

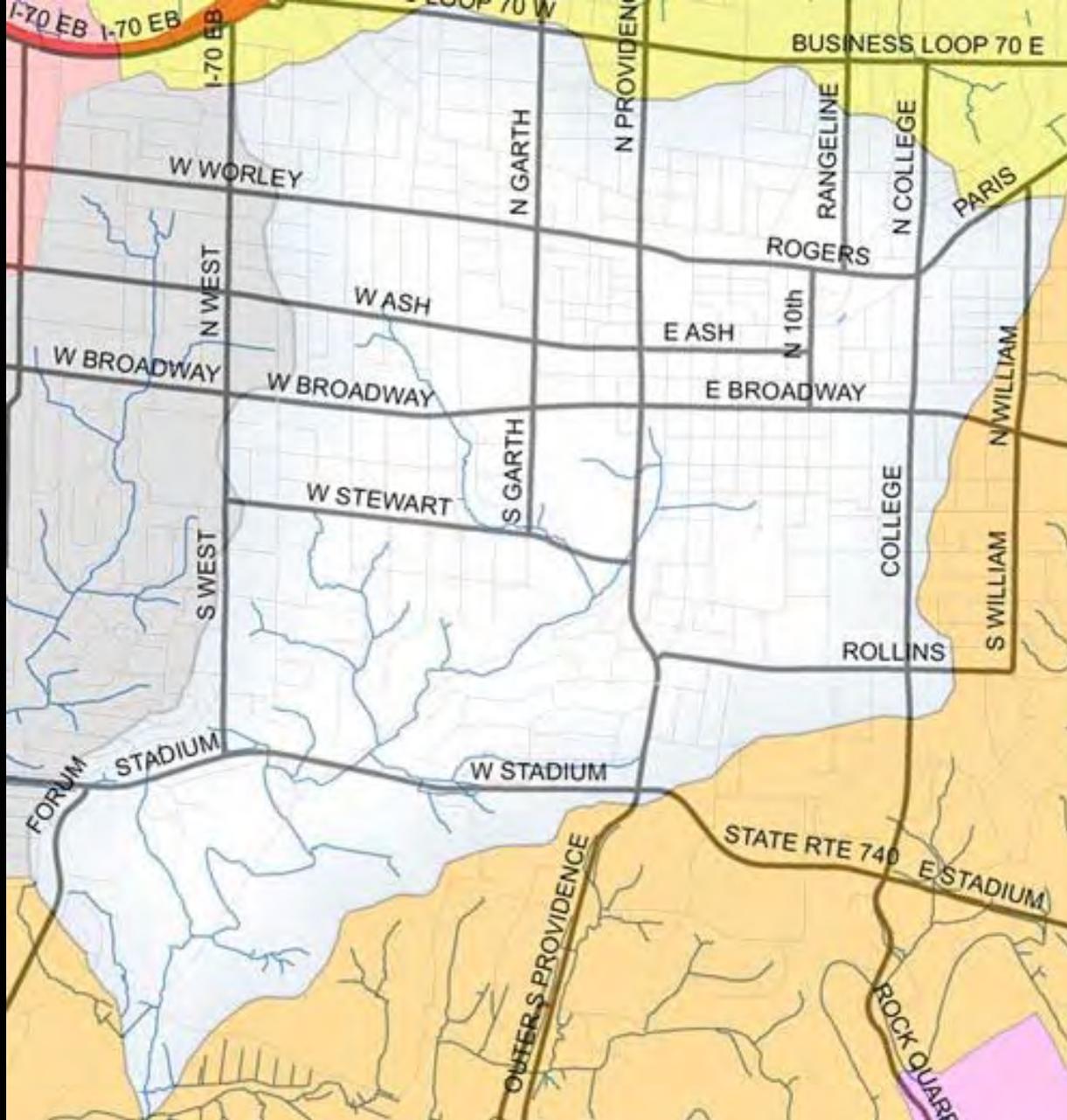
Finding Flat Branch

Chris Cady, Ph.D.

Columbia, MO

2006

Pre-Settlement and Smithton
12,000 BC to 1820



The Flat Branch watershed



Chris Cady

John A. Stewart Park near Garth & Stewart



Chris Cady

Unnamed tributary, Stewart Park



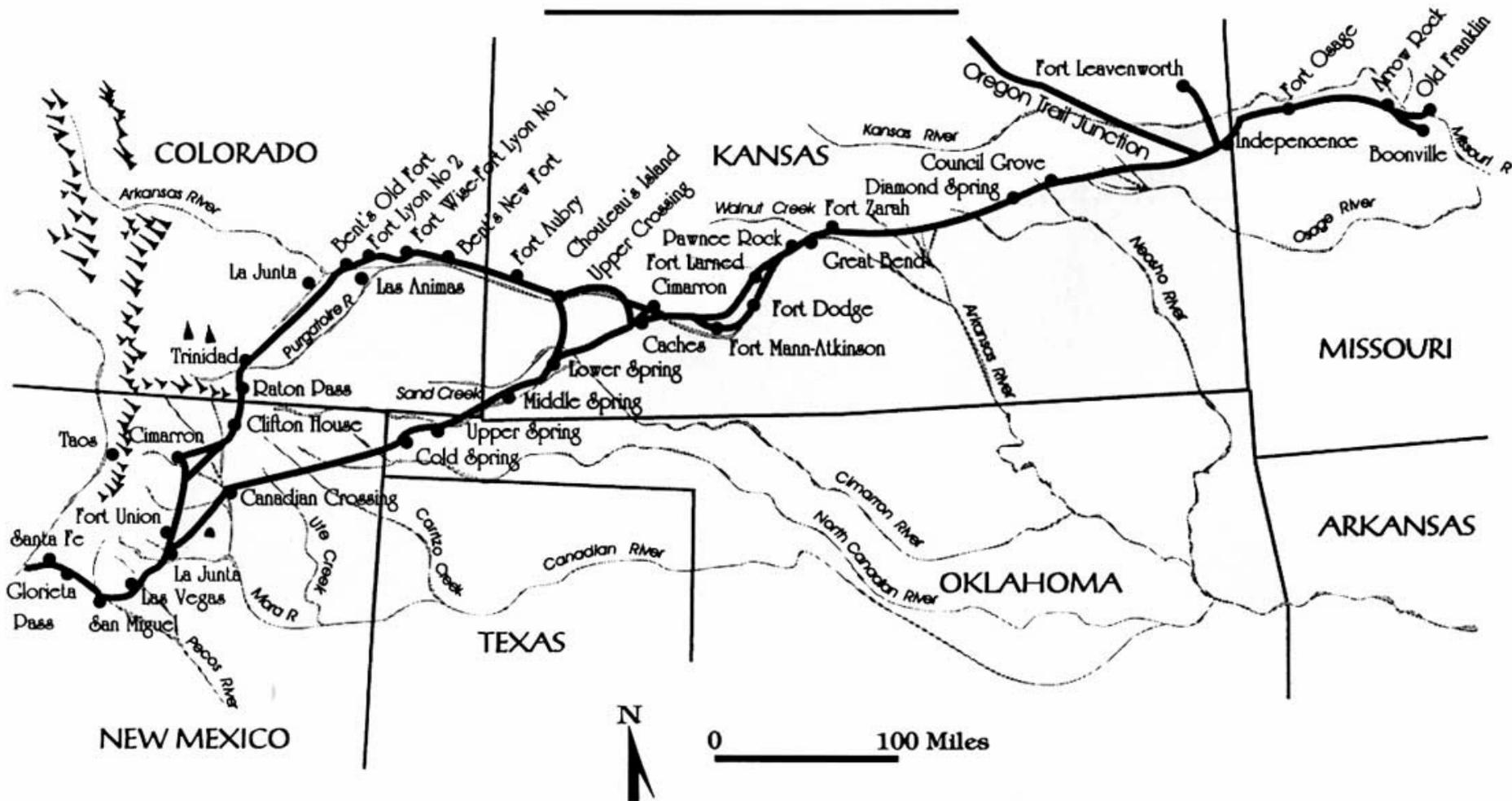
Chris Cady

Flat Branch, just below Providence & Stewart



Westward Migration

the
SANTA FE TRAIL





Chris Cady

**Present-day homes near Smithton site,
Garth & Walnut**

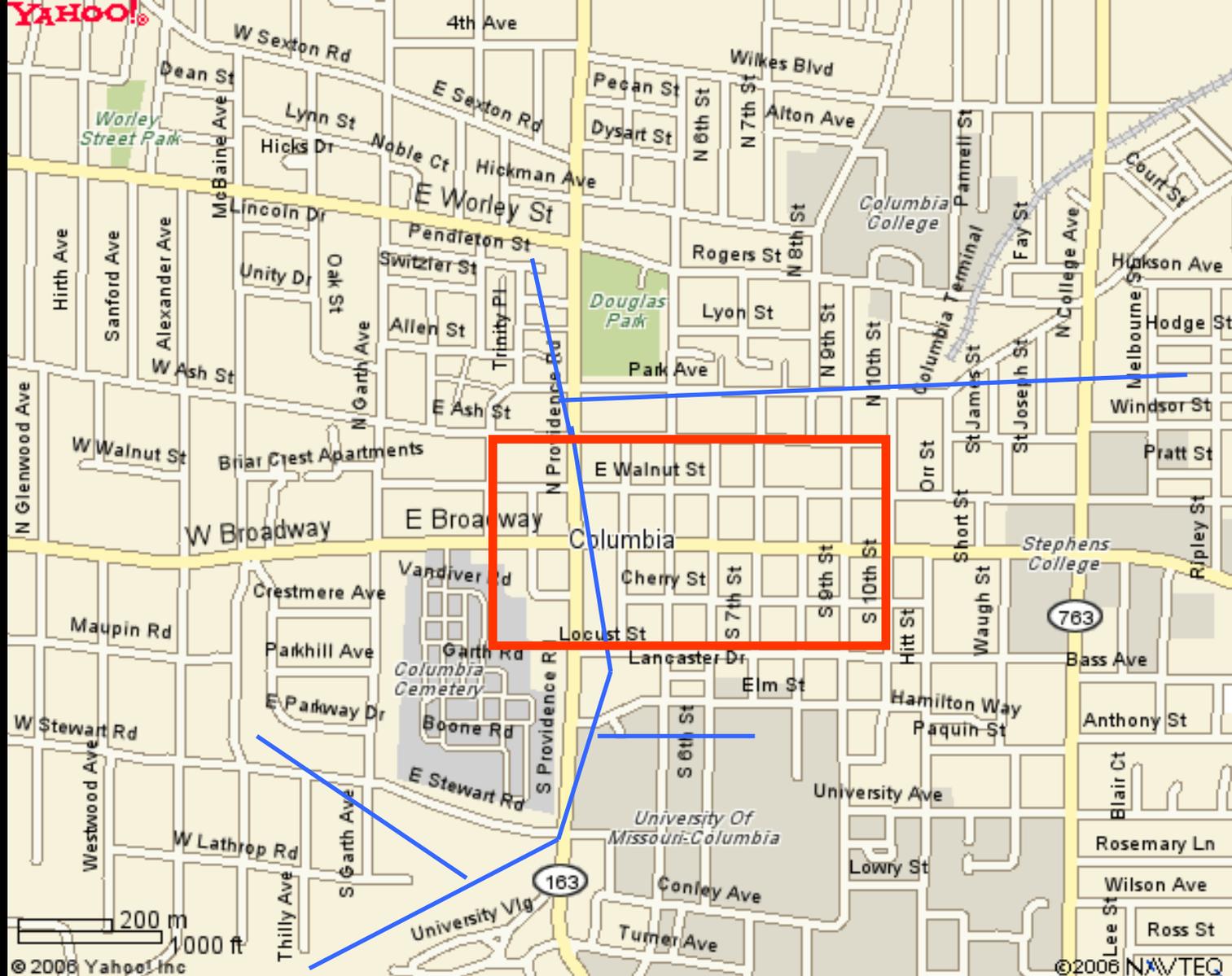


Chris Cady

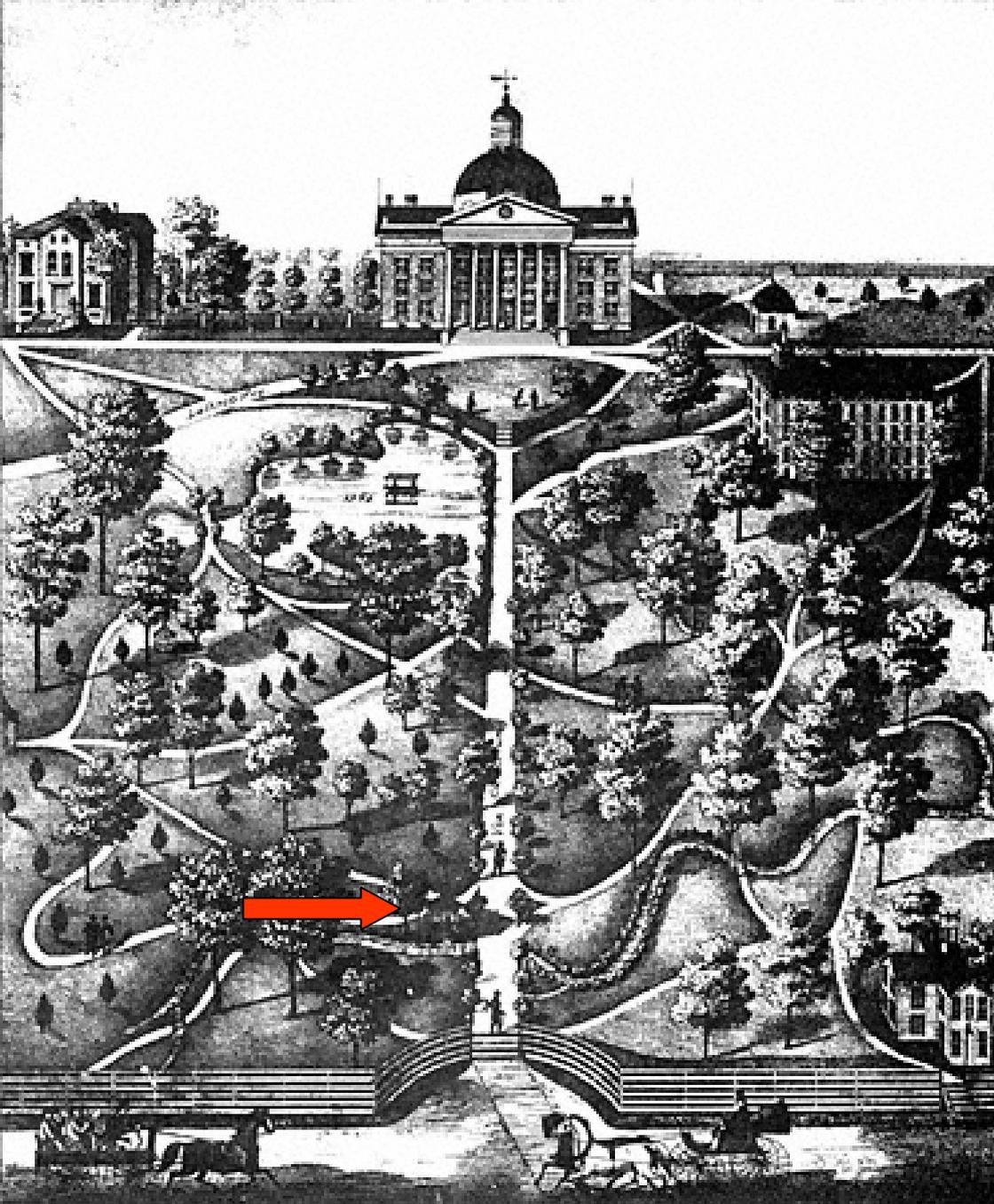
**View to SE from Smithton site
toward Columbia, across Flat Branch Valley**

1821-1900

Flat Branch: At the Heart
of a New City



**Original Town of Columbia (red) and
Flat Branch Creek (blue)**



**Peace Park,
1875:
Chalybeate
Spring Pagoda**

UMC Hist. Archives

STATE UNIVERSITY, Columbia, Mo.

No. 1 Great House No. 2 University No. 3 Chalybeate Spring No. 4 Observatory No. 5 Scientific Building No. 6 Normal Building



Stuck on Main St. USA



Chris Cady

**DAR Boone's Lick Road Marker,
Broadway at Parkway Dr.**



Typical River Boat

**Construction
of the
Providence
Plank Road
1856**





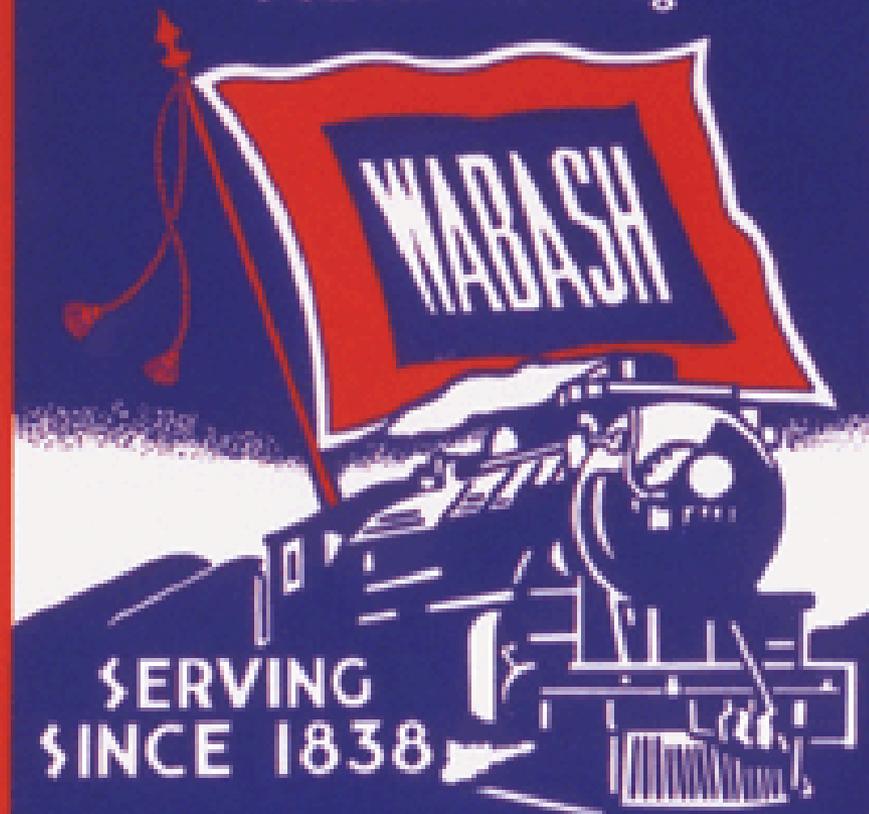
Providence Road, Then and Now



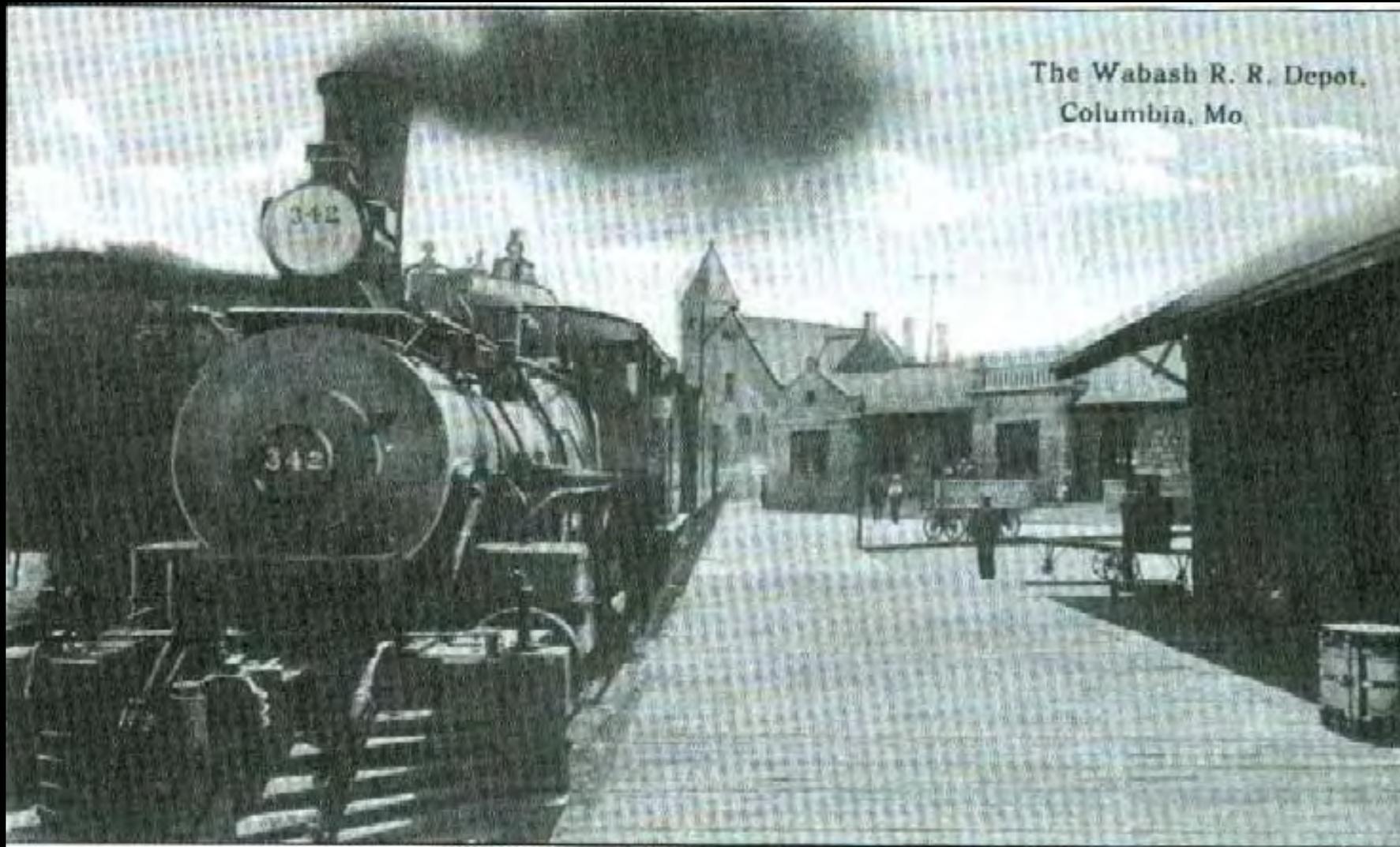
Chris Cady

**Old Providence route into 5th St.
and today's alignment: Why?**

Follow the Flag



SERVING
SINCE 1838



The Wabash R. R. Depot,
Columbia, Mo.

Wabash Station, 10th & Ash

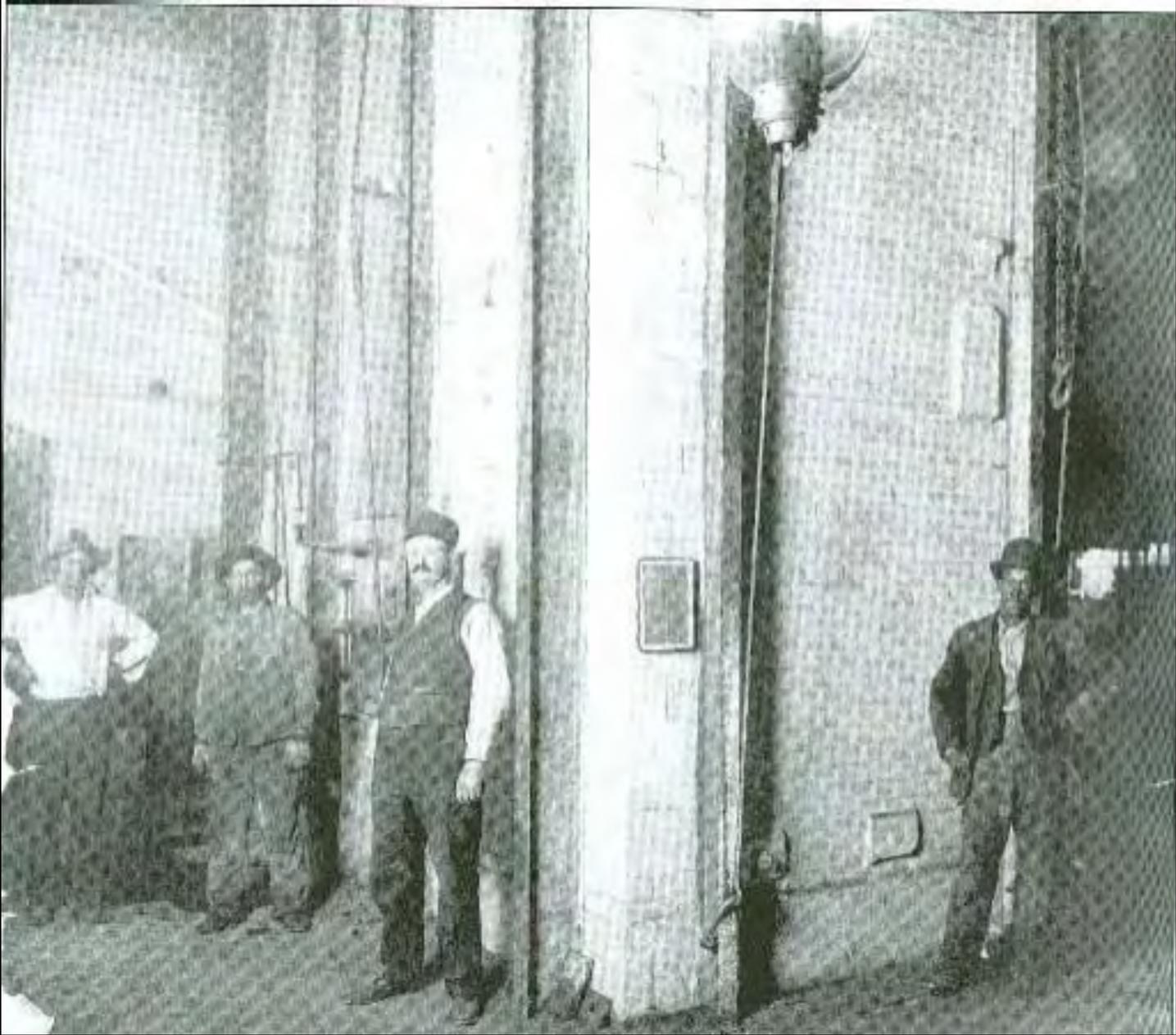


The COLT



Chris Cady

Wabash Station Today



State Hist. Soc.

Columbia Coal Gas Co.



Chris Cady

Last remaining Gas Plant building, Orr St.

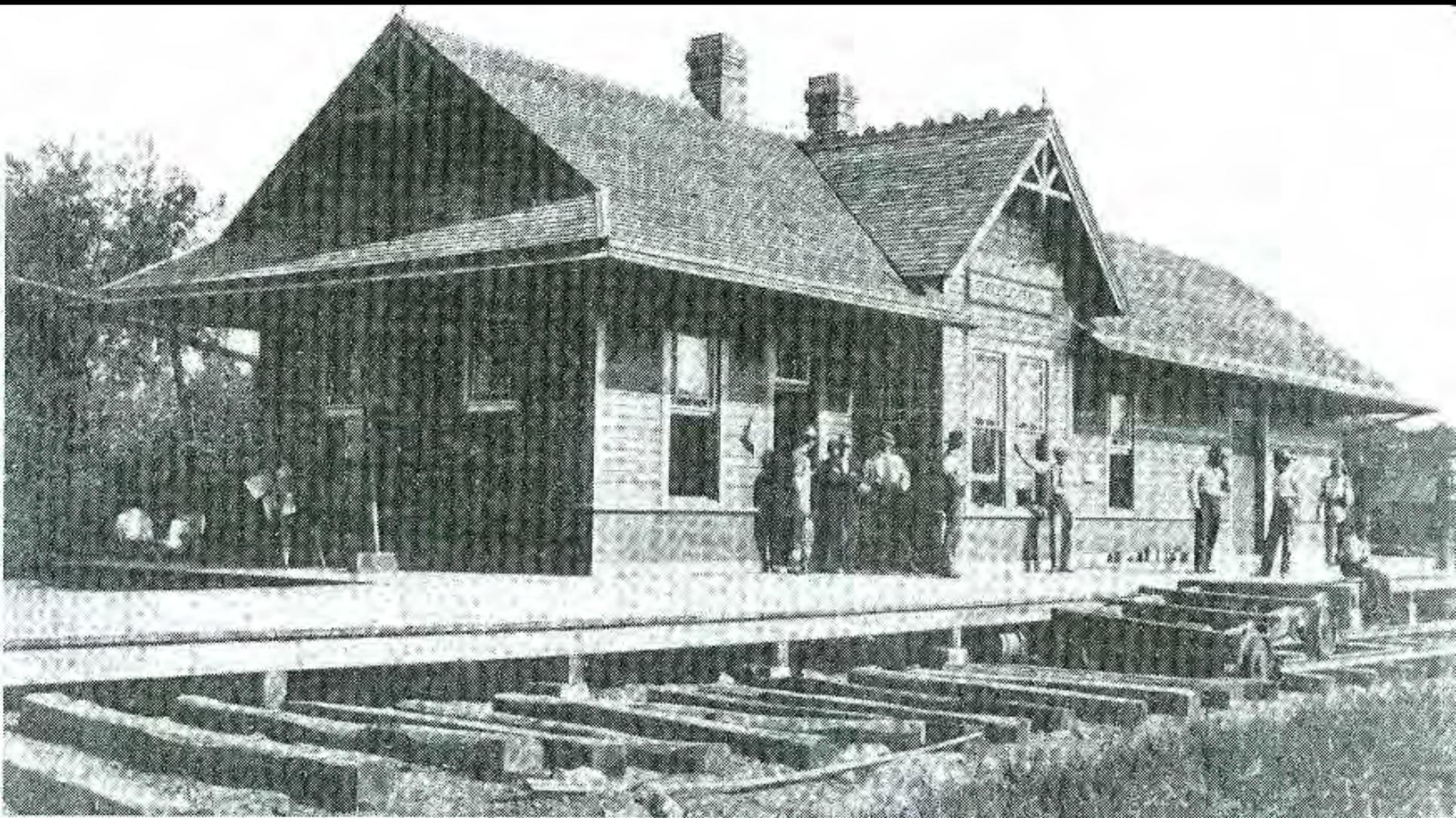


Gas Plant soil core, 1992



**Ameren Works
Headquarters,
Orr St.,
present day**

MDNR/Chris Cady



Original MKT Station, 4th & Broadway



Chris Cady

Katy Station Today

1900-1960

Pollution and Obscurity



**Residences, 3rd and Ash, with drainage ditch
(Larson, ca. 1919)**



**Outhouses on Flat Branch
Near 3d and Walnut (Larson, ca. 1919)**



Residence, 1938 (Kittelbad)



Douglass School (Kittelbad, 1938)



Chris Cady

Douglass School Today: Flat Branch Buried

*Stewart's Bridge and University Dome,
Columbia, Mo.*

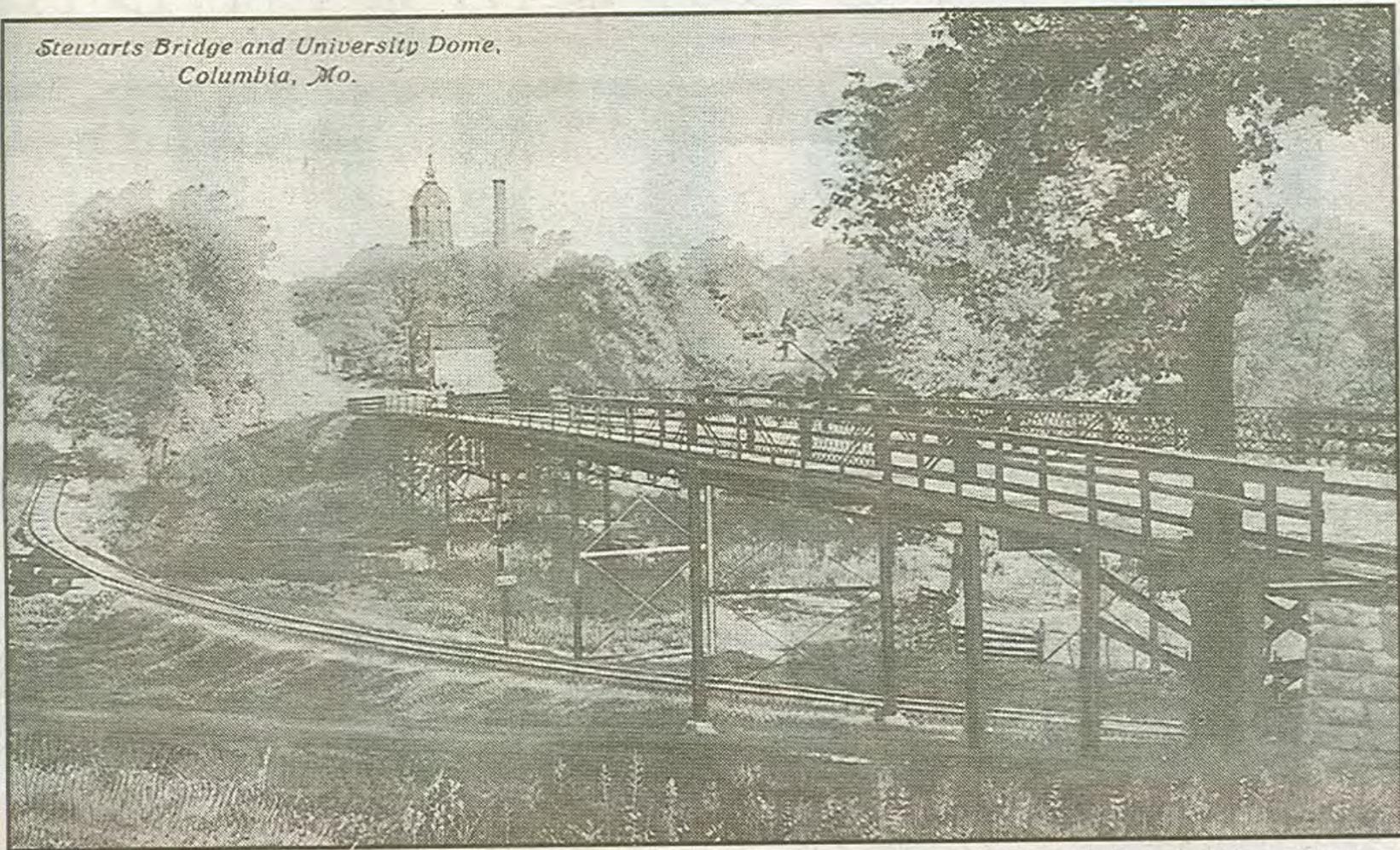


Photo courtesy of State Historical Society of Missouri

This image of the Stewart Road bridge comes from an historic postcard. The original is in color. On April 28, 1923, a mob hanged James Scott from the bridge rail after he had been accused of rape.

Stewart's Bridge, view toward campus



Chris Cady

Stewart Road at Flat Branch today



Crews work to extend Providence Road. (Columbia Missourian photo)

**Construction of Providence Rd. adjacent to
campus, 1954**



Chris Cady

Flat Branch Underpass, Providence & Stewart

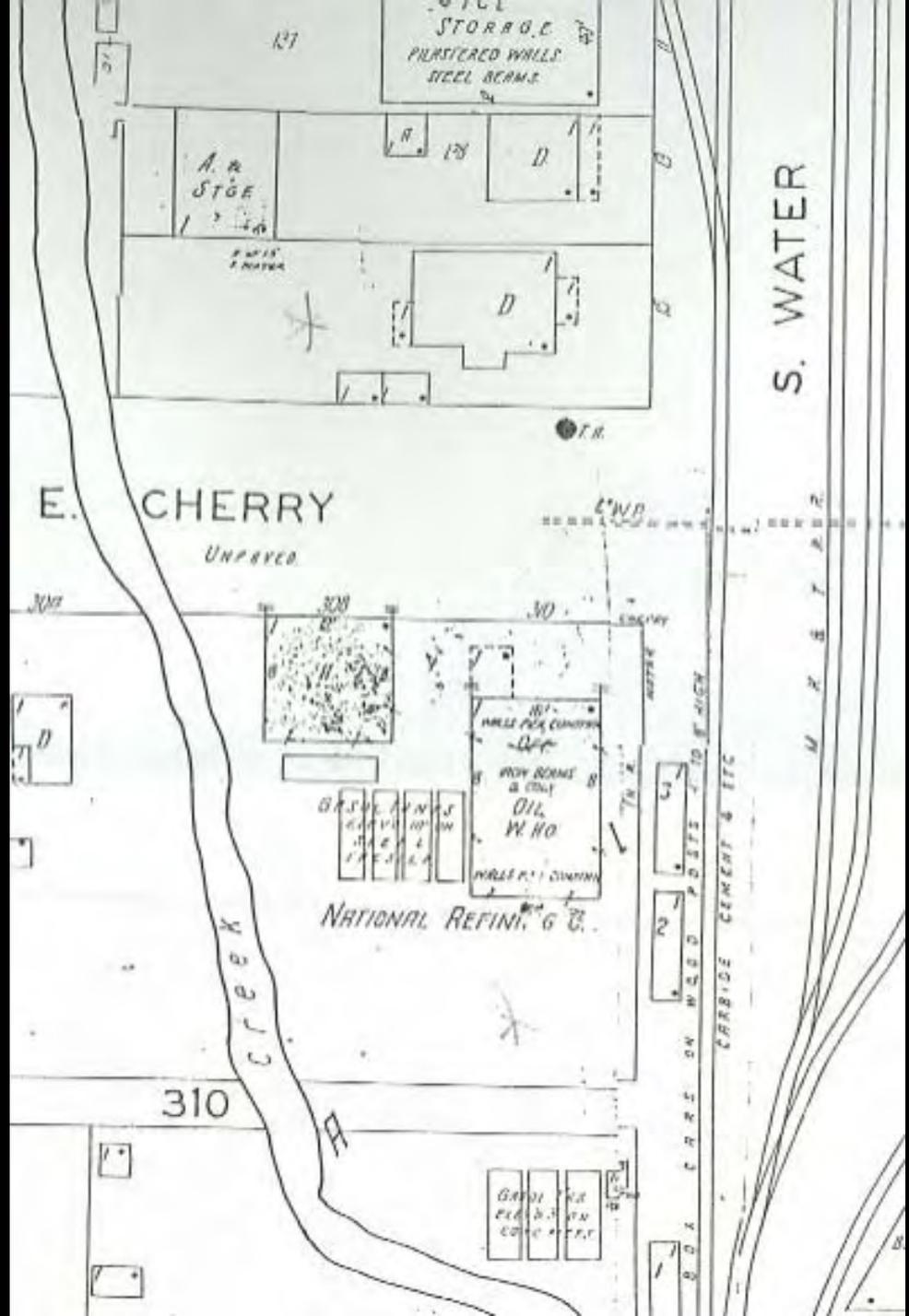


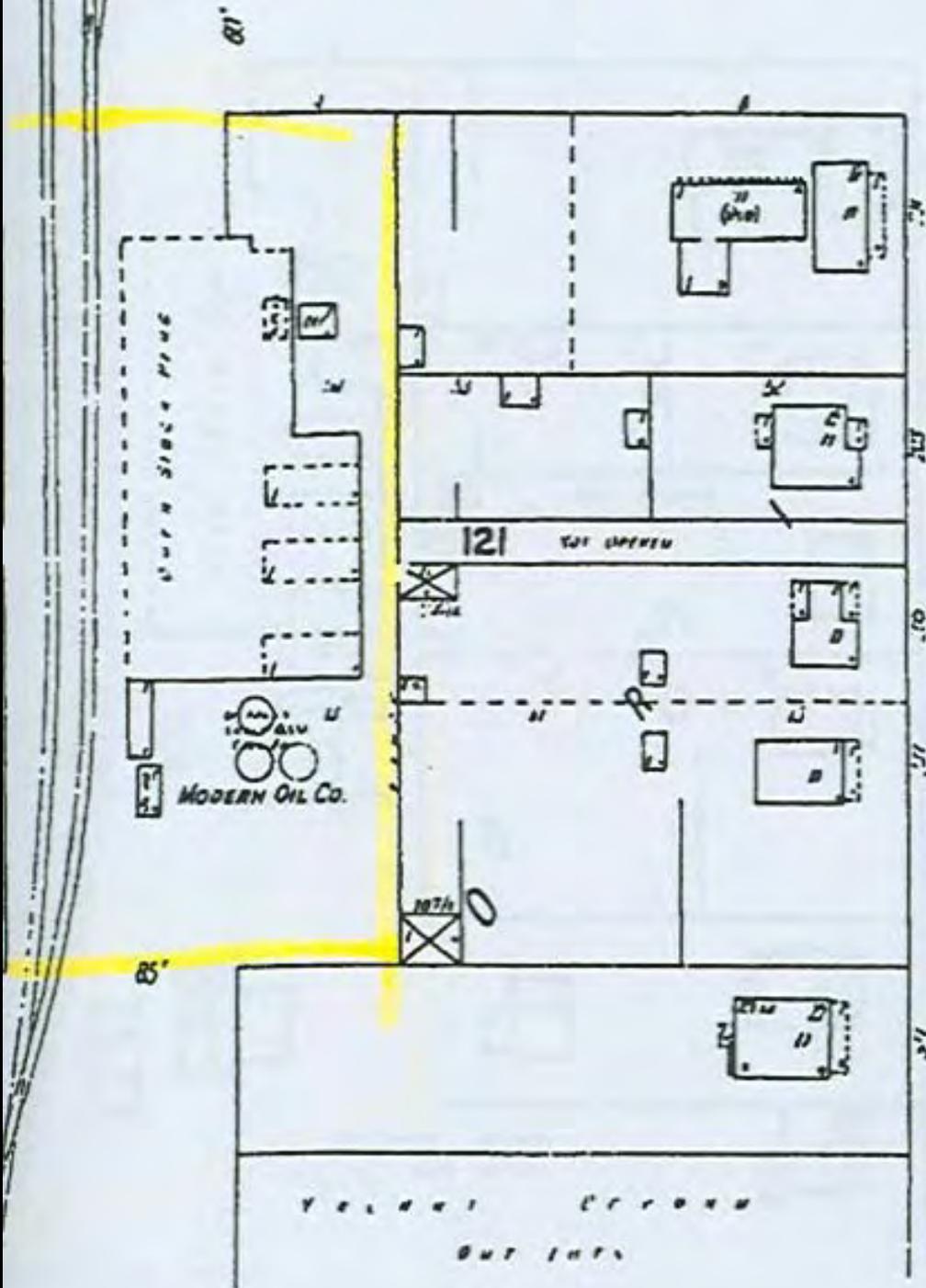
Chris Cady

Route of the old MKT RR at Providence and Stewart

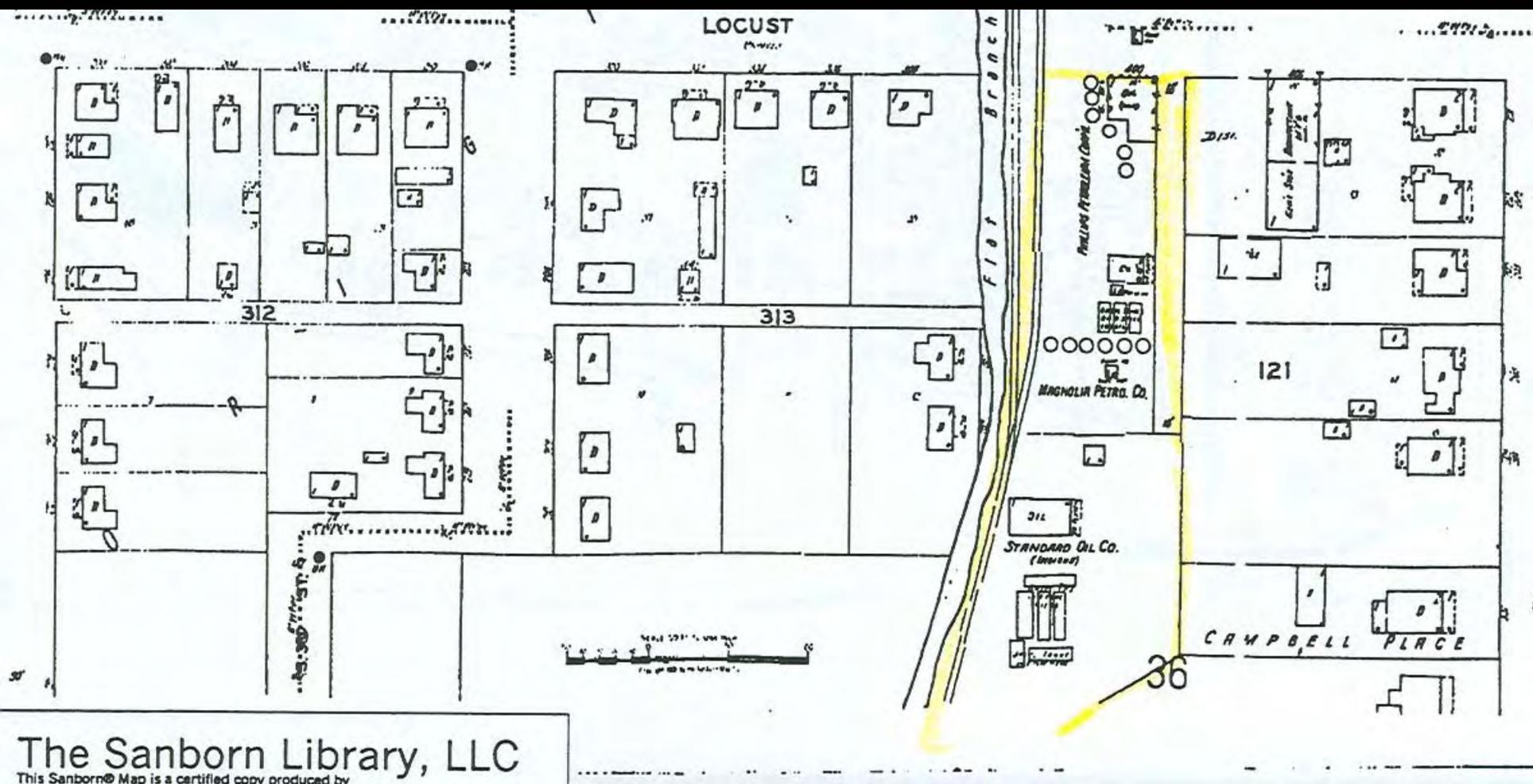
S. WATER

**Flat Branch I
Sanborn Map,
1931**





Flat Branch II
Sanborn Map
1908



Flat Branch II Sanborn Map, 1948



Typical railroad petroleum terminal



Boone Cty. Hist. Soc.

Whitely Oil, Columbia, 1940s

1960-1970
"Urban Renewal"



Mud street, Urban Renewal Area, 1960s



Boone Cty. Hist. Soc.

Storm drainage, Urban Renewal Area, 1960s



Outhouse, Urban Renewal Area, 1960s

Boone Cty. Hist. Soc.



North Columbia Urban Renewal Project, ca. 1962



Boone Cty. Hist. Soc.

Demolition at Providence & Walnut, 1960s



Wynna Faye Elbert

**Neighborhood market, 3d St. (now Providence)
(ca. 1950s)**



Wynna Faye Elbert

**Tiger Lounge in the Sharp End, 4th & Walnut
(ca. 1950s)**



New Public Housing, 1960s



Box Culvert Construction (1960s)



Box Culvert Construction (1960s)



Box Culvert Construction (1960s)



**Flat
Branch
Area,
looking
North,
1960s**

1970-1980

Flat Branch Park Area

Hits Bottom



LEGEND

- RESIDENTIAL
- ELDERLY HOUSING
- RETAIL CENTER
- CIVIC CENTER
- HOTEL
- OFFICE/RESTAURANT
- KATY STATION
- HARDY'S

SCALE: 1" = 50'

**The Grand Plan, ca. 1979
(FB Phase I and II parks in yellow)**

Voters sink Flat Branch

Opponents: voters put city council in its place.

Proponents: citizens haven't heard end of project.

Precinct vote breakdown on Page 4
By VIRGINIA YOUNG,
of the Tribune's staff

Ability opponents of the Flat Branch project said yesterday's voters proved the Columbia City Council has had touch with constituents.

Proponents of the project, though, vowed to continue efforts to clean up and redevelop the downtown fringe area, just probably on a reduced scale.

Loosing in all but one of the city's 25 precincts, the project went down to a resounding 2-1 defeat. The tally was 6,320 against and 3,600 in favor; a whopping 67 per cent majority killed the issue.

Precinct 2A, which stretches southwest from the corner of Broadway and Providence Road, posted the sole victory for the proposal—by a mere 28 votes. The next closest vote occurred in Precinct 1E, where the project lost by 10 votes.

Throughout the rest of the city, though, residents turned thumbs down on the multihaunted plot, which included a 40 million civic/convention center.

The voter turnout—4,361—was heavy for a special election, exceeding by 100 the number of persons who voted in last April's mayoral election.

"We said we would go in a referendum because we didn't think the council was right," said Roy Jones, an associate at a local real estate firm.

The voters' decision, he said, shows that by opposing the plan last December, the council "did not adequately represent the average citizen's view."

Some project backers, however, blamed the defeat on confusion about the plan's costs and scope

terms. The city had hoped to draw \$25 million in private investment into the center-city area by spending \$1.8 million in public facilities, primarily for improvements and land acquisition.

"Honestly, I really believe the Flat Branch issue is the most misunderstood issue that's ever been presented to the Columbia public," said proponent and former First Ward Councilman Pat Barnes.

Said local attorney Jim Hatcher, the proponent's campaign treasurer: "When you don't understand something, it's easy to vote against it."

The Columbia Land Clearance for Redevelopment Authority, whose members are appointed by the council, had shopped the project for almost two years. A successful referendum positive drive in January forced the handing, city-wide vote.

But at a proponent's campaign gathering last night, three of the five authority members said they weren't giving up.

"You can't say the 'no' was an absolute rejection of the plan," said treasurer Vera Spier. "It's hard to say an election was decisive because there can be 100 different reasons why people voted as they did."

Banker Mark Landrum, the authority's vice chairman, believes the city government will have to get involved if the Flat Branch area ever gets developed significantly. "At some time," he said, the city is going to have to characterize the Flat Branch creek to reduce flood potential.

Authority Chairman Bob Pugh agreed, saying "most people admit that Flat Branch needs attention. I think we have an obligation to do something. So I'm personally not going to quit."

"I'm a little tired of the whole thing, but I'm not afraid to be here again."

Sure, some people will say, "That damn fool is trying to decide over a majority." Well, if you get in these things, you're not being true to your cause.

"And the time I spend on this thing doesn't cost anybody anything—except me."

But while authority members hope to create the project soon, opponents see the alternative as still simpler terms.

"Everyone admits there's silt," says Jones. "So why don't we have some Carl Smith and Roy Seale and civic clubs go down and clean up the creek?"

"Then the city can enforce its ordinances," creating health and safety regulations. And it wouldn't cost \$10 million "to \$10 million" to improve the area.

Sixth Ward Councilman Lew Bowser, who attended the opponents' victory party at a downtown hotel, agreed. "I think that's an excellent idea."

Quick to argue the merits of that approach, though, was Fourth Ward Councilman Jim Goodrich. Much of the Flat Branch area is zoned for industrial use, legitimizing some of the less attractive establishments located there, he said.

And Goodrich said he felt "torn" between wanting to scale down the project and wanting "this great ability of private enterprise" to redevelop the area without governmental involvement. That's just what opponents said would happen once the city dropped its plans.

Besides that question, the two sides had battled back and forth issues ranging from the stability of a proposed Flat Branch hotel to the practicality and cost of relocating existing businesses.

Pugh said the detailed redevelopment plans—required by state law—bair the project's changes.

"The opposition works against you. There are probably 1,000 reasons you can vote against the project, and there's only two reasons you can vote for it—and that's for the community."

But voters apparently found holes in that logic. In interviews at polling places yesterday, Columbians generally pointed to the project's cost and the required business relocations as reasons they opposed redevelopment.

"The authority figures presented," mentioned Barnes, "and it is unfortunate to say the least."

Properly named Peggy French, proprietor of French & Co. at 50 S. Fifth St., had a different view: "I haven't felt this good in months."



Columbia Daily Tribune

April 2, 1980

**Former
Concrete
Plant on
site of
Chamber of
Commerce,
ca. 1980**



Staff report suggests city look at developing park in Flat Branch

SEP 28 1980

By VIRGINIA YOUNG
of the Tribune's staff

Thwarted by city voters last spring, backers of Flat Branch redevelopment may try to get the ball rolling again by pursuing creation of a park in the blighted downtown area.

Probably the most politically popular facet of the rejected plan, a park—stretching along a revitalized Flat Branch creek—could help stimulate private investment in the area, a city staff report says.

The report, mailed to Columbia Land Clearance for Redevelopment Authority members Friday, also suggests a new, more general plan for the center-city tract be prepared.

A proposed \$3 million convention/civic center "should be deleted for the time being," and the 33-acre tract's boundaries might be redrawn to exclude businesses that vigorously opposed relocating.

In any case, the authority would assume the role of a "facilitator"—not an initiator. Its goal would focus on helping the private sector, perhaps by securing federal grants and granting tax abatement.

Dormant since May, the five-member panel will discuss the report at a 7:30 p.m. meeting tomorrow in the county court chamber of the Daniel Boone County-City Building.

Columbia voters overwhelmingly defeated an ambitious plan for the tract in an April 1 referendum forced by opponents through a petition drive.

The city had hoped to steer \$22 million in private investment into the area by spending \$4.6 million in public monies.

Planners envisioned the civic/convention center and a 225-room hotel as the anchor for redevelopment.

The land clearance authority would have purchased privately owned land, constructed needed public improvements and resold parcels to developers, retaining specific design control.

That governmental role will change substantially if the authority follows guidelines outlined in the staff report prepared by former Senior Planner Amy Wilson, who resigned last

month.

Depending on Columbia City Council "receptivity," Wilson suggests the land clearance authority:

- Commission a "generalized" redevelopment plan for Flat Branch. "Rather than tying proposed land uses to specific parcels, this plan would set out redevelopment objectives, proposed design standards and desired project components."

- Begin drawing specific plans for improvement of Flat Branch creek and development of a park along its banks. That project "not only solves some of the area's major physical problems but also provides the environment around which quality development is likely to occur."

- Prepare a marketing program. A prospectus with updated analyses of the components' costs and available financing mechanisms should be drawn.

- Solicit private investment, possibly by encouraging formation of an Urban Redevelopment Corporation as state statutes authorize.

An interested developer would form the corporation, submitting a redevelopment plan to the city council for approval. The corporation would be empowered to acquire land by eminent domain, and taxes on the project could be abated on a sliding scale for 25 years.

- Pursue financing mechanisms such as a federal Urban Development Action Grant, industrial revenue bonds and land cost write-downs.

- Coordinate the program with various public agencies—the city council, the University of Missouri-Columbia, the Columbia Housing Authority and the Columbia Downtown Business District.

The future of Flat Branch redevelopment may depend, in large part, on incoming City Manager Richard Gray's "organizational preferences." city staff either must be assigned or staff must be hired to carry out the program, a decision Gray will face after he begins work here Nov. 1.

Other than staff time, the program would require "little or no local public monies," Wilson estimates. The park's cost could be defrayed by developers' participation or federal grants. Part of the city's annual \$2 million federal community development grant also might be utilized.



1980-2006

Treasure Unearthed



Waste Oil spill cleanup, Earth Day, 1991

MDNR/Geotechnology



Flat Branch I, Abandoned Petroleum Facility, 1993



Chris Cady

Park Scene Today



**Cleanup of Petroleum Contaminated Soil
Flat Branch I, 1999**



Chris Cady

Same area today



MDNR/Chris Cady

Flat Branch II, January, 2006: Cleanup begins



MDNR/Chris Cady

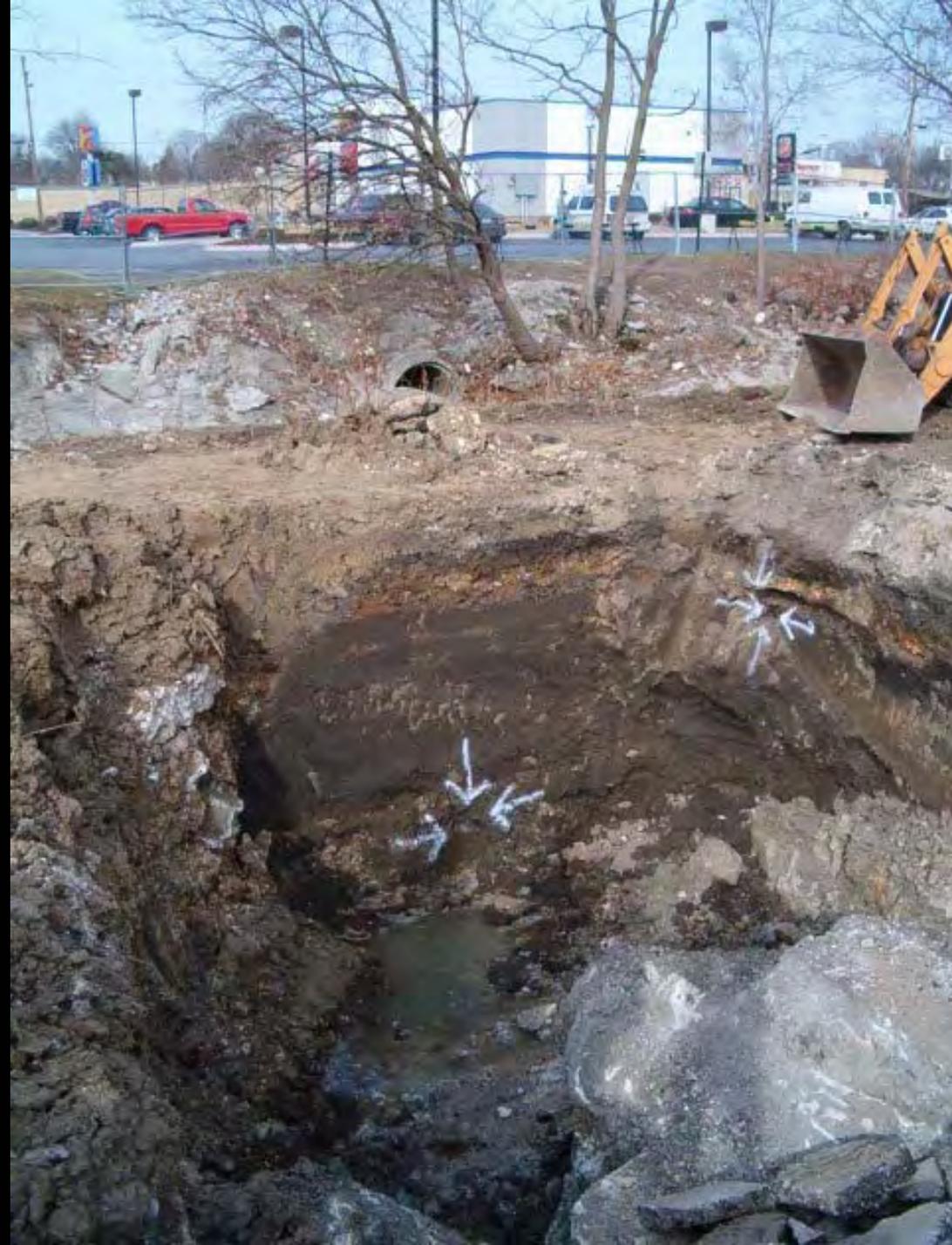
**Flat Branch II Excavation of Former Railbed
(Jan 2006)**

**FBII
Excavation
wall behind
E. creek
bank showing
soil layers.
This wall
later
removed.**





**FB II
Excavating
at South end
of Site
(Apr. 2006)**



FB II
Excavation
Wall showing
verification
sample
locations



MDNR/Chris Cady

FB II Backfilling excavations with clean soil



Chris Cady

FBII Post-remediation, looking south from Locust St. overpass (7/3/06)

**Flat Branch
Today and Tomorrow**



Chris Cady

'Kappa Pigs' park their pork in freshly cleaned watercourse

APR 24 1990

By TRACY L. BARNETT
of the Tribune's staff

Some people commemorated Earth Day weekend by cleaning up litter, planting trees or playing in the park. The Kappa Sigma fraternity celebrated by having a pig roast — and then dumping the carcass into freshly cleaned Flat Branch.

Karl Kruse was walking yesterday morning along the creek, where two days before, a crew of 100 had hauled out hundreds of bags of garbage, an automobile and other refuse.

The stream flowed clear of debris for the first time in years. But hours later it was burdened with the remains of a large roasted hog and an assortment of fruits and vegetables directly below the Kappa Sigma fraternity house at 110 E. Stewart Road.

The fraternity had a pig roast on Saturday, said fraternity president Bill Gaul. Another member had claimed yesterday that the caterer of the party had dumped the carcass, but Gaul today said that several members had heaved the carcass into the creek on Sunday. Members of the trail cleanup crew spotted it yesterday.

"It was basically a fraternity prank by a couple of members," Gaul said. "It was only in there for a couple hours, and apparently this lady ran up in the back yard and got upset. We took it right out."

Fran Pope, another cleanup crew member, photographed the carcass and then ran up the hill to demand that the fraternity members remove it.

"I told them that we had just had a creek cleanup this weekend, and there was this pig and cabbage and broccoli. I told them, 'That's inappropriate, and you get down there and clean it out now.'

"You can't just dump a pig carcass in the stream," Pope said. "That's a health hazard — not to mention totally disgusting."

Kruse was disgusted by the spectacle, as well. "That should be their new name: the Kappa Pigs."

Kruse and Pope said the area directly under the fraternity was one of the most severely polluted sites. The crew pulled an old car out of the creek there. Gaul said that much of the refuse comes from traffic on Providence Road, however, rather than from their fraternity.

City health department director Mike Sanford said his office would investigate the matter and might turn it over to the city prosecutor. "How gross!" he said.

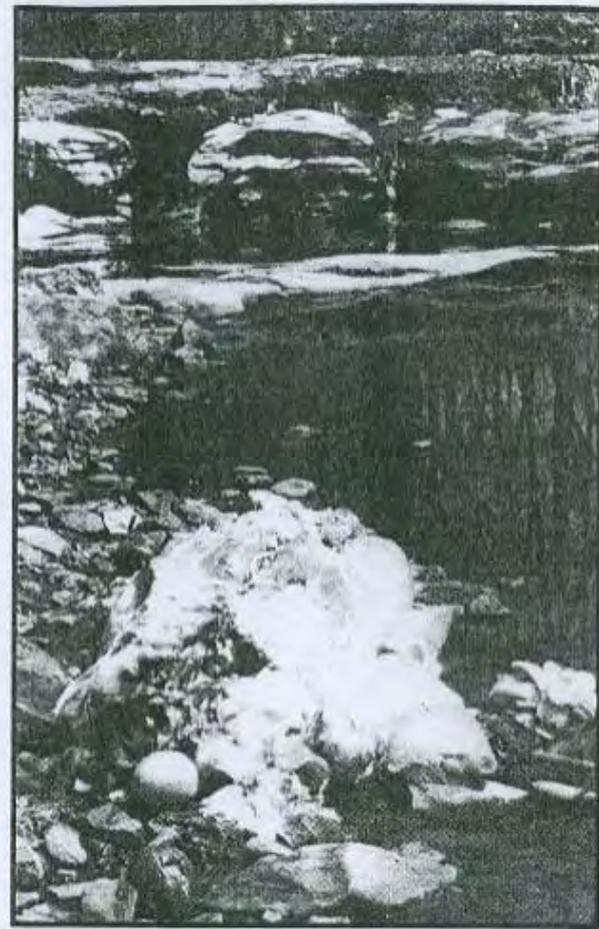
Scott Holste of the state Department of Natural Resources said the dumping might be in violation of state water pollution laws. The local office will investigate the matter when a formal complaint is filed, he said. He added that it might fall under the laws governing disposal of animal carcasses, as well.

"I would hope these guys would think twice before doing something like that again," said Holste, "particularly on Earth Day weekend."

Pope suggested the group try to make amends by pitching in on the creek cleanup. Gaul hastened to say the fraternity "would be happy to do a cleanup with her."

He bemoaned the negative publicity, saying his group tries to do a cleanup down by the creek every semester.

"I don't think it's that big of a problem with our members," he said. "This makes it sound like we're vandals out to destroy it, and the exact opposite is true. We love the creek. But when you have 77 young college men, people are going to do stupid things like that every once in a while."



The carcass of a roasted pig lies in Flat Branch where Kappa Sigma fraternity members left it after a party over the weekend. A crew of 100 had cleaned up the creek the day before in honor of Earth Day. (Fran Pope photo)

Columbia Daily Tribune

Earth Day, 1990



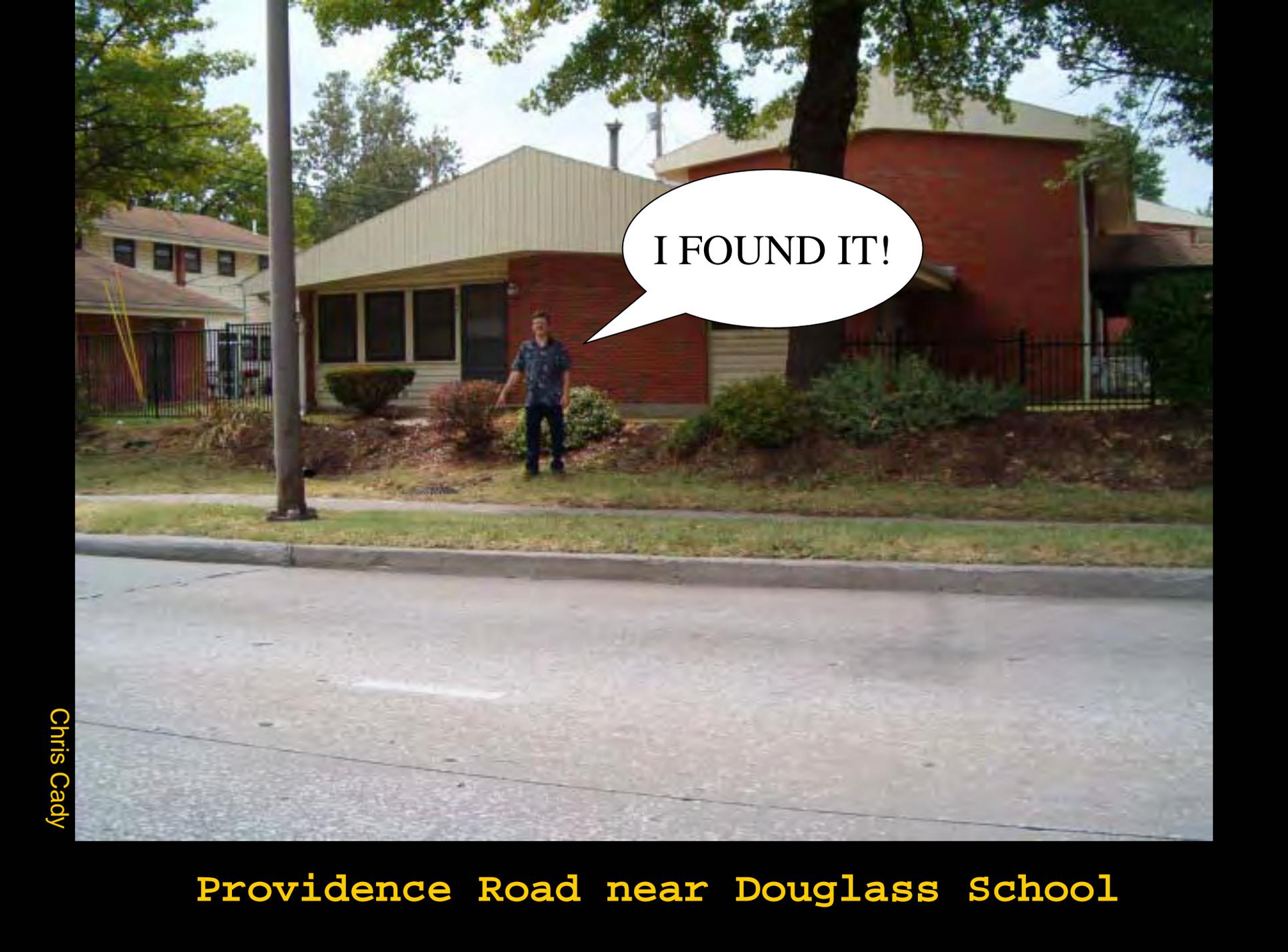
City of Columbia

**Flat Branch is an urban stream still
plagued by pollution**

Chris Cady



Upper Flat Branch: A Lost Urban Stream

A photograph of a man standing in front of a red brick building with a tan metal roof. A speech bubble is overlaid on the image, containing the text "I FOUND IT!". The man is wearing a dark patterned shirt and dark pants. The building has several windows and a chimney. There are trees and a utility pole in the background. The foreground is a paved road.

I FOUND IT!

Chris Cady

Providence Road near Douglass School



Chris Cady

The future of Flat Branch Park?



Chris Cady

THANK YOU

- Boone County Historical Society
- State Historical Society of MO
- Columbia Daily Tribune
- Columbia Missourian
- Columbia Public Works Dept.
- Columbia Parks & Rec. Dept.
- Missouri Department of Natural Resources

