



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Convention and Visitors Bureau and Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: November 16, 2020

Re: Gateway Plaza Lease to Downtown Community Improvement District

Executive Summary

Staff members from the Parks and Recreation Department, Convention and Visitors Bureau and Legal Department have been working with the Downtown Community Improvement District and has prepared the following land lease and Gateway Plaza development plans for Council approval. This will allow the City to lease a portion of the southeast corner of Providence and Broadway known as the Gateway-Plaza Flat Branch Park Plat 1 Lot 1. The lease shall be for five years and the CID will pay an annual rent of \$1.00 per year. This will allow the CID to fund, construct and maintain the Gateway Plaza for the term of the lease. When the lease expires, any structures or fixtures will become the property of the City of Columbia. The City will be responsible for the maintenance of the Gateway Plaza for an additional five years. After this five year period, it is anticipated that the City will maintain the Plaza as is until it becomes either unsafe, unrepairable or other needs circumvent the existing Gateway Plaza use. Staff is also seeking Council approval of the Gateway Plaza Master Plan. This plan is similar to the earlier "Option 1" plan that was approved by Council. These modifications include shifting all amenities several feet to the west so that all work will be done on City property and allow for required storm water controls. The only changes to the park represent changing the bridge length from 50-ft to 65-ft in length in order to span over the existing underground utilities in Flat Branch Park.

Discussion

On October 17, 2017, City Council approved the acquisition of approximately .4 acres of land for the expansion of Flat Branch Park, including related Providence Road improvements. With the City of Columbia's bicentennial celebration scheduled in 2021, the Mayor established a Task Force on Bicentennial Celebration Planning. The Director of the Convention and Visitors Bureau is the designated staff liaison to the task force.

One goal of the task force is to create a plan for the site near Columbia's origin, Flat Branch Park and the task force, working in conjunction with the Downtown Community Improvement District of Columbia (CID) reviewed and modified existing plans for the Gateway Plaza. As the CID moved forward with the Gateway Plans, a Memorandum of Understanding between the City and the CID was approved for the project at the December 18, 2017 Council meeting. This Council legislation will replace the MOU with a formal agreement.

Key points of this agreement include the following:

- The leased area is the SE corner of Providence and Broadway and is a portion of the lot, approximately 7,920 square feet or 0.13 acres in size.



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- The lease is for a period of 5 years.
- CID will be responsible for funding the construction of the Plaza and will be responsible for all construction management, including required permits.
- CID will maintain the Plaza including payment of utilities and snow removal for the length of the agreement.
- Construction plans shall meet City of Columbia design standards and all construction will be compatible with construction of the adjacent park.
- After the CID/City lease terminates in 5 years, the City will be required to maintain the Plaza for a period of 5 years. It is anticipated that the City will maintain the Plaza until the structures become unsafe, unrepairable, or other needs circumvent the existing Gateway Plaza use.

Attachments to this memo include:

- Exhibit A (City and CID Lease and Agreement for Gateway Project)
- Attachment A to Exhibit A (Gateway Project Overview)
- Attachment B to Exhibit A (Gateway Plaza Conceptual and Construction Plans)
- Exhibit B (Proposed Flat Branch Park Master Plan)
- Previous Council Approved Flat Branch Park Master Plan
- CID Letter to Council
- Flat Branch Park Overlook Bridge Rendering

Fiscal Impact

Short-Term Impact: None. The CID will be responsible for funding of the Gateway Plaza.

Long-Term Impact: When the lease expires the City will be responsible for the maintenance of the Gateway Plaza. Estimated annual cost is \$1500-\$2000.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Environmental Management, Tertiary Impact: Not Applicable



Legislative History

Date	Action
12/26/19	Approving Final Plat of "Gateway Plaza – Flat Branch Park Plat 1 https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=4268076&GUID=D46EA3A1-A447-4809-82F8-C37DFB3BA53E&Options=&Search=
10/21/19	Construction of right turn lane and sidewalk on SE corner of Providence and Broadway as part of the Flat Branch Park Expansion Plan. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=4154823&GUID=6D9BF8C4-003A-4CE9-B82E-BD4B0FC9ADBD&Options=&Search=
06/17/19	Appropriating Time Capsule Funds from Central Bank of Boone County for the Flat Branch Park Expansion Project https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3967829&GUID=D1DC609D-81D3-4FAE-B682-D4D501064241&Options=&Search=
06/03/19	<u>CONSIDER FLAT BRANCH PARK MASTER PLAN OPTIONS</u> Report: Flat Branch Park Expansion Compromise Plan https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3967840&GUID=F56B92B7-51D1-40B8-ADBA-3442743BFBAF&Options=&Search=
05/06/19	Public Hearing PH19-19 and Resolution 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=
04/15/19	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=
01/07/19	B321-18: Approving funds for engineering services relating the Flat Branch Park Expansion project. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3781235&GUID=B9C0C7C6-1376-4584-85D4-7D5309F22E87&Options=&Search=
12/18/17	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. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3269481&GUID=5FF3C133-8E86-4D1B-A627-DFE914F960F4&Options=&Search=



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12/04/17	R171-17: Establishing a Mayor's Task Force on Bicentennial Celebration Planning. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3269480&GUID=588F30EA-7D0F-47C4-B318-BAE377C02236&Options=&Search=
06/16/17	B159-17: Agreement with Allstate Consultants LLC Engineering Services Relating to the Demolition of the McAdams building. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3062166&GUID=334CA0C1-E407-4264-B472-B6634391C0A1&Options=&Search=
10/17/16	B273-16: Acquisition of Property at 32 S. Providence Road from Roth Properties, LLP for Flat Branch Park Expansion, Public transportation and streetscape improvements. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=2848812&GUID=F18A796E-B9A5-4231-A4B0-67EC603A5DEB&Options=&Search=
02/07/11	REP26-11 Report from Downtown Leadership Council requesting work session to review recommendations from 2010 Charrette Report. Link to Council Minutes: http://www.como.gov/Council/Commissions/downloadfile.php?id=378&bcid=56 Link to Council Memo: http://www.como.gov/Council/Commissions/downloadfile.php?id=591
10/17/10	REP108-10 Report to City Council on 2010 Charrette Report. Link to Council Minutes: https://www.como.gov/Council/Minutes/documents/cm10_oct18_000.pdf Link to 2010 Charrette Report: https://www.como.gov/wp-content/uploads/COMO_FinalReport_Standard.pdf
08/21/1986	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)

Suggested Council Action

Approve the legislation authorizing the City Manager to sign the land lease and agreement between the City and CID for the Gateway Plaza and adopting Flat Branch Park Master Plan.