

Introduced by _____ Council Bill No. R 214-12

A RESOLUTION

adopting the Downtown Charrette Report prepared by H3
Studio, Inc.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS
FOLLOWS:

SECTION 1. The City Council hereby adopts the Downtown Charrette Report
prepared by H3 Studio, Inc. dated October 8, 2010.

ADOPTED this _____ day of _____, 2012.

ATTEST:

City Clerk

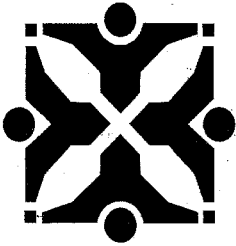
Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

You can view the
Downtown Charrette Report
at the following website:

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



Source: City Manager

Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: November 19, 2012

Re: H3 Downtown Planning Charrette

EXECUTIVE SUMMARY:

At its meeting of April 5th, 2010, Council authorized an agreement with H3 Studio, Inc. to conduct a planning charrette of two key nodes in Columbia's downtown - the North Village Arts District and a several block area focusing on the Broadway/ Providence area. The report from H3 Studio dated October 8, 2010 (http://gocolumbiamo.com/Council/Commissions_Archive/DLC/documents/COMO_FinalReport_Standard.pdf) is their final work product. The Downtown Columbia Leadership Council (DCLC) is requesting that the City Council formally adopt the report (see Exhibit A - attached letter from DCLC).

DISCUSSION:

One of the key goals of the urban design charrette process was to reveal the desired community norms for development patterns and design parameters by bringing together all the diverse voices for discussion, compromise and consensus about the future of these two nodes within Columbia's core downtown. The process included an extensive analysis of downtown Columbia; identifying the role of each study area; building strong relationships with key property owners, institutions, community stakeholders and the general public; mobilizing an outreach plan to engage ALL, and a three-phase, nine day, open and transparent charrette designed to build support for and trust in the process amongst all parties. During the month of June 2010, H3 facilitated numerous meetings with all of the aforementioned groups and individuals, and conducted several public meetings to keep the public and Council informed of progress to date.

The report has been reviewed extensively by the DCLC, and it represents a 15 to 20 year vision for Columbia's downtown. The report is a key document that is used by the DCLC to evaluate and comment on development plans affecting the downtown area. Many of the items suggested for implementation are already in process, including the support of ongoing development and revitalization; review and recommendation of a TIF District, and the creation and adoption of a form-based code and sustainability plan.

FISCAL IMPACT:

None

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

6 Vision Statement: Downtown Columbia is a hip and vibrant district with a diversity of easily accessible businesses, residences, attractions and institutions; it is an exciting gathering place for all types of people.

6.1 Goal: Significant investments in the physical, community, and business environment, as well as the tools to leverage economic strength, will bring vibrancy and diversity of culture, professions, and businesses, and lead to major attractions and exciting destinations.

6.1.3 Strategy: Create a climate where catalytic projects are financially feasible using appropriate incentives and funding sources.

SUGGESTED COUNCIL ACTIONS:

Council motion to adopt the H3 Downtown Planning Charrette Report.

FISCAL and VISION NOTES:

City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	0	New Program/Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	0	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	0	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time		Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	2.0
Operating/Ongoing		Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	2.1.2
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	



Professional Corporation
Certified Public Accountants

September 18, 2012

COPY

Mayor Bob McDavid & Members of Columbia City Council
701 E. Broadway
Columbia, Missouri 65201

Dear Mayor and Members of Council:

20 South Fifth Street
Columbia, MO 65201
(573) 449-1599
Fax: (573) 443-8603

www.gkccpas.com

The Downtown Leadership Council (DLC) is interested in continuing the discussion of a possible downtown TIF district, and in particular we have been talking about using one or more of the H3 Charrette Report's proposed sites as a potential "starter" TIF district.

Enclosed with this letter is a copy of the H3 Charrette report. This urban design planning document was created in 2010 after a lengthy and very well-attended public process. DLC has previously requested that Council formally adopt this document, effectively making a public statement about its support for the report's concepts. We again encourage you to take this step.

Our thought is that the City could test the success of a downtown TIF district using one or more of the focus areas outlined in the Charrette Report. Developers who come forward with plans that will accomplish the designs proposed in the report could be encouraged to apply for TIF funds; those that do not meet the criteria would be free to proceed without TIF financial support.

PARTNERS

Robert A. Gerding
Fred W. Korte, Jr.
Joseph E. Chitwood
James R. McGinnis
Travis W. Hundley
Jeffrey A. Chitwood

Understandably, citizens are reluctant to support public financing of private interests. We hope to help our community create a TIF district that is specifically customized to incorporate what the public desires. For example, if citizens are concerned about diverting future tax dollars that would have come about through natural growth anyway, a TIF can mandate that a percentage of new tax dollars will automatically go to the taxing entities, with only the remaining dollars directed to the TIF. Even those dollars could be split with the taxing districts, if desired.

We hope that citizens will be encouraged about the use of a TIF District if we show that it can be used to accomplish projects they have placed high on their downtown wish list. Of course all projects would have to meet all of the specific TIF criteria (in particular, each project would have to be shown to be unfeasible without TIF dollars); no project would have any guarantee of TIF assistance even if it is one of the ventures recommended by H3.

Without incentives in place, we continue to run the risk that projects we don't necessarily want will go up in the very spots that we have targeted for higher-use development.

As a final thought, our proposed TIF district could also be used as a "test site" for implementing Columbia's first form-based building code.

Sincerely yours,

Rosalie J. Gerding, CPA
Chair, Downtown Leadership Council

cc: Mike Matthes, City Manager
Tony St. Romaine, Deputy City Manager