

PROGRESS REPORT DOWNTOWN LEADERSHIP COUNCIL

CITY COUNCIL WORK SESSION OCTOBER 27, 2008

Background: The Downtown Leadership Council (DLC) was established by the Columbia City Council in March 2008 and held its first meeting on April 29, 2008.

- The Downtown Leadership Council has met seven times, once per month.
- The Executive Committee of the Downtown Leadership Council has met 3 times.
- In addition, four subcommittees have formed to study and make recommendations consistent with our charge.

Progress Report: The Columbia City Council assigned 5 major duties to the Downtown Leadership Council. Here is an update on our progress:

1. **Develop and recommend to the City Council proposed boundaries of an expanded downtown development concept plan and study area.**

- **Interactive Brainstorming:** A facilitated process identified group consensus on proposed boundaries of an expanded downtown development area.
- **Mapping:** City staff has prepared several maps identifying property in the downtown area as hard, soft, and transitional. Maps have been overlaid with historic buildings and districts, green space, parking lots, publicly-owned property, and opportunities for land assemblage.
- **Expanded Study Area:** The DLC has endorsed an expanded downtown development area that is roughly bordered by the Business Loop on the North, Old Highway 63 on the East, Stadium Boulevard on the South, and Garth Avenue extended on the West.
- **Form-based Zoning:** The DLC has been briefed on form-based zoning for its applicability to encourage mixed-use development including commercial, retail and residential.

2. **Assess current assets and additional opportunities within the expanded study area that would assist in the area's redevelopment.**

- **Quadrants:** Four DLC Teams divided downtown into 4 quadrants—NW, NE, SE, SW. Teams walked each quadrant to identify and develop opportunities.
- **Assets and Opportunities:** More than 25 opportunities for development have been identified on a Concept Ideas for Expanded Downtown Renewal Plan within the expanded study area.

3. **Advise City staff and consultants on preparation of a blight/conservation study and preparation of a Missouri Downtown and Rural Economic Stimulus Act (MODESA) application.**

- **Catalytic Projects:** City consultants have briefed the DLC on catalytic projects critical to a MODESA application.

- TIF: City Staff and Consultants have briefed DLC on tentative projects identified for tax-increment financing opportunities.
 - The DLC has review the City's Draft TIF Policy.
4. **Develop for City Council consideration, a strategic plan for the area and an underlying concept plan, similar to the plan prepared for the downtown area by Sasaki Associates. The Sasaki plan should be used as a base for the expanded area.**
- **Strategic Plan:** The foundation for a strategic plan integrating the expanded area of downtown development, opportunities for land assemblage, additional opportunities and catalytic projects, has been developed.
5. **Recommend to the City Council possible development guidelines and physical attributes for downtown Columbia.**
- **Design Guidelines:** A DLC subcommittee has recommended the use of downtown design guidelines when used in conjunction with public financing such as TIF, CID, and TTD.
 - **Design Review:** Additional research and recommendations regarding allowable and non-allowable materials and design review process are currently being examined.
6. **Work on other projects requested by the City Council.**