

Columbia Imagined Growth Scenarios

Draft
May 30, 2012



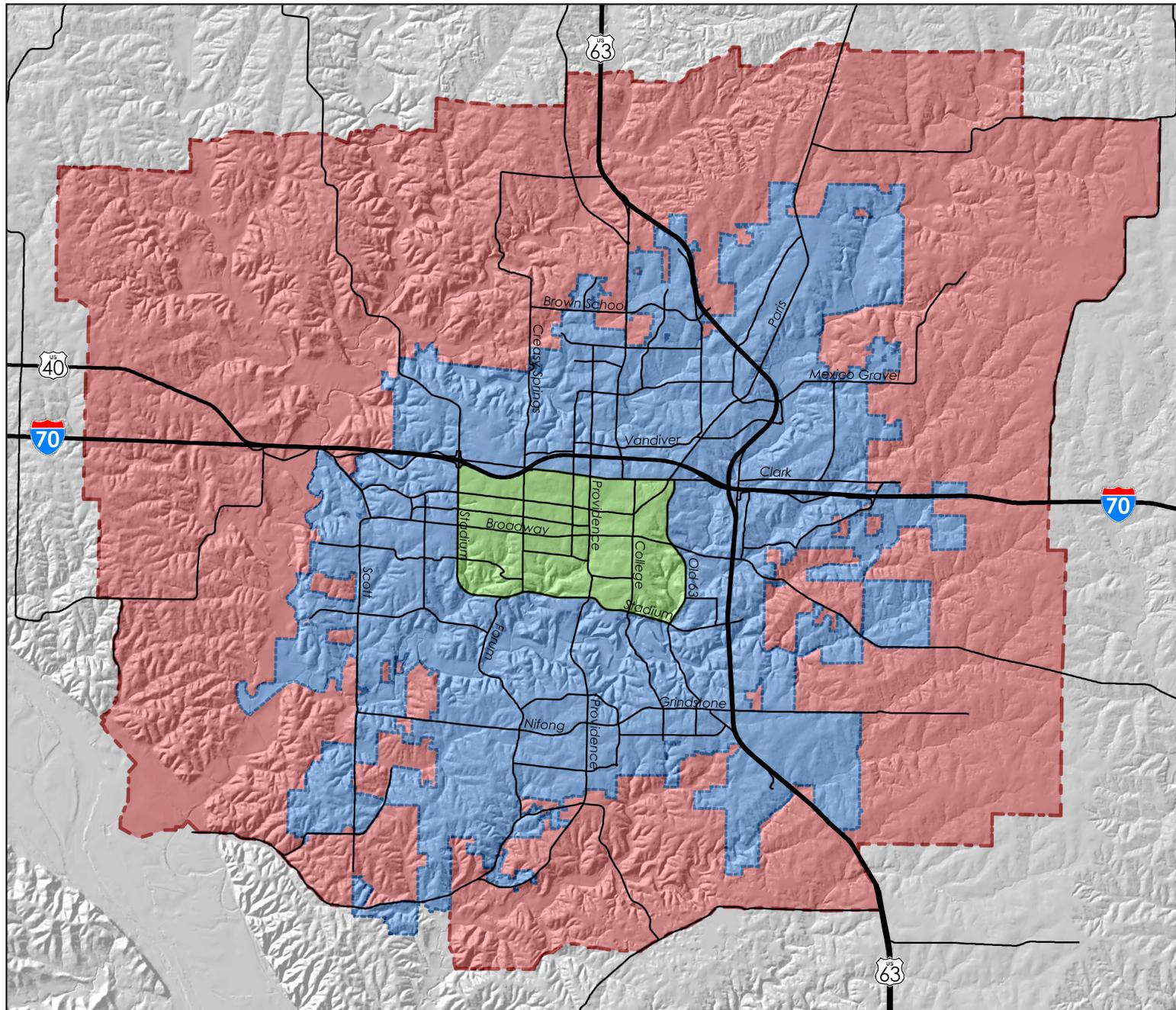
The Plan for How We Live & Grow

Growth Scenarios & Study Area

As Columbia grows, it is important to acknowledge and understand what resources we have available to accommodate future physical expansion resulting from a higher population and associated infrastructure and development needs. To facilitate this, the study area is divided into three areas:

- 1. Metro Area:** This 181 square mile area includes the city and surrounding unincorporated areas that are projected to urbanize within the next 20 years. This is the outer extent of our growth study area.
- 2. City of Columbia:** This is the 64 square mile incorporated area, which includes several thousand acres of vacant developable land in addition to urbanized areas.
- 3. Central City:** 6.5 square mile area encompassed by Stadium Boulevard, Old 63, and Business Loop 70. This includes the downtown district and surrounding neighborhoods, which include infill redevelopment opportunities.

Study Area & Sub-areas



Central City: 6.5 Sq. Mi.



City of Columbia: 64 Sq. Mi.



CATSO Metro: 181 Sq. Mi.

Introduction

The following analysis serves as a first step toward understanding the complex relationship between population growth and land use in Columbia. It seeks to answer the following questions with a focus on physical land use and capacity needs based on 20-year population projections:

- 1. Where are we now?** (Baseline data – What is our current situation with regard to housing mix, density, and distribution?)
- 2. Where are we headed?** (Trend growth scenario – If we continue to grow as we have in the past 20 years, where will we be 20 years from now?)
- 3. Where do we want to be?** (Goal growth scenario – Based on citizen input, how do we want to grow in the future?)

Baseline Data

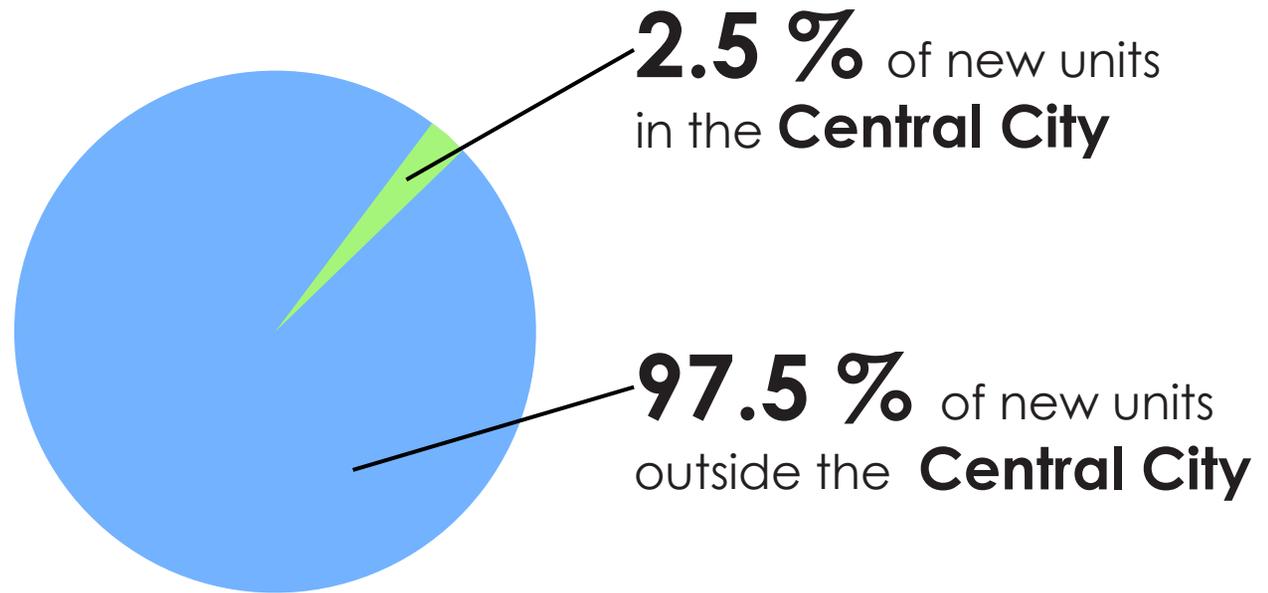
Columbia's population has increased by almost 40,000 residents over the past 20 years, from 69,101 in 1990 to 108,500 in 2010. Corresponding residential development during this time period saw 22,000 new housing units built to support new residents. A majority of these units (12,298) were single-family detached structures (i.e., low density development) built on the outer edge of the city limits.

20-year Residential Trends

A parcel level breakdown of buildable land (i.e., land with access to public sewer) shows an existing inventory of approximately 4,600 acres of vacant platted residential land. One thousand acres are final-platted, meaning that infrastructure is in place and building permits may be issued for construction of new homes on this land. The remaining 3,600 acres is preliminarily platted, which means it is entitled to develop subject to detailed review and approval of final plats and construction plans. This study also includes an additional 430 acres of vacant, residential, though unplatted land. It is assumed that future residential growth will occur on platted sites before new land is targeted for subdivision and development.

20-year Residential Trends

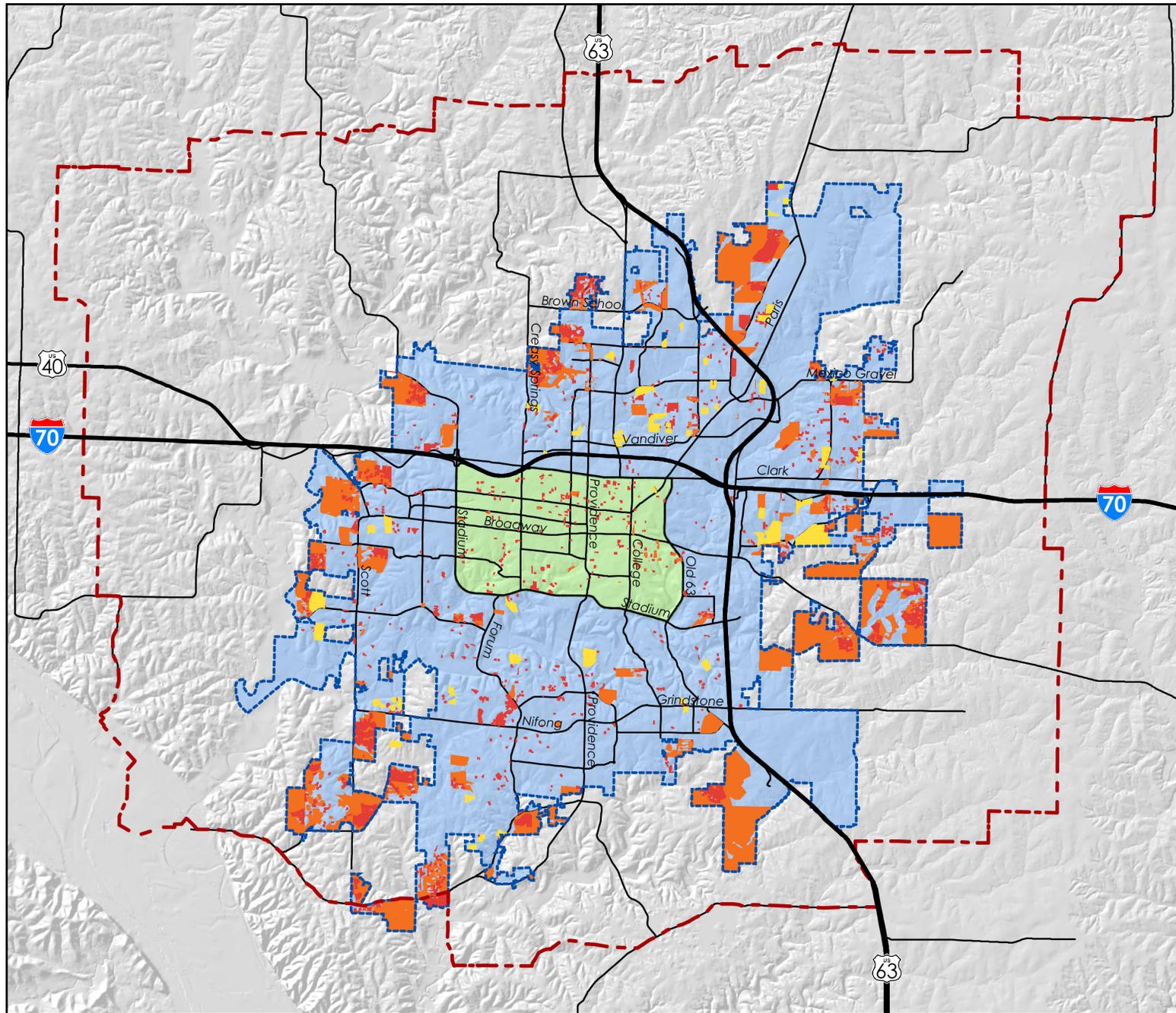
22,000
housing units
built



Unit Type Breakdown

Unit Type	Central City		Citywide (excludes Central City)	
	Total Units	Density (du/ac)	Total Units	Density (du/ac)
Single-Family Detached	222	3.4	12,298	2.2
Duplex	31	3.8	3717	6.8
Multi-Family	293	11.7	5551	11.7
	Overall Density: 5.5 du/ac		Overall Density: 3.2 du/ac	

Vacant, Buildable Land



 Vacant Residential
Lots: 1,078 ac

 Preliminary
Plats: 3,597 ac

 Additional Vacant
Residential: 430 ac

Trend Growth Capacity

If we assume that the next 20 years of growth will mirror the trends of the past 20 years in terms of land use mixture, density, and distribution (i.e., infill vs. greenfield), then vacant land within the city limit could accommodate approximately 13,364 additional housing units. Future growth projections indicate that 19,000 additional housing units will be needed to accommodate a projected 2030 population of 141,000. This scenario would require an additional 2,200 acres of land to be developed outside of the current city limit.

Residential Capacity

Based on buildable acreage and 1990-2009 growth trends

Unit Type	Central City		Citywide (excludes Central City)	
	Total Units	Acreage	Total Units	Acreage
Single-Family Detached	166	49	7,389	4262
Duplex	23	6	2,233	412
Multi-Family	218	19	3,335	358
Total Capacity: 407 units		Total Capacity: 12,957		

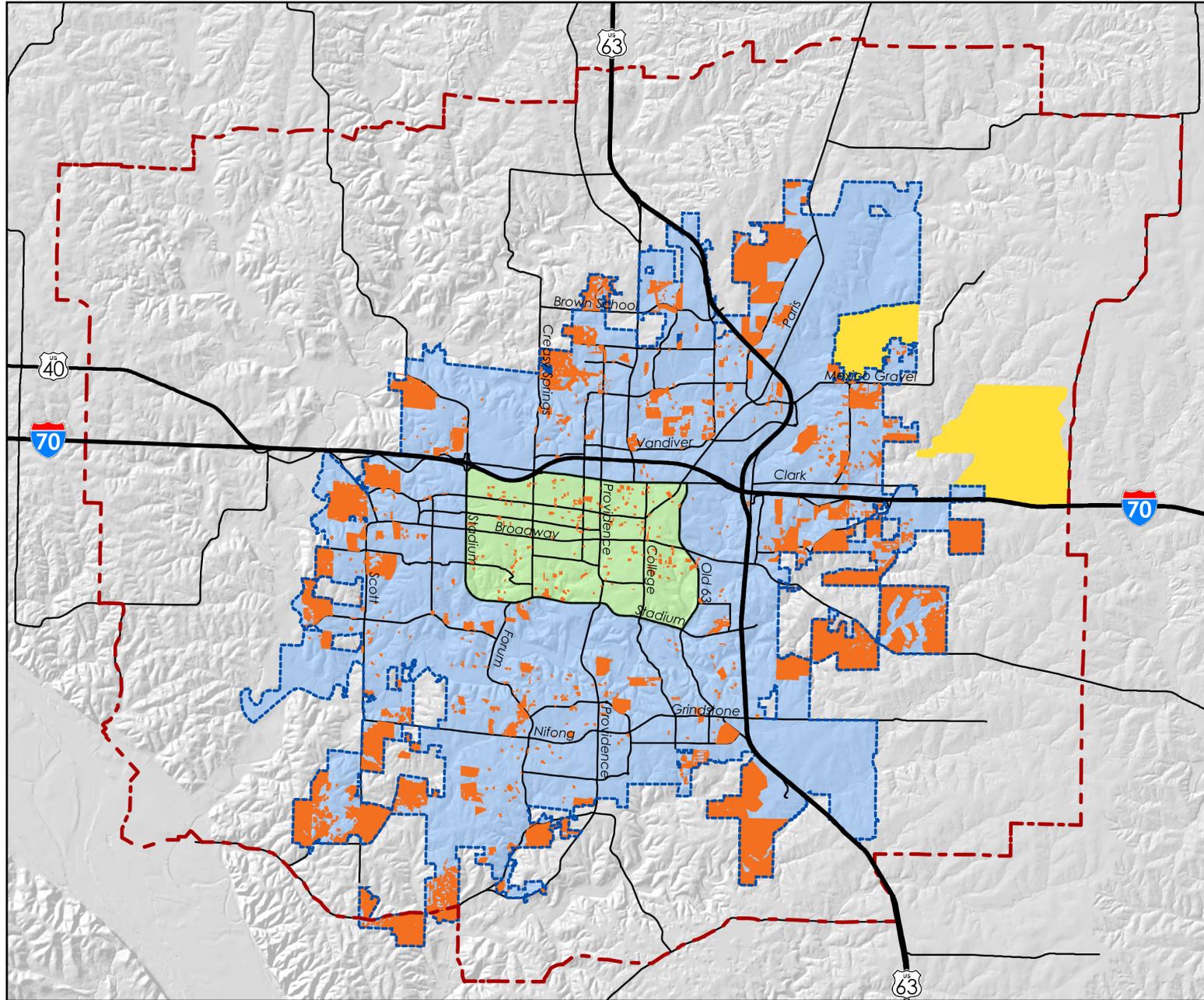
Columbia currently has capacity for **13,364** housing units within its corporate boundary

The **CATSO Metro 2030 Plan** projects over **19,000** more housing units for Columbia. This will result in the consumption of **7300** acres of land.

Residential Capacity

Given pending public sewer extensions and capacity upgrades within the upper Grindstone Creek and Hinkson Creek watersheds to reach new public schools and industrial sites, it is anticipated that approximately 2,200 acres of projected new growth will occur in the Metro area, northeast of the city's current corporate boundary.

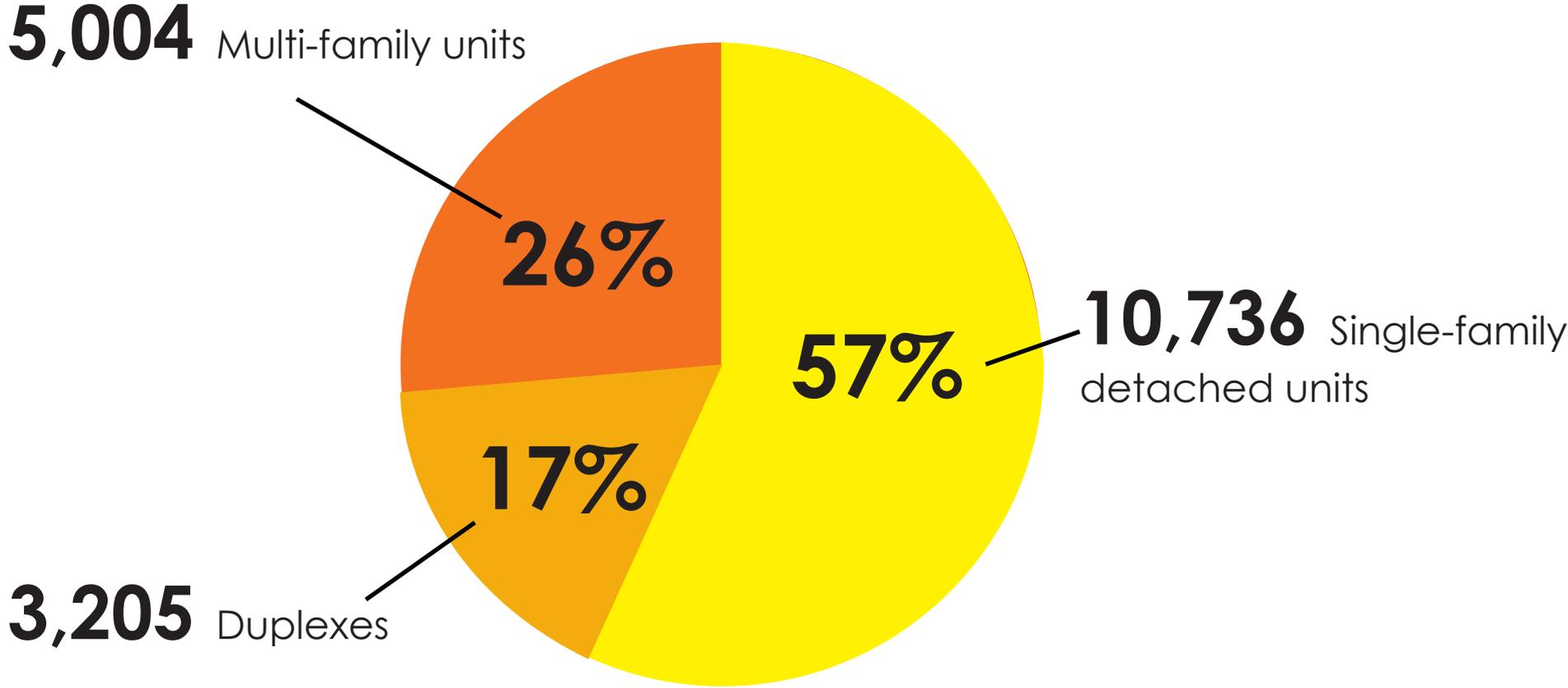
Trend Buildout Scenario



 In Existing
City Limits: **5,105 ac**

 Outside Existing
City Limits: **2,200 ac**

Trend Buildout Unit Breakdown



Commercial & Industrial Growth Capacity

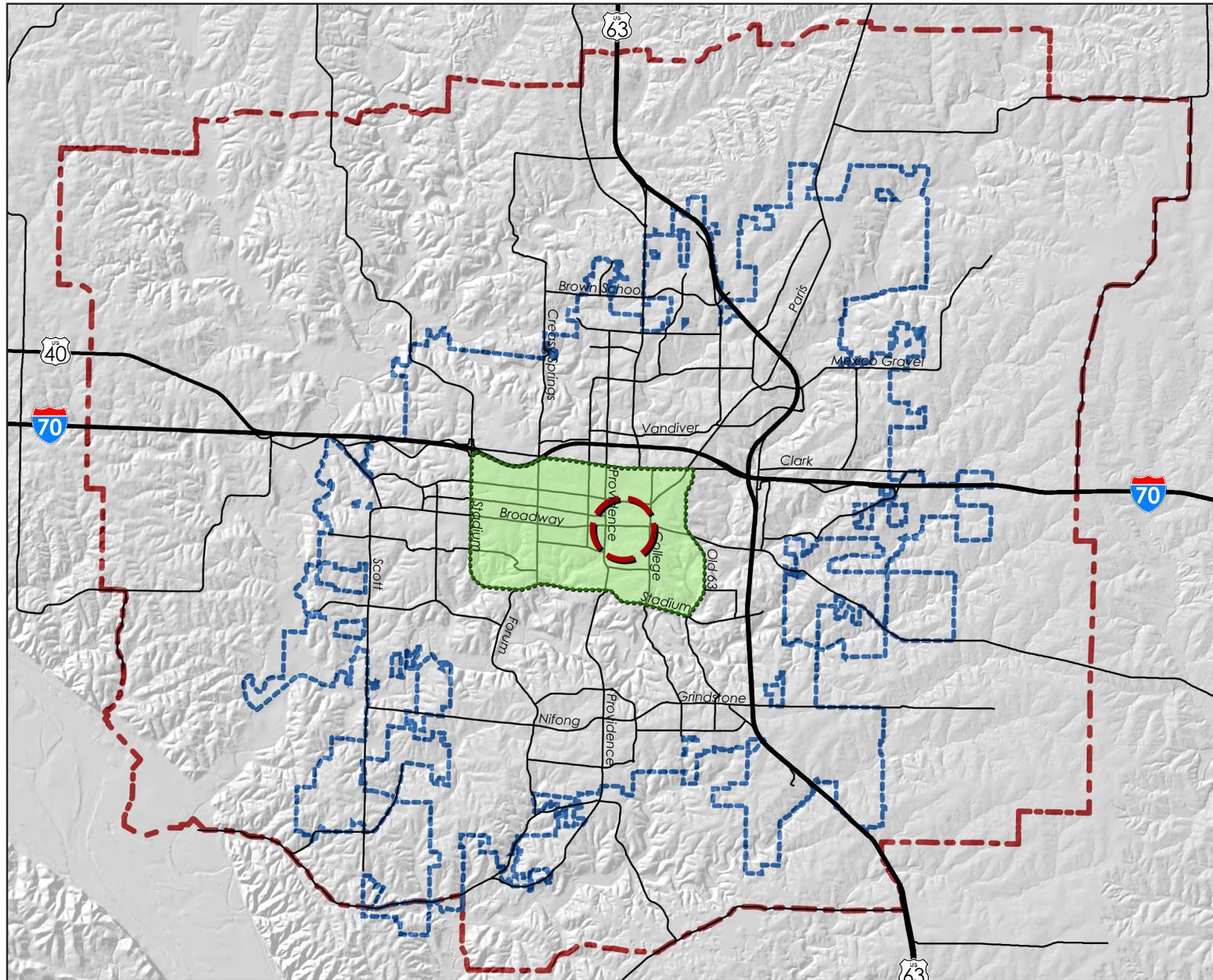
The above analysis does not address commercial or industrial land use needs. Further study is needed to document and account for anticipated growth in these sectors. This information will be provided in a future draft of the comprehensive plan document.

Goal-based Growth Scenario

Planning staff have developed an alternative growth scenario in response to citizen goals and objectives collected during Phase 4 of the comprehensive planning process. The following scenario is a compilation of individual land use goals and strategies which may be used together to achieve the preferences expressed by stakeholders for how we live and grow. Potential outcomes of applying these strategies have not yet been quantified.

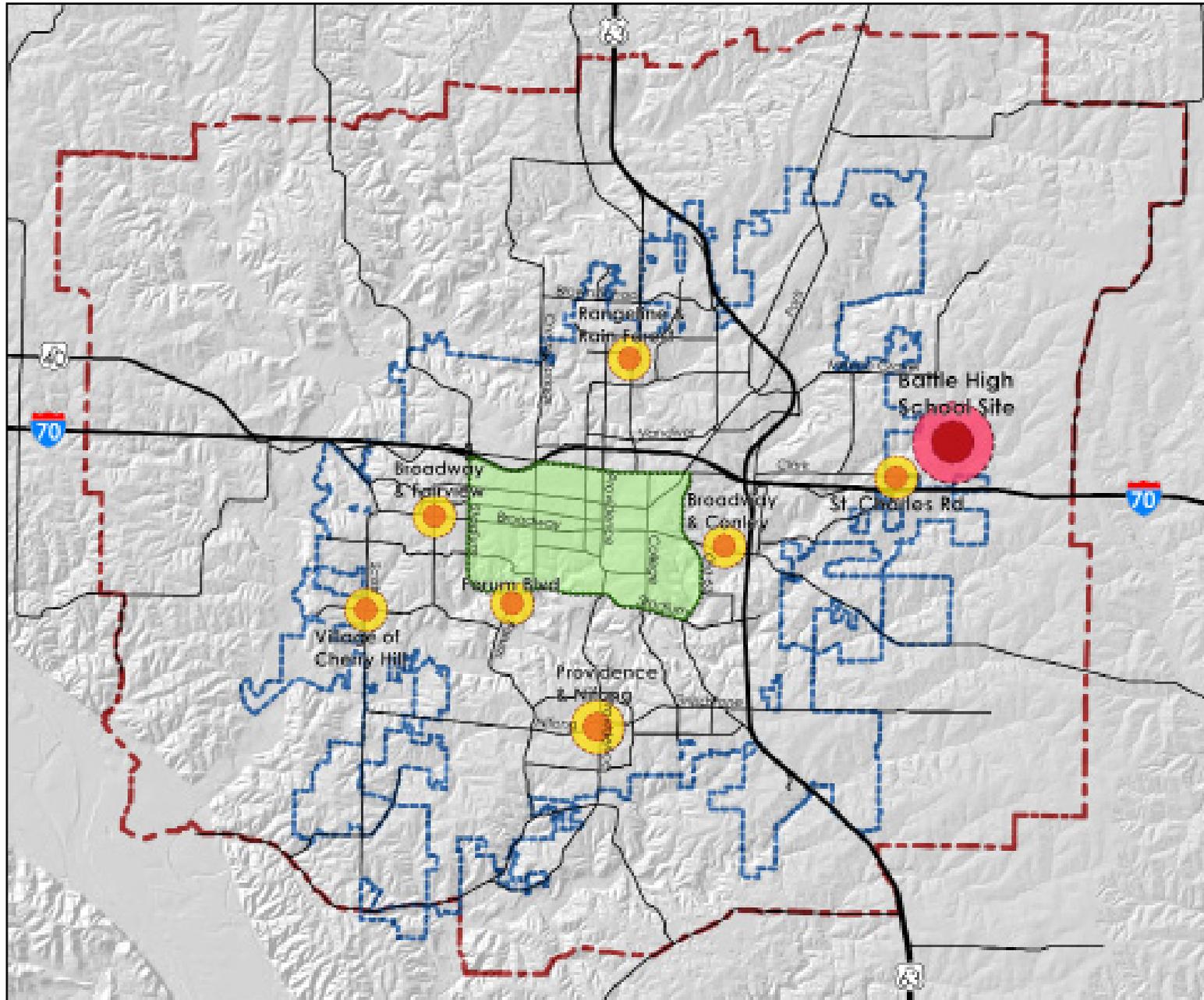
1. Develop localized land-use plans to guide both new and infill development and public improvements at a neighborhood level
 - a. Increase density and services in downtown and central city neighborhoods
 - b. Intensify existing mixed-use nodes and encourage new master-planned neighborhood nodes that feature walkable mixed-use development
2. Steer employment to developing industrial centers
3. Support transit with intensified nodes, centered on downtown

Goal-based Scenario



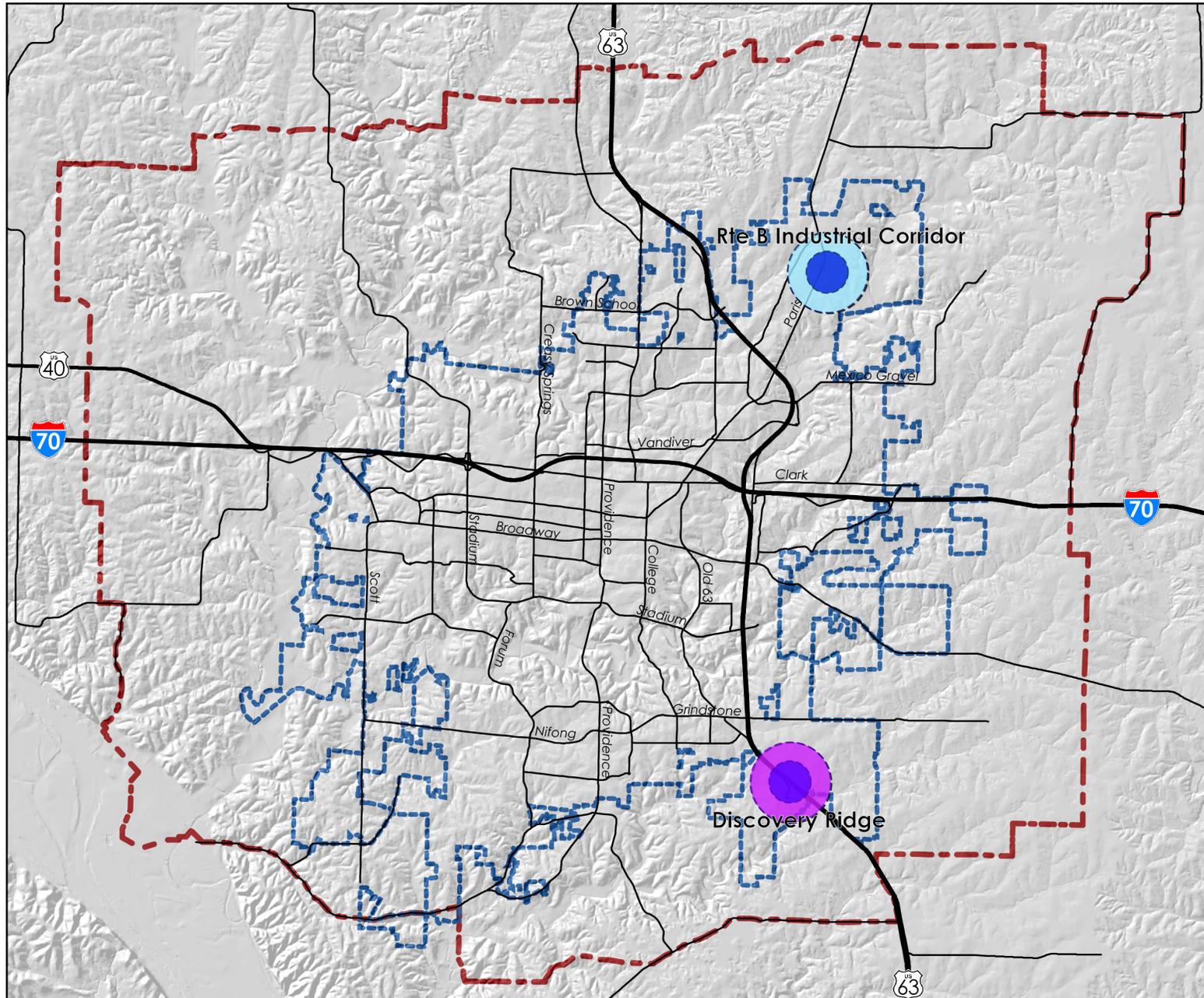
Increase Density in Downtown and the Central City

Goal-based Scenario



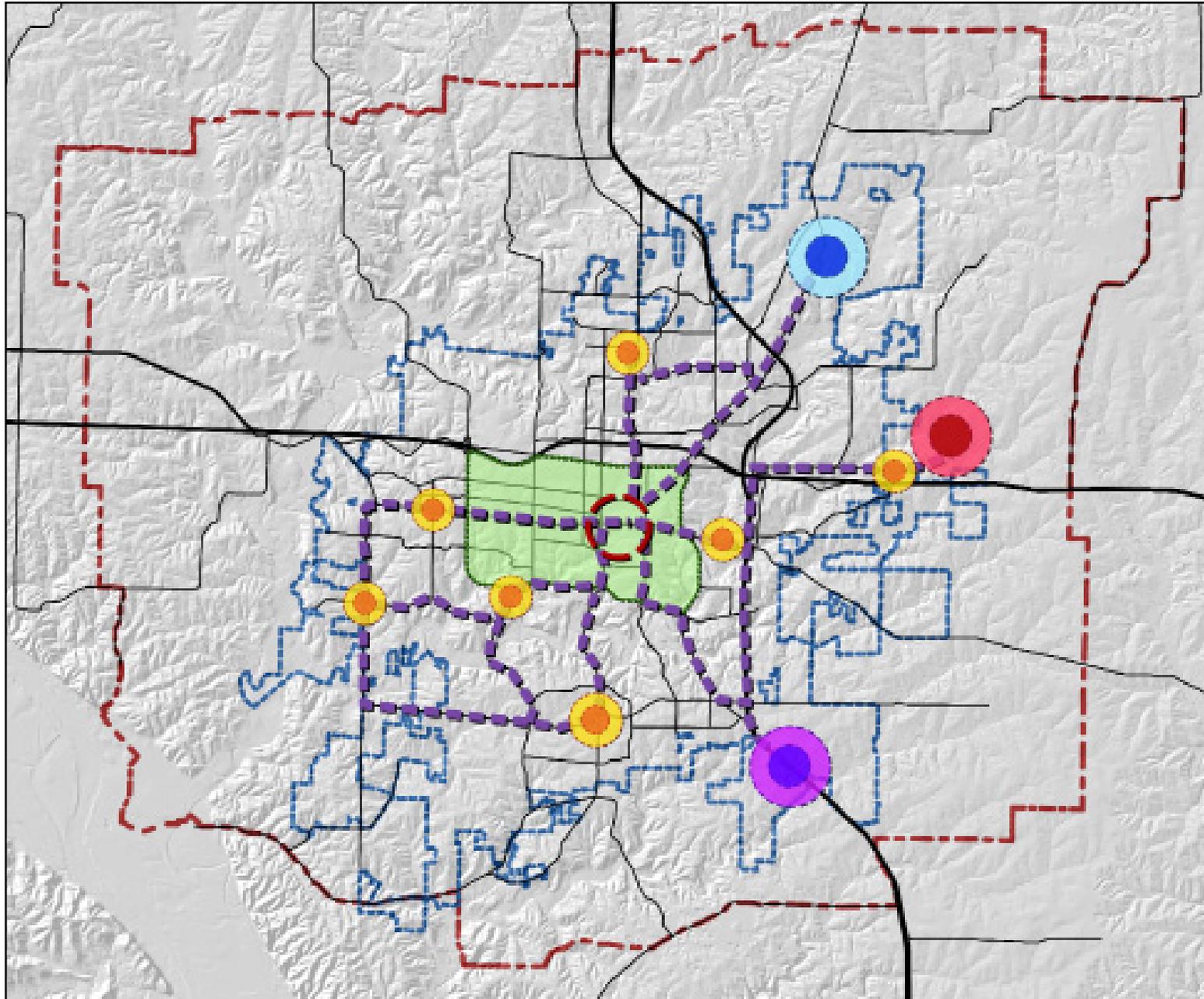
Intensify New & Existing Nodes into
Walkable Mixed-use Areas

Goal-based Scenario



Steer Employment to Developing Office & Industrial Centers

Goal-based Scenario



Support Transit with Intensified Nodes,
Centered on Downtown

Future Steps

In order to gain a more comprehensive understanding about the impacts of future growth, additional steps should be taken to quantify the costs of growth, particularly concerning public infrastructure investments and maintenance. Long-range planning decisions should rely on a fiscally responsible approach that balances new infrastructure investment with maintaining a high level of service for existing customers. This is ideally achieved by linking land-use planning directly to Capital Improvements Program (CIP) budget allocations.