

05 | IMPLEMENTATION

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The implementation of the Loop Corridor Plan will take the collaboration of numerous entities and property owners collectively working to improve the corridor over a 10-year time frame. This conceptual plan will be implemented in stages, with continual updates. The Loop Corridor Plan is a conceptual long-term plan, and will require periodic input from stakeholders and the public as concepts progress towards implementation. Utilizing input from multiple user groups will strengthen ties to the community and foster a sense of ownership in the enhancements taking place throughout the corridor.

The proposed improvements of the plan occur within the street right of way and on various private/public properties. These enhanced public spaces will be located throughout the corridor to draw users through the space and activate the streetscape. They are intended to unify The Loop and be inviting spaces for both locals and visitors.

The many goals of The Loop Corridor Plan will require numerous partnerships and initiatives to help progress the plan into implementation. A variety of funding sources will be needed and utilized to achieve the proposed enhancements. The table below lists some examples of potential funding sources.

The Plan Implementation Process graphic on the facing page is intended to highlight the stages necessary for implementation of the conceptual plans discussed in this report. The process encompasses several steps, and leads the C.I.D. towards the next steps of verifying funding and budgets, and beginning the initial phases of planning and design.

The table on the following pages offer an approximate Opinion of Probable Construction Costs (OPC) for the larger improvement plans. See pages 68-71 for project element locations. The OPC's were developed at a master plan conceptual level and much further research into costs will be required in future phases of planning and design.

Funding Program/Agency:

Description:

Missouri Development Finance Board
 City of Columbia Office of Cultural Affairs
 MAP-21 Trans. Alternatives Program (TAP)
 NEA Our Town Grant
 ArtPlace America
 TIGER Grant

Funds can be used for public infrastructure projects.
 The public art program allows for 1% of project funds to be used for public art.
 Reimbursable grant through FHWA/MoDOT/Minimum of 20% local match.
 Funds for placemaking and public art.
 Multiple step submittal process; amount requested must be \$50k-\$500k.
 Transportation Investment Generating Economic Recovery (TIGER) program of Federal Highways; used for infrastructure improvements.



Precedent: Pop-Up Space

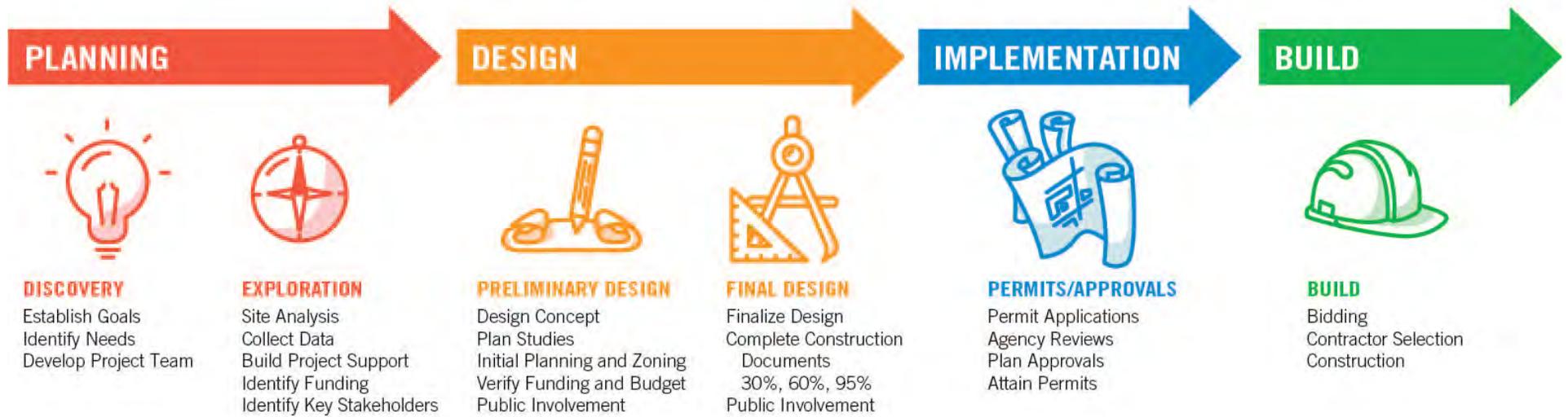


Precedent: Amphitheater



Precedent: Public Space

Plan Implementation Process



Cost Opinion

BICYCLE LANES	DESCRIPTION	FROM	TO	COST OPINION	NOTES	SHORT TERM VS. LONG TERM*
Segment 1	Improvements to add one-way bike lanes to east bound and west bound vehicular lanes and occasional median landscape islands in center of street.	West Project Limit	Parkade Blvd.	\$354,000 - \$370,000		Long Term
Segment 2		Parkade Blvd.	Garth Avenue	\$166,000 - \$175,000		Long Term
Segment 3		Garth Avenue	Providence Road	\$226,000 - \$245,000		Long Term
Segment 4		Providence Road	Rangeline Street	\$496,000 - \$520,000		Long Term
Segment 5		Rangeline Street	College Avenue	\$255,000 - \$275,000		Long Term
STREETSCAPE ENHANCEMENTS	DESCRIPTION	FROM	TO	COST OPINION	NOTES	SHORT TERM VS. LONG TERM*
Segment 1	Streetscape enhancements include pedestrian lighting, identity branding and signage, and street trees on both sides of the corridor. Cost estimates are estimated by segment, as delineated on pgs. 68-71 of the report.	West Project Limit	Parkade Blvd.	\$782,375 - \$810,000		Short Term
Segment 2		Parkade Blvd.	Garth Avenue	\$655,875 - \$680,000		Long Term
Segment 3		Garth Avenue	Providence Road	\$653,125 - \$675,000		Long Term
Segment 4		Providence Road	Rangeline Street	\$1,141,250 - \$1,200,000		Long Term
Segment 5		Rangeline Street	College Avenue	\$602,250 - \$630,000		Short Term
INTERSECTION IMPROVEMENTS	DESCRIPTION			COST OPINION	NOTES	SHORT TERM VS. LONG TERM*
West End Roundabout Gateway	Signature sculpture, signage, lighting and landscaping for existing roundabout at west end of the Business Loop.			\$985,000 - \$1,225,000	*Real Estate Acquisition not included in costs	Short Term
Garth Avenue	Proposed improvements at the intersection of Garth Avenue & Business Loop.			\$1,132,000 - \$1,200,000		Long Term
Rangeline Street	Proposed improvements at the intersection of Rangeline Street & Business Loop.			\$1,242,000 - \$1,300,000		Long Term
REGIONAL STORMWATER FACILITIES	DESCRIPTION			COST OPINION	NOTES	SHORT TERM VS. LONG TERM*
Detention A	Detention basin opportunity located north of the east end of Business Loop. This basin would collect stormwater runoff from the 15.6 acre drainage area on the east end of Business Loop. This area drains north to the Bear Creek Watershed.			\$351,000 - \$370,000		Long Term
Detention B	Detention basin opportunity located at the southeast corner of Providence Road and I-70 junction. This basin would collect stormwater runoff from the 34.7 acre drainage area along the Business Loop and it drains north to the Bear Creek Watershed.			\$425,000 - \$445,000		Long Term
Detention C	Detention basin opportunity located in the northeast corner of Parkade Plaza's parking lot. This basin would collect stormwater runoff from the 45.6 acre drainage area on the west end of Business Loop and it drains north to the Bear Creek Watershed.			\$317,000 - \$340,000		Long Term
Detention D	Detention basin opportunity located on Mizzou North's lawn, it would collect stormwater runoff from the 30.3 acre drainage area along Business Loop. This location is a potential BMP opportunity as well as a potential placemaker opportunity.			\$127,000 - \$150,000		Long Term

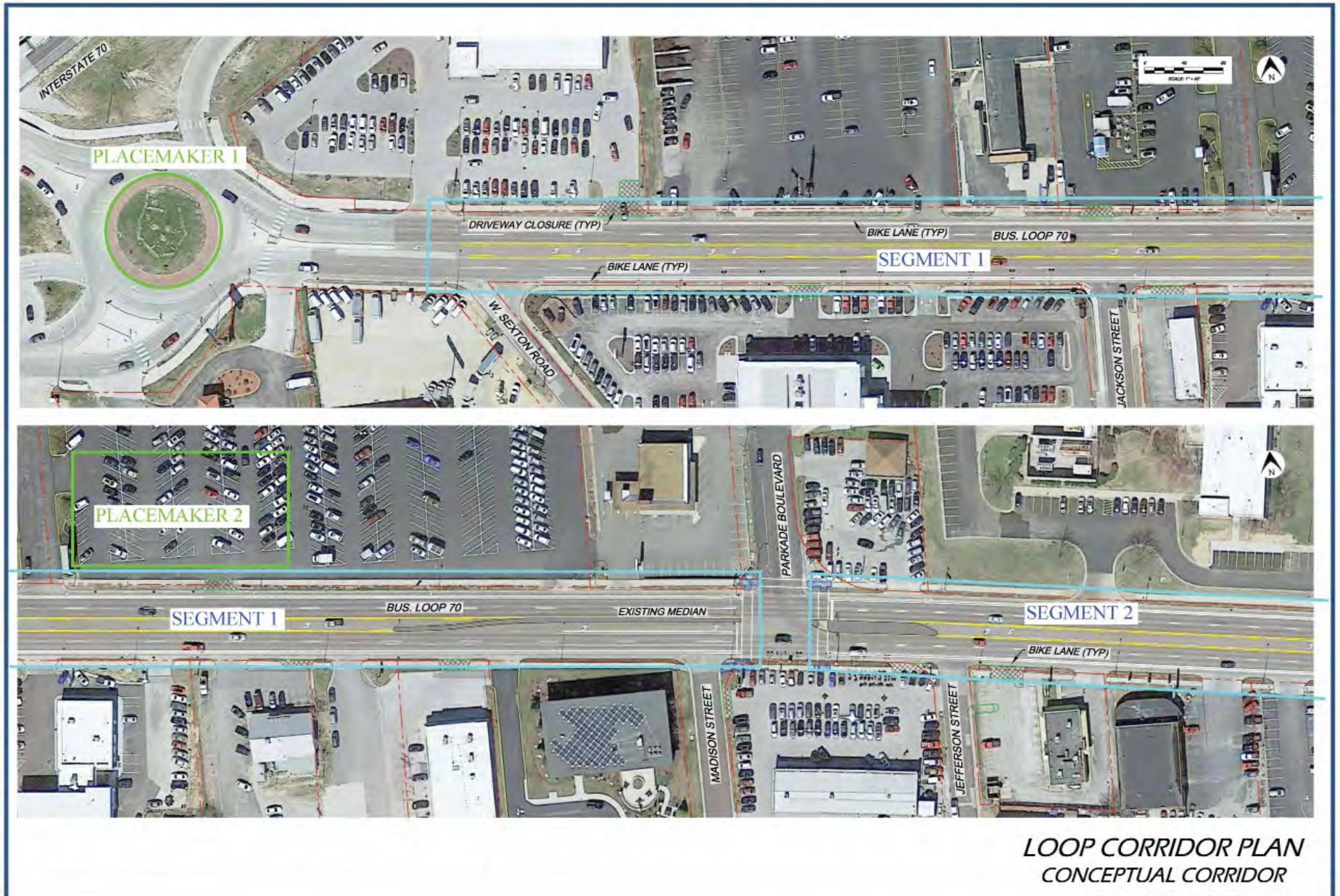
*Short Term (1-5 Years)
Long Term (5-10 Years)

Cost Opinion

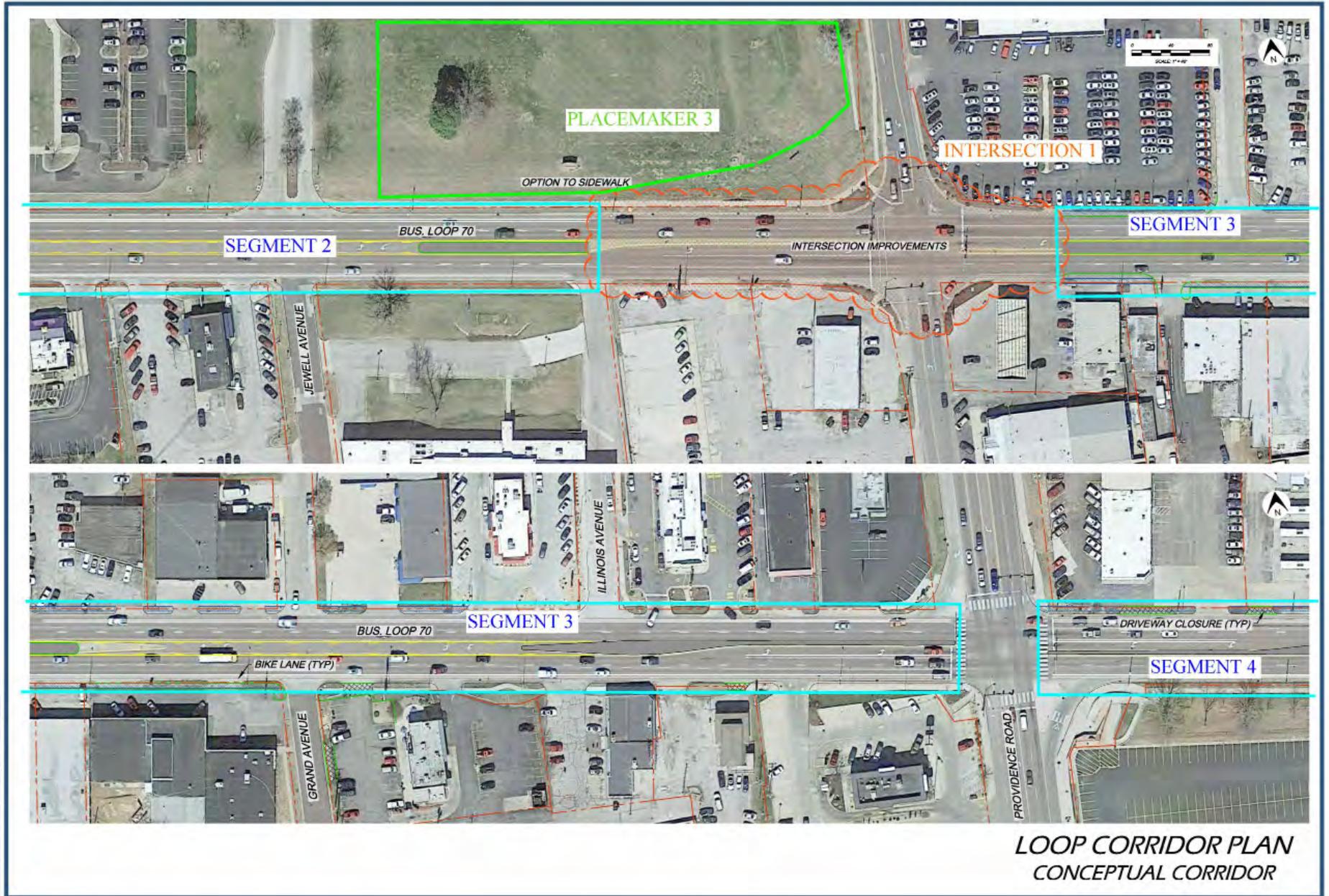
SITE-SPECIFIC STORMWATER FACILITIES	DESCRIPTION	COST OPINION	NOTES	SHORT TERM VS. LONG TERM*
BMP A-1 thru D-3	BMP opportunities within the Corridor drainage area as labeled on pg. 31 of the report. BMPs could include detention basins, rain gardens, or bioswales.	\$270,000 - \$330,000		Short Term
PLACEMAKING FOCUS AREAS	DESCRIPTION	COST OPINION	NOTES	SHORT TERM VS. LONG TERM*
Parkade Center Plaza	Concept for a community area that would include: food truck parking, landscaping, charging station, benches, tables, chairs, restrooms, storage building and stormwater detention BMP. The area would be located in Parkade Plaza's south parking lot along the Business Loop.	\$515,000 - \$545,000	Real Estate Acquisition and Development costs not included	Short Term
Mizzou North	Concept for a community area with a stage located on Mizzou North's lawn. It would include: stage platform & canopy, festival lawn, restrooms, food truck parking, natural playground, native landscape and stormwater detention BMP.	\$945,000 - \$1,100,000	Real Estate Acquisition and Development costs not included	Long Term
Hickman High School Front Lawn	Concept for landscaping and stormwater BMP opportunities on Hickman High School's lawn along Business Loop. It would include: a BMP, botanical educational garden(s), ornamental fence along the street and a decomposed granite walk that leads a path from Hickman High School to the proposed pedestrian crosswalk signal at the intersection of the Loop and 7th Street.	\$350,000 - \$500,000	Easement costs not included	Short Term
Festival Lot	Concept for a festival lot located on the plot of land to the east of Flooring America along Business Loop. It would include an outdoor gathering and eating area with tables, benches and chairs, as well as a shipping container café with electricity, restrooms and storage.	\$115,000 - \$140,000	Real Estate Acquisition and Development costs not included	Short Term
Rangeline Street Intersection	Concept for redevelopment of parcels between the Loop and North Boulevard. Open space and stormwater BMPs would be used to create a gateway for the Corridor. New development would front on North Boulevard.	\$1,150,000 - \$1,500,000	Real Estate Acquisition and Development costs not included	Long Term
CORRIDOR ENHANCEMENTS, TOTAL COST				
		\$13,255,875 - \$14,725,000		

*Short Term (1-5 Years)
Long Term (5-10 Years)

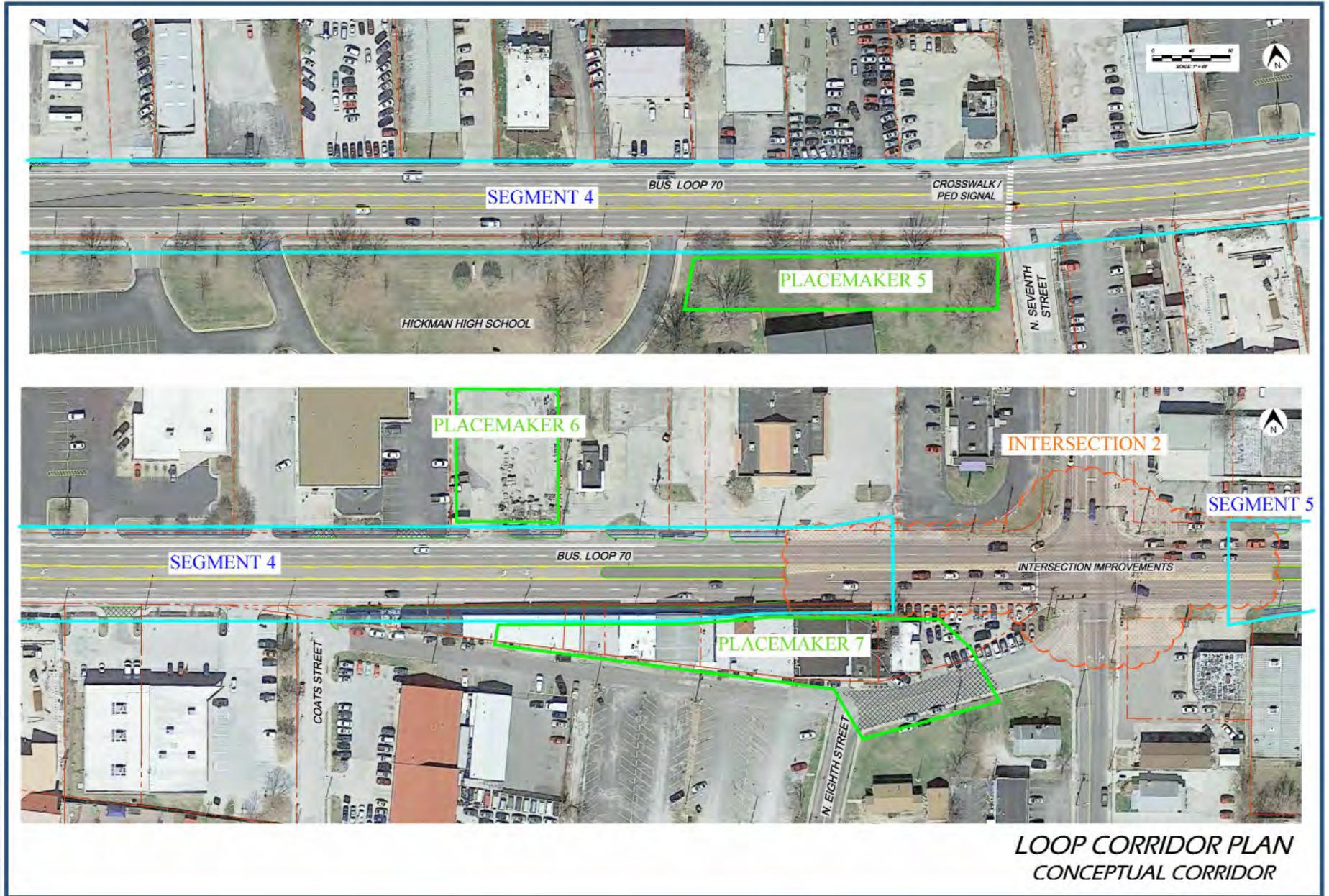
Cost Opinion



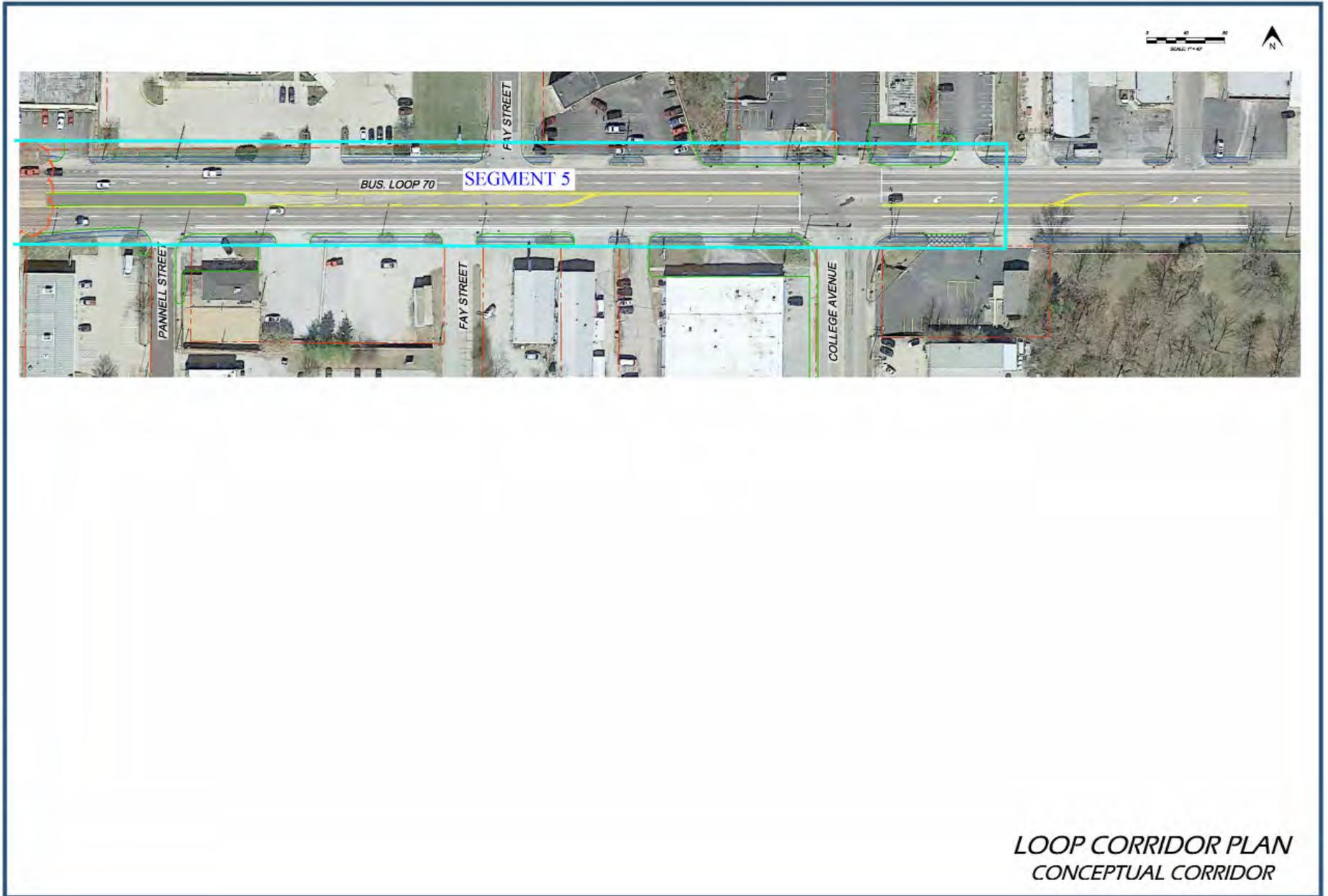
Cost Opinion



Cost Opinion



Cost Opinion



*LOOP CORRIDOR PLAN
CONCEPTUAL CORRIDOR*