

Downtown Columbia Leadership Council
Meeting Minutes
August 25, 2015, 4:00 p.m.
City Hall, Conference Room 1A

Members Present: *Stacey Button, REDI
 Heiddi Davis, University of Missouri
 Brent Gardner, City Council Appointee
 Randy Gray, City Council Appointee
 Janet Hammen, Neighborhood Representative
 Cliff Jarvis, Columbia College
 Sara Loe, Planning and Zoning Commission
 Nick Peckham, City Council Appointee
 Richard Perkins, Stephens College
 Deb Sheals, Community Improvement District
 *Tim Teddy, Community Development Director

Staff Present: Tony St. Romaine, Deputy City Manager
 Heather Cole, Assistant to the City Manager

Members Absent: Pat Fowler, Neighborhood Representative
 Karen Miller, Boone County Commission
 Scott Wilson, Downtown resident
 Brian Treece, City Council Appointee

* Indicates Ex-Officio status.

The meeting was called to order at 4:03.

Welcome/Introduce guests: Carrie Gartner – Business Loop CID, Katie Essing – Downtown CID, John Clark – Columbia Resident, multiple media outlets.

Approval of Minutes: The meeting minutes from the previous meeting were approved by a voice vote.

Business Loop CID Update: Carrie Gartner, Business Loop CID Director, distributed copies of the 5-year plan. She explained that she had been on the Board for several months and has since launched a new website (www.theloopcomo.com); the new website includes a calendar of events, meetings, and information.

Included in the Plan was a lengthy list of improvements needed in the area; the goal is to bring people on and around the Loop together to talk about what they would like the area to look like and how they would like to utilize this corridor. A town meeting will be held for this discussion. Ms. Hammen asked for clarification on the boundaries of the Loop CID; the boundaries extend from Aldi's to Empire Roller Rink - the full map is available on the website.

MoDOT is adding two new roundabouts and the City has agreed to place conduit and landscaping to create nice green gateways into Columbia. The Garth Bridge is being replaced and the hope is to add two new sidewalks there and to make that area more ADA, bike, and pedestrian friendly.

The group held a discussion about the formation of the boundaries. Ms. Gartner explained that the Corridor will only be successful if neighborhood links to groceries, shopping, and other amenities are readily accessible. The ultimate goal is to get a consultant to complete a large corridor plan. Mr. Perkins questioned why the CID limits did not extend further east; Ms. Gartner commented that part of the decision was determined by what was feasible now and what could be expanded upon at a later time.

She explained that the Business Loop CID is funded by a very small property assessment and it is still being decided what the future of the CID will be. They cannot do what they have planned with \$50,000 per year; the Board meets soon to determine the future and she advised she will keep the DLC apprised as work progresses. Ms. Hammen questioned why the remainder of the Business Loop wasn't included in the boundaries. Ms. Gartner explained that there are parcels that the City counted, but there aren't any votes there.

DLC Report Work Session Planning: This topic is on the September 21st City Council Work Session agenda; the group is the second topic and has one hour to speak. Mr. Peckham commented that the infrastructure task force will begin meeting soon, he wasn't sure how effective a presentation would be when there is a task force starting to work on the issue. Mr. Gardner noted that Chris Kelley plans to attend the work session to hear the conversation between the DLC and Council. The intent of the meeting on the 21st of September is to go through the report point by point, not to try and prove anyone wrong. Ms. Sheals agreed that it should be a presentation on the report itself and look at the items the City has addressed since then.

The group discussed what the presentation during the September 21 Work Session should contain. Mr. Peckham noted that the DLC has boundaries, whereas infrastructure does not - it is hard not to address the larger issues outside the DLC when discussing infrastructure. Mr. Gray commented the DLC needed to determine what issues to address and if they were in the report. Ms. Sheals suggested making slides for each recommendation rather than displaying the report that was already provided to everyone in the group. Ms. Sheals will put together a draft PowerPoint. The group decided that since they are limited to one hour, they should be selective on recommendations. Ms. Sheals, Mr. Peckham, and Mr. Gardner will work on the PowerPoint together.

The DLC decided to move the September 22, 2015 meeting to September 15, 2015 to finalize the PowerPoint prior to the work session.

Downtown Rezoning & Clarion Draft Work: Mr. Teddy noted that by the September 15th DLC meeting there will be a revised Clarion draft with footnotes of the changes. There are many changes to review and public meetings will be scheduled. He explained that many comments were received, although they were mostly matters of detail rather than comments of content issues. Mr. Gardner commented that there were groups that had their attorneys

reviewing and responding to the proposed changes; Mr. Teddy advised he was aware of this, and understood there were concerns, but no one had spoken out against form-based code.

Mr. Gardner asked where the two-story requirement came from; Mr. Teddy explained that interim amendments to C-2 were done last year. When it reached Council, it created the process for tall structures, where 10 stories or 120 feet and greater goes to Council; 2nd was parking; 3rd was ground floor non-residential for designated streets.

When this went to Council and Planning and Zoning there was interest in adding two stories and 24 feet of minimum linear height. The group briefly discussed this requirement and the CVS proposal. The recent CVS plans meet the 24 feet dimension, but it's basically a one-story building with a loft area, 2 offices and storage space. Mr. Peckham noted that the building code clearly state that this is not a second story; he requested a more robust look at the building code. Mr. Gardner commented that if CVS is allowed to do 15% as a second story, this will set a precedent for building downtown in the future. This message has been delivered to Council already, but Mr. Gardner felt it should be reiterated. Mr. St. Romaine added that this will be a Public Hearing item on September 8 and could be commented on at that time.

Mayor's Infrastructure Task Force: This topic was removed from the agenda due to time constraints.

Cherry Street Corridor Design: Mr. Gardner summarized the discussion from the last meeting. Since then Mr. St. Romaine, Gardner and Glascock met to discuss this topic. Mr. Glascock advised the DLC ask Council for funding for a design; he advised there is no reason to write an RFP when it's not known what stakeholders want. Mr. Gardner suggested beginning one block at a time and reminded the group that this is not a beautification proposal, but an economic boost for the area that came from the H3 Charrette.

Mr. Gray commented that there was not a good coordinated plan for downtown streetscapes. Ms. Loe noted the Loop was proposing a lot of under-grounding that could provide opportunity for improvement and impact. Mr. St. Romaine advised step one is to write a report to Council and ask them to add this to the CIP. As the time draws closer, Council will allocate funds for consultant work and then Phase 1, similar to the timeline of Avenue of the Columns and other projects around the area. Ms. Davis suggested forming a sub-committee for the Cherry Street Corridor.

Ms. Davis made a motion to form a sub-committee for the Cherry Street Corridor project; Ms. Hammen seconded. All in favor, motion carried. Members on the sub-committee include: Richard Perkins, Scott Wilson, Brent Gardner, Sara Loe and Randy Gray.

Mr. St. Romaine suggested a Council member attend the sub-committee meetings. Katie Essing will attend or have a CID Board member attend on behalf of the CID.

Other Topics: Mr. Gardner noted that elections would occur at the next meeting; he will not be Chair again. The Executive Committee will suggest a slate of officers.

Mr. Wilson asked for an update on the downtown parking pass pilot program; Katie Essing commented that 50 passes had been sold since they went on sale the Monday a week prior to the meeting date.

Ideas for DLC 2015 Agenda: None

Public Comment: John Clark commented the DLC should have made a clear motion to reject the CVS proposal. He also noted the DLC should be thanked for drawing attention to the needs of long term infrastructure planning and should continue planning for current and long term needs, and put these needs on the CIP and look into financing those needs.

Next meeting: The next meeting is scheduled for September 15, 2015.

Adjourn:

Meeting adjourned at approximately 5:36 p.m.