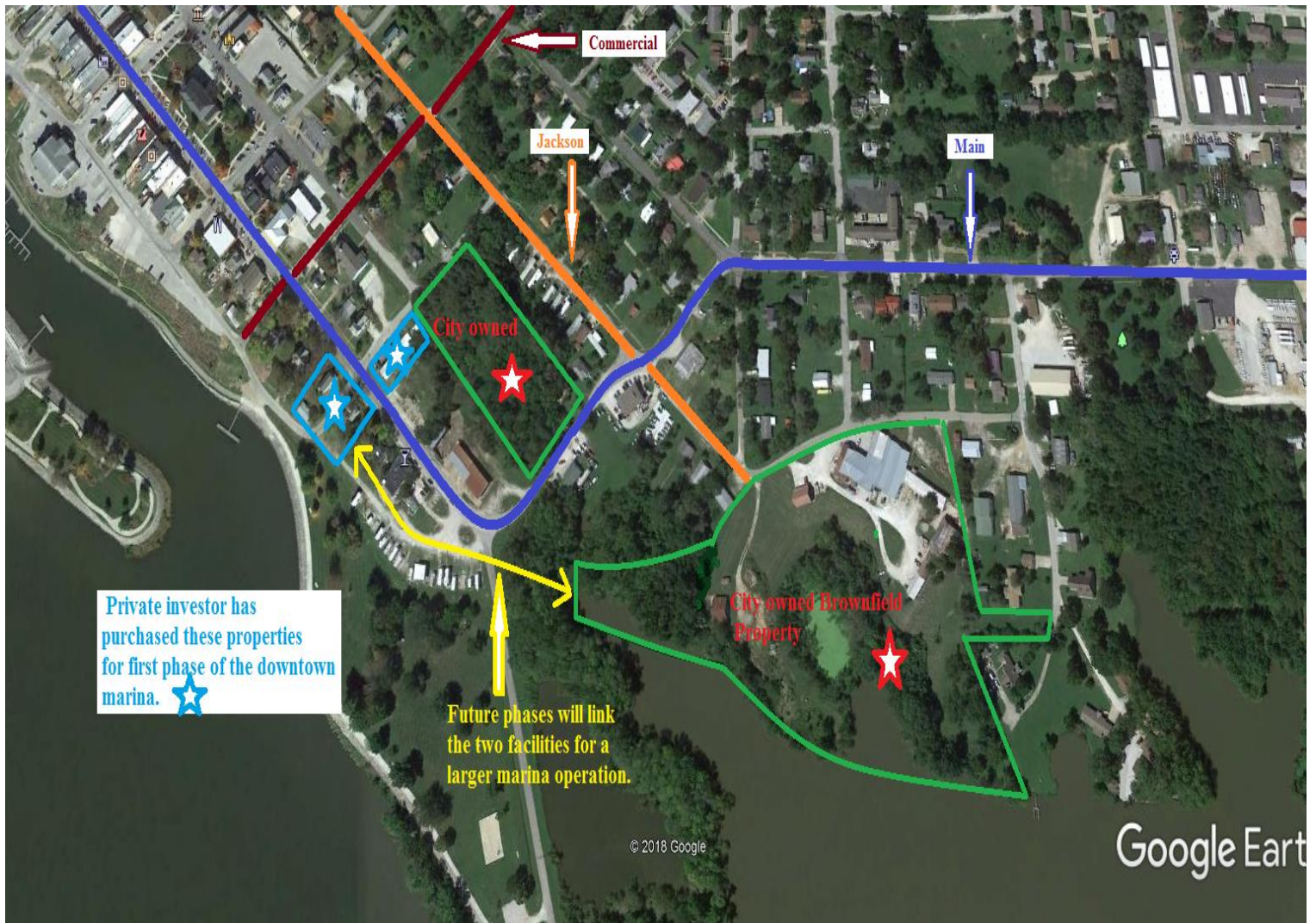


ECONOMIC COMPETITIVENESS

H-1 Downtown Marina

Scroll down for relevant pages selected from the Comprehensive Plan. We have highlighted certain sections for easier review.



The following pictures were taken from the shoreline of the **City Owned Brownfield Property** designated on the map. The Opportunity Zone combined with the Brownfield property and adjoining waterfront make this an attractive location for expanding the marina operation.

Warsaw Missouri

Welcome to Warsaw



The blue arrow above shows where the location of future access to the Lake of the Ozarks. The blue arrow in the picture below shows a close up of the Lake of the Ozarks access. Look closely and just behind the trees you can see the main lake.



Warsaw Missouri

Welcome to Warsaw

Below the blue arrow in this picture is the mouth of the town branch as it enters this body of water. This is just a few hundred feet from Main Street. Going upstream, once the town branch crosses Main Street it enters into another **City owned** property shown on the map.



CITY OF WARSAW MISSOURI

Osage Riverfront Central District – (East Main Street; Highway 65; Lake of the Ozarks waterfront)

Goal: A master planned mixed-use resort / residential development.

Primary Land Uses: Resort lodging and associated commercial uses; residential condominiums / attached and patio / villa homes; public open space and trails; small scale boutique commercial; and a marina specifically for the resort



The area south of East Main Street from Highway 65 to downtown Warsaw is envisioned as a redevelopment area of approximately 60 acres focused on creating a mixture of residential types and commercial support businesses and activities. The anchor for the resort environment is a hotel with conference, banquet and special events facilities. Associated with the hotel are villas, cabins and / or condominiums that are available for long-term vacation rental, timeshare and / or purchase. Additionally, new single-family patio style or attached homes in maintenance provided neighborhoods are developed.

CITY OF WARSAW MISSOURI

Interspersed throughout the area are public trails and open spaces for use by visitors and residents alike. The resort development is connected to downtown Warsaw via a trail using available railroad and alley rights-of-way, as well as the sidewalk network. Other water oriented amenities are provided as access to the waterfront is gained for a resort oriented private marina with watercraft rental. Small boutique and specialty shops along with eateries and recreational and entertainment oriented businesses are part of the small-scale commercial area within this district. Additionally, the East Main / Highway 65 ramps are reconfigured in the northeast corner of the district.

Objectives:

1. Explore the potential to provide direct waterway access to the Lake of the Ozarks supporting redevelopment of property in this area, as well as marina facilities and boat slips / docks for private and/or public use.
2. Work with current property owners to redevelop the south side of East Main Street as a master planned mixed-use water based residential / resort destination.
3. Work with the Benton County Development Corporation to identify a master developer for this district.
4. Work with MoDOT to reconfigure the Highway 65 / East Main Street on and off ramps on the west side of the highway.
5. Continue to invest in facility maintenance and development at MK White Park including the development of nature trails with interpretative education components and places to view the waterfront and fish.
6. Pursue funding and development of a trail utilizing existing rail and alley rights-of-way to connect the potential resort redevelopment area to the heart of Warsaw.

CITY OF WARSAW MISSOURI

Osage Riverfront East District (Highway 65; Highway 7 extended; Lake of the Ozarks waterfront)

Goal: A mixed employment and recreation area with a full service marina.

*Primary Land Uses: Outdoor recreation oriented commercial and industrial businesses; **full service marina**; public open space and trails.*

This area east of Highway 65 will see limited but targeted growth in the future.

Approximately 26.5 acres of land are available for new development or expansion of current business in the Warsaw Industrial Park. **But, even more important is the potential creation of a full service public marina with support commercial activities.** Overall, approximately 37 acres are available for future development associated with goal for this district.



As Warsaw, specifically downtown, becomes a more popular destination for resident and visitor activity increasing traffic conflicts and other issues associated with vehicular and pedestrian movement can be expected. To help alleviate

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potential problems with parking, turning movements and other traffic related issues associated with boats and trailers within the confines of the downtown and Drake Harbor, it will be critical that access to the waterfront be enhanced and made more convenient.

The development of a new full-service marina with convenient highway access will attract more water oriented visitors to Warsaw. These visitors will not have to bring their boats and trailers into the downtown area, but will be able easily circulate, drop-off / pick-up their watercraft, park, acquire fuel, and if they so desire drive into downtown and other parts of Warsaw without their trailers / boats attached to their vehicles. Ultimately, this marina becomes a hub for boating related activity and commerce associated with visitors coming to Warsaw to access the water, thus alleviating pressure and traffic issues associated with the use of Drake Harbor in downtown Warsaw.

While Drake Harbor remains a popular access point for locals, visitors find the convenient access and support amenities (e.g. trailer parking and circulation improvements, greater capacity for boat launching, fuel availability, boat storage facilities, etc.) associated with this new marina just off of Highway 65 easier for functional purposes. Commercial activity around the marina includes a variety of boating, fishing and outdoor recreation oriented businesses. Additionally, remaining vacant area in the industrial park is used to support small industrial use associated with outdoor recreation activities or the expansion of uses already in the area.

Objectives:

1. Work to attract one new business and support needs of business in the existing industrial park. Target outdoor oriented or environmentally friendly manufacturing companies for this area.

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2. Leverage access to the waterfront in a manner that creates opportunities for the establishment of outdoor recreation based businesses along East Main Street / Old Highway 65, while.
3. Support business development through utility, infrastructure and circulation improvements as needed.
4. Work with MoDOT to add a northbound on-ramp to Highway 65 at East Main Street.
5. Re-brand the Warsaw Industrial Park as a “Warsaw Business Park” and focus marketing efforts on a variety of recreation and water based business opportunities.
6. Implement site / architectural development guidelines that help screen outdoor uses from Highway 65, maintaining a positive visual image along the highway corridor.
7. Redesign non-business space as public areas taking advantage of the waterfront and other natural features to provide trails, bird watching stations, fishing piers / docks, new city boat ramp and a full-service marina.
8. Study management / operational models for the development of a new full service marina hub in this district.
9. Extend the Osage Trail into the new business park / marina area.

Downtown Warsaw District (Highway 7; Jackson Street; East Main Street; Lake of the Ozarks waterfront)

*Goal: The vibrant heart of Warsaw.
Primary Land Uses: Local shops and tourist oriented small business mix; government center; community activity space; medium to high density residential.*

