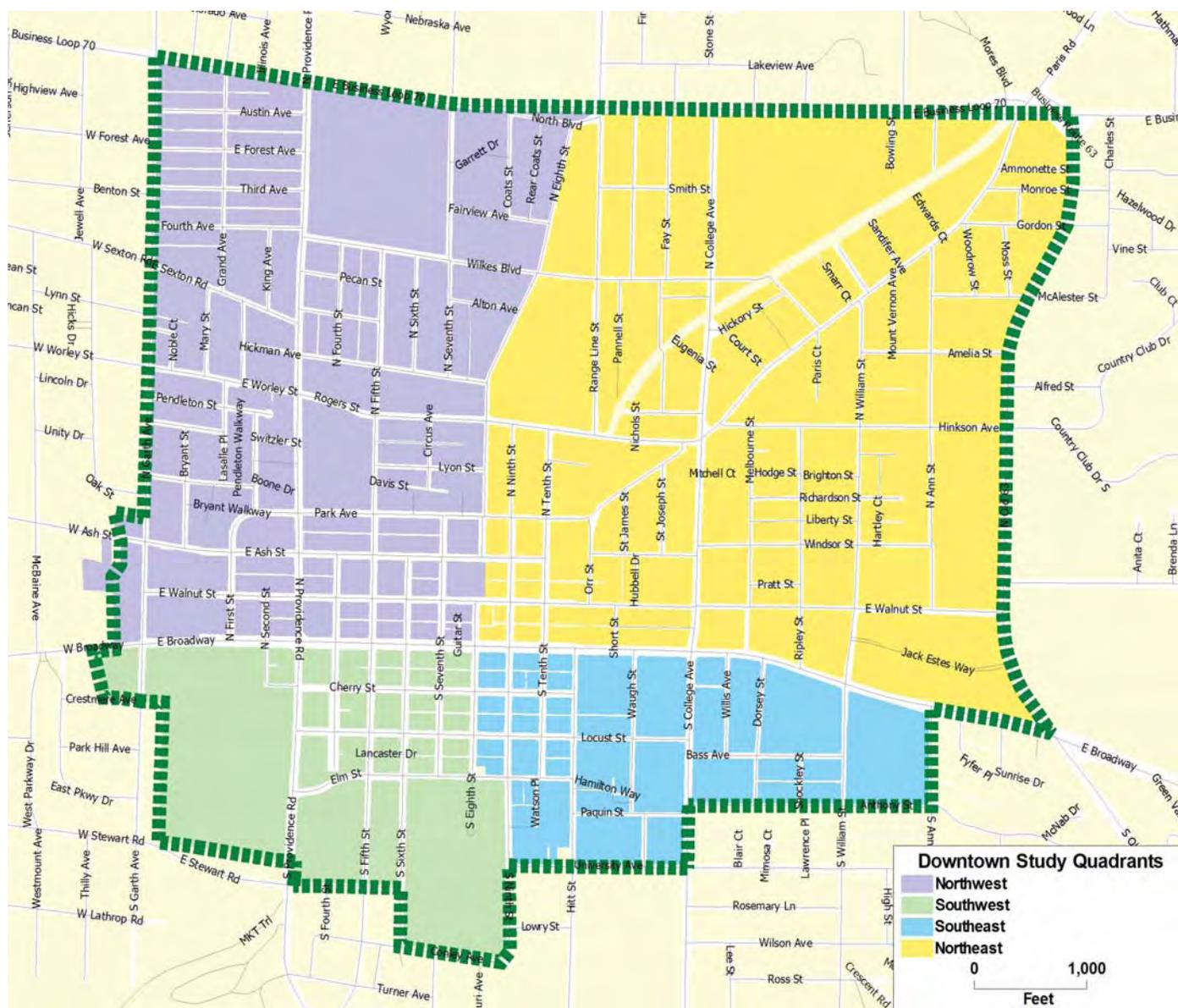


“Assess current assets and additional opportunities within the expanded study area that would assist in the area’s development.”

The expanded downtown study area was split into quadrants and the DLC committee members were assigned to teams of four to walk each quadrant and identify properties as “hard, soft and transitional” using criteria such as historic buildings, vacant lots, parking, green space, commercial activity and ownership. Teams considered other factors based on their team members’ expertise and characteristics unique to each quadrant.

The quadrants intersect at Eighth Street and Broadway.



NORTHWEST QUADRANT

NORTHWEST QUADRANT

Team Members: Phil Steinhaus, Ken Pearson, Glenn Rice, Bill Thompson

Location: Bounded by Business Loop 70 (north), Eighth Street (east), N. Garth Avenue (west) and Broadway (south) Comprises the Social Institutions of Columbia's Black Community Thematic Resources (partial inventory) listed on the National Register of Historic Places (9/4/80).



Assets:

- Anchored by city and county government buildings which are a major part of the downtown business district.
 - Intersects with the northwest corner of the Special Business District.
 - Includes many historic African-American structures that are listed on the National Historic Register: Second Missionary Baptist Church, The J.W. "Blind" Boone Home, St. Paul AME Church, Fifth Street Christian Church and Frederick Douglass High School.
 - The J.W. "Blind" Boone Home is undergoing restoration for reuse as a culture center.
 - Includes important community buildings: Armory Sports Center, Douglass Park and Pool, Hickman High School, Jefferson Jr. High School, Nora Stewart Memorial Nursery School, Columbia Housing Authority (CHA) offices/facilities and downtown units.
- A parking structure with approximately 600 spaces and first-floor retail is under way.
 - A pedestrian/bicycle bridge across Providence Road to residential areas to the west is scheduled for 2010 as part of the GetAbout Columbia program.
 - Planned intersection improvements at Fourth Street and Broadway will connect the area to Flat Branch Park to the south.
 - *The Columbia Daily Tribune* is an active Partner in Education with Douglass High School.
 - The historic "Sharp End" was once an area of many small black-owned businesses along Walnut Street between Fifth and Sixth streets.
 - A large amount of commercial properties and parking lots are spread throughout this area.



Challenges:

- 1960's urban renewal in this area did not fulfill all its promises.
- Property owners may feel uneasy discussing change.
- Developers may be concerned about the area's reputation for crime and safety issues. Success of the area will require cooperation among diverse groups.
- Much of this area is outside the walking business district so many businesses west of Providence are service based and do not depend on retail sales.
- Grocery stores formerly in the area, Safeway and later Schnuck's, brought traffic to the area and supported families living nearby.

Opportunities:

- Large areas of surface parking on Ash Street could be freed up for other purposes when the parking structure is complete.
- The City's Percent for Art installation for the parking structure could reinforce the history and culture of the area.
- Park Avenue public housing units are nearing the end of their useful life and could be replaced with housing elsewhere in a more residential neighborhood, freeing up property for dense, mixed-use development.
- Several groups have raised the need for a community center, which is slated for Douglass Park on the Parks and Recreation Master Plan. The Columbia Housing Authority-Park Avenue study suggested the northwest corner of Fifth St. and Park Ave. Another possible location is north of the Armory.
- Historic homes of African-American teachers and doctors could be preserved for history
- The Post Office should be retained downtown as the facility is a large generator of activity on a daily basis.



City of Columbia

“Rolling Ahead” Ron Fondaw’s handmade ceramic tile and neon mural at the Eighth and Cherry streets parking structure, was commissioned as a city Percent for Art project. DLC believes the “percent for art” installation at the Sixth and Walnut streets parking structure should reinforce the black history and culture of the “Sharp End” district, Columbia’s historic black-owned business district.



NORTHEAST QUADRANT

NORTHEAST QUADRANT

Team Members: Nick Peckham, Bob Hutton, Tim Klocko, Linda Rootes

Location: Bounded by Business Loop 70 (north), Old Highway 63 (east), Eighth Street (west) and Broadway (south). Much of the area is defined by its historic relationship with the railroad that once transported people and goods between Wabash Station on N. Tenth St. and Centralia. The property along the right-of-way developed in a mix of industrial, commercial and residential uses, most of which are no longer functioning in the same way.

Assets:

- The close-in part of the quadrant is dominated by the Downtown Historic District, Columbia College, and Stephens College which surround an area known as North Village.
- The Wabash Station multi-modal transportation hub, Fire Station No. 1, First Christian Church, and long established businesses anchor N. Tenth St.
- Arts and entertainment redevelopment in historic buildings show the trend in the area. Hubbell Drive bungalows continue the tradition of single-family artist housing in North Village.
- The Benton-Stephens residential neighborhood east of College Avenue continues to provide traditional neighborhood living close to the historic downtown.
- Farther north are some reuse renovations of significant industrial buildings. The historic Wright Bros Mule Barn, most recently the Diggs Packing Plant, contains urban live/work lofts and commercial spaces. The historic Hamilton-Brown Shoe Factory comprises major office suites. The Shoe Factory district sits on a major arterial with good access to I-70.
- Benton Elementary School, Field Neighborhood Park, and Field Elementary, a future Early Childhood Center, are in the area.
- The Columbia Senior Center is just across Business Loop 70.



MU Campus Facilities Communications

The intersection at Paris Road/Rogers Street and College Avenue, known as “Five Point” has vacant land, surface parking lots, vacant buildings and under-utilized, one-story buildings nearby.



Challenges:

- Industrial uses through the last century-and-a-half have created some “brownfield” conditions.
- The under-utilized, non-residential parcels are often small and under diverse ownership. The uses are often grandfathered and hard to bring up to zoning compliance to encourage other redevelopment.
- Much of the remaining housing needs conservation measures.
- It will be a challenge to balance the interests of the existing residents with the commercial redevelopment that is beginning to pick up steam.

Opportunities:

- The completion of a new hotel and parking structure at Broadway and Short St. will have a positive impact on the growing art district in North Village.
- Redevelopment of the AmerenUE site, the Boone County Lumber property, and Columbia Photo property will shape the future of the area.
- Boone County Family Resources agency is located on E. Walnut St. It owns much of the vacant land in and around North Village.
- The area to the west of the College Ave./Rogers St. intersection, sometimes called Five Point, is underutilized with vacant land, surface parking lots, vacant buildings and one-story buildings.
- Traffic from the Benton-Stephens Neighborhood, Paris Road, and N. College Ave., in addition to Columbia College and Stephens College students, could be well served by a mixed-use neighborhood market development in the area.



MU Campus Facilities Communications

Orr Street Studios is one of many revitalization projects in the area.



SOUTHEAST QUADRANT

SOUTHEAST QUADRANT

Team Members: Brian Treece, Clyde Wilson, Tim Teddy, Bernie Andrews

Location: Bounded by Broadway (north), Ann Street (east), Eighth Street (west) and University Avenue/Anthony Street (south). Includes Boone Hospital, Stephens College and northeastern edge of University of Missouri campus and the East Campus National Register Historic District.

Assets:

- In addition to the academic and medical facilities, the area is anchored by major churches, including Missouri United Methodist, Calvary Episcopal, First Presbyterian, Sacred Heart Catholic, and First Baptist, all have made significant investments in their properties, indicating a commitment to remain downtown.
- Includes Lee Expressive Arts Elementary School and Columbia Independent School.
- The University of Missouri and the City of Columbia have replaced much of the surface parking with structured parking.
- Historic buildings are being restored for mixed-use, including the Missouri Theatre.



Challenges:

- Expansion of a walkable downtown to the southeast is constrained by the Hinkson Creek Valley.
- Commercial development east of College Avenue would threaten the East Campus Historic District.
- The Sasaki Plan suggests an extension of Elm Street east from Hitt Street to College Avenue that may demolish historic properties, eliminate affordable housing and create traffic planning concerns that may or may not be balanced by the possible redevelopment of adjacent blocks.

Opportunities:

- An historic survey has been conducted to assess the potential for a historic listing as a district.
- The South 10th Street corridor is experiencing developer interest in multi-story, mixed-use projects, which would increase retail outlets and residential units in the area.
- The Elm Street extension and the redevelopment of adjacent blocks may further add to the critical mass of residents needed for thriving transit service and comprehensive shopping opportunities.
- The Performing Arts Center, which the University is planning at Hitt Street and University Avenue, would bring many more people into the area for events and ongoing programs.



SOUTHWEST QUADRANT

Team Members: Mary Wilkerson, Gary Ward, Randy Gray, Jay Hasheider

Location: Bounded by Broadway (north), Eighth Street (east), Garth Avenue (west) and Stewart Road/Conley Avenue (south). The area southwest of Eighth and Broadway was largely included in the Sasaki plan. (See Appendix D)

Assets:

- Close-in but secluded



- High terrain
- The Islamic Center of Central Missouri
- YouZeum
- Trailhead Park
- Easy access, arterial intersection
- Large tracts in single ownership
- Includes Library, Grant Elementary School, Flat Branch Park, Columbia Cemetery green space, and convenience shopping
- Close to Doctor's Park

Challenges:

- High-traffic intersections needs bike/pedestrian connection across Providence Road to the northwest.

Opportunities:

- Vacant one-story buildings, vacant land, vast surface parking
- Great views: downtown core to the east; cemetery park-like green space to the west.
- Good location for mixed-use office space, higher-income residential with street-level shops and offices.
- The emerging vision is for an Eighth Street “high spine” of hotels and conference facilities.
- The Flat Branch area is seen as a “garden district” with mixed-use buildings taking advantage of proximity to Flat Branch Park, with its creek, trail and community festival space.





Columbia Chamber of Commerce

The MKT Trail cuts across the southwest portion of the city, allowing bicyclists and pedestrians to reach downtown safely.

