

CHARRETTE: COLUMBIA



PUBLIC MEETING



CIVITECH

hellmuth + bicknese
architects

URBAN DESIGN & PLANNING CHARRETTE

DOWNTOWN COLUMBIA, MISSOURI

PROJECT TEAM

Nationally Recognized Projects

Multi-faceted portfolio demonstrates ability of team to address all issues, scales and components of this project

Common Vision

An interdisciplinary team of dedicated professionals sharing a commitment to authentic place-making, citizen participation, sustainability (economic, social & environmental), and results orientated visionary plans & projects

Charrette Expertise (over 25 charrettes)

Broad expertise necessary to meet the challenge of the project, including a commitment to planning and collective decision-making that has led to the successful completion of a variety of planning charrettes



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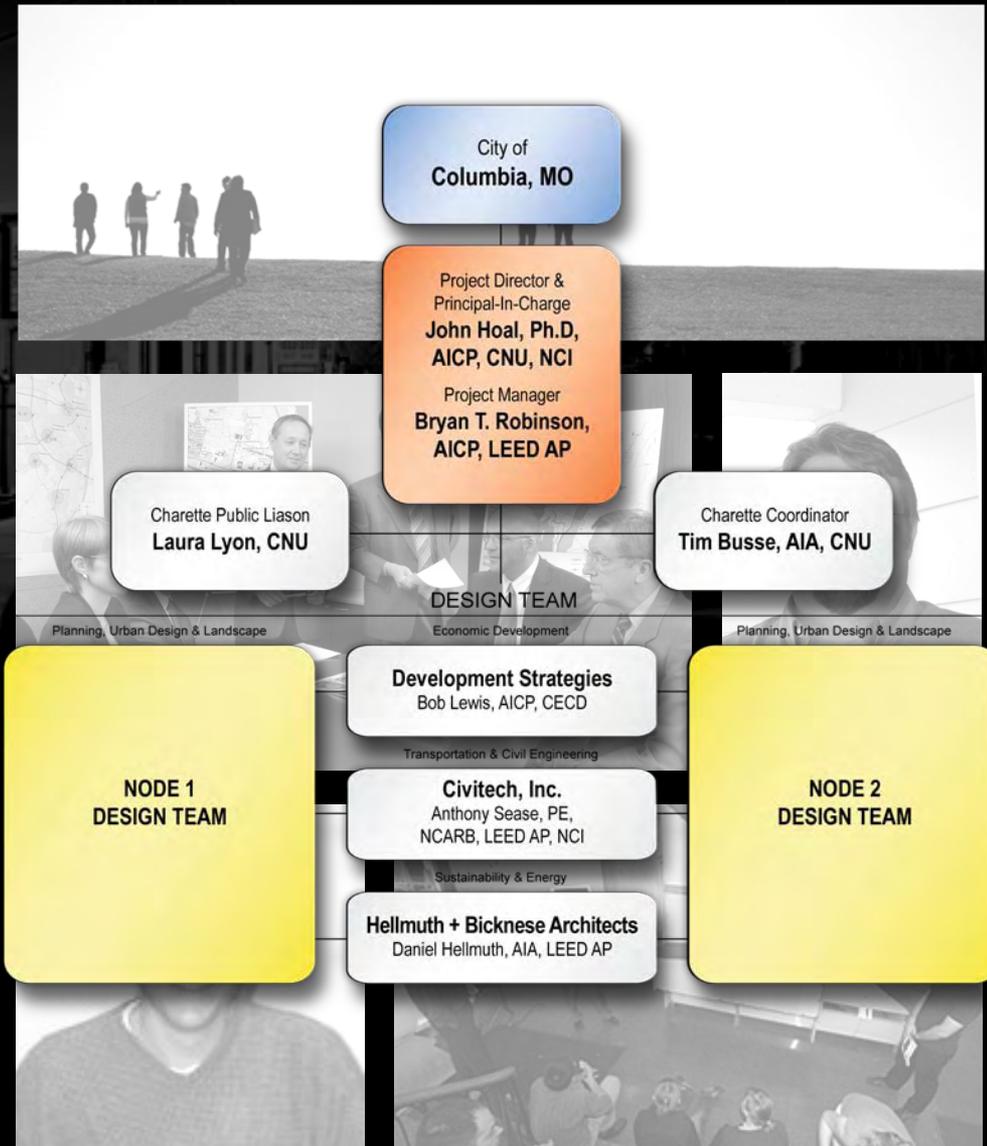
PROJECT TEAM

Local Understanding & Accountability

The team has some experience with the City of Columbia but have successfully engaged numerous similar communities and project types

Commitment to this Project

The project team will be dedicated to this project and be immediately accessible on site beyond the designated charrette



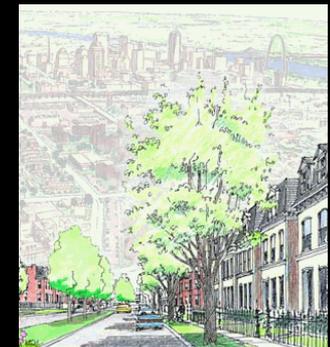
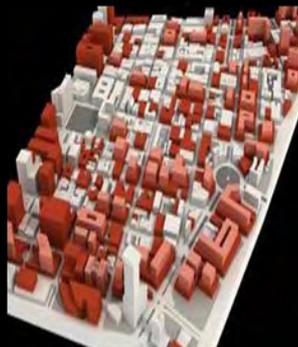
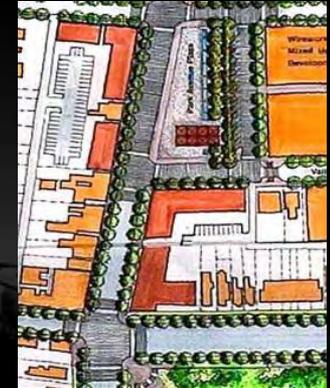
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PROJECT TEAM

Project Experience

- Lafayette Square Urban Design Plan *St. Louis, MO*
- Downtown Belleville Urban Design Plan *Belleville, IL*
- Central City Neighborhood Plan *New Orleans, LA*
- Active Living Bike | Walk Plan *Ferguson, MO*
- Active Living Bike | Walk Plan *Rock Hill, MO*
- The New Town at St. Charles Charrette *St. Charles, MO*
- The Plaza at Noah's Ark Charrette *St. Charles, MO*
- The New Town at Liberty Charrette *Liberty, MO*
- Wentzville Downtown Revitalization Plan *Wentzville, MO*
- Columbia Market Study & Development Strategy *Columbia, MO*
- St. Joseph Downtown Redevelopment Plan *St. Joseph, MO*
- Columbia 10th & Locust TIF Analysis *Columbia, MO*
- Parkville Commons *Parkville, MO*
- Fairview Village | Whittaker Hill *Asheville, NC*
- Intown | Winchester Park *Memphis, TN*
- Vicksburg Eastvillage *Vicksburg, MS*
- Greening the Indiana Memorial Union Eco-Charrette *Indiana University, Bloomington, IN*
- East-West Gateway Great Streets Natural Bridge Corridor – University of Missouri St. Louis *St. Louis, MO*
- Fourth Street Corridor Sustainable Redevelopment Plan *DeKalb, IL*



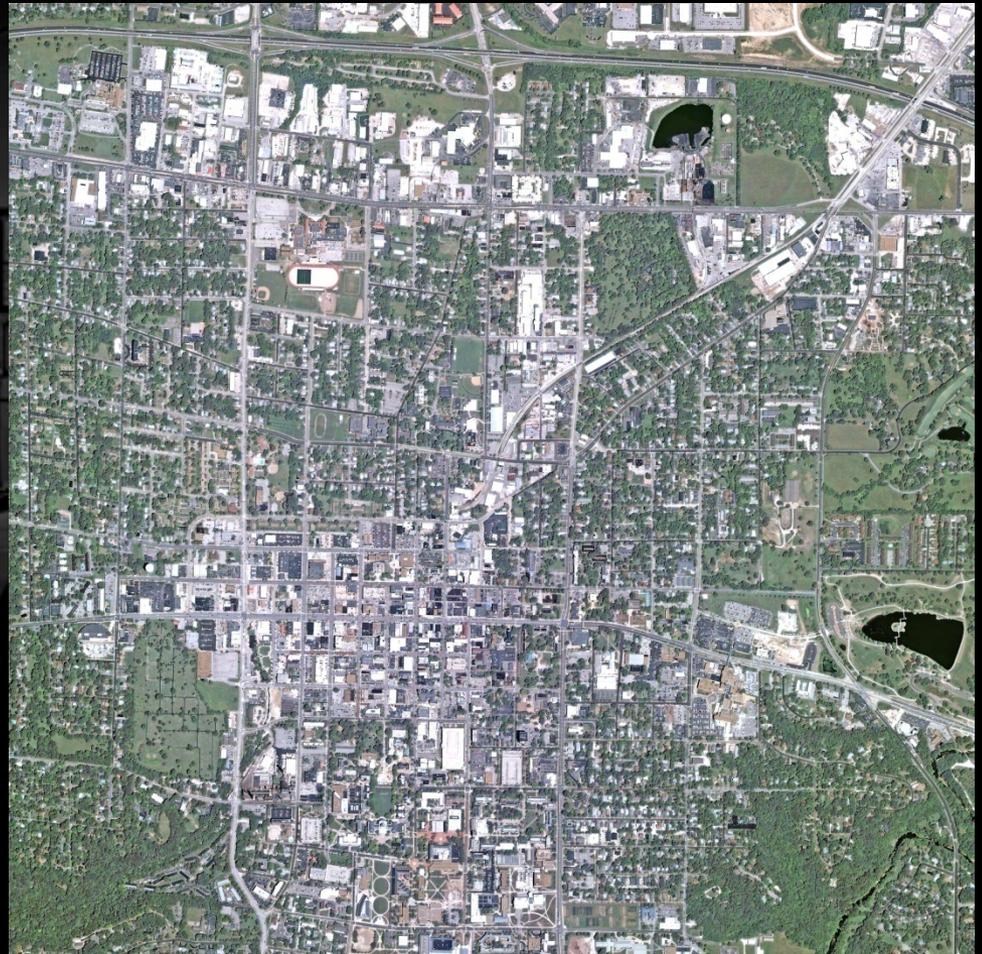
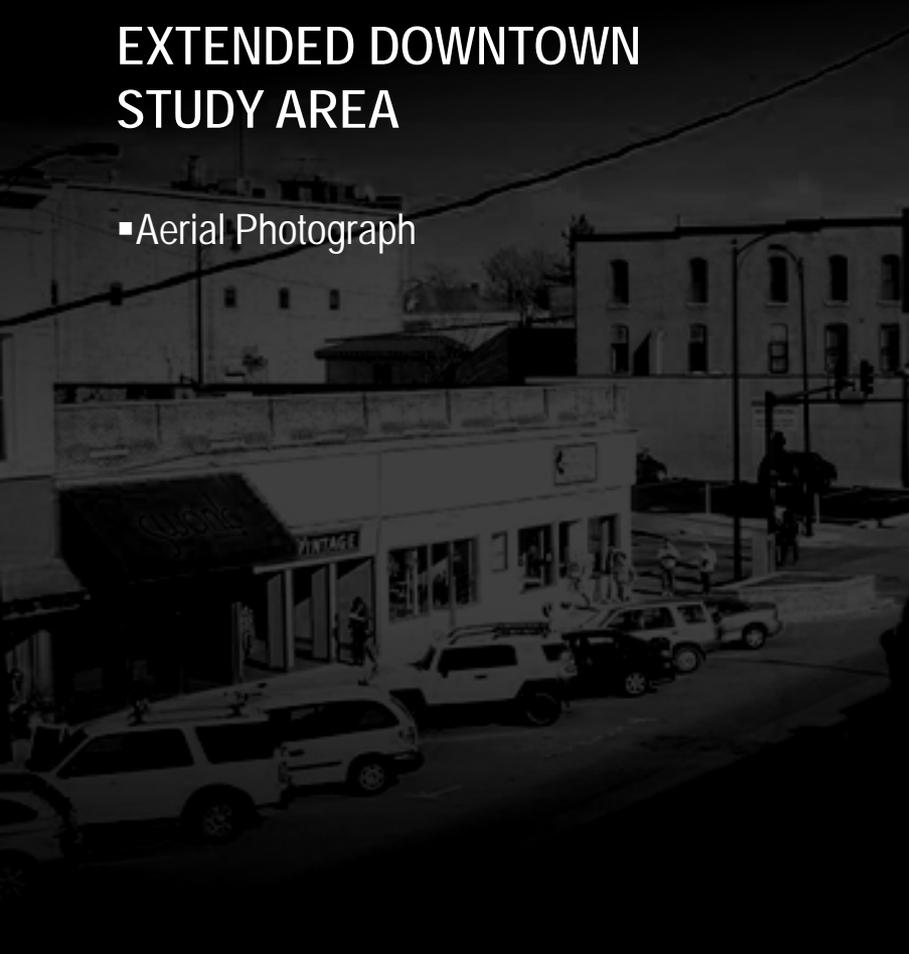
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BASE INFORMATION & ANALYSIS

EXTENDED DOWNTOWN STUDY AREA

- Aerial Photograph



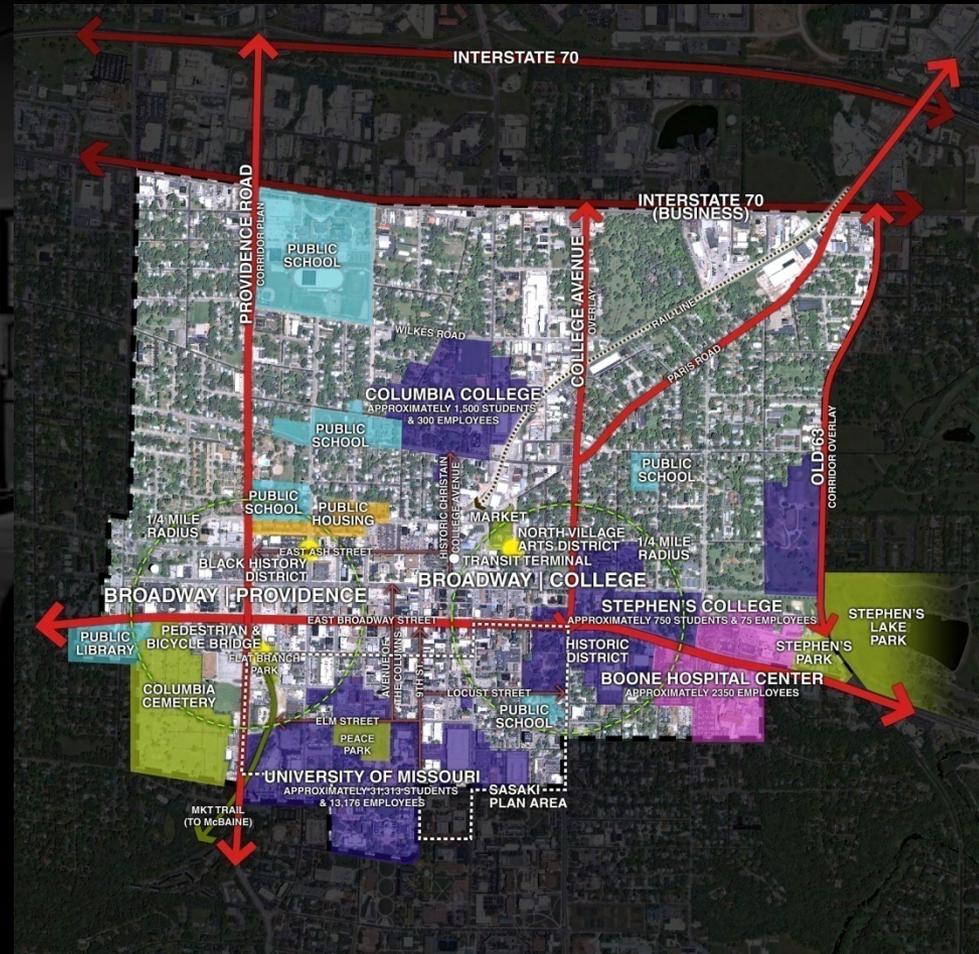
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DOWNTOWN COLUMBIA, MISSOURI

BASE INFORMATION & ANALYSIS

EXTENDED DOWNTOWN STUDY AREA

- Aerial Photograph
- Downtown Leadership Council Study Area
- Interstate
- Major Arterials
- Institutions
- Open Space & Connections
- Key Streets, Nodes & Districts
- Pedestrian Scale



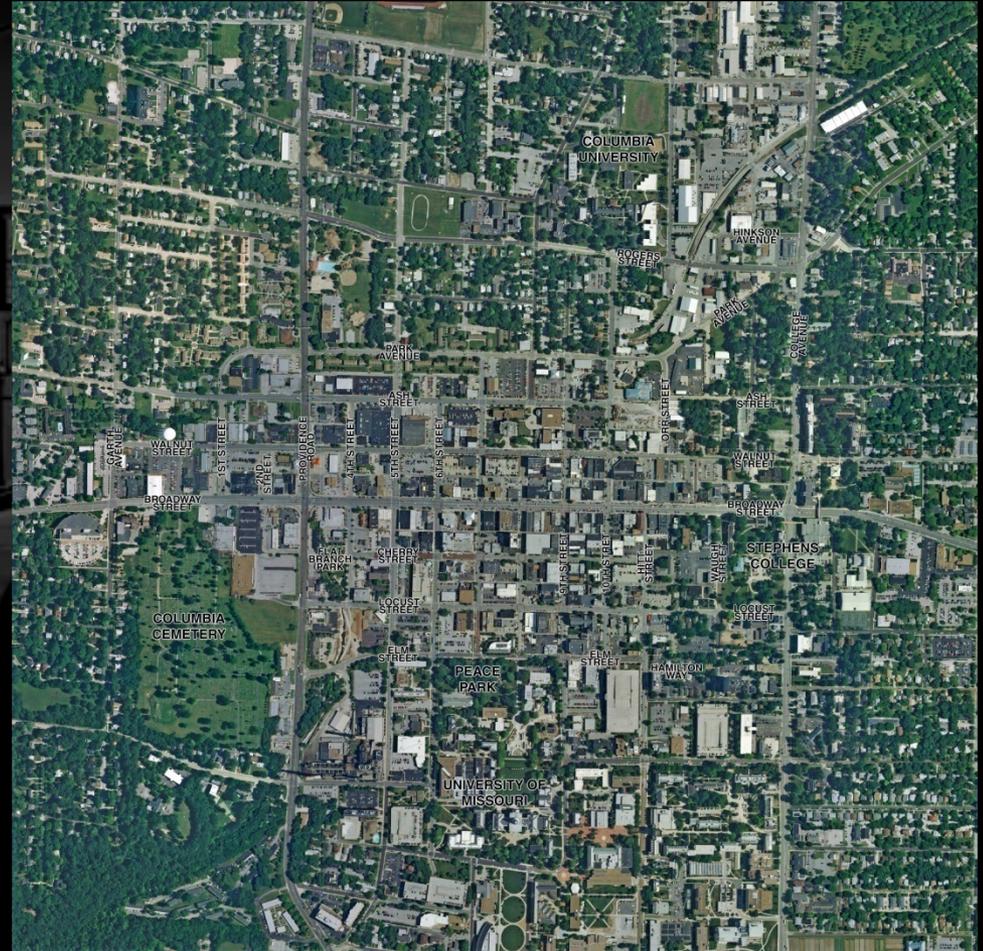
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BASE INFORMATION & ANALYSIS

DOWNTOWN CORE

- Aerial Photograph



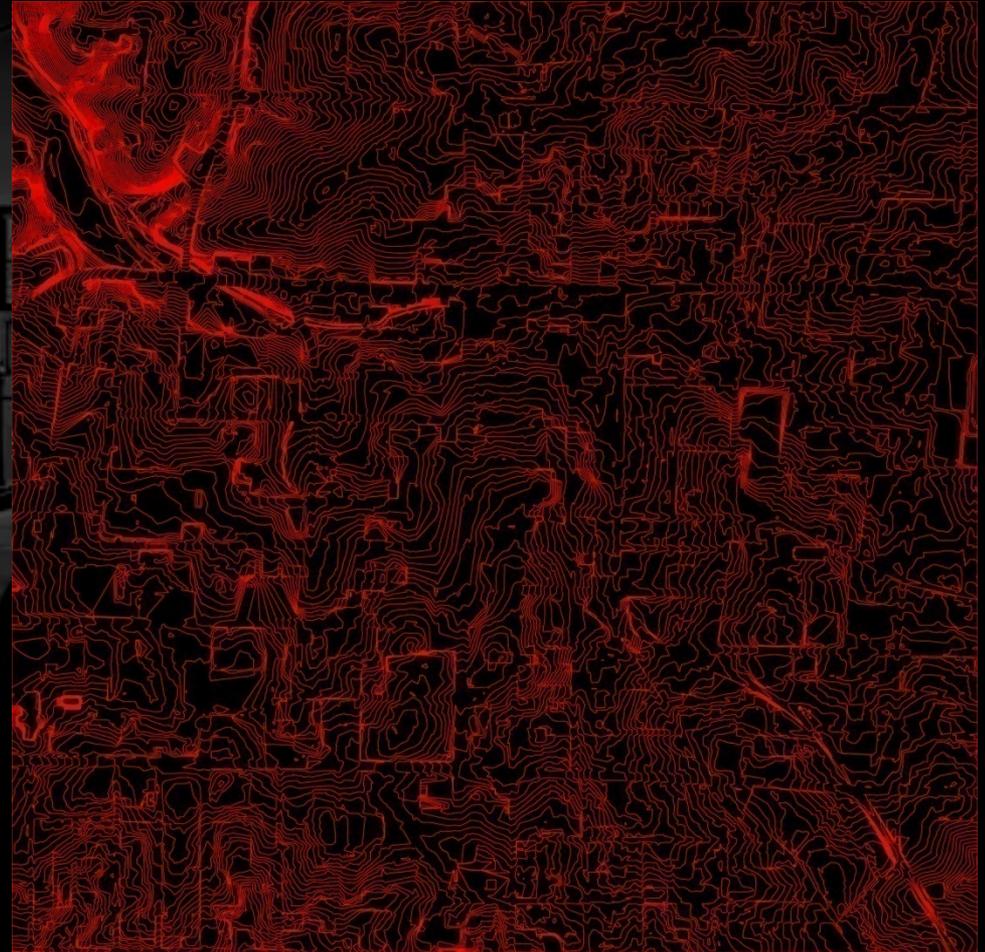
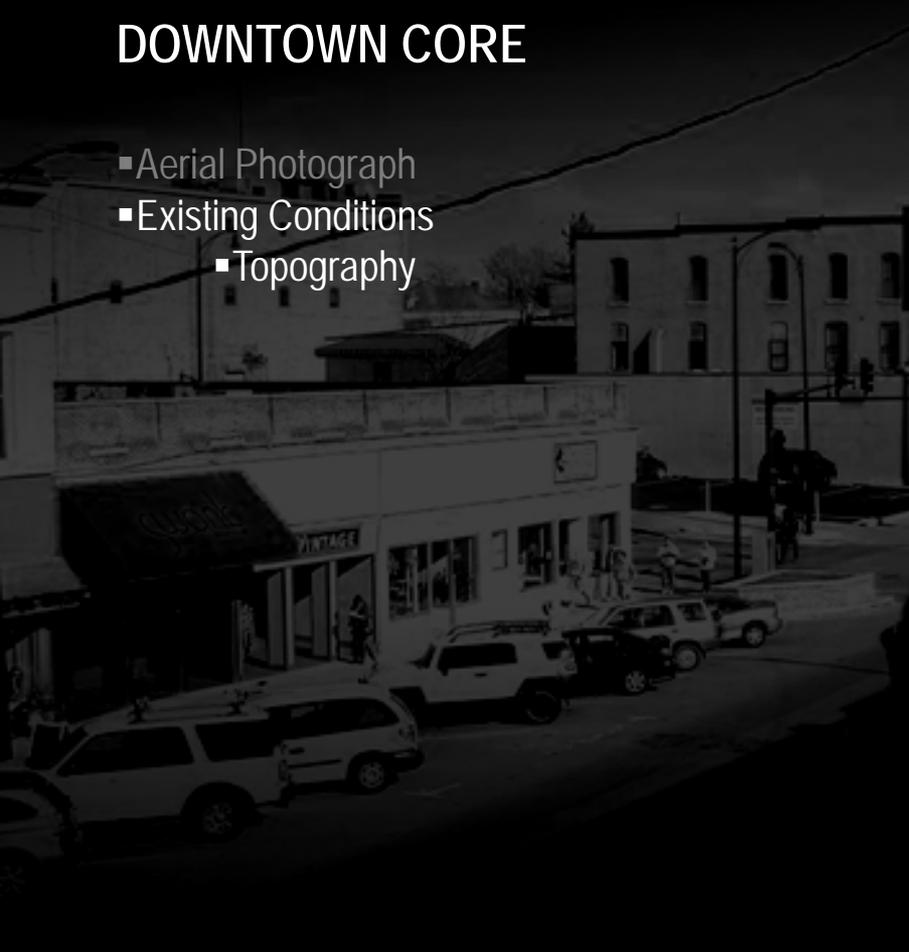
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DOWNTOWN COLUMBIA, MISSOURI

BASE INFORMATION & ANALYSIS

DOWNTOWN CORE

- Aerial Photograph
- Existing Conditions
 - Topography



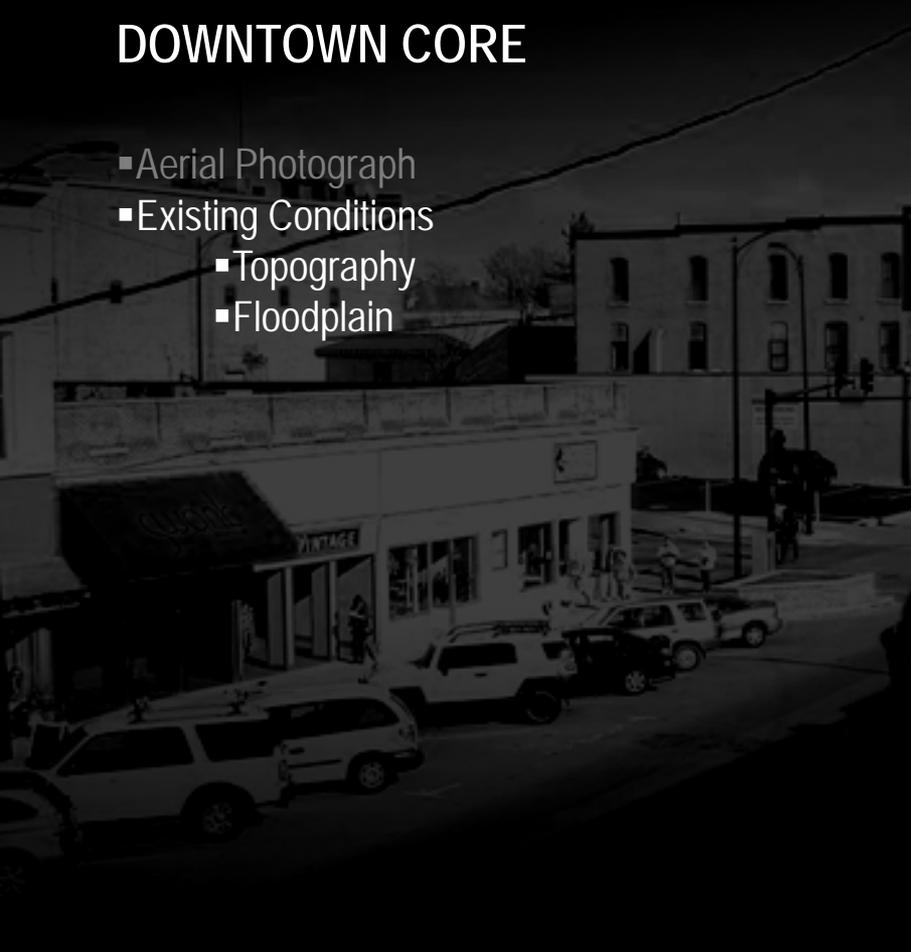
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DOWNTOWN COLUMBIA, MISSOURI

BASE INFORMATION & ANALYSIS

DOWNTOWN CORE

- Aerial Photograph
- Existing Conditions
 - Topography
 - Floodplain



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DOWNTOWN COLUMBIA, MISSOURI

BASE INFORMATION & ANALYSIS

DOWNTOWN CORE

- Aerial Photograph
- Existing Conditions
 - Topography
 - Floodplain
 - Roads



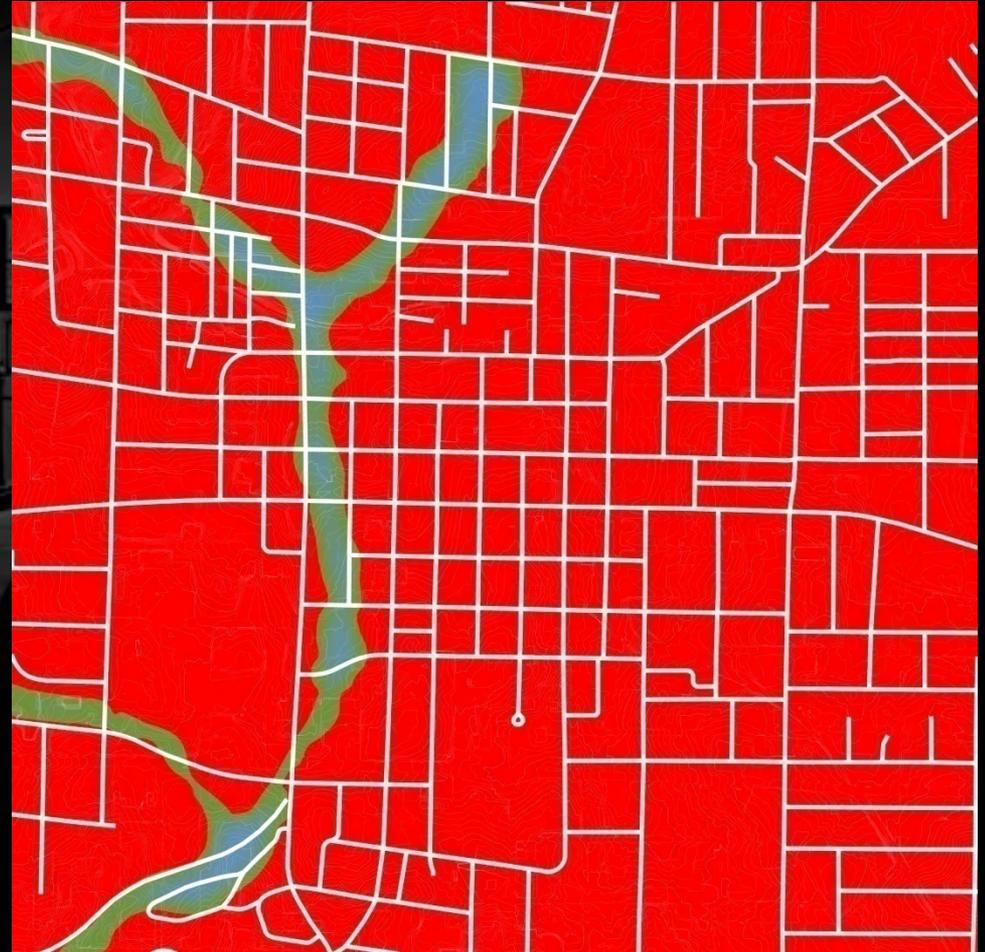
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DOWNTOWN COLUMBIA, MISSOURI

BASE INFORMATION & ANALYSIS

DOWNTOWN CORE

- Aerial Photograph
- Existing Conditions
 - Topography
 - Floodplain
 - Roads
 - Block Structure



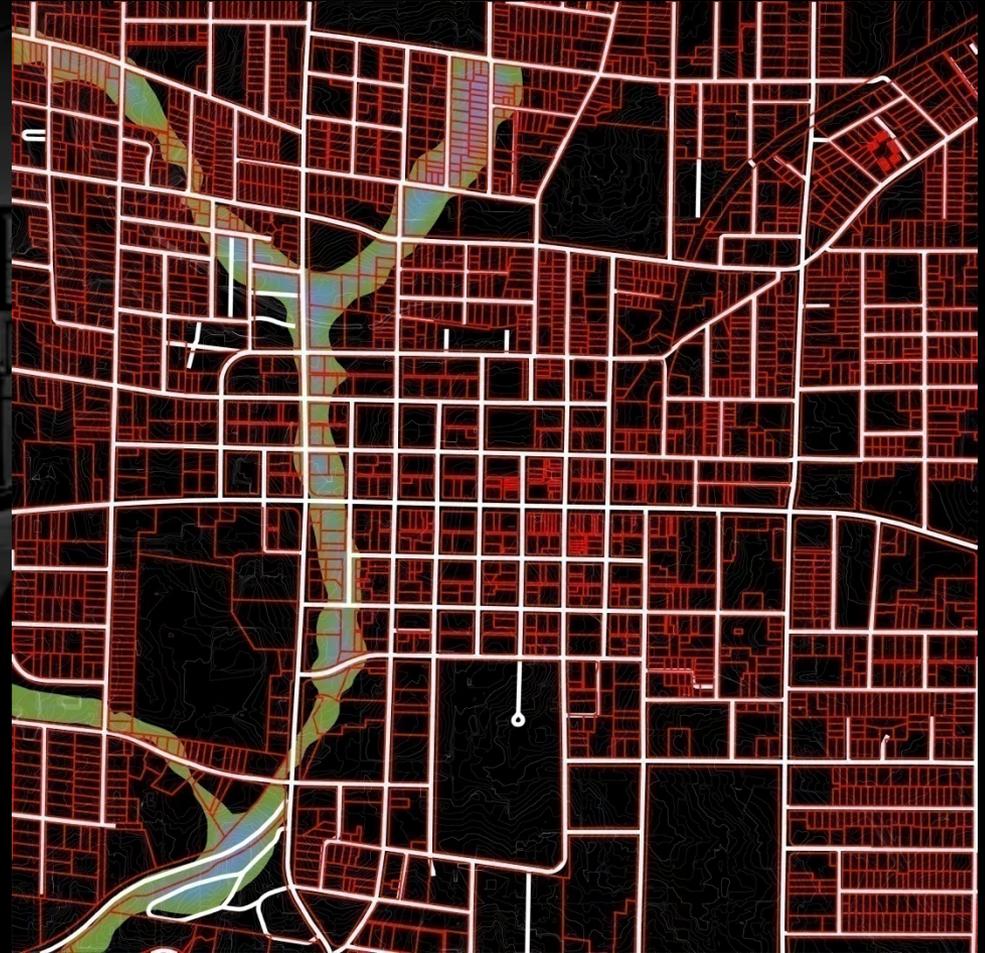
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BASE INFORMATION & ANALYSIS

DOWNTOWN CORE

- Aerial Photograph
- Existing Conditions
 - Topography
 - Floodplain
 - Roads
 - Block Structure
 - Parcel Lines



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BASE INFORMATION & ANALYSIS

DOWNTOWN CORE

- Aerial Photograph
- Existing Conditions
 - Topography
 - Floodplain
 - Roads
 - Block Structure
 - Parcel Lines
 - Developed Area



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BASE INFORMATION & ANALYSIS

DOWNTOWN CORE

- Aerial Photograph
- Existing Conditions
 - Topography
 - Floodplain
 - Roads
 - Block Structure
 - Parcel Lines
 - Developed Area
 - Surface Lots



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BASE INFORMATION & ANALYSIS

DOWNTOWN CORE

- Aerial Photograph
- Existing Conditions
 - Topography
 - Floodplain
 - Roads
 - Block Structure
 - Parcel Lines
 - Developed Area
 - Surface Lots
 - Building Footprints



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BASE INFORMATION & ANALYSIS

DOWNTOWN CORE

- Aerial Photograph
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 - Roads
 - Block Structure
 - Parcel Lines
 - Developed Area
 - Surface Lots
 - Building Footprints
 - Grass Cover



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BASE INFORMATION & ANALYSIS

DOWNTOWN CORE

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 - Parcel Lines
 - Developed Area
 - Surface Lots
 - Building Footprints
 - Grass Cover
 - Tree Canopy



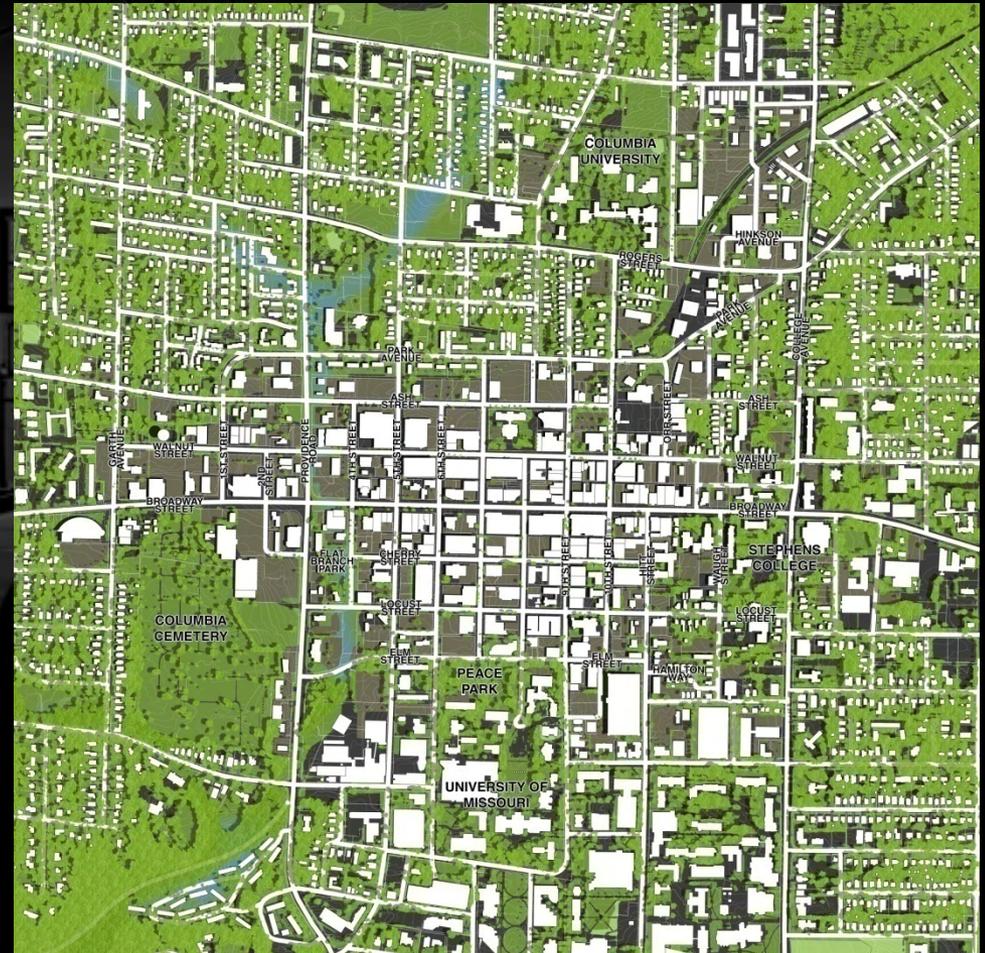
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DOWNTOWN CORE

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 - Building Footprints
 - Grass Cover
 - Tree Canopy
 - Composite Base Map



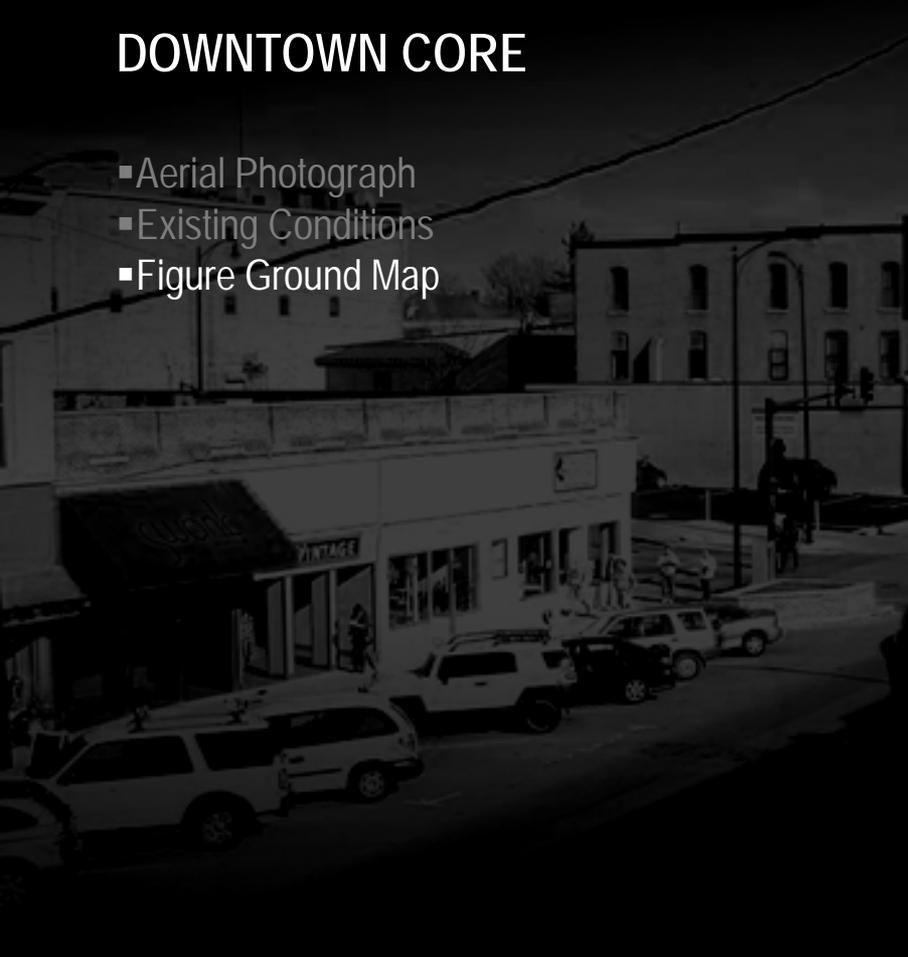
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BASE INFORMATION & ANALYSIS

DOWNTOWN CORE

- Aerial Photograph
- Existing Conditions
- Figure Ground Map



1.10 OVERVIEW

Great Recession

- Think in terms of 10 to 20 years

College town: a good thing

- Low unemployment, growing economy

Outward growth

- Urban Economics

Residential will lead the way

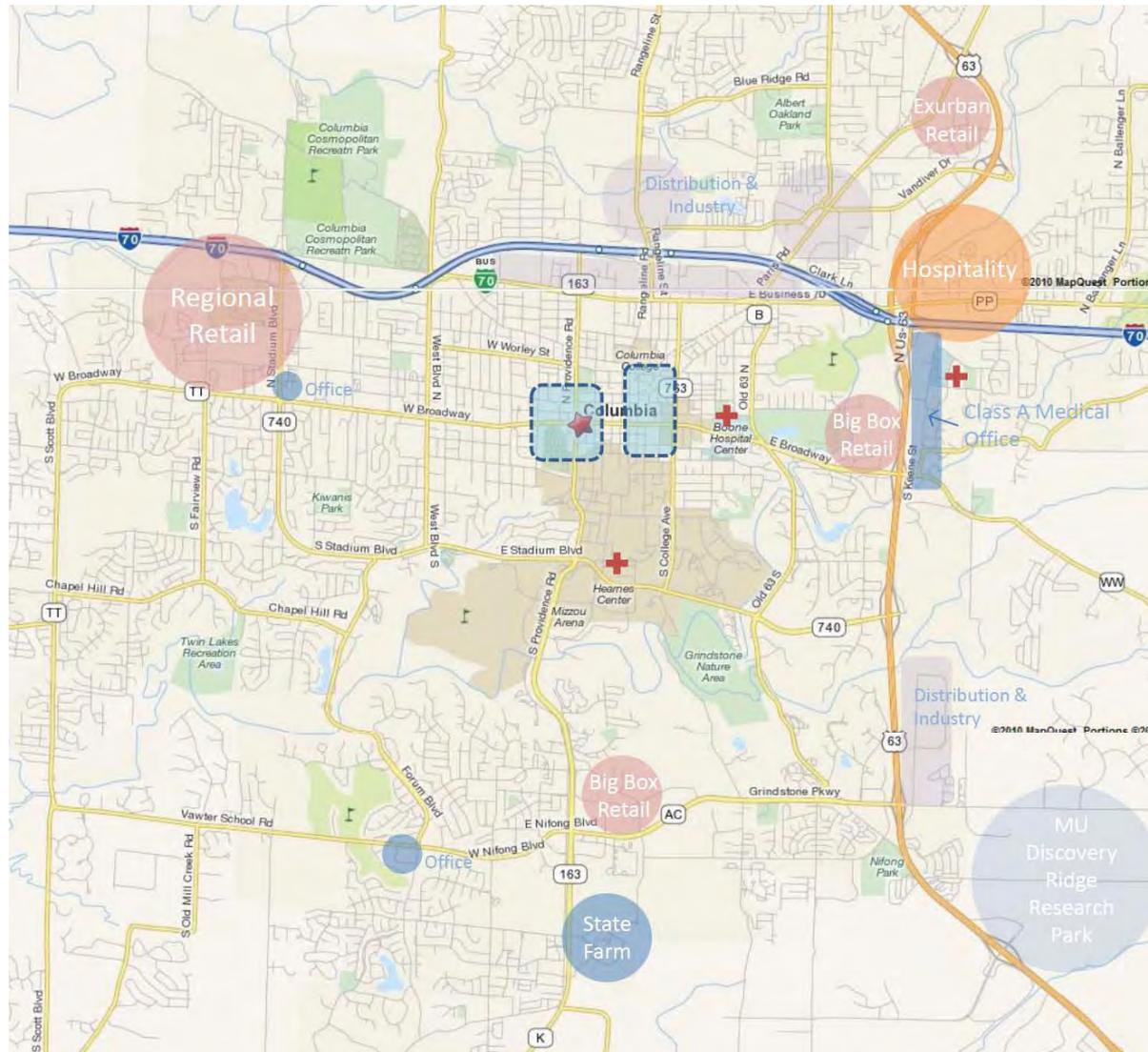
- Fundamentals are good

Commercial Development

- Will likely be led by existing institutions



1.11 OVERVIEW



1.2 DEMOGRAPHICS: DOWNTOWN COMPARED TO COLUMBIA AND MISSOURI

2010 Demographic Data

<i>Variable</i>	<i>Downtown</i>	<i>Columbia</i>	<i>Missouri</i>
2010 Population	2,050	100,900	6 million
2000-2010 % Growth	-7%	19%	7%
2010 Households	1,200	41,400	2.4 million
% Bachelor's Degree	40%	52%	24%
% Age 18-24	34%	25%	10%
% Age 25-34	19%	16%	13%
% Minority	47%	22%	17%
Med HH Inc	\$14,700	\$43,909	\$49,500
% < \$15,000	54%	17%	12%
Renter-Occupied	89%	52%	30%
Single-Person HH	58%	33%	27%
Unemployment	-	< 7%*	> 9%

*Columbia MSA; Source: ESRI 2010

DEVELOPMENT STRATEGIES 2010

1.3 RESIDENTIAL USE

Who moved to downtown St. Louis and downtown KC (2000-2010)?

-Educated -Singles and Couples

Preference Surveys -Renters and Owners

- 25 to 35 percent walkable

Downtown: 1,200 Housing units over 0.6 sq. mile

- = 2,000 units/sq. mile
- A suburban density (3 units/acre)
- Other college town downtowns support much more

Market Rate

- For-sale townhomes. Rental Difficult.

Student Housing

- Possible, but most developers need big footprints

Affordable Housing, Senior Affordable

- Very possible. Max allowable rents: \$625 (1 BR); \$750 (2 BR)



1.4 COMMERCIAL USES

Development mostly occurring at periphery

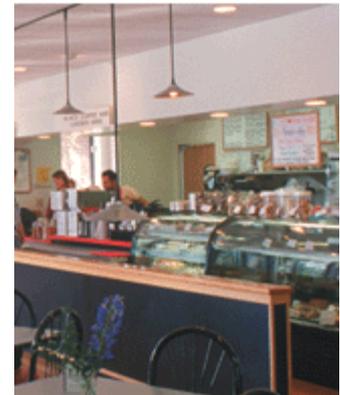
- Highway access, cheap land, free parking
- Columbia MSA could add over 1 million s.f. of office over 10 years

Downtown: retail specialty, university market, government

- Occupancy: 87% to 90%
- Lease rates \$15-\$18 per square foot
- Rates of \$18-\$20 (or \$23-\$25 with parking garage) probably needed for private development

The Elusive Urban Grocer

- Supermarkets absorb demand at city's edge
- Specialty grocer or co-op with prepared foods, organic foods
- Subsidy likely required



1.5 OTHER USES AND CONSIDERATIONS

Hotel

- Likely requires subsidy and/or inducements

Institutions

- Hospitals, University, Colleges
- Could provide anchor tenants, catalyst

Cinema?

Public Space

- Focal point
- Visibility and image



Photo by Brad Fairman ncpf