

# I-70 LOOP CORRIDOR PLAN

ARCTURIS





# TABLE OF CONTENTS

01	Executive Summary .....	Page 5
02	Planning Process .....	Page 11
03	Enhancement Plans .....	Page 19
04	Placemaking Focus Areas .....	Page 55
05	Implementation.....	Page 67
06	Appendix.....	Page 77



# 01 | EXECUTIVE SUMMARY

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The Loop Corridor Plan was developed as a new vision for the future of the I-70 Business Loop Corridor. The Loop Community Improvement District (C.I.D.) saw the need to improve the Loop's identity and place within the broader Columbia community. The Loop Corridor Plan is a 10-year vision which will allow the corridor to compete in the marketplace for investment and long-term viability. **The plan is conceptual and will require the collaboration and agreement of property owners before any implementation will occur.**

The planning process was initiated with the following goals, as developed by the C.I.D., to lead to a final plan vision:

- Establish an identity for The Loop Corridor
- Long term vision to guide future public/private development
- Improve the aesthetics and attractiveness of the built environment
- Create a multi-modal street for transportation
- Improved vehicular traffic circulation and management
- Increase connectivity to surrounding areas
- Attract business/customers, visitors, and investors

Analysis of existing conditions, public engagement, and extensive discussions with stakeholders led to the development of plan alternatives. Cross checking with the project goals and again with more discussion from key stakeholders, the alternatives were then revised and summarized into a final plan vision. The plan will take many years to implement, with collaboration among many partners. The following lists of improvements include both threshold projects which can be implemented immediately and longer-term projects which will require years. A summary of the project improvements are provided below with more detail within the body of the report.

**1: Threshold Projects** – Utilizing graphics, landscaping and site furnishings implement threshold projects, easy, quick, and inexpensive to implement, to serve as visible demonstrations of the plan within 1-6 months. The project areas identified in the plan (College Avenue, Providence Road, and Madison Street) are just the initial three areas which can provide a sense of place and foster identity for the Corridor.

**2: Graphic Design/Identity Projects** – Create corridor identity by incorporating colors, icons and artwork which reflect the history, uniqueness, businesses, and people of the Loop. Utilize existing branding efforts of the C.I.D. of the Loop icon and color palette on signs, street banners building murals, wayfinding signs and temporary signage. Enhance the existing roundabout at the west end with a signature sculpture, lighting, and landscaping to establish a highly visible gateway for the corridor.

**3: Bicycle Network Improvement** – Improved accessibility and safety for bicyclists was an important goal of many stakeholders and the public. The proposed plan will provide a buffered, on-road bike lane (5' wide) in each direction, within the curb line of the street. A physical barrier was proposed to protect the bike lanes with an intermittent rumble strip between the outer driving lanes and bike lanes, allowing for ease of access to adjacent properties by vehicles.

**4: Pedestrian Network Improvements** – It is an important goal that ADA-compliant sidewalks are available throughout the entire corridor, on both the north and south sides of the street. This will require replacement of sidewalk in poor condition, adding sidewalk/ramps where there are gaps, replacement or modification of existing ramps, etc....Sidewalk connections from intersecting streets, especially to the south of the corridor should also be implemented, in collaboration with the City of Columbia and their Sidewalk Master Plan. The goal of developing a uniform sidewalk and bikeway plan is more practically achieved if the City advances its commitment to the continued under-grounding of utilities east of Providence Road to College Boulevard.

**5: Corridor Stormwater Plan** – Develop a corridor wide stormwater plan which will collectively manage stormwater for the Loop, while providing an attractive development incentive for redevelopment. Utilizing off site detention facilities (mainly north of the corridor, next to I-70) the redevelopment properties on the Loop would have more flexibility in layout, programming, and design, thus serving as an incentive for developers to invest in the Loop.

**6: Access Management** – The street edge of the Business Loop needs a more pronounced edge for better aesthetics, pedestrian networks, and traffic

management. Consolidation of existing driveways and curb cuts is proposed to help alleviate traffic congestion and minimize conflict points between vehicles and pedestrians. Approximately 38% of the existing driveways are proposed to be consolidated, while still allowing access to the properties through existing or newly proposed driveways from adjacent streets. The proposed access management improvements could possibly include proposed roundabouts, on the horizontal alignment of the Loop Road, at the intersections of Rangeline Street and Garth Avenue or improvements to the existing intersections.

**7: Streetscape Enhancements** – Improve the aesthetics and beautification of the Loop road by implementing a streetscape design of street trees, lighting, landscaping, and public art. Utilize native landscape and hardy species to add color, texture, and seasonal interest to the street. Street trees will provide a green vertical edge and greatly improve the image of the corridor.

**8: Placemaking Plans** – Collaborate with private and public property owners to create places along the corridor which will be destinations for people of the Loop and greater Columbia communities. These spaces will activate the street with pedestrians creating a more vibrant, economically sound, and safer street. The identified project areas range from smaller initiatives like a Food Truck/Pop Up Festival Lot on the east end and an interpretive garden on the Hickman High School property. The other placemaking areas include larger programs for open space creation at Parkade Center; enhancing the open space at Mizzou North along the Loop road to creating a new gateway park and development at Rangeline Street and North Avenue.

**9: Formalized Corridor Plan** – Advocate for a Formalized Loop Corridor Plan to be officially adopted by the City of Columbia. The Corridor Plan would serve as a supplemental plan to the city’s comprehensive plan, guiding civic planning efforts for the corridor. A formalized plan will allow the Corridor to compete with other areas of the City for grants and municipal funding programs.

**10: Redevelopment Plans** – Identify properties within the Corridor which are potential redevelopment areas. Collaborate with property and business owners on developing detailed site plans which could propose parcel consolidation, new building footprints, existing building improvements and improved site layouts. Utilize the redevelopment plans to promote economic development and investment opportunities within the Corridor.

#### Affirmation Statement

**The Loop Corridor Plan is a vision for the future of the Business Loop Corridor which will allow the corridor to compete in the 21st century marketplace for investment. The conceptual plan was produced by the Loop Community Improvement District (C.I.D.) with extensive stakeholder input and support. The C.I.D. and its key stakeholders are committed to implementing the conceptual plan for a more vibrant, sustainable and growing Business Loop Corridor.**

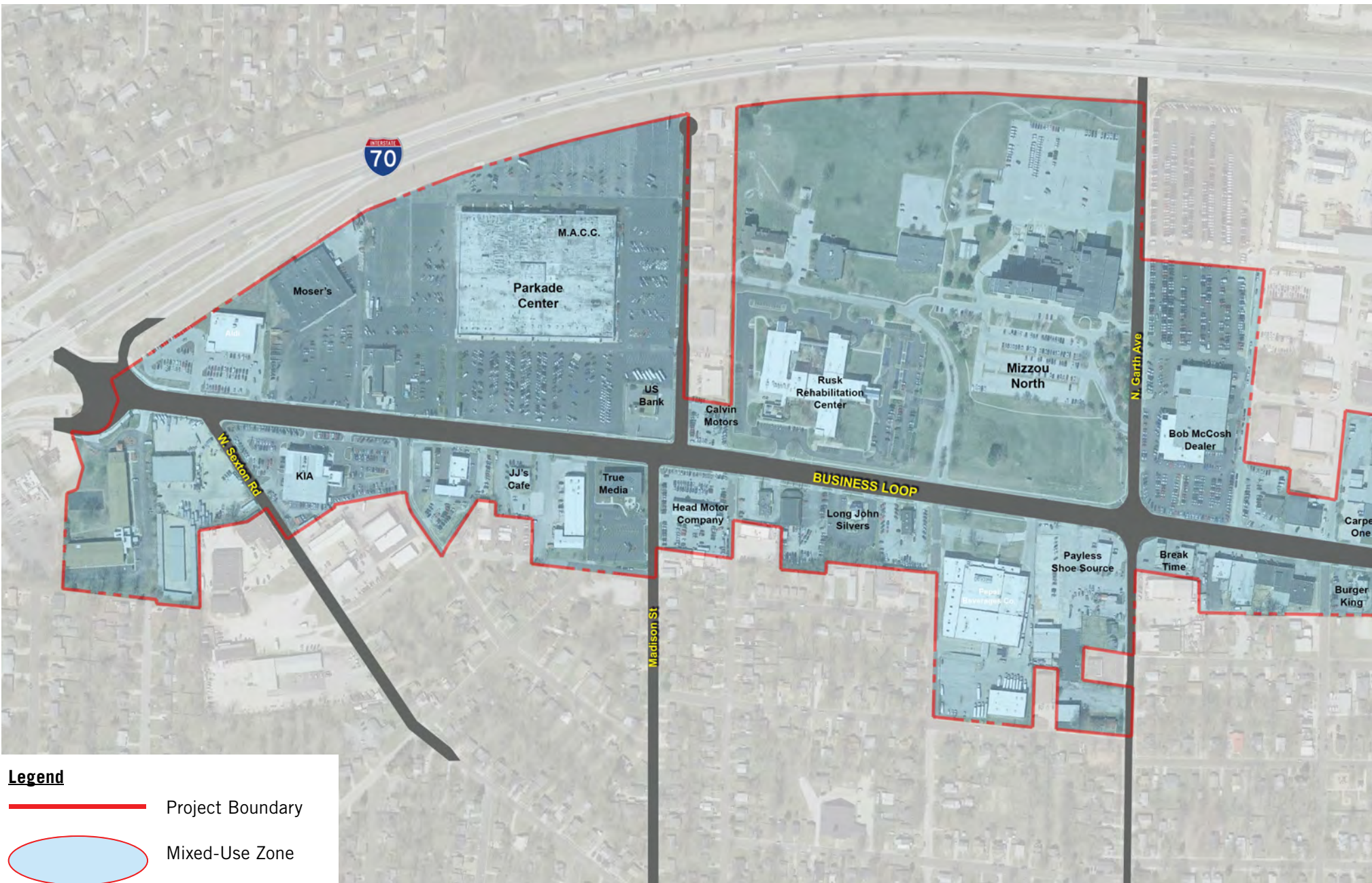
**Any proposed improvements will be facilitated to have minimal impacts to private property and will avoid creating “left-over” or parcels which are not usable due to size, access and visibility. All property owners are to be fairly compensated for any property impacts. Any adverse effect on properties will also be mitigated through enhancements such as landscaping, signage and lighting. Infrastructure improvements will only be proposed to help improve the Loop’s transportation and circulation, ADA compliance, aesthetics and overall Corridor identity.**

The plan will be implemented with the initial steps of transforming the Planning Committee into a Steering Committee, which will conduct a transparent and open process, implementing the plan. The Steering Committee will collaborate with property owners and institutions on the Loop, to build consensus on initiatives of the conceptual plan.

An action item of the Corridor Plan will be to attain formal adoption of the plan by the City of Columbia. The adoption process will give the plan official classification and recognition as part of the City’s land use plan. This recognition is important to compete for future programming and funding initiatives which the City will use for public improvements.

The C.I.D. and Steering Committee are committed to collaborate with the City, within the existing community planning processes, to develop the best classification for the Loop Corridor Plan. The C.I.D. and Steering Committee would also seek flexibility in regulations and codes (i.e. Unified Development Code) to create an attractive development and redevelopment market for the property on the Loop. The ultimate goal of the Loop Corridor Plan and subsequent efforts of the C.I.D. and Steering Committee will be to leverage genuine partnerships and creative planning to transform the Business Loop Corridor into a thriving, attractive and vibrant district in the City of Columbia.

# Corridor Conceptual Plan



**Legend**

- Project Boundary
- Mixed-Use Zone





