



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 1, 2018

Re: Business Loop 70 Corridor Plan (Case # 18-170)

Executive Summary

Approval of this request would result in adoption of a resolution supporting the efforts of the Business Loop 70 CID in the preparation of the "I-70 Loop Corridor Plan" as a long-range guidance document that articulates the desired improvements along the Business Loop corridor between the I-70 Drive SW roundabout and College Avenue. The I-70 Loop Corridor Plan was prepared in response to stakeholder desires to improve the corridor's identity and place with the City of Columbia.

Discussion

In March 2018, the I-70 Community Improvement District (CID) with the assistance of several consultants, CID members, and stakeholders completed a corridor plan known as the "I-70 Loop Corridor Plan" (the Plan). The Plan represents the culmination of approximately six months of collaborative work that were focused on identifying opportunities to improve the identity of the I-70 Business Loop and enhance its place within the overall context of the City of Columbia. The Plan encompasses approximately 201 acres of property lying between the I-70 Drive SW roundabout and College Avenue intersections with its primary focus being upon property having direct frontage along the Business Loop itself.

The Plan was prepared over a six-month period that utilized a public engagement process that involved 2 public hearings yielding attendance by a total of 130-persons and one visioning meeting engaging property/business owners and key community stakeholders. Through these meetings the findings and recommendations of the Plan were refined. The Plan's contents are envisioned as being implemented over a 10-year planning horizon and would require significant collaboration between property owners, the City, and MoDOT.

The Plan's goals are to 1) establish identity for the Loop Corridor, 2) establish a long-term vision to guide future public/private development, 3) improve the aesthetics and attractiveness of the built environment, 4) create multi-modal street transportation, 5) improve vehicular traffic circulation and management, 6) increase connectivity to surrounding areas, and 7) attract business/customers, visitors, and investors.

The Plan has nine (9) categories of improvements that will assist in facilitating the overall goals and objectives of the Plan. These improvements are:



City of Columbia

701 East Broadway, Columbia, Missouri 65201

1. Threshold Projects	6. Access Management
2. Graphic Design/Identity Projects	7. Streetscape Enhancement
3. Bicycle Network Improvement	8. Placemaking Plans
4. Pedestrian Network Improvement	9. Formalized Corridor Plan
5. Corridor Stormwater Plan	10. Redevelopment Plans

The purpose and types of projects envisioned within these improvements are fully explained within the Plan itself and are disclosed, in many instances, as be “conceptual” and requiring further engagement of affected parties (i.e. property owners, City, MoDOT) before they can be implemented or realized. Several of the proposed projects may be capable of being quickly and easily implemented if agreement on the use of underutilized public space is obtained while others will require coordination with private property owners.

The contents of the Plan were reviewed by the staff and the Planning and Zoning Commission to determine if it should be adopted as an addendum to the City’s Comprehensive Plan similar to other city-initiated area plans. Through this review it was determined that the Plan’s contents were generally consistent with the goals and objectives of the Comprehensive Plan and could be implemented through the application of applicable development standards found within the Unified Development Code’s zoning and subdivision standards. Furthermore, there was concern expressed during the public hearing that adopting the Plan as an element of the Comprehensive Plan may result in unintentional refocusing of priorities for investment in a specific location as well as giving preference to a planning process not directly requested to be initiated by City Council as part of the City’s overall community-wide planning efforts.

At its September 6, 2018 meeting, the Planning and Zoning Commission consider if the I-70 Loop Corridor Plan should be adopted as an element to the Comprehensive Plan. Staff provided its report to the Commission and indicated that similar planning documents have been recognized by the City Council via a resolution (e.g., 2010 Downtown Charrette Report). Staff further noted that such recognition did not diminish their usage of such plan’s goals or objectives when analyzing rezoning and development matters. Following the staff report, several CID members provided testimony to the Commission regarding the Plan and its features. No other public comment was made in opposition or support of the Plan.

Following discussion regarding the process in which the plan was prepared compared to other city neighborhood plans and general procedural questions, the Commission voted to support approval of the plan via resolution and not having it adopted as an addendum to the comprehensive plan with five members in favor, two members opposed, and one member recused (5-2-1).

A copy of the Planning and Zoning Commission staff report, locator map, I-70 Loop Corridor Plan, and meeting excerpts are attached for your review.



Fiscal Impact

Short-Term Impact: Limited within the next two years – dependent on the type and scope of improvements within the corridor.

Long-Term Impact: Varied and dependent on the type and scope of improvements implemented within the corridor. Impacts may include increased public safety provision, increased costs of public infrastructure (streets and storm-water, and trash collection. Such increased expenditures may or may not be off-set by increased sales and property tax revenue.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Infrastructure, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Recognize the I-70 Loop Corridor Plan, prepared on behalf of the I-70 Community Improvement District (CID), by resolution as recommended by the Planning and Zoning Commission