

**Downtown Leadership Council
Meeting Minutes – DRAFT
July 22nd, 2008
4:00 p.m. in the Mezzanine Conference Room
Daniel Boone Bldg.**

Members Present: Mary Wilkerson, Special Business District
Glenn Rice, P & Z Commission
Jay Hasheider, Benton-Stephens Neighborhood Assoc.
Linda Rootes, North Central Columbia Neighborhood Assoc.
Randy Gray, City Council Appointee
Tim Teddy, Planning & Development Director
Brian Treece, City Council Appointee
Bob Hutton, Columbia College

Staff & Consultants

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

Members Absent: Clyde Wilson, East Campus Neighborhood Assoc.
Nick Peckham, City Council Appointee
Ken Pearson, Boone County Commission
Gary Ward, University of Missouri
Tim Klocko, Stephens College
Phil Steinhaus, Columbia Housing Authority

Special Visitor: Carrie Gartner, Special Business District

Corrections to June 24, 2008 Meeting Minutes discussed.

A motion was made and seconded () to approve minutes as amended. Motion carried.

Opening Statements

Mary Wilkerson thanked John Fleck for doing an amazing job on the maps. She briefly discussed the maps and what they cover: neighborhood associations, zoning in the downtown area, the ownership of property and the surface parking.

There was discussion regarding whether North-Central Business District was tabled or approved. Tim Teddy stated that it was tabled and had not been approved yet.

The map that was discussed at the last meeting was shown, the Columbia Central City Land Use Status. Mary noted it has the hard, soft and transitional areas were defined in the last meeting.

Randy Gray questioned the map on Broadway between 4th and 5th as it is shown as transitional. He points out that it is around Shiloh, Déjà Vu is on the back of that, a Chinese Wok Express on the corner and a brick office building adjacent to Shiloh. He thinks it should not be transitional.

Mary Wilkerson replied that there was very little consistency between the buildings, there was no preservation of a historic building, and there was incontinuity between the buildings. In a discussion led by Mary, the group decision lead by Mary and the group agreed that it was a building that was not what they would want as it had been torn down and rebuilt so many times.

Randy Gray voiced understanding and agreed to the decision to have that building marked as transitional.

Clarification was made that Katy Station was not transitional as listed on the map. Mary Wilkerson acknowledged that there was an error on the map and said a correction would be made.

Carrie Gartner noted the Downtown Historic District was not on the historic map. Mary Wilkerson stated that could be added to the Historic National Register for buildings and the Downtown Historic District map.

Discussion on where the expanded study area came from. The “central city core”; the boundary used; Metro 2020 plan.

Glenn Rice made the suggestion to set up a Steering Committee. Stated that the agenda was not well focused and the time table was not realistic. Suggested a smaller group actually decide the agenda.

Mary stated that Brian, Nick and she had actually already met and improvements were being made in these areas. Suggestion was made by Glenn Rice to make a list of items each member would like to discuss at the next meeting. There was discussion on meeting agenda for the upcoming meetings. Review of last meeting was briefly discussed.

It was brought up that once boundaries are dealt with, maybe a subcommittee could be set up to get some work done between meetings. All agreed that would be a good idea.

Exercise to promote discussion:

Exercise done to promote discussion using Post-It Notes where each member privately wrote down their choice for each boundary and the results tallied.

Conclusion of the exercise was that there was some confusion regarding the Southern Border. There was a discussion about what “downtown” means and how it is to be defined. Glenn recommended using the heavy dotted line representing the Expanded Study Area. There was agreement in the meeting. Mary Wilkerson recommended having a couple of different boundaries for consideration; one which included Boone Hospital Center, one that considered the Metro 2020 piece, then an A and a B area.

Glenn Rice offered to head up a sub-committee.

Glenn Rice stated he would like to, at the next meeting, define the transects or some kind of sub areas within the larger area and try and establish line from general suburban or urban residential up through mixed-use up through central city urban core. Mary suggested that as a follow up to this meeting, we could ask folks to think about design standards, but make the offer if they want to help Glenn with a project to contact him directly and get started working on that.

Mary stated she would be sure to let everyone know when the executive meeting was and what the agenda would be for the next meeting as soon as possible. Tony St. Romaine stated it would always be the 1st Tuesday of each month.

Mary noted that the plans for the next meeting would be to take what has already been done, prioritize that and then open it up for additional discussion.

Randy Gray wanted everyone to understand that we have to keep in mind that whatever we come up with we will have a lot of different principles in this big area. So, as we look at the examples, what we come up with in respect for historic properties within a historic district is going to be different than something that might be infill construction on the business loop vs. infill in the edge of downtown. So, when you see the examples, start thinking about how there is going to be different visions of the transects. There is no way that you can do anything architecturally that is going to have one set of rules for the whole area.

Carrie stated that in terms of design guidelines that it is important that what is put together meshes with current design guidelines. Mary stated that she was going to pull up everything that already exists and use that as the base for what was discussed.

John Fleck stated that under C-2 zoning there are few requirements downtown. There are no limitations relative to new buildings or building renovations, there are not any guidelines.

Carrie Gardner stated there were awning guidelines and sign guidelines. John Fleck stated that was correct, but that there were no height limitations, no set back requirements and so forth.

Mary stated there had been some attempts at design guidelines through Visioning and some other places that she will simply pull out. She is not recommending them, she is not saying that they are the right thing to do, she is just going to pull them out and everyone will look at them.

The next Executive Committee meeting will be held on Tuesday, August 12th, 2008 at 3:00 pm in the Mezzanine at City Hall. All members are welcome to attend.

Next Meeting

August 26th, 2008, (4th Tuesday of each month)

Adjourned at 5:10 p.m.