



EXECUTIVE SUMMARY

INTRODUCTION

Maguire Street in its current configuration does not sufficiently serve the community of Warrensburg. Maguire Street provides the first impression of Warrensburg, for visitors as they access the community and for residents as they experience their community, and it typically is not a positive impression. Warrensburg is home to a reenergized downtown, an excellent university, quality parks, trails and recreation facilities, regional healthcare facilities and distinct neighborhoods. These community assets are accessed by Maguire Street, but the street does not convey the quality of the community.

This plan concentrates on needed physical improvements to the Maguire Street corridor; improvements that will redefine the corridor – its use, its appearance and its contribution to the community of Warrensburg.

Additional measures were proposed to soften and green the corridor through implementation of a significant streetscape element to include trees, plantings, benches and other pedestrian amenities. Through the council direction to limit future improvements to the current right-of-way and the addition of dedicated bicycle lanes the streetscape elements were removed from the plan.

CORRIDOR EVALUATION

To better understand the forces that have shaped the Maguire Street corridor five frameworks were identified - economic, development, infrastructure (transportation and utilities), urban design and environmental. Each of the frameworks provides a picture of the issues and actions that influence development within the corridor.

- *Economic / Market* – The population of the City continues to grow while unemployment grows and the retail sector shrinks. The growth of the community can be attributed to growth of the University and Whiteman Air Force Base, two populations that will shape the market for the foreseeable future.
- *(Re)Development* – Much of the corridor is currently zoned for commercial uses; however, new commercial areas directly compete with the aging facilities and structures along the corridor. The uses along the corridor continue to change as the community grows and evolves. The Maguire Street Corridor does benefit from the close proximity of the neighborhoods that it serves.
- *Infrastructure* – The primary challenge that Maguire Street faces today is the current traffic operations in the corridor, particularly in the north end of the corridor. Lack of pedestrian and bicycle facilities and the current development pattern have made the car a necessity to access the corridor and its businesses. However, unsynchronized traffic signals, no access management and lack of maintenance have made the corridor difficult to use. Similarly, the poor quality of the infrastructure including the streets, sidewalks and overhead power lines detracts from the visual appeal of the corridor.
- *Urban Design* – In general the visual appeal of the corridor is lacking. The absence of streetscape, landscape and pedestrian facilities detracts from the overall appearance of the corridor as well as its use. Similarly the Maguire Street corridor lacks gateways and focal points to define it as the primary entrance into the community.

- *Sustainability* – Many of the previous topics discussed contribute to the overall sustainability of the corridor, both economically and environmentally. In addition to those elements, the Maguire Street Corridor is at the top of two watersheds giving the corridor an opportunity to have a positive impact on water downstream through better performing site design and infrastructure improvements.

All of these elements contribute to a degraded corridor that is a negative impact on the community of Warrensburg. To end the decline of the corridor physically, visually and economically, long-term transportation improvements that are people-oriented are needed as well as design and development improvements that benefit from an improved public realm. The Maguire Street Corridor Plan encompasses those improvements that have been identified by the community and corridor stakeholders.

THE PLAN

The Process

The planning process was centered on a public engagement process that included a community advisory committee and the public at-large. Through various outreach techniques, including a three-day design workshop, committee meetings and public meetings, issues were identified, ideas were sought and concepts were discussed. Through the review of concepts for the corridor, the plan was created based on what the community desired to improve Maguire Street. The plan and components adopted are a direct result of the public engagement and adoption processes.

Corridor Vision and Frameworks

The corridor plan was formulated around a simple vision reflecting the input of the community for the future of Maguire Street. The Vision statement is:

The Maguire Street Corridor will be an inviting, thriving place for people – a place that is comfortable, attractive and successful.

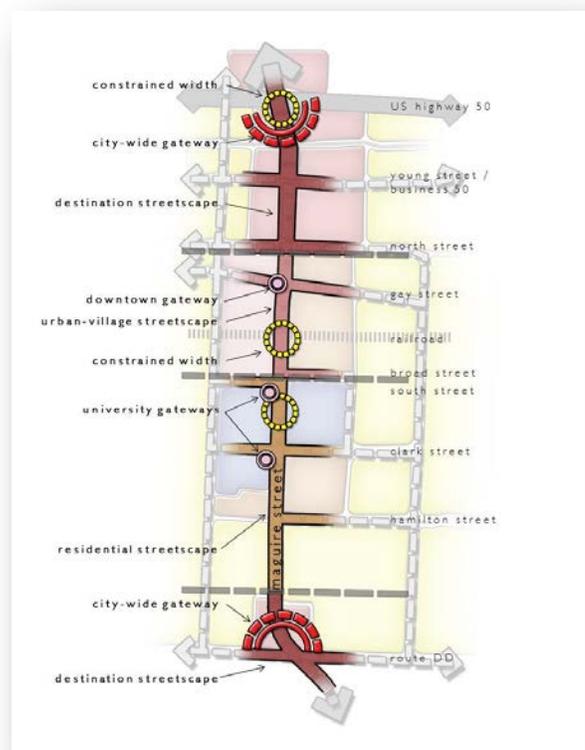


Figure 1-1: Corridor Frameworks

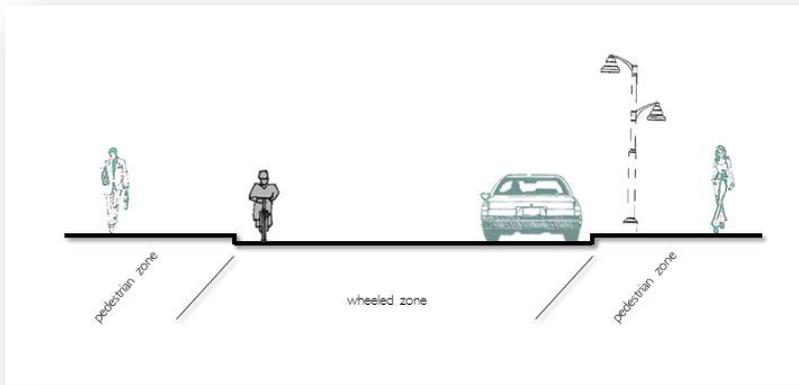


Figure I-2: Redefined right-of-way

The vision defines the future of the corridor as it is redeveloped and reshaped to better serve the community of Warrensburg with attention to the future operation, aesthetics and economics of the corridor. To implement the

vision for Maguire Street the plan focuses on six frameworks (similar to those used to define the corridor) that each defines contributions to a new, reinvigorated Maguire Street. The frameworks outline the principles and objectives for Maguire Street and include general, economic, development, infrastructure, urban design and sustainability.

Through the use of the frameworks land owners, developers, city staff and elected and appointed officials can make day-to-day decisions regarding development and improvements that, over time, will implement the vision for Maguire Street.

Maguire Street

To provide further guidance for improvements to the Maguire Street corridor Chapter 4 of the plan focuses on different concepts that strive to improve the corridor physically, visually and economically. Many of the improvements that are proposed can be applied throughout the corridor but should be tailored to the different context of the corridor. Thus, the chapter is divided in to four primary subjects, The Corridor, North Maguire, Maguire Core and South Maguire to relate improvements to different areas of the corridor.

The common themes throughout the planning process were improving the transportation, design and business environment for the Maguire Street corridor. Each of these topics provides the foundation for improving the

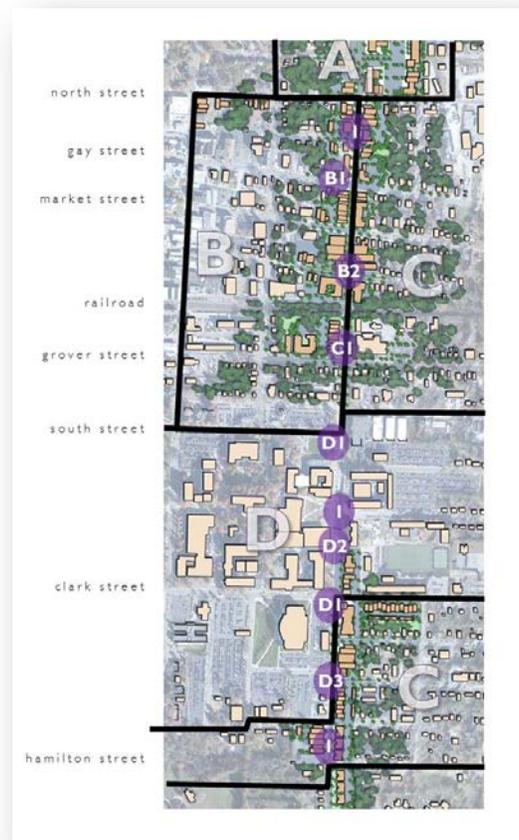


Figure I-3: Maguire Core

corridor and each must be supportive of one another to achieve the vision. Transportation improvements throughout the corridor will occur within the established right-of-way and will provide operational improvements to increase capacity, efficiency and safety of travel. These improvements will focus on a multi-modal transportation system that includes pedestrian and bicycle facilities as well as automobile accommodations. To achieve an improved system several specific improvements need to be implemented including traffic signal timing optimization, access management and the redefinition the right-of-way to balance automobiles with other modes. The future of Maguire Street should include urban design elements (streetscape, lighting, pedestrian facilities, etc.) that soften the corridor encouraging use of the corridor by people on foot. Transportation and design improvements when combined with development and infrastructure improvements will help the corridor remain competitive within the market.

Each of these concepts is applied to North Maguire -from Highway 50 south to North Street; the Maguire Core - from North Street south to Hamilton Street; and South Maguire - from Hamilton Street to Route DD. The plan details concepts for improvements to each area based on the overall vision for the corridor including street and access improvements, pedestrian design elements and gateways and new housing and service opportunities. As implementation of these concepts occur it is important that ideas are applied in a context sensitive manner within the corridor and in relation to the surrounding neighborhood.

IMPLEMENTATION

Action is necessary to achieve the vision for Maguire Street. Implementation is the process of putting this corridor plan into action. Specific action items have been identified based on the vision, principles, objectives and concepts within the plan. Responsibility for implementation lies not only with the City of Warrensburg but the property owners, stakeholders and community in general. The vision for Maguire Street will be realized over time through the incremental, day-to-day decisions that are made in response to this planning document. Illustrative examples of different types of development are included in this document to help generate ideas to improve the Maguire Street corridor.



Figure I-4: Development Illustrative