



Department Source: Community Development - CDBG/Home

To: City Council

From: Community Development Department

Council Meeting Date: March 16, 2020

Re: Consideration of Proposed Construction of Sanitary Sewer and Storm Water Improvements at Cullimore Cottages

Executive Summary

This ordinance concerns the construction of storm water and sanitary sewer improvements near 1101 N. 8th Street and Rear Coats Alley. The estimate for this project is \$171,150.30 and will be paid from City general revenue surplus funds and CDBG.

Discussion

As shown on the attached diagram, the Cullimore Cottages project includes sanitary sewer and storm water improvement upgrades to allow for the development of 10 affordable housing units.

City staff initially approached the North Central Columbia Neighborhood Association (NCCNA) and surrounding property owners on June 13, 2016 to obtain feedback on concepts for redevelopment of the site. Neighborhood members identified owner occupied housing with shared greenspace as a viable option.

City staff met with the NCCNA and neighborhood residents on November 11, 2017 to discuss concepts and concerns for site layout, appropriate levels of density and transportation access. Meeting attendees were supportive of having homes that front the alleyway and the street, while also making substantial storm water improvements. Neighborhood members also expressed a significant desire to purchase additional adjoining properties to the south of the parcel already owned by the City of Columbia. Council approved an ordinance on April 16, 2018 approving the purchase of the two adjoining properties to the south.

In July of 2018, City staff conducted a survey of NCCNA members for specific design elements desired to be included within the development. Storm water enhancements, energy efficiency enhancements and active solar rated the highest. On July 24, 2018, City staff met with NCCNA members to review initial site layout designs and obtain feedback for potential changes or additions. Council approved the Final Plat for the Cullimore Cottages project on November 4, 2019, which included the design storm water and sanitary improvements.

An Interested Parties Meeting for construction of the storm water and sanitary sewer improvements was held on March 5, 2020 in City Hall, Room 1C. On February 25, 2020, staff placed notices of the IP meeting on all homes adjoining the project site. Staff also contacted North Central Columbia Neighborhood Association leadership on February 25, 2020 via email and phone to provide information on the IP meeting. The IP meeting was



City of Columbia

701 East Broadway, Columbia, Missouri 65201

attended by one individual that asked for an overview of the project. No comments or concerns were provided. Staff anticipates low interest and turnout at the March 5, 2020 IP meeting due to the significant level of neighborhood involvement in shaping the overall project since 2016.

Fiscal Impact

Short-Term Impact: The estimate for this project is \$171,150.30 and will be paid from remaining City general revenue surplus funds and CDBG.

Long-Term Impact: It is anticipated that this project will have a minimal impact on the Storm Water Utility's annual operating cost.

Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Economy

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
September 18, 2017	Council approved \$200,000 for the Cullimore Cottages project on N. 8 th Street.
April 16, 2018	Council approved ordinance for the purchase of 1101 and 1103 N. 8 th Street.
November 19, 2018	Council approved the PD Plan for Cullimore Cottages.
November 4, 2019	Council approved the Final Plat for the Cullimore Cottages.
March 2, 2020	Council approved setting a March 16, 2020 Public Hearing for completing the sanitary and storm water public improvements.

Suggested Council Action

Approve the ordinance authorizing the completion of the Cullimore Cottages sanitary sewer and storm water public improvements.