

**Downtown Leadership Council
Meeting Minutes
August 26, 2008
4:00 p.m. in the 4th Floor Conference Room
Daniel Boone Bldg.**

Members Present: Gary Ward, University of Missouri
Tim Klocko, Stephens College
Ken Pearson, Boone County Commission
Glenn Rice, P & Z Commission
Linda Rootes, North Central Columbia Neighborhood Assoc.
Bill Thompson, Douglass Neighborhood Association
Nick Peckham, City Council Appointee
Tim Teddy, Planning & Development Director
Mary Wilkerson, Special Business District
Phil Steinhaus, Columbia Housing Authority
Brian Treece, City Council Appointee
Randy Gray, City Council Appointee
Bernie Andrews, REDI Director

Staff & Consultants

Present: Mike Mills, Spectrum Consulting, LLC
Tony St. Romaine, City Manager's Office
John Fleck, GIS Coordinator

Special Guest: Sarah Reed, Communications Center

Members Absent: Bob Hutton, Columbia College
Jay Hasheider, Benton-Stephens Neighborhood Assoc.
Clyde Wilson, East Campus Neighborhood Assoc.

Review and approval of July 22, 2008 Meeting Minutes

A motion was made by Mary Wilkerson and seconded by Tim Teddy to approve minutes as amended. Motion carried.

Review of Downtown by Linda Rootes

Linda Rootes reviews the document "Concept ideas for expanded downtown renewal plan". Reviewed some of her brainstorm ideas from the handout. Noted that the Court House Square is a North facing slope and there is no enclosure on the North side, which is a design issue. She stated that Gary mentioned that Sasaki had a head start because they knew of some projects the University wanted to do – it was just a matter of helping the community figure out where that fits with everything else in order to move those along. What we need to do is secure some things that we know the community is working on and figure out how they fit together and make sure we don't eliminate the possibility for an idea by putting something in the wrong place.

Nick Peckham notes that over the last half century urban design has gone from the science of the form and shape of cities and later in the 70's it took on more of a social issue. More recently it has tried to embrace both of these things into a more holistic viewpoint of not only how does it look, but simultaneously what is the social context and how are the citizens in the community served. Nick Peckham also notes that he would like this committee to keep in mind about urban design is when you are thinking as an urban designer it's necessary to think about every scale at once.

Nick Peckham asks for comments from all Zones.

Zone Two representatives present are Tim Teddy and Brian Treece. Brian notes that there is a benefit from having the Sasaki Plan. Some additional ideas that he points out are one: preserving the Belvedere and Beverly. Two: the City Parking garage, a convenience store, three brick buildings across from CC City Broiler's and the State Farm Insurance building all have great potential as all soft development to do a multi-story residential or commercial on the first floor with residential 3-4 stories above with each one of those tying into a floor of the City's parking garage. So, you can park on the same level, come out the same level to your residential interior structure.

Randy Gray asks the status on the consultant's work regarding the survey.

Brian Treece replies that he also serves as chair of the City's Historic Preservation Commission, they have secured a grant to survey that area roughly bordered by Locust, College, University Ave. and 9th Street. They have engaged a consultant who has had a public meeting with persons affected by that and has begun the survey.

Brian Treece also points out that the intent is not to save everything that is there and delay the Sasaki Plan, but where there are historic elements to identify them and to have photo documentation of what is there.

He makes note of a street called Hamilton Way that has eight brick bungalows that he would like to preserve.

Nick Peckham asks if Belvedere and The Beverly are on the National Registry. Randy states he does not believe they are on the National Registry, but they were notable properties last year and the home owners seem committed to maintaining them.

Brian Treece gave the information that The Beverly was named after Robert Beverly Price, RB Price that started Boone County National Bank and that was his penthouse apartment. To make it even more notable, Mayor Darwin Hindman grew up in the North apartment.

Tim Teddy voices some thoughts on 9th street, the potential for building upon one story structures. Brian makes note of the building that used to be "Mr. Guy" where the steel structure went up over only one element of that single story building. That building has three structural bays and the owners built up on the middle bay only.

Mary Wilkerson refers to Linda's bicycle pedestrian plan bridge and notes that she feels a more important issue for her area is the lack of connectivity across Providence Road. It's not pedestrian friendly; it's not easy to access and she feels a sense of place is missing along Providence Road. There is no connection to downtown.

Zone Four representatives present are Glenn Rice, Phil Steinhaus Ken Pearson and Bill Thompson.

Phil Steinhaus speaks regarding Housing Authority Property. He feels the area needs some redevelopment. The tunnel at Flat Branch Park, the other end of the tunnel grates throughout the HA property. The property is in a giant drainage ditch. Even with all the storm water stuff that has been done, that area is still a problem.

Randy Gray asks if the Columbia Arts District Study was available. Linda Rootes states that there are, to her knowledge, a limited number of copies. She is going to check with Laura to see if she can obtain more copies or see if there is an on-line version.

Review of Map

Nick Peckham reviews the definition of Downtown, explaining that tentatively the south side of Downtown being MU, the north side being Business 70, the east side reaching out to Stephens Park (some of that quadrant is up for grabs) and the west side reaching over to Garth. All members agree that is an accurate description of the borders.

Nick's only concern about the map is some property east of College on the north half that is very similar to what is on the other side of college and he wonders how far to the west that line should go. He requests thoughts from the group. Mary Wilkerson recalls the discussion from the July meeting stating it was really the neighborhood association saying they didn't really consider themselves part of that.

Mary Wilkerson states that after further review it may be decided that half is not appropriate and it can be changed at a later date if needed.

Nick Peckham notes a small amount of business activity on Business 63, including a new hospital, a landscape business, a gas station, restaurant and a hardware store. He felt it was odd that that section had been left out and asks the committee to vote to either leave it out or include it in the area.

Randy Gray asks the status of the I-70 issue. Will that replace existing exits or does that add to those that are already there?

John Fleck answers indicating proposed changes on a map.

Mary Wilkerson makes a motion to include the grey area in the upper right hand corner of the map between Old 63 up to the Business Loop and College in the corridor. Linda Rootes seconds. None opposed.

Glenn Rice notes that the north end of Old 63 is in need of a plan of its own and he would not want to obviate that with the downtown plan. He wants to make sure that just because we include it in this plan that it doesn't get attention at a later time.

It is noted that the boundaries are set. Nick Peckham notes that the work of this committee is always a work in progress and should remain open for discussion but in the sake of moving forward the set boundaries will remain.

Vision from "Imagine Columbia's Future" reviewed by Sarah Reed

Sarah Reed talks about the implementation process. She references the Final Vision Report, specifically a supplement to Chapter 5, the implementation plan. The implementation process is not designed to change the vision; it's designed to help things move forward. Sarah Reed gives highlights, shows examples and explains each section of the draft Implementation Report. She gives a webpage as a reference for the Strategies section, www.watchword.wordpress.com.

Nick Peckham asks for volunteers for the September 4th event at the Missouri Theater. Positive replies from: Mary Wilkerson, Randy Gray, Phil Steinhuis, Bill Thompson and Linda Rootes.

Overview – Form Based Zoning

Glenn Rice provides a handout dealing with form based zoning and SmartCode. SmartCode is an integrated land development ordinance that does involve zoning, but also urban design, architectural controls, unified ordinance, different scales from municipality all the way down to building and block level. Glenn shares his knowledge of SmartCode as a possible tool that would work well for what this committee is doing. Glenn gives an overview of the six major zones used on the sample and shows how SmartCode can be customized to fit Columbia.

Nick Peckham asks for a consensus from the committee if this would be something the Committee would do or would we hire an outside consulting group.

Randy Gray voices that maybe it could be both. The DLC would do as much as they could, but then would likely have to get some help at some point.

Subcommittees

Mike Mill from Spectrum Consulting discusses how a subcommittee in this group would be beneficial and in what areas a subcommittee might be useful.

Redevelopment Subcommittee (Boundary and Assets)

Glenn Rice, Tim Klocko, Mary Wilkerson, Tim Teddy

Opportunity Zones Subcommittee

Bernie Andrews, Mary Wilkerson, Tim Teddy

Strategic Plan Subcommittee

Linda Rootes, Mary Wilkerson, Randy Gray

Development Guidelines Subcommittee

Randy Gray, Brian Treece, Gary Ward

Nick Peckham suggested having all the subcommittees meet at the same place and time. Committees will tentatively meet on the 2nd Tuesday of each month from 4-5 pm in the Mezzanine.

Next Meeting

Executive meeting September 9, 2008 at 4:00 pm, City Hall, Mezzanine Conference Room.

Downtown Leadership Council regular meeting September 23, 2009 at 4:00 pm in the Mezzanine Conference Room.

Public Comment

One citizen voiced concern that the subcommittees would meet at the same time because she wanted to be able to attend them all.

Adjourned

Mary Wilkerson made a motion to adjourn. Glenn Rice seconds. Meeting adjourned at 5:45 p.m.