

1. Perspective

Overview

This chapter describes the history of Columbia and its planning context. The information in this chapter is divided into the following sections:

Key Findings – offers a brief, bulleted list of some of the main points found in this chapter.

Detailed Information – outlines specific facts about Columbia’s geography, history, government, past planning efforts, development patterns, and institutions of higher education. This section also provides information about Columbia’s position within the broader Boone County context.

Resources – lists the information sources that were used in preparing this chapter. It also suggests some additional resources that may be helpful for further investigation into particular topics.

Key Findings

1. Columbia is the largest city in Boone County, with approximately 91,000 residents.
2. The Columbia area has a rich and varied history. Settlement began in earnest when the village of Smithton was established in 1818. The village was relocated across the Flat Branch and renamed Columbia in 1821.
3. Several defining factors affected Columbia's early development, including the presence of higher education institutions, the city's role as the Boone County seat, and its relatively limited rail and industrial activity.
4. The 20th century saw an expansion of Columbia's communications and transportation infrastructure. The city transitioned to a service-based economy in which insurance, banking, and health care became dominant industries.
5. Columbia became an incorporated town in 1826, and an incorporated city in 1892. It adopted a city manager charter in 1949.
6. The City of Columbia has been providing public services such as water, sewer, and electric utilities since the 1890s.
7. Columbia adopted its first land use plan in 1935. Since then, land use plans have been periodically updated to adapt to the needs of the growing city.
8. Today, *Columbia Metro 2020: A Planning Guide for Columbia's Future* serves as a generalized land use plan for the Columbia Metropolitan Planning Area.
9. Annexations and population growth have dramatically altered Columbia's physical landscape over the past 50 years.
10. The city is home to the University of Missouri-Columbia (MU), which is the flagship institution of the four-campus state university system. Fall 2006 enrollment at MU was about 28,000.
11. Columbia College is a private, four-year liberal arts and sciences institution with branches throughout the country. In the fall of 2006 about 5,000 students were enrolled at the home campus in Columbia.
12. Stephens College is a private, four-year women's college. It had a Fall 2006 enrollment of 964 students, and it is currently undertaking efforts to substantially increase enrollment.
13. Boone County is valued for its mix of rural and urban characteristics. Population growth and development pressures represent key regional concerns.

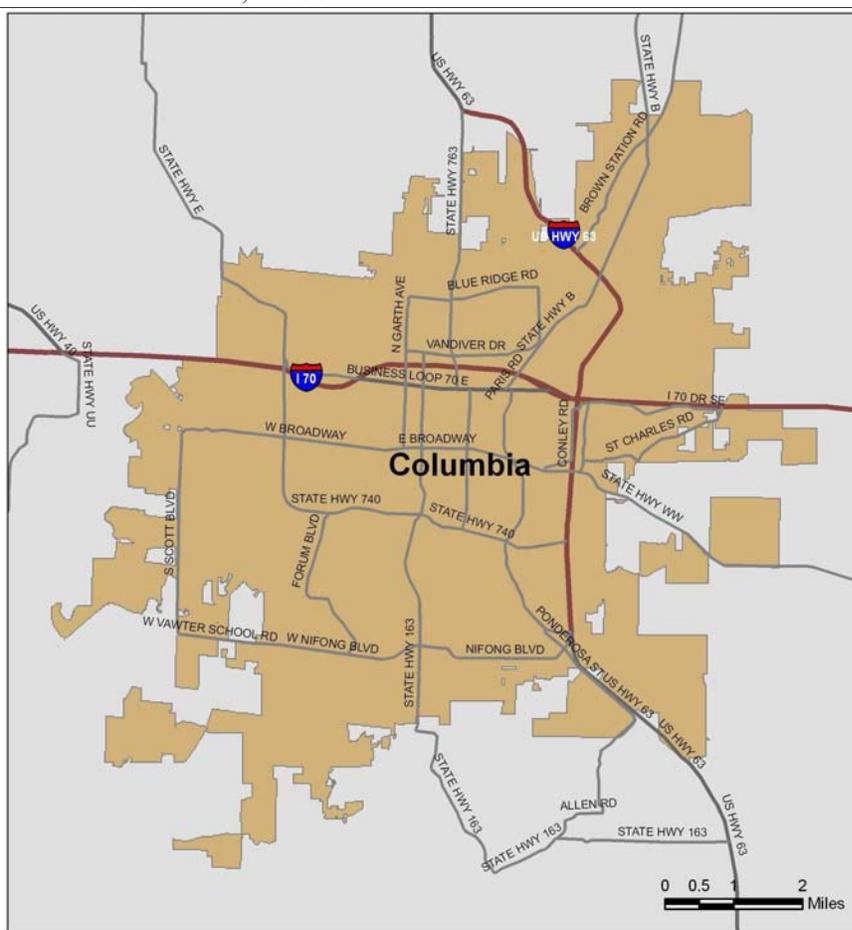
Detailed Information

1. Columbia is the largest city in Boone County, with approximately 91,000 residents.

Columbia has a population of about 91,000 and covers a land area of approximately 63 square miles. (See Map 1.1 below.)

Columbia is situated in the geographic center of the state as well as the center of the nation as a whole. Intersected by Interstate-70 and U.S. Highway 63, Columbia is 30 miles north of Jefferson City, a two-hour drive from both St. Louis and Kansas City, and a 90-minute drive to the Lake of the Ozarks.

MAP 1.1: COLUMBIA, MISSOURI



Source: City of Columbia, ACP

2. The Columbia area has a rich and varied history. Settlement began in earnest when the village of Smithton was established in 1818. The village was relocated across the Flat Branch and renamed Columbia in 1821.

The Columbia area has a rich and varied history dating from before the city was formed. Osage and Missouri Indians roamed the region where

Columbia is located until 1815. In 1803 the Lewis and Clark expedition passed within 10 miles of Columbia along the Missouri River. In 1806 Daniel Boone established a salt lick in the vicinity. Shortly after his death in 1820, Boone County was named after him to honor his pioneer spirit, which was embodied in many of Columbia’s early inhabitants.

Settlement of the area began in earnest after the War of 1812 as settlers moved in from Kentucky and other parts of the upper South. Government land auctions began in November 1818. One of the first purchasers was The Smithton Land Company, which established the village of Smithton in 1818 at a location approximately half a mile west of the present day Boone County Courthouse. However, due to a lack of water supply the founders shifted the settlement eastward across the Flat Branch and renamed it Columbia in 1821.

3. Several defining factors affected Columbia’s early development, including the presence of higher education institutions, the city’s role as the Boone County seat, and its relatively limited rail and industrial activity.

In the 1850s Columbia’s growth was fueled by trade along transportation lines like the Santa Fe and Oregon Trails. During this time a few Northeasterners or “Yankees” began to locate in Columbia as well as some immigrants from overseas, adding diversity to the young city’s predominantly Southern population. Education also played a central role in Columbia’s development. The University of Missouri was established in 1839, Columbia College was established in 1851, and Stephens College was established in 1855.

As the city grew from just 651 residents in 1850 to tens of thousands in the first part of the 20th century, business and trade established Columbia as a city of professionals and white-collar workers. As the Boone County seat, Columbia developed a significant law industry to support county politics and the courts. A working class district in the northern part of the city provided modest housing for those employed in retail sections.

Earlier transportation advantages were lost in the 1860s when Columbia was bypassed as a mainline railroad connection and were not regained until highways and airways replaced the railroads. Although a branch finally connected Columbia to Centralia in 1867, this relative isolation from the railroads meant that Columbia did not attract factories, large corporations, or a large number of immigrants seeking employment at such locations. In this way, the city retained its residential and educational character.

4. The 20th century saw an expansion of Columbia’s communications and transportation infrastructure. The city transitioned to a service-based economy in which insurance, banking, and health care became dominant industries.



Stewarts Bridge and University Dome
Used by permission, State Historical Society of Missouri, Columbia.



Broadway
Used by permission, State Historical Society of Missouri, Columbia.

With its educational advantage, Columbia was well poised to take advantage of new communication and transportation technology in the 20th century. In the 1920s Columbia benefited from radio and US Highways; by the 1950s Columbia received a television station, Interstate 70, and commercial air service.

Columbia’s service-based economy benefited from its educational advantage in the 20th century as well. Insurance flourished in early fire-prone Columbia and personal banking reached normal citizens with the Boone County National Bank, the Central Bank, and the Exchange National Bank.

Health care has also played a significant role in Columbia’s development. The University of Missouri added a medical college in 1873, beginning Columbia’s regional supremacy in the field. The University’s first hospital was built in 1901 and Boone County hospital followed in 1921. Today the city has one of the nation’s highest ratios of hospital beds per capita.

5. Columbia became an incorporated town in 1826, and an incorporated city in 1892. It adopted a city manager charter in 1949.

The county court declared Columbia an incorporated town in 1826; it was governed by an elected 5-member board of trustees for the next 66 years. The City of Columbia was incorporated in 1892 and adopted a mayor / council form of government. Columbia became a charter city in 1949 when citizens approved a city manager charter. In this form of government a mayor and six council members are elected by the citizens of Columbia and serve as non-paid members for three-year terms.

Today the City of Columbia has over 1,100 full-time employees. Total budgeted expenses for Fiscal Year 2006 were \$317 million. The City provides a full range of services to Columbia citizens, including public health, police and fire protection, transportation services, roads, a variety of utilities, waste management, and parks and recreation programs. A detailed account of City services and facilities can be found in Chapter 4 – Community.

6. The City of Columbia has been providing public services such as water, sewer, and electric utilities since the 1890s.

Before the 20th century, the City of Columbia supplied few of the services it does today. The first planning efforts were made in the 1840s and 50s when a desire to increase trade and impress visitors led the city to grade and pave Broadway. In the later 19th century, the city invested in a sewage system, fire department, hospital, and refuse collection. By this time the size and population of the town made sanitation and public health a priority. In 1892, the newly incorporated city had to establish a central water pumping station and hydrants in order to retain the University of Missouri after a fire burned down the Academic Hall. The privately owned Columbia Water and



Daniel Boone Tavern
Used by permission, State Historical Society of Missouri, Columbia.

Light Company was established in 1893, followed by the municipally owned waterworks and electric generating plant in 1904.

7. Columbia adopted its first land use plan in 1935. Since then, land use plans have been periodically updated to adapt to the needs of the growing city.

In 1935 the City adopted “A City Plan for Columbia, Missouri,” which established the first zoning and subdivision regulations for Columbia, as well as the first street design standards. The plan also included a proposal for a parkway system, portions of which would eventually become today’s Hinkson Creek Greenbelt and the Missouri-Kansas-Texas (MKT) Trail.

From that point forward, the City periodically updated its land use plans in order to adapt to a changing environment and meet the needs of a growing city. In the 1950s and 60s Columbia experienced significant population and employment growth associated with the expansion of the University of Missouri. The construction of Interstate 70 was completed in 1963. In 1968 the Columbia Area Transportation Study Organization (CATSO) developed a Major Thoroughfare Plan for Columbia and the surrounding area. In 1969 the City undertook a major annexation that increased its geographic size by 86 percent – from about 22 square miles to about 41 square miles – and these newly annexed properties had to be zoned and planned for accordingly.

By the 1980s concern over the need for “quality” development became a central issue in Columbia’s land use planning. This led to a trend of stressing the separation of various land uses in order to ensure that adjacent developments would not adversely impact property values.

In the 1990s community concern over development along Forum Boulevard and proposed development near the MKT Trail spawned a series of new ordinances and plans to provide more guidance for future development and protect Columbia’s environmental integrity. These included a landscaping ordinance, a tree preservation ordinance, and a storm water management plan. The City also purchased over 300 acres of land as a buffer for the MKT Trail in order to protect it from encroaching development.

8. Today, *Columbia Metro 2020: A Planning Guide for Columbia’s Future* serves as a generalized land use plan for the Columbia Metropolitan Planning Area.

Today, the Columbia Metro 2020 Community Guide Plan serves as a generalized land use plan for the City of Columbia as well as areas of Boone County within the Columbia Metropolitan Planning Area. The Metro 2020 Plan was adopted in 2001. It builds upon previous land use plans, and addresses three major elements: land use, transportation, and community facilities. Rather than focusing on the separation of uses, Metro 2020

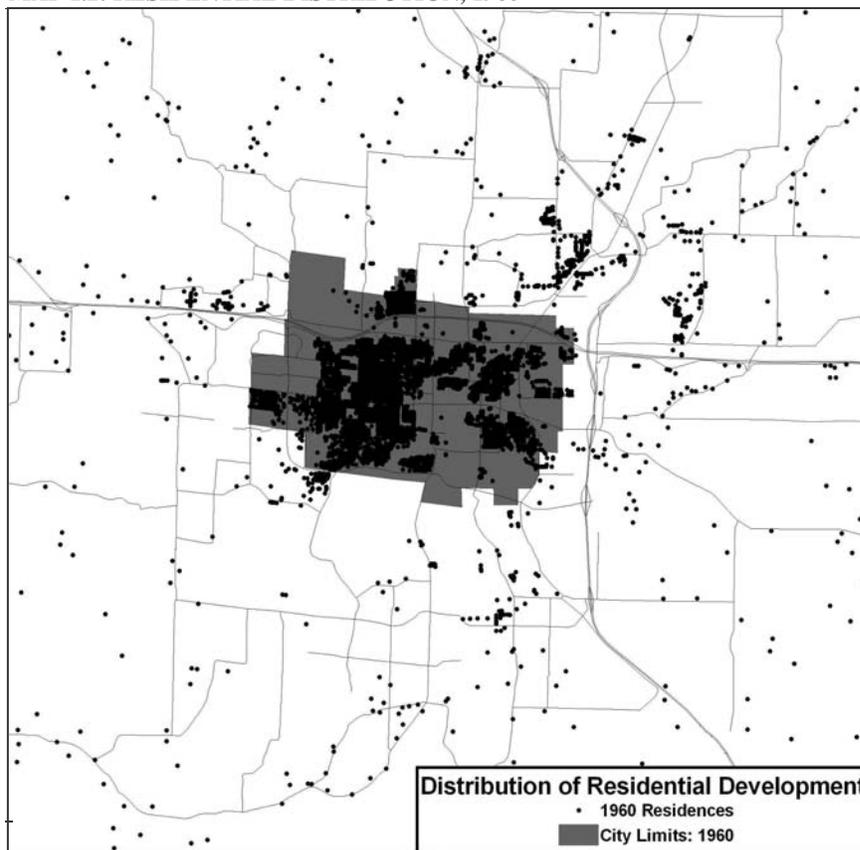
promotes “master planned” communities that have neighborhood centers and a variety of public amenities.

In addition to Metro 2020, numerous other plans have been developed that contribute to Columbia’s rich planning environment, and will help guide future growth in the community. These plans include the CATSO 2025 Transportation Plan and the Metro Greenbelt/Trail Plan, among others.

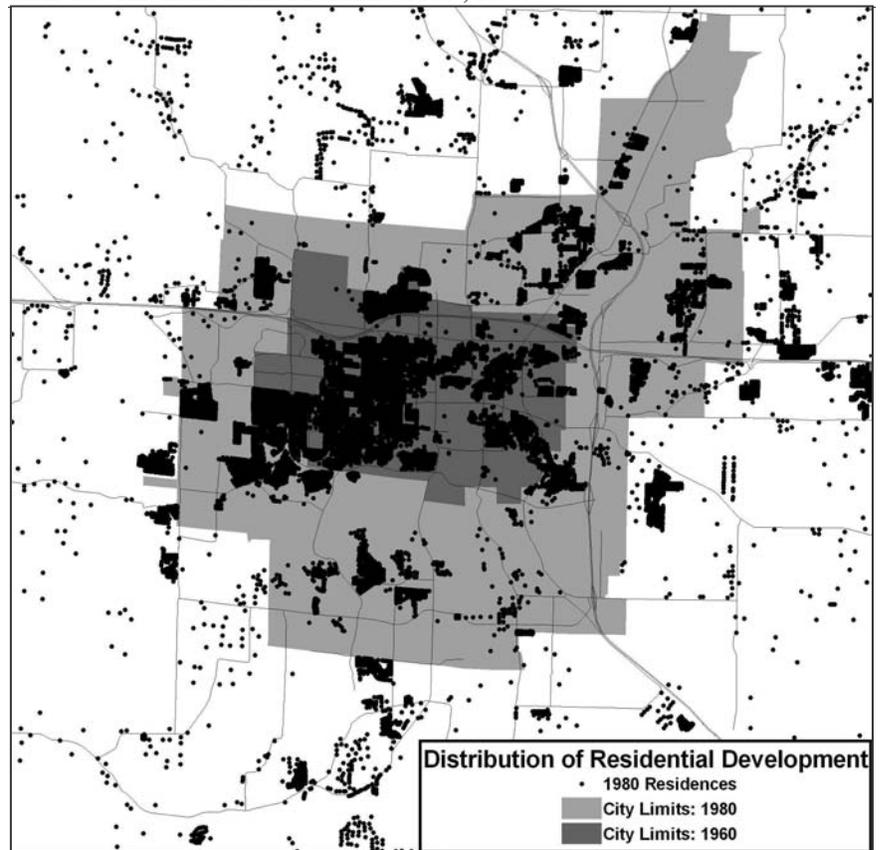
9. Annexations and population growth have dramatically altered Columbia’s physical landscape over the past 50 years.

The following series of maps shows where Columbia’s population has settled, and how the city boundaries have expanded due to annexations. As the maps demonstrate, the physical land area of the city has expanded greatly since 1960, and the residential distribution has transformed from being relatively concentrated (Map 1.2), to widely dispersed (Map 1.4). All three maps were developed by the City of Columbia.

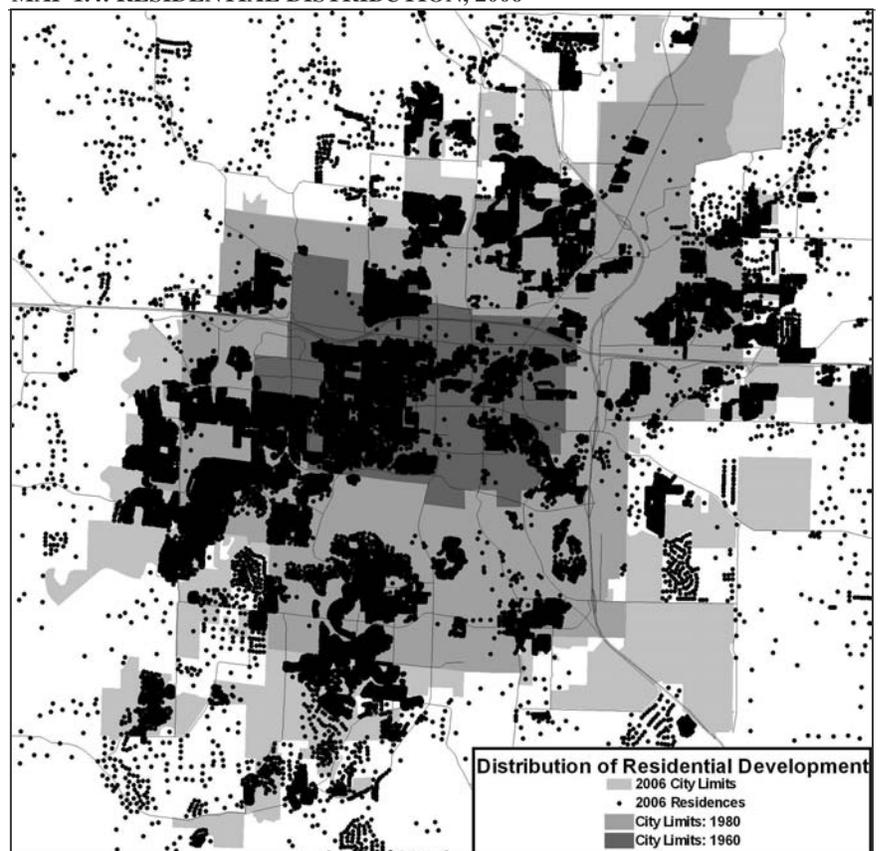
MAP 1.2: RESIDENTIAL DISTRIBUTION, 1960



MAP 1.3: RESIDENTIAL DISTRIBUTION, 1980



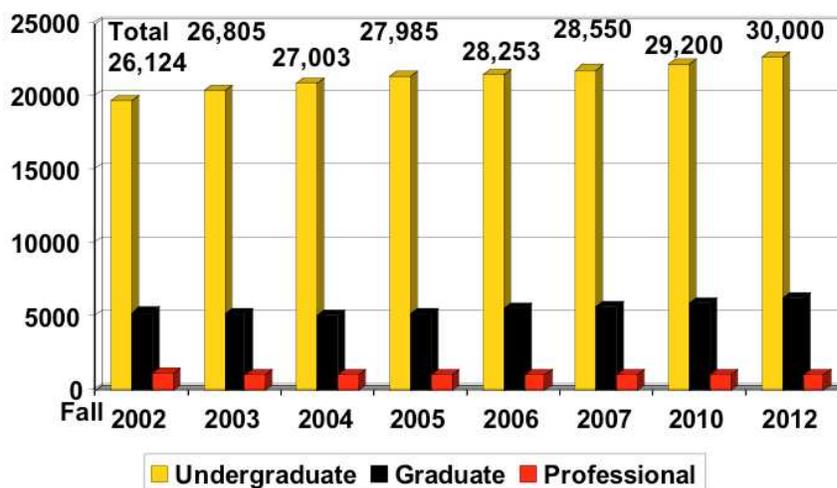
MAP 1.4: RESIDENTIAL DISTRIBUTION, 2006



10. The city is home to the University of Missouri-Columbia (MU), which is the flagship institution of the four-campus state university system. Fall 2006 enrollment at MU was about 28,000.

The University of Missouri-Columbia (commonly known as Mizzou or MU) is University of Missouri system’s flagship university. It is a major land-grant institution and the state’s largest public research university, offering more than 265 degree programs. MU has a major presence in Columbia. It is the largest employer in the county, providing 7,642 jobs, and had a Fall 2006 enrollment of 28,253. Total enrollment has shown consistent increases each year since 1994, and this trend is expected to continue. Projected enrollment for 2010 is 29,200 students, representing an increase of 3.4 percent. Chart 1.5 below shows MU’s enrollment history and enrollment goals between the years 2002 and 2012, with a target enrollment of 30,000 students in 2012.

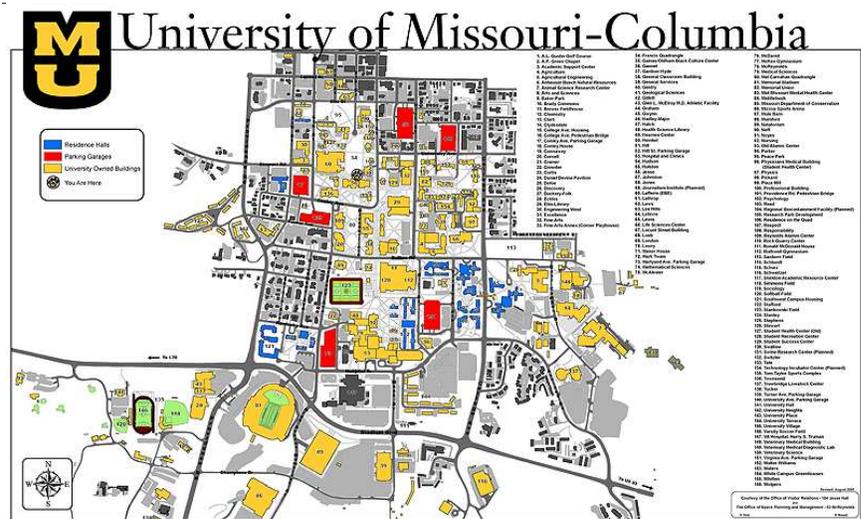
CHART 1.5: MU ENROLLMENT HISTORY AND PROJECTIONS



Source: University of Missouri - Columbia

The University is a major landholder in Columbia. More than 7 million square feet of buildings have been added to the MU campus since 1980. This growth was spurred by the expansion of research, support functions, and services provided by the University. As a result, MU’s core campus is largely built up today. The University plans for its future development through an ongoing, interactive Master Planning process. Current area studies are examining the development potential of three areas: the campus from Rollins Street to Stadium Boulevard; the northern edge of campus within the downtown and near Stephens College; and the University’s holdings south of Stadium Boulevard. Map 1.6, which can be downloaded from the University’s website, shows the layout of the campus.

MAP 1.6: UNIVERSITY OF MISSOURI CAMPUS MAP

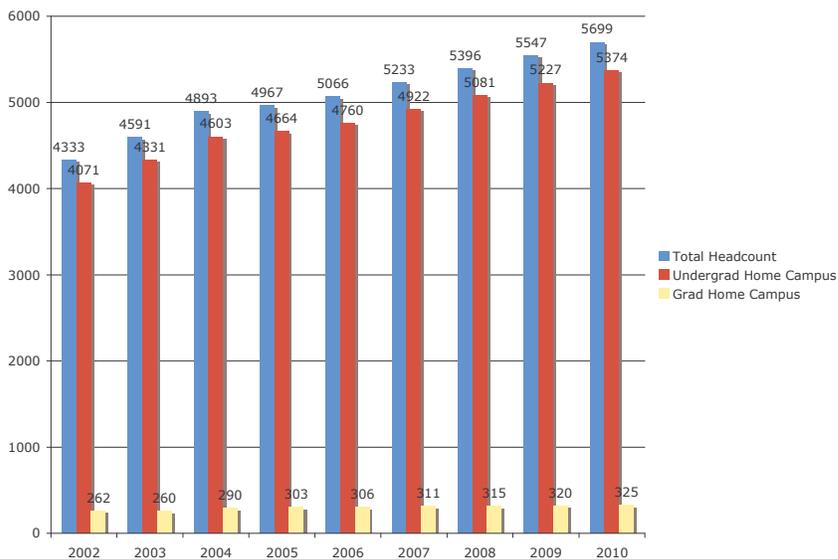


Source: University of Missouri, <http://spaceplanning.missouri.edu/images/maps/Kiosk2005800.png>

11. Columbia College is a private, four-year liberal arts and sciences institution with branches throughout the country. In the fall of 2006 about 5,000 students were enrolled at the home campus in Columbia.

Columbia College is a private, not-for-profit college of liberal arts and sciences. It was founded as the first women’s college west of the Mississippi, and became a coeducational four-year institution in 1970. In addition to the campus in Columbia, the College has 32 extended campuses around the country as well as an online campus. Chart 1.7 shows the fall enrollment history and projections for the home campus in Columbia. Total enrollment at the home campus is expected to increase by 12.5 percent over the next few years, from 5,066 in the fall of 2006 to 5,699 in the fall of 2010.

CHART 1.7: COLUMBIA COLLEGE ENROLLMENT HISTORY AND PROJECTIONS

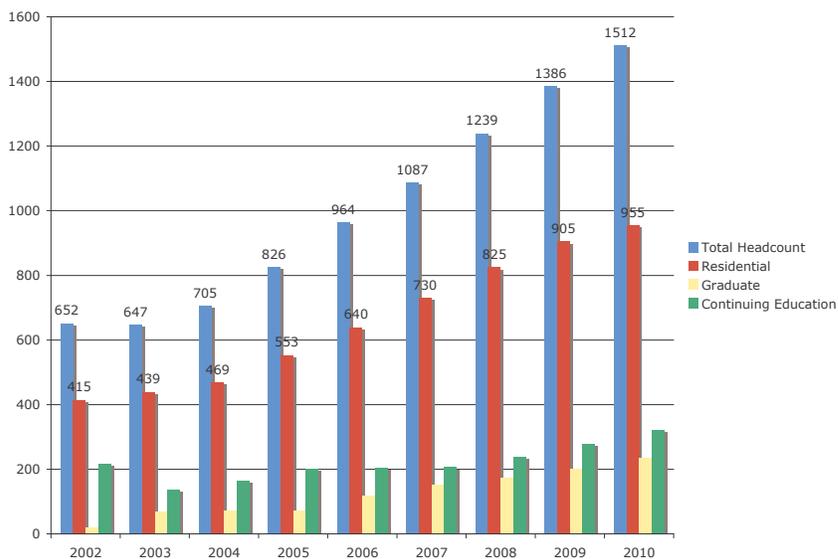


Source: Columbia College, ACP

12. Stephens College is a private, four-year women’s college. It had a Fall 2006 enrollment of 964 students, and it is currently undertaking efforts to substantially increase enrollment.

Stephens College is a private, four-year women’s college. The campus covers an area of 86 acres near downtown Columbia. Stephens College has experienced an ebb and flow in its enrollment levels over the course of its 173-year history. While recent years have seen residential enrollment dip below 500 students, today’s campus is revitalizing buildings that have fallen out of use in order to grow and eventually accommodate over 900 residential students. In 2006 Stephens College had a total enrollment of 964 students, accounting for both full-time and part-time enrollment. Chart 1.8 depicts the fall enrollment history and projections between 2002 and 2010. It shows that the total enrollment is expected to increase fairly dramatically. Total student enrollment will rise to 1,512 by 2010, representing a dramatic increase of 56.8 percent over the Fall 2006 enrollment figures. Residential enrollment will keep pace, experiencing a 49.2 percent increase over this same time period to reach 955 students in 2010.

CHART 1.8: STEPHENS COLLEGE ENROLLMENT HISTORY AND PROJECTIONS



Source: Stephens College, ACP

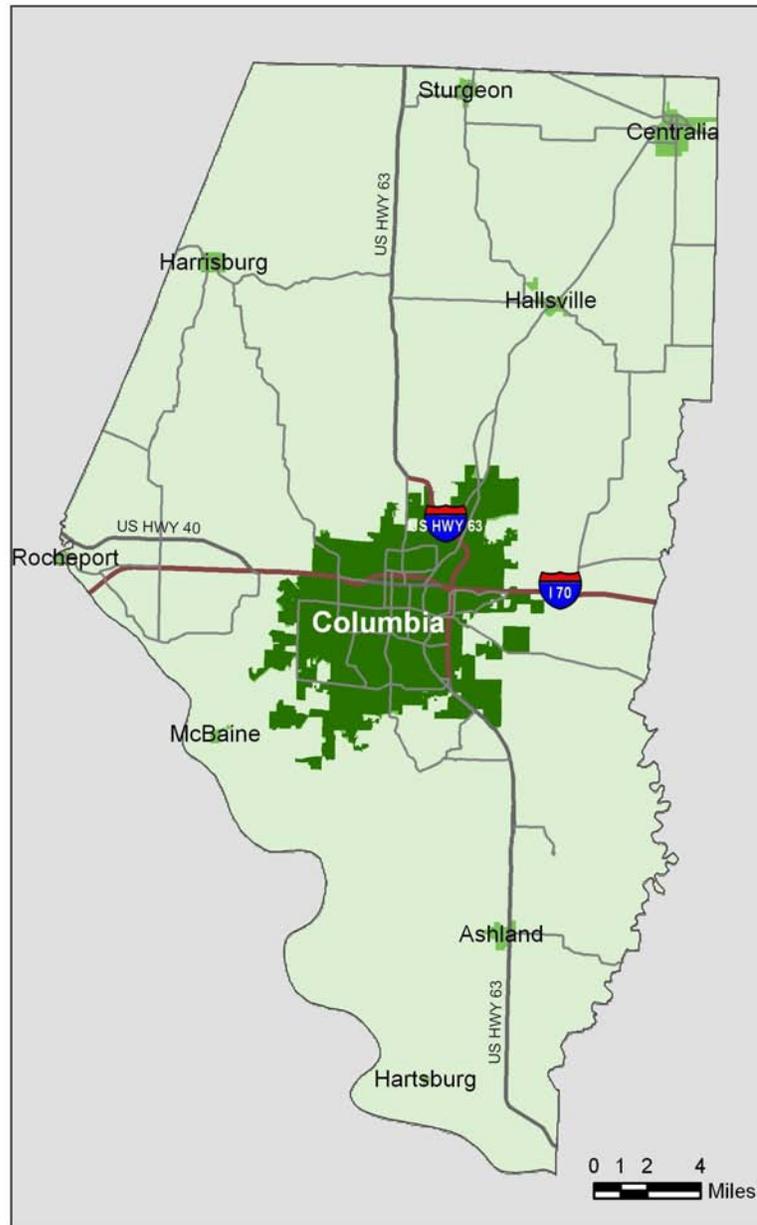
In addition to MU, Columbia College, and Stephens College, two other educational institutions have branch facilities in Columbia – William Woods University (based in Fulton), and Moberly Area Community College (based in Moberly).

13. Boone County is valued for its mix of rural and urban characteristics. Population growth and development pressures represent key regional concerns.

Columbia is by far the largest city in Boone County. Other significant settlements in the county include Centralia, Ashland, Hallsville, and Sturgeon. (See Map 1.9). Approximately one third of the county’s population lives outside incorporated city limits.

A 2001 report on the Boone County Vision Project provides illuminating information about the county’s assets and resources, as well as its areas of concern. Community members highly value the county’s mix of rural and urban characteristics. Boone County is recognized for its farms and open green spaces, which are nicely juxtaposed by the diverse economic, entertainment, and service opportunities found in Columbia. Community members appreciate the vibrant, diverse economy found in Boone County, and recognize the region’s ability to avoid smokestack industries and attract good paying jobs. Other assets found in Boone County include a healthy natural environment, good infrastructure and public services, and the civic involvement of its residents.

MAP 1.9: BOONE COUNTY, MISSOURI



Source: ACP

Several regional concerns were also cited in the Boone County Vision Project. Residents noted the need for comprehensive planning that involves the coordinated efforts of all the cities and the county government, particularly as the county continues to grow and experience development pressures. Concerns associated with growth include addressing infrastructure needs, preserving the county’s environment quality, and protecting private property rights. Other areas of concern relate to issues of equity and social service provision, including providing services for the youth and elderly, mitigating racism, and meeting affordable housing needs.

Resources

This section lists the information sources that were used in preparing this chapter. It also suggests additional resources that may be helpful for further investigation into particular topics.

- Boone County Vision Project: Report from the Study Circles
- City of Columbia (www.gocolumbiamo.com)
 - Citizen Handbook
 - City Facts and Demographics - Budget Document
 - Columbia / Boone County Community Assessment
 - Columbia Metro 2020: A Planning Guide for Columbia's Future
 - State of the City - 2005
- Columbia College (www.ccis.edu)
- Columbia Convention and Visitors Bureau (www.visitcolumbiamo.com)
- Columbia Daily Tribune (www.columbiatribune.com)
- *Columbia – An Illustrated History*, by Alan R. Havig, Windsor Publications, 1984.
- Missouri Department of Higher Education (www.dhe.mo.gov)
- Stephens College (www.stephens.edu)
- University of Missouri – Columbia (www.missouri.edu)
 - Enrollment Projections Report 2006
 - Campus Master Plan 2006 Update

Suggested Additional Resources

Boone County History:

- “20 events that shaped Boone County,” Columbia Daily Tribune, January 4, 2007.