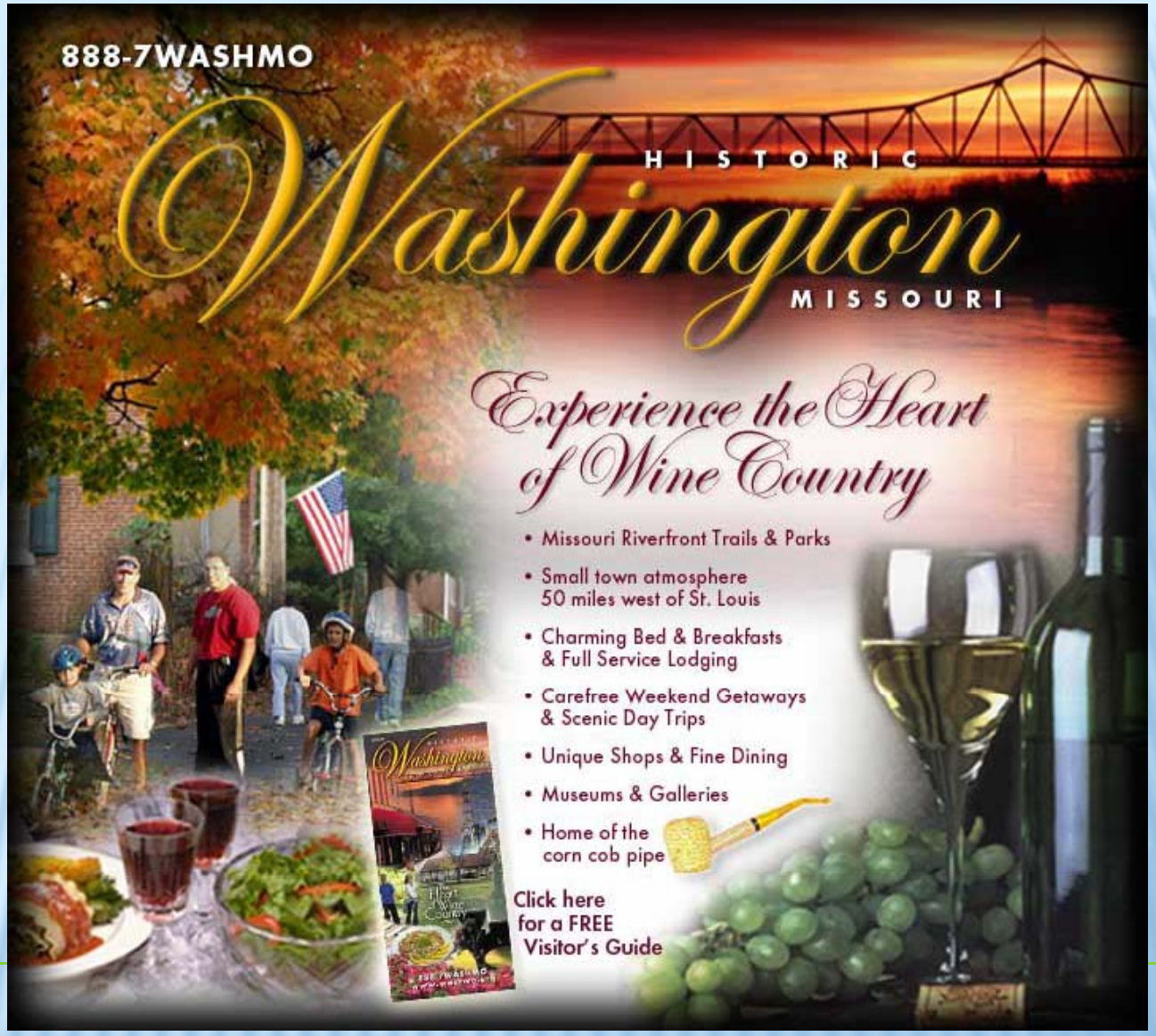


Washington, Missouri

DOWNTOWN PROJECT OVERVIEW

KNOW YOUR SHAREHOLDERS

- Main Street Group/Downtown Merchants Association
  - Design and Economic Restructuring Committees
- Property Owners Association
- City Government
  - Top Administrative Staff (City Clerk, City Administrator/Manager) and Building, Fire/Police Officials
  - Mayor
  - Ward Council Members
  - Historic Preservation Commission
- Chamber of Commerce

IDENTIFY COMMON ELEMENTS OF CONCERNS

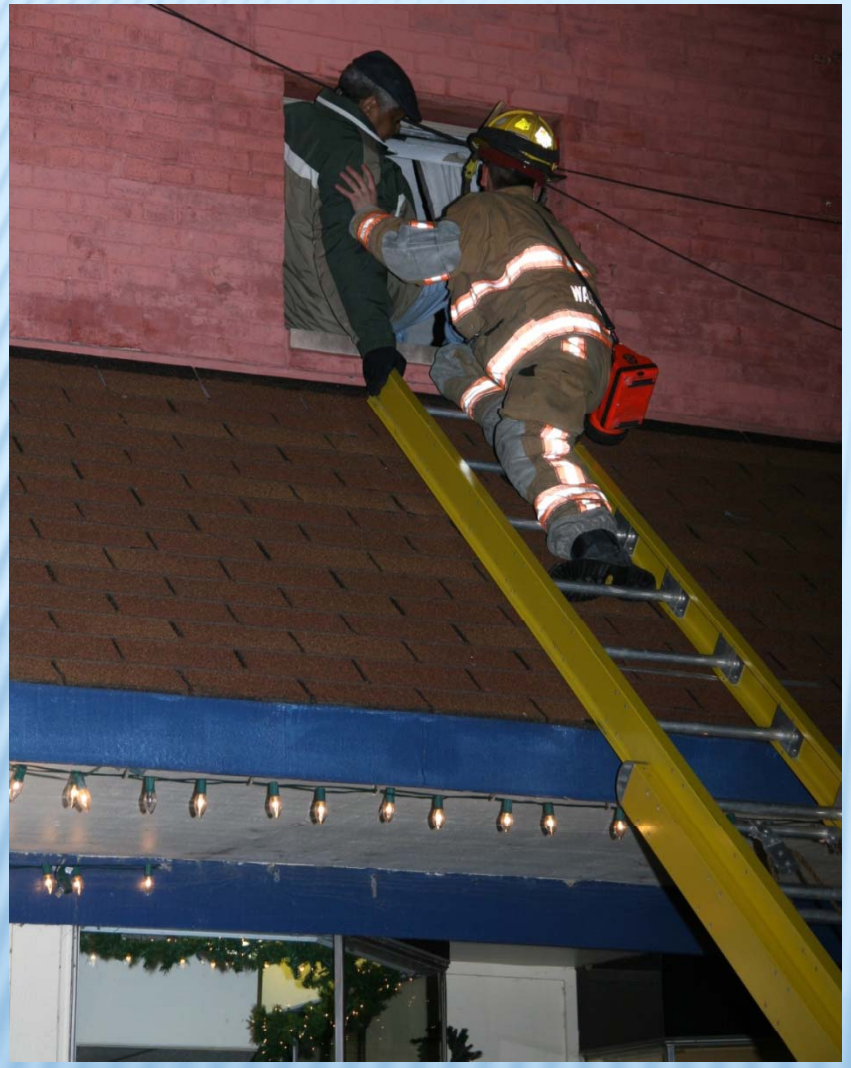
- Examples
  - Safety
  - Traffic Flow (vehicle and pedestrian)
  - Utilities
  - Storm Water Drainage

CASE STUDY #1: KLEEKAMP PROPERTY

- Location: Main Street, mid-block
- Date: 2ND week of December

- Incident: A three story building collapsed following a heavy ice storm. At approximately 7PM on a Monday evening.
  - Building was under major renovation
  - Unoccupied
  - Had a shared common wall to the property to the west.

STOP
SPEED
LIMIT
20

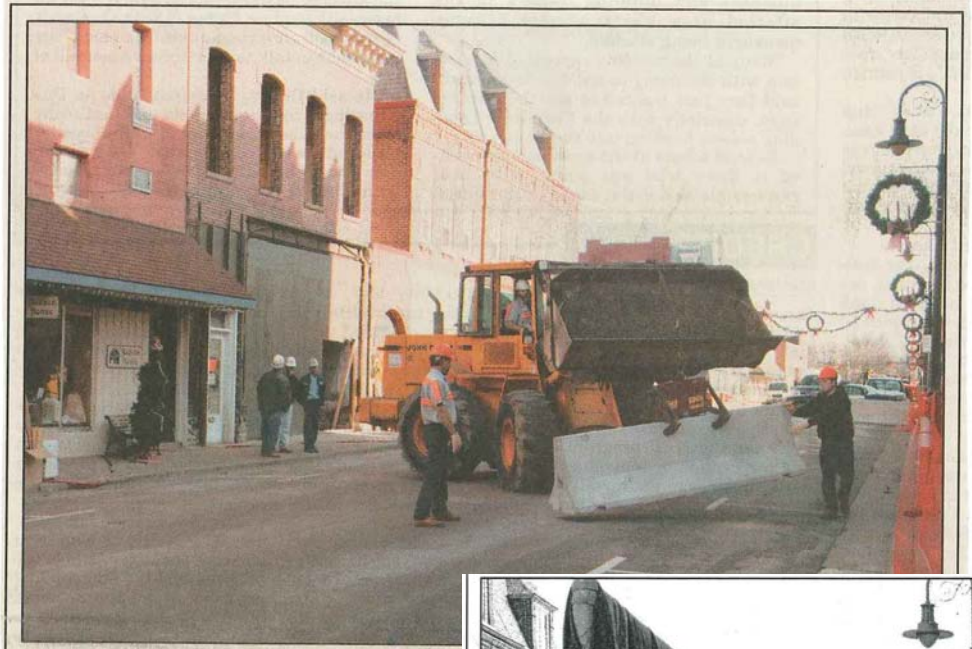


Ruthie's
STRIKE
FORCE
5

- The common wall clasped and the stairway accessing the upper floor apartments of the adjacent building collapsed into the basement.
- On the opposite side of the building, part of the wall fell through the roof of a local downtown grocery store.
- The front façade wall remained standing but a major and justified concern was the collapsing of the wall onto the street.
- Local neighboring business owners were concerned about access during their busiest season.
- West Main Street was CLOSED 2 weeks before Christmas – the busiest season downtown.

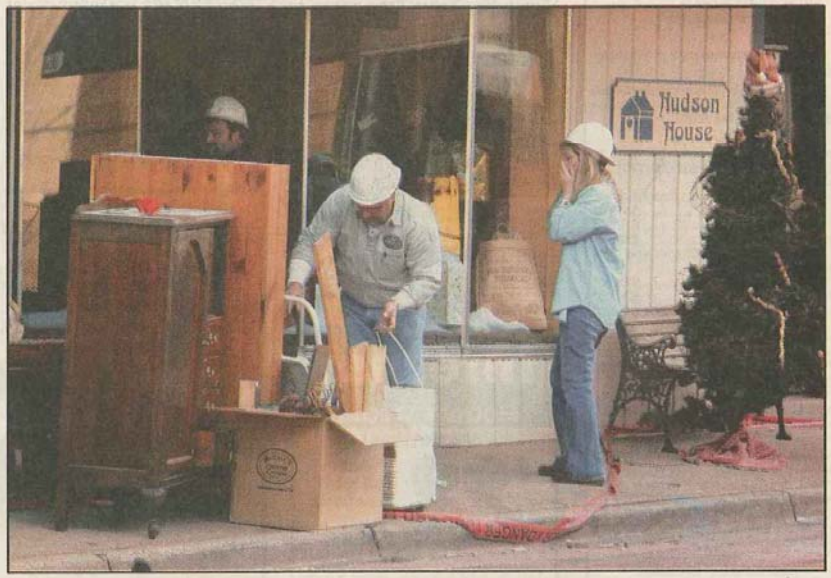
- Actions:
  - Initial the adjoining buildings were closed to the public until City could get the appropriate specialist to look at the damage determine action needed protect further damage to adjoining and adjacent building.
  - A relationship was gained with the property owner. The owner was very cooperative with the City and adjoining owners.

- Within the first several days:
  - The tenants were evacuated and found temporary housing.
  - Construct a support system to direct the front façade to fall into the building and away from the street.
  - Set Jersey barriers in street to close the street from vehicle traffic.
  - Constructed a chain link fence along the opposite side of the Street to allow building access and pedestrian cross traffic.
  - City staff helped to remove inventory of a neighboring business so they could reopen at a new location downtown. The staff also removed clothing and personal effects of the tenants who were permanently displaced.

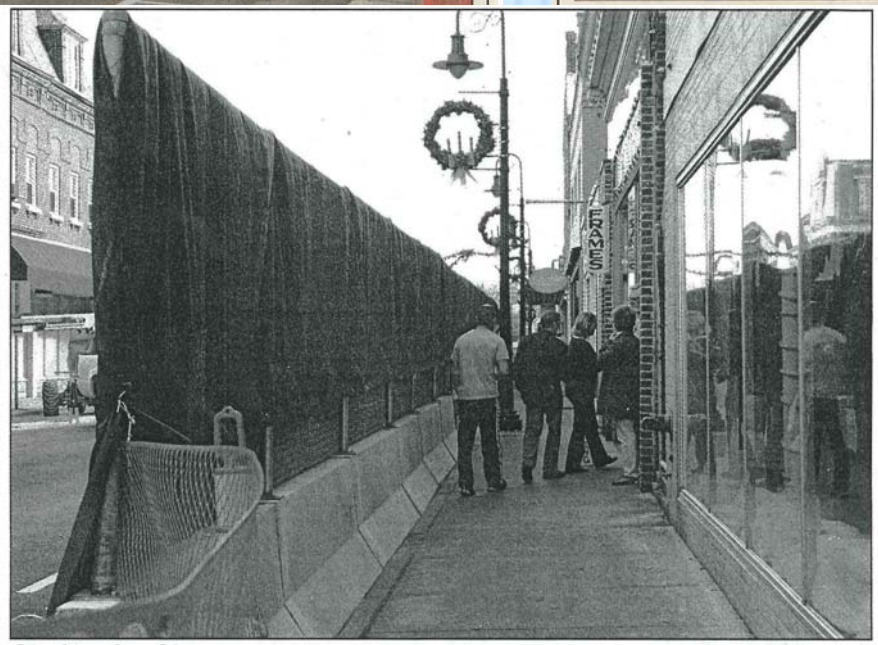


Main Street Barrier Going Up

Washington city workers hoist a section of cor
of Main Street Friday afternoon.Chainlink fencin
area for pedestrians to access stores that were c
Wednesday. The fence will be covered with lands
are demolished.



Hudson House gift shop, gets her first look inside her
artial collapse last Wednesday, Dec. 6. Workers helped
re Friday afternoon. The building was expected to be
eekamp building. Missourian Photo.

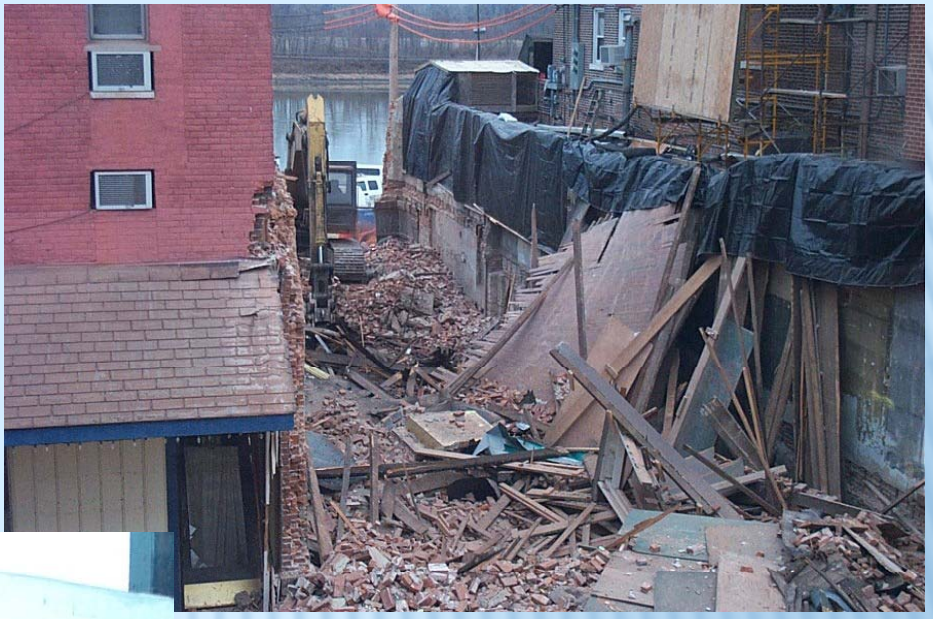


Shelter for Shops

The city constructed a temporary wall Friday along the south side of Main Street, between Lafayette and Oak streets, to protect shops and shoppers from dust and debris while crews were razing the building at 115 W. Main owned by John Kleekamp. After the chainlink fence was installed atop concrete barriers, the city allowed businesses along the west end of the block to reopen. The building demolition was completed Sunday. Missourian Photo.

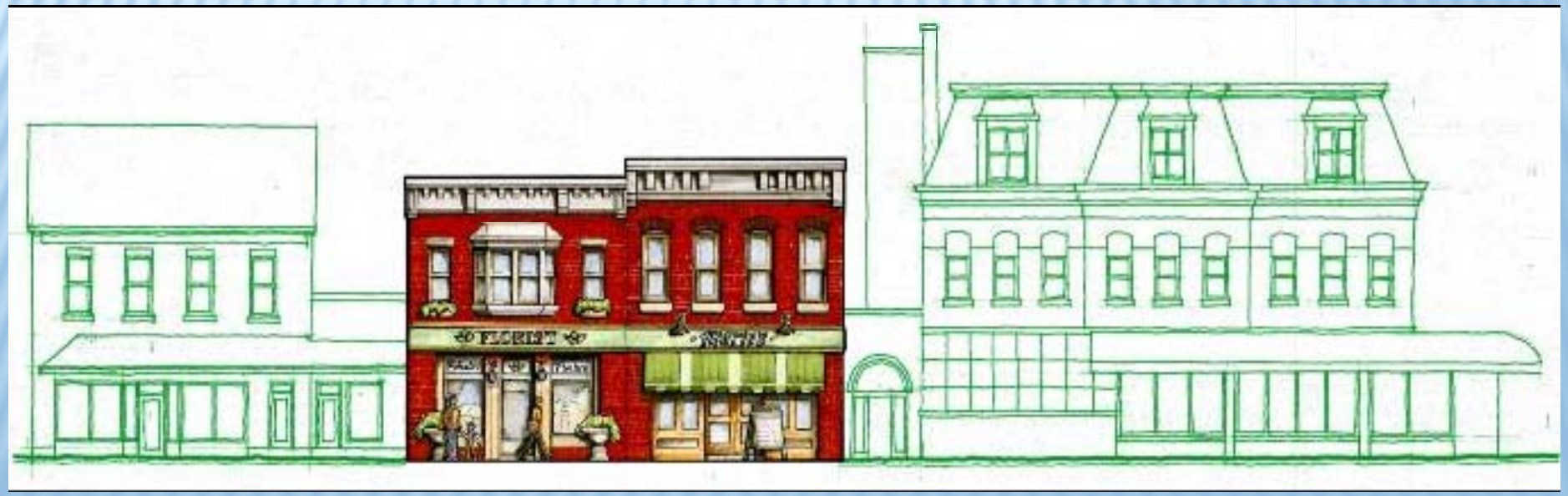
- Within the first week the City employed a structural engineer who specialized in older building damage to assist in determining if the building could be salvaged or if they must be demolished.

- After the engineer submitted the reports, the City started receiving requests from insurance claims agents to go on sight to inspect the property. The only individuals who were allowed were the representatives of the City and the two damaged building owners and only after receiving waiver of liability from the parent company.



SKYTRAK

POSSIBLE FUTURE:



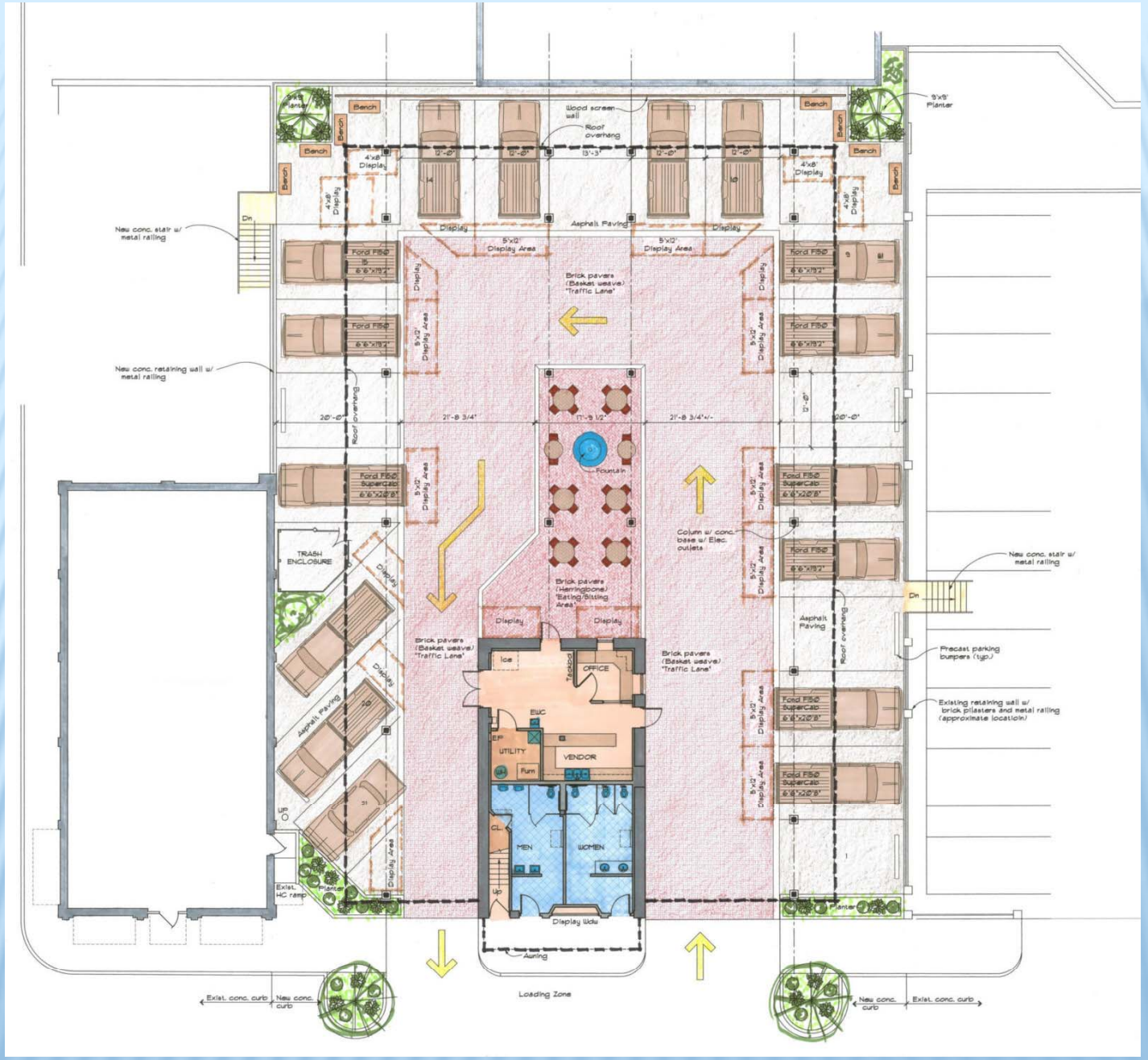
CASE STUDY #2: FARMERS' MARKET

- Location: Main and Cedar St.
- Summer of 2007

- History, the Farmers' Market was located on a downtown parking lot in the mid 1980's.
- The Market was operated and maintained by the local Chamber of Commerce with the City providing a location. The FM was relocated to a parking lot near the City swimming pool approximately 8 blocks west of downtown because of exposure to the elements.
- A proposal was presented to provide the FM with a permanent home in the downtown area with facilities such as power and covered roof. There were also numerous requests for public restrooms in the downtown area.

- Property adjacent to the main downtown parking lot became available and was purchase by the Chamber with the original plan to demolish the structure and construct an additional parking lot which could double as a FM on weekends.
- The building and land was transferred to the City primarily because of use of public money to improve private property. A group of forward thinking preservationists approached the City and Chamber to consider consolidating a cover FM with a public restroom and renovating the existing historic building to accommodate both venues.
- Downtown Washington Inc., the Chamber of Commerce, Washington Historical Society and the City (thru the Mayor's office) began to investigate how this could be accomplished.

- Step to Success:
  - Building Department Staff were brought in to inspect the building and give input early in the process.
  - Planning Department was also consulted to insure compliance with the overall development plan.
  - Other City department assisted in interior demolition and site preparation to aid in controlling cost.
  - The City issued the contract for construction with the Chamber/Downtown acting as project managers.
  - An independent group was brought together to secure local and state funding which resulted in formation of a not-for-profit group which purchased the property after the building and improvements were completed. With the City retaining a 99 year lease on the ground level for the continued FM operations and maintenance of the public restrooms.



Preliminary Site Plan

PUBLIC/PRIVATE PARTNERSHIP

City of Washington	$275,000 cash
City of Washington	$200,000 in-kind
Downtown Washington, Inc Washington Historical Society	$250,000 NAP
Harman-Becker	$25,000 cash
Chamber of Commerce	$200,000 cash

WASHINGTON FARMERS' MARKET
WASHINGTON FARMERS' MARKET

CASE STUDY #3: JEFFERSON STREET

- July, 2008 to November, 2008
- The City of Washington applied for an enhancement grant through the Municipal Planning Organization (MPO) – East West Gateway Coordinating Council to bury utilities, reconstruct sidewalks, remove unsightly utility poles, add brick pavers, street trees and ornamental sign poles to the primary corridor coming into the downtown area.
- The total project cost was $1.1 mill. with the city responsible for 20% of the total.

- Construction began in July of 2008 for the five block area. During construction, four intersections would have to be rebuilt to provide for paver crosswalks and add bumpouts at the intersections as a means of traffic calming for the street.
- City staff worked with the contractor to work on two intersections at a time so that traffic could continue on the street and the businesses would still have access. The corridor had a mix of both residential and commercial.
- Prior to the project, city staff met with all property owners and business owners for input and "buy-in" to the streetscape project.
- The Washington Core Restructuring Committee and Downtown Design Committee were essential in guiding staff during the bidding portion of the project. Concessions had to be made to the design when the first bids came in over the engineer's estimate and budget.

POSITIVES:

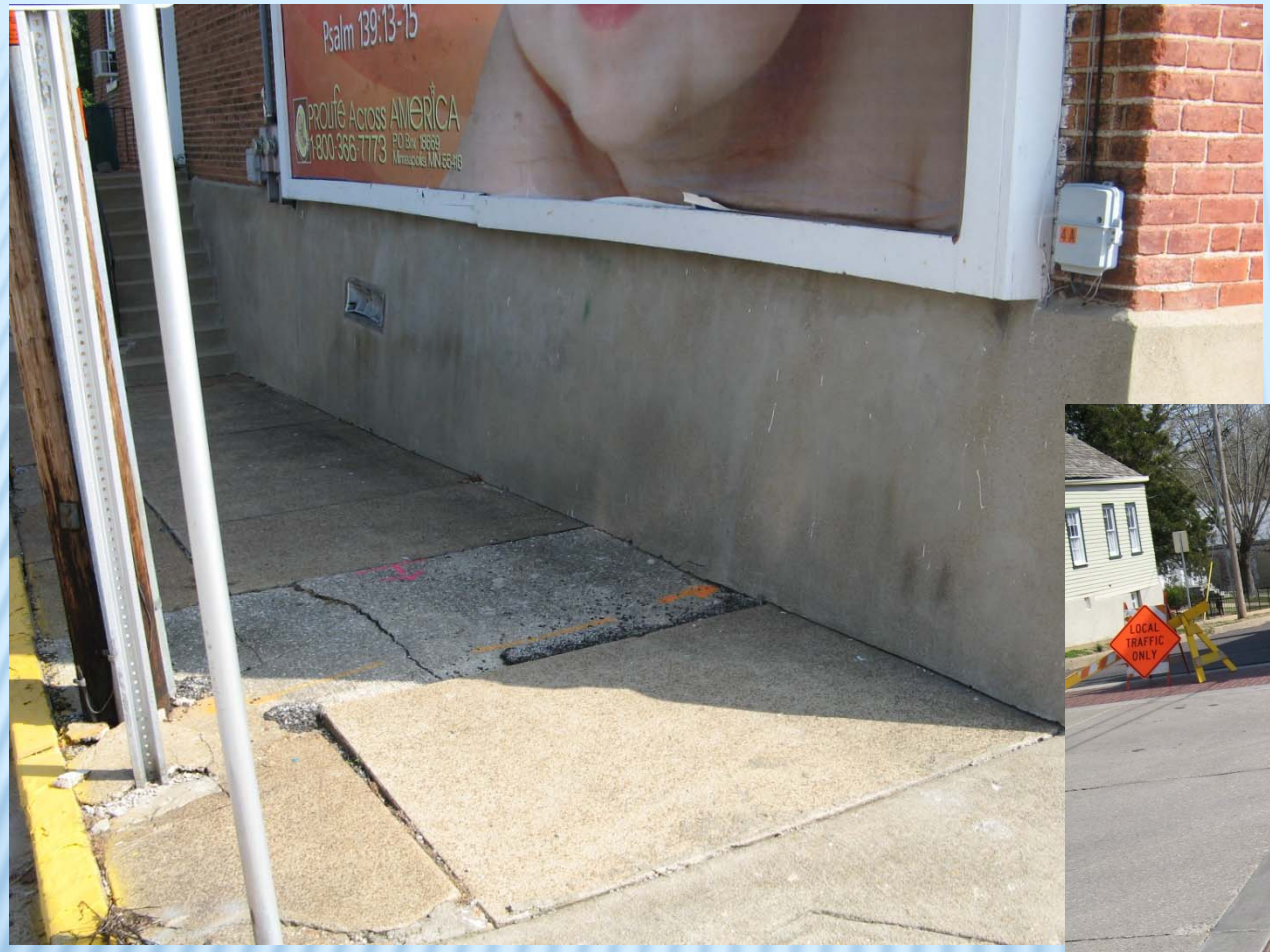
- Staff worked with the contractor to limit the amount of closings in the street.
- East west traffic could continue at half of the intersections to allow for access to other areas of downtown.
- Key members of the committees were kept in the loop regarding traffic detours.
- Maps were posted on Downtown Washington's website and the City's website.

NEGATIVES:

- Still received complaints from business owners on Main St. since customers had to go through detours.
- Construction moved slowly at times with the contractor causing complaints from areas businesses.

SPEED LIMIT 20
STOP
4-WAY

CAT


Psalm 139:13-15
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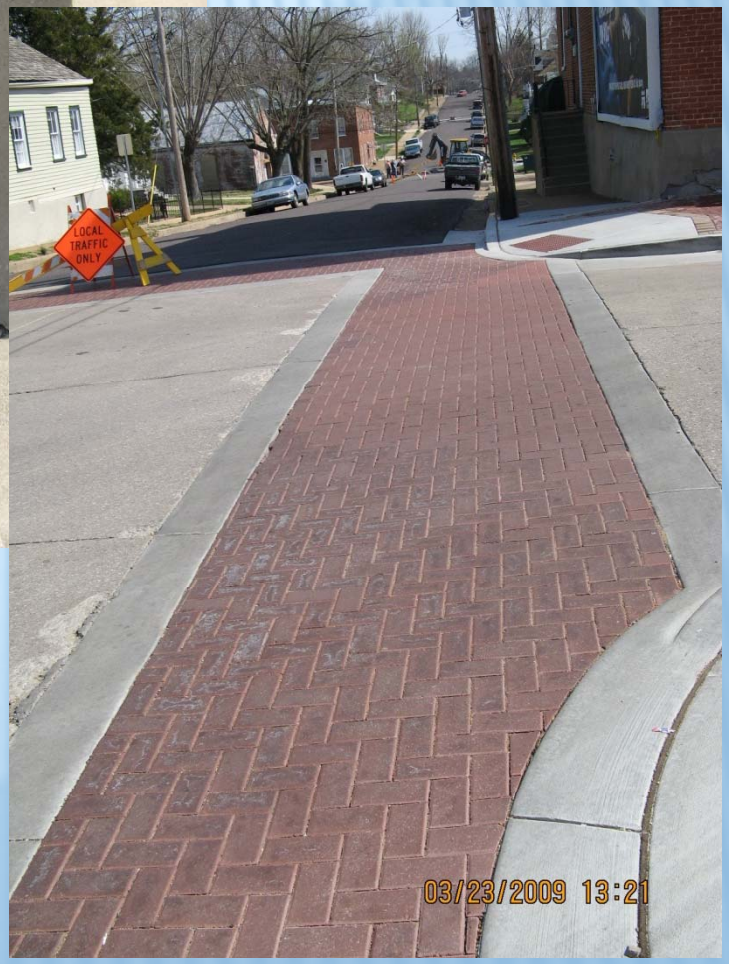

LOCAL TRAFFIC ONLY
03/23/2009 13:21

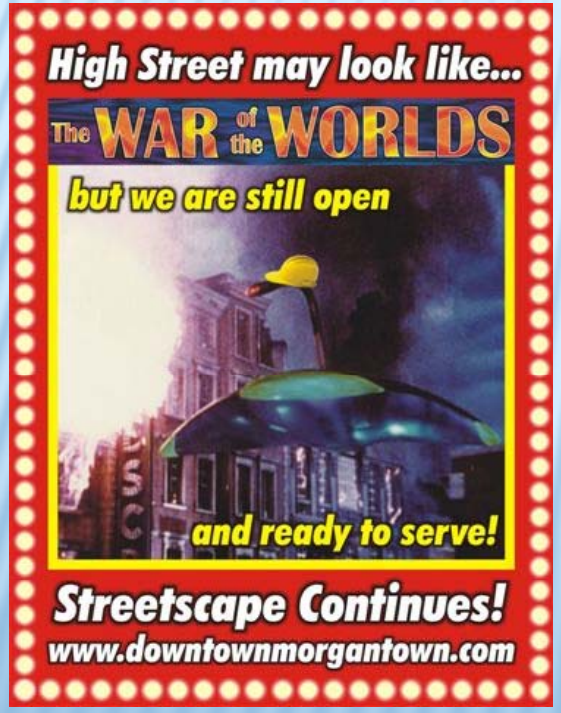
WASHINGTON
MISSOURI
CITY
OF
WASHINGTON
SEAL OF THE CITY OF WASHINGTON, MO
EST. 1839

NAME
STOP
4 WAY

HISTORIC
Washington
FARMERS'
MARKET
CHAMBER OF
COMMERCE
RIVERFRONT
2 HOUR
PARKING
MON - FRI
8AM - 5PM

Streetscape is complete!
Come see our new look!
There's no place like High Street!
www.downtownmorgantown.com

Streetscape Begins!
High Street may be torn up...
but we are still open and ready to serve!
www.downtownmorgantown.com


High Street may look like...
The WAR of the WORLDS
but we are still open
and ready to serve!
Streetscape Continues!
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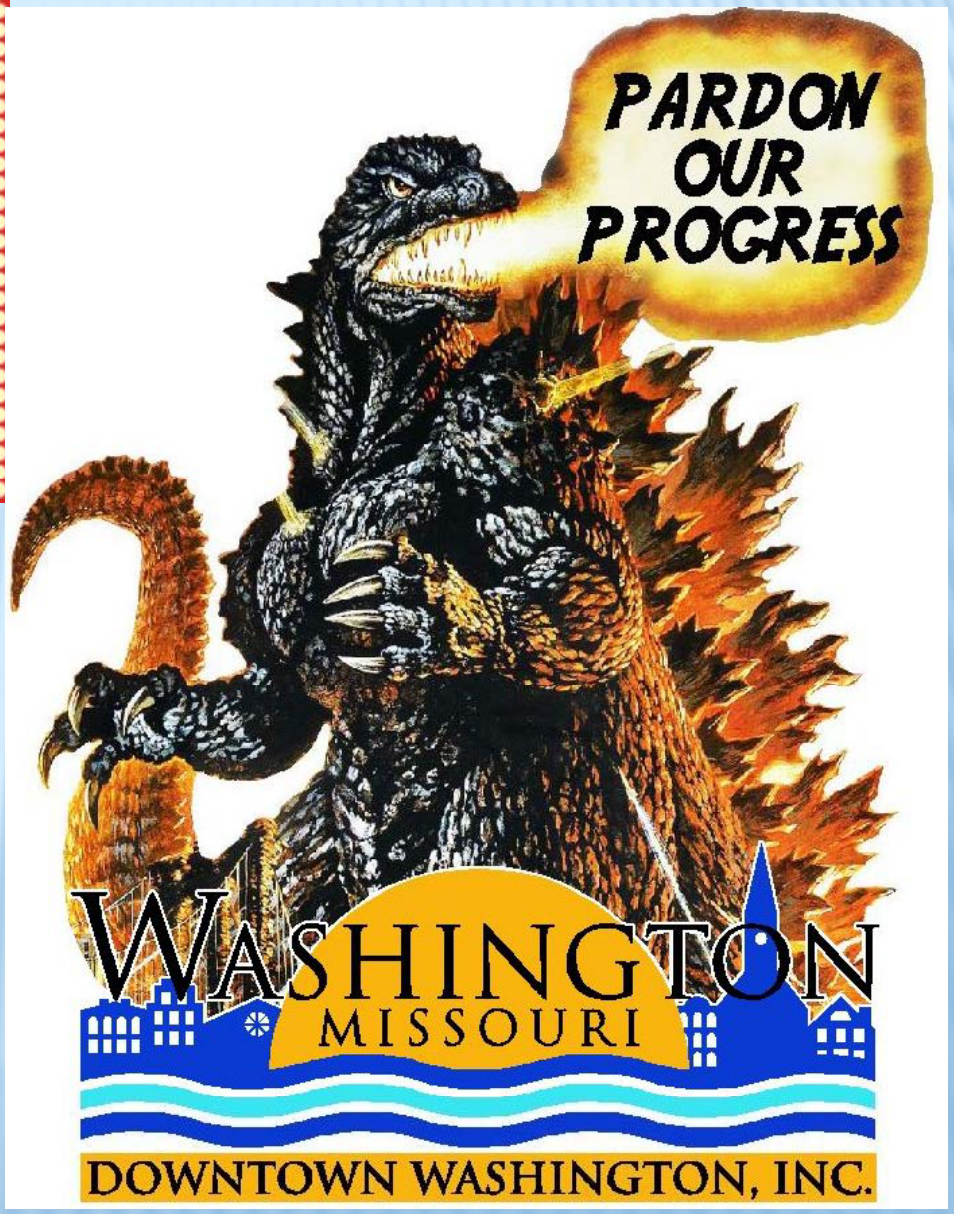
PARDON OUR PROGRESS
WASHINGTON
MISSOURI
DOWNTOWN WASHINGTON, INC.

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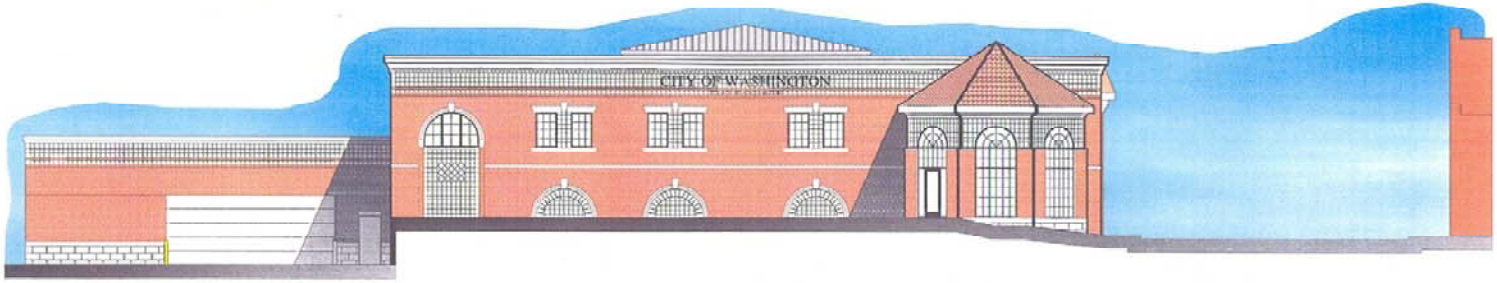
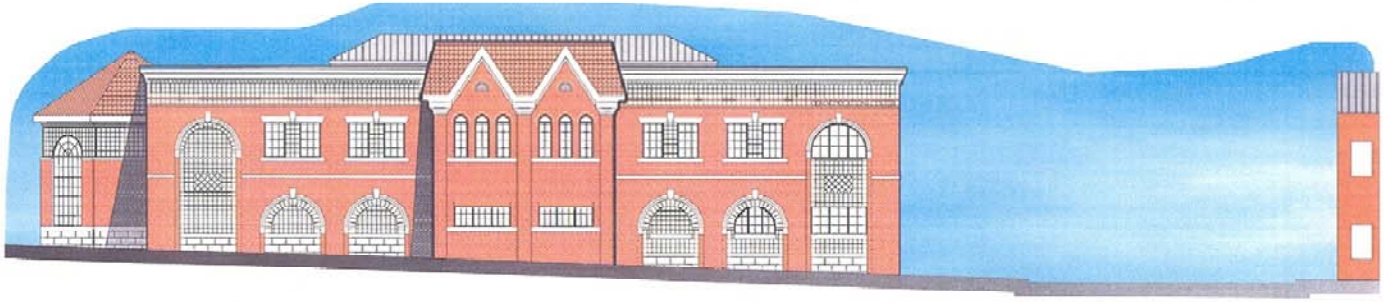
  - dlamb@ci.washington.mo.us 636-390-1016
- Bridgette Epple, Executive Director
  - bepple@downtownwashmo.org 636-239-1743

PUBLIC SAFETY BUILDING



SOUTH ELEVATION (CITY HALL)



EAST ELEVATION (JEFFERSON STREET)

CITY OF WASHINGTON - POLICE HEADQUARTERS & COMMUNICATION CENTER

WASHINGTON ENGINEERING & ARCHITECTURE, P.C.
PHONE 636-239-6550

DOWNTOWN OFFICE

MAIN & ELM LOT