

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**

**August 10, 2017**

Case 17-188, at this time, I would ask if any Commissioner who has any ex parte communication prior to this meeting related to this Case 17-188, please disclose that now so all Commissioners have the same information to consider on behalf of the case in front of us. Ms. Burns?

MS. BURNS: I haven't had any ex parte communication, but just wanted my fellow commissioners to know that in May 2017, my husband and I made a financial contribution to this project. We received no goods or services in return.

MR. STRODTMAN: Thank you, Ms. Burns, for that information. Is there any additional information, Commissioners? I see none.

**Case No. 17-188**

**A request by McClure Engineering Company (agent) on behalf of the City of Columbia (owner) for approval of a PD Plan to be known as "Clary-Shy Agriculture Park PD Plan" and associated Statement of Intent. The 17.21-acre subject property is located at the northwest corner of Ash Street and Clinkscales Road.**

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the Clary-Shy Agriculture Park PD Plan and the noted exceptions.

MR. STRODTMAN: Thank you, Mr. Smith. Commissioners, any questions for staff?

MS. RUSHING: I just want to clarify. The north side of that property, that little entrance drive will continue along the north side of the property right up there?

MR. SMITH: Here?

MS. RUSHING: Uh-huh.

MR. SMITH: Correct. That would not be affected in this plan. It will remain as it is.

MS. RUSHING: Okay. And what is -- do you know what the items are in the upper left-hand corner, the northwest corner?

MR. SMITH: Uh-huh. This is the detention basin, so it's their storm-water maintenance area.

MS. RUSHING: And north of that, is that the parking drive for that building north of there? Do you see what I'm talking about, across -- kind of runs across that property line?

MR. SMITH: I don't see a building. This is, I think, a continuation of a walking trail in here. There is a little bit of a grade in here, as well, some sensitive areas that are part again, I think, of storm-water detention. I don't think there's any existing building, but we can go back to the --

MR. STRODTMAN: There's no buildings.

MR. ZENNER: The school district's property.

MR. SMITH: Yeah. So this -- this location, I think that's the existing storm-water facility here.

MS. RUSHING: You know, there is a building between there and Worley.

MR. STRODTMAN: The Administration --

MR. SMITH: Oh, I'm sorry.

MR. STRODTMAN: It's further north.

MR. SMITH: Down -- down in this location here?

MS. RUSHING: No. North.

MR. STRODTMAN: Go back to the arrow.

MR. ZENNER: This building here.

MR. STRODTMAN: Back in that corner, and there's their -- that building is --

MS. RUSHING: Yeah. It looks to me like it's showing something that comes up into that area.

MR. SMITH: The plan is pretty restricted to basically within this -- the red line boundary.

MS. RUSHING: Okay.

MR. STRODTMAN: There's some trees and some topography in that corner, Ms. Rushing, that might be throwing you off a little.

MR. SMITH: And so the lines you see here are topographic lines.

MS. RUSHING: Okay.

MR. SMITH: So they're pretty tightly spaced here, so it could give the appearance of something going on, but generally it's just reflective grade.

MS. RUSHING: I'm just not used to seeing them shaded, I guess.

MR. STRODTMAN: Any additional questions of staff? I see none. As this is a public hearing, we'll go ahead and open it up to the public.

#### **PUBLIC HEARING OPENED**

MR. STRODTMAN: We just ask give us your name and address and keep it to three minutes or less.

MR. SAUNDERS: I'll try. Thank you very much. Adam Saunders, 212 Hirth. The agriculture park that you have before you is a public-private partnership that's over two-and-a-half years in the making. We have a couple of speakers that are going to talk today about the different features, the components -- oh. Thank you, Robbie.

MR. PRICE: You bet.

MR. SMITH: Do you have a PowerPoint?

MR. SAUNDERS: We do.

MR. SMITH: Okay.

MR. SAUNDERS: So again my name is Adam Saunders. The role I play in this is the campaign director for the project, the private side of this public-private partnership. I also work at the Columbia Center for Urban Agriculture, which is one of the main partners on this project. The ARC that you've seen

here opened its doors in 2002. They left the adjacent about ten acres open for a counterbalance to be put in some time. So this agriculture park is a really nice complement to the ARC. The ARC is -- does great work to promote a healthy lifestyle through exercise and activity, and the agriculture park we think provides a really great complement of health lifestyle with food, so promoting gardening and helping people become gardeners, providing access to fresh food through the market and through the food that's grown on site, which will be donated to the food pantry system, and education about fresh eating and cooking seasonal produce. So everything in this project, the functions build upon things that are currently happening. So the market has been on site for the last 37 years, back to when it was the Boone County Fairgrounds, and this will take it to the next level and improve its functionality. The Columbia Center for Urban Agriculture, we've been doing our work for the last eight years at our current urban farm and, as well, allows our work to scale up and do -- be a little bit bigger, a better profile site, and as well as Parks, as you know, does outstanding works -- work in the -- in the Columbia and does a great job with projects. So I'm going to talk a little bit about who is involved and the roles and kind of some of its operations, and then I'm going to leave it to other the folks to talk more about the different components. So there's four main partners on this; the City of Columbia Parks and Rec. They own the land. They will continue to own the land and be involved in the operation and management of the property. The Columbia Farmers Market is one of the main users of the site on Saturday mornings and Wednesday afternoon at this market structure. The market structure will also be able to be used throughout the week, but that kind of like anchored tenant who is going to really draw people in and create the culture for the site is the Columbia Farmers Market. The Columbia Center for Urban Agriculture, as well, will be there on site maintaining a big food -- food production area and urban farm, outdoor classrooms to teach kids about food production, about nature, and get people excited about that kind of work. Sustainable Farms and Communities, that's the third of the private groups. We're all nonprofits. They do the Access to Healthy Foods program, which doubles the value of SNAP dollars or food-stamp dollars at the market. There's a lot of interest in this project. There's other partners that we will -- that we work with and we will include with in the future, but this is the main cohort that is working on this at this point. So in terms of operation, like I said, Parks and Rec will continue to own this land and be involved in the management. Both the Columbia Farmers Market and CCUA are working on finalizing agreements with Parks and Rec about the details of utilization and those kind of aspects, scheduling and those kind of things. We currently are operating under an MOU -- a Memorandum of Understanding that passed in September of last year. The funding for this project comes from several places. Parks and Rec has committed \$400,000 through the park sales tax. That passed in 2015. The three nonprofits are operating a capital campaign to bring more private money to the table to make this project come -- come to fruition. To date, we've raised over two and a half million. And so that's in donations and pledges. And so the fundraising began in November of last year, so it's fair to say that we've got nice momentum behind us. It's a very popular project. It's got a lot of interest from folks in the neighborhood, across town, across the country really from some of the grants and dollars that have been brought in.

MR. STRODTMAN: Mr. Saunders, I would ask you to wrap it up. Sorry.

MR. SAUNDERS: There's strength in this public-private -- last point. There's strength in this public-private partnership that the City has this great piece of property, but they don't really want to run a market or run an urban farm. And likewise the -- the Columbia Farmers Market or CCUA couldn't ever have such a nice big piece of property, so that's -- kind of we work together to say, well, we can use -- bring programming and bring this market and help build a facility, an amenity for Columbia by partnering with Parks and Rec. So I'll leave it there. I'm -- we have a couple of other folks that are going to talk about the details, but if there's any other questions.

MR. STRODTMAN: Thank you, sir. Commissioners, any questions for this speaker? I see none. Thank you, Mr. Saunders. Appreciate it.

MR. SAUNDERS: Thank you.

MR. STRODTMAN: Thank you.

MR. PRICE: Good evening. My name is Robbie Price; I'm representing Simon Oswald Architecture. That's at 2801 Woodard Drive here in Columbia. We're the architect of records for this project. We've been hired by the Friends of the Farm, which is this group of four entities. And staff did a great job giving you an overview of sort of the basic ideas of what's going to happen on this piece of property, but I wanted to give you just a little bit more of an insight into each of the items that's going to go into this particular plan. As you know, this is the area in yellow that's going to be utilized for these services. There's going to be a Farmers Market building. This is a four season, open-air Farmers Market building of 34,900 square feet. That will house approximately 98 vendors. Each one of those vendors will get a parking stall and an area to be able to utilize to sell their produce. Around that Farmers Market building will be an access drive that will allow them to gain access to that building. It'll be controlled by Parks and Recreation. There's also going to be a pedestrian plaza that connects the Farmers Market building to the parking that's in existence. And you also see the first lobe of two parking areas that are proposed. That first parking lot will be 38 stalls and will feed directly to the Farmers Market building. There will be an operational barn for CCUA. They've have that along with their greenhouse and storage bins for outdoor storage of mulch, soils that they'll use to amend the -- the production facilities on the site. There will be an outdoor classroom that's going to be used by CCUA and the public for educational purposes. Along with that outdoor garden and classroom, there will be an associated building that CC uses for their -- CCUA uses for their educational programs, and also there will be a playground for people who utilize this agricultural park. CCUA will have about three to three and a half acres of production area for orchards and for vegetables. They'll be able to use that and, as Adam said, they donate all of their produce to the food bank. The trails that staff talked about and the connectivity that it has to the rest of the site, the idea is to be able to have this augment the walking trails and the sidewalk that now goes around the site. This will allow access through the site to the production areas for the public as well. And of course there are existing playgrounds and practice fields that are in existence now. One will be reserved for soccer and for lacrosse. On an ongoing basis in the future, that may be converted to -- to

production areas, but we're not sure at this time. And then finally, there's about 10,000 square feet of future building that would accompany the site. About 3,800 -- 4,800 for CCUA and the Farmers Market offices, and then 5,200 as a multipurpose building much like the Reichmann Pavilion that's on Stephens Lake Park right now. That'll be used by the City for rental purposes, for meetings, and for weddings, and for whatever reasons they might have. And then lastly, if necessary -- we don't think it will be -- but we do have a secondary parking lot available that will have 42 spaces available. If indeed there is an issue with parking as this market grows and succeeds, there is the option to turn this into additional parking space. And then this last slide just shows you all of those buildings, all of the areas that are paved, that will go towards this project. And as staff said, there is a storm-water detention facility in the northwest corner that will be sized for the entire project, the entire 17.4 acres. And if you have any questions, I'll be more than happy to answer them.

MR. STRODTMAN: Thank you, Mr. Price. Any questions for this speaker, Commissioners? Can you go back to your slide that showed the additional parking? It would be, like, maybe one before that or

—

MR. PRICE: That one right there.

MR. STRODTMAN: Where is the -- where is the -- I guess I'm visually not seeing where that future parking is going to be.

MR. PRICE: Well, the access to the parking lot?

MR. STRODTMAN: Or just in general, where's --

MS. BURNS: The 42 spaces, where are they located on your slide here?

MR. STRODTMAN: Yeah. Is that the --

MS. RUSHING: The dark gray.

MS. BURNS: The shaded dark gray.

MR. PRICE: Yeah. The shaded dark gray.

MR. STRODTMAN: Oh, I see. Yes. All below there, I see a double there.

MR. PRICE: There are two arc -- arc shaped parking lots.

MR. STRODTMAN: Okay.

MR. PRICE: There's -- that's the southern of the two.

MR. STRODTMAN: I'm with you. I see it. Thank you.

MR. PRICE: Right. You bet.

MR. STRODTMAN: Thank you. Additional questions? Thank you, Mr. Price.

MR. PRICE: Yes, sir.

MS. SMITH: Good evening. Corrina Smith, representing the Columbia Farmers Market, 1701 West Ash. Thank you for giving me the opportunity to speak tonight. My name is Corrina Smith, and I am the executive director for the Market. The Market has been at the site since 1980, which used to be the Boone County Fairgrounds. We have been a centerpiece of the Columbia community for the last 37 years and have grown and expanded during that time. Our market is a producer only market, which

means that all of our vendors must grow, raise, or make what they're selling, and all of those vendors must come within a 50-mile radius of Columbia -- or of Clary-Shy Park. During the four hours that we're open on Saturday, we see on average 3,000 customers during the summer. And with our current number of stalls, we max out at 80 members every year. With the expansion and the Market shelter, we'll be able to go from 66 to 98 stalls, allowing us to accommodate more members and more customers. Our Market currently is a four-season market. We move indoors to Parkade Center during the winter months, so we're open 50 out of 52 weeks of the year. With this shelter, we'll be able to be on site at the Clary Park - Clary-Shy Park year round. Every major city has a permanent farmers market site. Even in Missouri, Springfield, Kansas City, St. Louis, and our market brings so much to Columbia currently and has so much potential to bring more. It's a centralized community space. It's a place to purchase healthy, local, fresh food. It provides benefits for low-income families, and education for children. And our market supports the local economy. It was estimated in 2016 that \$2.1 million was sold through our vendors at the market. And that money is not only going back into Boone County, but also into our surrounding small communities from our vendors that are coming within that 50-mile radius. So I fully support this project, and if you have questions, I'll be happy to answer them.

MR. STRODTMAN: Thank you, Ms. Smith. Commissioners, any questions for this speaker? I've got a couple for you. You mentioned the \$2.1 million was in business. I guess, what was my question on that one. Yeah. You have 98 -- or you eventually will have 98 members. There's a fee associated with that. Correct?

MS. SMITH: Correct.

MR. STRODTMAN: And that's -- you charge that to these members?

MS. SMITH: To the members, yes. Yes. They pay it.

MR. STRODTMAN: And then those fees go where?

MS. SMITH: To operational costs, staff, rent, utilities.

MR. STRODTMAN: For this -- for the complex that you're doing?

MS. SMITH: For -- for the organization to run.

MR. STRODTMAN: Right. And I mean, like, \$2.1, have you ever done a study to see how far -- do people travel for this? I mean, is there something -- because I just assume that they -- you know, it's just probably very local to Columbia and people maybe aren't driving, you know, across country to come to our Farmers Market within reason?

MS. SMITH: As far as customers?

MR. STRODTMAN: Yeah. Where are coming from?

MS. SMITH: I mean, most of them are coming from Columbia and Boone County, but there are definitely visitors that come on a regular basis, you know, if there's an event. It's kind of a secondary tourism spot. If someone is in town and their family shops there, they're going to bring those folks to the market.

MR. STRODTMAN: Got you. Do all your vendors have a business license?

MS. SMITH: They should.

MR. STRODTMAN: Any questions, Commissioners, of this speaker? Thank you, Ms. Smith.

MS. SMITH: Thank you.

MR. POLANSKY: Good evening, Commissioners. I'm Billy Polansky; I live at 1009 Coats Street. I'm the executive director of the Columbia Center for Urban Agriculture. We're a 501(c)(3) nonprofit that was formed in 2009, and over the last eight years, we have transitioned from an all-volunteer group to a much larger organization with a staff of 11. And we just -- we have a great suite of educational programming that we're doing now, and we're excited to expand at this new park. The -- our partnership here is going to bring many assets and skills and experiences to this part of Columbia. Right now, we're in the eighth growing season at our urban farm off of North College. And last year, we grew about 14,000 pounds of fresh fruits and vegetables, and as Adam and Robbie have said, that everything we grow goes to the local food pantries. So in addition to growing that food, we provide lots of hands-on experiences to children and adults to get their hands in the dirt and to freak out when a carrot gets pulled out of the ground. It's a really powerful thing for a lot of -- a lot of the people that come out. And so in addition to these experiences we have on the farm, you know, our current urban farm and eventually this agriculture park is going to be our home base for everything we do out at schools and at the homes of families, so having this site is really important. And how this is going to help us grow and help us reach more people in the community is it's -- we're going to be able to triple the amount of fresh food that we grow and bring to the pantries, so we estimate about 50,000 pounds of fresh fruits and vegetables are going to be brought to the pantry from this site. The new outdoor classroom spaces are going to be able to accommodate more students, more adults, more opportunities for collaboration with Extension and other community organizations to use this site. And, finally, this site will make us and our programming more visible. We like to say that we're farming in a fish bowl because everybody can see what we're doing and we have to make it look good. And we're just -- there's going to be so many more people who are exposed to this over here by the ARC and by the Farmers Market, and it's just going to contribute to a healthier and more vibrant community. So thank you for your time and I'm happy to answer any questions.

MR. STRODTMAN: Yes, sir. Thank you. Commissioners, questions of this speaker? Ms. Loe?

MS. LOE: You said you work with the schools. Are there any plans for programs with West Middle School?

MR. POLANSKY: Yes. We -- we already do work with West and we have -- we have -- we're working on some collaboration with CPS and West is definitely in the plans.

MR. STRODTMAN: Additional questions, Commissioners?

MS. RUSHING: Yeah.

MR. STRODTMAN: Ms. Rushing?

MS. RUSHING: Are you connected with the Community Garden Program at all?

MR. POLANSKY: The Community Garden Coalition is a separate organization, and we sort of complement each other. Whereas they provide space for people who don't have yards, we do more of

the hands-on teaching at our site and help people start gardening in their homes.

MS. RUSHING: Okay.

MR. POLANSKY: We -- we work closely with them.

MR. STRODTMAN: Any additional questions, Commissioners? I see none. Thank you, Mr. Polansky. Thank you.

MR. HUFFINGTON: Good evening. My name is Gabe Huffington; I live at 705 Cope Court. I'm the Park Services Manager for Columbia Parks and Recreation. This evening, they asked me to talk a little bit about the public input process that we undertook for this project, and then also about park operations. So, first, I just wanted to highlight the public input process. We actually started this with the renewal of the 2015 park sales tax. We had put in \$400,000 for a project at Clary-Shy Park. As that ballot issues passed, we were then moved -- started to move forward with the project. Over the past year, we've held four different public-input meetings, two at Clary-Shy Park adjacent to the Farmers Market, one at the ARC, and then we also met with the vendors of the Farmers Market because we felt that was important for them to have buy-in for the project and kind of to look at it and to understand everything that we were going to go into it. Our public-input process helped us to understand a lot of things that we may need to keep and change. We discussed bike parking, the addition of more bike parking, for instance. We also looked at keeping one of those soccer fields in place. We found that was important to the community in that Ward 1 neighborhood. And then we also talked about seating and then pedestrian access to the park, specifically, to the agriculture park, as well. Other portion of this was, we found out a lot about the impact to the community and the neighborhood in that west-central neighborhood as we would start to talk about those citizens. It was overwhelming positive. We looked at different ways in terms of their access, but then also what we can provide to them. There's obviously a familiarity with the Farmers Market already being there in the ARC, but this project allows us to focus on some walking trails, a playground, keeping that soccer field, some of those recreational amenities that we wanted to keep as a Parks Department as we started to develop this agriculture park all the way around it. Three key needs that we needed in this plan that shows and it helps us out quite a bit is, number one, it solved some parking issues for us. On Saturday mornings with the ARC and our membership, we have a lot of swim lessons Saturday mornings. We also know that over 3,000 people are visiting the Farmers Market. We know that they're parking at CPS properties, walking over, but, at the same time, this 80 to 90 cars of parking spaces helps us solve some of that problem, helps us to divert some of that traffic away from the entrance to the ARC and kind of feed more to a central location and a central entrance into the Farmers Market, so it helps us solve that problem. Second is it starts to create a loop of a fitness trail around the entire property, so it's Clinkscales, Ash, and it's through here. And in Ward 1, it's very important for us to have something in terms of a fitness trail. Because of our access to trail systems throughout Columbia, Ward 1 is one of those areas it's very landlocked, a lot of sidewalks, a lot of residential. And so for us to be able to put in a half-mile to a mile trail and advertise that as a fitness trail, it's good for our ARC members, but it's also good for residents that live in that west-central community for



us. And then lastly, it also allows for the future connection to the ARC. When we constructed the ARC, we had left purposely that north side open to expand it to additional gym space, but then also to look at group fitness. And so the storm-water calculations as part of this plan takes into account that future expansion, whether that happens in the next ballot issue or it happens ten to fifteen years down the road, we know we've got that covered in terms of our future plans for the ARC -- Activity Recreation Center. And then lastly, this will be a park that's managed much like all of our other parks, so when we look park operations hours, we know that this park will close at 11:00 p.m., opens back up at 6:00 a.m. It will follow all of the City ordinances related to Parks and Recreation, be monitored and maintained by our department. We currently maintain all of that property, so we mow, pick up the trash, take care of all of the parking lots, and so this will just be a continuation of that. We know, obviously, there's going to be some additional facilities, as well, so the Parks and Recreation Department looks at how we can utilize those when they are not occupied by our friends on the farm. So when CUA or the Columbia Farmers Market is not on the property, how can we look at using that pavilion as a space for the community, so we would look at a movie night. You know we have a covered space now, so we're never going to rain out a movie for Parks and Recreation. We'll be able to move it to this site. But we would also look at a large family gathering, corporate outings, all of those individuals would be able to start to utilize that space when we are not using it in terms of the agriculture park, we do have some facilities that we can maximize in terms of some of our rental space and meeting the needs of some other citizens in Columbia. I'd be open to any questions at this time.

MR. STRODTMAN: Thank you, Mr. Huffington. Commissioners, questions of this speaker? I've got a couple for you, Mr. Huffington. You made reference to the \$400,000 investment. Was that a one-time investment from the City?

MR. HUFFINGTON: Yeah. It's actually part of the park sales tax funding, so in FY 17, there's \$200,000 -- I'm sorry -- FY 18, there's \$200,000 and then FY 19, there's \$200,000.

MR. STRODTMAN: And then it stops in theory after that --

MR. HUFFINGTON: Correct.

MR. STRODTMAN: -- or there's no future. Have you done any studies as to what the net cost will be to the -- to the Parks and Rec to manage this facility, the new part?

MR. HUFFINGTON: We have looked at some costs in terms of there's obviously going to be some additional trash generation, but we actually will reduce the amount of mowing acres we have on the property, because right now, it's all grass, and so we do spend some time mowing, weed-eating, maintaining that area, and so some of that will shrink up. And also this will kind of be worked out as we start to work with our agreement with Columbia Center for Urban Agriculture because they will start to manage and occupy some of these spaces. And so we've had some discussions in the long term of how we take care of the site in terms of what is CUA responsibilities and what is Columbia Parks and Recreation responsibilities.

MR. STRODTMAN: So who is going to handle, like, homelessness and the problems that we

have in that area already? Is that going to -- who is that going fall upon?

MR. HUFFINGTON: That will ultimately be City of Columbia, between our park rangers that are part of our program, but then also the Columbia Police Department. And so just like any other park that we may have, we will analyze and look at the security of the park, and that comes back to operating hours, that comes back to security cameras, gates, how do we control the environment.

MR. STRODTMAN: In this building, are you building with CCTV because I know that you've had problems with break-ins at the ARC. Is that something that you're looking with this -- with the additional parking lot or is that something that you're going to be asking for money later for additional CCTV?

MR. HUFFINGTON: We are -- actually have a designated project in the FY 18 CIP that we're actually going to address the security cameras in the ARC parking lot. And so at that time, we've kind of looked at if there's an additional parking at that space, what do we need to do in terms of security for those lots as well.

MR. STRODTMAN: Do you have offices in other facilities in the Parks and Rec that you rent out?

MR. HUFFINGTON: Yes, we do.

MR. STRODTMAN: Stephens?

MR. HUFFINGTON: Stephens Lake Park, the Waters-Moss Memorial Wildlife Area, Rock Quarry Park, Nifong Park, we rent the Maplewood Barn.

MR. STRODTMAN: They all have offices?

MR. HUFFINGTON: So yeah. Very well versed in rental facilities and economic for individuals in our community who use our facilities in terms of they're allowed to bring food into our facilities, and then we rent them on an hourly basis, daily basis. For instance, Reichmann Pavilion, which will be a facility here will be very similar, that is rented April to October every single weekend for weddings and events. And so there is a need for additional rental space. So outside of the urban farm when we -- and agriculture park, when we look at this property, it's going to serve another need for the community.

MR. STRODTMAN: We won't get into the private sector providing part of that, but anyway. So, a last question, and I'll pose this last question. You mentioned this trash. Is that just going to go ahead and go over to the ARC -- the trash?

MR. HUFFINGTON: Well, actually, we will have dumpsters in place on site, and then we have trash crews that will run separately from the ARC, so the ARC is responsible for their own trash in terms of our Parks and Rec system, and then we have trash routes from the east and west routes that will --

MR. STRODTMAN: Will this be handled like any other park?

MR. HUFFINGTON: Correct.

MR. STRODTMAN: Other than it might get picked up more frequently based on the volume?

MR. HUFFINGTON: It'll be based on the traffic of the park.

MR. STRODTMAN: Perfect. That's my last question. Commissioners, any additional questions for this speaker? Thank you, Mr. Huffington.

MR. HUFFINGTON: Thank you.

MR. TRABUE: Chairman Strodman, Commissioners, my name is Tom Trabue with McClure Engineering Company, offices at 1901 Pennsylvania, Columbia, Missouri. Thank you so much for considering this PD plan this evening. As you can see, what a great collaboration of folks to put this plan together. My role tonight is to address some of the technical issues of the PD Plan, and so I'm going to jump right into it. Signage was addressed a little bit in the staff report. We very carefully considered the signage in this project to make sure that it's really compatible with the surrounding properties with particular interest to the neighborhood to the east across Clinkscals. The entrance sign off of Clinkscals is proposed to be replaced with a slightly larger sign than that will be shared by the Farmers Market and the ARC. The size of the proposed sign is the same as is allowed under the current PD Plan. We're also proposing a standalone entrance sign off of Ash Street for the Farmers Market and associated structures. Part of the reason for that is we've been asked by emergency services to provide the addressing for all of the structures on the site off of that particular entrance, so that's really what's necessitating an additional sign there, and not really able to share with the existing ARC sign. Sponsorship signage for the market pavilion for -- from MU Health Care is proposed for the four prominent gables of the market pavilion with all of the sizes noted on the PD Plan. In addition, we're proposing very modest signage for all of the other structures, consistent with the size and type of the structure, and primarily consistent with the M-C zoning category to work within those parameters, and we appreciate staff's recommendations on how to best do that. All proposed improvements have been designed to allow for the future expansion of the ARC, as was intimated, including storm-water and landscaping features. We think that's very important as we are starting to fill the site up with this development. Parking calculations have been provided on the plan. They've been generated to match the proposed phasing of the project. And, of course, any changes that are necessitated in the phasing will be accommodated as we develop construction documents. You may have noted on the plan that we've identified controlled access on the fire lane that wraps around the market pavilion. During various operations of the pavilion, and most notably while the Farmers Market is being operated, it's our desire to really control traffic there and to make that more of a pedestrian-friendly area so that we don't have any conflicts with these thousands of people that are coming to the market and anybody trying to find a place to park. Anytime you introduce controlled access, there becomes some issues with fire department access and then garbage truck access, and we're working with those departments on those items. The Parks Department and CCUA developed a preliminary landscaping plan that is page 3 of the PD Plan that not only addresses the minimum requirements of the UDC, but we think are going to provide a really pleasant experience for all the visitors to the property. The vegetable gardens and orchards are going to be really cool. I'm really excited about this. And I think it's going to provide tremendous learning opportunities as Billy and Adam suggested. We introduce walking trails throughout the property for this fitness aspect, but also to allow easy access to all parts of the farm operation. This is a year-around type operation, so want to make sure it's easy to be accessible. I wanted to specifically note the exceptions that we've shown in the top right-hand corner of the page 1. We appreciate the careful review of -- of the

staff with regard to these exceptions, and we concur with their recommendations. We worked with them very closely to develop those. In the interest of time, I'm not going to go over them each individually, but I -- I want to make sure that you know I'm very much available here to -- if you have any questions or clarifications about any of those noted exceptions, I'd be glad to -- to answer those. Again, thank you for allowing us to present this PD Plan to you this evening. Any of our team that has already spoken are glad to answer any questions, technical or otherwise, that you might have. We think it's a great project, a tremendous public-private partnership, and -- and one that's worthy of this great city.

MR. STRODTMAN: Thank you. Commissioners, is there any questions for this speaker?  
Ms. Rushing?

MS. RUSHING: Do you know financially how close you are to getting started with the actual building?

MR. TRABUE: No, I don't have the answer to the fundraising portion, but we are prepared to submit plans to the City for review in -- by October 1st. And so we hope to break ground on the first phases pretty quickly after that, after we get approval.

MR. STRODTMAN: Additional questions, Commissioners? Mr. Trabue, I've got a couple of questions. Is there just the one dumpster location?

MR. TRABUE: There is. And we've purposely located that there adjacent to the office and multipurpose building, and the reason for that is because that will be where the teaching kitchen is and that type of thing. And it's also pretty centrally located to all of the operations. As you can imagine, most of the operations of the farm, they'll be composting. And so we're going to try to control that an awful lot in that way. There has been a concern from solid waste because that dumpster is within the controlled access area.

MR. STRODTMAN: Right. I was going to ask that.

MR. TRABUE: And we're -- and we're working with them to resolve that in the type of controlled access that we do. Controlled access is always a quandary because you want to make as pedestrian friendly as possible, and fire truck friendly and garbage truck friendly, but you also want to control it. And so those are some things that we're working out through the design process.

MR. STRODTMAN: Got you. A couple of questions. Is the Farmers Market shelter, is that sprinklered?

MR. TRABUE: Yes. I believe that is a requirement. Yeah. It's -- we've --

MR. STRODTMAN: But it's not -- it's open on the sides; correct -- in some capacity?

MR. TRABUE: It's -- it is -- no. That's a great question. It's a completely open pavilion, steel structure. It's going to be a beautiful structure. But because it's an all-season structure, they're going to have screening -- plastic screens that come down in the central core to -- to keep a little bit better conditioned in the wintertime. And because of that, the fire department has required that it be a sprinklered area.

MR. STRODTMAN: Always -- always fun. The last question, I believe. Is there any fence

besides what's around the dumpster enclosure? Is there any fencing planned?

MR. TRABUE: They -- there is fencing around the -- the teaching classroom and playground.

MR. STRODTMAN: A structured fence? I mean, a fence that's -- you're designing, not just a barbed-wire fence?

MR. TRABUE: Yeah. No. It'll be a structured fence. The intent, and we -- we haven't really identified exactly what that fence is going to look like. We believe it's going to be more of a -- a woven-wire type. We want to support produce on it.

MR. STRODTMAN: Right. But what about the gardens. I see a lot of the gardens in town, the -- you know, the community gardens are all surrounded with big things of wire, you know, I assume to keep the deer and animals out.

MR. TRABUE: Not planning for any of that at this point.

MR. STRODTMAN: Okay. Commissioners, any additional questions of this speaker? Ms. Loe?

MS. LOE: I notice the Farmers Market portion is identified as being phase one and phase three or phase -- yes.

MR. TRABUE: That's -- that's correct. So you'll see that the -- the central core, the very central part of the building is the phase one of the Farmers Market pavilion, the covered portion of the building. Phase one also includes all of the pavement to the east towards Clinkscapes so that part of the Farmers Market pavilion in phase one will be covered, part of it will not. And then so the future phase, we'll come back in and build the structure to the east and also build all of the pavement and structure to the west, if that makes sense.

MS. LOE: So when it says 66 stalls, phase one, that's 66 uncovered stalls?

MR. TRABUE: No.

MS. LOE: No.

MR. TRABUE: About half of those are covered.

MS. LOE: All right.

MR. TRABUE: Because the central core of the building is -- is -- of the building structure itself is phase one, as well.

MS. LOE: And to follow up on parking, as was observed earlier by one of the presenters, the school parking lot is used pretty heavily for the Farmers Market right now.

MR. TRABUE: That's correct.

MS. LOE: Is that considered in your -- it doesn't look like it's considered.

MR. TRABUE: No, it has not been considered in this. We've -- we've looked at all of the parking based on onsite parking. The parking arrangement with the Columbia Public Schools is an informal arrangement that needs to stay that way for some legal reasons, but we're continuing to -- to look at the pathways. Certainly currently there is a pathway that goes to the West Middle School parking lot, bus parking area, and there is also the path -- and I think Ms. Rushing was referring to earlier, that goes to the Administration Building parking. That's the diagonal piece that comes and goes across to the west. And

so each of those areas are being used on those Saturday mornings at the highest peak use. We think we're going to take a lot of that load off with the additional parking we're putting, but there's -- certainly there's still going to be the need.

MS. LOE: So is the parking around the market available to visitors or is that just for --

MR. TRABUE: That will be all for vendors.

MS. LOE: -- vendors?

MR. TRABUE: And we've addressed that in the parking calculations.

MS. LOE: But vendors are currently parking in the --

MR. TRABUE: Correct.

MS. LOE: -- got it -- ARC parking lot?

MR. TRABUE: And so that's going to be a bit of an offset from the current condition that we have out there. Great questions. Parking is -- is such an issue with the number of folks that we have visiting. We think most of the time, it's going to be super. We've got that one major conflict right now on Saturday morning with the ARC and the Farmers Market, but we -- we feel pretty -- pretty confident about that.

MS. LOE: I just noticed your numbers show that it's working. I'm thinking that there's already overflow, but -- okay. Thank you.

MR. STRODTMAN: Commissioners, any additional questions of this speaker? I see none. Thank you, Mr. Trabue. Any additional speakers like to come forward?

MS. GILLICH: Hello. My name is Heather Gillich and I'm a homeowner at 400 Clinkscapes. And because I'm obviously going to be quite affected by this -- not so much the parking. Usually, I'm going to walk to the Farmers Market and to the ARC from that location, but I wanted to come and express my support for this project because it will dramatically increase my desire to be in my neighborhood because it will be so much more walkable, more opportunities for me to interact with my neighbors, and more access to different kinds of community gathering spaces and other places where I might be able to interact with other parts of the community that aren't necessarily available. Especially what I'm thinking about, my access to trail systems, and access to nature in that area. Right now, the Shelter Gardens in that area is the biggest available space for that and this would really increase my desire to be in that park space. So I just wanted to come and say that piece. That's all.

MR. STRODTMAN: Thank you. Commissioners, any questions for this speaker?

MS. GILLICH: Thank you.

MR. STRODTMAN: Thank you for coming.

MS. LOE: So you live near this -- you live near Clary-Shy?

MS. GILLICH: Uh-huh. I live, basically, across the street and a little bit closer to Worley. Uh-huh.

MS. LOE: Thank you.

MS. GILLICH: Yeah.

MR. CORN: Good evening, members of the Planning Commission. My name is John Corn; I am

current board president of Columbia Farmers Market, and I'm also a grower, and I've been a grower for a total of probably 15 years. And I want to talk a little bit about the health aspects that this project will hopefully improve on the City of Columbia. Here is why I support this project. We've come a long way from your mother saying eat your vegetables. We have doctors, we have nutritionists, we have health experts, we have insurance incentive plans now. We have the United States Department of Agriculture. We have any fitness guru you can see on TV who says what you eat dramatically affects your well-being. We are advised to eat fresh. We are advised to eat more local. We are advised to consume more nutrient-dense foods and food that has traveled less far. A lot of us do this already, but we, at Columbia Farmers Market, would like to reach those who are not able to do this right now. This current site that we are in has been at capacity for the last -- fill in the blank -- 15 years or counting, based on space available for vendors and also parking. But for 37 years, Columbia Farmers Market has been the exact formula for healthy eating. We are the prime source for many of the people in this region for fresh fruits and vegetables, and we have done this with just the barest resources. But we would like to do better, and we feel we can make a broader and more lasting impact on the food available and how we consume it, and we would like to be the regular stop every Saturday morning rather than the food craze that gets rediscovered every two or three years. So we're asking for your help, and we're asking you for your approval to propel this project into the coming decades. We feel like we have a very dynamic group of partners in place right now with Columbia Center for Urban Agriculture to provide the education and demonstration, with Columbia Farmers Market to provide the fresh food with another organization that was not talked about much tonight, which is Sustainable Farms and Communities that runs the Access to Healthy Foods program, and then, of course, the City of Columbia. And we feel that this project could be a centerpiece, a capstone, a must-see destination for the City of Columbia for years to come. So thank you for hearing me out.

MR. STRODTMAN: Thank you, sir. Commissioners, any questions for this speaker. I see none. Thank you, Mr. Corn.

MR. CORN: Thank you.

MR. STRODTMAN: Thank you. Any additional speakers that would like to come forward? I see none, so we'll go ahead and close out the public hearing for this case, Case 17-188.

#### **PUBLIC HEARING CLOSED**

MR. STRODTMAN: Commissioners, any additional discussion, comments, questions? I might have a quick question for staff if no one else does before my next motion. Staff, help me on bus -- bus transportation. Where does it fit into this and how does that --

MS. RUSHING: I can answer that.

MR. STRODTMAN: You can? There you go. Ms. Rushing?

MS. RUSHING: There is the two -- number two bus does a loop, but on Saturdays, it doesn't run until 10:00.

MR. STRODTMAN: Where does it stop? Where does it pick up and --

MS. RUSHING: It stops just north of West Junior High. Is that the –

MR. STRODTMAN: Do you come in from the street that you were asking about?

MS. RUSHING: What I do is I walk along that track, and then you can come up behind the Farmers Market.

MR. STRODTMAN: But there's none on the actual property?

MS. RUSHING: No.

MR. STRODTMAN: So there's no –

MS. RUSHING: There -- the -- the bus, that bus does a loop and also comes around on Broadway, so the other side of the Gerbes' area.

MR. STRODTMAN: Staff, is that -- is there something on the south side of the ARC there where your arrow -- your pointer is?

MR. SMITH: Yeah. I believe that is an existing bus stop.

MR. STRODTMAN: So that would service this -- the Farmers Market component also?

MR. SMITH: Yes. Assuming that route is there and it maintains that location in the future.

MS. RUSHING: So there's a stop on Ash?

MR. SMITH: I know there's a bus-stop facility at this location, so I'd have to verify if that's on the route currently. I couldn't tell you, other than I know it's a -- it's a facility.

MR. STRODTMAN: Thank you. I just didn't see it noted on the plan, so I didn't know if it was -- you know, I can see this being a nice opportunity for a -- you know, the bus could pull into the -- part of the production area there to help unload and such, so just trying to help get more riders. Additional -- additional discussion, Commissioners? Mr. Stanton?

MR. STANTON: As to Case 17-188, I move to approve the Clary-Shy Agricultural Park PD Plan - (inaudible).

MR. MACMANN: Second.

MR. STRODTMAN: And the second was Mr. MacMann?

MR. MACMANN: Yes, it was.

MR. STRODTMAN: Thank you, Mr. Stanton, for that motion to approve Case 17-188 with the three exceptions that are listed by staff, and seconded by Mr. MacMann. Commissioners, any discussion, comments, clarification needed on this motion that's in front of us. I see none. Ms. Burns, when you're ready for a roll call.

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder. Motion carries 9-0.**

MS. BURNS: Nine to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval will be forwarded to City Council for their recommendation or consideration.