



## **Columbia City Council Meeting Agenda Agenda**

**Tuesday, January 20, 2026 at 1:00 PM**

City Hall, Council Chambers, 1737 Main Street, 3rd Floor, Columbia, SC 29201

City Clerk's Office: (803)545-3045 or [cityclerk@columbiasc.gov](mailto:cityclerk@columbiasc.gov)

---

The Honorable Daniel J. Rickenmann, Mayor

The Honorable Edward H. McDowell, Jr. • The Honorable William Brennan, Mayor Pro-Tempore • The Honorable Tina N. Herbert • The Honorable Peter M. Brown • The Honorable Tyler D. Bailey • The Honorable Samuel P. Johnson

---

### **Call to Order**

### **Invocation**

### **Adoption of the Agenda**

### **Presentations**

1. Update on the Lourie Center - Mr. Andrew Boozer, Executive Director /Senior Resources
2. Redevelopment of the former I-277 Right-of-Way at North Main Street and River Drive - Mr. Justin Steinmann, Director / Planning & Development Services; Ms. Lucinda Statler, Planning Administrator / Planning and Development Services; Mr. Howard Kozloff, Founder and Principal / Agora Partners; and Mr. Ben Donsky, Principal / Agora Partners

### **Executive Session**

3. Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)
  - Former I-277 Right-of-Way at North Main Street and River Drive
  - BullStreet District
4. Discussion of the employment of an employee pursuant to §30-4-70(a)(1)
  - Municipal Court Judges
5. Discussion of negotiations incident to proposed contractual arrangements pursuant to S.C. Code §30-4-70(a)(2)
  - Busted Plug



## **Adjournment**



Helping seniors live healthy, independent lives



2817 Millwood Avenue  
Columbia, SC 29205

(803) 252-7734

SeniorResourcesInc.org

Senior Resources Inc. is an exempt organization as described in Section 501(c)(3) of the Internal Revenue Code; Tax ID #57-0484965.

December 12, 2025

City Manager Teresa Wilson  
City of Columbia  
1737 Main Street  
Columbia, SC 29201

Dear City Manager Wilson,

On behalf of Senior Resources, I respectfully request time on the agenda of an upcoming City Council meeting, or appropriate committee, to provide a two-year update on the City of Columbia’s support for the revitalization of the Lourie Center.

The Lourie Center, now operated under the umbrella of Senior Resources, has leveraged the city’s partnership to revitalize the center over the last two years. The newly renovated space serves as a vital hub for active older adults in Columbia, offering fitness, arts, and lifelong learning programs that promote wellness, connection, and independence. The City’s partnership and financial support have been instrumental in keeping membership affordable and ensuring this community space remains vibrant and accessible to residents of all backgrounds.

During the update, we would like to share highlights from the two years including program participation growth, scholarship utilization, and the measurable impact of the City’s investment on senior well-being. We estimate that our presentation and discussion would take approximately 5 to 10 minutes.

Please let us know the next available meeting date as well as any materials or deadlines needed for agenda inclusion. We look forward to the opportunity to share this progress and continue our collaborative work with the City.

Sincerely,

Andrew Boozer, Executive Director

cc: Erika Hammond, City Clerk  
Councilman Will Brennan, City Council District III

# Creating a Stronger Senior Community

Summary handout prepared for:  
City of Columbia Council Work Session  
January 20, 2026, 1:00PM

By:

Andrew Boozer, Executive Director  
Senior Resources  
aboozer@seniorresourcesinc.org  
803-252-7734 ext 261



## Better Together:

Two+ years later the combining of the two organizations has unified services and created a **stronger, more efficient service organization for Columbia.**

Leveraging the reorganization and the 3-year seed funds from the City of Columbia, the center is **experiencing increased utilization and community support.**

## Revitalization in Action:

### **Over \$600,000 of Facility Improvements**

- Improved HVAC, with UV protection for cleaner air
- Fully equipped gym and equipment
- Updated classroom spaces, lobby and commons area
- Modernized technology and infrastructure

### **Improving Attainable Access, 263% Increase in Membership**

- Affordable membership rates
- Gym access open to all members, underwritten by private dollars
- Scholarships for those who qualify, covered by donations/grants
- Contracts with insurance plans to cover some membership costs

### **30% Efficiency in Overhead Cost Savings**

- More dollars to go directly to programming
- Increased marketing, with emphasis in underrepresented areas
- Balanced budget, with achievable sustainability (*see reverse side*)

## Budget Revitalization:

### **Before Restructure:**

- 8 of 9 fiscal years operated at a deficit
- Annual budget expenses of approximately \$400,000

### **Since Restructure**

- Right-sized organizational recurring budget (~\$300k)
- Implemented a three-year sustainability plan:
  - ✓ Year 1– Cut deficit from \$94k in 2020 to \$19k in 2024
  - ✓ Year 2– Ended \$939 in the positive
  - ✓ Year 3(current)– Projected +\$45,000 revenue for reinvestment in the center facilities
  - ✓ Year 4– (Forecast) – Balance Budget Goal

### **Revenue Diversification**

- One-time Facility Grants: +\$600,000
- Multiple-Year Programmatic Grants: +\$50,000
- Service Contracts with Dept on Aging: +\$25,000
- Annual Membership Revenue: +\$42,000 (Increase of 2x)
- Donations: +\$20,000
- Medicare Payments: +\$2,000 (new)
- City of Columbia ARPA Funding +\$450,000 (over 3 years, Ends 6/30/26)
- Richland County Annual Funding -\$180,000 (eliminated in 2023)

### **Preliminary Forecast FY27 Balance Budget**

<u>Revenues</u>		<u>Expenses</u>	
\$125,000	Earned Revenue (Memberships, Contracts, Fees)	\$133,000	Direct-Service Staffing
\$100,000	Donations & Grants	\$67,000	Course Instructors (Contract)
\$75,000	<i>Actively seeking revenue opportunities</i>	\$100,000	Utilities, Maintenance
<b>\$300,000</b>		<b>\$300,000</b>	

# Creating a Stronger Senior Community

---



THE  
**LOURIE**  
CENTER

# BETTER TOGETHER

---



Est.  
1967



LOURIE  
CENTER

Est.  
1995



THE  
**LOURIE**  
CENTER

Unified August

2023

## REVITALIZATION IN ACTION

**\$450,000**

*Invested by the City of Columbia*

**\$700,000+**

*In additional funding leveraged beyond City investment*

**17,000 sq ft**

*Of renovated facilities to enable programmatic growth*



# REVITALIZATION



## PROGRAMS & CLASSES

**3x**  
*More class offerings*

**Extended Hours**  
*Lourie Nights supported by the  
Department of Aging*

**Increased Access**  
*Renovated gym space available  
to all members*

*New scholarship opportunities*



## MEMBERSHIP

---

**263% +**  
*Increase in membership since 2023*

**287**  
*City of Columbia (free) members since 2024*

**2,681**  
*Community attendees at events, meetings, and voting (past six months)*





## LOOKING AHEAD

---

### OUR AGING COMMUNITY IS GROWING

- 65+ population in Richland County will **more than double by 2040**  
*(37,541 in 2010 → 88,710 projected)*
- Demand for services, connection, and wellness will continue to rise
- Our work must grow intentionally to meet this need



# THE LOURIE CENTER IS A PLACE FOR CONNECTION, PURPOSE, AND BELONGING

---

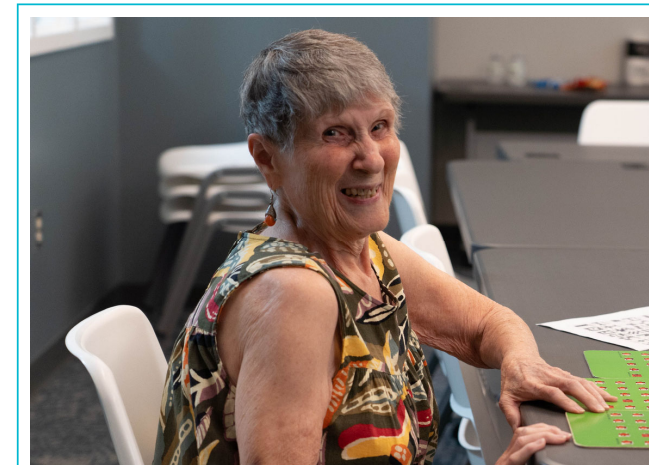
- Social isolation and loneliness are growing challenges for older adults
- Connection is as critical as healthcare in supporting healthy aging
- Isolation impacts mental health, brain health, physical health, and quality of life



# VISION: EXPANDING IMPACT ACROSS COLUMBIA

---

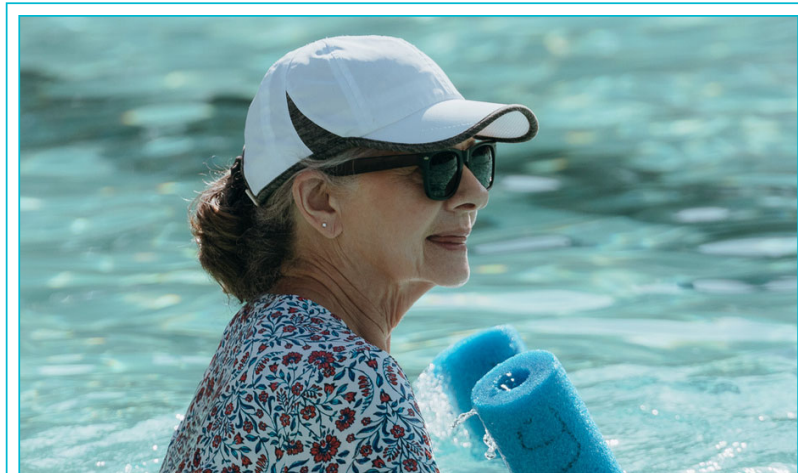
- Reach more older adults with opportunities for connection
- Emphasize healthy living to improve health outcomes
- Position the Lourie Center as a welcoming hub



# CONTINUING OUR PARTNERSHIP

---

- Collaboration with City of Columbia departments and initiatives
- Identify financial resources for sustainability
- Continue to make the City of Columbia a great place to age



# Thank you!



THE  
**LOURIE**  
CENTER



**TO:** Mayor and City Council members

**FROM:** Justin Steinmann, Director of Planning and Development Services  
Ryan Coleman, Economic Development Director  
Lucinda Statler, Planning Administrator

**CC:** Teresa Wilson, City Manager  
Jeff Palen, CFO, ACM for Finance & Development  
Kent Davis, Procurement Manager II- Strategy  
Greg Williams, Economic Development Operations Manager  
Tristan Kercher, Urban Design Planner

**DATE:** January 20, 2026

**RE:** River Drive at North Main, former I-277 property development update

---

In partnership with Economic Development, Planning and Development Services have been working with two consultants to assist with the process of planning for the development of the former I-277 SCDOT right-of-way at River Drive and North Main, along the alignment of the future Vista Greenway.

Toole Design led a three-day community design workshop in May 2025, with nearly 100 participants. A [final report](#) documents the three organizing concepts generated by the process, which have distinctive characteristics and some common themes.

Agora Partners has assisted in defining the real estate strategy by evaluating the development potential of the site. Initially they provided a high-level real estate analysis, which provided a general framework for the design workshop to ensure the concepts were realistic. After the workshop, they used the concepts to refine the analysis to include proposed land uses, density, timeline, and a high-level financial overview. They have prepared an outline to inform the City's future Request for Qualifications (RFQu), which is the recommended approach to solicit a development partner.

The RFQ approach is recommended due to the unique complexity of this project. Several factors warrant a qualifications-based process that evaluates developer capabilities before detailed proposals:

- **Property size and configuration:** The site's irregular shape—a legacy of piecemeal right-of-way acquisition from the late 1970s through early 1980s—

and its proximity to both the downtown grid and historic neighborhoods creates development challenges that require demonstrated expertise.

- **Bisected by River Drive:** The property is divided by an active thoroughfare, creating distinct development parcels that must be planned cohesively while potentially proceeding independently.
- **No designated zoning:** As former right-of-way, the property currently takes on adjacent zoning and will require rezoning prior to development. A qualified partner must understand how to work collaboratively through this process.
- **Multiple development types anticipated:** The three organizing concepts from the charrette contemplate a mix of uses—residential, commercial, and civic—that will likely require phased implementation and varied expertise.
- **Potential for multiple development teams:** Given the site’s characteristics, the City may ultimately work with multiple developers or partnership structures. An RFQ allows evaluation of how teams might collaborate or operate across different portions of the site.
- **Greenway integration:** Development must incorporate the Vista Greenway extension as a central amenity, requiring experience with public-private coordination on multimodal infrastructure.
- **High community interest:** Nearly 100 participants engaged in the May 2025 design workshop. A qualified developer must demonstrate capacity for meaningful community engagement and responsiveness to neighborhood input throughout the development process.

Some additional contextual considerations regarding the project/site:

- City of Columbia Engineering team has designed the Vista Greenway from Park Street all the way to Bull Street at Colonial Drive. They are currently working to get the required easements for the section to connect the existing greenway (which currently terminates at Elmwood viaduct) to Park Street.
- Richland County’s 2024 Penny Sales tax referendum includes funding for several sections of greenways, including the Vista Greenway from Elmwood avenue to the Bull Street District
- Having funding for the “shovel-ready” section is not only critical for connectivity for north Columbia neighborhoods, Bull Street, and Downtown, as it also intersects with the newly installed River Drive bicycle lanes, and will be a critical piece of the development scenario for this property.
- The SCDOT will be replacing the River Drive railroad bridge, immediately adjacent to this property; anticipated construction in 2027 (public meeting was held summer 2023).

**GREENWAY-ADJACENT DEVELOPMENT OPPORTUNITIES, Columbia, SC**

- Purpose
  - Identify development opportunities near Columbia Vista Greenway
  - Generate revenue, foster development, enhance public amenities
  - Support entrepreneurial planning and city-building goals
- Strategy Overview
  - Leverage City-owned parcels
  - Use long-term ground leases/P3s
  - Create sustained funding and neighborhood revitalization
- Site Characteristics – Why This Project Is Unique
  - ~12 acres of irregular parcels from piecemeal 1970s–80s ROW acquisition
  - Bisected by River Drive (active thoroughfare)
  - No designated zoning – inherits adjacent, requires rezoning
  - Vista Greenway integration required as central amenity
  - Adjacent to SCDOT railroad bridge replacement (construction 2027)
  - Proximity to Bull Street District and downtown grid
  - Topography challenges and community sensitivity to development
- Market Snapshot
  - Strong rental demand (\$1,340–\$1,500/month)
  - Vacancy ~7–10%
  - Workforce, USC, and urban infill driving housing absorption
- Community-Informed Conceptual Master Plan
  - Toole Design three-day community workshop (May 2025, ~100 participants)
  - Three options with different ideas, but common approach
  - Engagement with Greenway, walkable, density, activation
- Development-Greenway Synergy
  - Development and greenway mutually reinforce success
  - Atlanta BeltLine, Charlotte greenways as comparable models
  - Activated greenway edges create value for residential and retail
- Residential Types
  - High: 5–6 stories, Type III (80–95 units/acre)
  - Medium: 3–4 stories (20–50 units/acre)
  - Low: Townhomes/small lots
  - Target users: students, professionals, downsizers
- Recommended Density
  - ~80 units/acre
  - Higher density boosts land value, walkability, and supports small-scale retail



- Construction Costs
  - ~\$200k hard cost per unit
  - 20% soft costs + 10% contingency
  - ~\$260k per unit total
- Comparable Project
  - Bennet at Bull Street
  - Average rent ~\$2.72/sf
  - Demonstrates market appetite for walkable mixed-use





# River Drive at North Main (former I-277 right-of-way) Property Development

City Council work session  
January 20, 2026



**FIGURE 7. Parks & Trails**

- Existing Parks & Open Spaces
- Existing & Planned Greenways
- Existing Bikeways



NORTH  
0' 500' 1,000' 2,000'  
SCALE: 1" = 1,000'



**FIGURE 12. Community Design Workshop Photos**



Public Kick-off Meeting: May 12, 2025



Public Kick-off Meeting: May 12, 2025



Final Open House: May 14, 2025



Final Open House: May 14, 2025



Final Open House: May 14, 2025

**TOOLE  
DESIGN**

Figure 23. Neighborhood Branches Concept – Development Diagrams



FIGURE 22. Neighborhood Branches Concept - Framework Plan



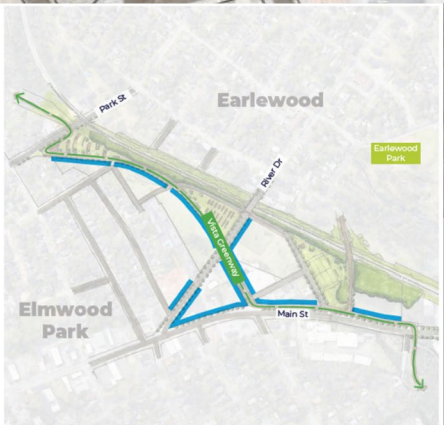
FIGURE 19. Fields, Forest & Front Doors Concept - Framework Plan



Figure 20. Fields, Forest, & Front Doors Concept – Development Diagrams



FIGURE 16. Central Greenway Concept - Framework Plan



# VISTA GREENWAY REAL ESTATE STRATEGY

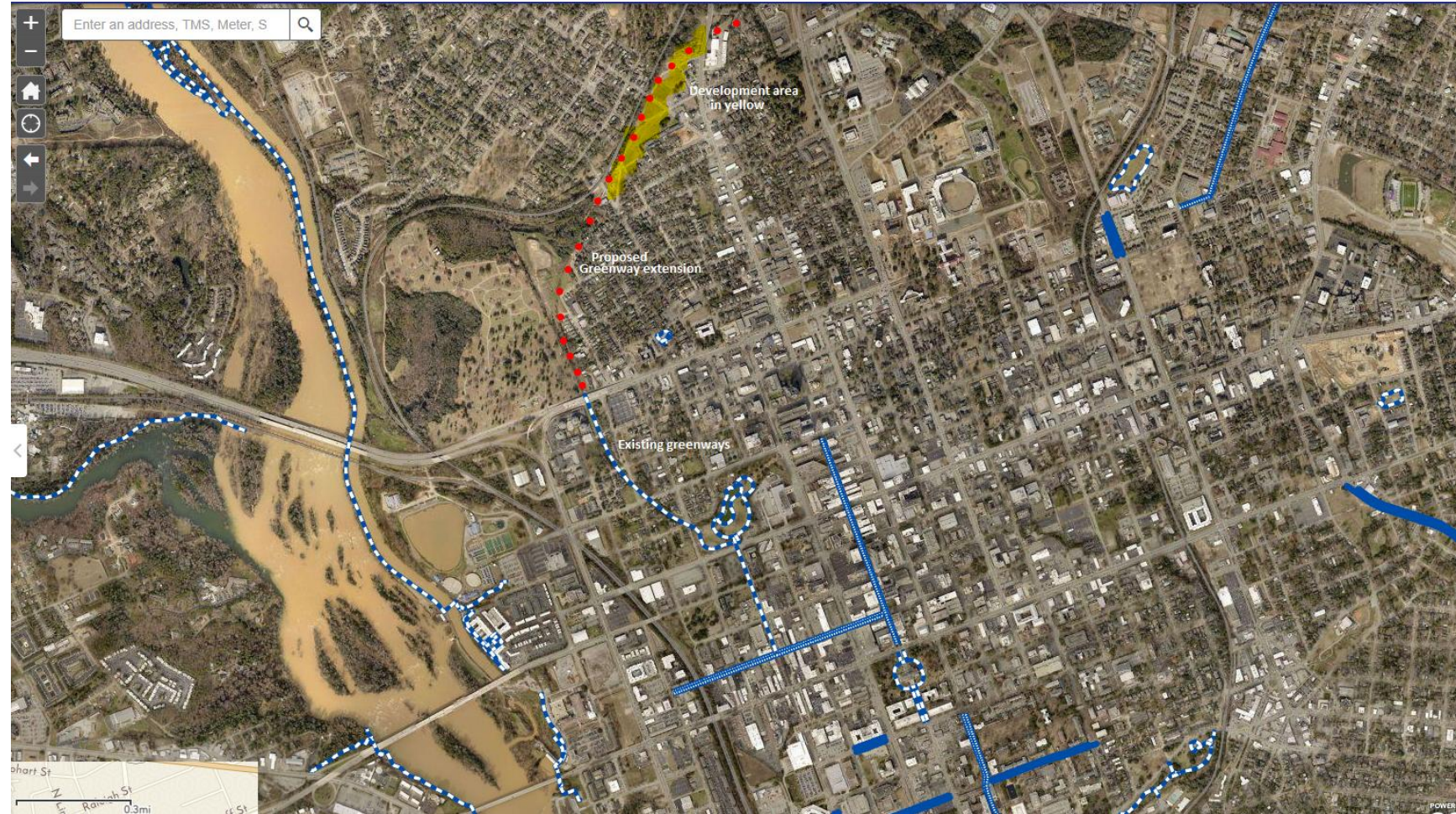
COUNCIL PRESENTATION

JANUARY 20, 2026



# KEY OPPORTUNITIES

- Catalyze housing + activation using the Vista Greenway
- City-owned land as development lever
- Ground leases build revenue + control



# KEY GOALS

- Identify development opportunities near Columbia Vista Greenway
- Generate revenue + foster investment
- Support entrepreneurial planning and city-building goals



# STRATEGY OVERVIEW

- Leverage City-owned parcels
- Use long-term ground leases / P3s
- Create sustained funding + revitalization

# SITE CHARACTERISTICS – WHAT MAKES IT UNIQUE?

- +/- 12 acres of irregular parcels, ROW assembly
- Bisected by River Drive (active corridor)
- Requires rezoning (inherits adjacent uses)
- Integrated Greenway amenity
- Adjacent SCDOT bridge replacement (2027)
- Near Bull Street + downtown grid
- Topo + community sensitivity



# MARKET SNAPSHOT

An aerial photograph of a city, likely Raleigh, North Carolina, featuring the North Carolina State Capitol building with its prominent dome in the center. The surrounding area is filled with various urban buildings, green spaces, and roads, all under a clear blue sky.

- Strong rental demand (\$1,340–\$1,500/month)
- Vacancy 7–10%
- Workforce, USC, infill market drivers

# COMMUNITY-INFORMED MASTER PLANNING

- Toole Design 3-day workshop (~100 participants, May 2025)
- Three conceptual options
- Common themes: density, walkability, activation



Toole Design



# DEVELOPMENT + GREENWAY SYNERGY

- Development and Greenway mutually reinforce experience
- Comparable lessons: BeltLine, Charlotte, Dallas greenways
- Activated edges increase residential + retail value



Atlanta



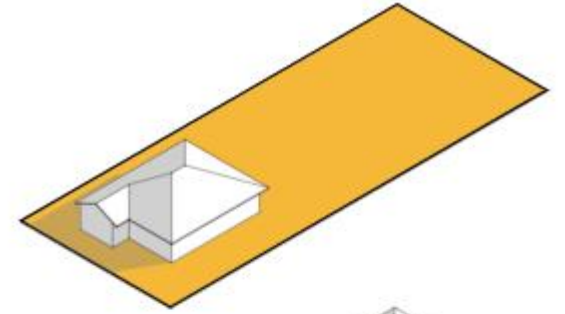
Charlotte



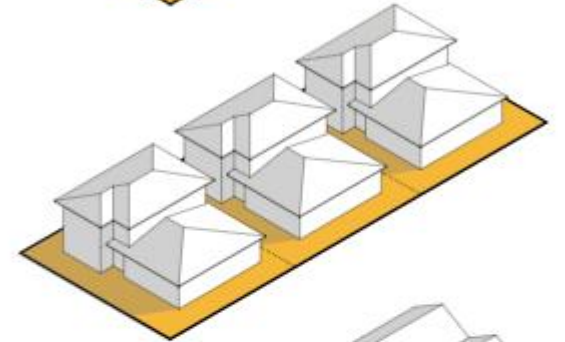
# RESIDENTIAL PRODUCT TYPES

- Target users: students, professionals, downsizers
- Low-scale: townhomes + cottage lots
- Mid: 3–4 stories (20–50 units/acre)
- High: 5–6 stories (80–95 units/acre)

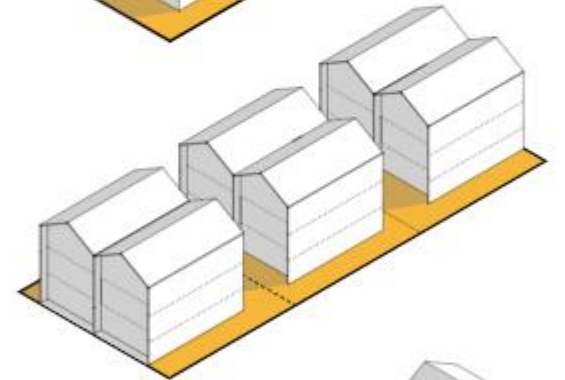
5 units/acre



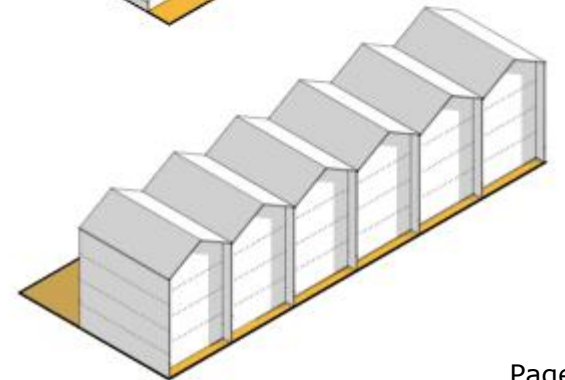
15 units/acre



25 units/acre



100 units/acre



# RECOMMENDED DENSITY

- Target 80 units/acre
- Supports walkability + local retail
- Maximizes land value capture for City



# CONSTRUCTION COST BENCHMARK



Hard cost  $\approx$  \$200k/unit



Soft + contingency  $\approx$  \$60k/unit



Total  $\approx$  \$260k/unit

# COMPARABLE PROJECT

- Bennet at Bull Street
- Avg rent  $\approx$  \$2.72/sf
- Confirms market appetite for walkable mixed-use

