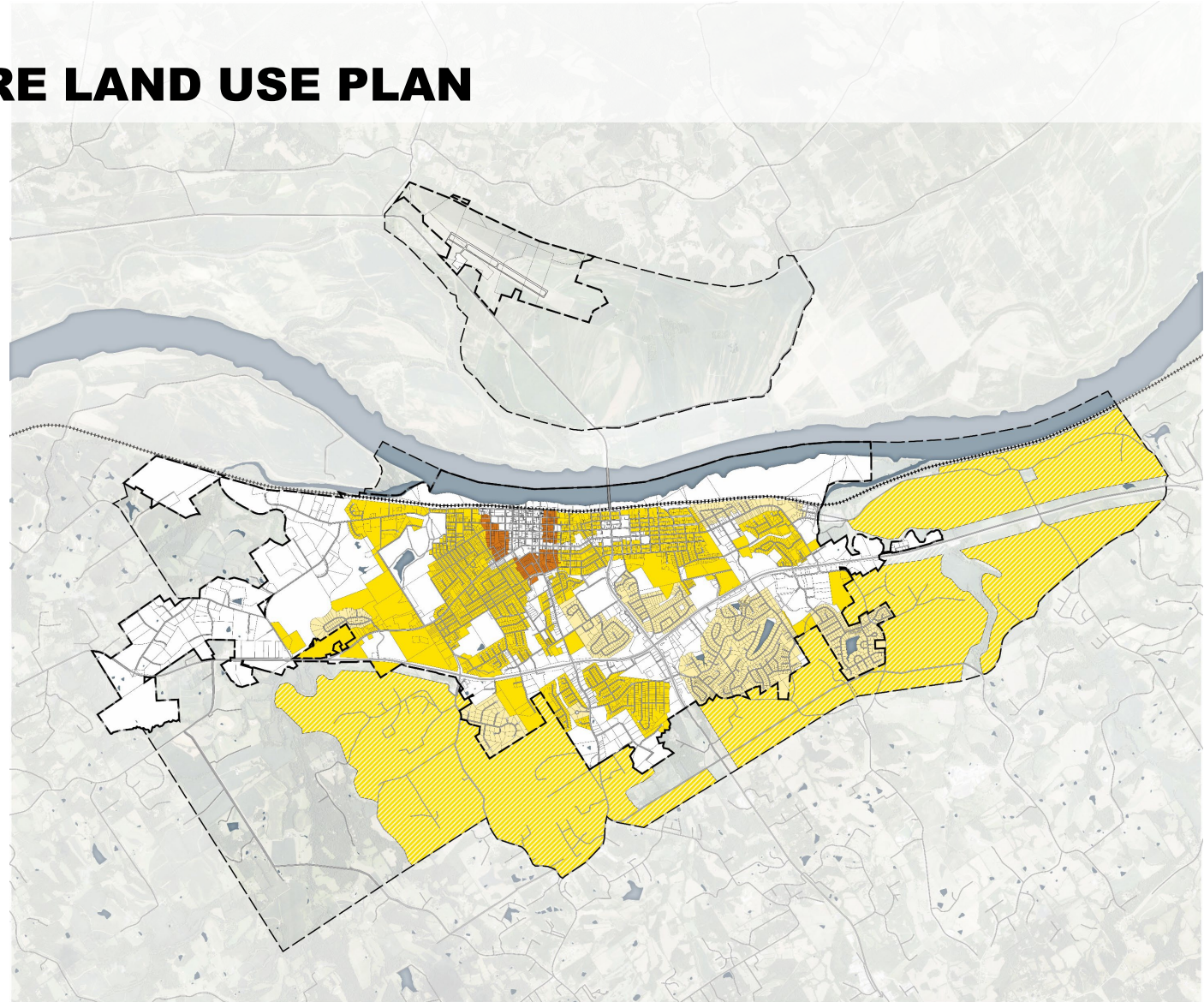
THE FRAMEWORK

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

THE CENTERS AND THE EDGES

- Residential areas and subdivisions...

THE NEIGHBORHOODS





Future Land Use Plan

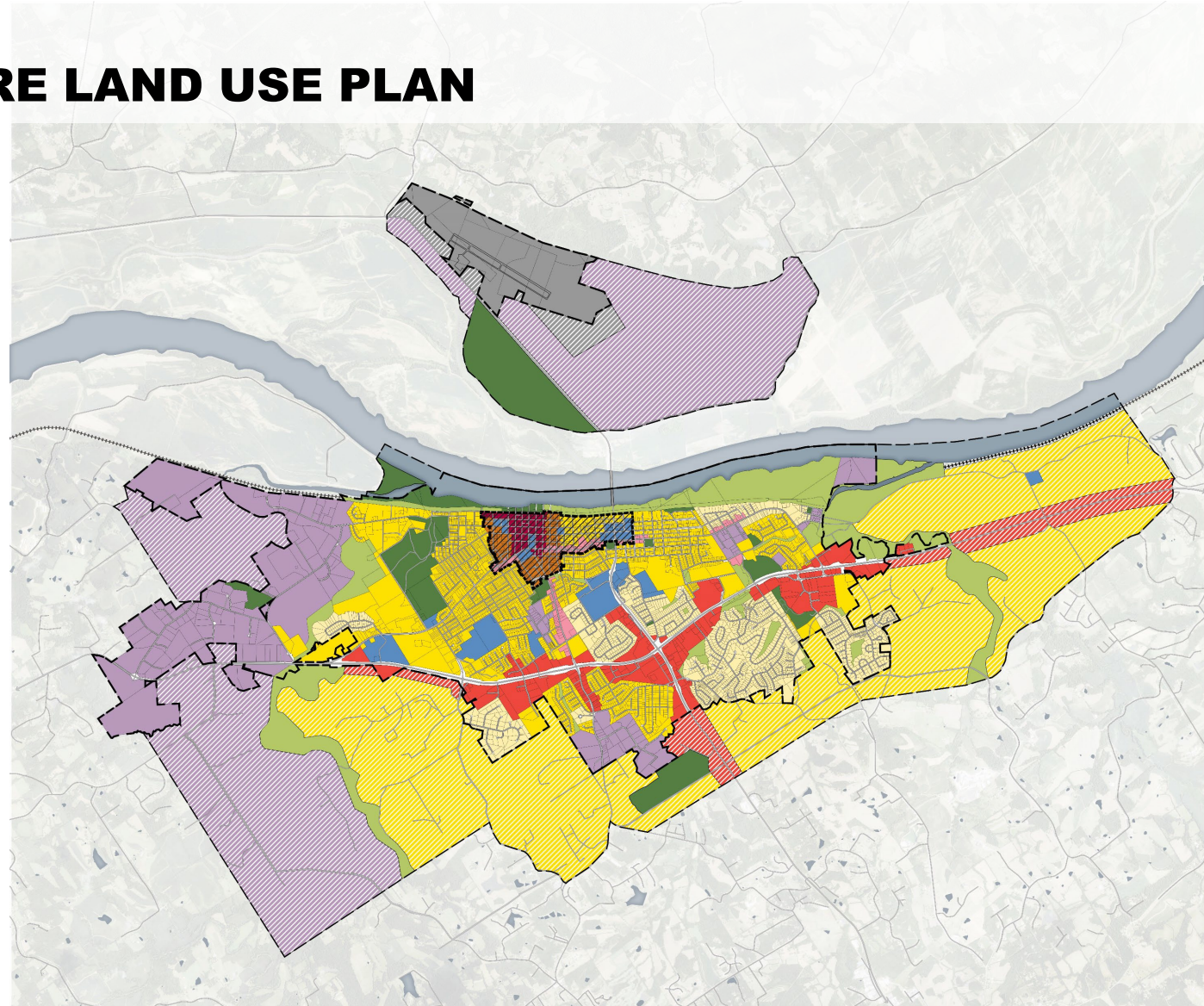
COMMUNITY PLACE TYPES & FUTURE LAND USE PLAN

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 – Airport District
-  Type X – Mixed-Use Innovation District Overlay (MUID)

Open Space Types:

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





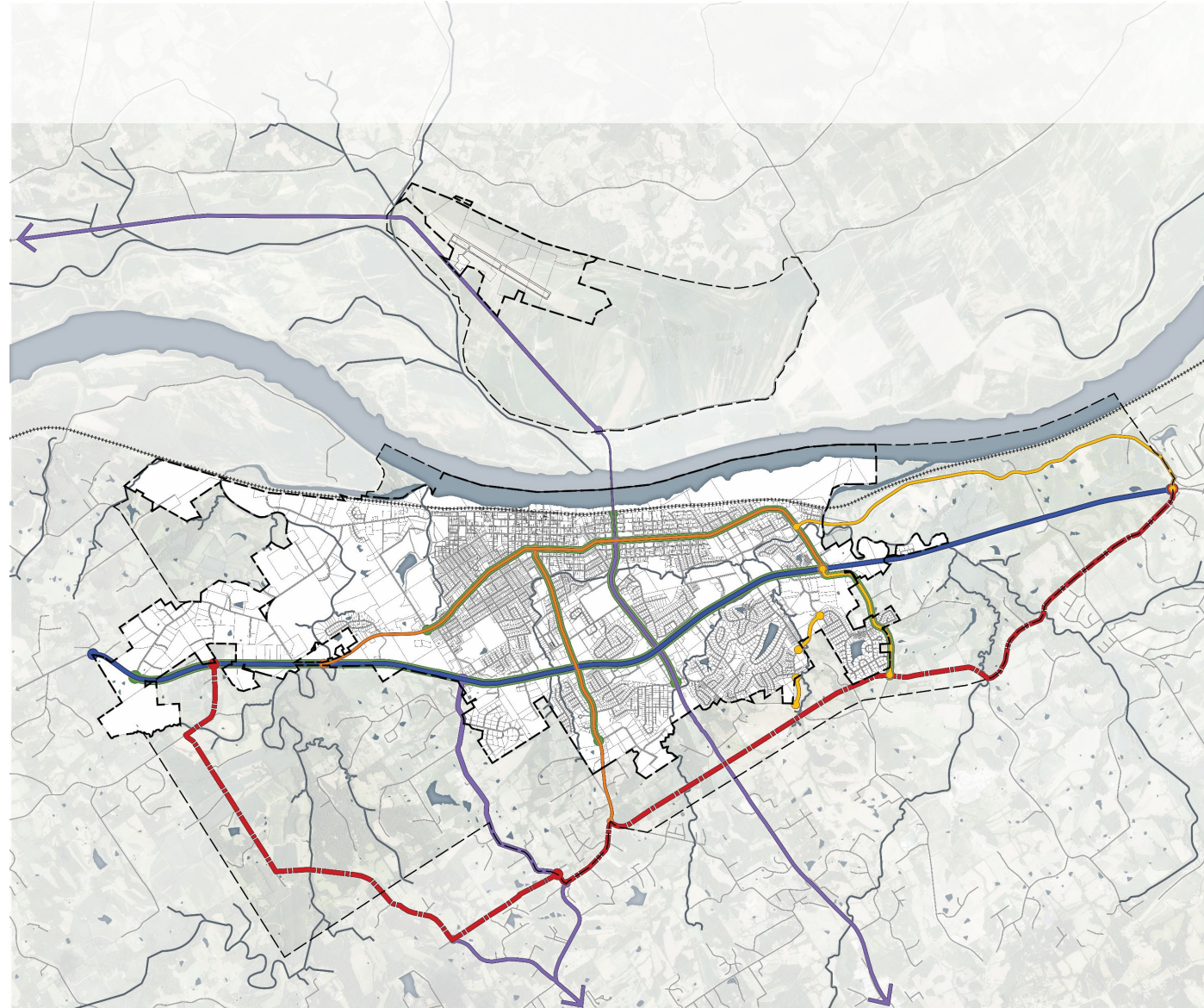
CITY-WIDE SYSTEMS PLANS

STREETS & ROADS PLAN



City-Wide Systems Plans

STREETS & ROADS PLAN



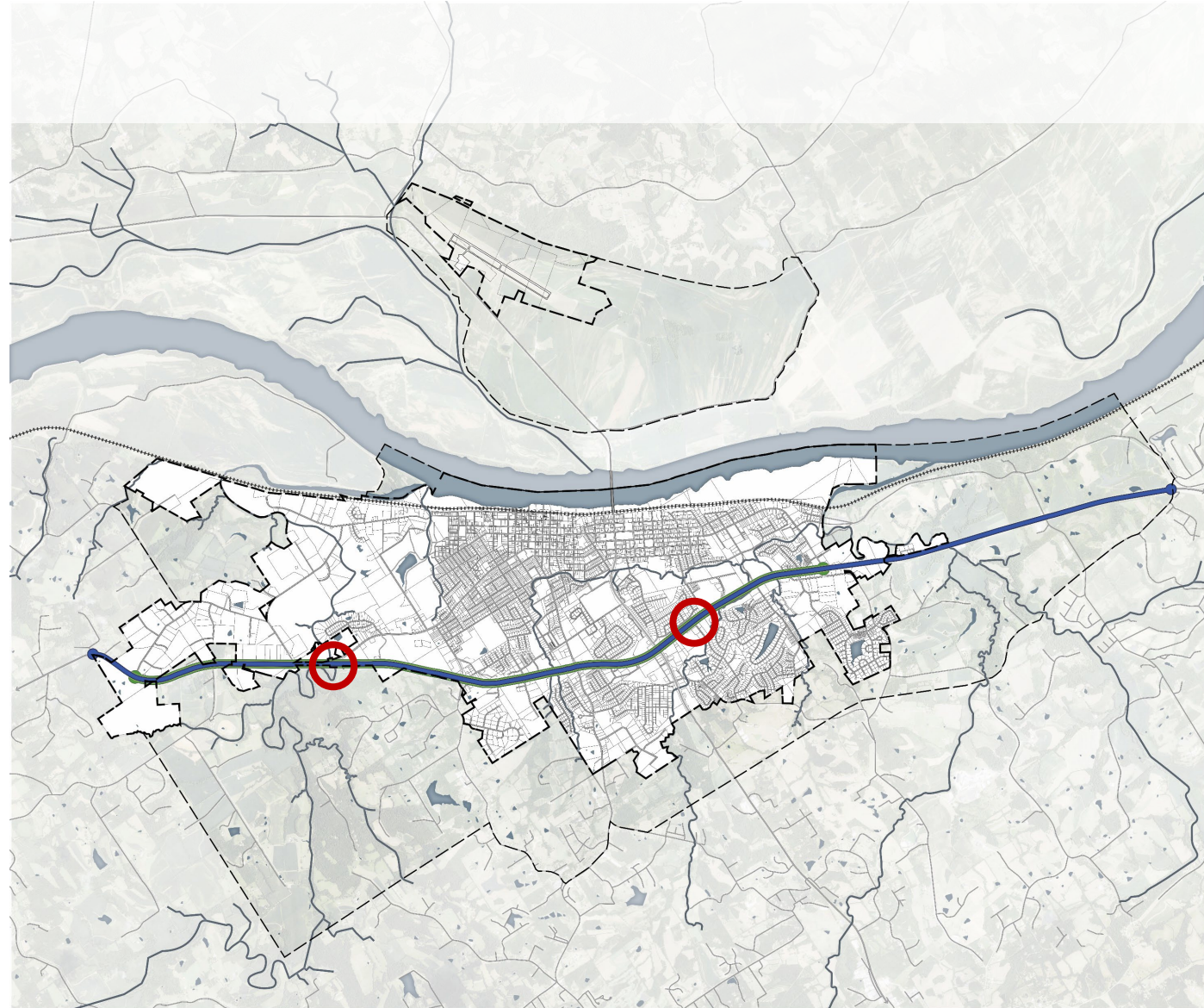


City-Wide Systems Plans

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.

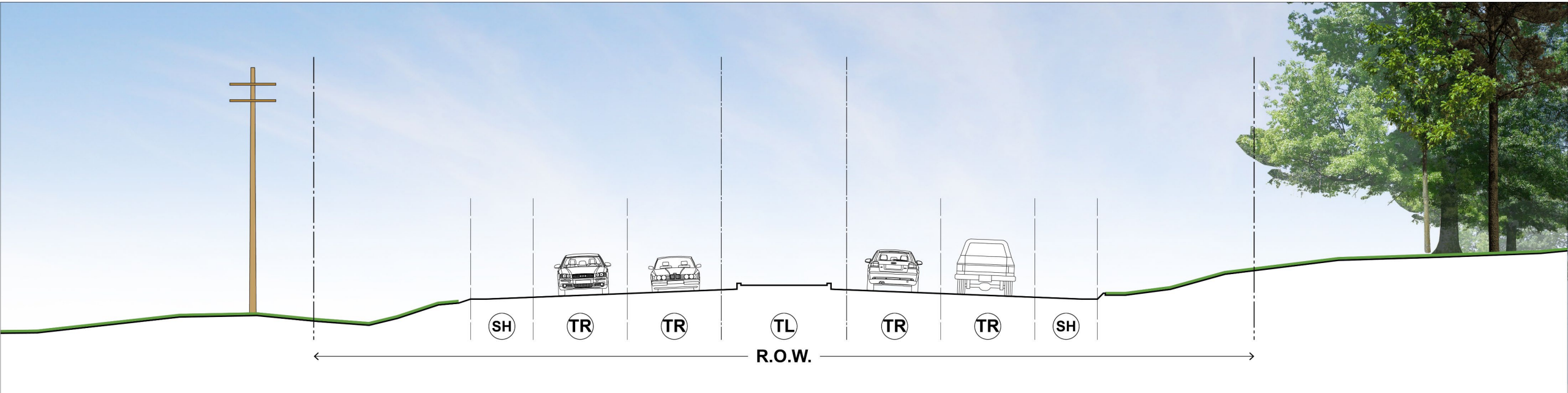




City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY 100 @ WASHINGTON HEIGHTS DRIVE – EXISTING CONDITIONS

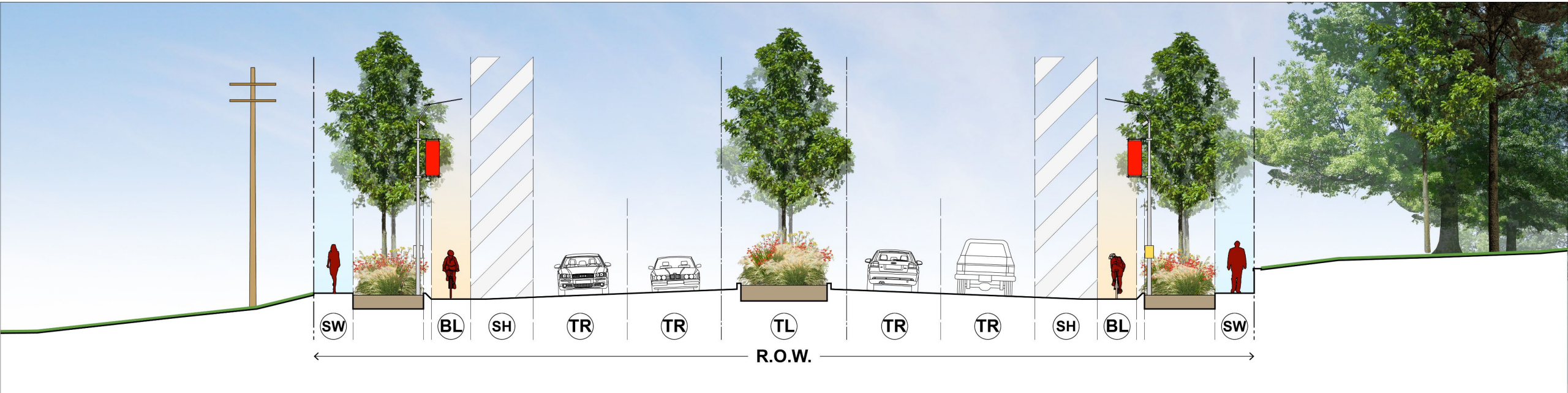




City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY 100 @ WASHINGTON HEIGHTS DRIVE – PROPOSED STREET CONFIGURATION

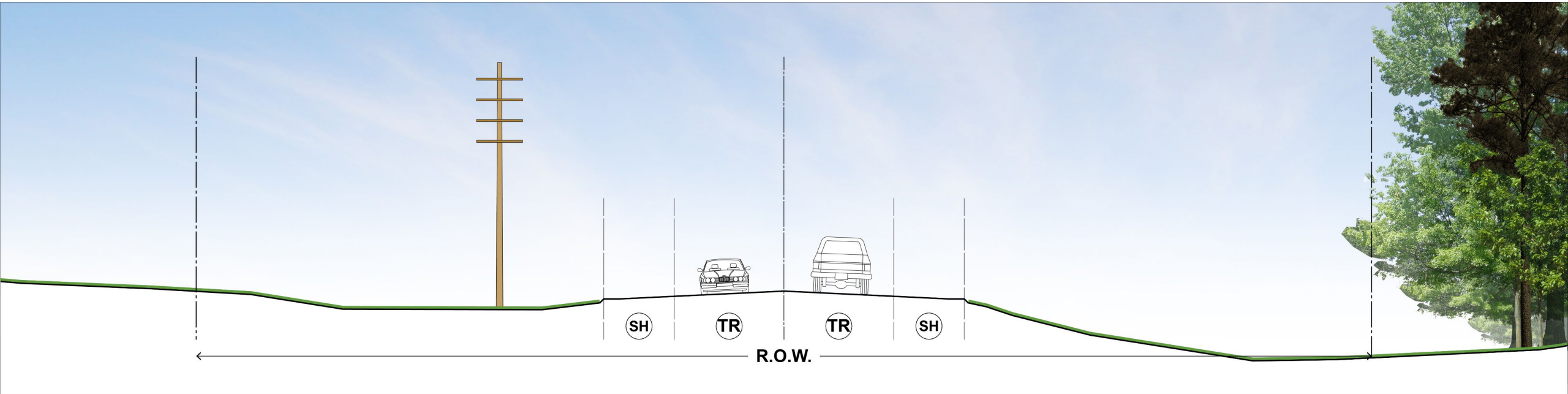




City-Wide Systems Plans

STREETS & ROADS PLAN

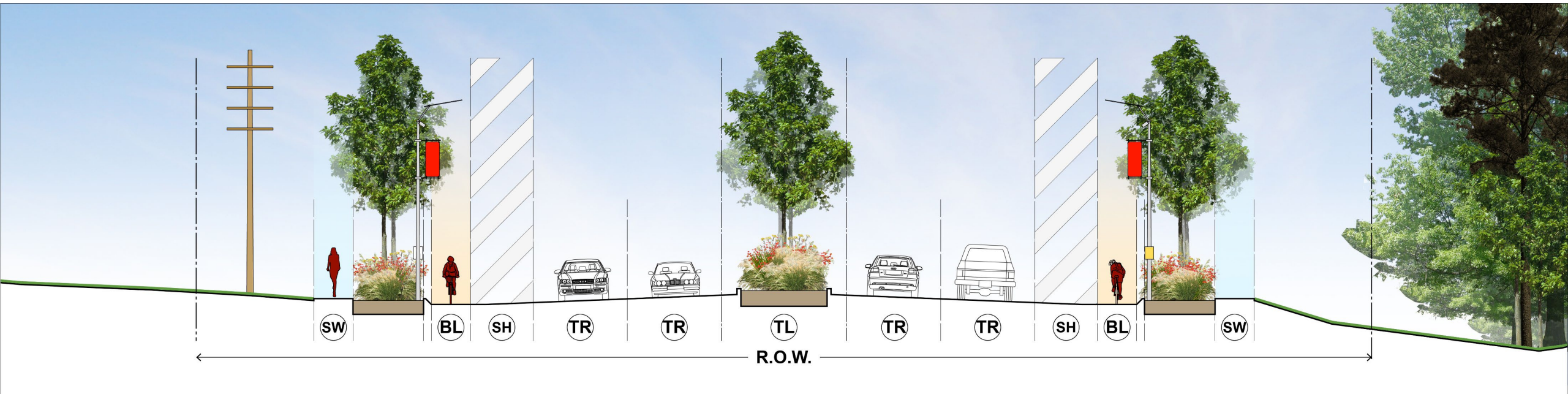
HIGHWAY 100 @ W. 5th STREET – EXISTING CONDITIONS



City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY 100 @ W. 5th STREET – PROPOSED STREET CONFIGURATION





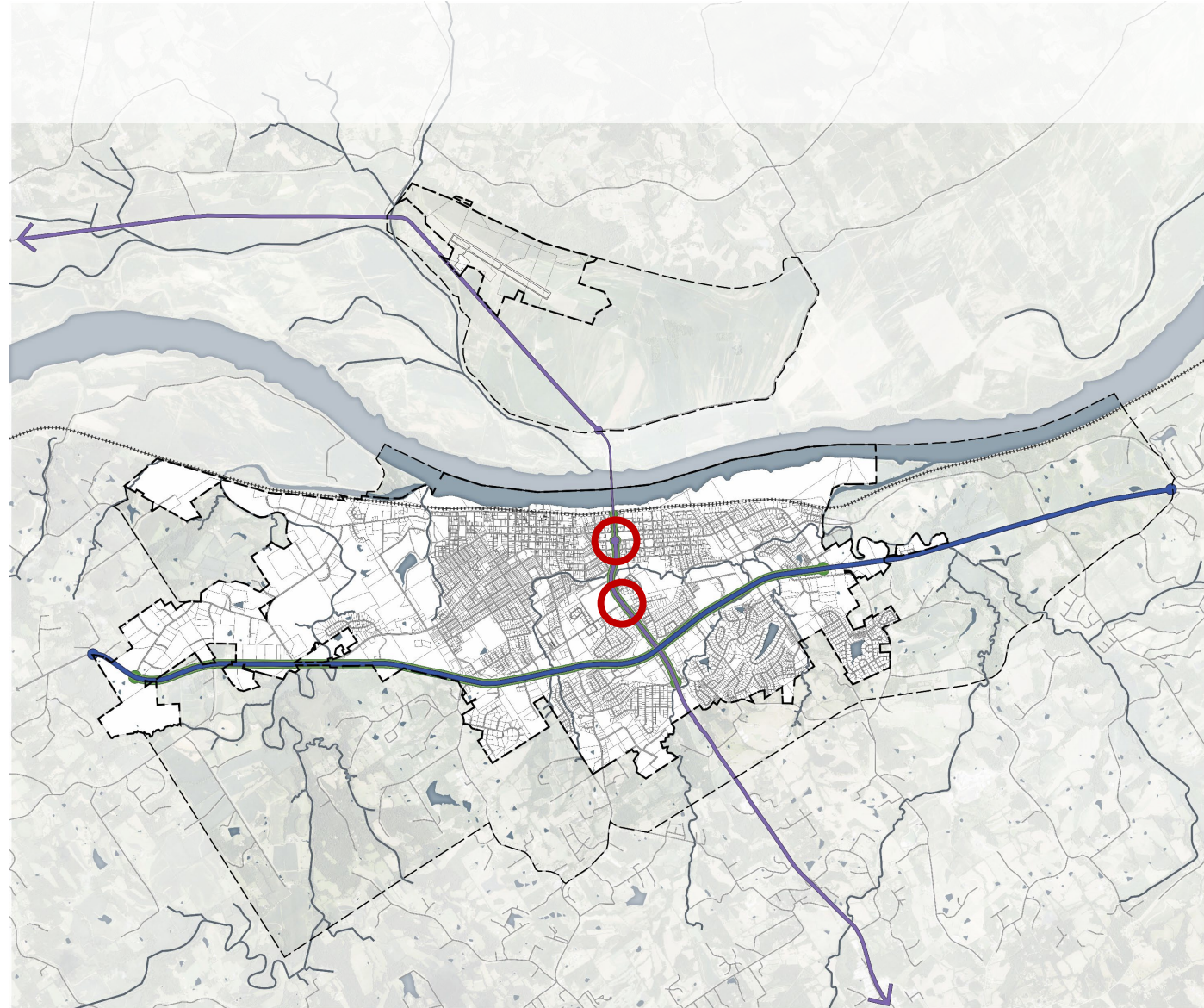
City-Wide Systems Plans

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.

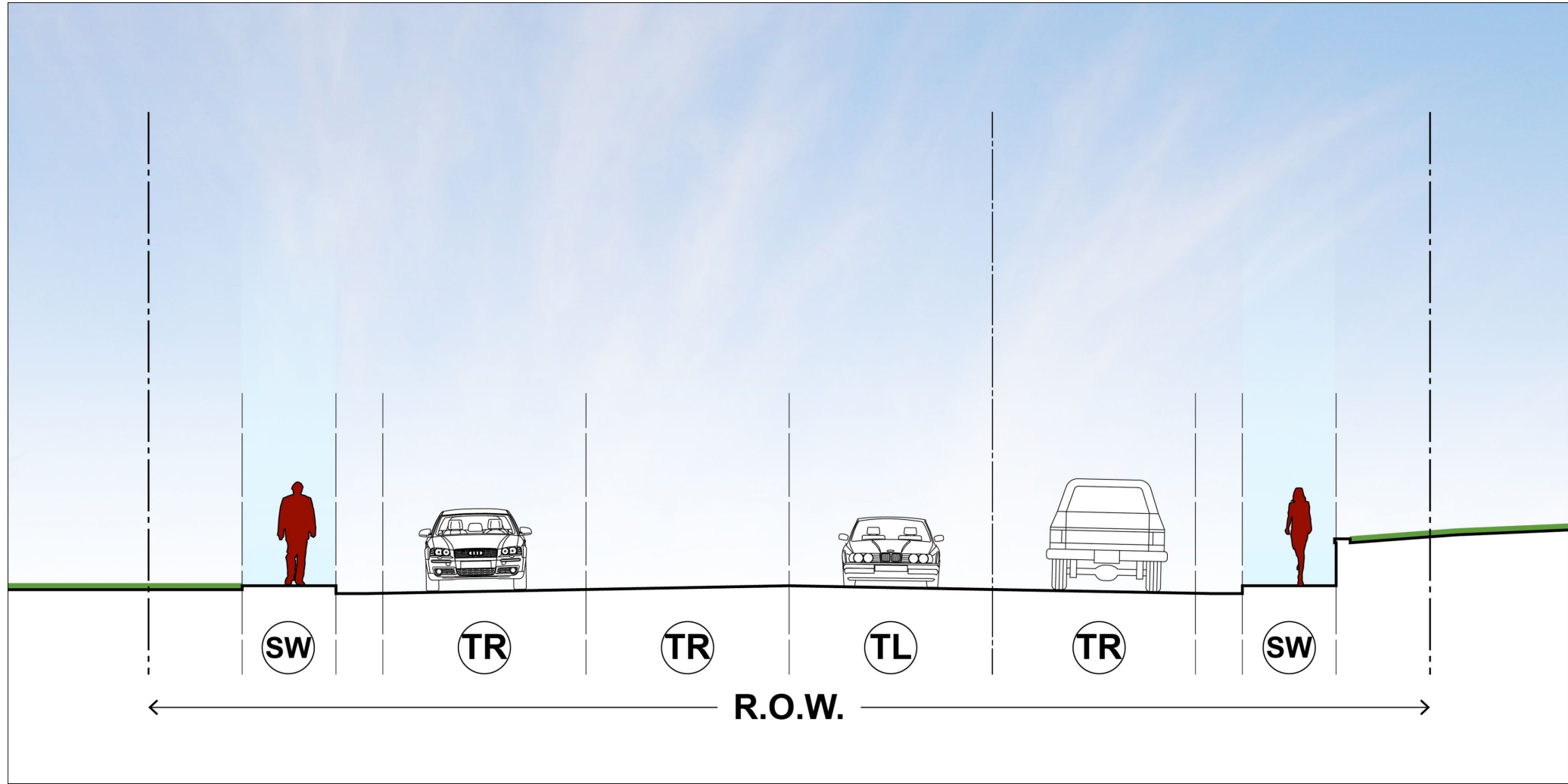




City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY 47 @ E. 5th STREET – EXISTING CONDITIONS

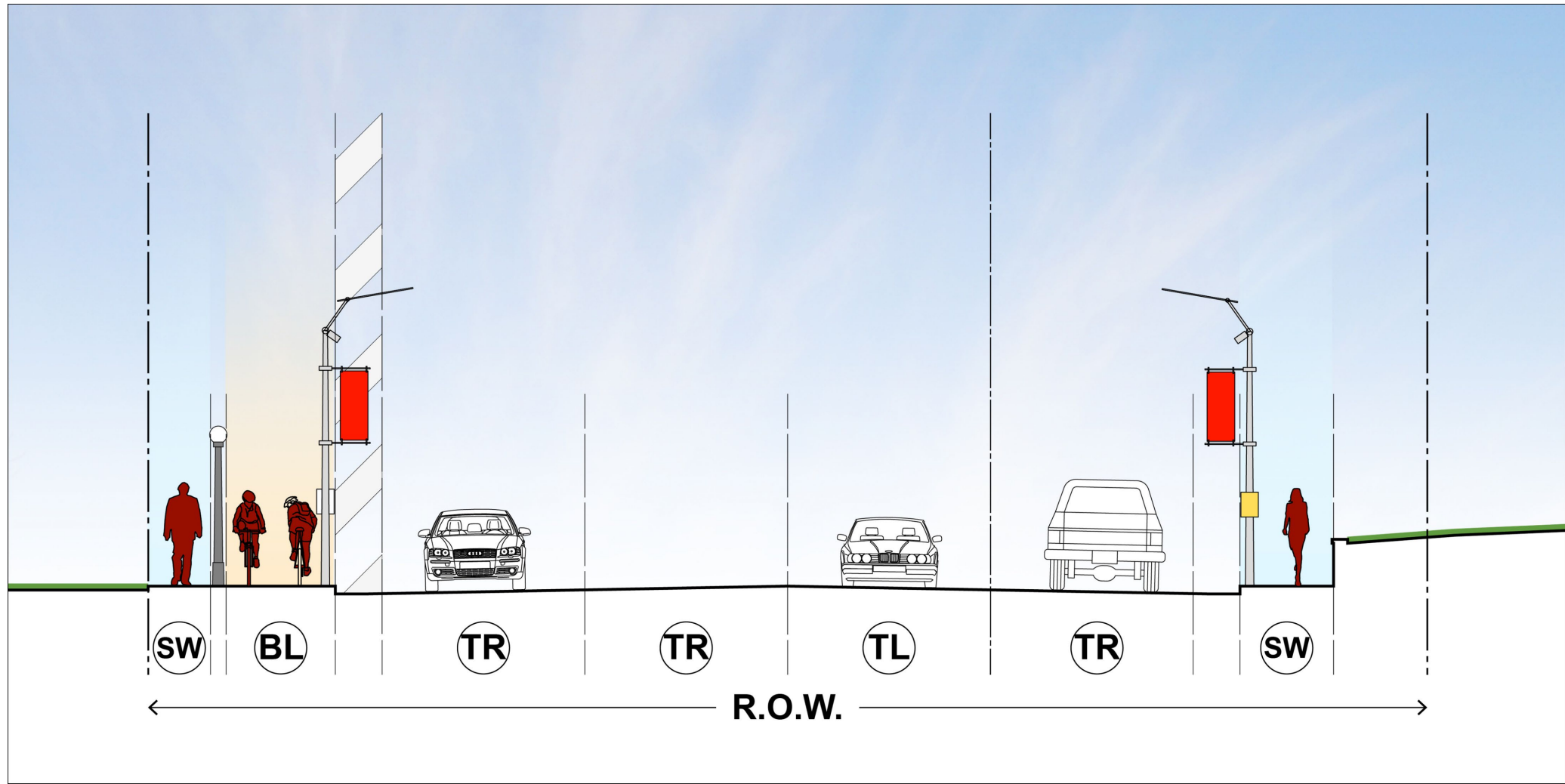




City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY 47 @ E. 5th STREET – PROPOSED STREET CONFIGURATION

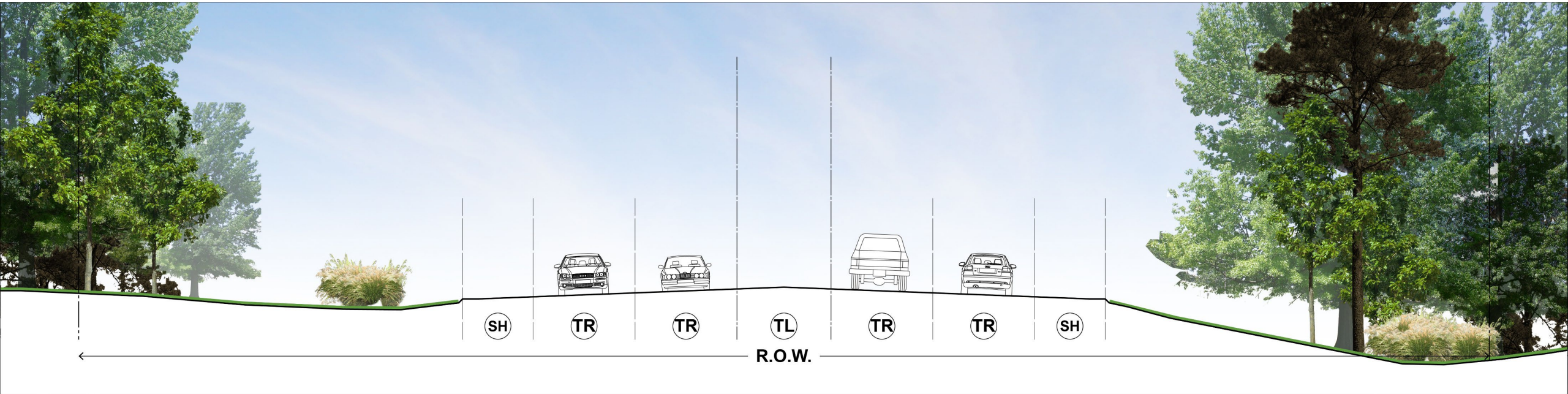




City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY 47 @ E. 8th STREET – EXISTING CONDITIONS

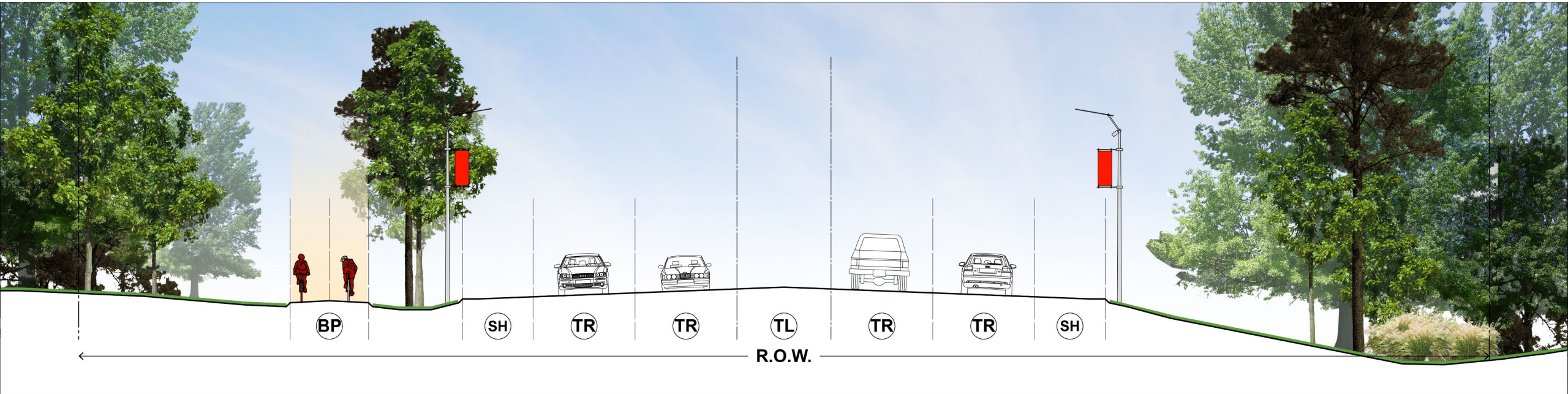




City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY 47 @ E. 8th STREET – PROPOSED STREET CONFIGURATION





City-Wide Systems Plans

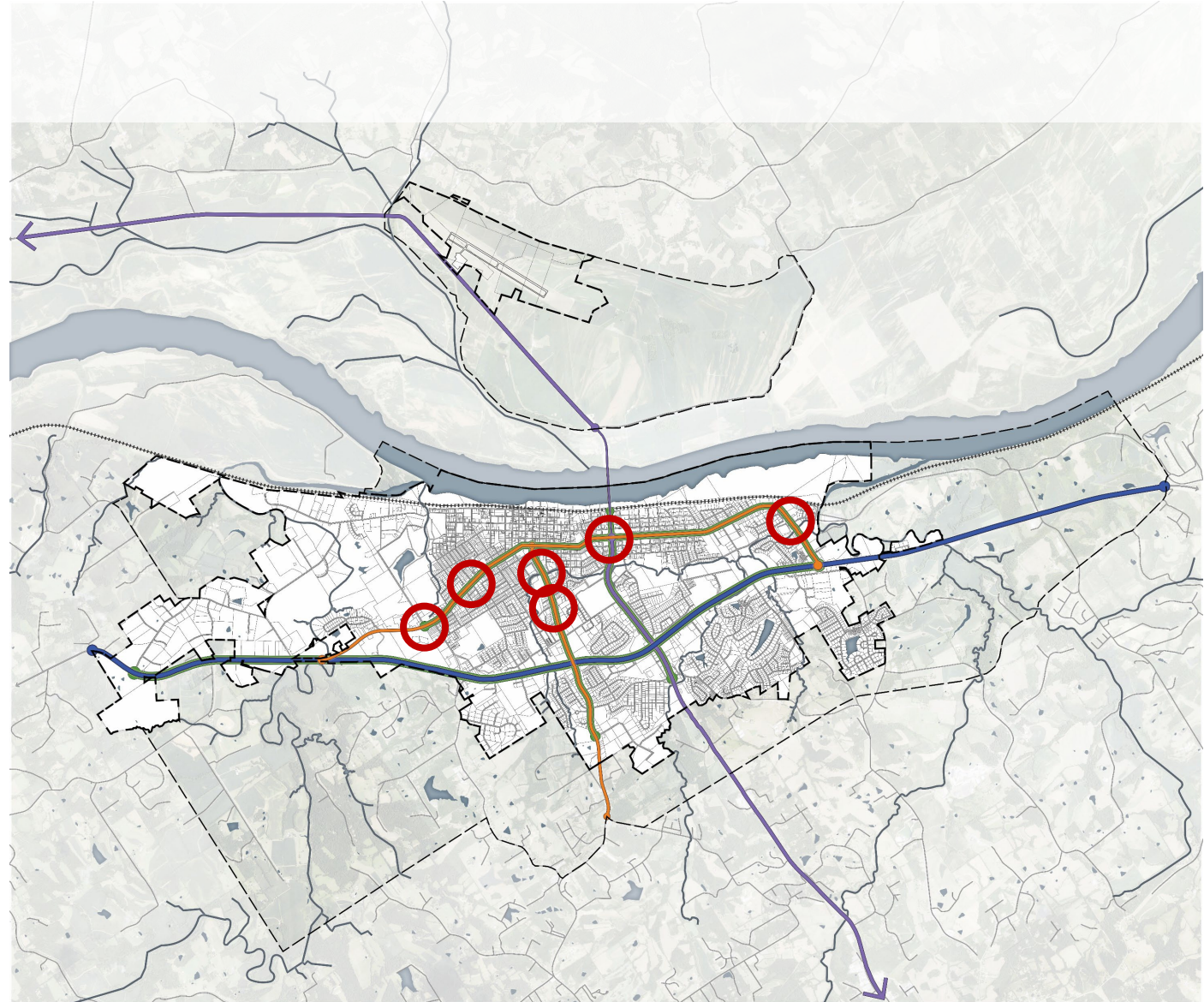
STREETS & ROADS PLAN

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.

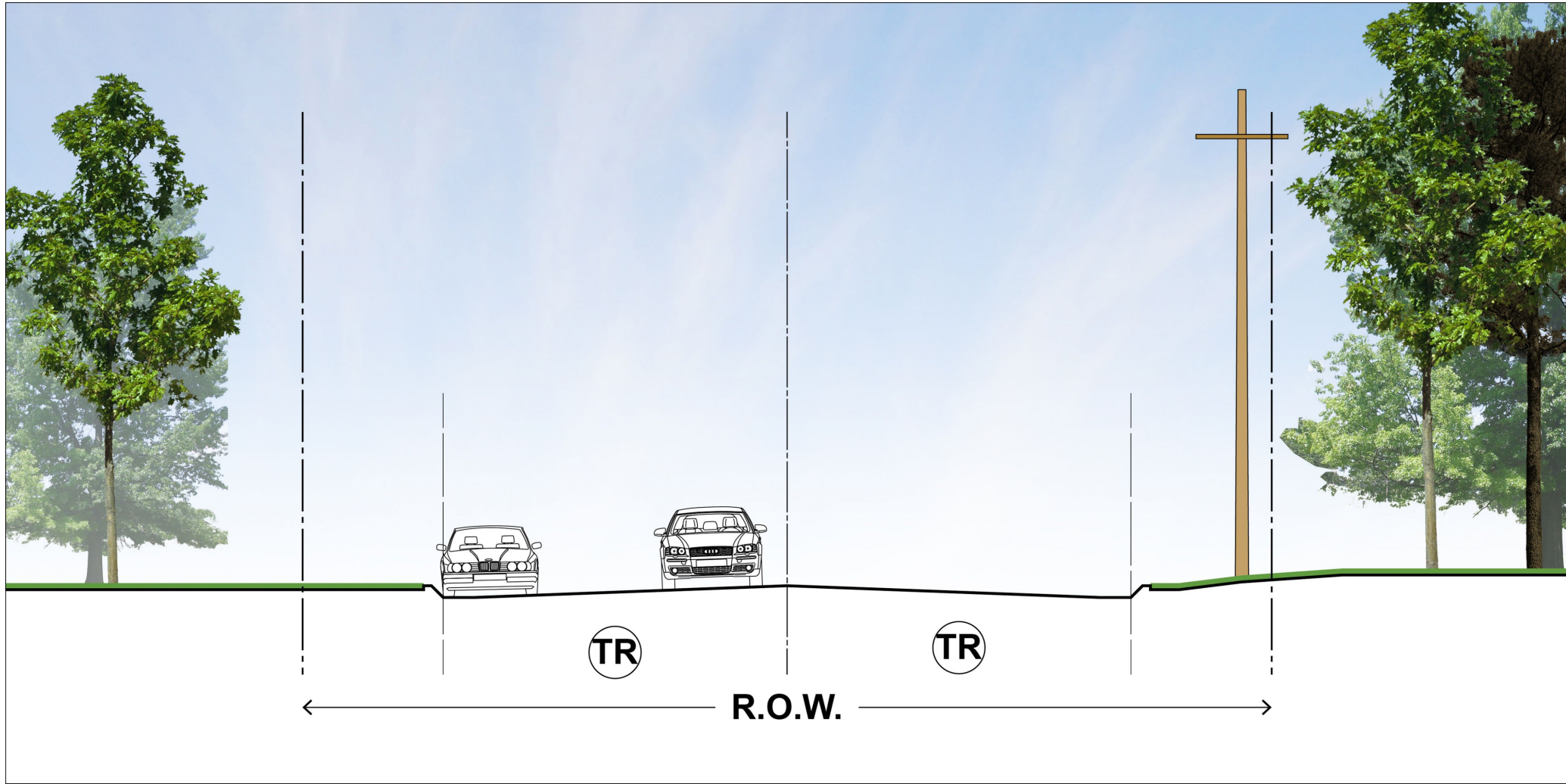




City-Wide Systems Plans

STREETS & ROADS PLAN

E. 5th STREET @ E. OLD HIGHWAY 100 – EXISTING CONDITIONS

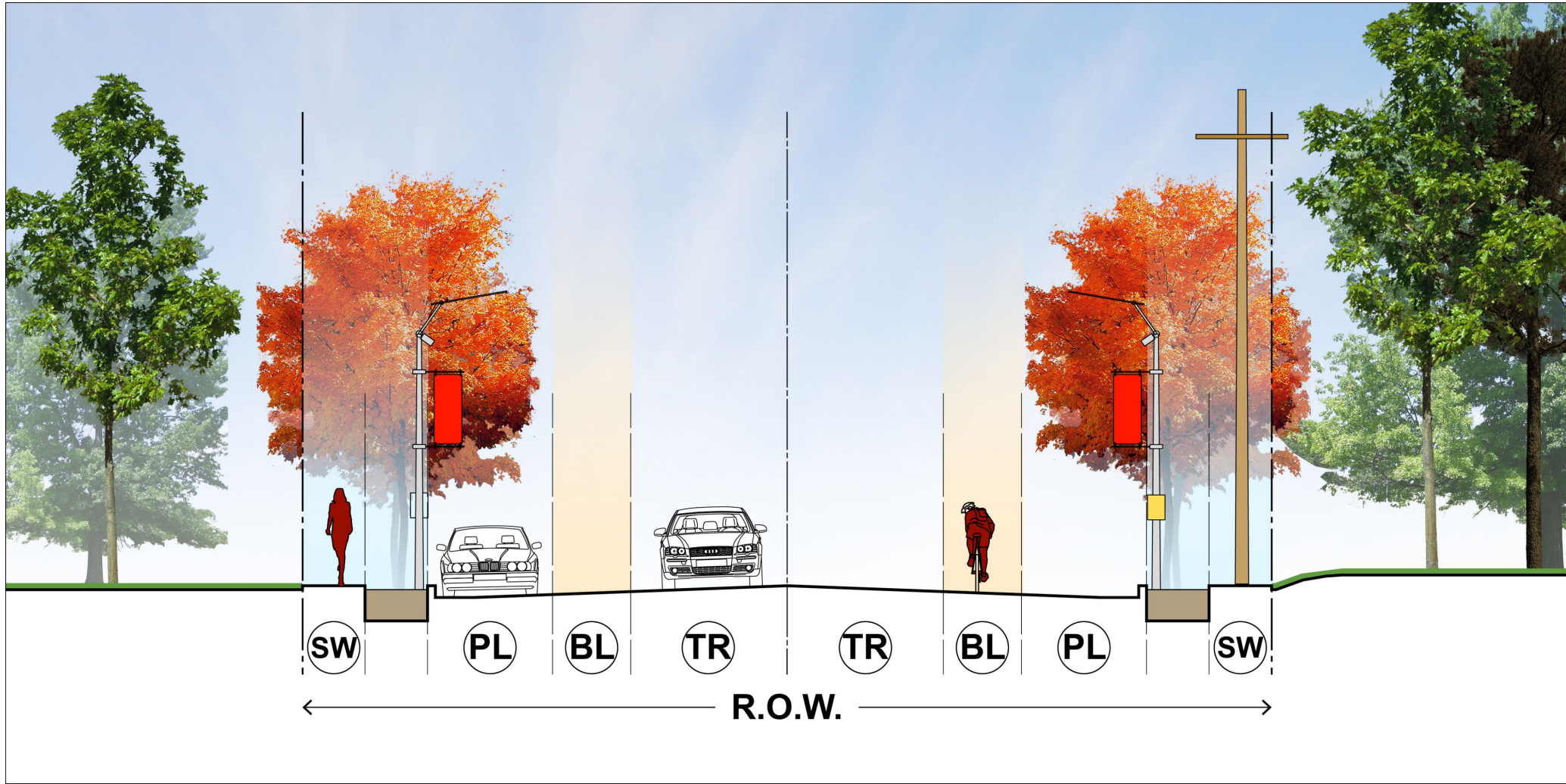




City-Wide Systems Plans

STREETS & ROADS PLAN

E. 5th STREET @ E. OLD HIGHWAY 100 – PROPOSED STREET CONFIGURATION

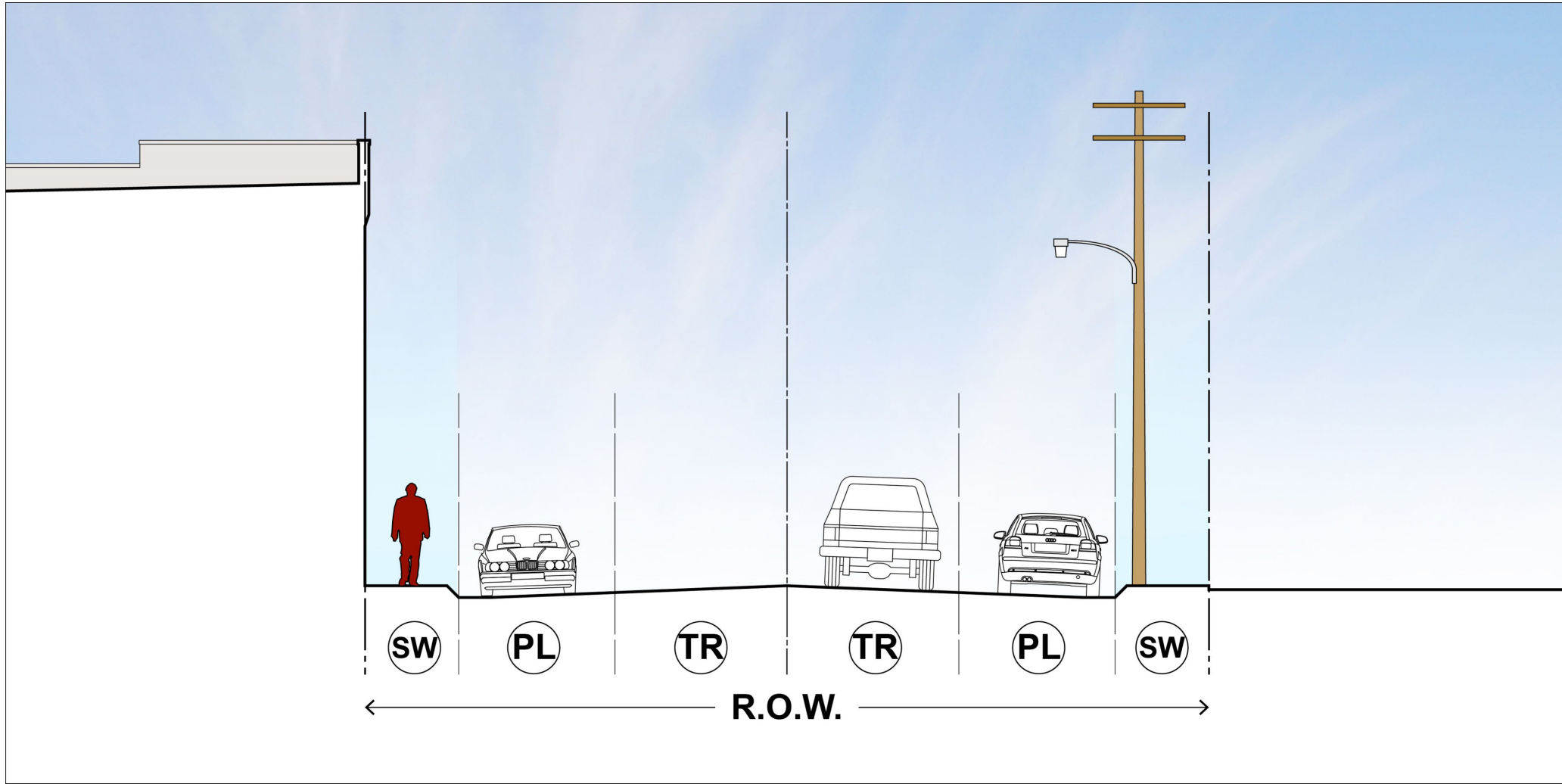




City-Wide Systems Plans

STREETS & ROADS PLAN

E. 5th STREET @ JEFFERSON STREET – EXISTING CONDITIONS

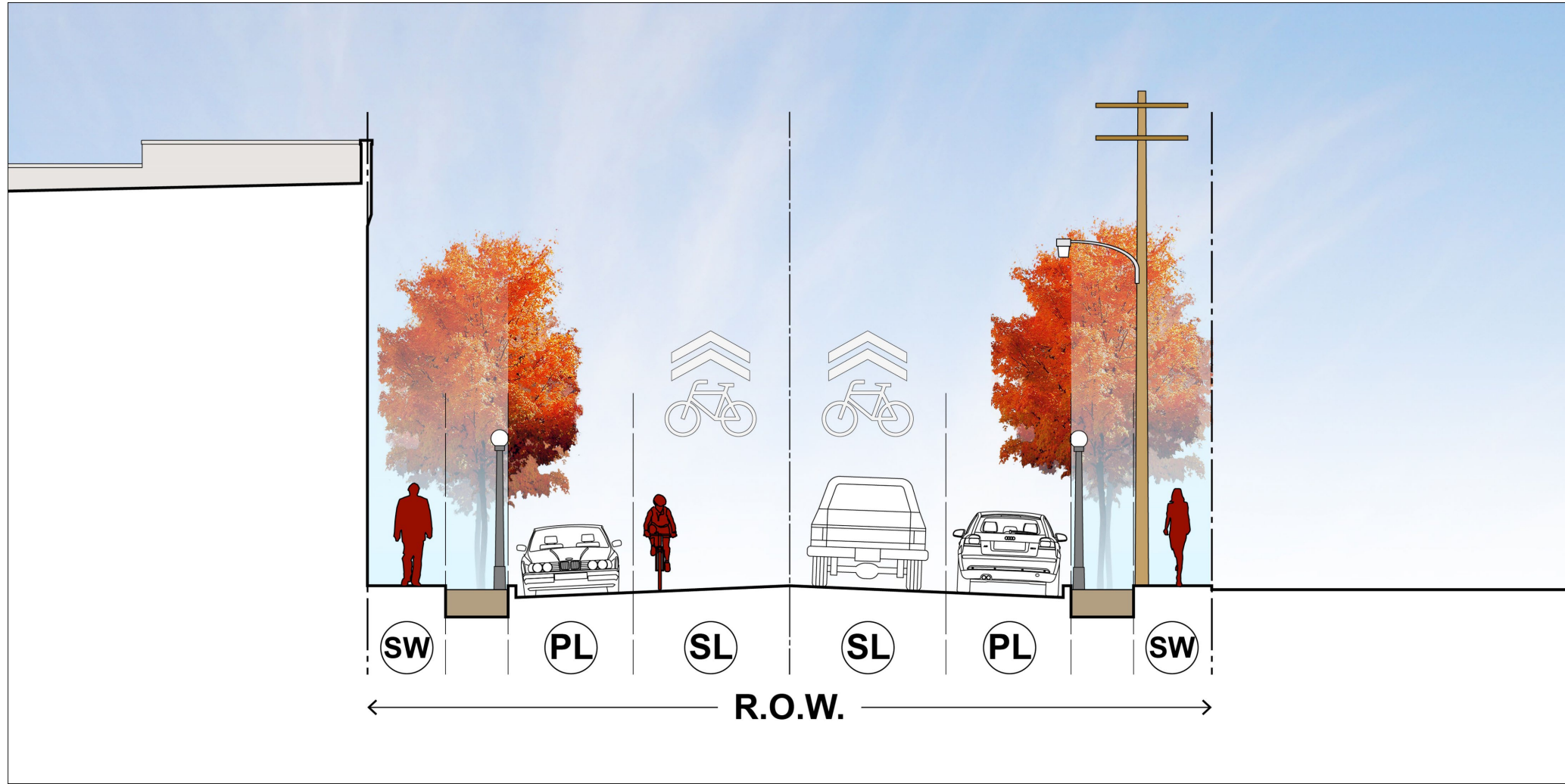




City-Wide Systems Plans

STREETS & ROADS PLAN

E. 5th STREET @ JEFFERSON STREET – PROPOSED STREET CONFIGURATION

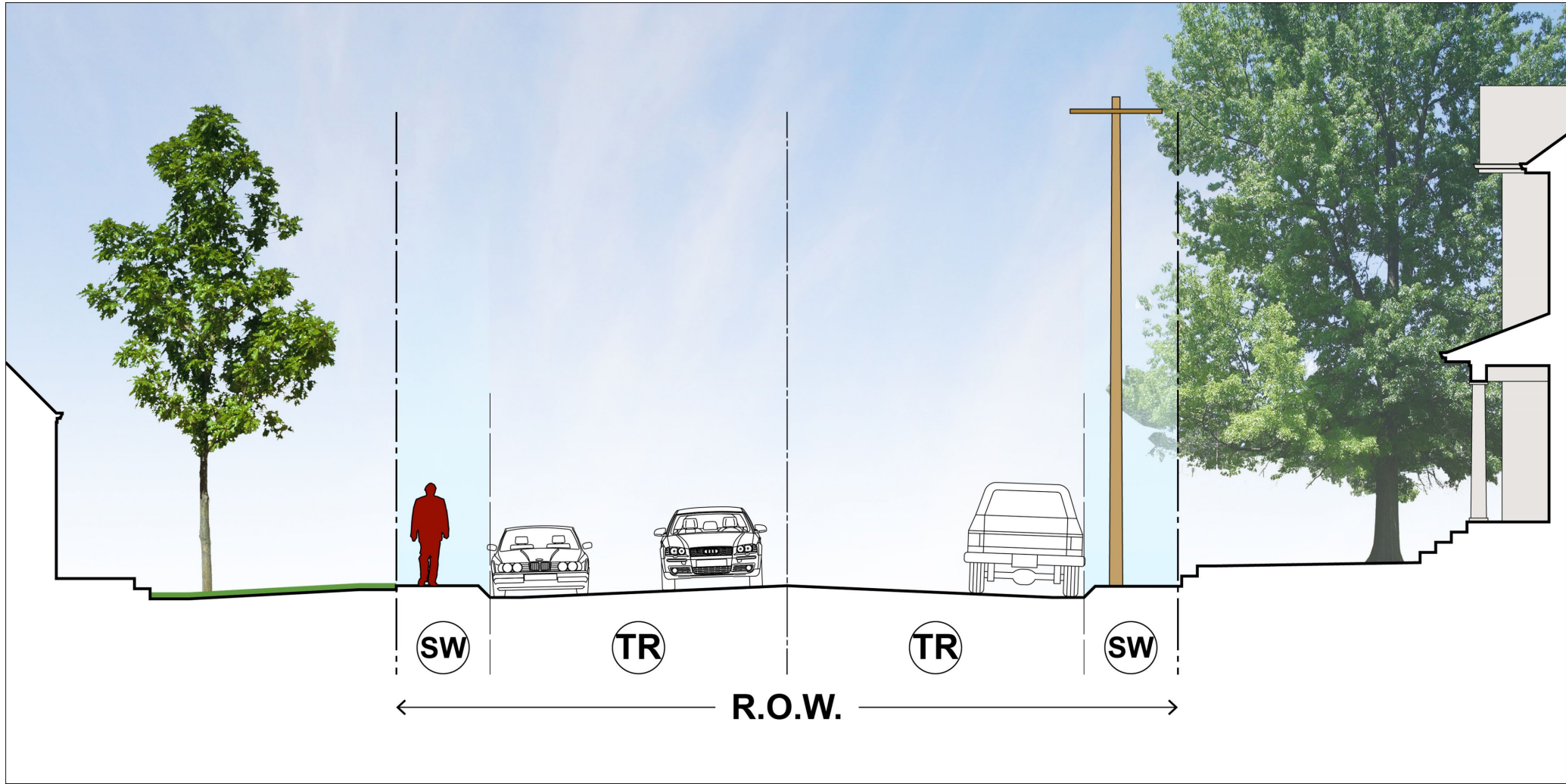




City-Wide Systems Plans

STREETS & ROADS PLAN

W. 5th STREET @ HIGH STREET – EXISTING CONDITIONS

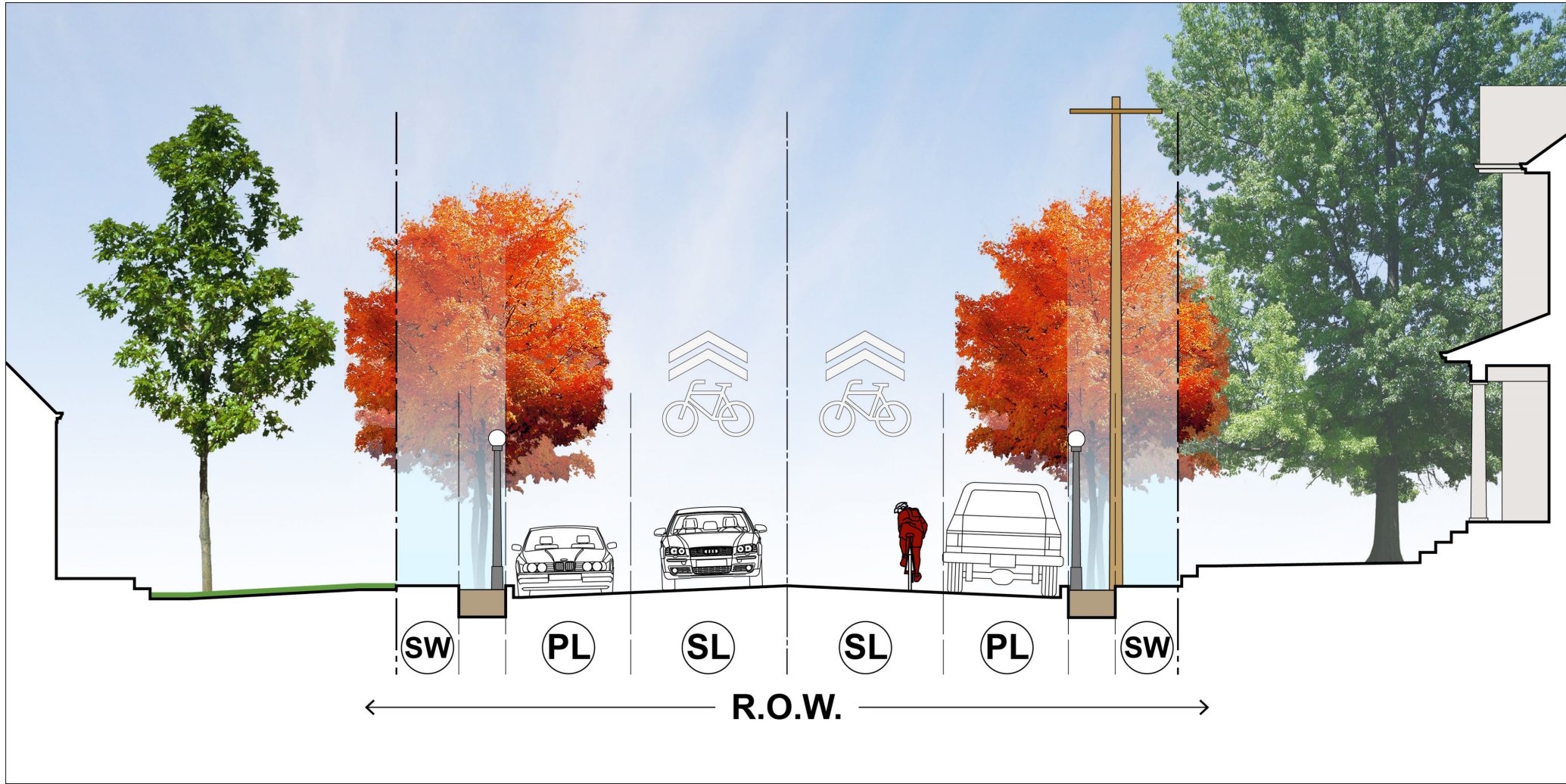




City-Wide Systems Plans

STREETS & ROADS PLAN

W. 5th STREET @ HIGH STREET – PROPOSED STREET CONFIGURATION

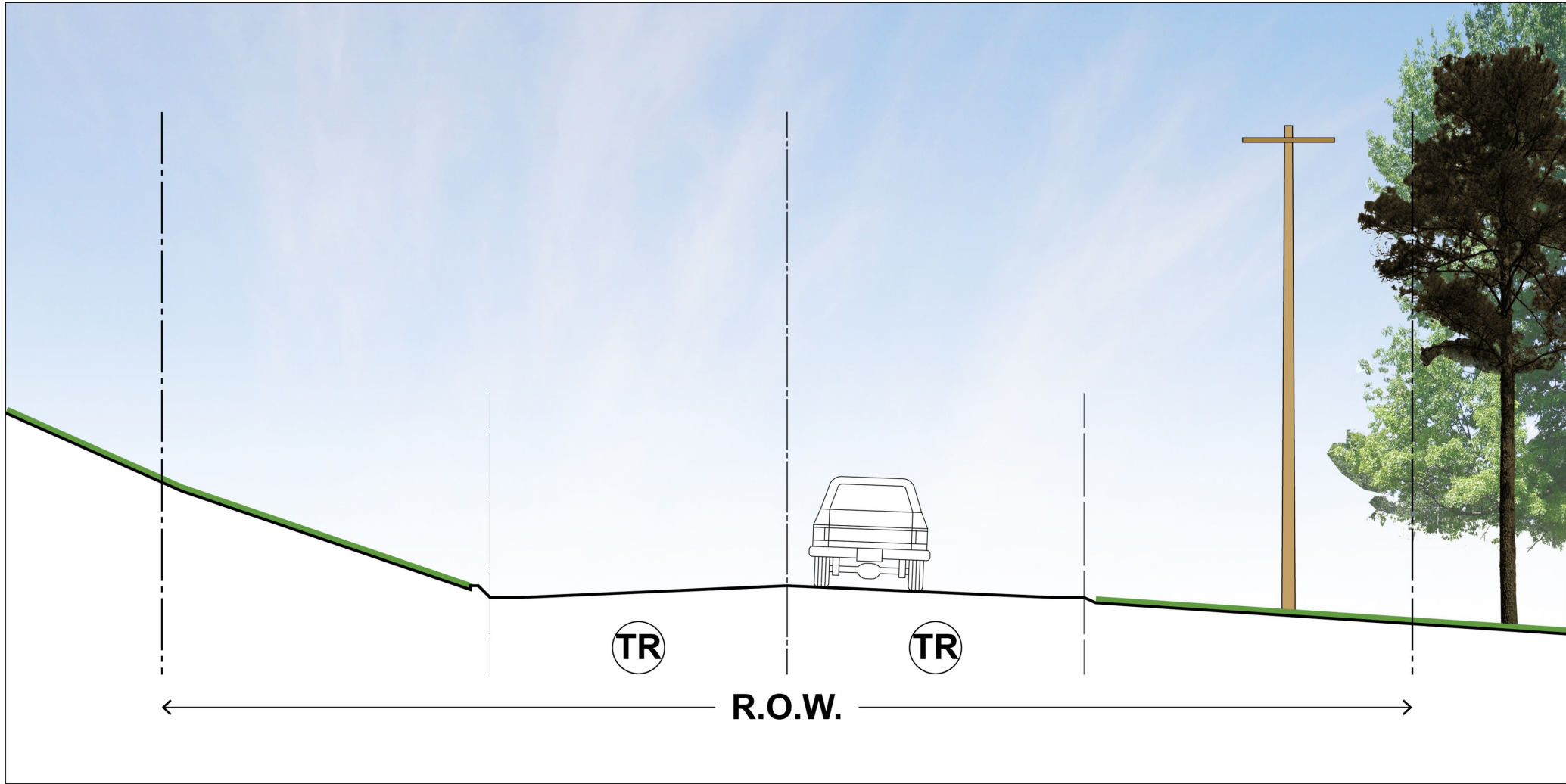




City-Wide Systems Plans

STREETS & ROADS PLAN

W. 5th STREET @ GRAND AVENUE – EXISTING CONDITIONS

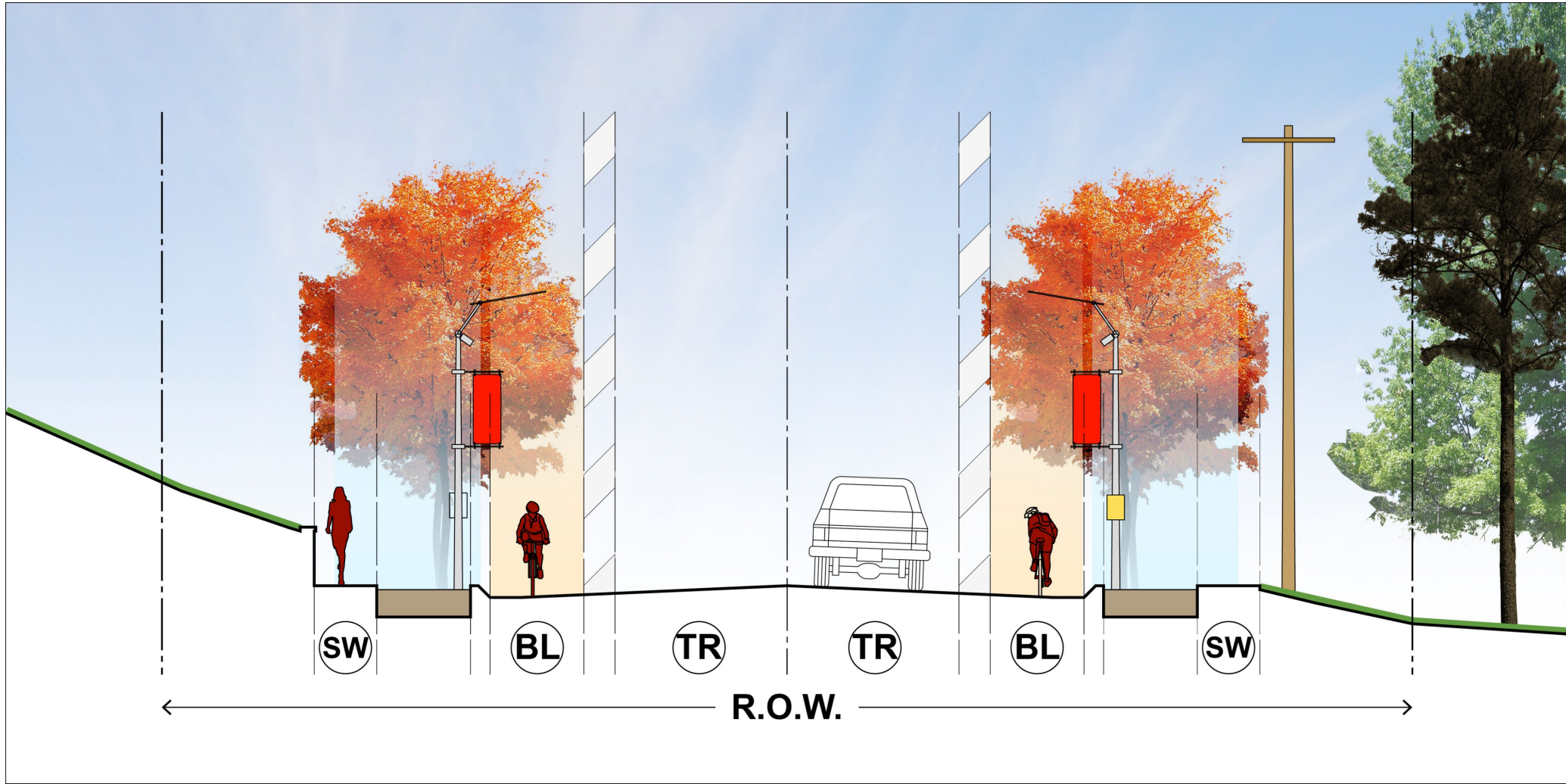




City-Wide Systems Plans

STREETS & ROADS PLAN

W. 5th STREET @ GRAND AVENUE – PROPOSED STREET CONFIGURATION

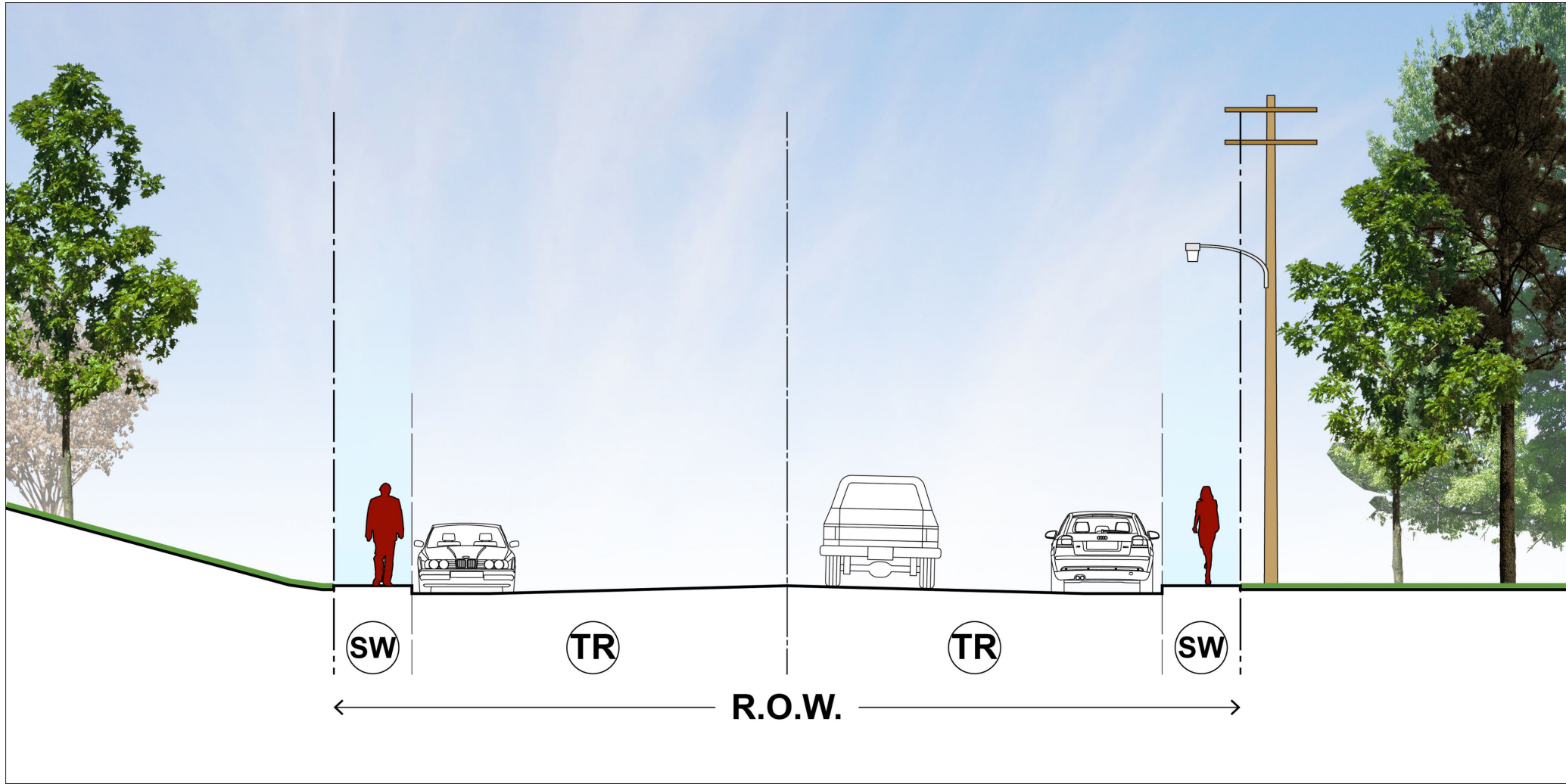




City-Wide Systems Plans

STREETS & ROADS PLAN

JEFFERSON STREET @ BUSCH AVENUE – EXISTING CONDITIONS

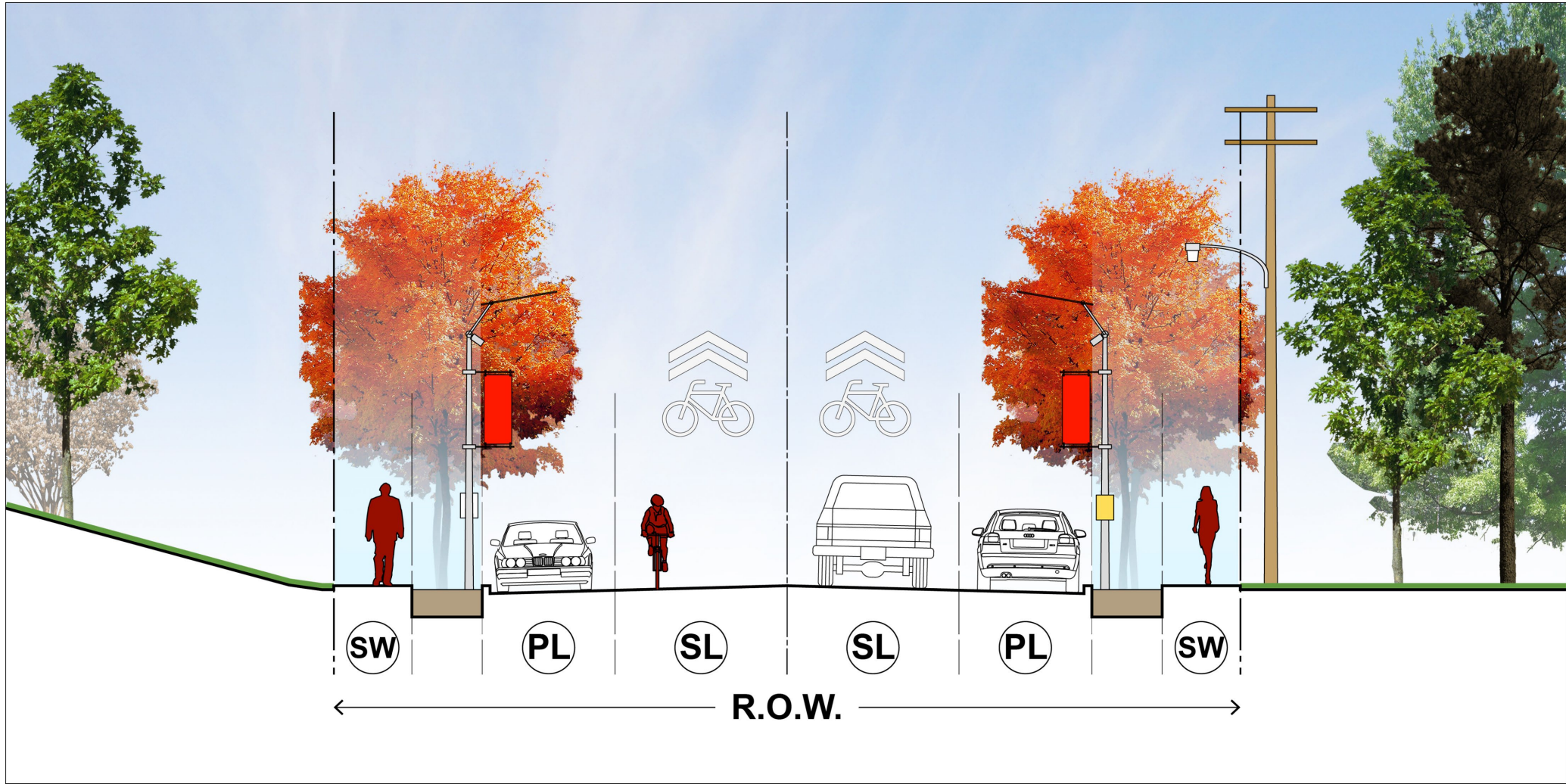




City-Wide Systems Plans

STREETS & ROADS PLAN

JEFFERSON STREET @ BUSCH AVENUE – PROPOSED STREET CONFIGURATION

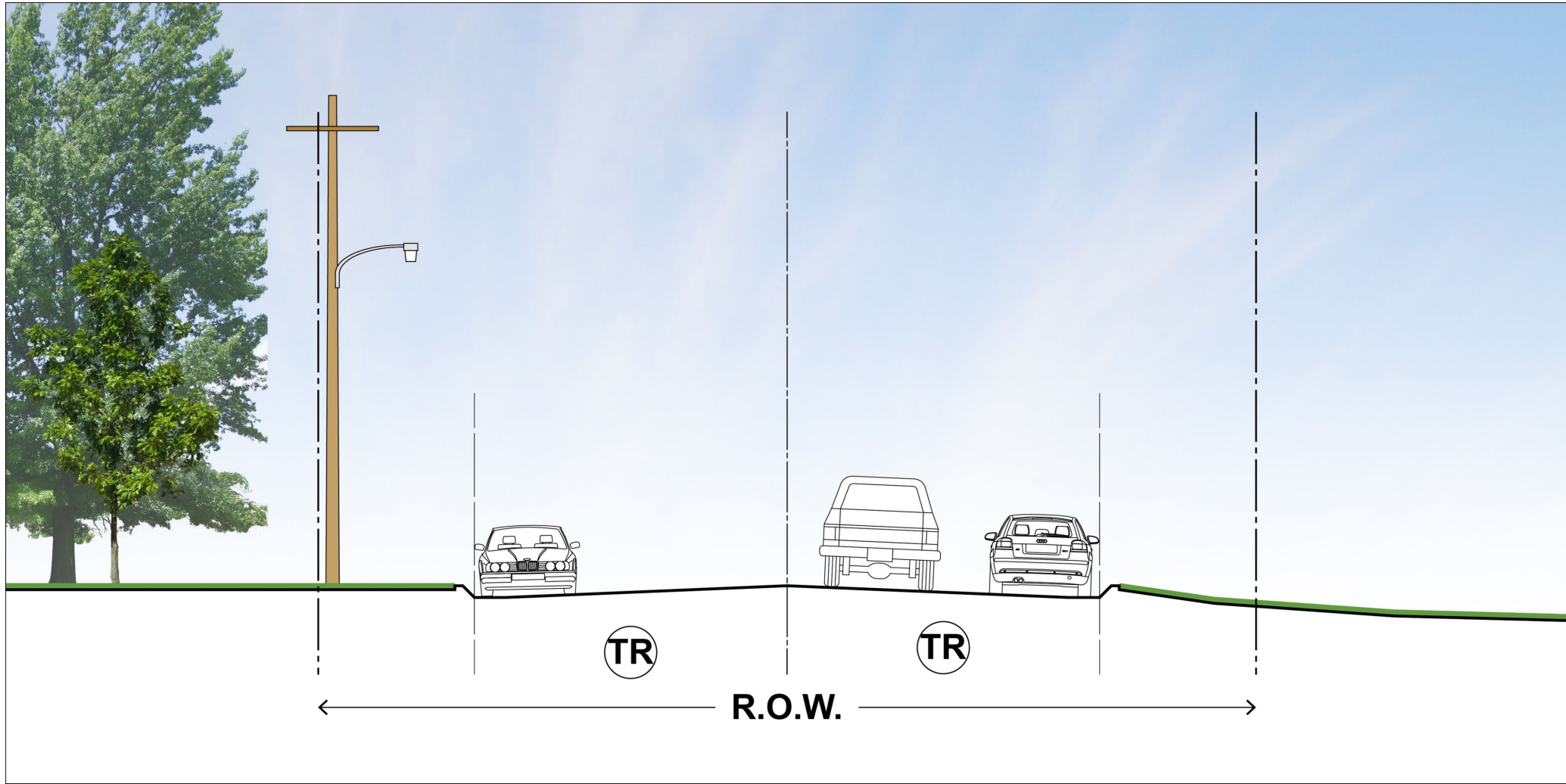




City-Wide Systems Plans

STREETS & ROADS PLAN

JEFFERSON STREET @ W. 13th STREET – EXISTING CONDITIONS

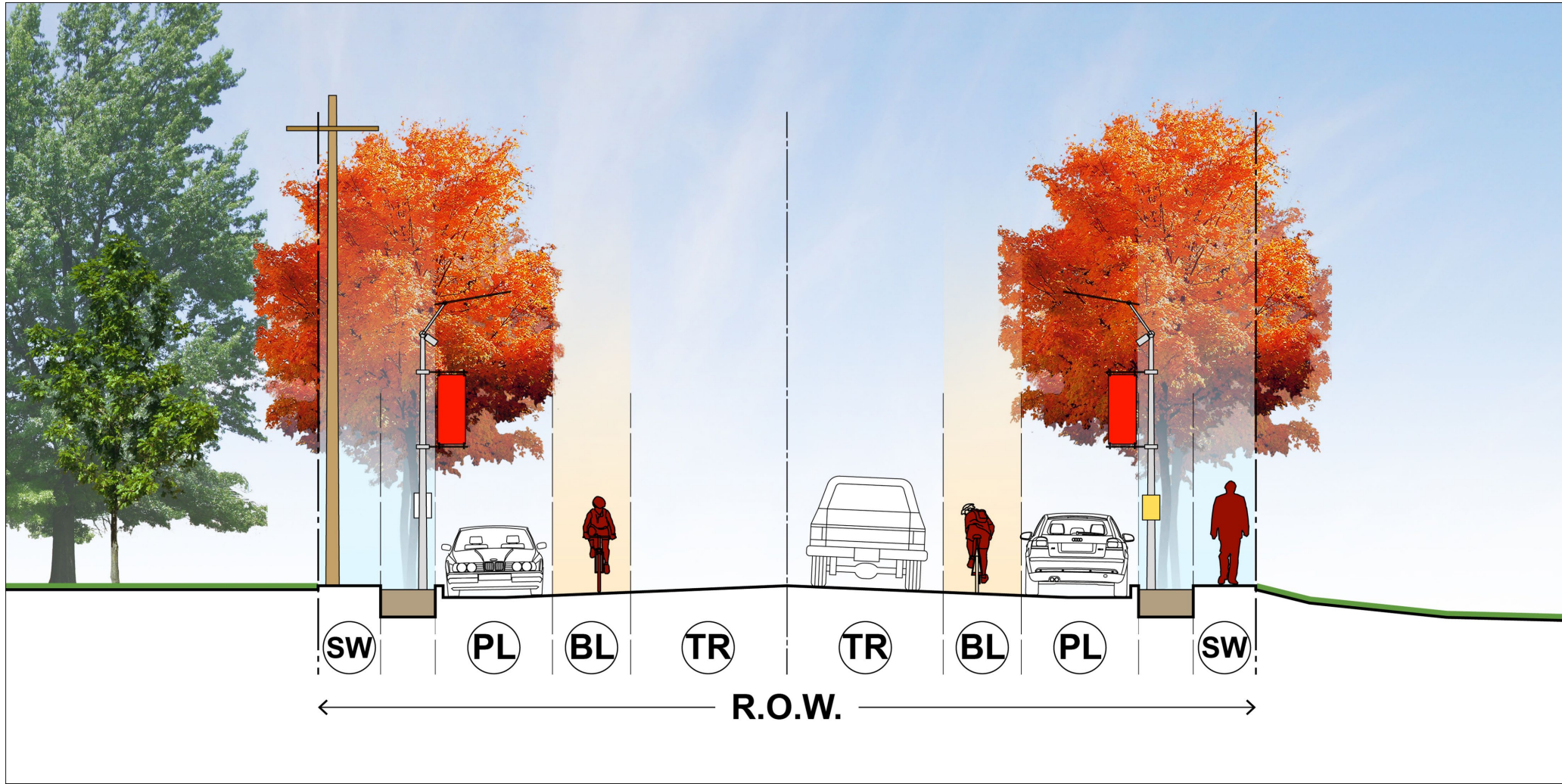




City-Wide Systems Plans

STREETS & ROADS PLAN

JEFFERSON STREET @ W. 13th STREET – PROPOSED STREET CONFIGURATION





City-Wide Systems Plans

STREETS & ROADS PLAN

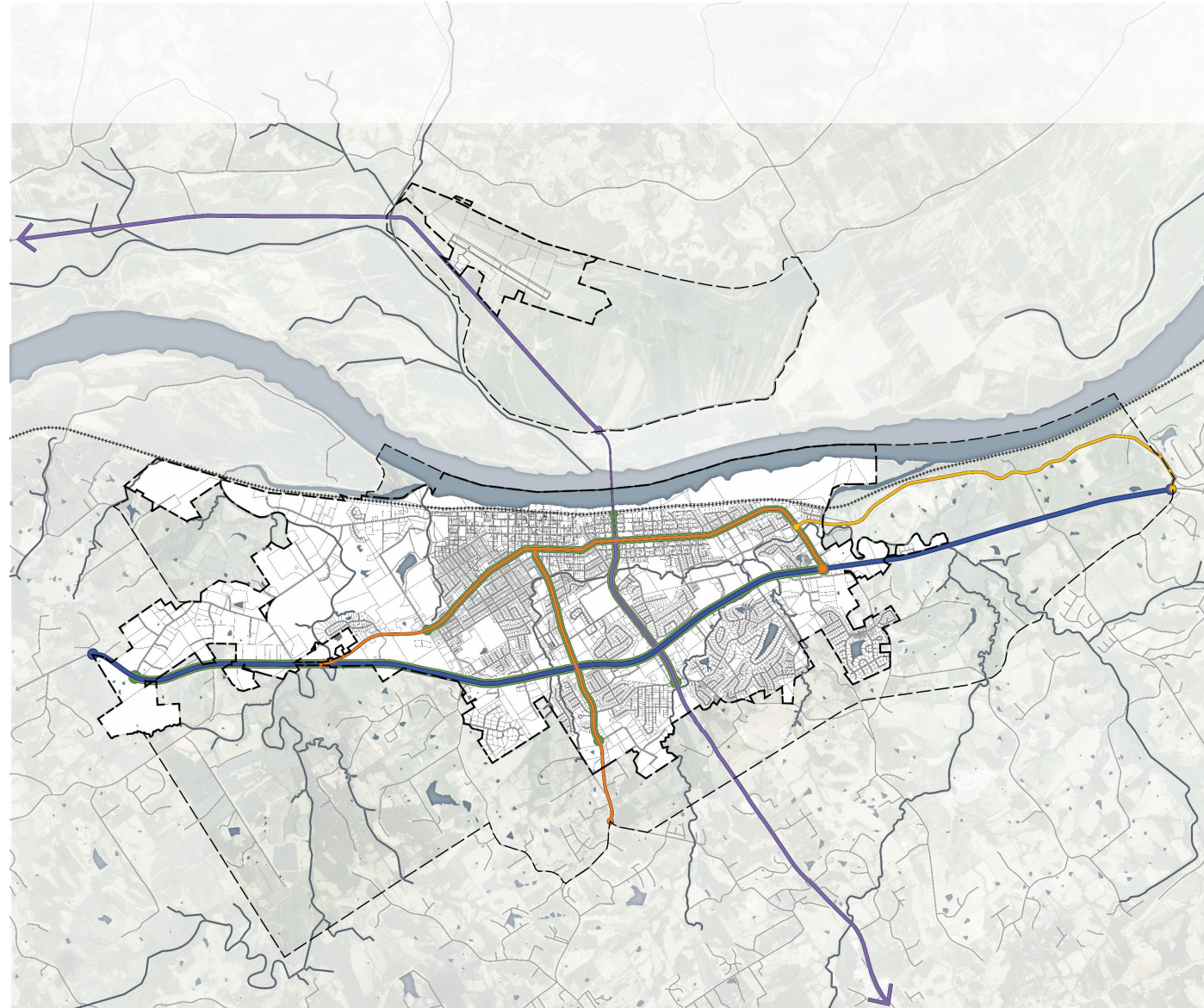
HIGHWAY 100

HIGHWAY 47

5th STREET & JEFFERSON STREET

OLD HIGHWAY 100

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





City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY 100

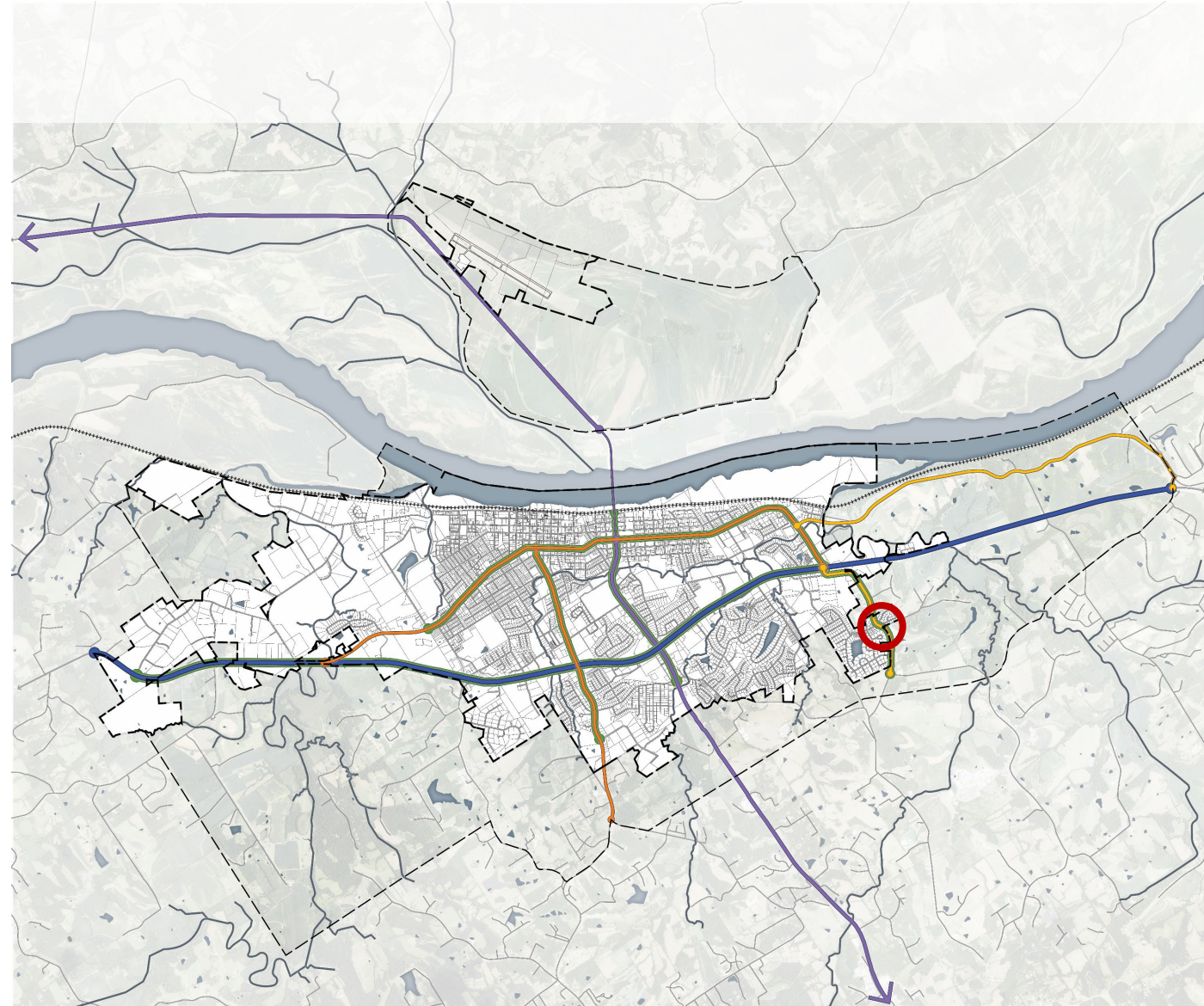
HIGHWAY 47

5th STREET & JEFFERSON STREET

OLD HIGHWAY 100

SOUTH POINT ROAD

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

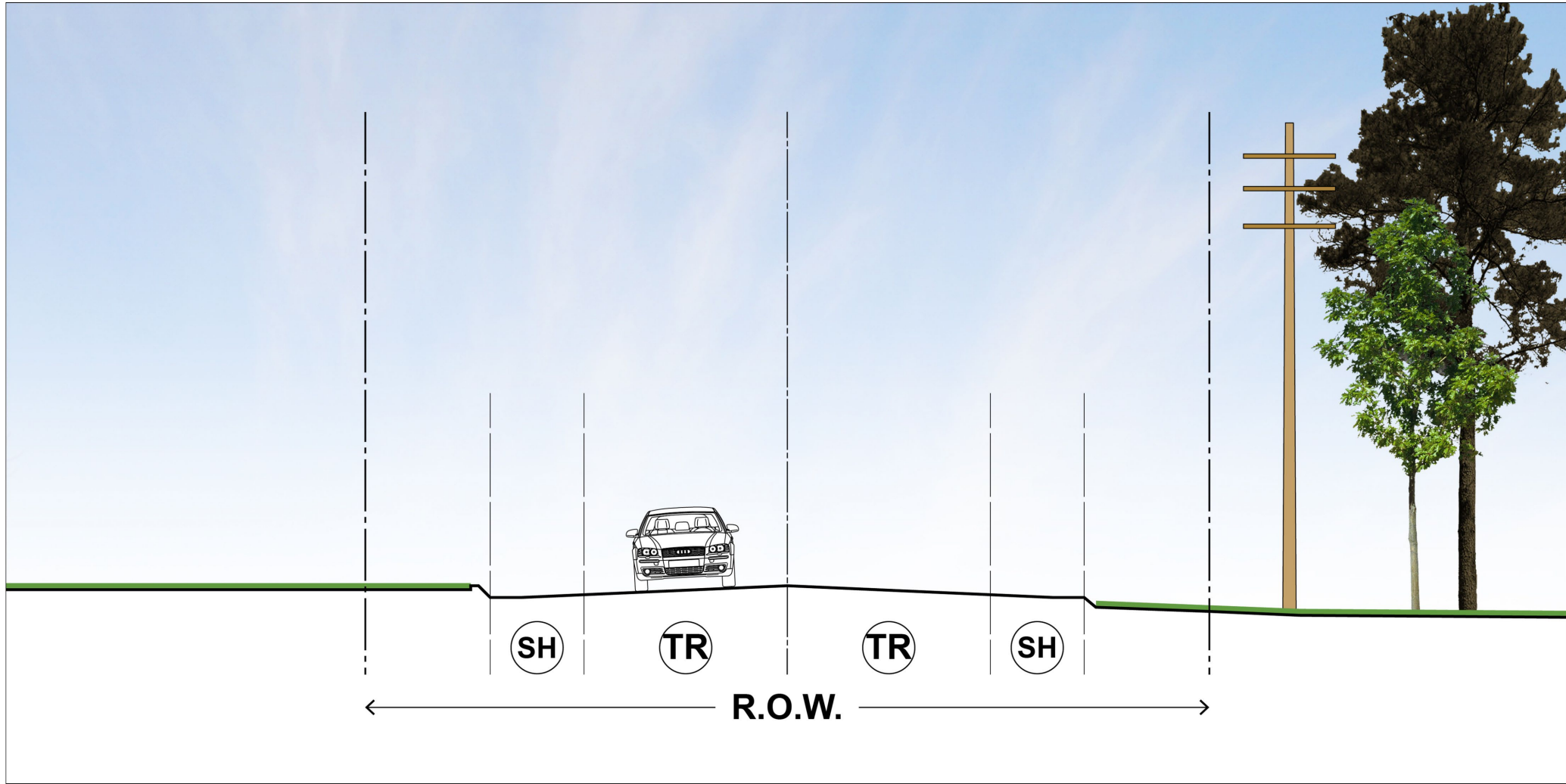




City-Wide Systems Plans

STREETS & ROADS PLAN

SOUTH POINT ROAD @ EQUESTRIAN LANE – EXISTING CONDITIONS

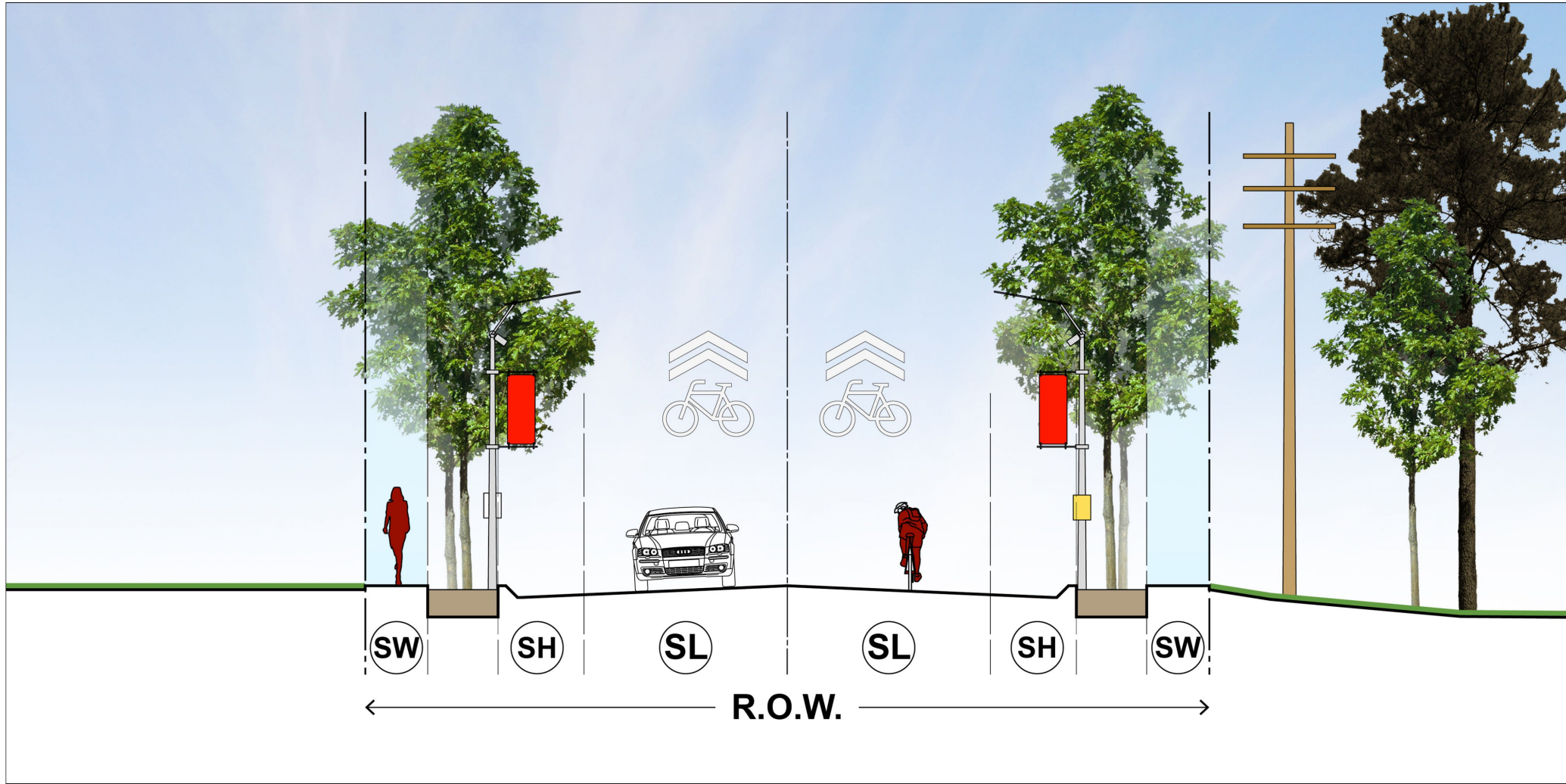




City-Wide Systems Plans

STREETS & ROADS PLAN

SOUTH POINT ROAD @ EQUESTRIAN LANE – PROPOSED STREET CONFIGURATION



City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY 100

HIGHWAY 47

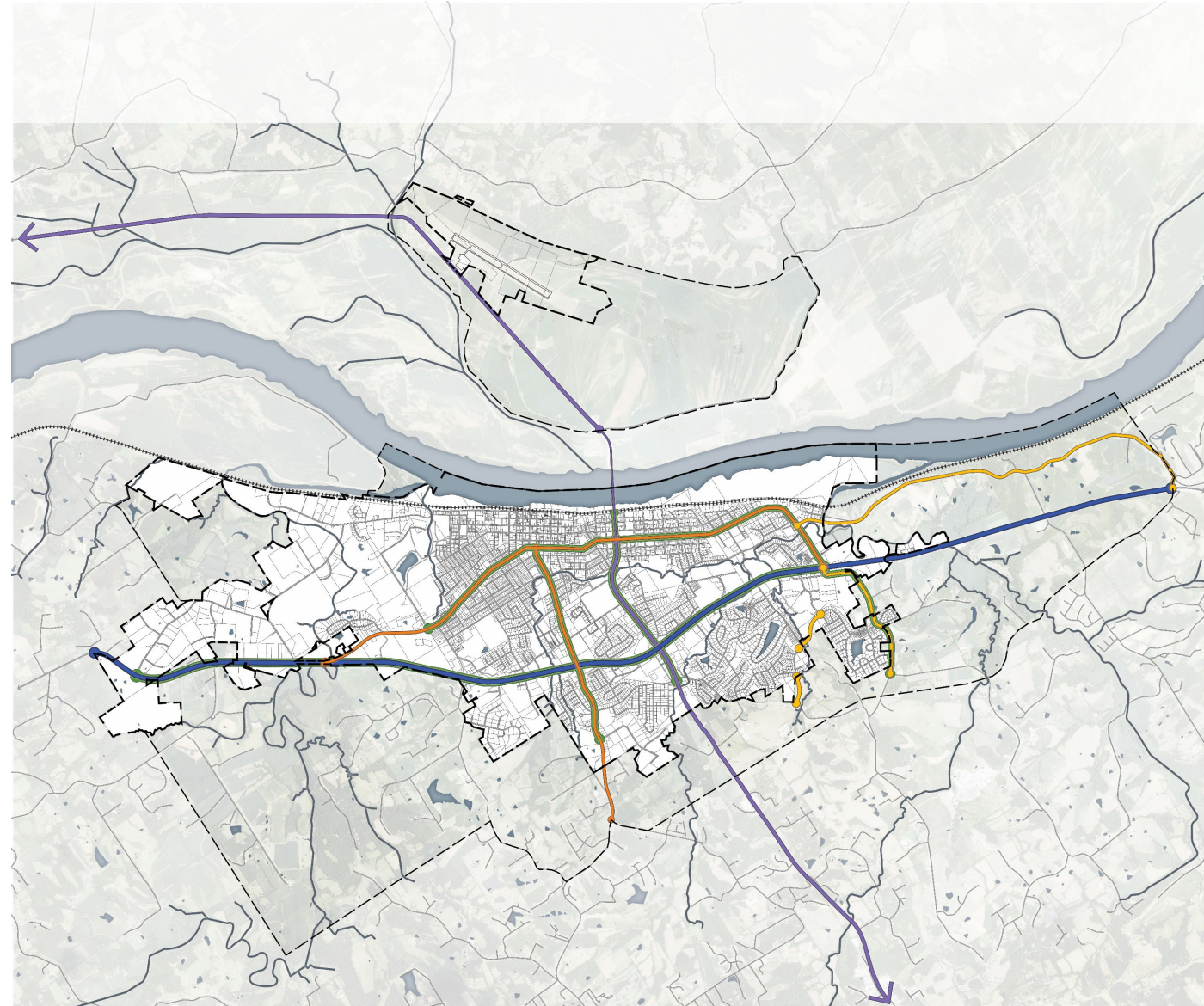
5th STREET & JEFFERSON STREET

OLD HIGHWAY 100

SOUTH 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.





City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY 100

HIGHWAY 47

5th STREET & JEFFERSON STREET

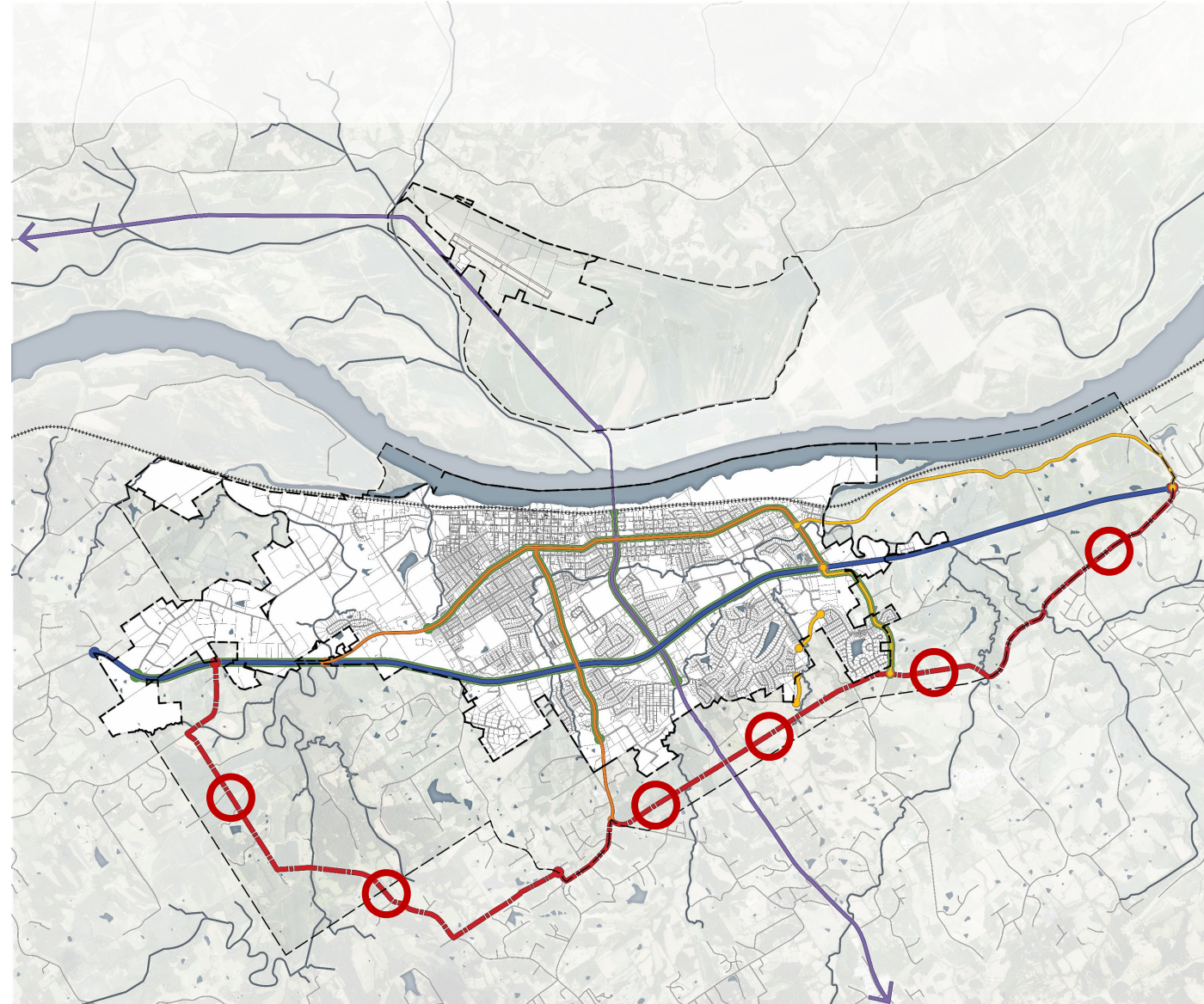
OLD HIGHWAY 100

SOUTH POINT ROAD

NEW STREETS

EAST-WEST PARKWAY

- Implement an east-west parkway utilizing Pottery Road (south of Highway 100), Country Club Road, South 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.

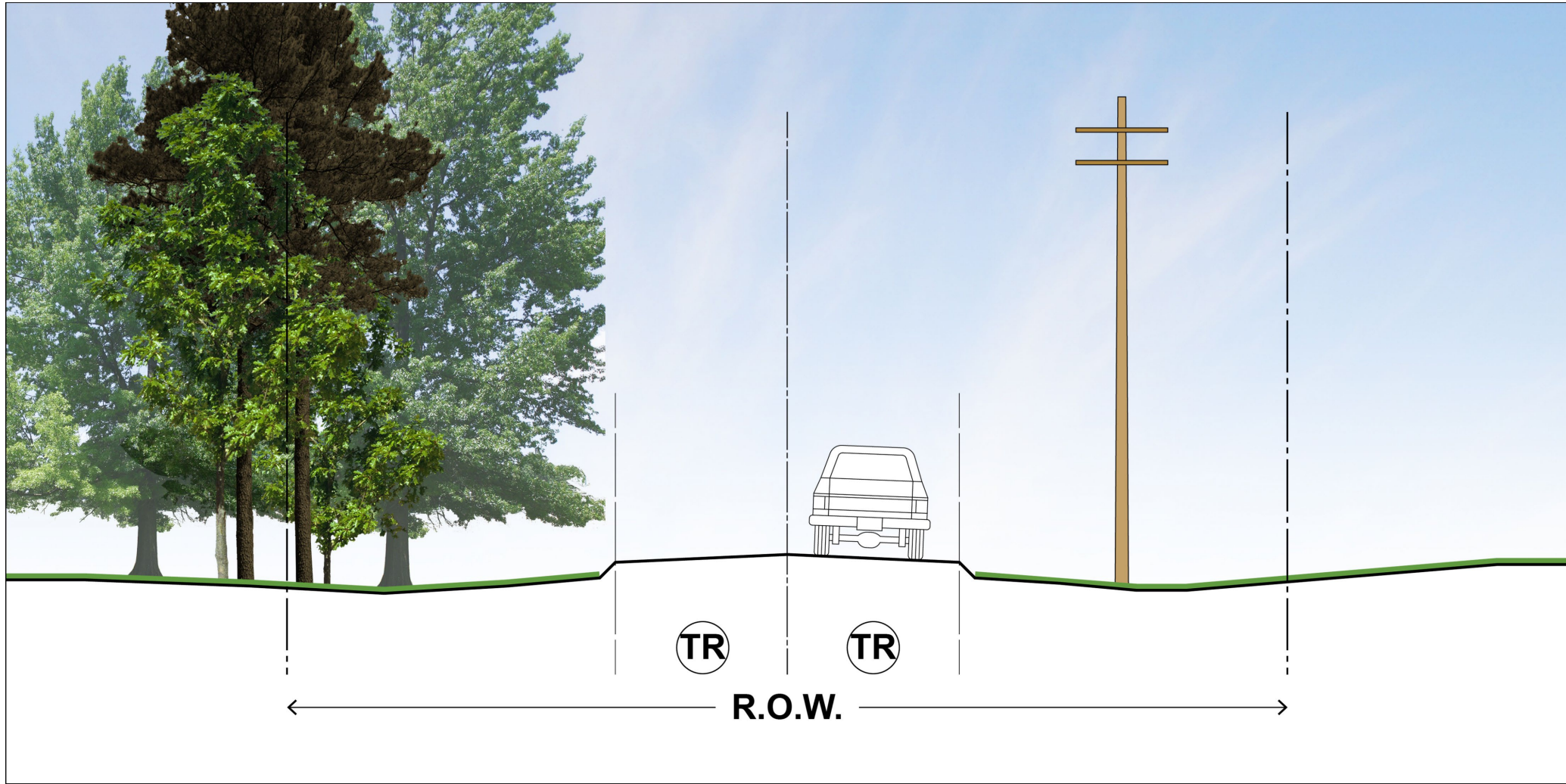




City-Wide Systems Plans

STREETS & ROADS PLAN

EAST-WEST PARKWAY, EXISTING ROAD ALIGNMENTS – EXISTING CONDITIONS

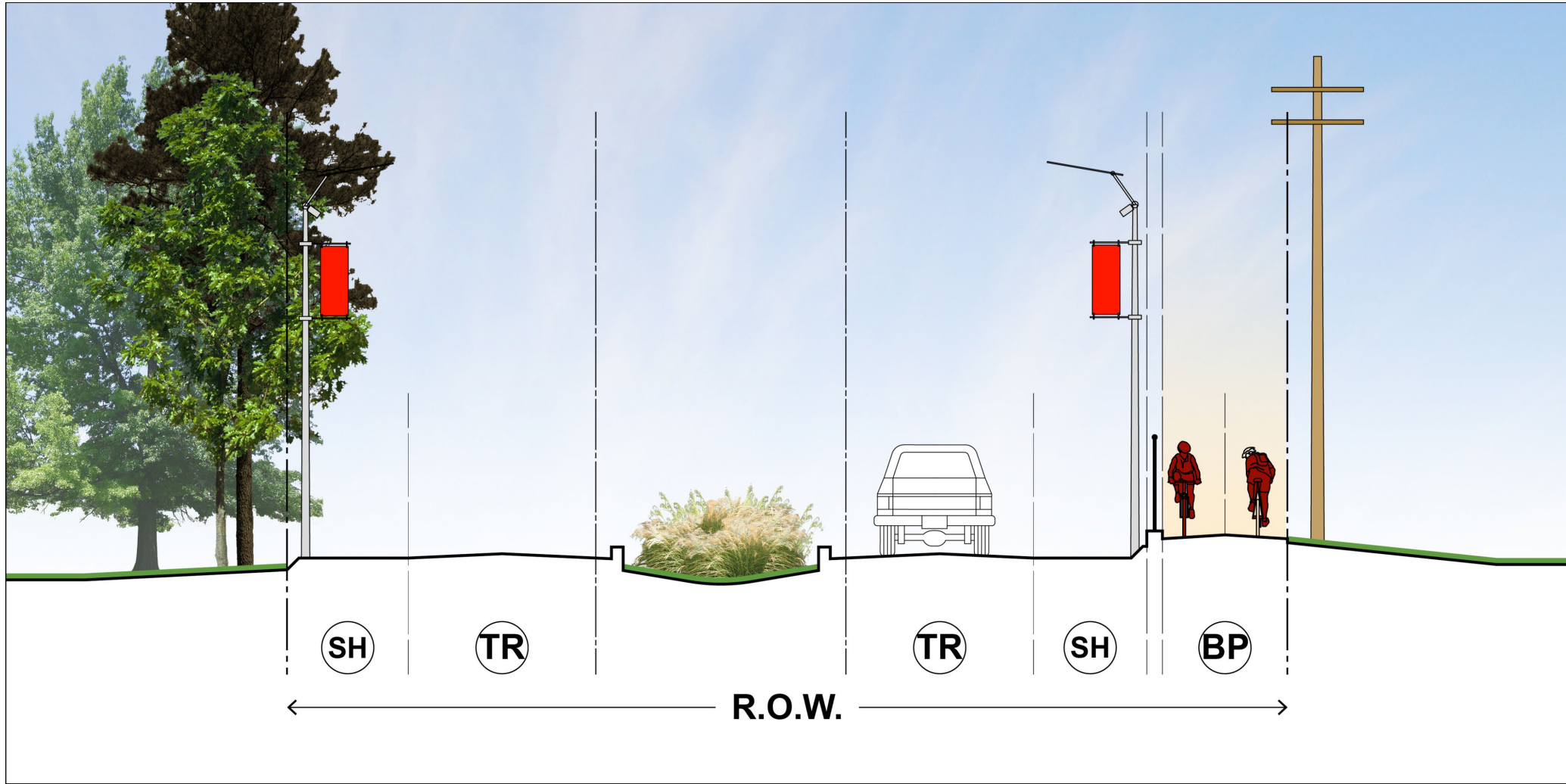




City-Wide Systems Plans

STREETS & ROADS PLAN

EAST-WEST PARKWAY, EXISTING ROAD ALIGNMENTS – PROPOSED STREET CONFIGURATION

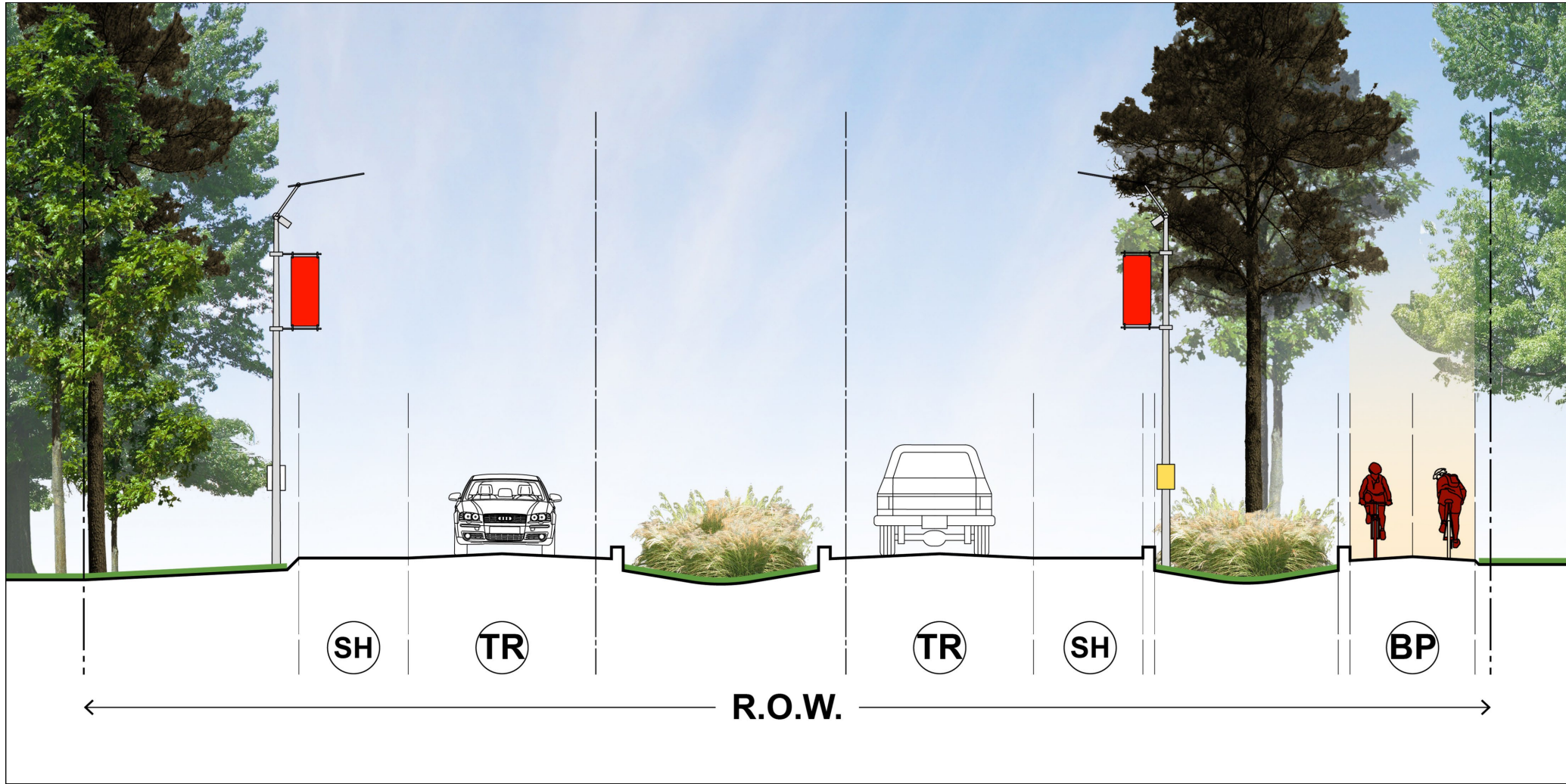




City-Wide Systems Plans

STREETS & ROADS PLAN

EAST-WEST PARKWAY, NEW ROAD ALIGNMENTS – PROPOSED STREET CONFIGURATION





City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY 100

HIGHWAY 47

5th STREET & JEFFERSON STREET

OLD HIGHWAY 100

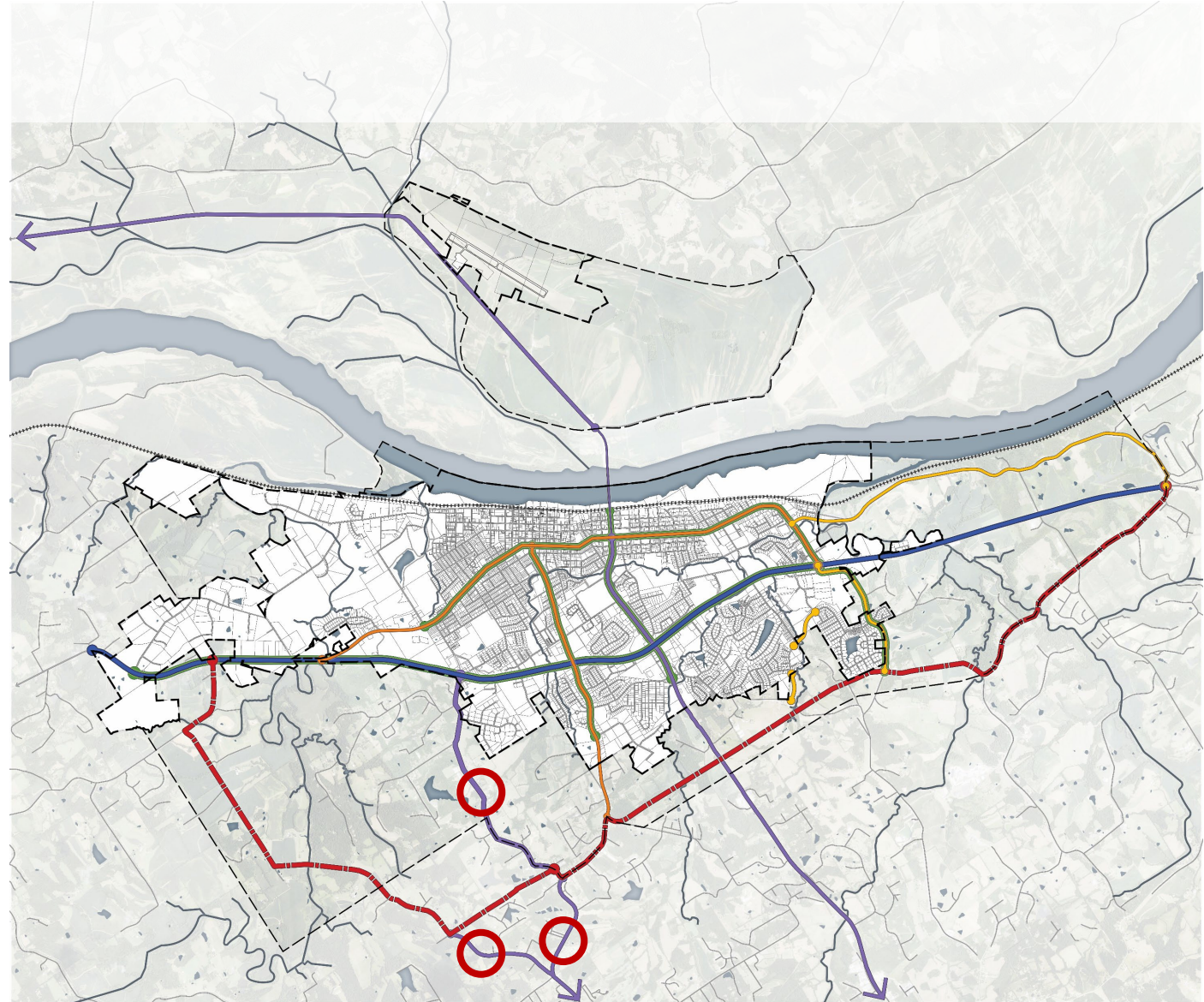
SOUTH POINT ROAD

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.

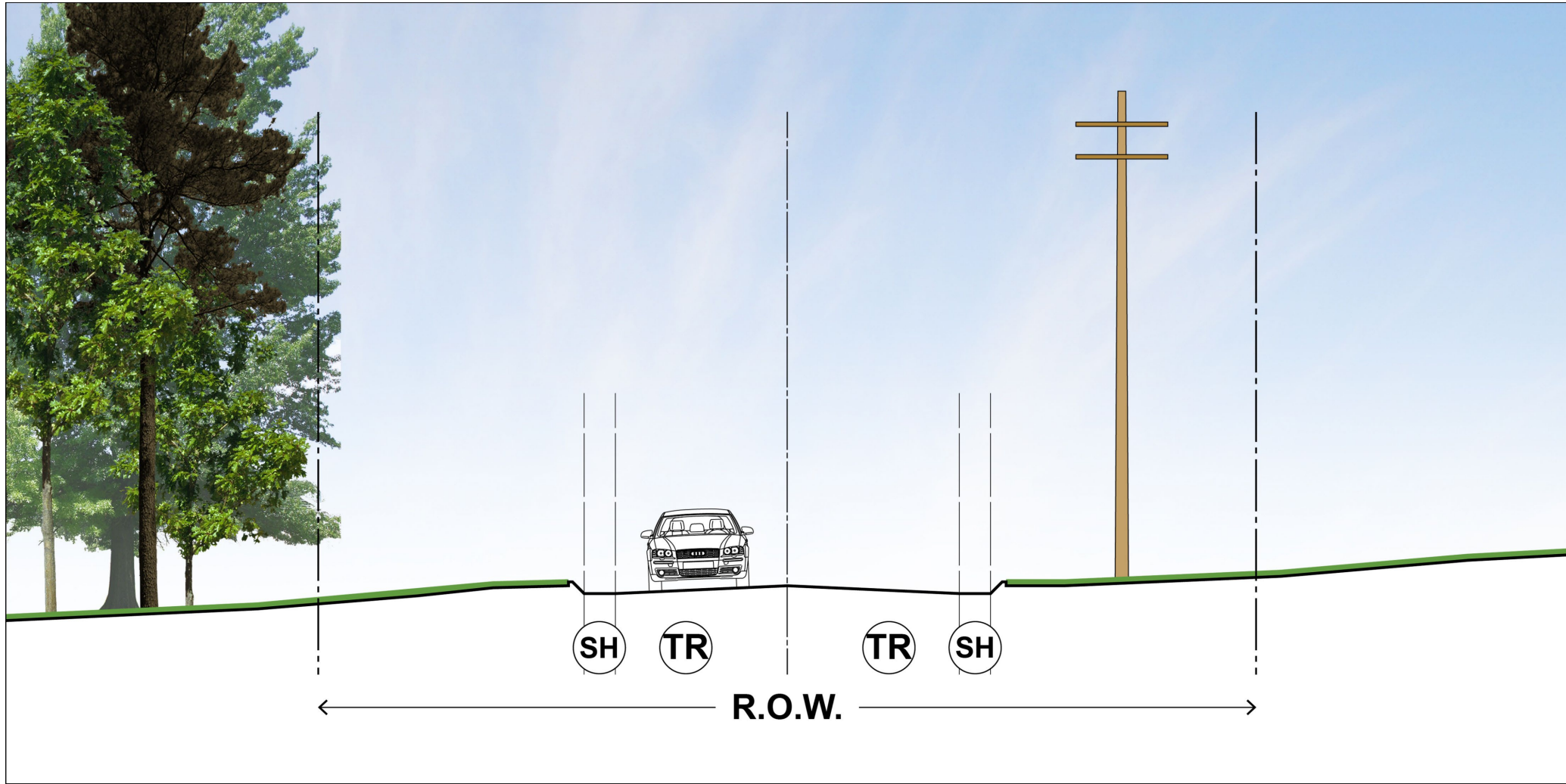




City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY A / POTTERY ROAD IMPROVEMENTS – EXISTING CONDITIONS

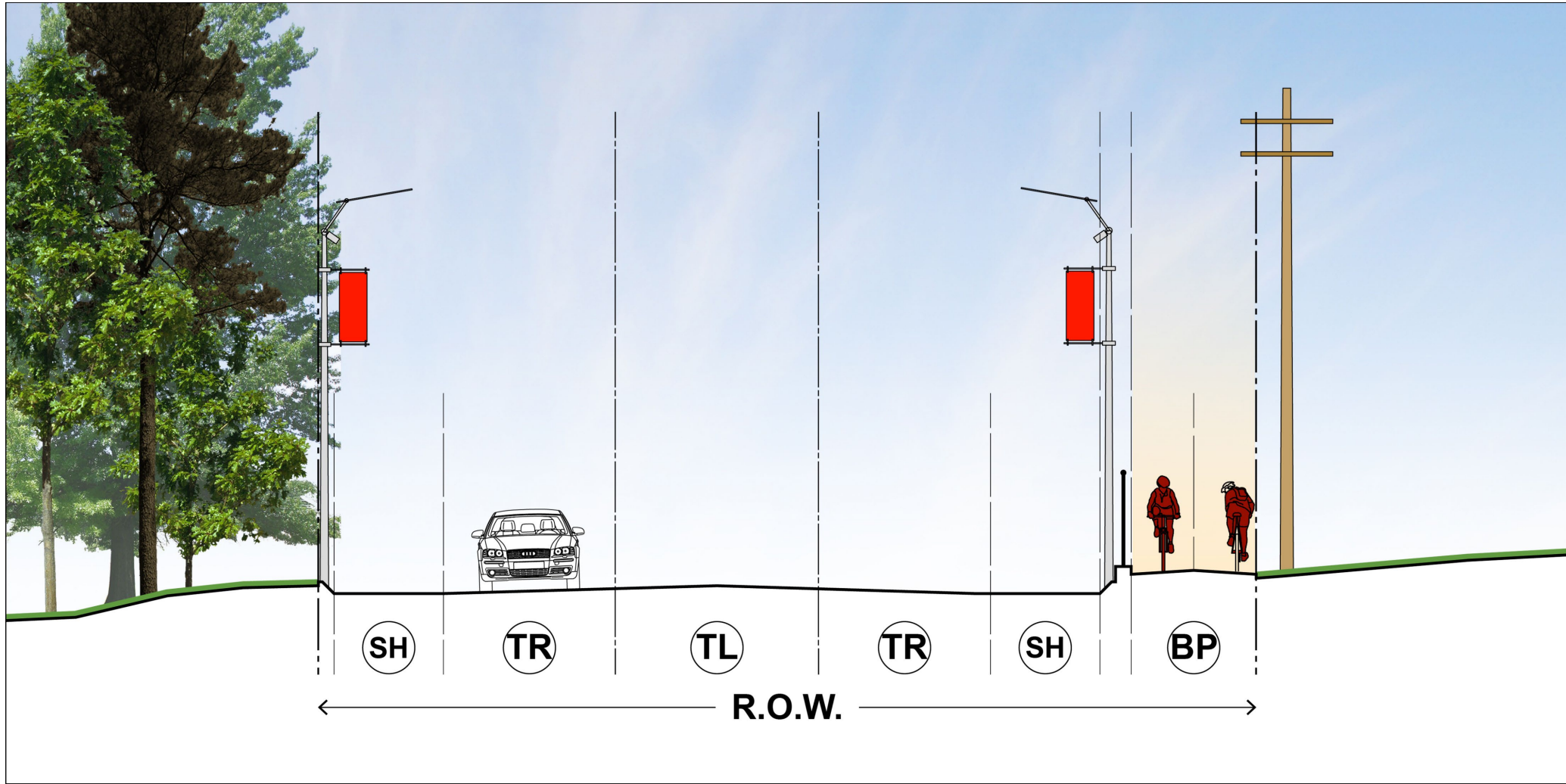




City-Wide Systems Plans

STREETS & ROADS PLAN

HIGHWAY A / POTTERY ROAD IMPROVEMENTS – PROPOSED STREET CONFIGURATION





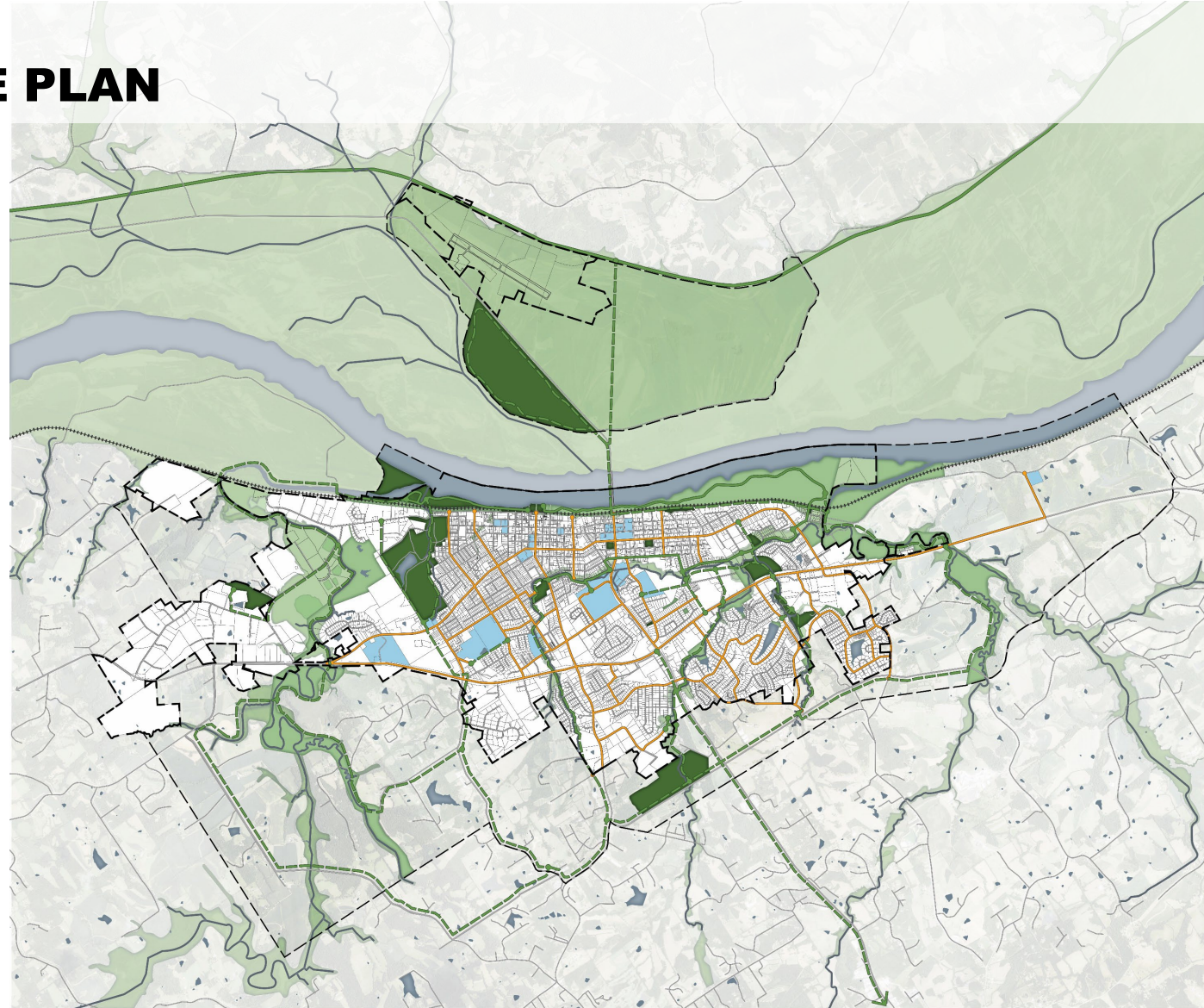
CITY-WIDE SYSTEMS PLANS

PARKS, RECREATION & OPEN SPACE PLAN



City-Wide Systems Plans

PARKS, RECREATION & OPEN SPACE PLAN



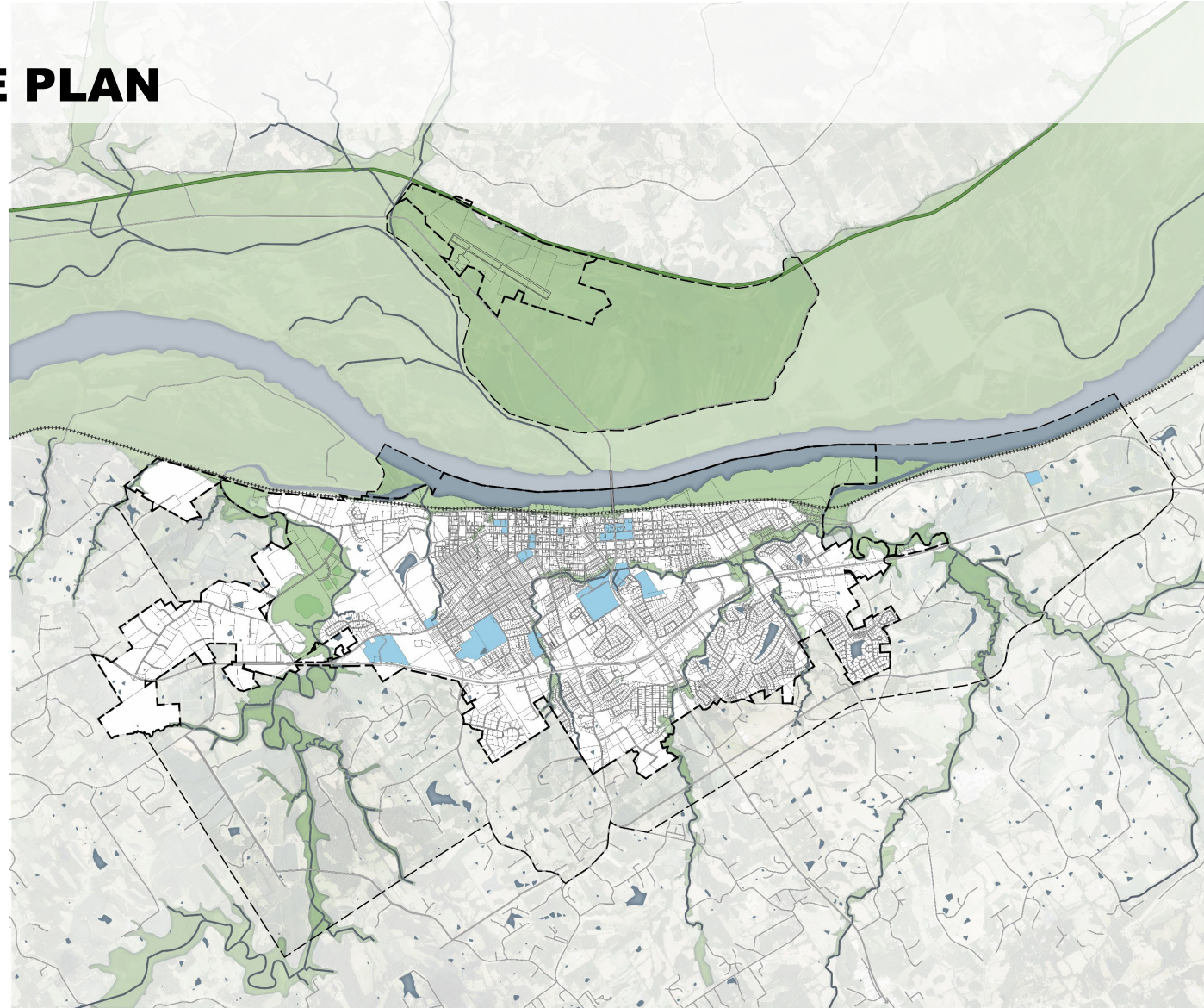


City-Wide Systems Plans

PARKS, RECREATION & OPEN SPACE PLAN

FLOODPLAINS & RIPARIAN CORRIDORS

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





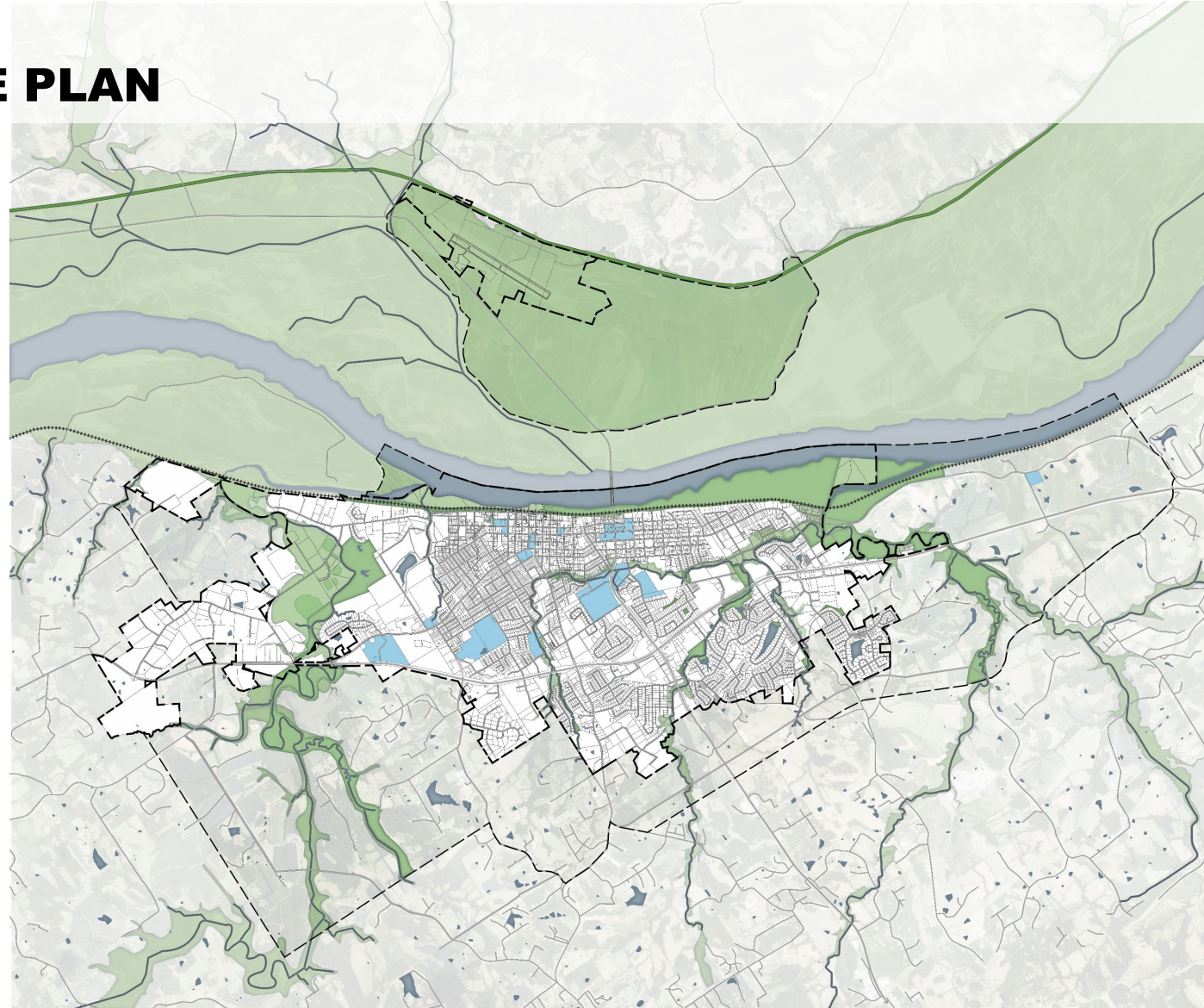
City-Wide Systems Plans

PARKS, RECREATION & OPEN SPACE PLAN

FLOODPLAINS & RIPARIAN CORRIDORS

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

RIPARIAN / CONSERVATION OVERLAY AREAS





City-Wide Systems Plans

PARKS, RECREATION & OPEN SPACE PLAN

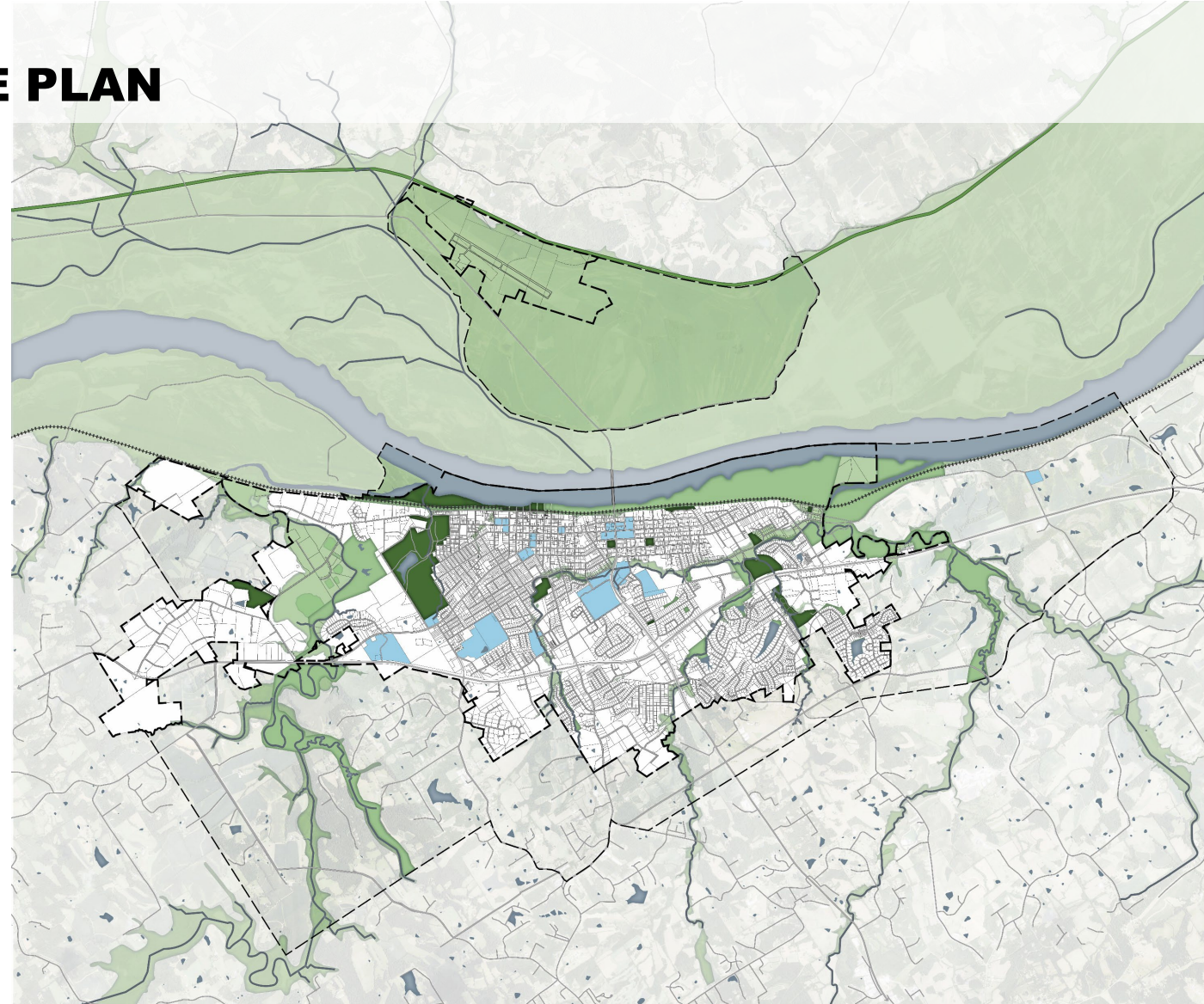
FLOODPLAINS & RIPARIAN CORRIDORS

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

RIPARIAN / CONSERVATION OVERLAY AREAS

CITY OF WASHINGTON PARKS

- Existing City Parks





City-Wide Systems Plans

PARKS, RECREATION & OPEN SPACE PLAN

FLOODPLAINS & RIPARIAN CORRIDORS

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

RIPARIAN / CONSERVATION OVERLAY AREAS

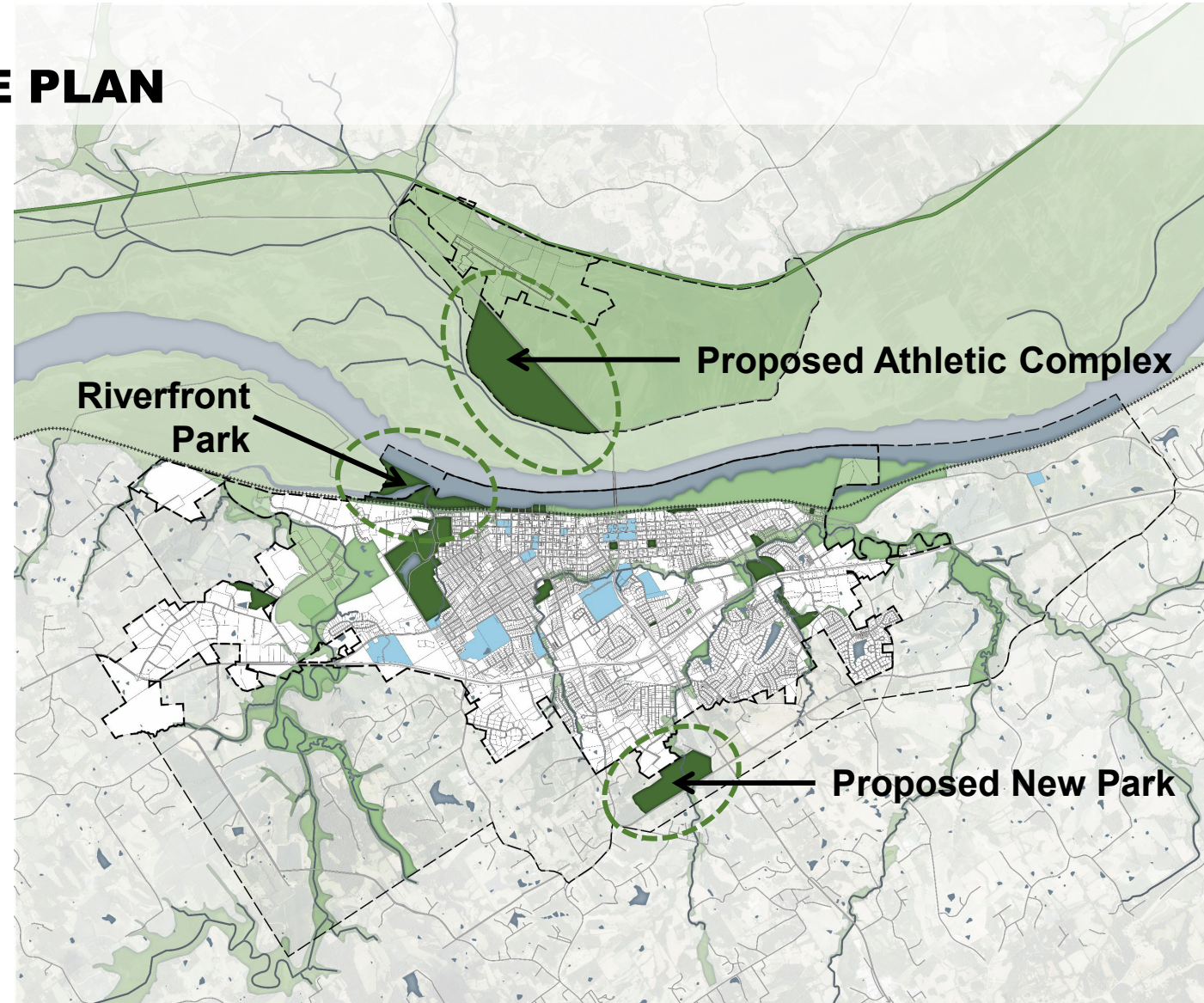
CITY OF WASHINGTON PARKS

- 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.

“Identify and plan for the future acquisition of approximately 100 acres of new park land south of Highway 100, near Highway 47.

“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.”





City-Wide Systems Plans

PARKS, RECREATION & OPEN SPACE PLAN

FLOODPLAINS & RIPARIAN CORRIDORS

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

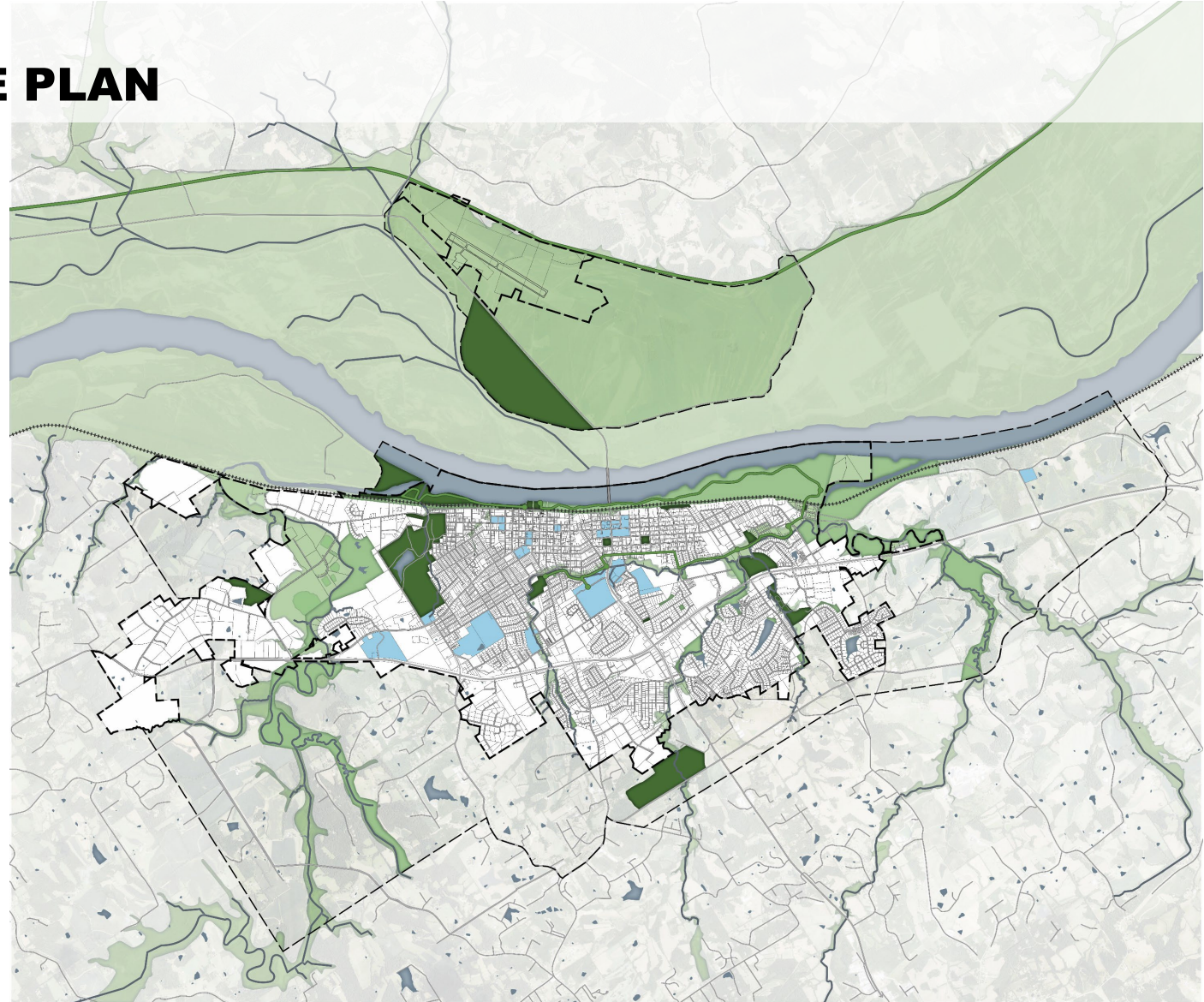
RIPARIAN / CONSERVATION OVERLAY AREAS

CITY OF WASHINGTON PARKS

- Existing City Parks
- Proposed New City Park Space

OFF-STREET GREENWAY NETWORK – EXISTING

- Busch Creek Greenway, phases 1 and 2
- Washington Rotary Riverfront Trails, east and west





City-Wide Systems Plans

PARKS, RECREATION & OPEN SPACE PLAN

FLOODPLAINS & RIPARIAN CORRIDORS

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

RIPARIAN / CONSERVATION OVERLAY AREAS

CITY OF WASHINGTON PARKS

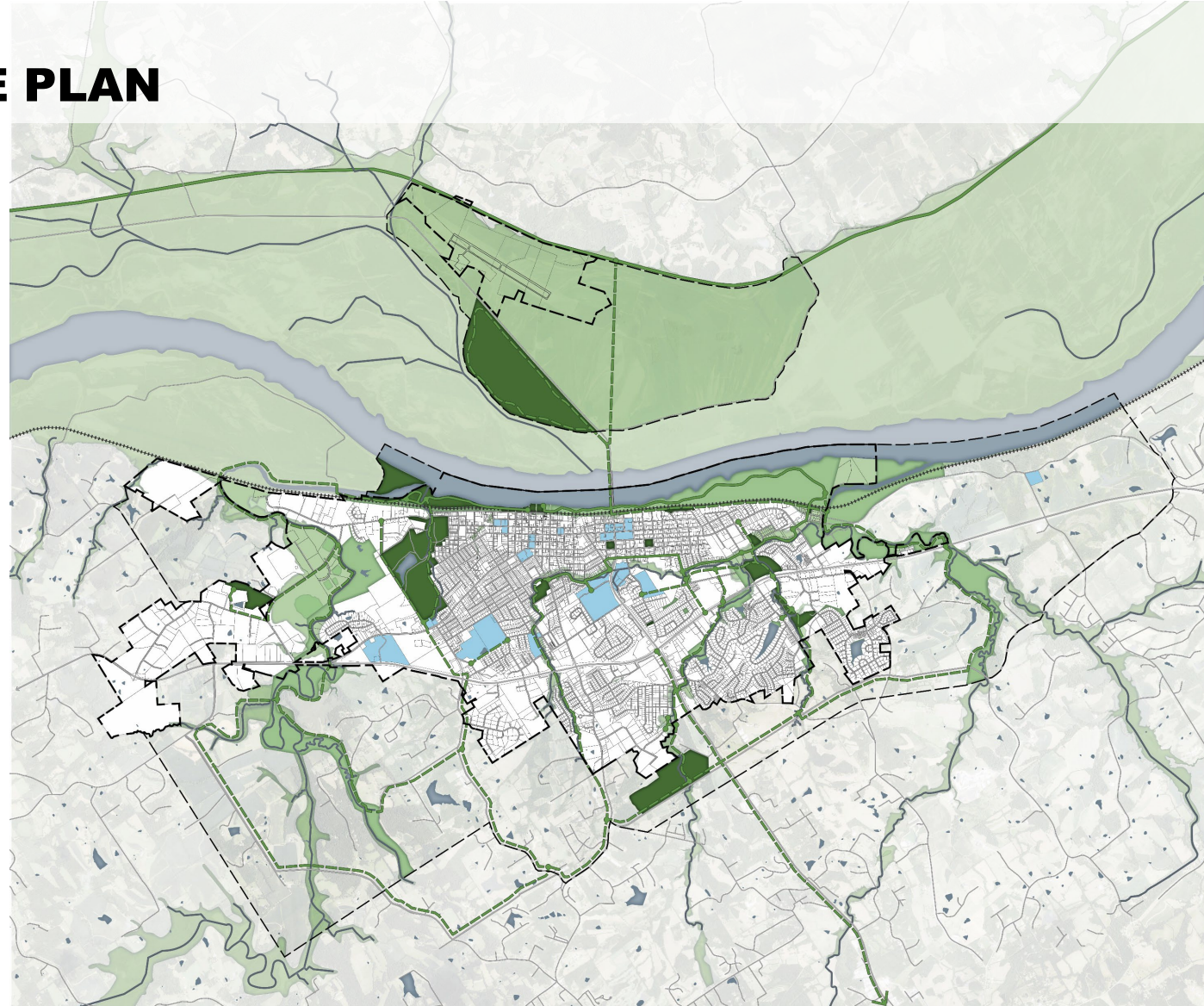
- Existing City Parks
- Proposed New City Park Space

OFF-STREET GREENWAY NETWORK – EXISTING

- Busch Creek Greenway, phases 1 and 2
- Washington Rotary Riverfront Trails, east and west

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





City-Wide Systems Plans

PARKS, RECREATION & OPEN SPACE PLAN

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

OFF-STREET GREENWAY NETWORK – EXISTING

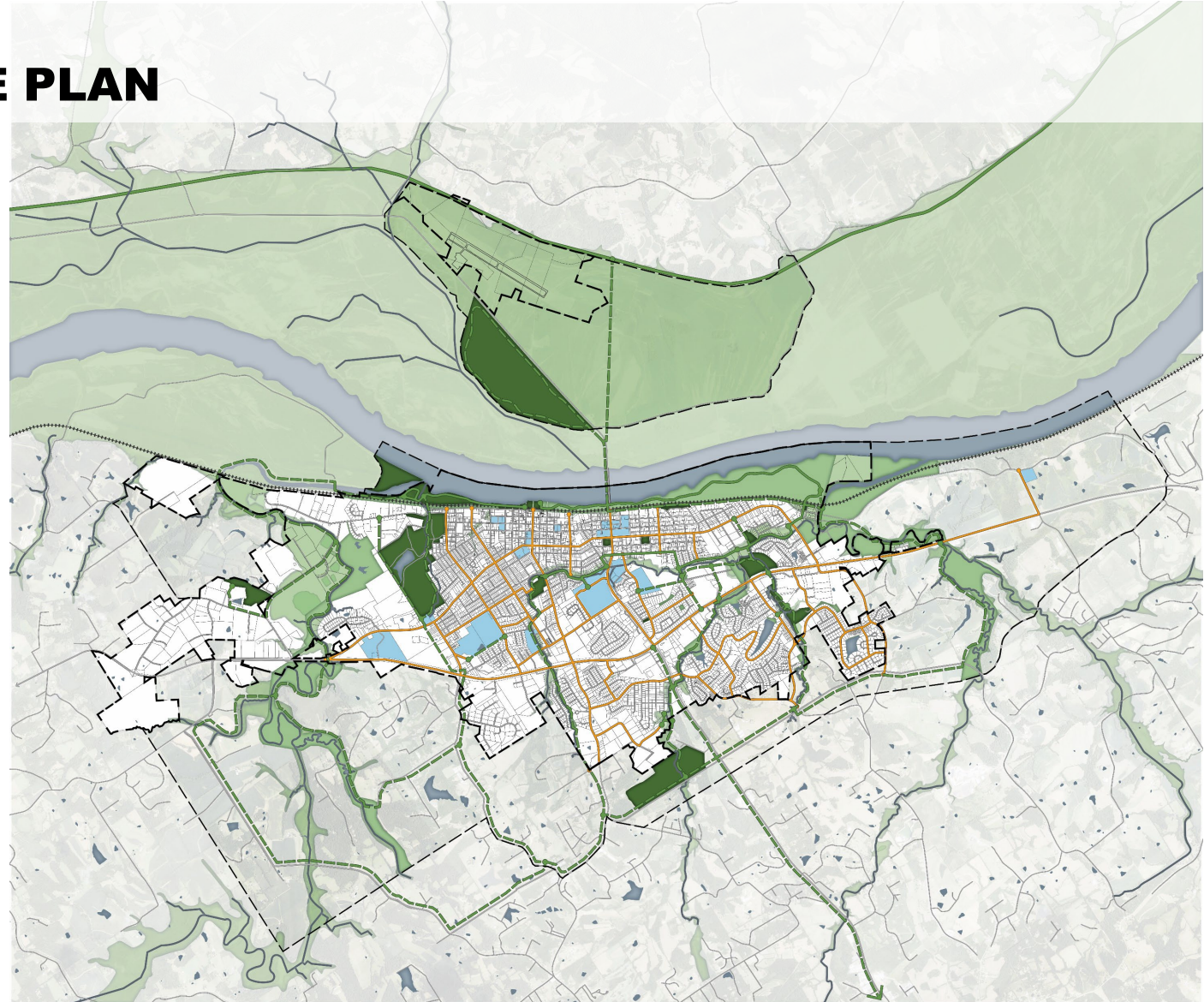
- Busch Creek Greenway, phases 1 and 2
- Washington Rotary Riverfront Trails, east and west

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





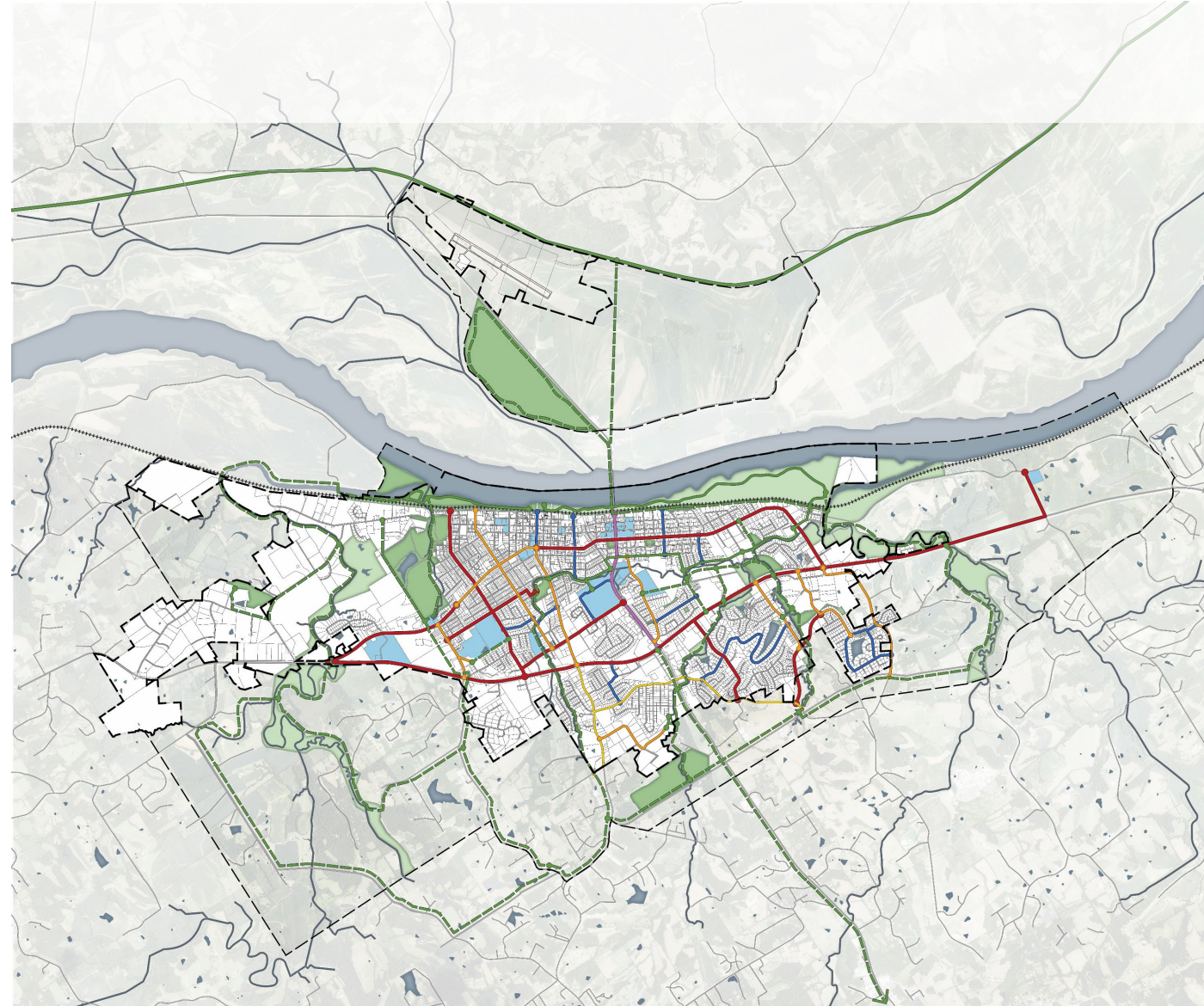
CITY-WIDE SYSTEMS PLANS

BICYCLE & PEDESTRIAN PLAN



City-Wide Systems Plans

BICYCLE & PEDESTRIAN PLAN





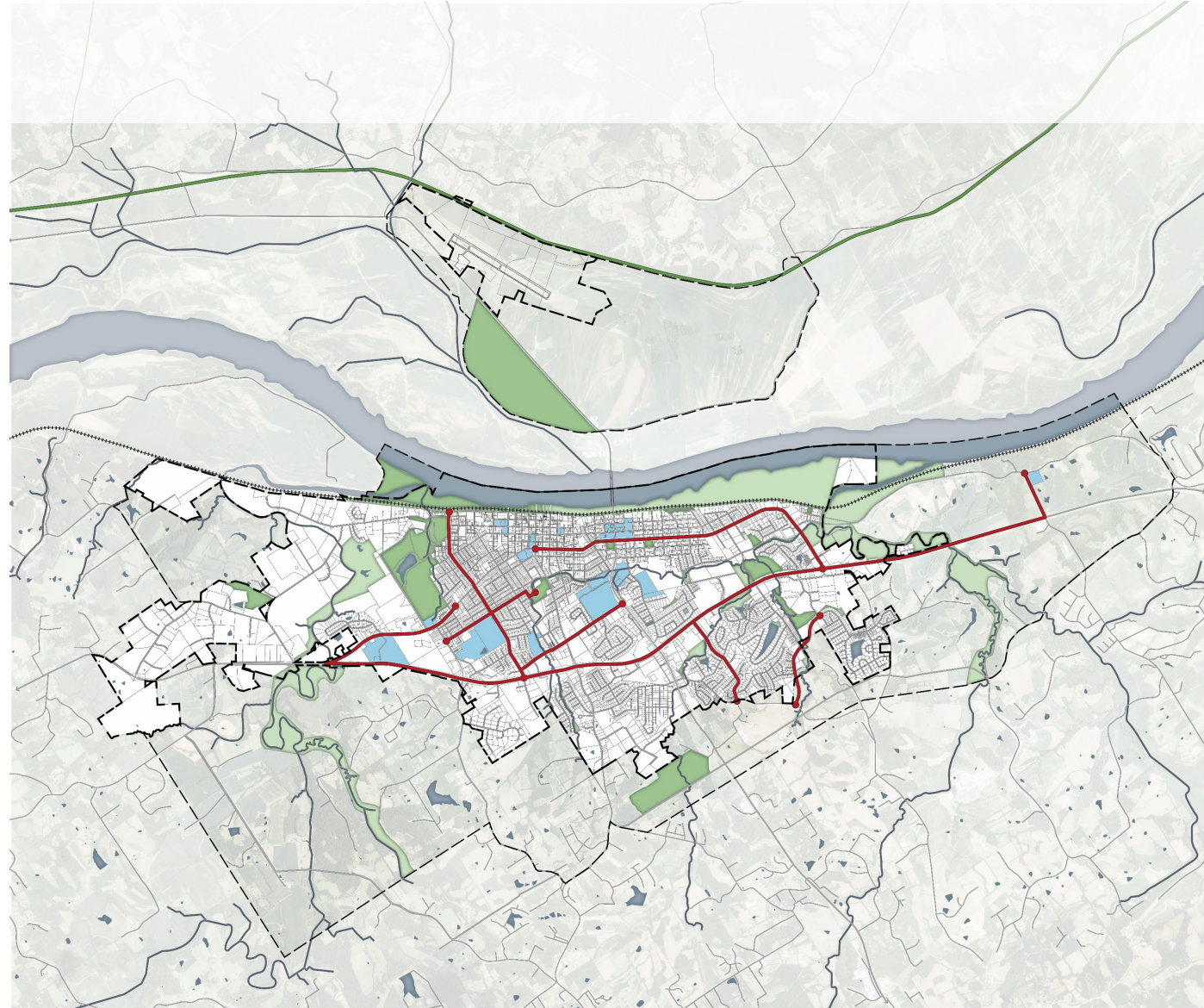
City-Wide Systems Plans

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**





City-Wide Systems Plans

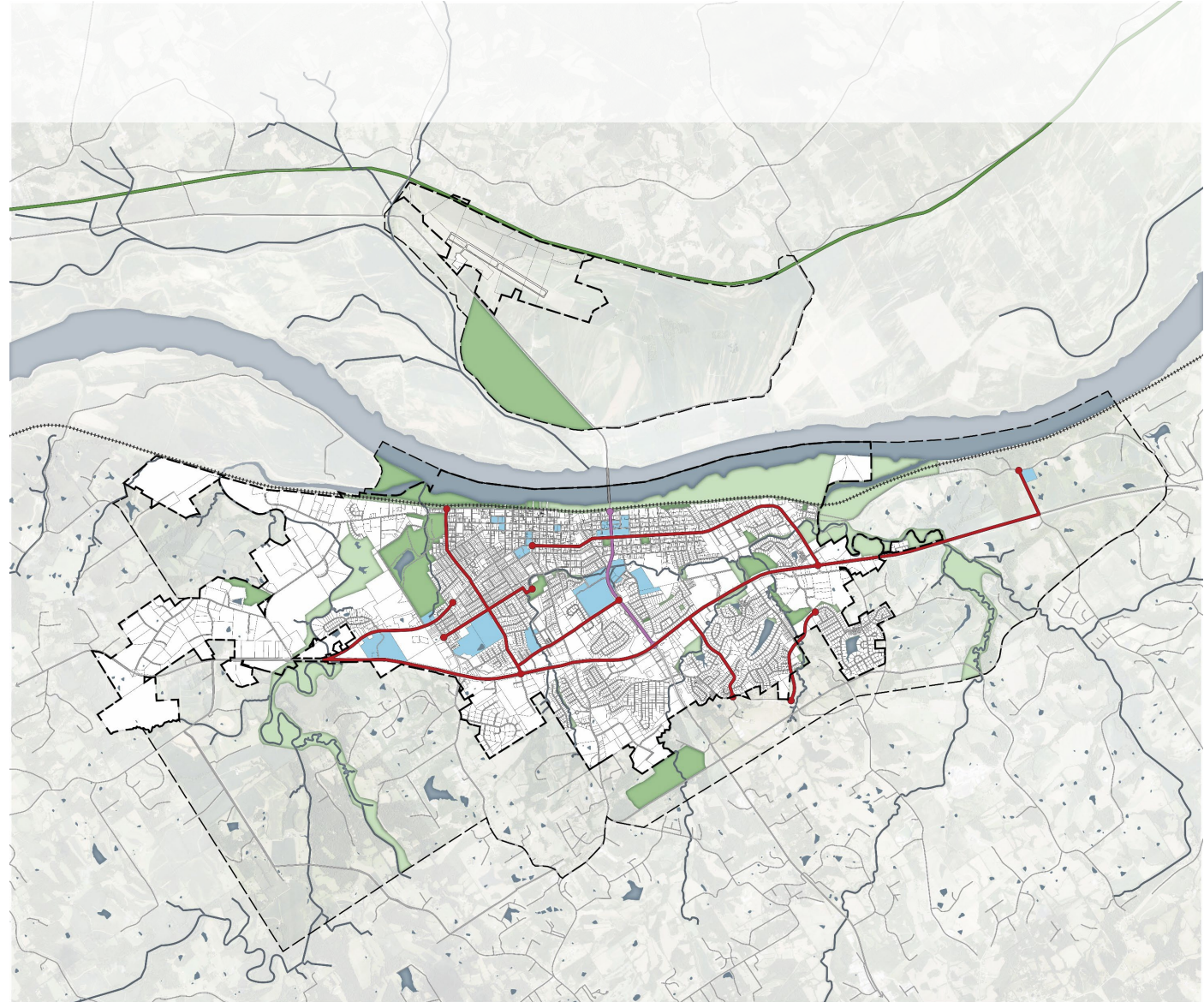
BICYCLE & PEDESTRIAN PLAN

DESIGNATED BIKE LANES

SIDE PATH

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

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





City-Wide Systems Plans

BICYCLE & PEDESTRIAN PLAN

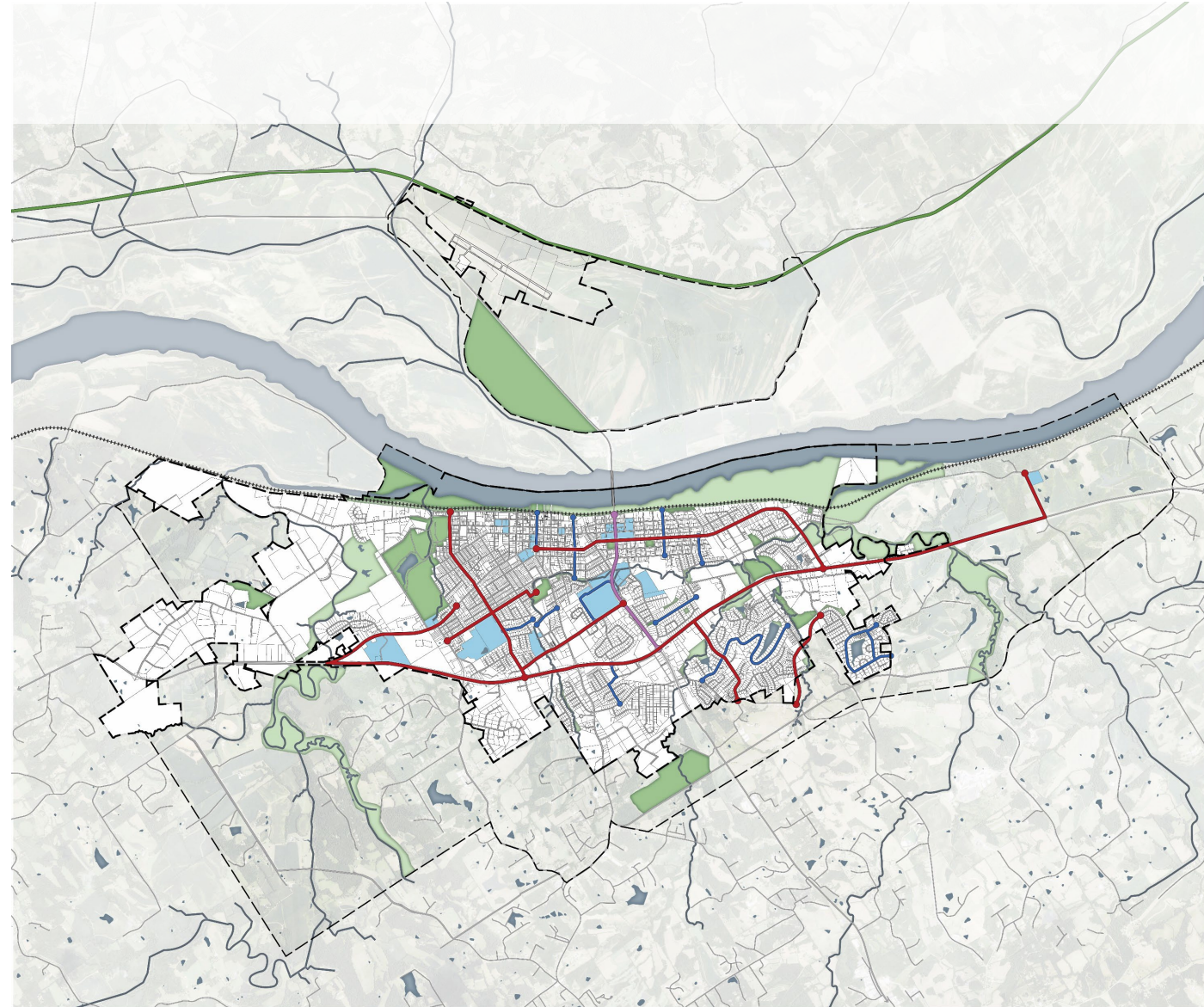
DESIGNATED BIKE LANES

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**





City-Wide Systems Plans

BICYCLE & PEDESTRIAN PLAN

DESIGNATED BIKE LANES

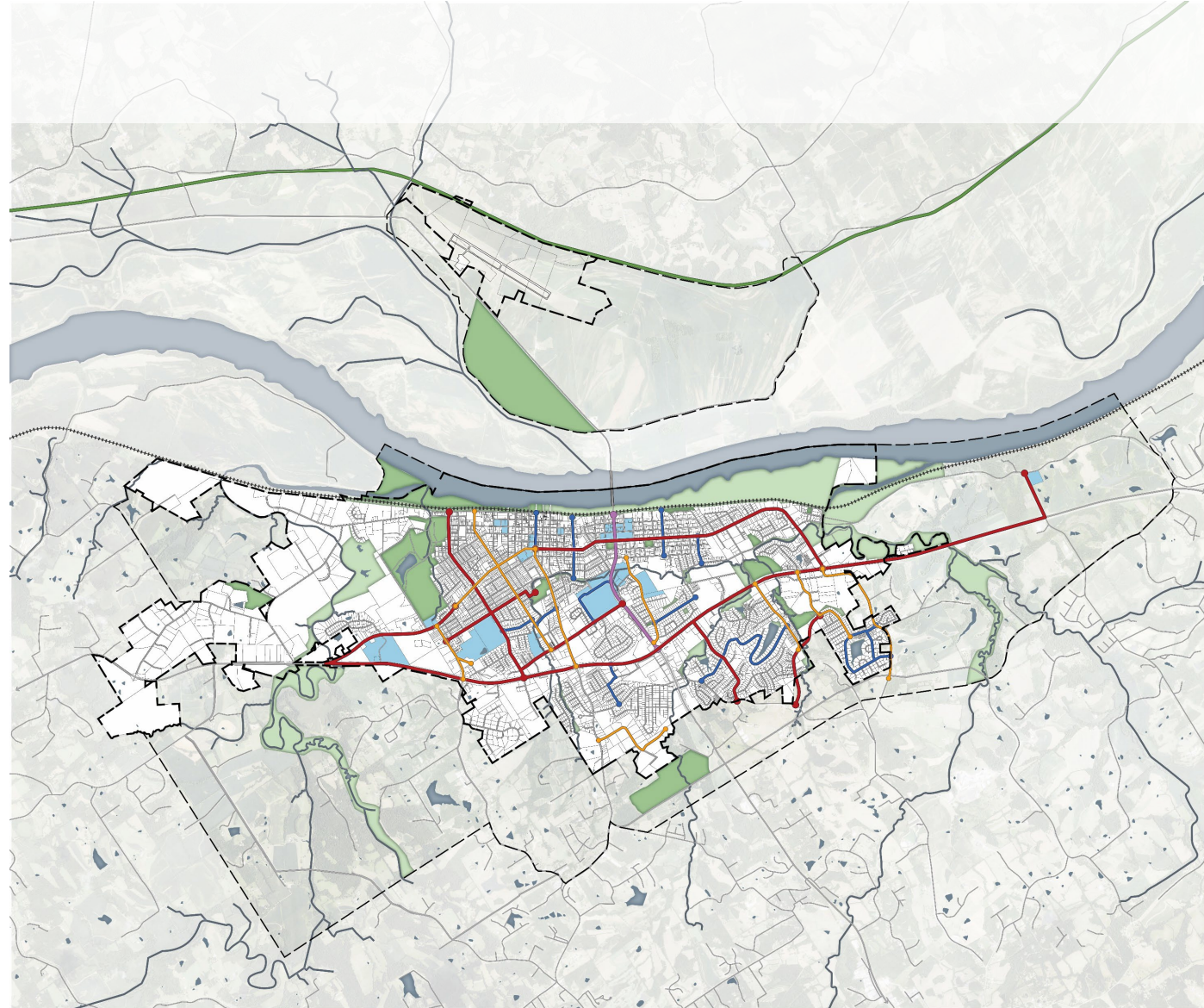
SIDE PATH

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**
- **South Point Road**





City-Wide Systems Plans

BICYCLE & PEDESTRIAN PLAN

DESIGNATED BIKE LANES

SIDE PATH

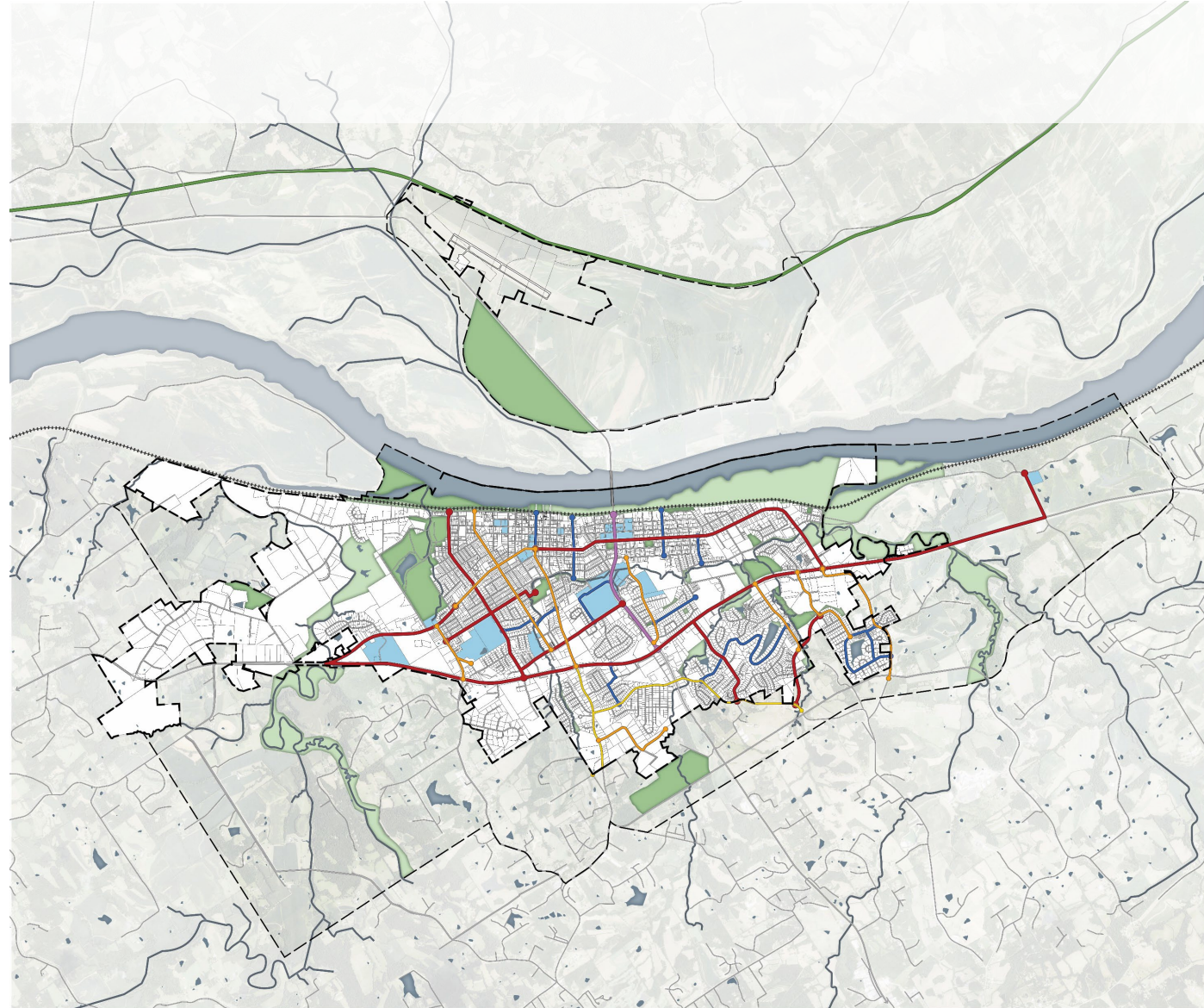
BIKE BOULEVARDS

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)**





City-Wide Systems Plans

BICYCLE & PEDESTRIAN PLAN

DESIGNATED BIKE LANES

SIDE PATH

BIKE BOULEVARDS

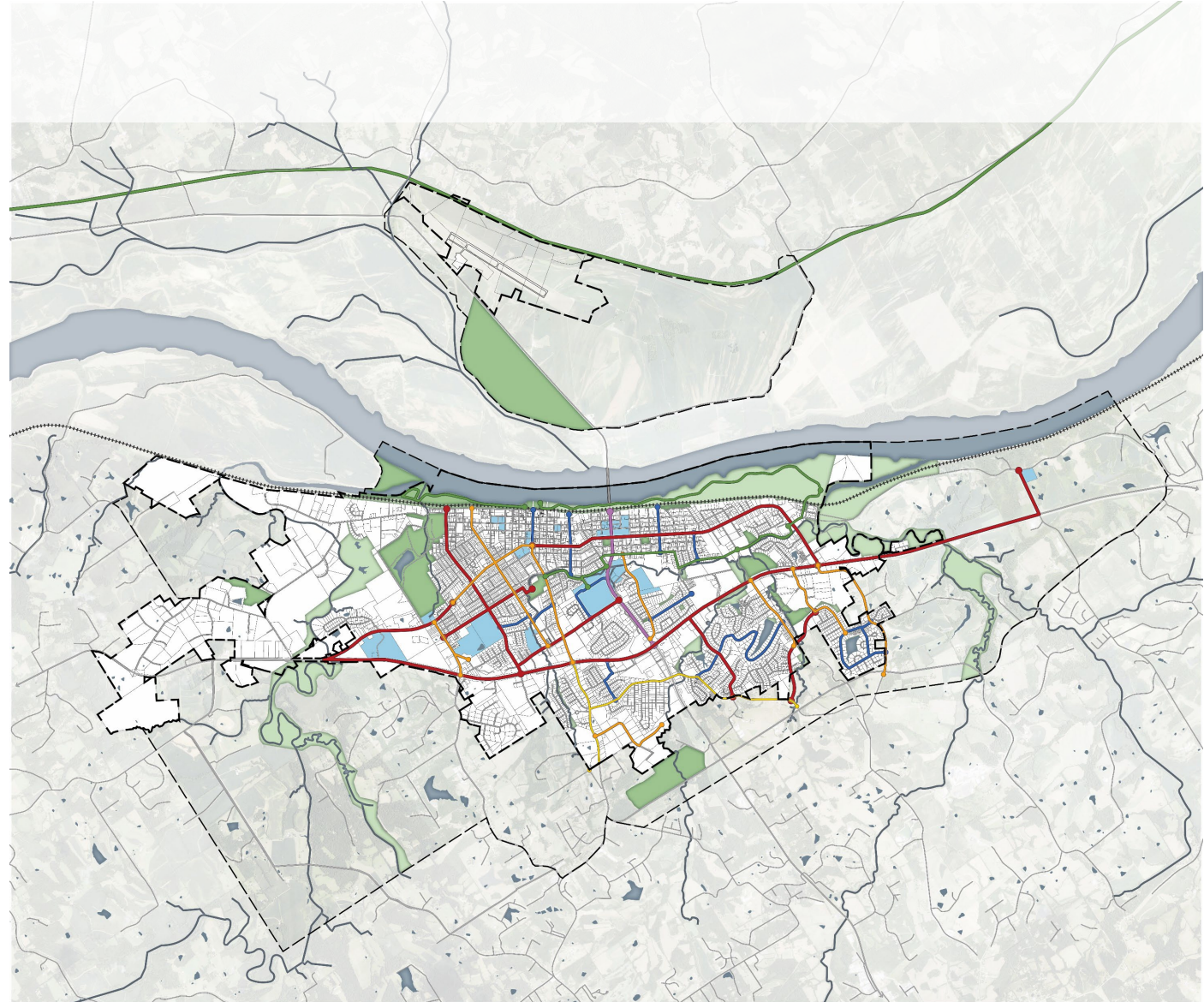
SHARED LANES

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*





City-Wide Systems Plans

BICYCLE & PEDESTRIAN PLAN

DESIGNATED BIKE LANES

SIDE PATH

BIKE BOULEVARDS

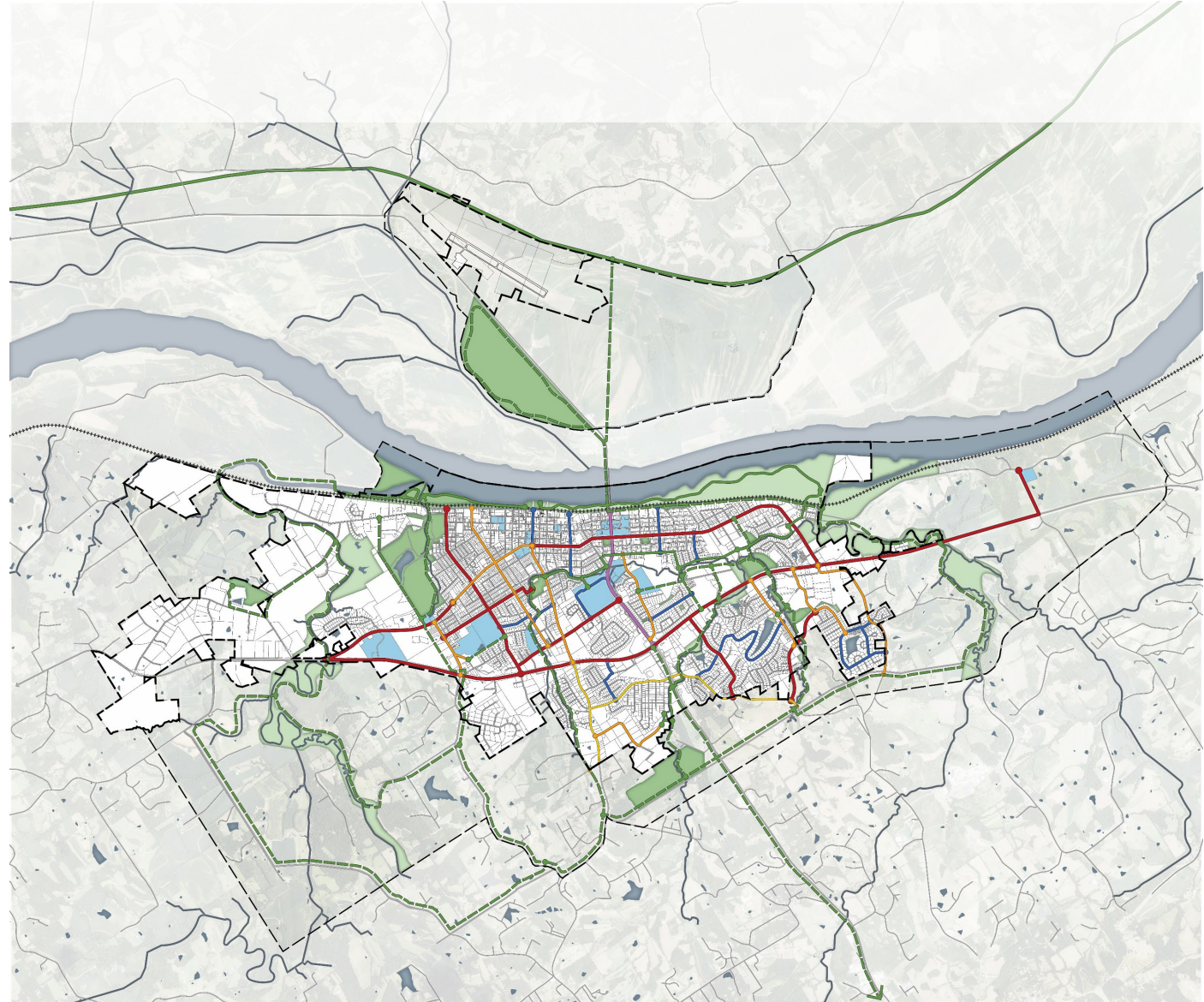
SHARED LANES

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*



NEXT STEPS...

- **Creation of Implementation Action Plan and annual schedules...**
- **Review and finalization of the Plan Document with City staff...**
- **Final Advisory Committee Meeting...**
- **City of Washington Public Hearing and Adoption process (November – December 2023)**

Implementation Matrix

[illegible]



OPEN HOUSE WORK SESSION