

July 23, 2013

Columbia City Council
701 E. Broadway
Columbia, Missouri 65201

Dear Mayor and Members of Council:

Thank you for your review of C-2 zoning requirements in Downtown Columbia. This is a difficult task and we appreciate the opportunity to provide input as you consider all policy revisions.

We are writing to reiterate our recommendations for interim protections on the issue of parking including commercial deliveries, downtown residential development, and surrounding neighborhoods. As previously stated, the Downtown Columbia Leadership Council **believes parking requirements for residential dwelling units should be immediately addressed. In an effort to protect city-supported parking options that attracts retail and downtown business, C-2 zoning should be amended to require parking ratios for new residential units.**

However, the Council should also consider increased demand for parking downtown—driven primarily by new residential units without concomitant parking access—and its impact on surrounding neighborhoods adjacent to downtown. This may also include solutions for downtown commercial delivery trucks and seasonal move-in/move-out drop-off zones. For example, Collegiate Housing Partners included a covered off-street to provide a safe move-in/move-out/drop-off while preserving passage on city streets.

We defer to planning staff on the scope and best method to accomplish that protection in the short term. However, options could include a temporary abeyance without prior approval, review by the Planning & Zoning Commission, conditional use permit, etc.

Thank you for your consideration.

Sincerely,

DOWNTOWN COLUMBIA LEADERSHIP COUNCIL
Brent Gardner, Chair