

APPENDIX B: MAPS

Maps are on the following pages:

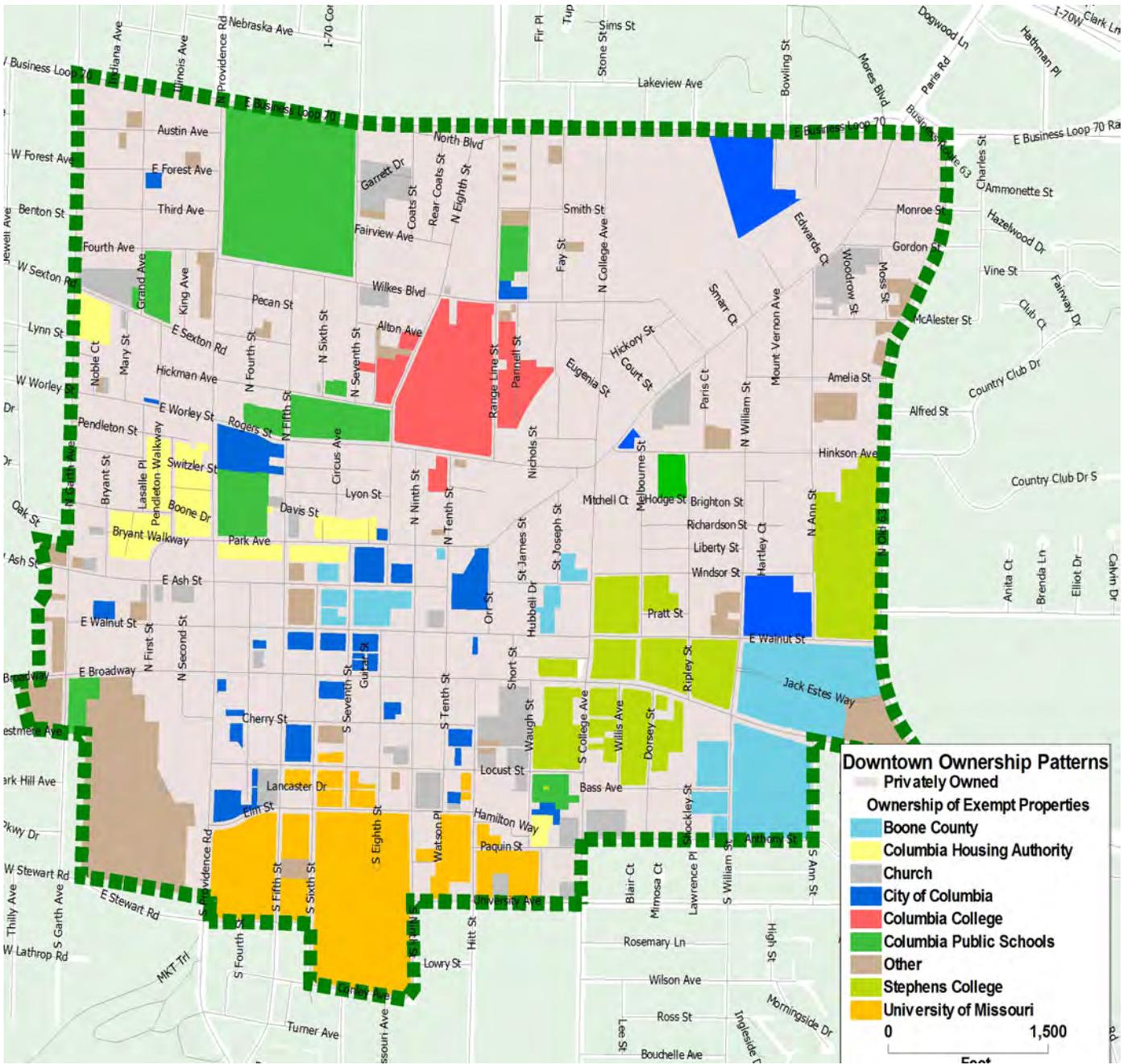
- B-1 Expanded Downtown Study Area, defined by DLC
- B-2 Property Ownership Status & Tax Exempt Properties
- B-3 Large areas of surface parking
- B-4 Zoning pattern
- B-5 National Register Historic District
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B-1 EXPANDED DOWNTOWN STUDY AREA DEFINED BY DLC

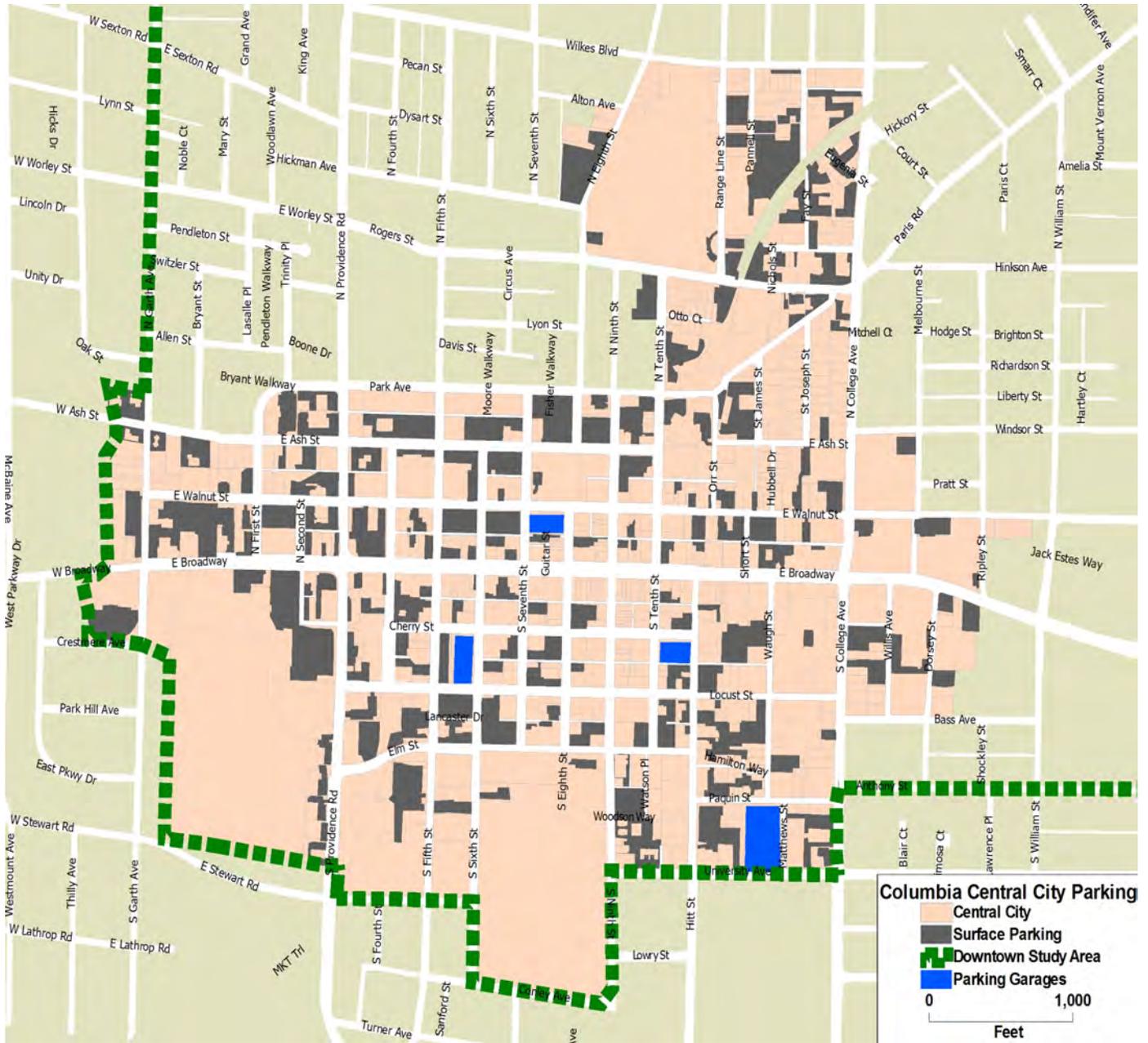


- The properties shown in yellow have been included as part of the expanded downtown study area by the Downtown Leadership Council.

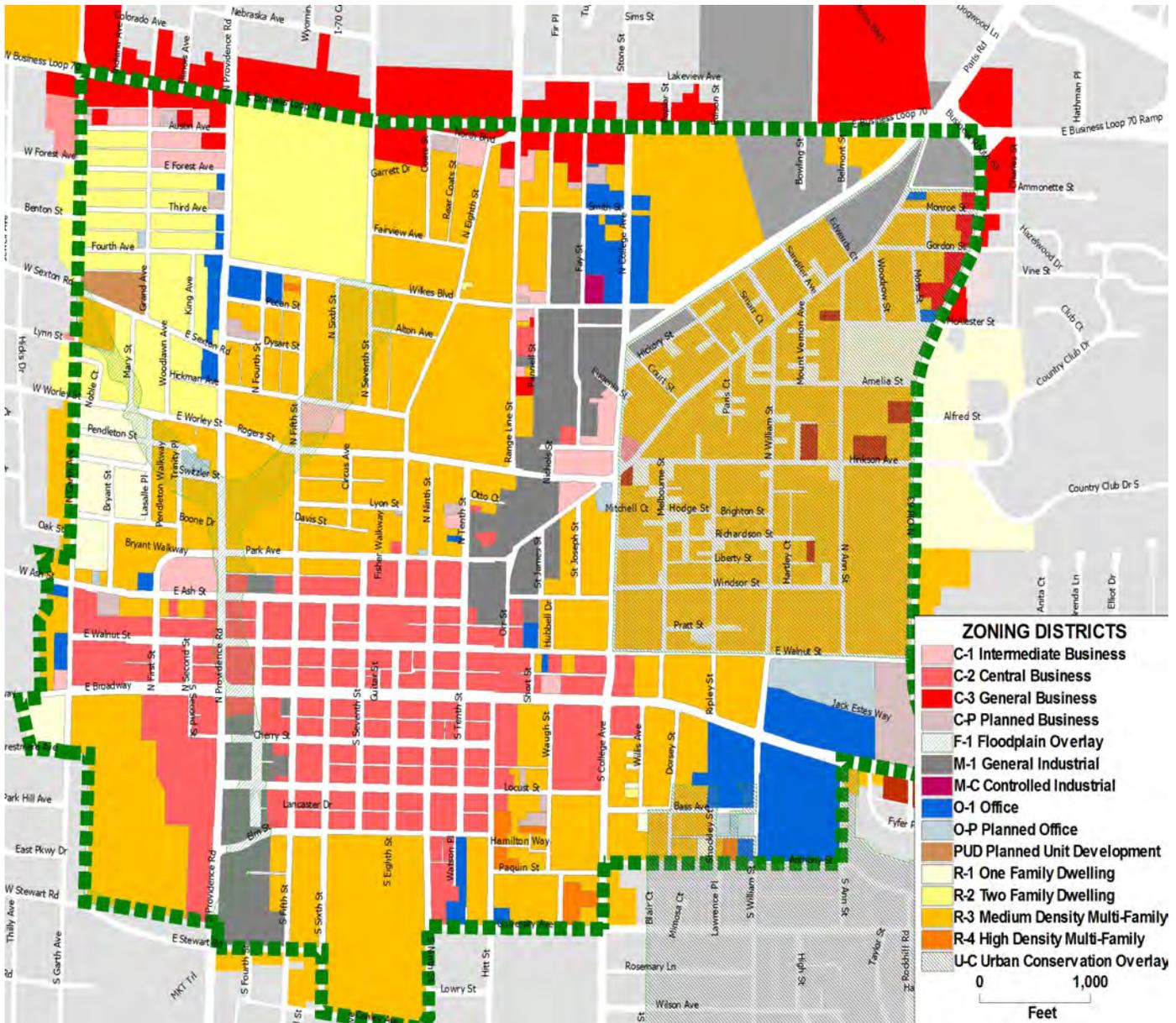
B-2 PROPERTY OWNERSHIP STATUS AND TAX EXEMPT PROPERTIES



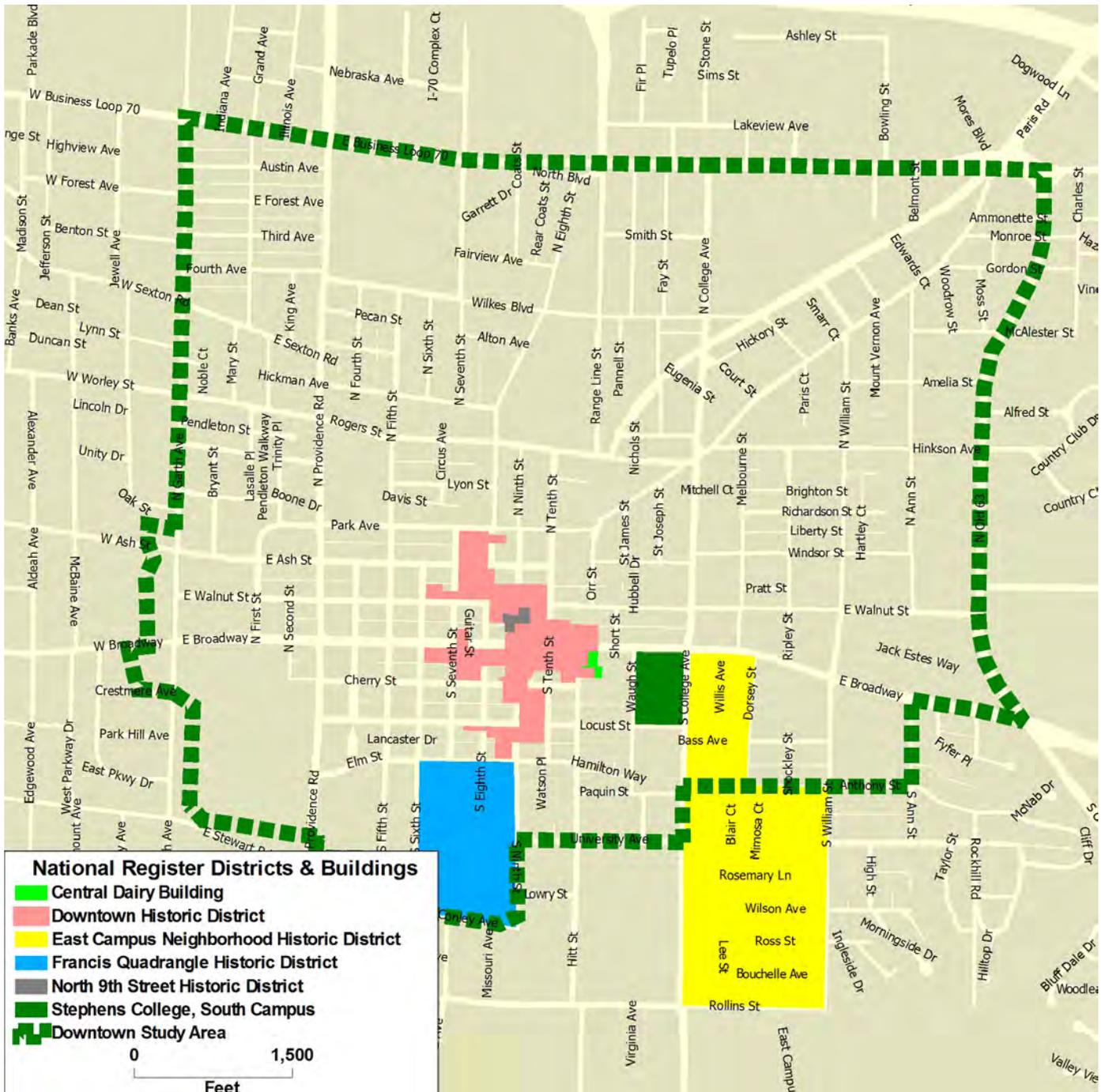
- A significant percentage of the property in the Study Area is owned by tax exempt institutions and organizations.
- The downtown core area is surrounded by exempt properties



- Surface parking lots are a prevalent use in the central city area
- The surface parking lots are widely distributed
- Public parking garages are centrally located

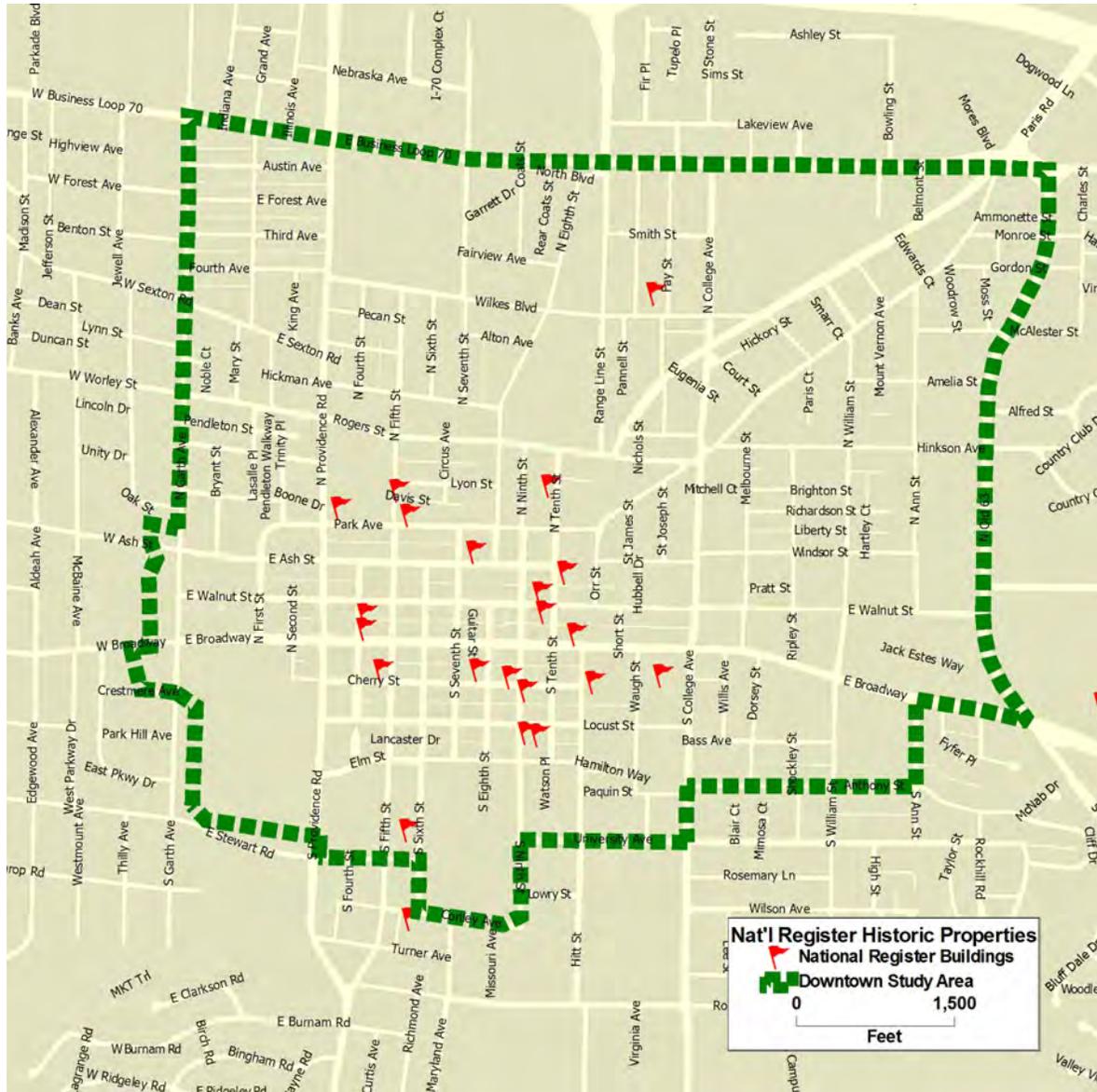


- The C-2 Central Business District zoning predominates in the non-residential areas
- The distribution of M-1 General Industrial zoning represents the original 1935 zoning scheme and is near historic railroad corridors
- Residential areas around the core are primarily zoned R-3 Medium Density Multi-Family including single family dwellings
- Much of the residentially zoned area contains institutional uses

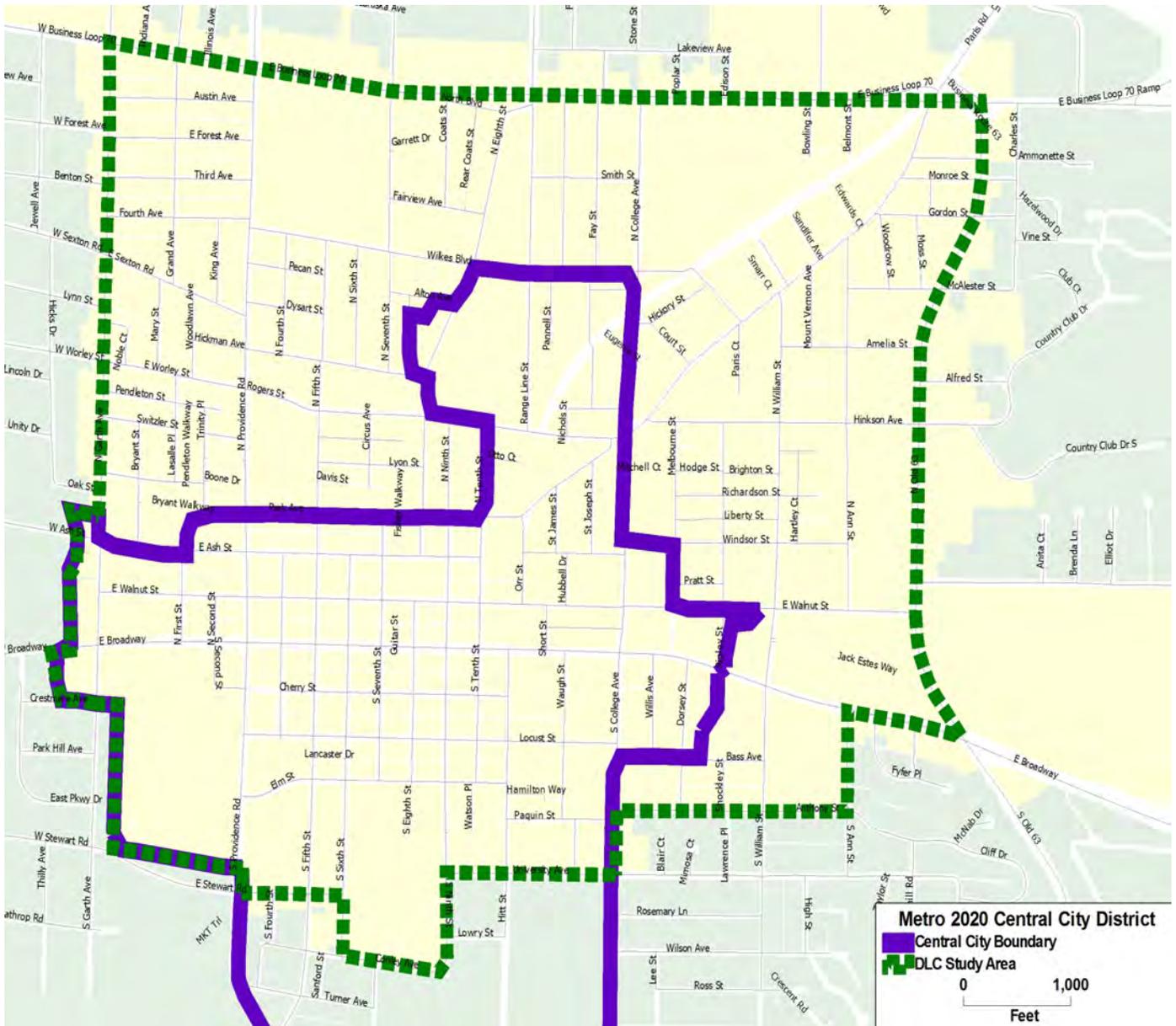


There are six historic districts in the Study Area that are recognized by the National Register

- Central Dairy Building Historic District listed in January 2005
- Downtown Historic District listed in October 2006
- East Campus Neighborhood Historic District recognized in February 1996
- Francis Quadrangle Historic District listed in December 1973
- North 9th Street Historic District listed in January 2004
- Stephens College, South Campus listed in November 2005



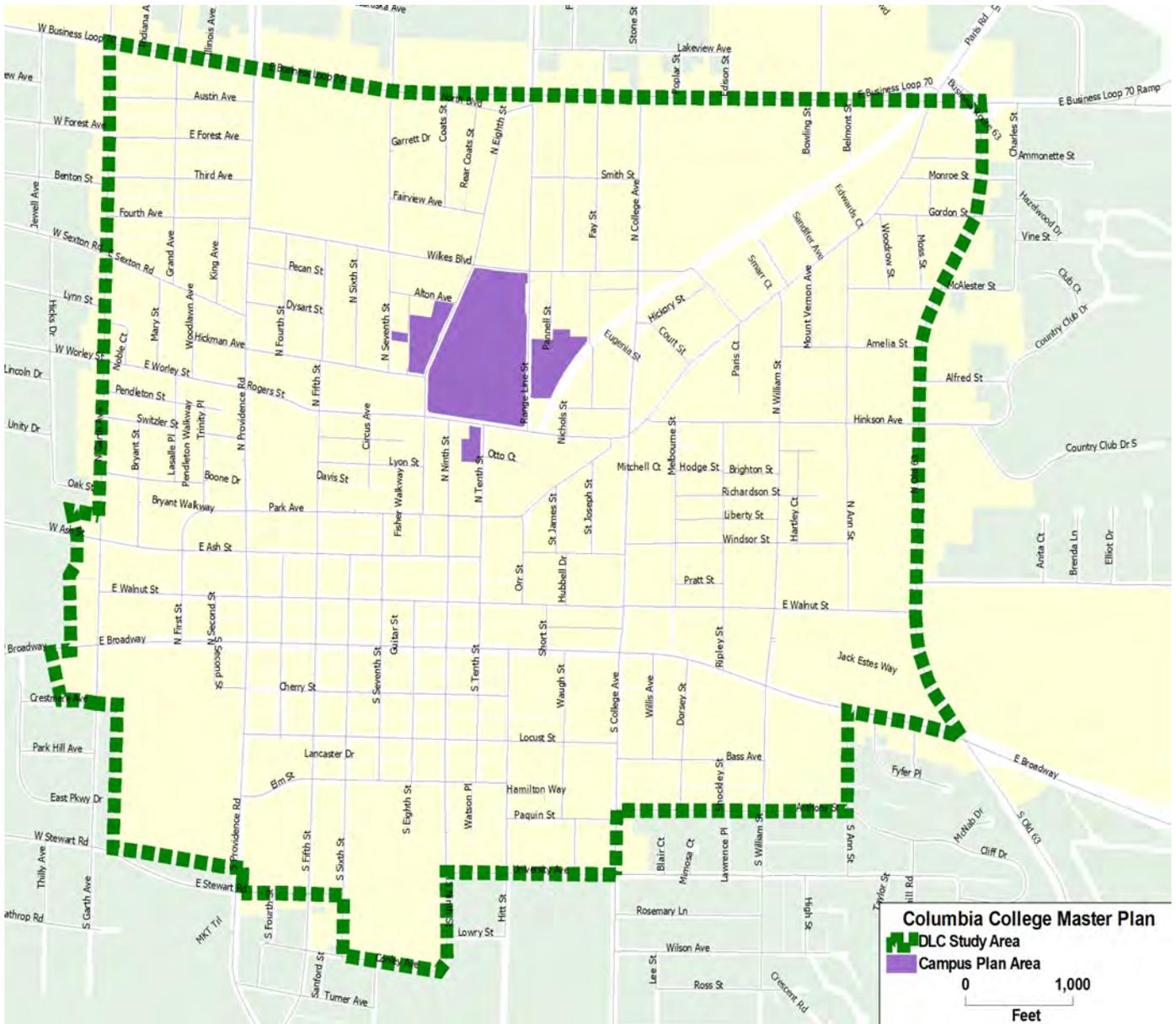
As Defined in Appendix F: Historical Report



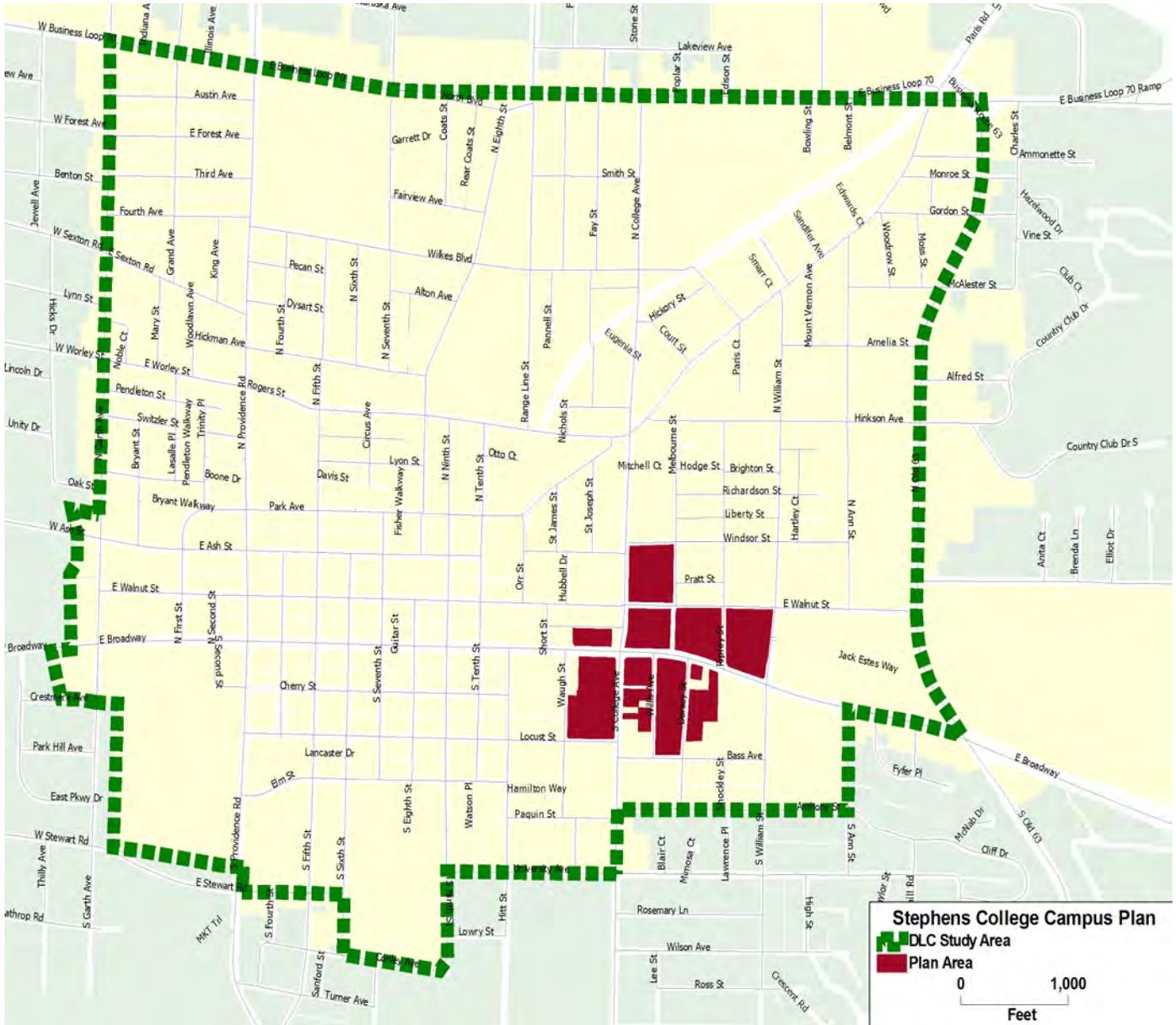
- The City Center District is the focal point of the City of Columbia, serving as the educational and government center of the City including the downtown office and commercial area, the University of Missouri, Stephens College, and Columbia College.
- Densities are higher here than in other areas, and there is no off-street parking requirement.
- Residential areas and neighborhoods adjacent to the City Center complete the expanded Downtown Study Area



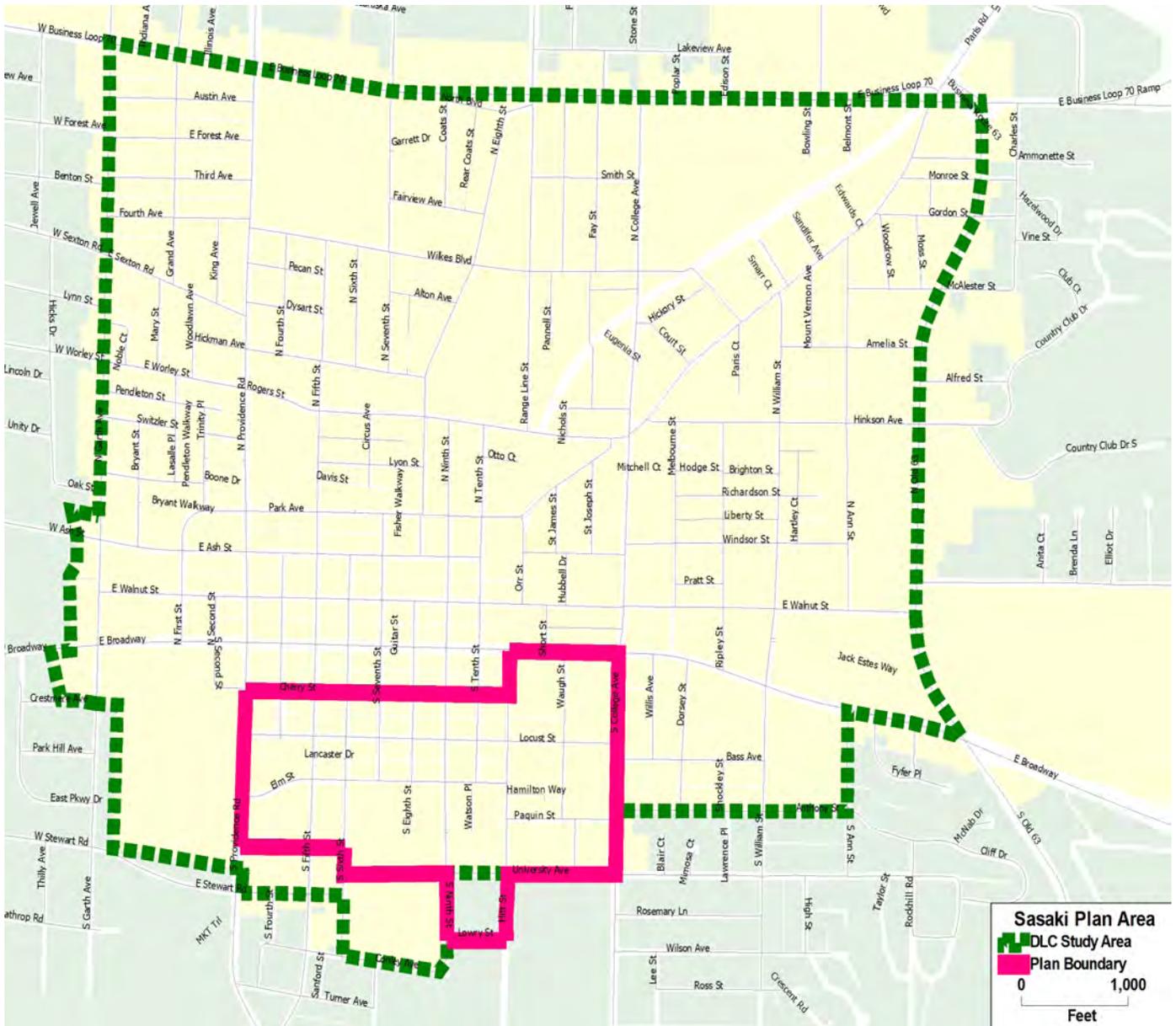
- Concept to examine the alternatives for the properties along the roadway corridor for redevelopment, beautification, and improved bicycle/pedestrian facilities
- The Providence Corridor was been studied in the 1970’s and again in the late 1980’s
- City Policy Resolution PR 154-05 expresses the City Council’s preferences relating to rezoning and development along the Providence Road corridor
- City Council directed the Planning and Development Department in 2008 to begin work on Providence Road Corridor Plan.



- Columbia College is the dominant institutional presence in the northern portion of the Study Area.
- Columbia College has a Campus Master Plan that covers the buildings, grounds, and support facilities for the campus plus proposed expansion
- The Campus Master Plan first completed in 1998 and has been accepted by the City Council and updated in 2004
- An updated Campus Master Plan is currently being prepared for the City



- Stephens College is a dominant institutional presence in the eastern portion of the Study Area.
- Stephens College has a Campus Master Plan that covers the buildings, grounds, and support facilities for the campus plus proposed expansion
- The Campus Master Plan first completed in 1998 and has been accepted by the City Council and updated in 2001



- The University of Missouri, City of Columbia, and Stephens College commissioned Sasaki Associates in 2005 to develop a Campus/City Opportunity Study for the southern portion of the Downtown Study Area adjacent to the University of Missouri campus.
- The study, known as the “Sasaki Plan” identified sites that offered opportunities for redevelopment, proposed focus areas and alternatives, and developed a list of projects intended to provide a catalyst for redevelopment.
- The Downtown Study Area includes almost all of the area covered by the Sasaki Plan. The City Council accepted the Sasaki Plan in May 2007.

B-14 COLUMBIA HOUSING AUTHORITY PARK AVE. REVITALIZATION PROJECT



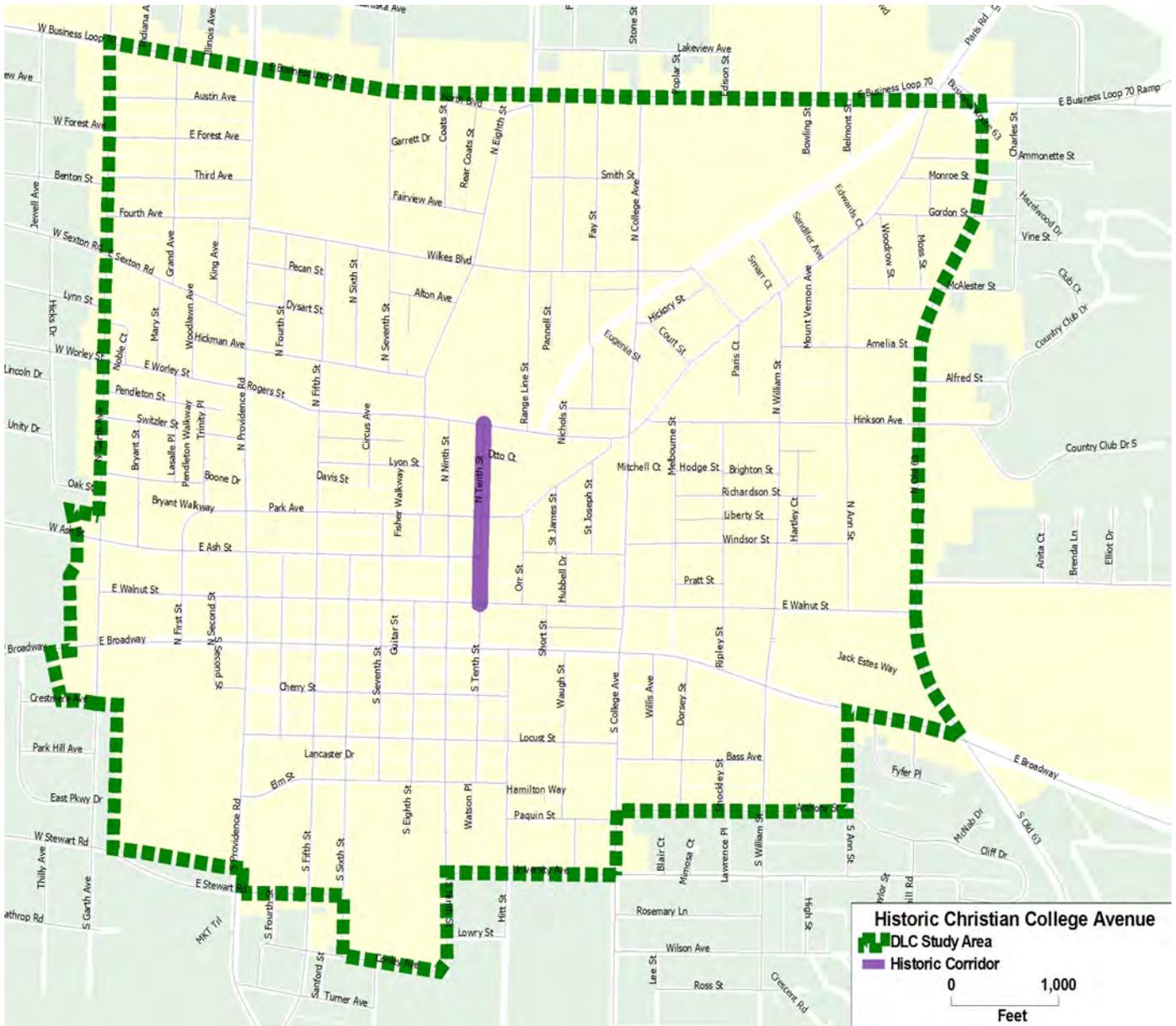
- The Columbia Housing Authority commissioned a study for the revitalization of CHA housing located in the area defined by McBaine Street, Business Loop 70, College Avenue, and Broadway
- The CHA Revitalization Plan – Volume I: Assessment Report, released in October 2005, identified the CHA properties along Park Avenue as an area that offered redevelopment opportunities.
- The CHA Revitalization Plan – Volume II: Concept Plan, released in December 2005, recommended the Park Avenue properties be redeveloped as a mix of housing alternatives, office, and retail uses.



- Recent rezoning requests along Old 63 north of Stephens Park prompted the City Council to direct the Planning Commission to develop a land use plan for the corridor.
- To date, the Old 63 Corridor Overlay is a concept only.



- The College Avenue Corridor was identified by the Downtown Leadership Council as an area that would benefit from a study and plan.
- Issues identified for College Avenue were underutilized properties, vacancies, outdated uses, streetscape, and pedestrian crossings.
- The Rogers Street and College Avenue intersection is one of the scheduled improvements from the GetAbout Columbia grant.



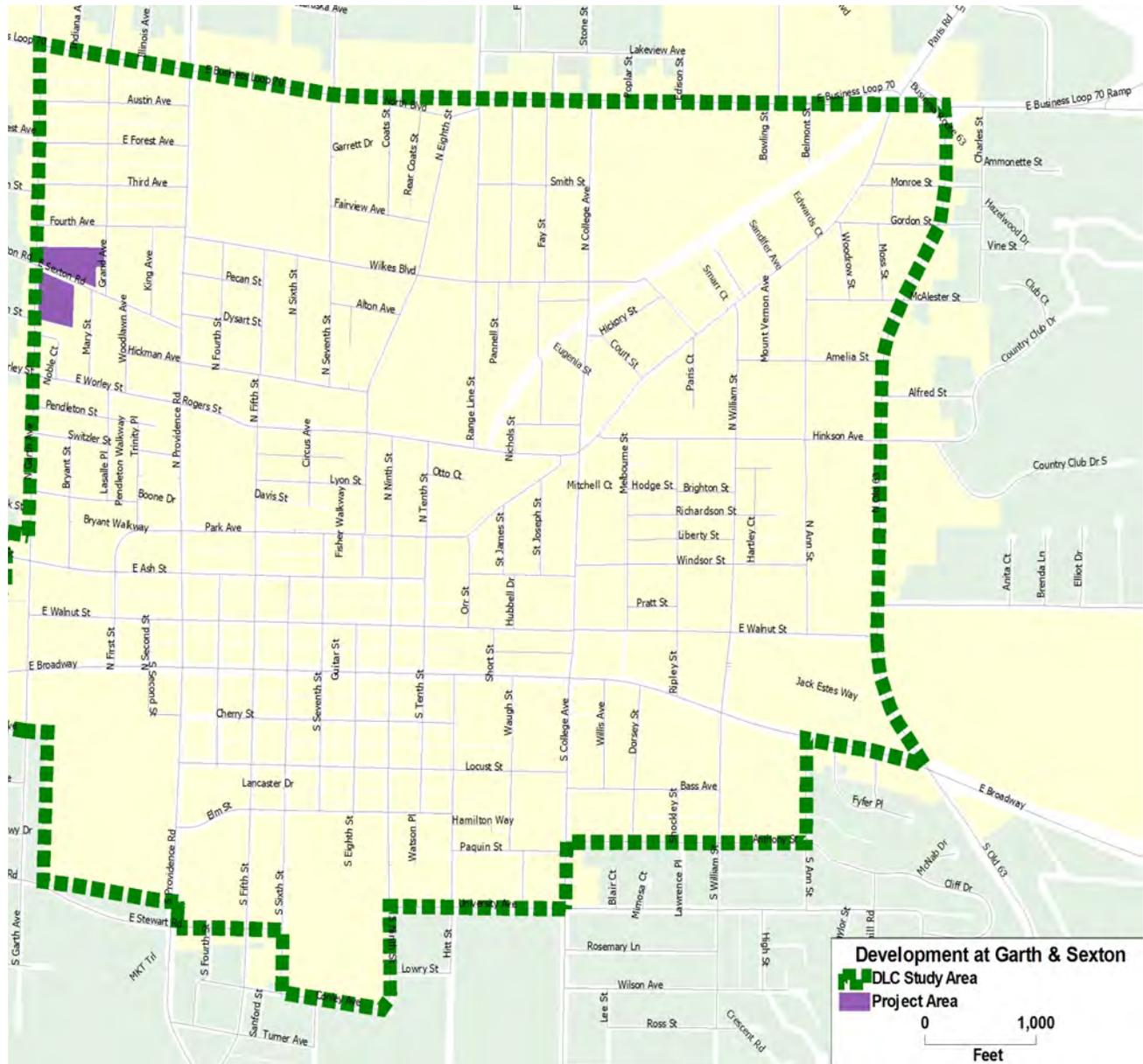
- The Historic Christian College Avenue concept area covers North Tenth Street from the First Christian Church on East Walnut Street north to the campus of Columbia College, formerly Columbia Christian College.
- The corridor name “Historic Christian College Avenue” honors the physical connection between Columbia College and the First Christian Church, the long time benefactor of the College.
- Columbia College has expressed an interest in developing a project along North Tenth Street to terminate at the historic Rogers Gate, the main entrance to the campus.
- The Special Business District has identified the corridor as having significance.



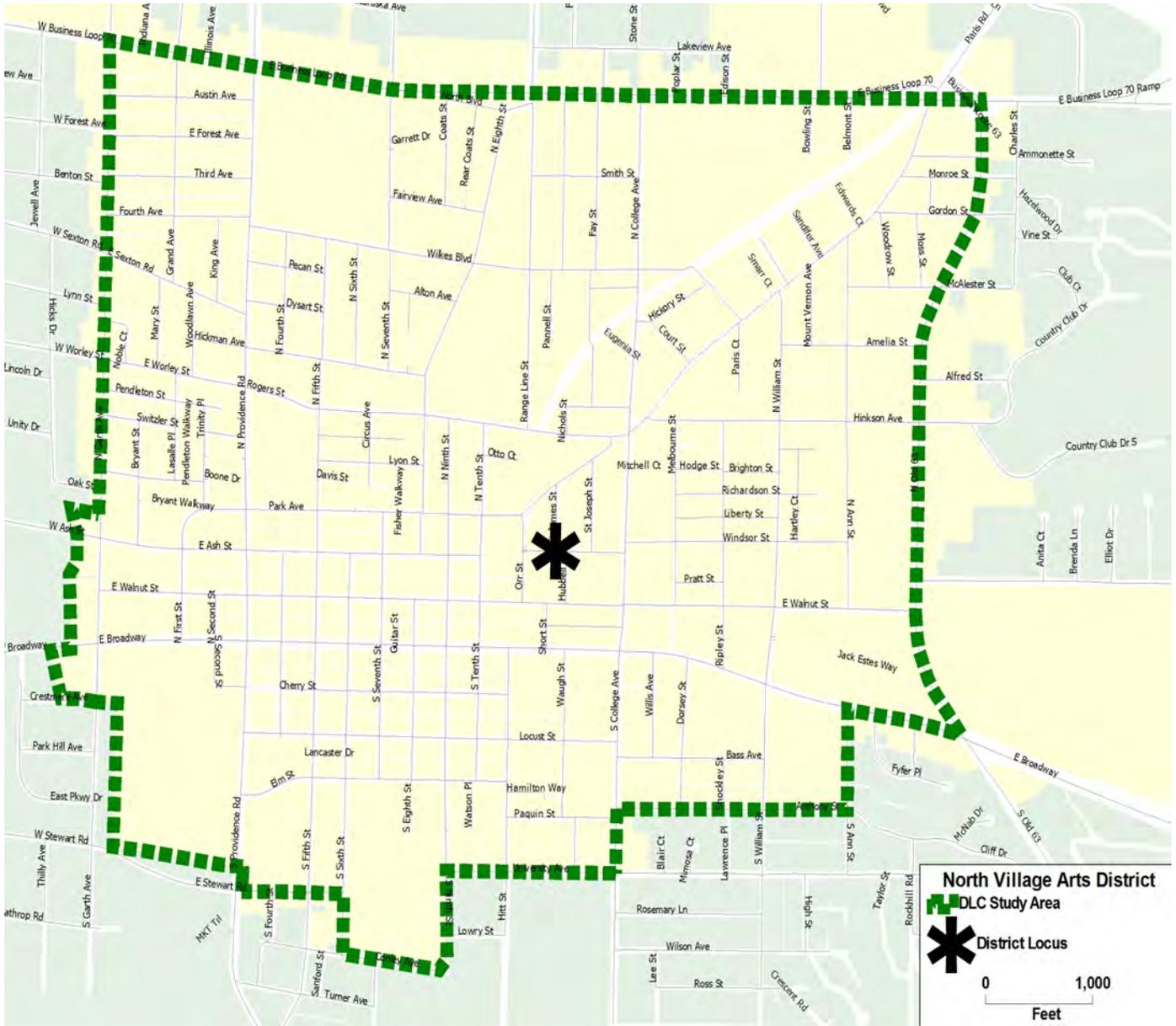
- The Historic Avenue of the Columns project is the section of Eighth Street from the northern edge of the University Missouri campus at Elm Street north to East Walnut Street and the Boone County Government Center.
- The predominate features are the historic columns in place at the northern and southern termini of this section of Eighth Street.
- The City Council adopted the Historic Avenue of the Columns Master Plan in 2005
- The plaza area in front of the City Hall addition and the other corners of the intersection of Broadway and Eighth Street is part of this plan.



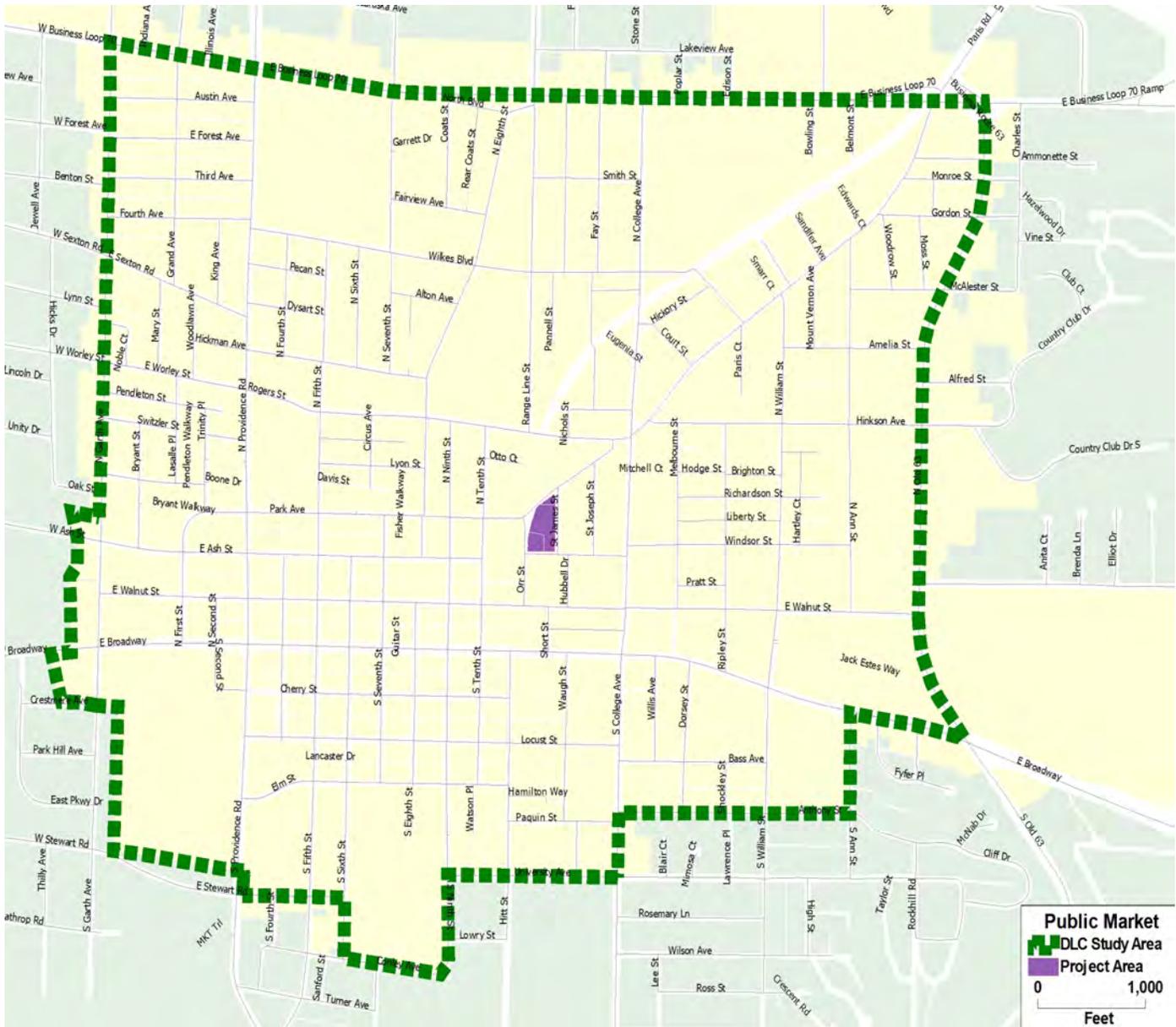
- The Ash Street Corridor was identified by the Downtown Leadership Council as an area that would benefit from a study and plan.
- The corridor was identified as the section of East Ash Street from Providence Road to North Tenth Street.
- The concept for the corridor was to encourage a mix of uses; residential, office and retail.
- Issues identified for the concept area were underutilized properties, surface parking lots, the construction of a new City parking garage, and encouraging redevelopment.



- The concept for future development at the intersection of Garth Street and Sexton Road is to provide shopping opportunities for neighborhood residences and access to services by transit or walking
- Development should provide for a neighborhood scale mix of residential, institutional, and retail uses.
- The Oak Towers residential facility and the existing bus stop are resources to anchor new development.
- The Covenant Community Development Corporation had previously secured grants and zoning approval for a mixed use development at the southwest corner of the intersection of Garth Street and Sexton Road.



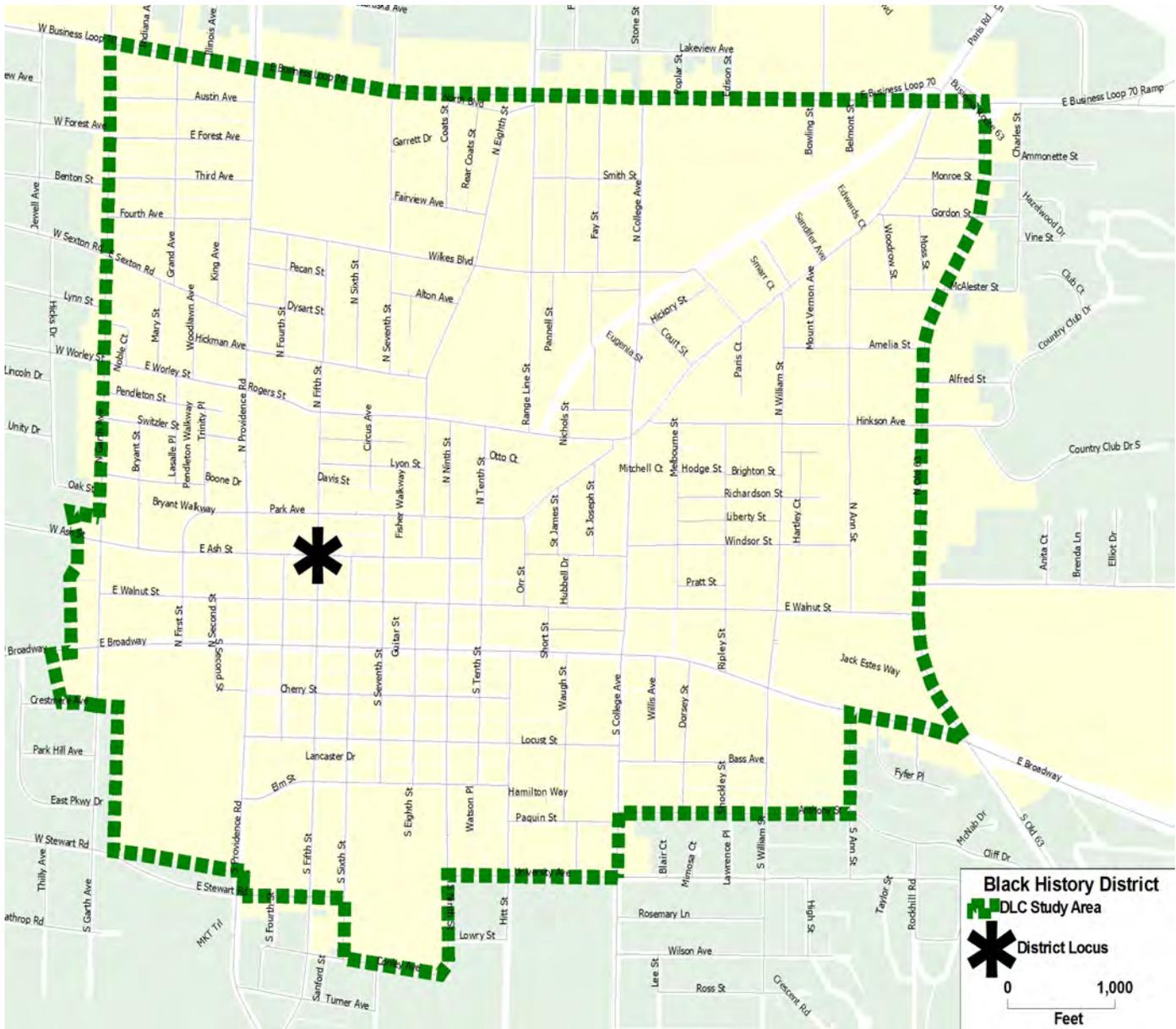
- The concept for the district is to provide a physical locus for Columbia’s art community.
- Private efforts are currently underway to renovate existing houses and industrial buildings to provide studio and living space for artists.
- This district would be intended to recognize the private redevelopment and create policies to support and encourage these efforts.



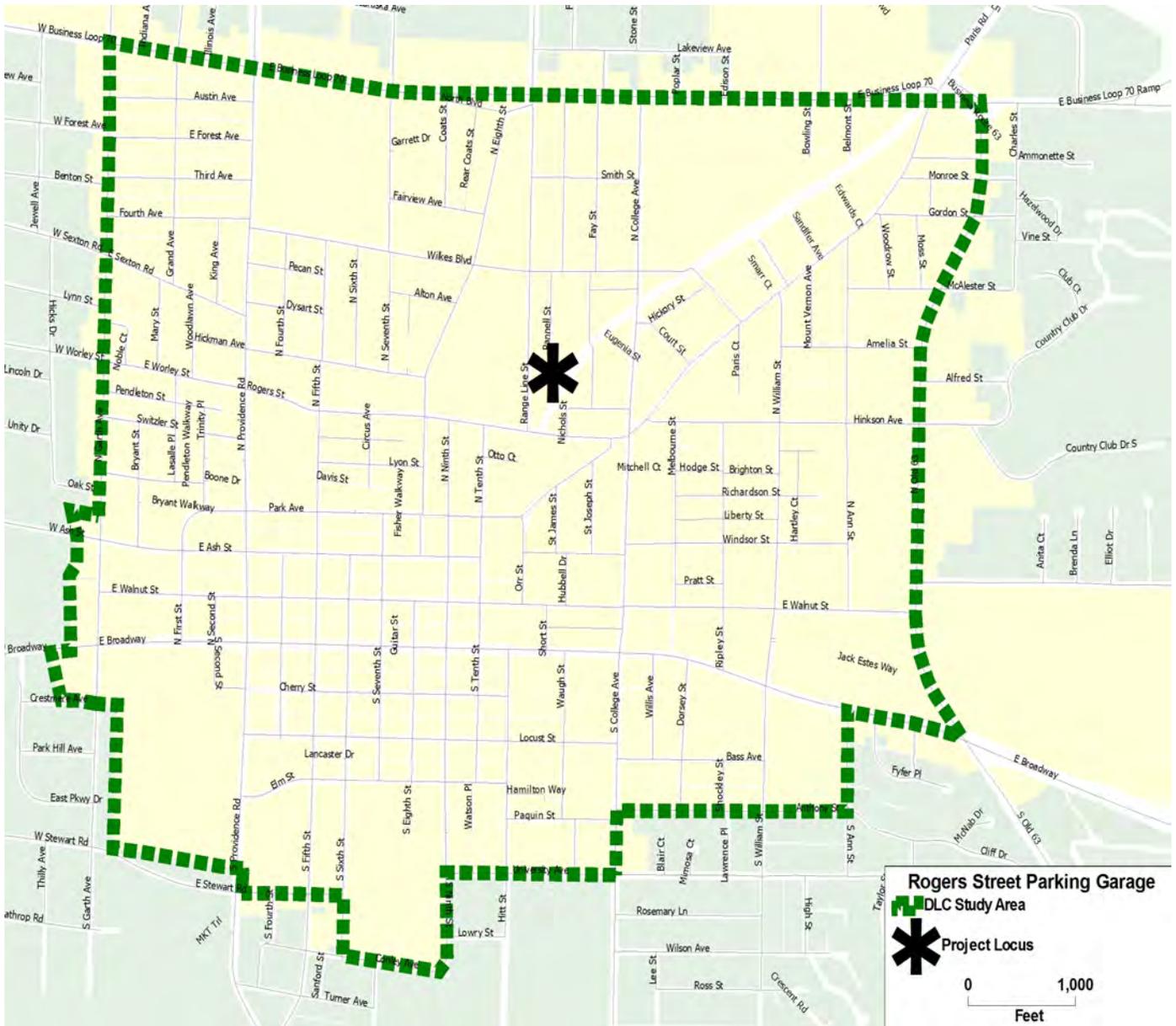
- The Public Market concept envisions a reuse of the property currently owned by Ameren UE.
- AmerenUE has indicated an intention to relocate at some time in the future and the City has shown interest in the property for a public purpose
- The Columbia Arts District Study conducted by University MBA students and coordinated by the Convention and Visitors Bureau suggested a public market or similar attraction be created in the area.



- The southside of Broadway between Providence Road and Fourth Street has no sidewalk. The right-of-way is used to provide head-in/back out parking.
- The concept would relocate the existing parking along Broadway to Fourth Street to construct a sidewalk.
- South Fourth Street would be reconfigured to accommodate 90 degree on-street parking to provide replacement parking and additional parking for adjacent businesses
- City staff has developed two internal studies for this concept.



- The concept is intended to identify a district to recognize the social and historical institutions of Columbia’s black community.
- The district would include properties listed on the National Register of Historic Places:
 - John W. “Blind” Boone House
 - Fred Douglass School
 - St. Paul’s A.M.E. Church
 - Second Baptist Church
 - Second Christian Church



- The north of Rogers Street Parking Garage is has been included in the Columbia College Campus Master Plan.
- An update of the plan is due this Spring
- A partnership for structured parking could expedite denser redevelopment of the surrounding commercially zoned parcels

