

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
September 6, 2018**

**SUMMARY**

A request by I-70 Community Improvement District (CID) to have the I-70 Loop Corridor Plan (The Plan) adopted as an addendum to the City's 2013 comprehensive plan entitled "Columbia Imagined - The Plan for How We Live & Grow".

**DISCUSSION**

At the end of March 2018, the I-70 Community Improvement District (CID) with the assistance of Arcturis Consulting, Engineering Surveys and Services, and CBB Transportation Engineers + Planners completed the I-70 Loop Corridor Plan (the Plan). The Plan was prepared to improve the I-70 Business Loop (the Loop) identity and place within the City of Columbia. The Plan extends from College Avenue on the east to the roundabout at the intersection of I-70 Drive SW on the west. The Plan is bounded on the north by Interstate 70 and generally the depth of one commercial lot south of the Loop (see attached locator map).

The Plan's goals were 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. These identified goals are seen as a 10-year vision for the Loop and would require collaborative efforts between stakeholders, the City and MoDOT.

The Plan's development was guided by the CID's Planning Committee and its consultants along with involvement of Loop stakeholders over a 6-month period. The CID Planning Committee and its consultants performed analysis of the characteristics of the corridor and prepared precedent ideas based upon the Plan's goals and objectives. These findings which were presented to interested parties during an initial public hearing in July 2017 designed to obtain the public's thoughts for Loop improvements. This meeting attracted 70 attendees.

In August 2017, the Planning Committee held a visioning meeting with property/business owners and public agency officials to review initial concept plan ideas. This meeting resulted in providing guidance to the Planning Committee on how to prepare concept plan alternatives.

A second public hearing was held in November 2017 which attracted 50 interested persons. The meeting provided opportunity for the public to comment on the proposed improvement for the corridor. Attendees were provided the opportunity to fill out comment forms listing their respective thoughts on the improvement ideas. Based on the input received during this second public hearing the Planning Committee and its consultants further refined the concept plans that are contained within the Plan.

Public notification and advertising for the Plan and its public meetings was provided using social media via Facebook and the CID's website. Additionally, an on-line survey was utilized that expanded the public outreach efforts to those unable to attend the public meetings.

The Plan is proposes nine (9) categories of improvements along are within the Loop planning area that will assist in facilitating the overall goals and objective of the Plan. These improvements are:

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 improvement categories are fully described within the contents of the Plan 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 capable of being quickly and easily implemented if agreement on the use of underutilized public space is obtained while others will required coordination with private property owners.

Staff review of the Plan finds that its contents are generally consistent with the goals and objectives of the City’s Comprehensive Plan and would be capable of being implemented through the application of applicable development standards found within Unified Development Code’s zoning and subdivision provisions. Adoption of the Plan as an element of the Comprehensive Plan; however, may result the unintentional refocusing of priorities for investment in a specific location.

Similar planning documents initiated by the City and private interests have historically been adopted with the purpose of providing guidance for future development decision making. The most similar planning document to the proposed corridor plan is the 2010 Downtown Charrette Report prepared by H3 Studios, Inc. This Report provides broad planning guidance for city’s downtown area and was adopted by resolution with no mention of incorporation into the then Metro 2020 Citywide Comprehensive Plan. Minutes from the meeting in which the Report was adopted indicated that the Report was to serve as guideline or a reference relating to desired outcomes for the downtown area.

In similar fashion, City-initiated neighborhood or area plans are prepared and presented for adoption/recognition by the City Council. These plans provide the basis by which the staff evaluates requests for land use changes and may influence allocation of public investments via the capital budgeting process (i.e. CIP). The recommendations contained with these plans; however, are not binding on property owners nor elected officials, but rather serve as an indicator of community desire within a specifically defined location.

The CID has indicated that a broad level of support from stakeholders and civic leaders is critical to the long-term success of the Plan. To that end the Plan states, on page 52, a desire that the City adopt the Plan by formal resolution. This action would be no different than that afforded to other previously adopted similar documents. Such recognition would potentially assist the CID in its future planning activities with Loop stakeholders as well as provide opportunities for the CID to complete for public infrastructure investment funding for corridor improvements.

**RECOMMENDATION**

Support the CID’s request that City Council adopt the I-70 Loop Corridor Plan by resolution.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator map
- I-70 Loop Corridor Plan

Report prepared and approved by Patrick Zenner

