

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 74-13

AN ORDINANCE

approving an update to the Stephens College Campus Master Plan; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Stephens College update to Campus Master Plan dated January 2013, marked "Exhibit A," attached to and made a part of this ordinance.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Update to

CAMPUS MASTER PLAN

January 2013

Stephens College
1200 East Broadway
Columbia, MO 65215
**Update to Stephens College Master Plan
January 2013**

In 2001, Stephens College engaged the services of HTNB to prepare a master plan document. This plan was approved by the Columbia City Council in 2002. At the request of City staff, the college submits this update since changes to the college campus footprint have occurred, and it wishes to update the City on its progress.

Mission Statement

The Stephens College Board of Trustees adopted a new mission statement in November 2010.

Historically committed to meeting the changing needs of women, Stephens College prepares students to become leaders and innovators in a rapidly changing world. Stephens engages lifelong learners in an educational experience characterized by intellectual rigor, creative expression and professional practice, in an environment supported by accomplished faculty and dedicated alumnae. Graduates of Stephens are educated in the liberal arts, professionally prepared and inspired by our tradition of the *Ten Ideals* as core values that enrich women's lives.

The Ten Ideals referred to in the mission statement include the following:

1. **Respect** for our own dignity and the dignity of others, embodied in a sense of social justice
2. **Courage** and persistence
3. **Independence**, autonomy and self-sufficiency
4. **Support** for others through the willingness to take and give criticism, acceptance and love
5. **Sensitivity** to the uniqueness and fragility of the natural world of which we are part
6. **Responsibility** for the consequences of our choices
7. **Belief** in our changing selves and in our right to change
8. **Creativity** in the spiritual and aesthetic dimensions of life
9. **Intelligence** that is informed and cultivated, critical yet tolerant
10. **Leadership** which empowers others

Existing Campus

The existing campus is divided by the street grid of College and Broadway creating four quadrants. In addition, the college owns 18 acres that accommodates its equestrian program at the intersection of Walnut and Old Highway 63. Following is an update of the use of each of these areas.

Southeast Quadrant

Stamper Commons continues to be a student services centered building housing the offices of career development, internship advising and work study; Residence Life; Diversity

and Leadership, the bookstore, the office of the Vice President for Student Services, the post office, the dining hall and a student union for extracurricular activities. A Student Success Center has also been added which takes the place of the old Academic Resource Center (ARC) previously located in Hickman Hall. This area also includes space to accommodate peer tutoring and an open area of study spaces.

The Macklanburg and Warehouse theaters continue to provide instructional and performance space for our theatre program.

The physical plant building has been relocated to this quadrant, and it connects to Silverthorne Arena which accommodates both competitive NAIA sports and intramural activities.

The Assembly Hall has housed some instructional space on the lower level, but it, along with the natatorium, has been vacant for a number of years. Both buildings, along with the rental properties the college acquired in December 2012, and the commuter parking lot in this block, are scheduled to be sold in the spring of 2013. The instructional activities will be relocated to Hickman Hall.

A small brick house on Willis Avenue has been renovated as a student health and wellness center.

Southwest Quadrant

This quadrant includes five buildings that accommodate instruction, housing and administrative offices. Historic Senior Hall provides areas for instruction in the performing arts academic programs and faculty offices.

Columbia Hall and Wood Hall were renovated in 2008 as residence halls. Currently under lease to a private partnership, the college intends to exercise an option available to it in 2013 which will allow Stephens to purchase the ownership interest of the private partnership.

The President's House has undergone partial renovation, and the current president has resided there since December 2011. A fundraising campaign is currently on-going which will complete the renovation.

Hickman Hall currently houses information and technology services. Some of the instructional activities located in the Assembly Hall are being relocated to Hickman.

Northwest Quadrant

The college's northwest quadrant currently includes the visitor's center, occupied by Human Resources and SC Events, and Sampson Hall. The college is committed to maintaining this property for Stephens College use.

Northeast Quadrant

This quadrant is a mixed use of administrative, residential, and instructional spaces. Lela Raney Wood Hall at the corner of College and Broadway was renovated as meeting space and administrative offices.

The residential facilities of Roblee, Pillsbury, Prunty, Searcy and Tower Halls continue to serve in this capacity. Planning for renovation to Roblee is currently underway.

The Firestone Baars Chapel serves as a gathering place for the campus community as well as external entities desiring to lease the building.

Instructional facilities in this quadrant include the Hugh Stephens Library, the Audrey Webb Child Study Center, the Catherine Webb Art Center/Davis Gallery, Pillsbury Science Center, Walter Hall, Dudley Hall and the Helis Communication Center. No plans other than renovations to modernize them are considered for these instructional areas at this time.

Hillcrest is a residential facility minimally occupied by residential students. The college plans to sell the entire block where this building is located in Spring 2013.

Stables

The equestrian program continues to be a popular area of study for students, and the college has no plans for changes to this area.

Summary

Since 2001 the college has worked to consolidate the facilities into cohesive units that meet the goal of providing a secure, accessible and inviting learning and living environment for its students. After the completion of the sale of the two properties in Spring 2013, the revised footprint will continue to serve the college well.

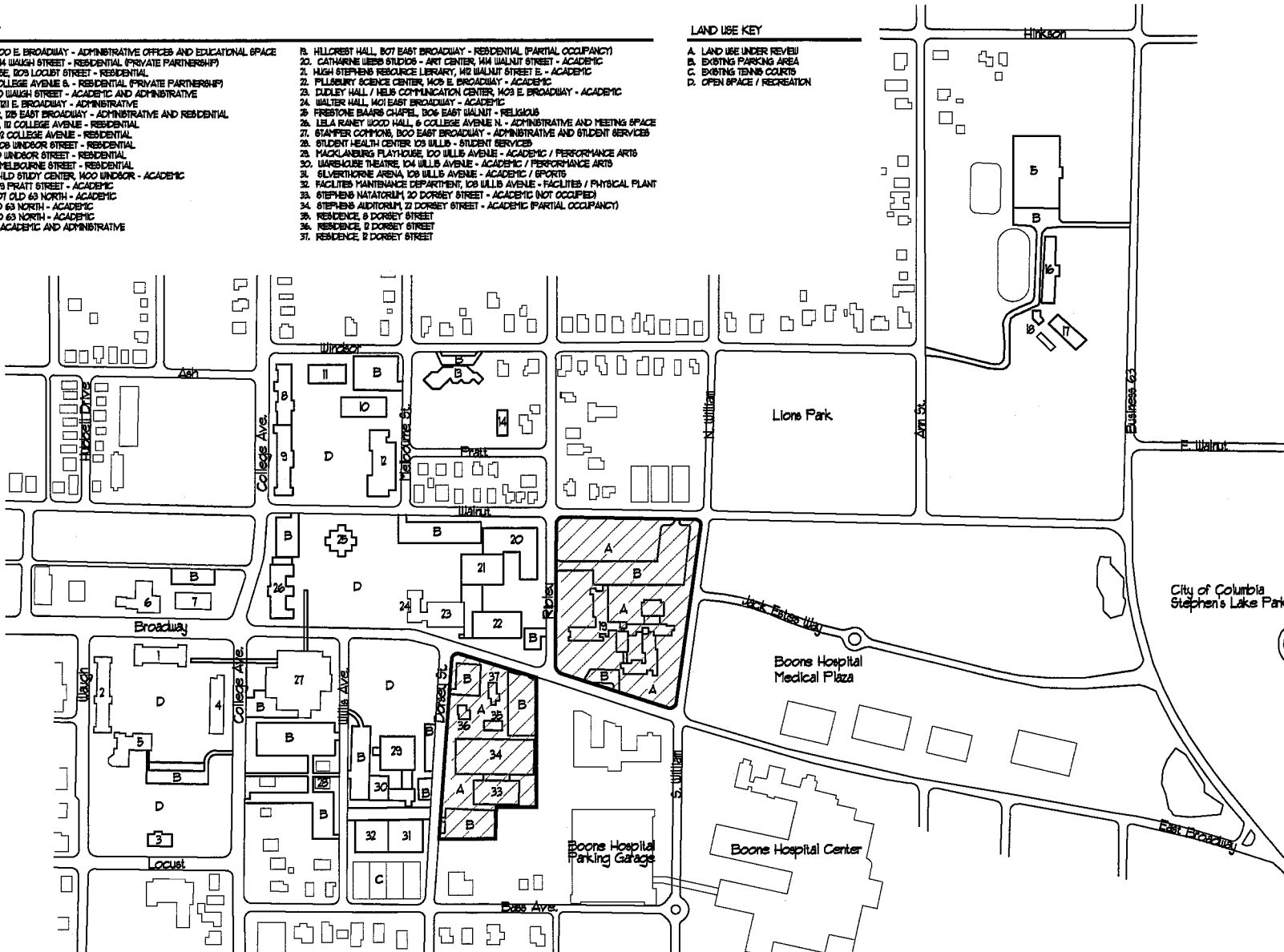
PROPERTY KEY

1. HICKMAN HALL, 100 E. BROADWAY - ADMINISTRATIVE OFFICES AND EDUCATIONAL SPACE
2. COLUMBIA HALL, 14 WALSH STREET - RESIDENTIAL (PRIVATE PARTNERSHIP)
3. PRESIDENTS HOUSE, 103 LOCUST STREET - RESIDENTIAL
4. WOOD HALL, 9 COLLEGE AVENUE S. - RESIDENTIAL (PRIVATE PARTNERSHIP)
5. SENIOR HALL, 100 WALSH STREET - ACADEMIC AND ADMINISTRATIVE
6. GAMPSON HALL, 101 E. BROADWAY - ADMINISTRATIVE
7. VISITORS CENTER, 125 EAST BROADWAY - ADMINISTRATIVE AND RESIDENTIAL
8. FILLBERRY HALL, 111 COLLEGE AVENUE - RESIDENTIAL
9. ROEHLER HALL, 101 COLLEGE AVENUE - RESIDENTIAL
10. BEARCY HALL, 106 WINDSOR STREET - RESIDENTIAL
11. PRINITY HALL, 110 WINDSOR STREET - RESIDENTIAL
12. TOWER HALL, 105 MELBOURNE STREET - RESIDENTIAL
13. AUBREY WEBB CHILD STUDY CENTER, 100 WINDSOR - ACADEMIC
14. GREENHOUSE, 103 PRATT STREET - ACADEMIC
15. RIDING ARENA, 201 OLD 63 NORTH - ACADEMIC
16. STABLES, 201 OLD 63 NORTH - ACADEMIC
17. STABLES, 205 OLD 63 NORTH - ACADEMIC
18. STABLE OFFICE - ACADEMIC AND ADMINISTRATIVE

19. HILLCREST HALL, 807 EAST BROADWAY - RESIDENTIAL (PARTIAL OCCUPANCY)
20. CATHARINE WEBB STUDIOS - ART CENTER, 114 WALNUT STREET - ACADEMIC
21. HIGH STEPHENS RESOURCE LIBRARY, 112 WALNUT STREET E. - ACADEMIC
22. FILLBERRY SCIENCE CENTER, 103 E. BROADWAY - ACADEMIC
23. DUDLEY HALL / HELIX COMMUNICATION CENTER, 103 E. BROADWAY - ACADEMIC
24. WALTER HALL, 101 EAST BROADWAY - ACADEMIC
25. PRESTONE BAARS CHAPEL, 106 EAST WALNUT - RELIGIOUS
26. LELA RANEY WOOD HALL, 6 COLLEGE AVENUE N. - ADMINISTRATIVE AND MEETING SPACE
27. SWAMPY COMMONS, 100 EAST BROADWAY - ADMINISTRATIVE AND STUDENT SERVICES
28. STUDENT HEALTH CENTER, 103 WILLS - STUDENT SERVICES
29. MACKLAUBURG PLAYHOUSE, 100 WILLS AVENUE - ACADEMIC / PERFORMANCE ARTS
30. WAREHOUSE THEATRE, 104 WILLS AVENUE - ACADEMIC / PERFORMANCE ARTS
31. SILVERTHORNE ARENA, 108 WILLS AVENUE - ACADEMIC / SPORTS
32. SWAMPY COMMONS, 100 EAST BROADWAY - ADMINISTRATIVE AND STUDENT SERVICES
33. FACILITIES MAINTENANCE DEPARTMENT, 108 WILLS AVENUE - FACILITIES / PHYSICAL PLANT
34. STEPHENS NATATORIUM, 20 DORSEY STREET - ACADEMIC (NOT OCCUPIED)
35. STEPHENS AUDITORIUM, 22 DORSEY STREET - ACADEMIC (PARTIAL OCCUPANCY)
36. RESIDENCE, 8 DORSEY STREET
37. RESIDENCE, 12 DORSEY STREET

LAND USE KEY

- A. LAND USE UNDER REVIEW
- B. EXISTING PARKING AREA
- C. EXISTING TENNIS COURTS
- D. OPEN SPACE / RECREATION



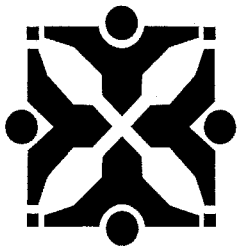
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CAMPUS DEVELOPMENT PLAN
2013 MASTER PLAN
COLUMBIA, MISSOURI
STEVENS COLLEGE



DATE ISSUED:
01 / 08 / 2013



Source: Community Development - Planning

Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: Mar 18, 2013

Re: Stephens College master plan update request (Case #13-17)

EXECUTIVE SUMMARY:

A request by Stephens College (property owner) seeking comments on its revised 2013 Campus Master Plan. The revision to the master plan is the result of proposed changes in ownership of current campus property.

DISCUSSION:

The zoning ordinance permits private institutions of higher learning in all zoning districts provided such institutions submit and obtain approval of the proposed development plans for their campuses from the Planning and Zoning Commission and City Council. Upon receiving approval from the City Council, subsequent development plans will be reviewed against the approved plan. Proposals generally compliant with the plan would be authorized for permits. Non-compliant submittals would require a revised master plan for review by the Commission and Council.

Two campus sites are being sold to the HSF and removed from the campus plan. The Foundation is proposing a high school where student scholarship recipients would live on-site during the school year. The Stephens campus is generally bounded by Windsor Street to the north, William Street on the east, Bass Avenue to the south, and Waugh Street on the west. It also includes the equestrian facility west of Old Highway 63. The portion of campus being removed from the plan covers approximately 8.22 acres.

The attached master plan was reviewed by pertinent City staff as a means of identifying any potential deficiencies or issues with provision of services. No major issues arose as part of this review, and the main discussion point, the potential for future right-of-way and improvements that could occur along Broadway, was addressed by the College, its representatives, and the City's Public Works Director and staff.

At its March 7, 2013, meeting, the Planning and Zoning Commission voted unanimously (8-0) to approve the master plan update request. Commissioner discussion acknowledged the need for the proposed revision to facilitate the pending sale of Hillcrest Hall and the Natatorium/Auditorium property to the Hagen Scholarship Foundation for private academic and office uses. The applicant and the Stephens College President spoke in favor of the project and were available to answer Commissioner questions. No one from the public spoke in opposition to the request.

A staff report, locator maps, copy of the master plan, and meeting excerpts are attached.

FISCAL IMPACT:

None.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None.

SUGGESTED COUNCIL ACTIONS:

Staff recommends approval of the final plat.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
MARCH 7, 2013**

SUMMARY

A request by Stephens College (property owner) seeking comments on its revised 2013 Campus Master Plan. The revision to the master plan is the result of proposed changes in ownership of current campus property. A concurrent rezoning request (Case #13-16) has been submitted by the College and the Hagan Scholarship Foundation (HSF).

Two campus sites are being sold to the HSF and removed from the campus plan. The Foundation is proposing a high school where student scholarship recipients would live on-site during the school year. The Stephens campus is generally bounded by Windsor Street to the north, William Street on the east, Bass Avenue to the south, and Waugh Street on the west. It also includes the equestrian facility west of Old Highway 63. The portion of campus being removed from the plan covers approximately 8.22 acres.

Procedural note: The zoning ordinance permits private institutions of higher learning in all zoning districts provided such institutions submit and obtain approval of the proposed development plans for their campuses from the Planning and Zoning Commission and City Council. Upon receiving approval from the City Council, subsequent development plans will be reviewed against the approved plan. Proposals generally compliant with the plan would be authorized for permits. Non-compliant submittals would require a revised master plan for review by the Commission and Council.

DISCUSSION

This is a request for Planning and Zoning Commission comment and make recommendation to Council on the adoption of the 2013 Campus Master Plan for Stephens College. The Commission previously undertook similar action when Stephens College and Columbia College updated their master plans. The 2013 Stephens plan combines an inventory of existing facilities and their uses with narrative on potential future renovations and other actions the College may take to most efficiently function. This differs, somewhat, from the 2001 Stephens plan, which had a greater focus on future endeavors than the existing conditions.

The attached master plan was reviewed by pertinent City staff as a means of identifying any potential deficiencies or issues with provision of services. No major issues arose as part of this review, and the main discussion point, the potential for future right-of-way and improvements that could occur along Broadway, was addressed by the College, its representatives, and the City's Public Works Director and staff.

STAFF RECOMMENDATION

Staff recommends **approval** of the submitted master plan.

Report prepared by ML

Approved by PRZ

SITE CHARACTERISTICS

Area (acres)	8.22 (area to be removed from the master plan)
Topography	Varied
Vegetation	Open green spaces with scattered tree cover, buildings, parking lots
Watershed	Flat Branch, Hinkson

SITE HISTORY

Annexation date/ward	1906, Ward 6
Initial zoning	Apartment (equivalent to R-3)
Previous rezoning(s)	None
Metro 2020 Plan	City center
Existing structures	Hickman Hall, Columbia Hall, President's House, Wood Hall, Senior Hall, Sampson Hall, Visitors Center, Pillsbury Hall, Roblee Hall, Searcy Hall, Prunty Hall, Tower Hall, Aubrey Webb Center, Greenhouse, Riding Arena, Stables, Catharine Webb Studios, Hugh Stephens Library, Pillsbury Science Center, Dudley Hall, Walter Hall, Firestone Baars Chapel, Lela Raney Wood Hall, Stamper Commons, Student Health Center, Macklanburg Playhouse, Warehouse Theatre, Silverthorne Arena, Facilities Maintenance/Physical Plant (Included in the area to be sold to the HSF: Stephens Auditorium, Natatorium, Hillcrest Hall, three residences)
Existing zoning	R-3 (institution permitted under R-1 regulations)

UTILITIES & SERVICES

Sanitary Sewer	All City of Columbia Services
Water	
Electric	
Fire Protection	

ACCESS

Broadway	Center of site
Major Roadway Plan classification	Major arterial
Capital Improvement Program projects	Description: Multiple street and sidewalk projects Cost: N/A Timeline:
Right-of-way needed	42.5-foot half-width needed

Walnut St.	North of site
Major Roadway Plan classification	Neighborhood collector
Capital Improvement Program projects	Description: None Cost: N/A
Right-of-way needed	5-foot ROW included on plat for 25-foot half-width; possible left-turn lane at William St. in future.

Ripley St.	West of lot 1
Major Roadway Plan classification	Local
Capital Improvement Program projects	Description: None Cost: N/A Timeline:
Right-of-way needed	20' half-width in place

Dorsey St.	West of lot 2
Major Roadway Plan classification	Local
Capital Improvement Program projects	Description: None Cost: N/A Timeline:
Right-of-way needed	5-foot ROW included on plat for 25-foot half-width

William St.	East of site
Major Roadway Plan classification	Neighborhood collector
Capital Improvement Program projects	Description: Multiple street and sidewalk projects Cost: N/A Timeline:
Right-of-way needed	11-foot street easement included on plat for 30-foot half-width

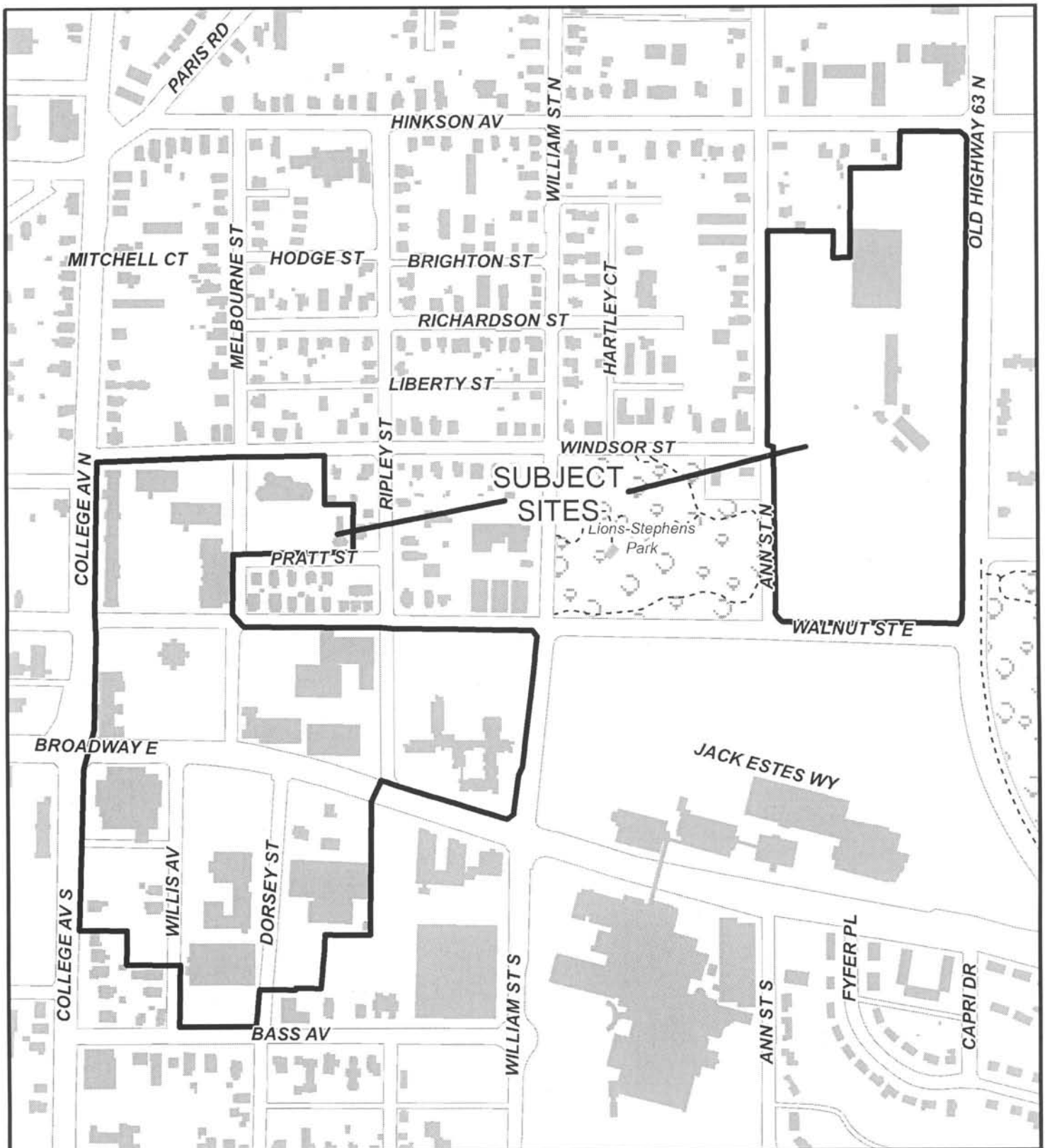
Pedestrian Access Needs	
Sidewalks	Installed in parts; needed in others
CATSO Bicycle/Pedestrian Network Plan	Broadway is a backbone/priority trail; Walnut is an urban trail/pedway

PARKS & RECREATION

Neighborhood Parks Plan	Lions-Stephens Park adjacent to north
Trails Plan	None
Trail easement(s)	None

PUBLIC NOTIFICATION

All property owners within 185 feet of the College and neighborhood associations within 1,000 feet were notified by postcard of a public information meeting, which was held on February 12, 2013. The meeting was attended by 12 people, including several from the College and Hagan Foundation, as well as media. Staff has received multiple letters of support for the accompanying rezoning request from the Benton-Stephens and East Campus Neighborhood Associations, as well as other parties.

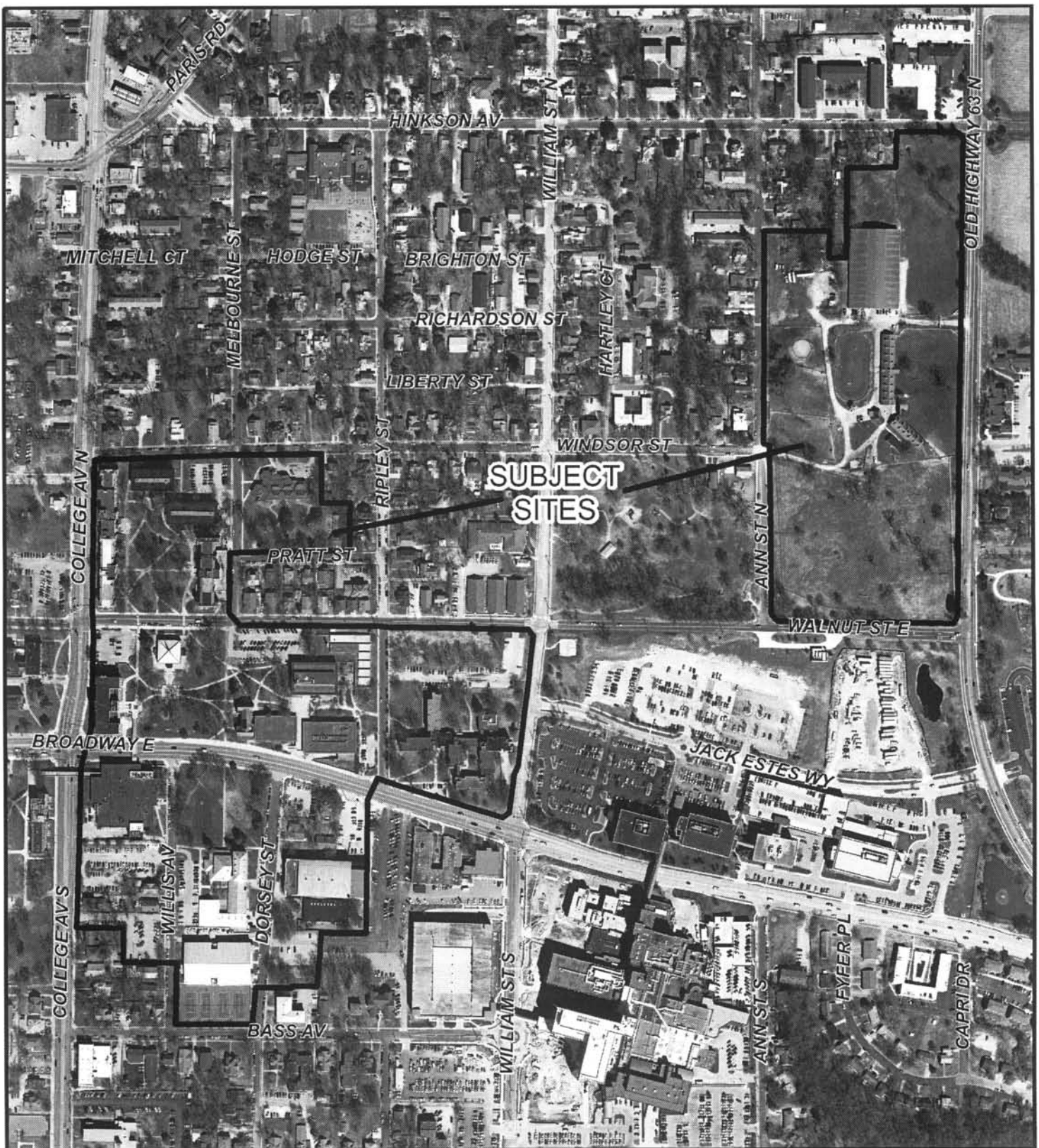


Case 13-17: Master Plan Update Stephens College



1 inch = 400 feet





Case 13-17: Master Plan Update Stephens College



2011 Orthophoto
Source: Boone County Assessor



1 inch = 400 feet



**EXCERPTS
PLANNING AND ZONING COMMISSION
MARCH 7, 2013**

13-16 A request by Stephens College (property owner) and the Hagan Scholarship Foundation -- "HSF" -- (contract purchaser) for rezoning from R-3 (medium density multiple-family dwelling) to O-1 (office). The 8.22-acre site is located north and south of Broadway at the Dorsey and Ripley intersections.

13-17 A request by Stephens College (property owner) seeking comments on its revised 2013 Campus Master Plan. The campus is generally bounded by Windsor Street to the north, William Street on the east, Bass Avenue to the south, and Waugh Street on the west. It also includes the equestrian facility west of Old Highway 63. The portion of campus being removed from the plan covers approximately 8.22 acres.

MR. WHEELER: Mr. Zenner, Staff report, please.

Staff report was given by Mr. Patrick Zenner of the Planning and Development Department. Staff recommends approval of the rezoning from R-3 to O-1 and Staff recommends approval of the submitted master plan.

MR. WHEELER: Are there any questions of Staff?

PUBLIC HEARING OPENED

MR. WHEELER: Are you going to be my primary speaker?

MR. HAGAN: I think so. Good evening. My name is Dan Hagan; I'm the trustee of the Hagan Scholarship Foundation, and my office address is 36 Broadway Village Drive, Columbia, Missouri 65205 -- excuse me -- 65201. I had a real upbringing. I attended four small public schools and located in rural counties. I worked during high school and attended college without incurring debt. Now, however, due to the high cost, many aspiring students from rural counties cannot afford a college education. I established the Hagan Scholarship Foundation to help students from a background similar to mine, students graduating from a public high school located in a rural county. The award of a Hagan Scholarship will provide each recipient with the opportunity to obtain a college education and graduate debt free. The first year we awarded 33 scholarships. Last year we awarded 57 scholarships. This year we will award over 80 scholarships. We have expanded each year and this fall we will be accepting scholarship applications from ten states. When fully phased in, we will have 500 or so scholarships outstanding at any one time. In addition to the scholarships, the Foundation provides workshops to help recipients obtain a practical understanding of important life skills they may not be taught as a part of the school curriculum, such as financial management, time management, investing for financial security. The scholarship recipients are remarkable individuals who aspire to achieve their full potential. After their first year of college, the average recipient had earned 47 credit hours -- this included AP courses and dual-enrollment credits while they were in high

school -- achieved an average GPA of 3.74, worked 468 hours, earned an average income of \$4,142. This is more remarkable in light of the fact that one-half of the scholarship recipients are the first in a family to attend college or have a zero family FASFA expected family contribution. The Hagan Scholarship Academy will help similar students, but two years earlier. The Academy will be a college preparatory high school designed to accommodate initially 50 to 60 students plus faculty and staff, up to a maximum of 100 students. Students will attend the academy without cost to them or their parents. All tuition, fees, room/board, books, and supplies will be fully paid by the foundation. The facilities of the Academy will be used to hold the mandatory workshops during the summer months. The Academy will have an interior courtyard. The buildings will be constructed using high-quality materials, similar to what you would find at a nice college or university. The Academy will have a lot of green space. Students will not be allowed to bring vehicles to Columbia. This is an ideal site for the Academy for the following reasons: It is next to Stephens College, the second oldest women's college in the U.S. One-half of the Academy students will be young women. Academy students will be able to walk across Ripley Street and take college level courses at Stephens College. Academy students can walk across Broadway or Williams Street and perform volunteer work and job shadow professionals at Boone Hospital. Academy students can walk to downtown Columbia, Columbia College, UMC, or take the shuttle throughout Columbia. It's close to Stephens Park, Stephens Stables, and Columbia Country Club. Academy students will be living in a nice and safe neighborhood. The property is currently zoned R-3, and the Academy could be constructed on this property without rezoning. However, Stephens College is opposed to having residential housing developed on this property in the even the Academy should fail or relocate. To protect Stephens College from the possibility of residential housing being constructed on this property and to protect the Foundation from the possibility of losing its investment should the Academy fail or relocate, we are requesting the property be rezoned from R-3 to O-1. A rezoning to O-1 is acceptable to Stephens College, the Benton-Stephens Neighborhood Association, and East Campus Neighborhood Association. Each of the four primary buildings will be unique and will require many changes during the design and construction process. O-1 zoning will provide design flexibility similar to R-3 and allow the architects to make changes quickly and in a cost efficient manner and enable the Academy to open as scheduled in the fall of 2015. Failure of the Academy is unforeseeable since the Foundation has sufficient capital to construct the Academy and provide for its ongoing expenses in perpetuity. Failure of the Academy to maintain full enrollment is also unforeseeable since the Academy will pay all tuition, fees, room/board, books, and supplies for students selected to attend the Academy. I believe the Academy and students attending the Academy will be an asset for the community and the neighborhood for the foreseeable future, and we would like to ask for your support. If you have questions, I would like to answer them or have someone with me answer them.

MR. WHEELER: Thank you. Are there questions of this speaker? Let me ask you a question. Are we going to set this up as a deed restriction?

MR. HAGAN: Yes.

MR. WHEELER: Okay. So deed restriction --

MR. HAGAN: It will be very specific. It will restrict use of the property only for use as the Academy.

MR. WHEELER: Right.

MR. HAGAN: Or if the Academy does not need, for example, the auditorium site in a few years, as we decide our final plans, it could be used only for one thing: Office. In other words, all the underlying uses, none of those are available. It can only be for Academy use or office. And before the office use could be put on, like, the auditorium site, the Academy has to be established before anything can be done, you know, after that.

MR. WHEELER: Am I to understand that you're going to house these students there as well?

MR. HAGAN: It'll be a boarding college preparatory high school. They will live on site as well as some of the staff.

MR. WHEELER: Okay. Any other questions of this speaker? Thank you.

MR. HAGAN: Thank you.

DR. LYNCH: Good evening. Good morning.

MR. SKALA: Almost, yeah. Right.

DR. LYNCH: I'm Dr. Dianne Lynch and I live at Stephens College; I'm the president of Stephens College and my address there 1209 Locust Street. I'm here tonight to talk to you about Stephens' perspective and position on this incredibly important project. I asked, actually, Mark to show you some photographs of Stephens and some of our remarkable, historic, traditional buildings. Stephens cares very deeply not just about its own campus, but its community, and we've invested and will continue to invest in those buildings on campus that are core to our mission and that have huge historic value and importance to us. We've been here for 180 years. We have every intention of being here for another 180. And because we care so deeply not only, again, about our own mission but about our community, we made some really innovative, I think, and important decisions about these two properties that we've been talking about. We began talking about rightsizing the institution last year, about a year ago; looking at our core mission, looking at our anticipation of our projected enrollments, looking at the changes in higher education that are coming in the next two to five years, and anticipating the right size, the right footprint of Stephens College in downtown Columbia. The two buildings we're talking about, the two properties, are not necessary or central or core to our anticipated activities in meeting that mission going forward. So started to talk about how would we best divest ourselves of those properties. It's important for those of you who know Stephens, to me, that you recognize that this is not a fire sale. Stephens is in great financial condition. We are not selling these properties because we need to. We are selling them strategically as a business decision and the resources will go back into the institution and maintaining and developing those facilities on campus that are our core mission. As you can imagine, we started to

have -- as we started to do some outreach, we started to have a lot of interest. We're located in downtown Columbia and there's an enormous amount of high-rise student housing development going on all around us. I will admit that we started this conversation that that may very well be where we ended up, and there was a lot of local and regional interest. A guy walked into my office one day with an eight and a half million dollar offer, unsolicited. He lived in Texas. We started to look at the impact on our neighborhood and the fact that we do expect to be here for 180 years at least. And I went back to the board and we had a conversation about highest and best use, and we made the decision as an institution for our community, for our campus, and for our mission that we would be very selective about what we did with these properties. And then I started to talk to Dan Hagan. And he has a project that is not only incredibly philanthropic, but extraordinarily inspiring, and could make such a difference in our community. It's consistent with our mission. It's about education. It's about giving opportunity to students who would not otherwise have it. And so over the next couple of months, Dan and I had lots of conversations, and we did -- this is a request from Stephens to deed restrict this property because we don't want to be surrounded by high-rise student housing and all of the impacts of that housing on our community and our campus. We restricted the list of the things that would be appropriate -- would be allowable use for 99 years. We expect to be here. Dan's resources suggest that he too will there, the Foundation will be there. And so we have a list and it's very explicit and it is office buildings and it is O-1. And so it was our decision as an institution for the good of our community, the good of our campus, and in being committed to our mission that would come to you and ask for deed restriction that would allow us and him to move forward on this very important project.

MR. WHEELER: Thank you, ma'am. Are there questions of this speaker? Thank you. Next speaker, please.

MS. MALEDY: Hello. My name is Teresa Maledy; I live at 215 West Brandon Road. I'm here representing the Board of Trustees for Stephens College. I'm currently the Chair of the Board of Trustees. Dianne was very eloquent and I'm going to be very, very brief. I just want to emphasize, on behalf of the Board of Trustees, that we are very committed to the neighborhood surrounding Stephens College and also the Columbia community. Although we did not have these properties listed, as Dianne mentioned, we were approached and given offers related to high-rise or multi-family and student housing. But when we were approached by Mr. Hagan with his concept of the Academy, it was a wonderful fit, not only for our school, but we also thought for the community surrounding us. The trustees gave this proposal a great deal of consideration and thought and we really do feel it is the highest and best use for this property. And the Board of Trustees carefully considered all of the other proposals that we received and did not feel that student housing was something that would be best in the interest of our students. So as such, the College is respectfully requesting your approval tonight so that we can go ahead and deed restrict the property. So thank you very much for your support and approval of the proposal.

MR. WHEELER: Thank you. Are there questions of this speaker? Thank you, ma'am. Any other speakers? Just curious about the outcome.

MR. ALBERT: Kurt Albert, 1512 Windsor. 1977 my wife and I bought our first property in the Benton-Stephens area. Sometime later I served as one of the first presidents of that neighborhood association. This is one of the nicest developments that I've seen come through this area. I was hoping that we could ask you to take our lead, our neighborhood association, which can be cantankerous, and vote unanimous for this development, and I see that we are missing Ms. Peters here, so maybe it won't be unanimous tonight, but maybe in the future. Again, there were maybe more than 75 of us at the meeting. It went very well. We had a nice presentation. I think you understand what you're looking at here is a wonderful, wonderful thing. Thank you.

MR. WHEELER: Are there questions of this speaker? Just so you know, she abstained, so, you know, you're going to get -- probably get what you're wishing for anyway.

DR. WALKER: Good morning. My name's Dr. Bruce Walker and I live at 6013 Dornaugh Court in Columbia. I've been a volunteer with the Hagan Scholarship Foundation since its inception. We're now in the third year, so I've come to know Dan Hagan, one of the co-applicants or co-proposers, I think, fairly well and can speak to the caliber of all of his activities. I look at this proposal, this overall project, in a way that I would call win times four. I really think that there are tremendously beneficial outcomes that will come from this project. I'm an outsider to Stephens, so I'm being presumptuous here, but seems that in the case of Stephens College, it will have or has a means of selling of property that does not fit its core mission and assuring that it will have a high quality and complimentary neighbor. For Mr. Hagan, he will have a needed and very desirable location for his new high school, The Hagan Scholarship Academy. Also, I think high school students who have strong academic credentials and substantial financial need, they live in rural communities in Missouri and adjacent states, they will have the opportunity to receive a high quality education at little -- or maybe based on what Mr. Hagan said tonight, at no cost. And finally, I think the City of Columbia will benefit from the highest and best use of this land, in my opinion, as well as in influx of talented young individuals to our community, which I think will help increase the richness and vibrancy of our community. So first, at this hour, I want to commend all of your public service; I really admire it. And I ask for your consideration and approval of the project, and I thank you for your time.

MR. WHEELER: Thank you. Are there questions of this speaker?

DR. SMITH: My name's Dr. Gary Smith; I live at 316 Rothwell Drive, and I am going to be extremely brief. I think what I'd like to say to make sure that you all feel the way I do in terms of this proposal, it's very simple: It's a very good proposal for the young people who will experience these educational endeavors. It's good for the City. It's good for the neighborhood. And it compliments Stephens' efforts. Thank you very much.

MR. WHEELER: That's pretty brief. Are there questions of this speaker? All right. Are there any other speakers?

PUBLIC HEARING CLOSED

MR. WHEELER: Oh, you want to lead off, Mr. Skala?

MR. SKALA: Yeah. Sure.

MR. WHEELER: Please.

MR. SKALA: Let me do that. I think this proposal has wonderful promise. I've heard this presentation now -- this will make the third time, and you're getting better. The first time I heard it was at the Benton-Stephens meeting. And on behalf of my former constituents in Benton-Stephens -- some of you know that I'm a -- I'm running for office, candidate, and my campaign theme is linking neighborhood values with community solutions. And I can't think of a better fit than this Hagan Academy and the Foundation in terms of Stephens College, in terms of the Benton-Stephens neighborhood, and in terms of our community. I think this is one of those -- you know, I wish I -- I wish there were more of these kinds of proposals. I mean, we often sit up here and we have controversy and one side disagrees with the other, and we're sure to irritate at least half the people in the room. There's no question about it. I've never quite seen the amount of consensus behind something like this in my 15 years of doing this kind of thing. And I think it's a wonderful opportunity for all of those stakeholders, and not the least -- not to leave out the kids. Right? And that's -- that's the big deal. These are folks that otherwise would not have this opportunity. It's an example for the neighbor -- for all of those groups that I mentioned: For the neighborhoods, for the higher -- the higher education institutions that we have here, and more than anything else I think it's an example for the people who live in our community. So I'm -- I'm very happy to support this proposal, and I hope the rest of the Commissioners will see that as well.

MR. WHEELER: Who's going next? Mr. Vander Tuig?

MR. VANDER TUIG: Well, I actually worked with Dan Hagan once before and have a lot of respect for him and was pleasantly surprised to read his name in the Staff report and see what he was up to here. This is a really neat project. It's in my neighborhood and I drive this route to downtown all the time. I'm very excited to see it happen. I'll just touch on the O-P versus O-1 issue. I don't think that's an issue at all. It makes complete sense in this case with regard to the incremental project that is taking place. And I fully support this.

MR. WHEELER: Mr. Tillotson?

MR. TILLOTSON: I'm in support of it. Thank you.

MR. WHEELER: That's brief. Anybody else want to talk about it? Well, let me just say briefly, and I rarely say this, but wow, Mr. Hagan, this is -- I mean, this is incredible. What a gift to the community. What a gift to the kids. Having been one of those rural kids with very little means, you know, this is awesome. And it's one of those things it's easy to get behind and support. I, too -- since we're actually here to talk about zoning, I, too, think this ties in. It's right there by Boone Hospital's campus. I think it ties in and, you know, normally I'm -- I probably would agree with Staff on -- we'd

normally go after O-P here, but I think O-1 is appropriate. And I'm happy to support it. So if no one wants to talk about this, it is getting pretty late. If someone wants to frame a motion.

MR. TILLOTSON: I'll put it to a motion. A request by Stephens College (property owner) and the Hagan Scholarship Foundation asking for rezoning from R-3 (medium density multiple-family dwelling) to O-1. The 8.22-acre site is located north and south of Broadway at the Dorsey and Ripley intersections.

MR. SKALA: Second.

MR. WHEELER: Mr. Skala. Motion's been made and seconded. Any discussion on the motion? Mr. Lee?

MR. LEE: No discussion. It's a great project.

MR. VANDER TUIG: We've got a motion and a second for Case No. 13-16, a request by Stephens College and the Hagan Scholarship Foundation for rezoning from R-3 to O-1.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Ms. Peters, Dr. Puri, Mr. Reichlin, Mr. Skala, Mr. Strodtman, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler. Motion carries 9-0.

MR. WHEELER: Recommendation for approval will be forwarded to City Council. Case No. 13-17, basically, I think we're just going to -- I think we need to make a motion to recommend approval of the revision to the 2013 Campus Master Plan is the way I'm understanding it. Mr. Skala? Oh, Mr. Reichlin?

MR. REICHLIN: I said I'll second.

MR. WHEELER: That's quick. So Mr. Skala made the motion and Mr. Reichlin seconded it. Is that okay with you, Mr. Skala?

MR. SKALA: That's fine. That's fine.

MR. WHEELER: Motion's been made and seconded. Is there any discussion on the motion?

MR. VANDER TUIG: We've got a motion and a second for Case No. 13-17, the revised Stephens College 2013 Campus Master Plan.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Ms. Peters, Dr. Puri, Mr. Reichlin, Mr. Skala, Mr. Strodtman, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler. Motion carries 9-0.

MR. WHEELER: Recommendation for approval will be forwarded to City Council.