

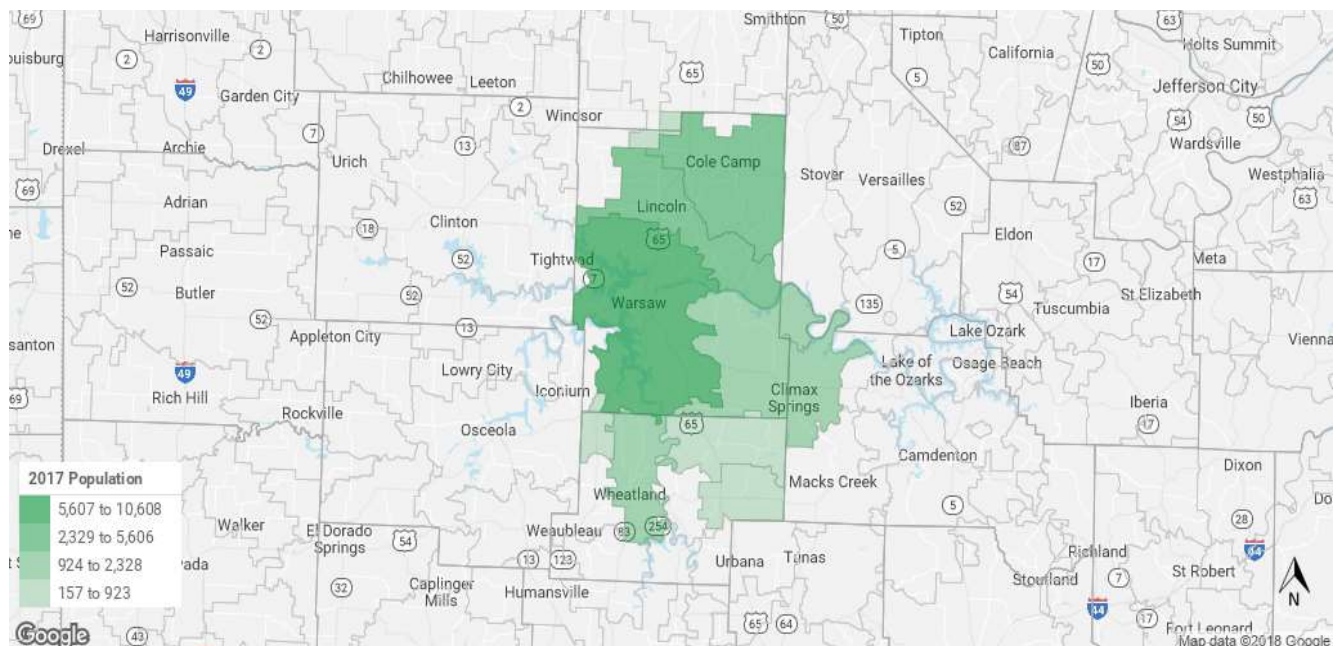
## Warsaw Livable Community Transportation Improvement Project Warsaw, Missouri

# Attachment I

## Increased Future Opportunity

The project creates several additional opportunities that are transformative for the entire community. It sets in motion several future projects that will be accompanied with increased business opportunities.

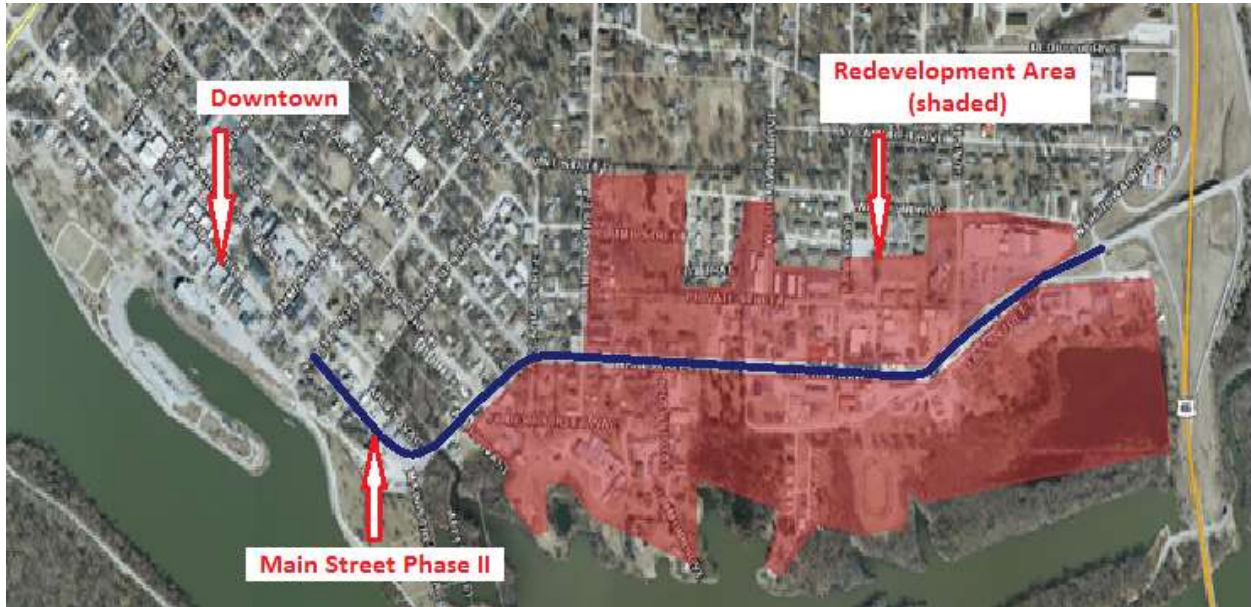
1. **Main Street Development and Redevelopment**
2. **Commercial Street New Development on the Access Road**
3. **Future Community Connectors**



The Warsaw trade area has a fulltime population of 23,287. This number vastly grows during the visitor season. As more people move to the area and visitation increases, Warsaw businesses' will capture more sales revenue. Source: Missouri Department of Economic Development.

## Main Street Development and Redevelopment

As outlined in the new comprehensive Plan, there are key areas development and redevelopment opportunities along Main Street. These opportunities will be enhanced with a multimodal Main Street that links Highway 65 to the downtown. Along this route between the two points is valuable and underused property. Much of this property is in a state of blight along the waterfront. All together there is approximately 118 acres of redevelopment area. This area is key to anchoring the southern half of Warsaw to the downtown and Drake Harbor Waterfront with mix use developments. **Figure 1**



**Figure 1**





## Commercial Street New Development on the Access Road

Commercial Street start in the downtown at the waterfront and goes north through the community to North Town Commercial District and the K2 development that recently opened a new Casey's below. Within the last year and half, development in this area has created 33 jobs. See the letters from Casey's and Craig Kiser of K2 Development in [Attachment A](#).

Adjoining the K2 development is a proposed 59-acre commercial development. Due to this proposed development and the K2 development, the proposes extending Commercial to help promote further development. This will help create new revenue for the city to be used for other community and economic development needs.



Below is a drone photo of the Drake Harbor and the Steamboat Landing boardwalk and walkways. In the early to mid-1800's this area would have as many as a dozen Steamboats delivered and pickup goods from Warsaw to take back to St. Louis. Now nearly 200 years later, Steamboat Landing has once again come back to life to serve the area watercraft and create a "Blueway" trail from the lower arm of the Lake of the Ozarks. Commercial Street starts at the center of the picture across the long parking lot. This development along with Drake Harbor Recreation Area trails has won two national awards in 2018.

The downtown buildings are at the very top of the photo. Main Street is directly in front of these buildings. With Commercial crossing Main Street at this point and traveling to the northern limits of the City, the two are becoming very powerful routes for economic and community development. Improvements to both routes will trigger a community rebirth that has eluded Warsaw for decades.





## Future Community Connectors

Route 7 is the major highway through Warsaw from east to west and divides the community. Even with the benefit of the bicycle lanes, there is a **disconnect** of the northern and southern portions of Warsaw. The bicycle lanes have no physical connection that creates a north and south route for bicycles. Jackson Street is the solution to this problem. As it reaches Route 7, Jackson Street becomes an overpass that has a width of 40 feet and a protected pedestrian path. It is at this point **the overpass could be incorporated as a bicycle/pedestrian “interchange”**. This interchange will be an innovative approach that will promote bicycle/pedestrian use by providing safe access to Route 7, waterfront Pedestrian/Bicycle paths and adjoining residential areas north and south of Route 7. Once over Route 7, Jackson continues to the original city park that contains the new city swimming facility (construction summer 2012), one baseball/softball field, and many shelter areas. As the city annexes to the north, Jackson will continue as a “Complete Street” to the Truman Dam Access Road. This will **connect** Main Street improvements to Highway 7 bicycle lanes and onto the Truman Access Road bicycle lanes, thereby creating connection from the southern city limits to the northern city limits and key future developments.



Jackson Street Bicycle Ramp Interchange



**Note:** The start to right of this picture is to mark the location to be coordinated with the star in the next picture.

The picture below is how the bicycle ramps would come from Jackson Street to Highway 7.

