



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: June 3, 2019

Re: Report on Gateway Plaza portion of Flat Branch Park Expansion

Executive Summary

At the May 6, 2019 meeting, Council approved Option 1 of the Flat Branch Park Master Plan that included the plans for the Gateway Plaza, located on the southeast corner of Providence Road and Broadway. However, Council recognized the need to work with the property owners and tenants and directed staff to continue to investigate an option that would provide some parking but retain the key amenities of Option 1. The remaining three options were not acceptable, so staff and the owner is working on an amalgam of the rejected options. Since timing is critical to the CoMo200 Task Force, Council directed staff to return with a report on the progress of the negotiations at the June 3 Council meeting. A compromise plan is very close to being approved, but due to absences of key individuals and pending results of the floodway and storm water study, a final plan is not ready to present to Council. However, the compromise plan that staff and the owner is working on will retain key amenities such as the COLUMBIA lettering in the original location. This will allow the task force to continue with their fundraising and plaza design. Staff hopes to return to Council with a revised plan for consideration at the July 1 meeting.

Discussion

Council had the opportunity to review four different Flat Branch Park Master Plan options at their May 6, 2019 meeting; and after nearly 1.5 hours of public discussion, voted to approve Option 1. This is the option that is endorsed by the CoMo200 committee, Downtown Leadership Committee (letter attached), and the Parks and Recreation Commission. The Gateway Planning project began in 2013 and after numerous public input meetings the Gateway master plan was completed in 2016. This includes the original Gateway Plaza design that was proposed to the City Council on 12/18/2017. The Gateway project reflected many of the recommendations made to the City of Columbia in the 2010 Charrette Report that was prepared by H3 Studio. H3 recommended The Gateways concept, including expansion of green space around Flat Branch Creek and Park, and including daylighting the Flat Branch Creek in areas where appropriate. As mentioned earlier, as part of the existing agreement between the City and the CID for the development of the Gateway Plaza, the CID agreed to invest a substantial amount of money for the development of the plaza. This plan eliminates the public parking spaces on the west side of the lot and narrows the entry drive so that the private parking on the west side of the building is inaccessible.

On August 21, 2018 the parking lot agreement with Mark Stevenson expired with the possible intent that the entry drive would have to be closed due to proximity to the Providence/Broadway intersection. The east side of Flat Branch Creek that is on the private property would not be restored. There are parking spaces on the south side of the building.



It is anticipated that the Gateway Plaza would function similarly to the City's keyhole structure on the corner of Broadway and 8th Street.

However, Council recognized the needs of Mr. Stevenson and the tenants of his building and directed staff to continue to work on a compromise option. The ideal compromise would retain some parking spaces and the key elements of the Gateway Plaza design, including the location of the COLUMBIA lettering and allow for the restoration of the Flat Branch Creek on property currently owned by Mr. Stevenson. Staff is also working on a plan to improve a sidewalk along Broadway on the north side of his building.

Additionally, since the Gateway Plaza will be constructed over the Flat Branch Creek, there are unique floodway and storm water controls that may require some alteration to the plan.

Staff is continuing to work on a plan, but since Mr. Stevenson is going to be unavailable for a period of time, the final plan is not presently available.

Fiscal Impact

Short-Term Impact: NA

Long-Term Impact: NA

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
05/06/2019	R71-19 Approving the "Flat Branch Park Expansion Master Plan" https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3936135&GUID=61A698A7-274D-4A8C-B665-7FD660727DFB&Options=&Search=
04/15/2019	R51-19: Setting a public hearing: consider proposed options for the Flat Branch Park Expansion Master Plan. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3917860&GUID=DCEE10E7-4855-41DA-9B45-8C79C996E373&Options=&Search=
01/07/2019	B321-18: Approving funds for engineering services relating the Flat Branch Park Expansion project.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

12/18/2017	<p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3781235&GUID=B9C0C7C6-1376-4584-85D4-7D5309F22E87&Options=&Search=</p> <p>B376-17: Authorizing a memorandum of understanding with the Downtown Community Improvement District as it relates to the construction of a Gateway Plaza on the southeast corner of the Providence Road and Broadway intersection.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3269481&GUID=5FF3C133-8E86-4D1B-A627-DFE914F960F4&Options=&Search=</p>
12/04/2017	<p>R171-17: Establishing a Mayor's Task Force on Bicentennial Celebration Planning.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3269480&GUID=588F30EA-7D0F-47C4-B318-BAE377C02236&Options=&Search=</p>
06/16/2017	<p>B159-17: Agreement with Allstate Consultants LLC Engineering Services Relating to the Demolition of the McAdams building.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3062166&GUID=334CA0C1-E407-4264-B472-B6634391C0A1&Options=&Search=</p>
10/17/2016	<p>B273-16: Acquisition of Property at 32 S. Providence Road from Roth Properties, LLP for Flat Branch Park Expansion, Public transportation and streetscape improvements.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=2848812&GUID=F18A796E-B9A5-4231-A4B0-67EC603A5DEB&Options=&Search=</p>
02/07/2011	<p>REP26-11 Report from Downtown Leadership Council requesting work session to review recommendations from 2010 Charrette Report.</p> <p>Link to Council Minutes: http://www.como.gov/Council/Commissions/downloadfile.php?id=378&bcid=56</p> <p>Link to Council Memo: http://www.como.gov/Council/Commissions/downloadfile.php?id=591</p>
10/17/2010	<p>REP108-10 Report to City Council on 2010 Charrette Report.</p> <p>Link to Council Minutes: https://www.como.gov/Council/Minutes/documents/cm10_oct18_000.pdf</p> <p>Link to 2010 Charrette Report: https://www.como.gov/wp-content/uploads/COMO_FinalReport_Standard.pdf</p>
08/21/1986	<p>Council approves agreement between Mark M. Stevenson and Clydia J. Stevenson for the construction and use of a parking lot at the corner of Providence and Broadway. (Note: Notice to terminate issued June 29, 2017, effective August 21, 2018)</p>



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Suggested Council Action

This report is for informational purposes only.