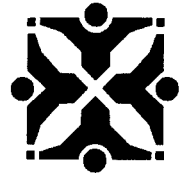


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: (C)

Department Source: City Manager's Office

To: City Council

From: City Manager & Staff

Council Meeting Date: July 6, 2015

Re: Public hearing to discuss the Downtown Charrette Report and options for development of the property at the SE corner of Broadway & Providence Road

Documents Included With This Agenda Item

Council memo

Supporting documentation includes: Maps, H3 Charrette Excerpts, Sasaki Study Excerpts

Executive Summary

On June 15, 2015 the City Council adopted a resolution setting a public hearing "to discuss the Downtown Charrette Report and options for development of the southeast corner of Broadway and Providence Road." The public hearing has been scheduled for July 6, 2015 during the regular Council meeting.

Discussion

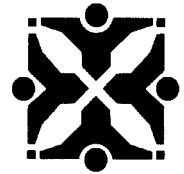
The property that is the subject of the public hearing is a 1.27-acre site located on the south side of Broadway between Fourth Street and Providence Road. The owner of the property is the Mary M. Hackett Trust /Roth Properties LLC according to Boone County records. Improvements on the property include three buildings and associated parking lots. Flat Branch Creek runs through the property. The City of Columbia owns approximately two-thirds of an existing parking area adjoining the northwest corner of the site.

The property has been platted into a single lot entitled Stevenson Addition (approved January 9, 2014 and recorded February 6, 2014). On April 6, 2015 the Council defeated an ordinance that would have vacated public utility easements on the property. As of this writing the owner or authorized agent has not requested approval of the easement vacation, which by ordinance may be re-introduced not less than 90 days following its defeat. CVS, as the contract purchaser, is making an attempt to correct deficiencies in the original easement vacation proposal.

The Downtown Charrette Report includes the property in a plan for a west gateway to the Downtown. Specific recommendations include improvements to Flat Branch Creek and preservation & re-use of the "Icehouse" buildings. The report recommends development and preservation activity on three sides of the subject site. The report recommended formation of an implementation entity and integrated funding plan as initial steps toward implementation of the plan.

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Charrette Report link:

http://www.gocolumbiamo.com/Council/Commissions_Archive/DLC/documents/COMO_FinalReport_Standard.pdf

Columbia Imagined link:

http://www.gocolumbiamo.com/community_development/comprehensive_plan/

Sasaki Study link:

<http://www.gocolumbiamo.com/downloadfile.php?id=531>

Fiscal Impact

Short-Term Impact: The City has not budgeted resources for the acquisition or leasing of the site. Additional resources would be required.

Long-Term Impact: Acquisition, leasing, development and maintenance costs are unknown.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Community Character, Development, Downtown

Strategic Plan Impact: Growth Management, Health, Safety and Well-being, Infrastructure

Comprehensive Plan Impact: Land Use & Growth Management, Environmental Management, Infrastructure, Mobility, Connectivity, and Accessibility

Suggested Council Action


Conduct a public hearing. No other action is required.

Legislative History

Resolution R103-15 approved June 15, 2015 setting a public hearing



Department Approved



City Manager Approved



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, H3 Charrette Excerpts, Sasaki Study Excerpts

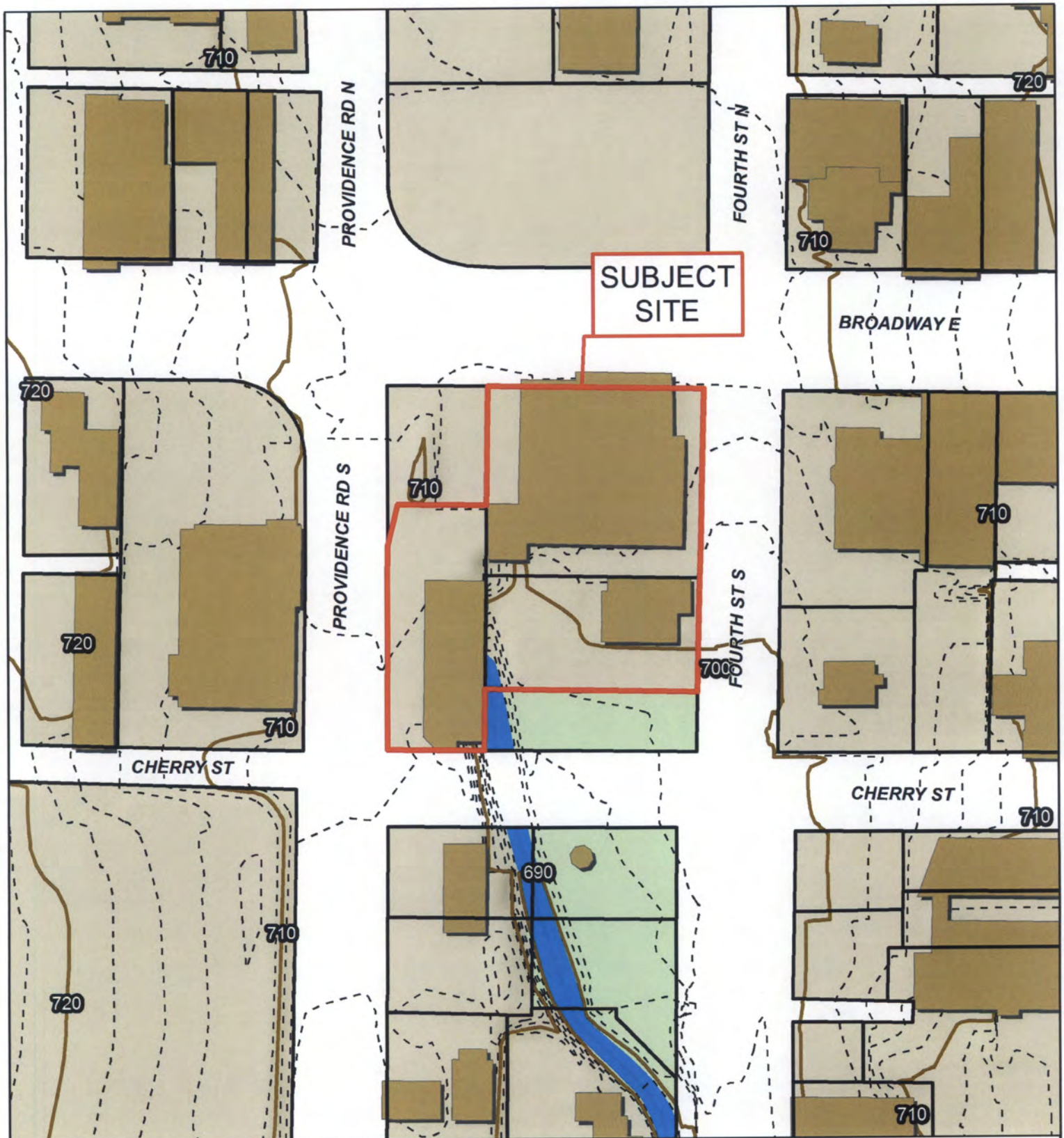


Subject Property: SE Corner of Broadway & Providence



 Parcels





Subject Property:

SE Corner of Broadway & Providence



— 10 Foot Contour Lines
 - - - 2 Foot Contour Lines



Parcels



Building Footprint

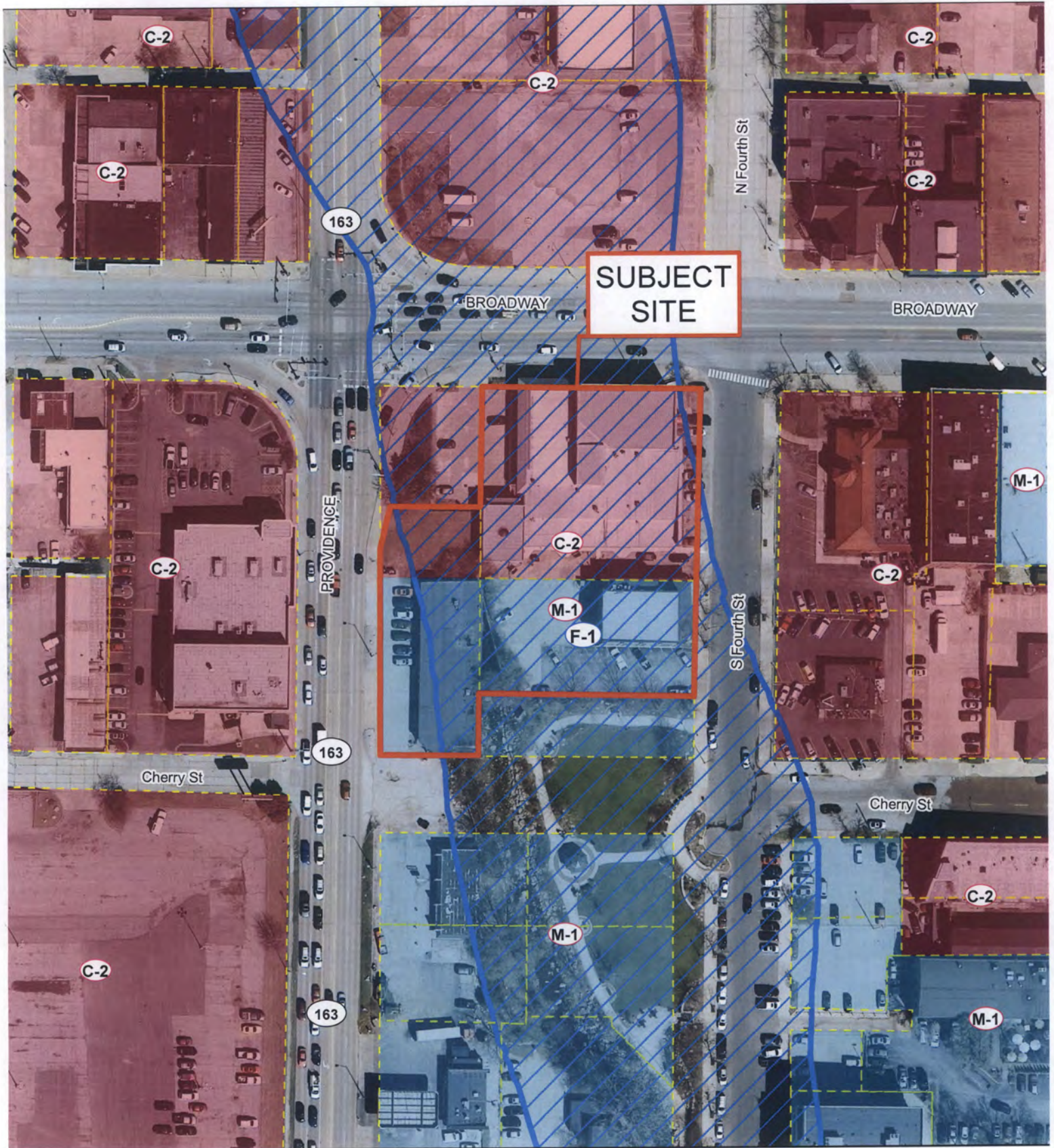


Bodies of Water



Parks & Recreation Areas





Subject Property: SE Corner of Broadway & Providence

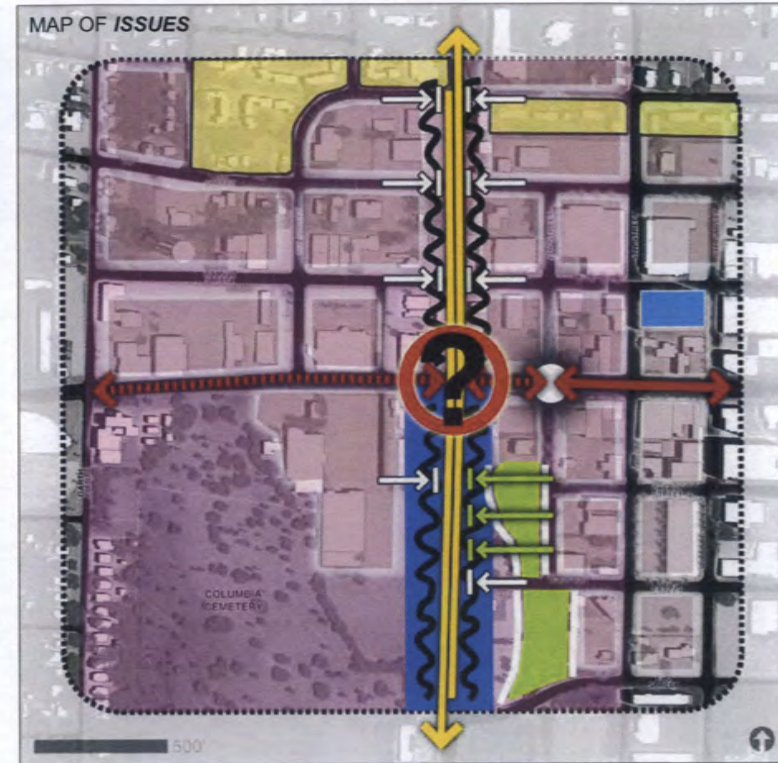


- M-1: General Industrial Zoned District
- C-2: Central Business Zoned District
- Parcels
- 100-Year Flood Plain

COMPONENTS OF THE PREFERRED PLAN

- Urban Boulevard:** Make Providence Road a signature street by adding medians, street trees, safe pedestrian connections, and way-finding signage creating multiple downtown entrances.
- Broadway Extension:** Extend the existing streetscape strategy to 1st Street w/ curb extensions, street trees, and safe pedestrian crossings. (Extend diagonal parking to 4th Street only)
- Build the Corner:** Private developments and historic assets to the north of Broadway Street and east of Providence Road.
- Cherry Street as Armature:** Signature intimate streetscape on Cherry and Fourth Street with connections to Flat Branch & Bike Routes; Connecting Cherry Street with 9th Street.
- Residential/Mixed-Use Area:** Infill area surrounding Cherry Street as core neighborhood component.
- Cultural/Educational Amenities:** Expand cultural amenities & mixed use infill between Locust & Cherry Street.
- Flat Branch Park as destination:** Expansion of green space and green entry to downtown; and utilization of existing historic assets with new squares on corner as part of gateway entry.
- Catalytic Development Options:** New development opportunities south of Broadway Street and west of Providence Road
- Neighborhood Linkage:** Bike boulevard connection (with bioswales) along Park Avenue from new development to proposed North Village Park & Market



PHOTOS OF *EXISTING CONDITIONS & DISTRICT CHARACTER*

BROADWAY & PROVIDENCE

Providence Road (State Route 163) is the major traffic route south from I-70. Characterized by non-urban building types, uses, and large amounts of underutilized parcels. The Broadway and Providence node possesses the opportunity to provide a coherent boundary to Downtown and the surrounding residential neighborhoods. The area of the original settlement of Columbia, Broadway and Providence encompasses many important historic assets, including Flat Branch Creek, Columbia Cemetery, Second Baptist Church, the Blind Boone House, and the MKT Railroad depot.

THE CHALLENGES

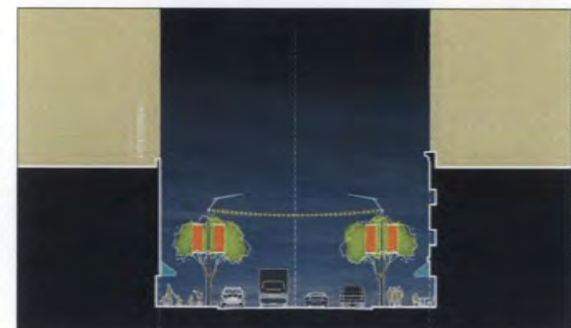
- No clear western boundary to Downtown.
- CHA public housing is functionally obsolete and has a negative public perception.
- High-volume, high-speed vehicular traffic on Providence Road.
- Unattractive and pedestrian-unfriendly, automobile-dominated development along Providence Road. Lack of identifiable entrance(s) to Downtown from the west.
- Lack of pedestrian connections across Providence Road.
- Height of new municipal parking structure does not fit with surrounding context.
- Lack of connection to and visibility of Flat Branch Park and Columbia Cemetery.
- Lack of coherent urban pattern other than key streets.


 1 - CHERRY *EXISTING*

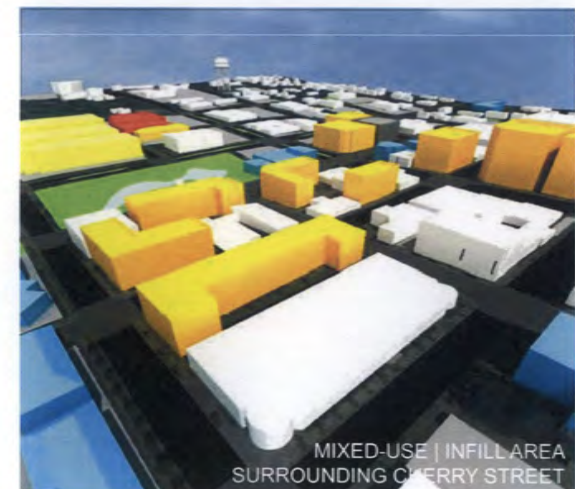
 3 - CHERRY *PEDESTRIAN MALL*

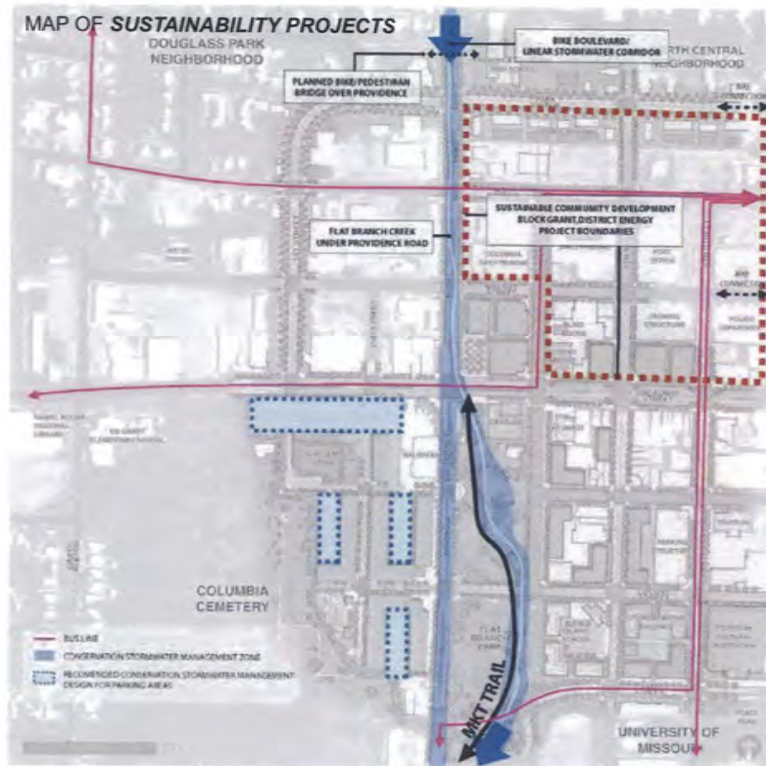
 1 - CHERRY *EXISTING STREET SECTION*

 2 - CHERRY *STREETSCAPE IMPROVEMENTS*

 4 - CHERRY *AT NIGHT*

 2 - CHERRY *RE-CONFIGURED STREET SECTION*

- Support of the expansion of educational and cultural assets of the area; development of safe pedestrian access and crossings on the Providence Road "urban boulevard," including crosswalks, medians, and street trees;
- Support of bike connections through the downtown including a bike boulevard with bioswales on Park Avenue (see above) between a new grocery store and the proposed North Village Park and Market, and connection from Fourth Street to Flat Branch Park and trails
- Support of appropriate, pedestrian-scaled development along Providence Road;
- Development of a gateway entry concept into downtown Columbia, including wayfinding signage, branding, spatial change, multiple entrances, and the reconfiguration of the Broadway and Providence Road intersection;
- Enhancement of pedestrian connectivity east across Providence Road and north across Broadway Street including the extension of the street grid to the west of Providence Road and safe bike connections at Broadway Street and Fourth Street.





Project Zone can be identified and initiated, taken “off the grid” and supplied by renewable energy sources (such as biomass) to show how this can be done on a neighborhood level and simultaneously help the city meet its Climate Action Plan reductions. (EPA Climate Showcase Communities submitted by Barbara Buffaloe & HUD Sustainable Community Challenge Grants submitted by Tim Teddy)

Green Jobs Potential: Given the more focused opportunities in the Eco-District, the concentration of green job opportunities may be best focused there. However with the spin-off of viable business models from the incubator, there may be available office and manufacturing space in this district as well.

More specific sustainability recommendations for the Broadway & Providence priority area include:

- District Energy Project (see project boundaries above)
- Tree Canopy Program
- Neighborhood Stormwater System (from Park Avenue to Flat Branch Park; see map above)
- Transit/Trolley/Bike System including a trolley on Broadway Street and Bike Boulevard on Park Avenue
- Rainwater harvesting
- Utilization of the International Green Construction Code (IGCC)
- Encouraged LEED (Leadership in Energy & Environmental Design) Silver for all new buildings
- Encouraged LEED EB (Existing Buildings) & O&M (Operations & Maintenance) for existing public buildings
- Zero Net Energy requirements for all Public Buildings

SUSTAINABILITY RECOMMENDATIONS

With the new proposed development between the Columbia Cemetery and the Flat Branch Creek Greenway, there is a great opportunity to implement comprehensive conservation stormwater management best management practices on the parking lots and landscaped areas which will greatly improve water quality at the headwaters of Flatbranch Creek and decrease flooding. Providing linear bioretention from Park Avenue to the north down to the beginning of the park area just south of Broadway can also mitigate some of the

water quality issues related to a “piped” waterway as well as reduce runoff into the system. The expanded park itself provides a space for more extensive rainwater gardens along the waterway that are both attractive landscaped areas as well as structured stormwater solutions. The MKT bike trail along the creek can be designed as a stormwater interpretive trail as a “trails to swales” design to educate the public on how different conservation stormwater techniques work in practice.

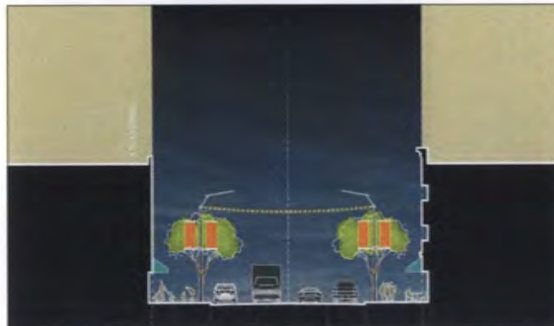
In concert with the two Sustainable Community Planning Grants* recently submitted by the city, a District Energy



1 - PROVIDENCE **EXISTING STREET SECTION**



1 - PROVIDENCE **EXISTING**



2 - PROVIDENCE **RE-CONFIGURED STREET SECTION**



2 - PROVIDENCE **STREETScape IMPROVEMENTS**

DISTRICT CHARACTER RECOMMENDATIONS

- **HEIGHT:** Established minimum building heights of 3 stories and maximum building heights of 10 stories
- **SETBACK:** Zero-lot line building placement
- **MATERIALS:** Primarily brick
- **USE:** Mixed-use with ground floor retail on primary streets. **NO industrial land uses** allowed within the district.
- **PARKING:** all new development shall require | include parking within their property boundaries. City will construct new parking garage located on Walnut Street between Orr Street & Hubble Street (see preferred plan for further details).

TRANSPORTATION RECOMMENDATIONS

- Adoption of ITE Street Design Standards ("Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities")
- Embracing of the Complete Streets Policies on future transportation projects; and the development of the bike boulevard on Park Avenue connecting the proposed North Village Park & Market to the new healthy grocer on the old OSCO site, and connecting to Flat Branch Park along 4th Street and on to the MKT Trail. .
- Development of the bike boulevard on Park Avenue connecting the proposed North Village Park & Market to the new healthy grocery on the old OSCO site, and connecting to Flat Branch Park along Fourth Street and on to the MKT Trail.

3 - PROVIDENCE **EXISTING**4 - PROVIDENCE **STREETSCAPE IMPROVEMENTS, EXPANSION OF PARK, AND NEW DEVELOPMENTS**

DEVELOPMENT OPTIONS:

During our stakeholder interviews and throughout the charrette planning process, no general consensus was achieved for the large area south of Broadway Street and west of Providence Road. This area presents large-scale redevelopment opportunities and currently consists of vacant parcels with consolidated land ownership, poor circulation, and limited connectivity to the downtown due to the unsafe nature of Providence Road. We have developed a series of options for these sites which allow some flexibility for the future developer(s). They are as follows:

MIXED-USE OPTION

This option was most well-received in the community. It recommends an extension of the street grid across Providence and Broadway, allowing the retention of the existing Walgreen's. The proposal contains a natural | organic foods store (like Clover's), a mixed-use residential (about 339 units) development (including community amenities like a pool and plaza) with some ground floor retail (about 160,850 square feet) and office spaces (about 376,400 square feet). This option is intended to operate like a mixed-use lifestyle center providing boutique retailing and urban living.





RESIDENTIAL OPTION

This option creates a live | work area as the new edge to the downtown. The proposal contains multiple terraced condo units (about 401 units) with office spaces (about 376,400 square feet) and ground floor retail (about 134,950 square feet) along Broadway Street and spread throughout. The units should be designed such that they are accessed from the rear (west side) on the second level, allowing ground floor retail and office spaces at the front (east side) along Providence Road. This options recommends the relocation of Walgreen's north across Broadway to available sites.



OFFICE OPTION

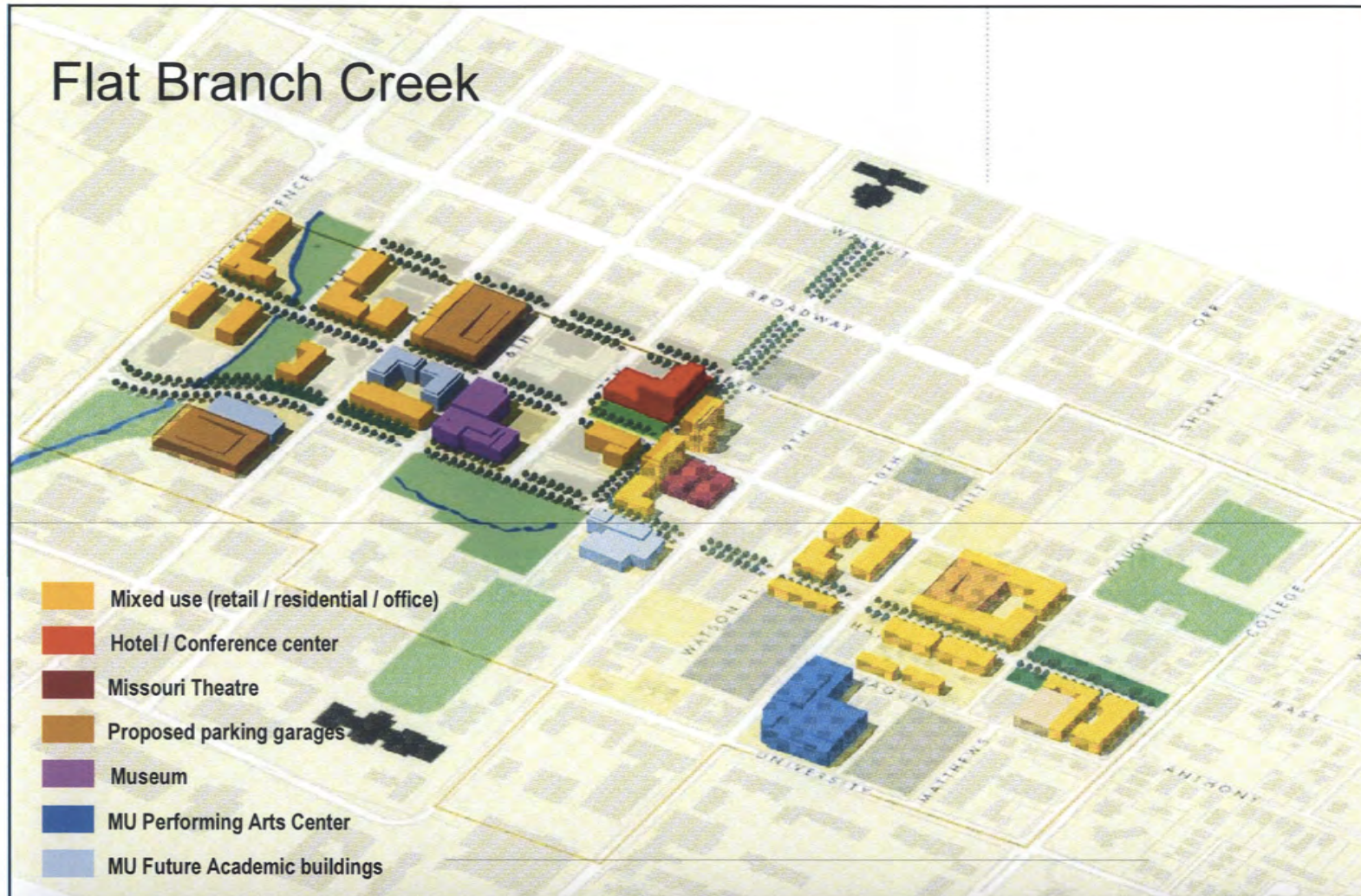
This option recommends creating a more campus like office park as the new edge to the downtown accessed by extending the street grid across Providence Road; and the retention of the existing Walgreen's. The proposal contains a large amount of Class A office space (about 676,400 square feet) and a small amount of live|work space (about 152 residential units and 109,950 square feet of retail space). This proposal seeks to address the need for more Class A office space within the downtown Columbia area while defining a new edge by placing parking behind.



CONFERENCE CENTER OPTION

This is one of the more controversial options which would ultimately require a strong partnership of the developer with the City of Columbia as well as a study to determine feasibility. This proposal includes a hotel/convention center (about 260,000 square feet of convention space and 200-300 overnight units) with some office (about 376,400 square feet) and retailing (about 106,950 square feet) opportunities. Also included are a parking garage and service areas. This option recommends the relocation of Walgreen's north across Broadway to available sites.

Flat Branch Creek



Private Sector & Institutional Projects

SASAKI

Flat Branch Creek



Private Sector & Institutional Projects

S A S A K I