

**Warsaw Livable Community Transportation Improvement Project  
Warsaw, Missouri**

## Attachment J.2

# Main Street Revitalization

## Facades

By way of history, in 1997 a grant from Wal-Mart was received by the City of Warsaw to help with economic development in the downtown. The city hired a student from Central Missouri State University to start the process of downtown revitalization. This student was studying Tourism Planning and Development and had a background of 20 years in construction. Eventually, this student went to work for the City of Warsaw and is currently the City Administrator and Planner. During the internship, Warsaw Main Street, Inc. was created and the organization successfully received 50% NAP tax credits that gave the organization **\$50,413 of operating funds**. The city showed its support by committing by contract **\$4,000** to the organization. The focus for the Nap credits was for a Master Plan for the downtown and riverfront, creation of facade design guidelines and a revolving façade loan for seed dollars to restore buildings historically correct. With the Master Plan created and \$20,000 placed into a façade-revolving loan, the revitalization of Warsaw began. One of the first façades receiving a loan won the *Missouri 1999 Excellence in Downtown Façade Renovation*. This façade is on the following page.

In 2005 the Warsaw Main Street, Inc. received NAP tax credits for funding in the amount of **\$43,300** and in 2006 the organization received NAP tax credit funding for an amount of **\$83,500**. With each successful funding award the organization has placed additional funds in the façade revolving loan and now will start addressing the back of the buildings that overlook the Drake Harbor waterfront. To date there has been over \$1,000,000 of private investment in the first four blocks of downtown.

In 2003 the City of Warsaw invested **\$11,000** for a retail study of the community's two oldest retail districts that are on Main Street. They are the downtown and East Gate Retail District. Conducted by Eric Landers of Canyon Research, he separated each district into individual segments of the retail study. This approach was used in order to identify strengths and weaknesses in each district. It also allowed the community to position each district as an area with its own identity; thereby, strengthening property values, determining areas of redevelopment and increasing the sales tax base of each district without competing with each other. In summary of findings, the City of Warsaw was strongly encouraged to continue the course of action that has been started and begin to expand our efforts to attract more shoppers to the downtown. Furthermore, the study stressed that the downtown must maintain its traditional identity as the county seat while at the same time creating an atmosphere for higher income tourists.



Late 1800's



Reconstructed back to original facade

**1999 Missouri State Award Winner  
For Facade Restorations**



**Common Ground Front Façade Before**



**After**



**Common Ground Rear Façade Before**



**After**

The Common Grounds Resturant was a \$500,000 renovation that is an excellent example of exterior and interior renovation. It is the first buidling to complete both the front facing Main Street facade and the rear facing Harrison Street/Drake Harbor waterfront. Reconstructed Harrison Street now allows bicyclists to park safely and securely on Harrison Street and enter the rear door.



**Above:** Infrastructure and Façade Improvements at the corner of Main and Benton.

**Below:** Intersection of Harrison and Benton. This is the entrance to Drake Harbor Recreation Area. Harrison is the street that runs directly behind the downtown Main Street buildings and Benton connects Harrison to Main Street. Harrison Street recently completed a major street improvement. Below is before and after of the project at the Intersection. In the fall of 2016 this intersection was rebuilt using Federal Land Access Program funds with a City match. More information and pictures on this project in **Attachment H Increased Opportunity**.





The above picture is where Main Street Phase I project area ended in 2001. This is where the proposed BUILD project will start and end at Highway 65.







**Much needs to be done on the back side of the buildings overlooking the waterfront. Recent improvements to Steamboat Landing and Harrison Street will encourage this.**