

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 328-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 16, 2015

Re: West Central Columbia Neighborhood Action Plan (Case #15-38)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Ordinance/Resolution

Supporting documentation includes: Summary of Board/Commission Reports (includes maps, public comments & correspondence), Excerpts from Minutes

Executive Summary

Approval of this request will result in adoption of the West Central Columbia Neighborhood Action Plan.

Discussion

Planning staff has worked extensively with local area stakeholders over the past year to develop a plan for the West Central Neighborhood that reflects and protects the neighborhood's character and stakeholder values and includes reasonable accommodations for future growth and change.

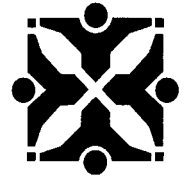
The plan's recommendations are organized into three theme areas: 1) Neighborhood Character, 2) Land Use & Zoning, and 3) Transportation & Infrastructure, which capture 17 major priorities that were endorsed by participating stakeholders, and include guidance and strategies for achieving each. Overall, the top priorities endorsed by the neighborhood include preserving single-family character by downzoning single-family areas to R-1 and applying an overlay conservation zoning district, and creating a safe and walkable environment by building sidewalks where they are missing along public streets.

The draft plan was released to the public in mid-September, and presented to the neighborhood for additional input and feedback on October 7th. Several additional comments and suggestion have been received, and incorporated into an updated plan draft, dated November 6th. Changes to the draft in response to public comments include an amended policy recommendation regarding downzoning to support single-family character (eliminating the suggestion that groupings of five or more contiguous properties be consolidated for such requests), minor amendments to the future land use map, improved photos, additional definitions and informational sidebars.

Some of the citizen-suggested changes, including those pertaining to infrastructure sufficiency and the limited enforceability of the neighborhood plan, extend to broader City policy questions that fall

City of Columbia

701 East Broadway, Columbia, Missouri 65201



outside of the scope of this planning effort. Other suggestions regarding improvements to the planning process - particularly those related to improving public engagement - are understood, and will be applied as best as possible to future neighborhood planning efforts.

A detailed list of public feedback and comments received in response to the September 18th draft is attached, as well as correspondence received after publication of staff's report to the Planning and Zoning Commission.

Four members of the public spoke on the plan at the November 5th Planning and Zoning Commission meeting - three in favor and one against its adoption. Supporters expressed satisfaction with the level of public engagement, discussion, and staff's responsiveness to stakeholders' comments. One opponent - and one opponent in written comments - suggested that public participation in the planning process was limited, and indicated concern about planning for more development without having clear policies and strategies to address infrastructure issues.

The Planning and Zoning Commission was supportive of the plan. Members of the Commission suggested that the planning process had yielded positive results by engaging neighbors in discussions of key issues of importance to the area and its residents, as well as building participation and momentum for the implementation of the plan's recommendations. The Planning and Zoning Commission voted 7-0 to recommend adoption of the plan.

Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development, Transportation

Strategic Plan Impact: Infrastructure...Connecting the Community

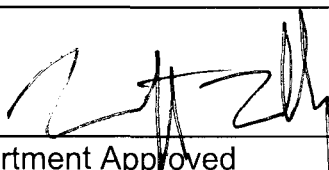
Comprehensive Plan Impact: Land Use & Growth Management, Infrastructure, Mobility, Connectivity, and Accessibility

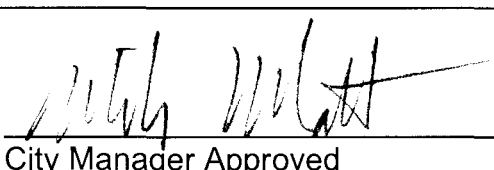
Suggested Council Action

Adoption of the West Central Columbia Neighborhood Action Plan

Legislative History

N/A


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 328-15

AN ORDINANCE

adopting the West Central Columbia Neighborhood Action Plan; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The West Central Columbia Neighborhood Action Plan, for the following area:

Bounded by Broadway on the south, Stadium Boulevard on the west, I-70 Drive SW on the north, and Sexton Road and McBaine Avenue on the east.

in substantially the same form as set forth in "Exhibit A" attached to this ordinance, is approved.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

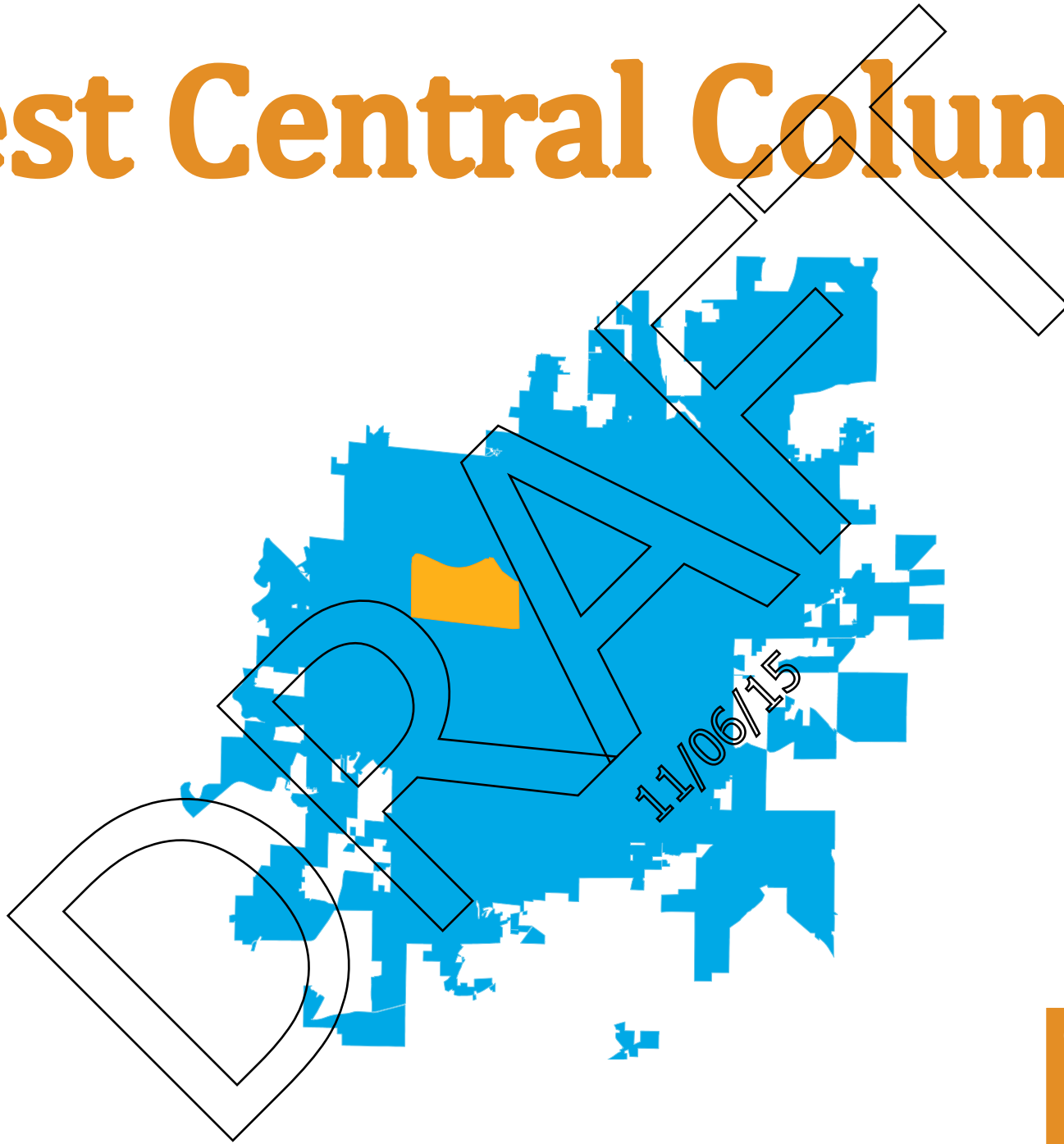
City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

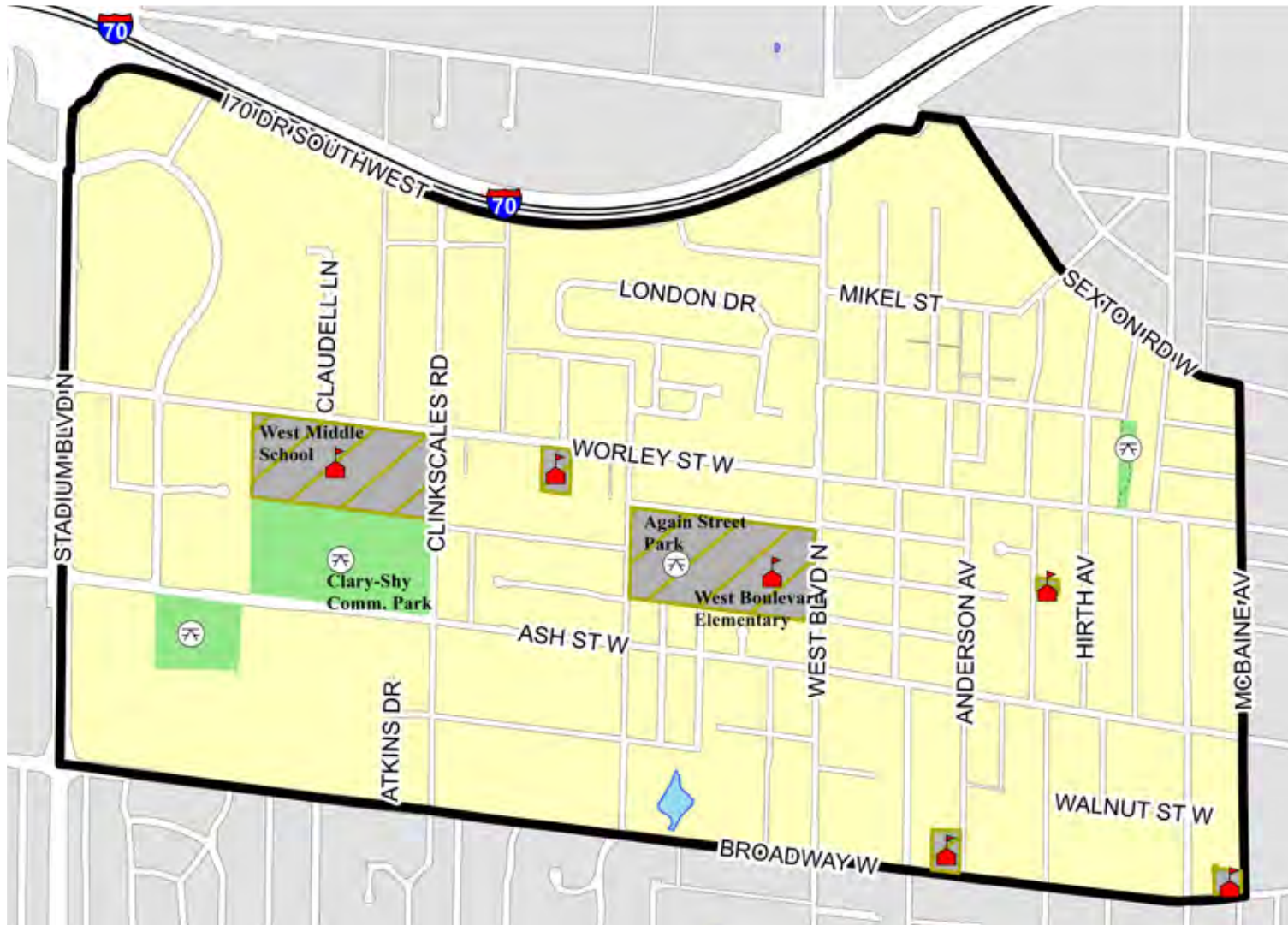
West Central Columbia



NEIGHBORHOOD ACTION PLAN

City of Columbia, MO

Community
Development
Department



West Central Columbia is roughly bounded by Broadway on the south, McBaine and Sexton on the east, I-70 Drive Southwest on the north, and Stadium on the west.

Acknowledgements

The West Central Columbia Neighborhood Action Plan is the result of extensive input by the residents and stakeholders of West Central Columbia. Staff support was provided by the City of Columbia Community Development Department with assistance by the Planning and Zoning Commission. The City of Columbia would like to thank all of the participants who completed the public opinion surveys, attended meetings, and provided invaluable input into the development of the Plan. Special thanks are extended to the following individuals:

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Special Thanks

West Ash Neighborhood Association
Gary-Atkins Neighborhood Association
Spencer/Clinkscales/Hunt Neighbors

Planning and Zoning Commission

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ADOPTED ORDINANCE HERE

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Introduction & Purpose

Neighborhood planning invites the diverse interests represented within a neighborhood to come together for the purpose of developing a shared vision for how their neighborhood should look, feel, function and change.

Neighborhood planning is an outgrowth of the City of Columbia's Comprehensive Plan, *Columbia Imagined*, which identifies key principles, policies, and strategies for future land use and public infrastructure investments based on the core beliefs and values of Columbia's citizens. Neighborhood Planning is an important step toward facilitating improvements within existing neighborhoods to meet citizens' desires for a more livable and sustainable community (*Columbia Imagined*, Policy 3, p.124).

The neighborhood land use planning process is designed to emphasize physical land use and public infrastructure needs. Plans are able to provide a parcel-level land use analysis with priority placed on areas which are most susceptible to change and redevelopment due to aging and deteriorating buildings and infrastructure, and expansion of adjacent commercial areas.

The Neighborhood Planning Process aims to:

- (1) identify neighborhood strengths, problems, opportunities and threats (SPOT);
- (2) develop stakeholder goals, objectives, and strategies to achieve them;
- (3) identify and begin to prioritize capital improvement needs in the area, and;
- (4) produce a detailed future land use map (FLUM) to supplement the general FLUM provided in *Columbia Imagined* and serve as a guide for future rezoning and development requests within the neighborhood.

An additional plan objective is to share information about existing organizations, programs, and funding sources that can be used to form partnerships, achieve common neighborhood goals, and enhance the quality of life enjoyed by residents. Encouraging the development of neighborhood associations and providing tools to empower and support new and existing groups is key to successful plan development and implementation.

For more information on neighborhood planning, visit the web at:
www.gocolumbiamo.com
(search terms "neighborhood planning")



Columbia Imagined: The Plan for How We Live and Grow

The City Council adopted *Columbia Imagined* on October 7, 2013. According to *Columbia Imagined*, "Neighborhood planning encourages thoughtful and context sensitive placement of goods and services, infill development, affordable housing, and transportation options. Common space built in new development and retrofitted into existing neighborhoods— such as pocket parks, community gardens, community centers or neighborhood schools – builds a sense of community." P. 126



Planning Boundaries:

Neighborhood planning areas are selected based on existing City-recognized neighborhood association and homeowners' association boundaries, Census Tract boundaries, major roadways & natural boundaries.

There are also subjective and intangible factors such as "sense of community", which contribute to the determination of planning area boundaries. In general, the scale of any study area should be small enough to accommodate a lot-level analysis and large enough to include fringe commercial districts and residential areas that may not be included within an established neighborhood association boundary.

This is often accomplished when the boundary is approximately one square mile, as this is a walkable area. However, this is a guideline and not a rule.

Map:
West Central Columbia established neighborhood associations, parks, and schools.

Images:
Again Street Park and West Blvd. Elementary are located at the heart of the West Central Neighborhood. Other important civic anchors include West Middle School, Worley Head Start, the Salvation Army, the Boone County Health Department, and the Activity & Recreation Center (ARC).

West Central Columbia

The West Central neighborhood planning area is defined by Stadium Boulevard to the west, McBaine Avenue to the east, Broadway to the south, and I-70 Drive South-west and Sexton Road to the north. It incorporates the West Ash, Worley Street Park, Highland Park, and recently formed Gary-Atkins Neighborhood Associations, as well as the northern portions of the Historic West Broadway and County House Branch Neighborhood Associations, and Lake Broadway Homeowners' Association.

Again Street Park and West Boulevard Elementary School are situated at the heart of the neighborhood.

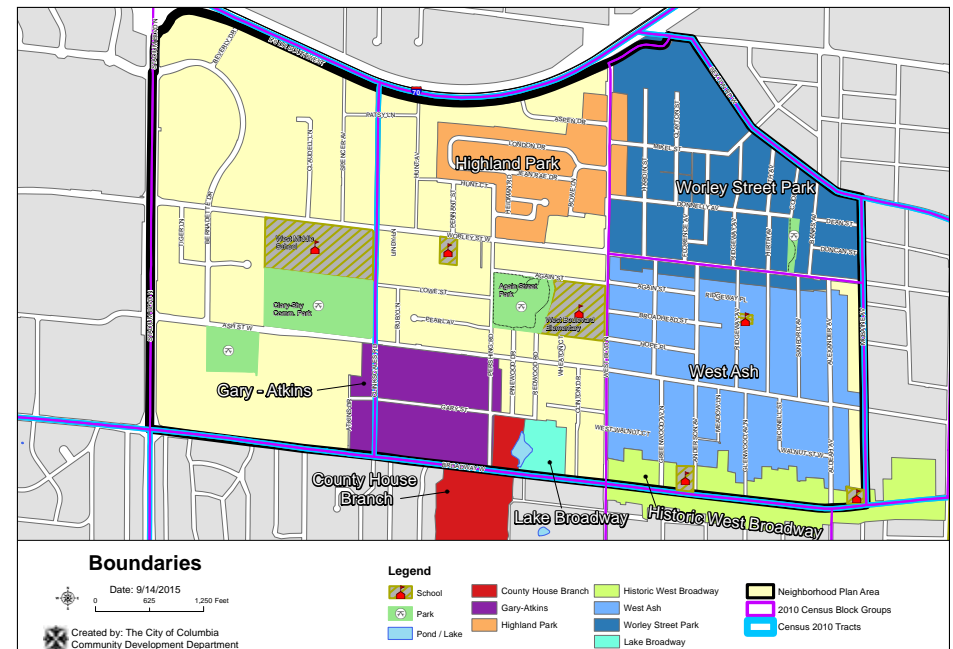


Area History

Garth's Addition is the name of an 1899 subdivision which defines much of the study area's residential street and lot configuration, including all of the land between Pershing and Garth Avenue on the west and east, and Sexton/Business Loop 70 and Broadway on the north and south.

The age, styles and character of housing and development in the study area is roughly associated with the time that land was annexed into the city and subdivided.

West Boulevard serves as the dividing line between land that was annexed into the city either before or after 1940. The area east of West Boulevard was annexed between



1900 and 1940, with the exception of the easternmost block of the study area (east side of Alexander), which is part of the original Town of Columbia. Land located to the west of West Boulevard was generally brought into the city between 1940 and 1960.

Prior to the platting of Garth's Addition, urbanization west of the downtown Columbia area was minimal. The 1898 Atlas map of the area shows that the city limits at that time were just a few hundred feet west of the original plat, and that the area west of there was mostly farmland. Most parcels of land contained at least 60 acres, and buildings were widely scattered. By 1917, Garth's Addition had been further subdivided into smaller lots for individual housing, consistent with the current character of the neighborhood.

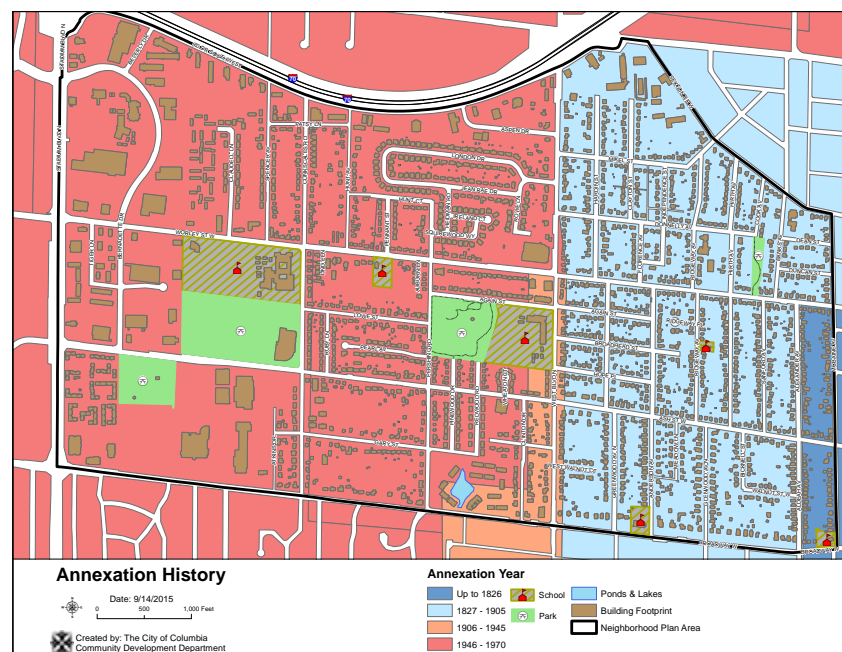
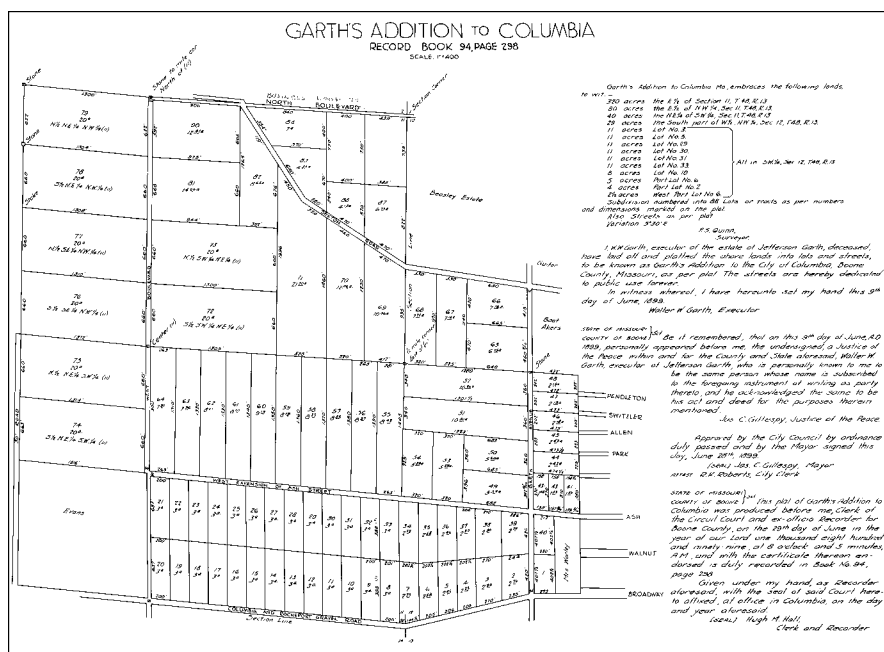
Sanborn Fire Insurance maps dating to 1925 indicate that by that time, much of the neighborhood's housing was established as far west as Bicknell Street. Aldeah and McBaine avenues appeared much as they do today, with small, single-family homes, and larger homes were located along

West Broadway (Sanborn Fire Insurance Company, 1925). Much of the older housing stock in this area of West Central has been well-preserved over the intervening decades, contributing to the neighborhood's character, as described in the existing conditions chapter of this plan.

A history of the city written during the late 1930s/early 1940s states that north of Broadway, the "City changes character. Here the streets are lined with small frame houses occupied by industrial and low-salaried white collar workers" (Works Progress Administration, 1941, p. 208). Although this may be somewhat true for the Garth's Addition area, this description more likely illustrates the neighborhood east of Garth Avenue near downtown. The construction of homes in the vicinity of Garth's Addition was strongly middle-class in character. After World War II, this became even more pronounced when housing at the west end of the area (e.g. West Blvd.) was constructed. Common architectural styles in the area, including bungalows, Tudor Revivals, and ranches, are discussed under the neighborhood character section of the existing conditions analysis.

Below, left:
Garth's Addition to
Columbia subdivision
plat, 1899.

Map, below, right:
Year of annexation into
the City of Columbia
municipal boundary by
parcel.



Existing Conditions

Demographics

There are roughly 2,600 housing units and 4,760 people living in the West Central Area. This is roughly 5.5% of all housing units in the City, and 4.4% of the city's population.

Overall, the West Central neighborhood planning area is more diverse than many other areas of Columbia. Notable trends for the 20-year period between 1990 and 2010 include a slight loss in overall population (-5%), an increase in racial and ethnic diversity, and increases in education and household income.

Age cohorts for the area are somewhat similar to the overall composition of Columbia, though the average age (33) is

a bit older due to the higher concentration of working-age versus college student-age residents compared to the rest of the city. The number of children living in the area, 938, is roughly one-in-five residents, and 11% of West Central residents are over the age of 60; both percentages are similar to the Columbia city average for these age groups.

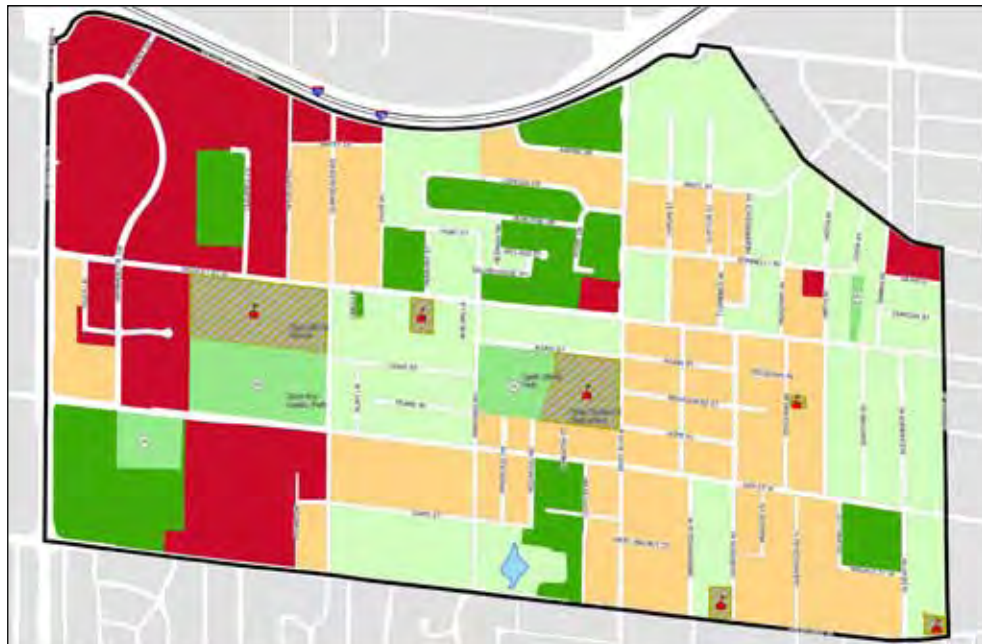
Demographic trends from 2000 to 2010 for both West Central and the City of Columbia are discussed below and presented in the demographics table on the opposite page.

Population Trends

Population changes in the area have been relatively minor compared to those experienced in other parts of the city,

West Central Existing Conditions:

1. Demographics
2. Population Trends
3. Employment & Income
4. Housing & Neighborhood Characteristics
 - Architecture*
 - Housing Types*
5. Land Use & Zoning
 - Landmarks & Amenities*
 - Jobs & Shopping*
 - Development Trends*
6. Transportation & Infrastructure



Map:
West Central Columbia's population changes over the last two decades according to U.S. Census Bureau data.

1990-2010 Population Change

Date: 9/14/2015
0 500 1,000 Feet

Created by: The City of Columbia
Community Development Department

Population Change by Percentage



with most blocks seeing moderate changes. Anomalies appear in predominantly commercial areas toward the west side of the planning area, where changes to already small population numbers represent large percentage changes (mostly toward decreasing population levels, shown in red on the map). Despite this, the planning area as a whole might best be described as stable.

The population in West Central is primarily White (69%) and Black (21%), with the remaining approximately 10% divided among other races. While the area's overall population has decreased from 4,986 in 2000 to 4,760 residents in 2010, there has been a 38% (72 person) increase in residents identifying themselves as "two or more races", while White and Black populations have decreased 2% and 15%, respectively. The loss in Black population represents the largest decrease to a recognized racial group in terms of actual numbers (-179).

Employment & Income

A higher percentage of West Central residents are employed in Service, Natural Resources, Construction, Maintenance, and Production, Transportation, and Material Moving job sectors than in Columbia as a whole. Conversely, a lower number of residents in the study area have Management of Sales jobs, which tend to be more lucrative.

This may be reflected in the slightly lower average household income of West Central residents (\$33,962) compared to Columbia residents as a whole (\$35,793). Education levels are also a bit lower than the city average, with 18.3% of West Central residents holding at least a bachelor's degree in 2010, versus 31.6% for the city as a whole. However, it is worth noting that average household incomes in West Central have increased much more than Columbia's average, with a 34% increase between 2000 and 2010 versus just 6% increase for the city as a whole.

Table:

Demographic data for West Central and the City of Columbia. U.S. Census Bureau data.

Demographic Characteristics	2000 Census	2010 Census	Percent Change from 2000-2010
Total Population			
West Central Neighborhood	4,986	4,760	-4.53%
City of Columbia	84,531	108,500	28.36%
Population By Race			
West Central Neighborhood			
American Indian and Alaskan Native alone	18	15	-16.67%
Asian alone	117	111	-5.13%
Black or African American alone	1,196	1,017	-14.97%
Native Hawaiian and Other Pacific Native Alone	1	4	300.00%
Other race alone	122	85	-30.33%
Two or more races	192	264	37.50%
White alone	3,340	3,264	-2.28%
City of Columbia			
American Indian and Alaskan Native alone	353	362	2.55%
Asian alone	3,673	5,628	53.23%
Black or African American alone	9,513	12,217	28.42%
Native Hawaiian and Other Pacific Native Alone	32	69	115.63%
Other race alone	723	1,155	59.75%
Two or more races	1,820	3,327	82.80%
White alone	71,638	85,742	19.69%
Foreign Born			
West Central Neighborhood	266 or 5.3%	510 or 11%	91.70%
City of Columbia	5,442 or 6.4%	8,629 or 7.9%	58.50%
Population (age 5+) that speak a language other than English			
West Central Neighborhood	484 of 4,642 or 10.4%	881 of 5,128 or 17.1%	64.42%
City of Columbia	7,407 of 79,857 or 9.3%	11,006 of 100,990 or 10.9%	48.58%
Population (age 25+) with at least a Bachelor's Degree			
West Central Neighborhood	746 of 2,368 or 31.5%	874 of 2,998 or 29%	-8.00%
City of Columbia	12,084 of 45,650 or 26.5%	35,030 of 63,924 or 54.8%	106.70%
Occupation Characteristics			
Total Civilian employed population (age 16+)			
West Central Neighborhood	2,717 of 4,103 or 66.2%	3,426 of 4,538 or 65.4%	-1.00%
City of Columbia	49,033 of 69,857 or 70.2%	61,039 of 89,303 or 68.4%	-2.50%
Occupation Category			
West Central Neighborhood			
Management, Business, Science, & Art	1,085 or 39.93%	1,393 or 43.57%	28.38%
Service	534 or 18.65%	728 or 22.77%	36.32%
Sales and Office	750 or 27.6%	609 or 19%	-18.80%
Natural Resources, Construction, Maintenance	90 or 3.31%	142 or .04%	57.70%
Production, Transportation, & Material Moving	244 or 9%	323 or 10.10%	32.37%
City of Columbia			
Management, Business, Science, & Art	20,767 or 45.5%	25,833 or 47.2%	24.39%
Service	7,252 or 15.9%	9,682 or 17.7%	33.50%

Note: The major employment sectors and employers located in West Central are discussed in detail under the Land Use & Zoning section.

Housing & Neighborhood Characteristics

Architecture

The study area is comprised primarily of houses that reflect early twentieth-century styles such as Craftsman, Tudor Revival, and Ranch—the three most prominently featured property types within the neighborhood. In lesser numbers are examples of Queen Anne, Colonial Revival, Dutch Revival, and American Foursquare homes.

Bungalow

Overall, the Bungalow is the most representative form of housing within the study area. Most examples are not overwhelmingly large, but are small cottage-style, gable-front, brick homes that feature prominent primary porches supported by tapered piers and/or brick and stucco posts.

There are also numerous examples of the larger Craftsman-style Bungalow that is most commonly associated with California styles of the Bungalow. These homes, many of which are located on Anderson and Greenwood Avenues, feature large overhanging eaves, wide open porches, sloping rooflines, and multi-pane/colorful glass above doors and windows. All of these types of Craftsman homes within the West Central neighborhood are noteworthy, and those that have not been extensively altered strongly contribute to the historic character of the neighborhood.



Much of the information on the predominant architectural trends in the West Central Neighborhood comes from the historical survey, *Historic Survey of Garth's Addition to Columbia*, commissioned by the City of Columbia's Historic Preservation Commission in 2006. The references on the following pages are cited in the survey.

The *Garth's Addition Historic Survey* may be viewed online at: www.gocolumbiamo.com/community_development/commission_archive/Commissions/HPC/documents/Garth-sAddition.pdf

Images:
Bottom left, 108 N. Glenwood Avenue, is a larger Craftsman-Style Bungalow

Bottom right, 118 Anderson Avenue, is a prime example of a Tudor Revival with its large exterior brick chimney

Tudor Revival

There are also many examples of Tudor Revival-style homes in the neighborhood. The Tudor Revival style of architecture was another prominent form of housing in middle-class America during the early-to-mid twentieth century, particularly during the 1930s and early 1940s. Typical features of Tudor Revival-style homes include half timbers in the gable fields, exterior finishes such as concrete and stucco, multi-sash leaded casement windows, large exterior brick or stone chimneys, arched windows, and vertical plank doors (Carley, 1994:200–201).

Predecessors of the style were buildings dating to eighteenth- and nineteenth-century England that featured solid masonry construction. Following the Columbian Exposition in 1893, this style was popularized in America through the introduction of balloon frame construction, which was most affordable. Brick and stone veneer provided exterior adornment that imitated grand European styles but did not limit such designs to only the wealthy (McAlester and McAlester, 1990:319).



Ranch and Minimal Traditional

There are many examples of transitional housing featuring Minimal Traditional influences, as well as classic Ranch-style homes, in the West Central neighborhood area. These later types illustrate the growth and development that occurred

throughout the 1940s–1960s, by which time the neighborhood was fully established as a residential district.

Popular after 1940, Minimal Traditional-style homes are a “Compromise style which reflects the form of” Craftsman and Tudor Revival styles but “lacks their decorative detailing” (McAlester and McAlester, 1990:478). These types of homes often feature large, primary façade exterior chimneys reminiscent of the Tudor Revival style. Most are frame construction with exterior shingles or weatherboard; however, this area also features examples with exterior brick walls. Minimal Traditional homes feature a steeper pitched roof than Ranch houses, although not nearly as steep as Tudor Revival houses.



Ranch dwellings in contrast feature low pitched rooflines, more reminiscent of Craftsman styles, along with large, picture-style windows and often attached garage wings. The Ranch home replaced the Bungalow as the most common form of twentieth-century housing in America after World War II (McAlester and McAlester, 1990:479). Most examples of Minimal Traditional and Ranch homes in the neighborhood are situated west of Aldeah Avenue, as this area was developed, for the most part, later than the eastern half of the neighborhood.



Images:

Middle left, 602 Clinkscapes is a Minimal Traditional style home.

Top right, 109 Meadow Lane is an example of a Ranch style home.

Other

Less common traditional architectural styles within West Central include Colonial and Dutch Revivals, Foursquares, and Queen Annes. The Colonial became popular in the late 19th century and into the early 20th century, with the Dutch Revival popularized in the early 20th century. Colonials feature elements of Greek, Federal, and Italian influences with an emphasis on symmetrically placed windows and doors. The entrances are of classical surrounds with pediments, columned porches, and sidelights/transoms.

American Foursquares are known for an unmistakably square plan resting on a solid foundation of brick or stone with (typically) two-and-one-half stories; they feature a hip roof and hipped roofline dormer, usually with one at each elevation.

The most ornate architectural style of home found in the neighborhood is the Queen Anne. Though this is the least common style found in the area, its heavy embellishments, decorative millwork, and turrets stand out. These ornate homes also feature wrap-around porches, patterned masonry, stained glass lights, and ornamental gable and porch details.

Other types of homes in West Central include duplexes, row houses, apartment buildings, and Quonset Huts.

Quonset Huts were built during WWII as storage facilities and quick housing. They were built out of corrugated sheets of steel in a half-circle, with two ends of plywood covered structures with doors and windows.

Several Quonset Huts are still used as residences in West Central, primarily found on West Worley.

Modern, modular designs and home kits are gaining popularity due to affordability and minimal lot needs, and the original Quonset Huts fit into this trend. However, there may be energy efficiency challenges to address in aging structures for the comfort and affordability to residents.



Housing & Neighborhood Characteristics

Housing Types

A variety of housing types are present in West Central Columbia. The majority of housing units are single-family dwellings, followed by duplexes and multi-family units. Rental housing is available for seniors, such as Montmartre Apartments, for low-income families, such as the Columbia Square Townhomes, and young professionals, families, and college students.

Boone County real estate appraisal data (last updated in 2011) was used to produce the maps below (see disclaimer below, right). The Family Units Per Lot Map shows the number of dwelling units per parcel, indicating areas with single family, two family and multi-family housing. Areas shown in grey indicate non-residential parcels with commercial, civic or office uses. Higher residential densities often serve as a

buffer between single family properties and more intense uses and higher roadway classifications, as is seen in West Central on sections of Broadway and parcels adjacent to Stadium Boulevard and the I-70 Drive SE corridor.

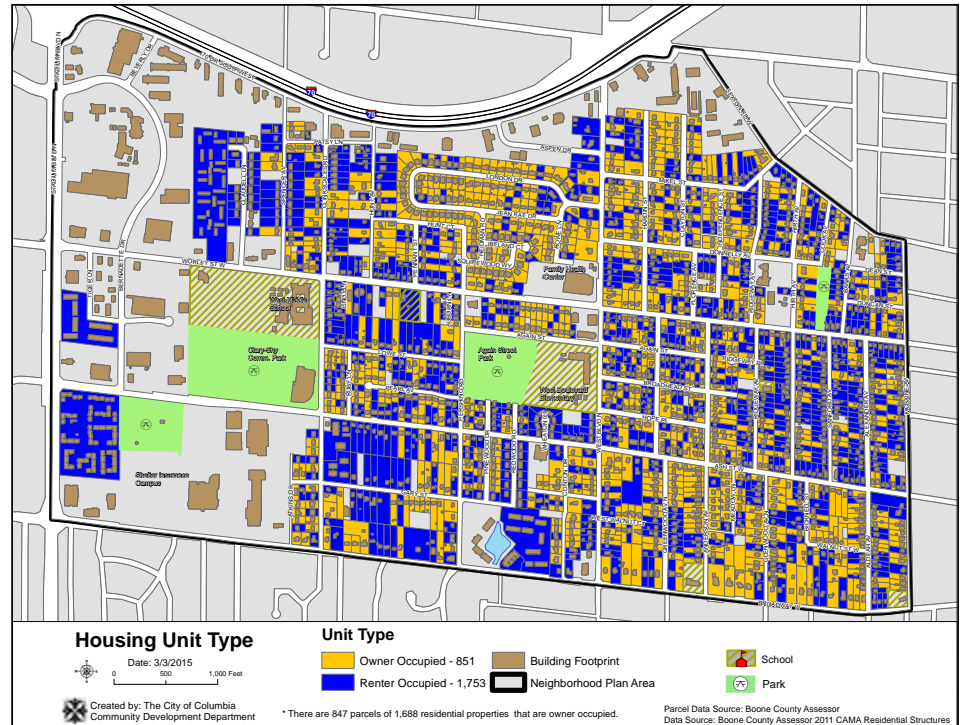
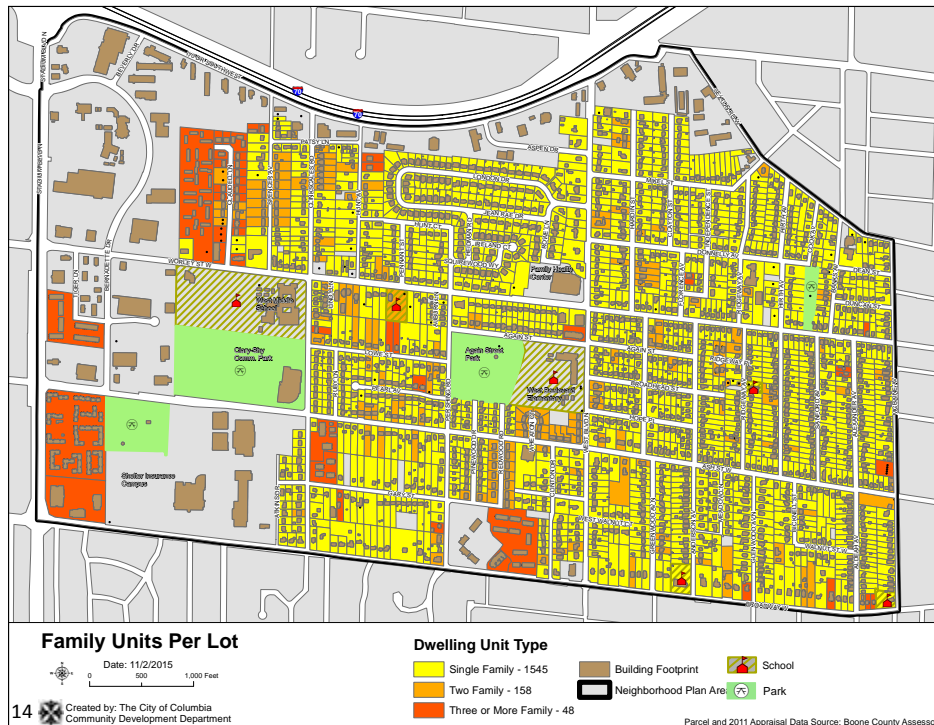
In the Housing Unit Type Map, the appraisal data suggests that only 33% of the housing stock in the neighborhood, overall, is owner-occupied. However, the large apartment complexes to the east of Stadium Boulevard and south of the Business Loop 70/I-70 Drive SE areas tend to skew this number. Many blocks within the neighborhood have ownership rates at, or higher, than the city average of 48.6% (quickfacts.census.gov). Like many college towns, the homeownership rate in Columbia is notably lower than the national average.

Note: this data was updated in 2011, and residents within West Central have identified data errors suggesting that the appraisal data may be inaccurate in some instances.

Maps:

Bottom left, Family Units Per Lot, depicts the distribution of single family, two-family, and multi-family homes in West Central using Boone County, MO Appraisal data.

Bottom right, Housing Unit Type, depicts rental vs. owner-occupancy in West Central using Boone County, MO Appraisal data.



Land Use & Zoning

The land use mixture in West Central is diverse and includes all types of residential uses, offices, high-intensity commercial uses, and even some industrial uses. The largest zoning category, by acreage, in the neighborhood is R-2 (two-family) zoning. Nearly half of the 727 acres in the West Central Neighborhood (exclusive of roads) is zoned R-2. Many of these parcels, however, have an existing single-family home on them rather than a duplex, and are too narrow for dwelling types other than a single family home or a single family home with an accessory dwelling unit (ADU).

R-1, or single family zoning, is the next highest zoning category by acreage, followed by R-3 (multi-family), and then planned commercial zoning. The zoning mix by acreage is shown in the pie chart and table below, and the location of each zoning category is mapped and color-coded in the Land Use and Zoning Map, also shown below on this page.

Landmarks & Amenities

Major landmarks and amenities include parks-- Worley Street, Shelter Gardens, Again Street, and areas around the Activities and Recreation Center (ARC) and West Middle School-- and civic buildings such as the ARC and the Columbia/Boone County Department of Public Health and Human Services. In addition, there are several public and private schools in the neighborhood (West Blvd. Elementary and West Middle Schools, Columbia Catholic, Columbia Montessori, Head Start, Tiger Tots, and numerous other schools and childcare facilities). There are also many places of worship in the neighborhood.

Jobs & Shopping

Commercial and other employment uses include a mix of retail, office, service and non-profits. Two of Columbia's largest employers' headquarters are in the neighborhood, and both are likely to represent some of the highest num-

Changes to the City's zoning code allowing for Accessory Dwelling Units (ADUs) in R-2 zoned areas were approved by City Council on July 7, 2014. An ADU is a secondary dwelling unit created on a lot with a principal one-family dwelling, and is subordinate to the principal dwelling.

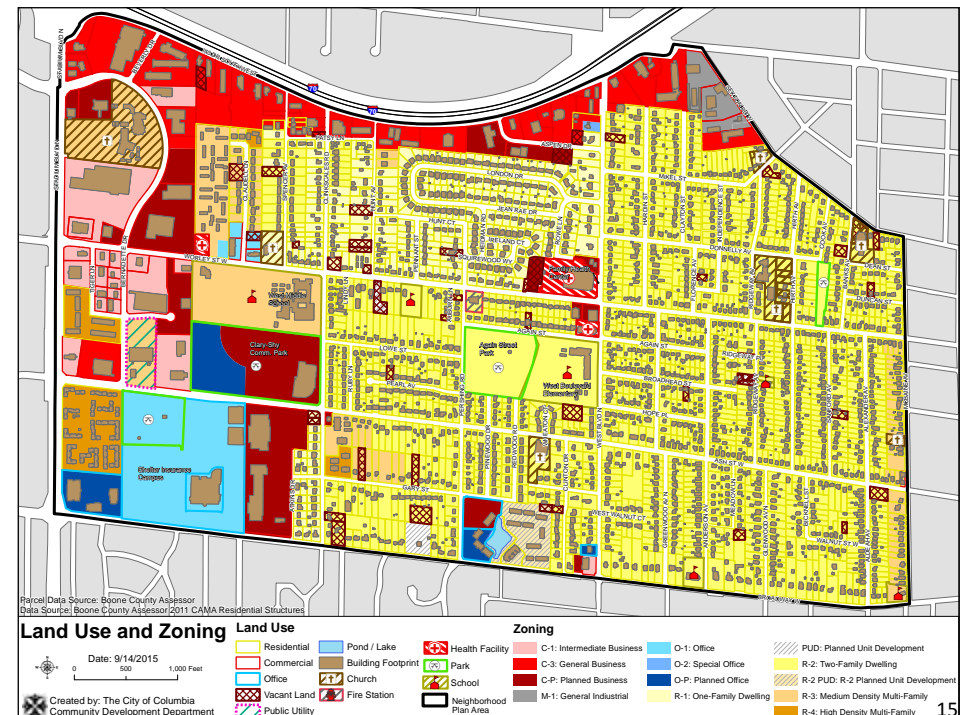
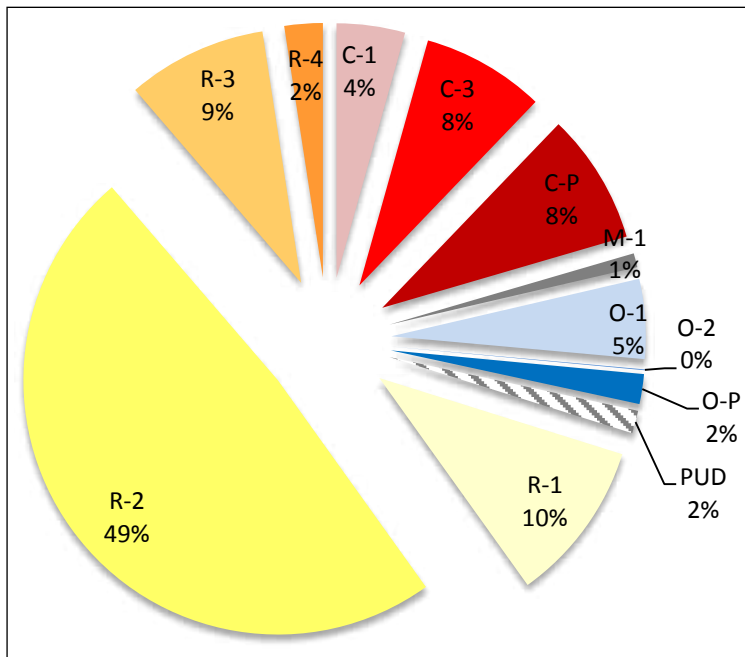
ADUs are allowed in West Central Columbia if zoning and building requirements are met.

Map:

Land Use and Zoning: This map shows the use of each parcel relative to its zoning category. Note that some parcels may have uses which do not fit the underlying zoning. This may be a function of a legal non-conforming use or less intense use than the zoning allows.

ZONING	ACRES
C-1	31.6
C-3	56.9
C-P	60.4
F-1	7.01
M-1	6.47
O-1	36.8
O-2	0.4
O-P	13.8
PUD	2.78
R-1	74.68
R-2	353.19
R-2 PUD	7.76
R-3	64.5
R-4	17.71
TOTAL	734

Percent of Area by Zoning Category for West Central Columbia



ber of jobs located in the area. These employers are Shelter Insurance and Columbia Public Schools (CPS). In addition to staff at its administration building on West Worley, CPS also has employees at West Blvd. Elementary and West Middle School.

Images:

Shelter Insurance on Broadway, Machens Ford on Worley, and Cottage Grove Apartments on Broadway.



Auto sales and repair, fast food and family restaurants, hotels and retail establishments are found on the I-70 Drive and Stadium, Worley and Bernadette corridors. Services such as the D&H pharmacy and insurance providers are dispersed through the area, and grocery stores include Gerbes on West Broadway and Natural Grocers at Worley and Stadium. Nearby grocers include Aldi and Moser's on the Business Loop 70. Farmer's markets are held at the ARC during warmer months, with plans to expand operations.

Development Trends

Recent development in West Central Columbia includes the Cottage Grove apartments on Broadway and an upcoming gas station at the existing Gerbes Grocery at the Broadway Shopping Center. Shelter Insurance has recently redeveloped its iconic fountain in honor of its 50th year of operation.

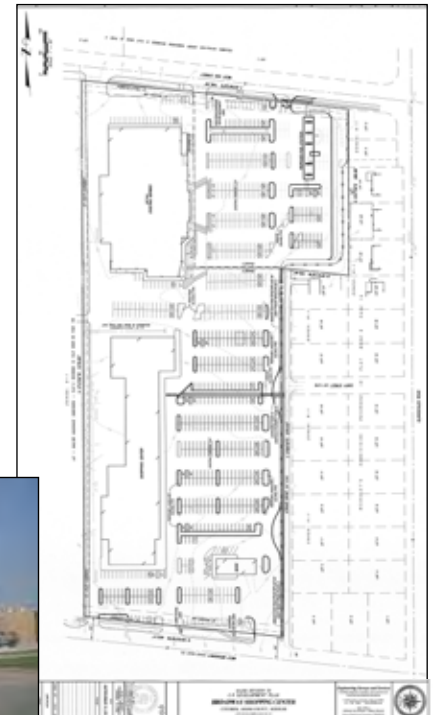
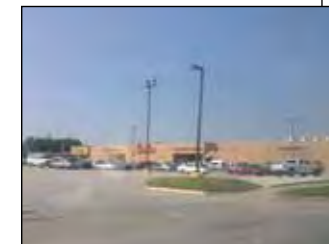
Vacant lots, as shown on the Land Use and Zoning Map in red hatching on the previous page, are dispersed throughout the neighborhood, and occasionally seen in contiguous lots in residential areas (particularly those with R-2 and R-3 zoning). This is often a function of land assembly/banking for later redevelopment. While the demolition of nuisance structures may be a positive occurrence, an overabundance of vacant lots can have a "broken teeth" effect on a street and affect the neighborhood at large. Without an adopted future land use plan as provided by a neighborhood plan, vacant lots also concern neighbors as the future use is unknown.

In addition to some places where structures/uses do not conform to the underlying zoning (such as the former Sut-

ton's on McBaine Avenue), there are many instances in the neighborhood where a single family home is located on a parcel zoned for two-family uses, or a residential use is located on a commercially-zoned parcel. These areas can be identified on the map as areas where the use does not match the zoning. Similar to vacant parcels having a higher tendency for redevelopment, these "under-used" parcels (from a potential density viewpoint) are more likely to be redeveloped than parcels which would require rezoning for a higher intensity of development.

One of the key benefits of developing a neighborhood plan ahead of redevelopment and development is that plans can help guide how and where development occurs, and to identify standards and processes which will garner neighborhood support for redevelopment. Plans may serve as a tool for residents and potential developers navigating the planning and zoning process, and as a marketing strategy to entice desired uses or businesses to the area.

Right: Planned commercial plan amendment for the addition of a gas station on the Broadway Shopping Center site (see top right of site plan). This gas station will be an accessory to the Gerbes shopping center on West Broadway, as pictured below. Neighborhood input is reflected in the conditions associated with the gas station including lighting and hours of operation. The store is under renovation.



Transportation & Infrastructure

Infrastructure includes roads, sidewalks, sewer lines, electric lines, stormwater facilities, telecommunications, bus lines, and aspects of the built environment such as parks and greenspace. As West Central is a developed neighborhood, most infrastructure challenges relate to aging infrastructure and capacity issues.

The City is working to address private common collector (PCC) sewers and stormwater issues through annual budgeting and capital processes; however, funding continues to be a concern and a limitation. The City owns close to one million linear feet of storm drainage system. More than half of the system has exceeded its lifespan and much of it is beginning to fail, causing sinkholes in streets and in yards.

Additionally, a large number of older homes are connected to PCC sewers. Aside from shared maintenance issues, many PCCs are poorly designed and prone to backing up.

West Central is served by three COMO Connect bus routes. A notable transportation concern in the area is the lack of sidewalks on many residential streets, an incomplete sidewalk network on major arterial and connector streets, and the poor condition of many existing sidewalks in the area. Pedestrian infrastructure is especially important on routes to transit stops and on routes to important pedestrian generators. Pedestrian generators, such as schools, bus stops, parks and commercial hubs (places of employment, service provider/offices, and places to shop) residents may want or need to walk to, should have bicycle and pedestrian connectivity.

West Central's pedestrian generators are shown on the Commercial Hubs and Transportation map below. The blue circles on the map show a half-mile radius from each of the area's pedestrian generators, and bus routes, bus stops and existing sidewalks are also shown for reference.



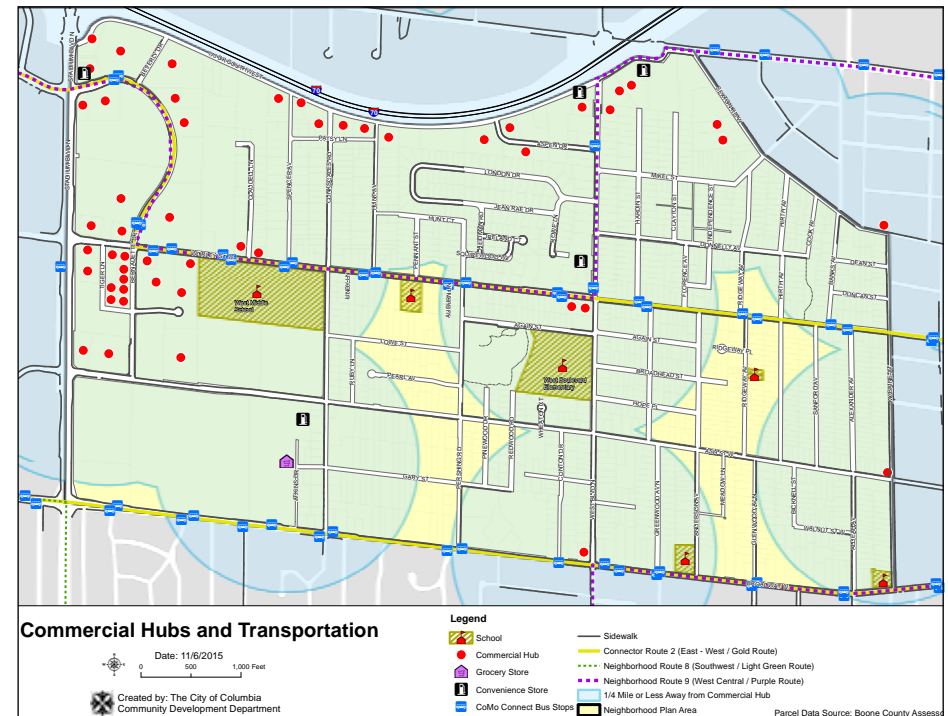
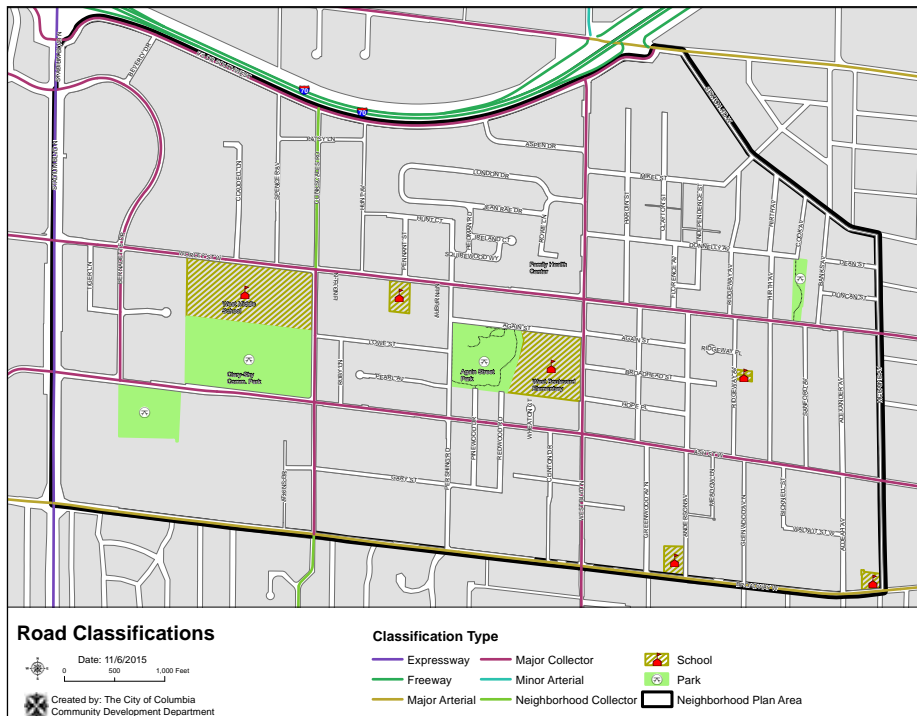
Image:

COMO Connect logo. COMO Connect is the public transit service operated by the City of Columbia. Route and service information is online at: www.comoconnect.org/

Maps:

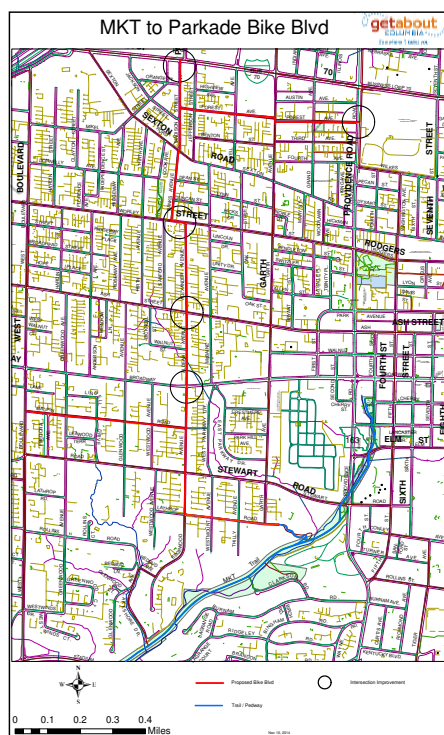
Bottom Left, Road Classifications, shows the class of roads and community infrastructure in West Central Columbia.

Bottom right, Commercial Hubs and Transportation, references pedestrian generators (such as schools, bus stops, parks and commercial hubs of employment, services and shopping) with transit routes and the existing sidewalk network in the area.



The City's CIP is updated annually and may be viewed online at: www.gocolumbiamo.com/Finance/Services/Financial_Reports

West Central is eligible for Community Development Block Grant (CDBG) funds due to overall income levels. This source may be used to fund a variety of community-identified needs, and is presently being applied to sidewalk and intersection improvements on West Worley Street at the Clinkscapes intersection.



Map: The MKT to Parkade Bike Blvd. connects the neighborhood to the larger bicycle network. The Bike Blvd. is shown in navy on the CIP map (see page 19).

Planned Improvements

Capital Improvement Plan

The Capital Improvement Program (CIP) is the City's primary budget and scheduling tool for capital needs. The CIP addresses needs ranging from the current year to ten plus years in the future. Since the CIP is not a fiscally constrained document, it is not uncommon for most of its listed projects to be unfunded, with the exception of those scheduled for construction in the one- to two-year planning period.

Several West Central Columbia projects are listed in the CIP. Public input regarding infrastructure and other capital needs in the neighborhood identified through the neighborhood planning process may be used to inform and prioritize existing and potential projects and investment in the area moving forward.

CIP Projects Planned for West Central Columbia

Several capital improvement projects are presently underway or are funded and likely to be complete in the near future. On Worley Street, newly built sidewalks to the east and west of the Clinkscapes intersection will close a gap between Stadium and West Boulevard. and will be enhanced by planned intersection improvements for better pedestrian and ADA-facilities at the Clinkscapes and Worley intersection. These projects are all to be funded with Community Development Block Grant (CDBG) funding.

Pavement improvements on Broadway, sidewalk gap filling on Bernadette, and the construction of a bike boulevard providing north to south connectivity through the neighborhood and to the existing trail system are planned improvements in the one to two-year timeframe. The CIP listing and map for West Central is shown on the

opposite page. Many projects are planned for out years beyond the one to two-year timeframe. These projects are often unfunded or planned to be funded with anticipated future funding sources. These projects may be subject to reprioritization as funding becomes available. Overall, needs within the neighborhood are diverse and extensive and include projects of every type-- streets and sidewalks, parks and greenspace, sewer and stormwater, and electric.

Other Plans

The CIP is typically informed by other plan documents and planning processes. The 2012 Sidewalk Master Plan, for instance, lists five projects for the area, and only two are listed within the ten-year timeframe of the CIP (Bernadette sidewalk gaps and West Boulevard from Ash to Worley). The remaining sidewalk projects-- Broadway from Stadium to Manor Drive and Manor to West Boulevard, and the east side of Pershing Road from Gary to Pearl-- are listed in the 10+ years section of the CIP due to a lack of funding.

Note: See the Transportation & Infrastructure section for a complete listing of CIP 10+ years sidewalks projects for the West Central area.

The Parks, Recreation and Open Space Plan lists prioritized projects for parks, greenspace and recreation needs. Two projects-- improvements to Worley Street Park, and ARC gym/expansion needs-- are identified in this plan, and are scheduled in the CIP for the six to ten-year timeframe.

Other plans informing the CIP process include the City Strategic Plan, the Comprehensive Plan *Columbia Imagined*, the 2040 Long Range Transportation Plan, CDBG funding planning, and plans for transit, sewer/water/stormwater,

and the electric utility master plans.

Funding Sources

The City of Columbia funds many capital projects from the City's quarter-cent sales tax for capital improvements; however, other funding sources are also used as appropriate. The quarter-cent capital improvements sales tax was renewed by voters for a ten-year extension in August, 2015.

Other capital funding sources include the quarter-cent transportation sales tax, the county road rebate tax, development charges, developer contributions, tax bills, user fees and various federal and state grants (described below). The quarter-cent (half of which is permanent) sales tax for parks funds green infrastructure and recreation projects. Bonds are also used for capital projects such as sewer, electric and other utility expansion and capacity needs.

Competitive grant funding is applied for annually. CDBG funds are used for a variety of projects including sidewalks and bus shelters, and Columbia's version of the federal Non-Motorized Pilot Program (NMPP) called GetAbout Columbia has provided millions of additional dollars for new sidewalks and other non-motorized transportation facilities and is funding the new Bike Boulevard from the MKT to Parkade which will go through the neighborhood.

Transportation Enhancement (TE) funds (now called the Transportation Alternatives Program) have funded numerous non-motorized transportation improvements including sidewalks and trails, and the City will continue to apply for these monies as long as they are available.

The City's general fund may also provide funds for capital improvements and identified needs depending on funding availability and City Council priorities. This plan provides a valuable service by highlighting the projects and priorities that matter most to West Central Stakeholders so staff and Council can move confidently toward dedicating resources to these neighborhood goals.

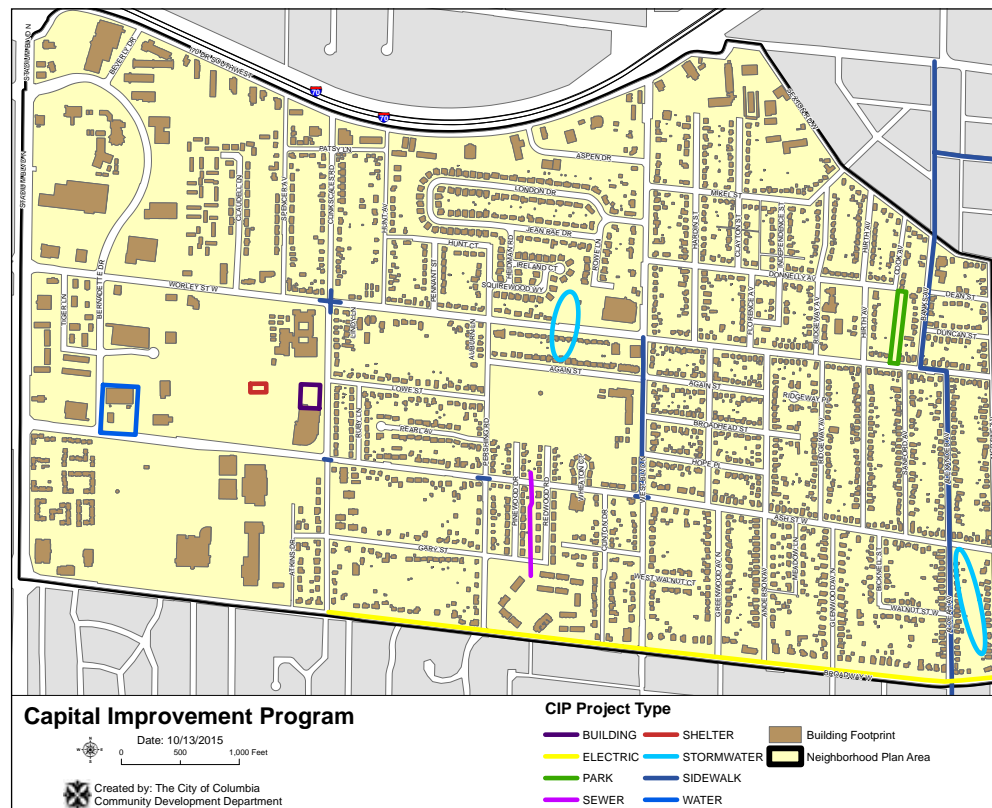
CIP Project ID#	Current Projects
222	Worley Street sidewalks- Phase II
1772	Broadway pavement improvements
1332	ARC improvements
1509	Photovoltaic installations
1161	Bernadette sidewalk
Overall Projects (Not including 10+ year)	
1854	Worley St & Clinkscales Rd Int improvements (1-2 yr)
1393	West Blvd sidewalk- Ash to Worley (6-10 yr)
1525	Ash St 4-way stop removal (6-10 yr)
1571	Bike Blvd: MKT north to Bus. Loop 70 (1-2 yr)
1825	Clary-Shy Community Park shelter (3-5 yr)
297	ARC Gym/Fitness expansion (6-10 yr)
1633	Worley St Park improvements (6-10 yr)
549	Broadway Undergrounding electric lines (1-2 yr)
1887	Well & Pump Station control (water) (1-2 yr)
800	Upper Southwest Outfall Relief (sewer) (6-10 yr)
1629	Worley Again East (stormwater) (6-10 yr)
1868	Aldeah & Ash Storm Pipe rehab (3-5 yr)

Map:

The Capital Improvement Program Map (left) shows projects listed in the City's Capital Improvement Program (CIP) by type for the West Central Neighborhood. 10+ year projects are not shown.

Table:

The CIP Current Projects Table (below) corresponds to the mapped projects.



Available Resources

Available Resources for Neighborhoods & Residents

Neighborhood planning includes identifying neighborhood-wide and individual needs and matching available resources. Existing programs may not be used in some instances due to a lack of knowledge of the programs, assistance needed in making application, or challenges in terms of neighborhood communication or organization. The act of working on a plan offers a chance for neighbors to communicate with one another and city staff to identify relevant programs, organize neighborhood associations and coalitions, and identify opportunity areas for public investments.

Available resources are organized and discussed under the following categories: housing assistance; health and human services; neighborhood support; safety; energy efficiency; and trees and appearance. The resources listed should be considered a starting point and additional information may be explored with the service providers (see sidebar). Many of the following programs and resources aid economically challenged residents, and support the City's Strategic Plan priority of fostering social equity.

Housing Assistance

Housing assistance is available to owners and renters. The City's Office of Neighborhood Services (ONS) ensures rental housing compliance with adopted occupancy and safety codes. Renters can compare the energy efficiency of potential homes via the City's Utility Billing webpage.

For low to moderate income homeowners, ONS offers down payment assistance, home maintenance classes, and low-interest loans and emergency assistance for housing rehabilitation. These programs are funded through Com-

munity Development Block Grant (CDBG) funds and CDBG HOME program funds. Fair housing investigations are also available if housing discrimination is suspected.

Health & Human Services

The Columbia/Boone County Department of Public Health and Human Services offers radon and water quality tests, mosquito larvicide and pet control services such as free spay and neuter vouchers (income limits may apply). The Health Department also offers family planning, family health services, and clinic services to the community.

Neighborhood Support

ONS offers support to neighborhoods and individuals in a variety of forms. Issues with property maintenance and environmental health code violations are handled by the Office's code inspectors. Multiple volunteer opportunities are available with the Volunteer programs division. The City's Neighborhood Communications Coordinator handles several programs, including mini-grants for neighborhoods, leadership capacity building trainings, and communications from the City regarding issues pertinent to neighborhoods.

Safety

Several public safety programs are coordinated by the Columbia Police Department. These include liaising with the Columbia Neighborhood Watch board, registering groups with National Night Out (a program to foster relationships amongst neighbors and officers), and coordinating the Crime Free Multi-Housing Program. A full time police officer is responsible for these programs and works out of the Office of Neighborhood Services.

For more information on these services, please contact the following service providers:

Office of Neighborhood Services:
573.817.5050
neighborhood@gocolumbiamo.com

Volunteer Programs:
573.874.7499
volunteer@gocolumbiamo.com

Public Health and Human Services:
573.874.7488 humanservices@gocolumbiamo.com

Water and Light Assistance Programs:
573.874.7325
wmail@gocolumbiamo.com

Historical Electric and Water Usage for Rental Units:
www.gocolumbiamo.com/Finance/Utilities/rental-costs.php

Energy Efficiency/Utilities

Columbia Water and Light manages multiple energy efficiency programs. Water and Light customers may request that an energy audit be performed on their home and can apply for low interest loans to make energy efficiency upgrades such as replacing windows and installing heat pumps. Loans are also available for the installation of solar power. For lower income individuals, Central Missouri Community Action has a home weatherization program in place to help customers decrease their monthly bills. Assistance with the payment of utilities is available through the Columbia/Boone County Department of Public Health and

Human Services.

Trees & Appearance

Columbia Water and Light has a Trade-a-Tree program where trees that are growing into power lines can be removed and replaced with a smaller tree. Water and Light also has a shade tree program where one free tree is available to customers per electric meter. Volunteer Programs coordinates Adopt-A-Spot and Adopt-A-Rain Garden in high visibility areas throughout the City, and citywide and neighborhood cleanup programs are also coordinated.

Graphic:
Poster from the second series of neighborhood meetings describing resources available to neighborhoods and residents. A goal of the planning process is to align needs that can be addressed with existing programs or funding sources and to spread awareness of what is presently available.



Plan Development Process

Future Land Use Map (FLUM):

The Future Land Use Map for West Central Columbia is presented on page 51 of this document. This map links the plan's policies and strategies to potential land use districts and standards for specific geographic areas within the neighborhood. The FLUM is a tool to guide land use decisions based upon the desires and expectations of the neighborhood.

Image:
Graphic from the West Ash Neighborhood Association (WANA). WANA provided guidance and engaged participation during the plan development process.



The West Central Columbia Neighborhood Action Plan grew out of recommendations in the City of Columbia's overall land use plan *Columbia Imagined: The Plan For How We Live and Grow*, as described in the introduction section of this document (page 7). During the development of *Columbia Imagined*, the need for localized land use plans specifically designed to function on a neighborhood scale was identified.

After the adoption of *Columbia Imagined*, Planning staff researched processes for developing neighborhood land use plans in several communities throughout the United States. Based on this research, the basic process for developing neighborhood plans in Columbia was formulated.

The basic neighborhood planning process template includes:

- Identification of the planning area (a neighborhood or neighborhoods with logical boundaries);
- Development of maps and surveys showing existing conditions in the planning area;
- A series of meetings following three specific steps in the planning process:
 1. Step One: Existing conditions and initial neighborhood input regarding problems and opportunities

2. Step Two: Priority Identification ("Big Ideas") - Land Use and Infrastructure
3. Step Three: Priorities and Recommendations - Development and Feedback Opportunities
4. Step Four: Additional Public Input & Feedback Opportunities;

A fourth step was added to allow for further public input in order to accommodate additional refinement of the plan's recommendations and to reach stakeholder consensus.

- Public review by the Planning and Zoning Commission and City Council;
- Adoption by City Council;
- Plan Implementation.

Ultimately, this process is meant to use public input to achieve the following deliverables:

- Future Land Use Map (FLUM) - identifies existing and desired land uses based on *Columbia Imagined*, and stakeholder input.
- Guide rezoning and redevelopment decisions - land use planning and development decisions will be evaluated based upon adopted neighborhood plans and the FLUM.
- Capital Facilities Planning - existing plans for public infrastructure will be evaluated and additional needs

Columbia Imagined: The Plan for How We Live and Grow

Land Use & Growth Management Goals and Objectives

Goal 2: Columbia citizens celebrate a sense of community through strong neighborhood planning

Obj. 2: Develop sub-area land use plans for areas before they develop and planning tools for existing neighborhoods

P. 93



identified.

- Identify key opportunity areas - areas for improvement will be determined, including (but not limited to) affordable housing, historic preservation, design standards, walkability, sustainability, environmental, and other livability concerns, as outlined in *Columbia Imagined*.
- Community-based opportunities - in addition to land use issues, plans may identify other areas of needs such as community health initiatives, crime and safety, access to social services, and other community issues.

In September 2014 this planning template was introduced by staff to the City of Columbia's neighborhood associations as part of the fall Neighborhood Congress, an event designed to bring representatives from all the City's neighborhoods together to discuss issues of common interest.

Response to the proposed process at the Congress was favorable and staff spent the rest of 2014 working to identify neighborhoods interested in participating. Eventually the West Central planning area was agreed upon, with a large portion of the planning area represented by the West Ash Neighborhood Association (WANA), an organization that was of vital importance to the plan development process.

Developing the West Central Area Neighborhood Plan

The West Central Area Neighborhood Plan was developed throughout 2015. Neighborhood participation in the process was strong and solicited through active marketing including postcards to all residences and businesses in the planning area prior to each round of meetings, social media, press releases, display advertisements and other interactions with local media, and direct promotion to neighbors by the West Ash and Gary-Atkins Neighborhood Association and others. Fliers and door hangers were used for small area listening sessions. The entire process followed the basic template described above and was broken into five key steps:

Step One: Existing conditions and initial neighborhood input regarding problems and opportunities, January – February 2015

In this stage of plan development, staff identified the neighborhood's existing conditions and history and prepared several maps to illustrate these conditions. In addition, a survey was developed to gather input from neighborhood residents to identify problems and opportunities. Open houses were held on January 24 and January 29 to share this information and to encourage completion of the surveys. Staff was also on hand to discuss the planning process, proposed plan deliverables, and answer questions.

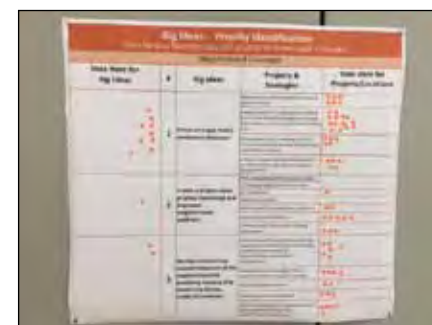
Step Two: Priorities Identification ("Big Ideas") - February – March 2015

In this step of the process, staff reviewed and analyzed the survey results and notes from the first round of meetings and identified common themes. In addition, a list of immediate action items was developed based on survey comments and forwarded to appropriate agencies. For example, if a pothole was identified on a road in the area, the comment was directed to Public Works streets maintenance staff so that the issue could be addressed immediately rather than as a plan recommendation. The immediate action items addressed during this stage and throughout the plan development process is presented in the appendix.

A second survey accompanied this phase to gather more specific information on how the problems and opportunities in the first survey could be addressed. Transitional areas and potential redevelopment sites were identified, and needed infrastructure and regulatory improvements were determined. Meetings were held on February 26 and February 28 to solicit further input from the neighborhood. During the meetings, an organized program was held, including a brief presentation and followed by small group exercises and listening sessions where groups shared their top priorities. Attendees voted on the presented neighbor-

Images:

Pictures of the presentation and voting exercises from the February 26, 2015 meeting at the ARC during Step Two of the Plan Development Process.



hood priorities using colored sticky dots.

Step Three: Priorities and Plan Recommendations, March – May 2015

Based on staff review, a draft list of plan recommendations was developed and shared at a third round of meetings on April 25 and April 30 for additional input. Staff discussed the 17 plan recommendations and answered questions. Plan recommendations were broken down to illustrate what is currently being done with them, suggestions on additional actions to be taken, and assigning a timing priority to each one. The recommendations were the result of the input given by the majority of participating neighbors over the previous steps.

Step Four: Additional Public Input Opportunities (small group listening sessions), May – August 2015

At the April 30, 2015 Priorities and Plan Recommendations meeting, there was strong consensus from residents and stakeholders to slow down the plan development process to allow for additional public input and revisions to the recommendations, particularly in the Gary Street and Clinkscases areas. Staff agreed for the need for additional time and revisions, and the summer months were used as an opportunity for additional stakeholder meetings.

Residents in the southwestern area of West Central were greatly concerned with plan recommendations to accommodate additional density, preferring to maintain a single-family character. These residents worked with staff and multi-family property owners in the area to develop standards to preserve this character where appropriate, and standards for redevelopment. These standards are presented in the Plan Recommendations chapter under Land Use & Zoning.

A key outcome of the plan development process was the establishment of a new neighborhood association in the southwestern portion of West Central during the develop-

ment of recommendations for this sub-area. Known as the Gary-Atkins Neighborhood Association, the boundary includes Ash on the north, properties along Pershing on the east, West Broadway on the South, and Atkins drive on the west. The Gary-Atkins Neighborhood Association boundary and bylaws were formally accepted by the City Council on August 17, 2015.

Neighborhood engagement via grassroots and formal associations is a primary goal of the neighborhood planning process since engagement is essential to the success of any city planning effort.

A second sub-area of residents also developed area-specific recommendations for Spencer Avenue, Clinkscases, Patsy Lane and Hunt Avenue/Court north of Worley Street. This area desired to strengthen and promote a family-oriented feel, while recognizing areas where redevelopment may be appropriate if sensitive to the composition of the neighborhood and desires by residents. While a neighborhood association has not yet been formed in this area, these specific recommendations are incorporated into the Plan Recommendations Chapter of this plan.

Step Five: Adoption & Implementation, September – November 2015

The draft plan will be introduced to the Planning and Zoning Commission by November 2015, with submission to and approval by City Council tentatively to take place in December 2015. Staff will then continue to work with the neighborhood to implement the plan recommendations.

Once adopted, the West Central Columbia Neighborhood Plan will be used as a guide for future infrastructure projects and developments in the planning area. It is a tool to be used by both the neighborhood and the City to provide direction on the work that needs to be done in the neighborhood in the years to come. Staff and the neighborhood will continue to review the plan, and make any adjustments and updates necessary to ensure it remains relevant.

Map:
The Gary-Atkins Neighborhood Association developed during the West Central Plan development process. Gary-Atkins Neighborhood Association boundaries and bylaws were formally adopted accepted by the City Council on August 17, 2015.



Columbia Imagined: The Plan for How We Live and Grow

Land Use Principles and Policies – Livable and Sustainable Communities Chapter

Policy Three: Facilitate Neighborhood Planning

Creating neighborhood land use plans may be the best method of identifying what transitional parcels should be used for in the future. City staff should work with established neighborhood and homeowners' associations to develop neighborhood plans— especially in areas where older housing stock or poor building conditions may present opportunities for redevelopment. The goal is to create neighborhood land use plans that **identify site-specific redevelopment concepts and outline conditions that mitigate particular land use compatibility concerns of neighbors**. This represents a proactive approach to infill development and mixed use and was a strong recommendation that emerged from public input.

Public input also indicates considering historic preservation and community character, as well as property maintenance and aesthetic considerations, is important in neighborhood planning. This may be achieved through regulatory policy, incentives, or guidance, such as **design compatibility standards developed by neighborhoods themselves**. Planning will also help neighborhoods encourage attainable and diverse housing and home ownership options while preserving their neighborhood's character. Residents can identify goals for their neighborhood—perhaps flexible zoning options or overlays to encourage or incentivize certain housing options or mixed-use strategies (multi-generational housing, accessory dwelling units, urban agriculture, etc.), district or destination branding (such as seen in the East Campus Historic District or the North Village Arts District), **or infrastructure upgrades**.

These plans can enhance the amenities and identity of neighborhoods. Neighborhood planning is as much about promoting desired changes as protecting existing neighborhood character from undesired changes. Successful neighborhood plans can serve as good examples for new policies, incentives, and regulations that could be considered for city-wide adoption.

Neighborhood plans can define how affordable housing can be integrated into the neighborhood and how to work with private, nonprofit organizations that develop, purchase, and manage affordable housing units. Neighborhood plans can help coordinate maintenance and rehabilitation of deteriorating housing stock, as well as retrofit older houses so they are more energy efficient. **In the planning process, the neighborhood will get to build consensus about its collective values and what direction it would like to develop in the future.**



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Text, left:
Excerpt from *Columbia Imagined*,
Chapter 4: Growth Patterns and Policies;
Land Use Principles and Policies for
Creating Livable and Sustainable Com-
munities.

*Editor's note: Emphasis added to rel-
evant text.*

Plan Recommendations

Plan recommendations are presented in this plan by topic:

1. **Neighborhood Character**
2. **Land Use & Zoning**
3. **Transportation & Infrastructure**

City zoning allows for **Urban Conservation Overlays**. Benton-Stephens and East Campus Neighborhoods have UC-Os.

The purposes of the UC-O district are:

- (i) To maintain neighborhood character and integrity by focusing special attention on the maintenance of the physical environment; the enhancement of physical, social and economic resources and the accommodation of desirable change;
- (ii) To promote the efficient use of urban lands including the encouragement of compatible infill development on vacant and passed-over parcels;
- (iii) To encourage and to support rehabilitation of the physical environment and programs for the conservation of urban areas; and
- (iv) To foster the harmonious, orderly, and efficient growth, development, and redevelopment of Columbia.
- (v) To recognize and protect specific property, neighborhoods and roadway corridors of special historic, architectural or scenic qualities.

Priorities and Implementation Recommendations

Over the course of two neighborhood meetings held on February 26th and 28th, 2015, West Central neighbors participated in voting exercises designed to develop and identify the top “Big Ideas”, which consist of goals, strategies, and projects identified during the planning kick-off survey and stakeholder input meetings held in January, 2015 (see voting graphic on page 23).

These ideas were then presented as recommendations with associated strategies for additional review and feedback at meetings held April 25 and April 30, 2015. The recommendations are categorized into the three broad theme areas: Neighborhood Character, Land Use & Zoning, and Transportation & Infrastructure.

Ideas and their corresponding recommendations and implementation strategies are listed within each theme area according to the total number of votes they received from stakeholders during the prioritization phase of the planning process. The implementation strategies incorporate available programs, resources, and scheduled capital improvement items.

Image:
The Columbia Housing Authority (CHA), as part of the renovation of its Columbia Square properties, added craftsman details to the facades of building to reflect the character of the surrounding neighborhood.



Neighborhood Character

Priority 1: Create an urban conservation overlay (UC-O) district to preserve single-family character.

Support downzoning from R-2 (Two-Family Dwelling) to R-1 (One-Family Dwelling) where single-family homes are the predominant dwelling type, and create an urban conservation overlay (UC-O) district in areas supported by neighbors to encourage preservation and redevelopment that is consistent with historical housing characteristics. (The UC-O is described in detail in the sidebar on this page).

This strategy was the most popular “Big Idea” to emerge during plan development, and was particularly desired within the West Ash Neighborhood Association boundary.

While this plan presents voluntary design guidelines for new development and redevelopment, the UC-O would include mandatory architectural and site design guidelines developed by residents during the overlay designation process.

Note: The related down-zoning component of this strategy is discussed in more depth under the Land Use & Zoning topic. See page 32.

Architectural & Site Design Guidelines

During the planning kick-off survey, nearly 90% of participants indicated support for some form of conservation standard to help protect or promote the traditional housing characteristics found in the older parts of the neighborhood. These standards would apply to new development

or redevelopment. Conservation standards can be voluntary or mandatory in nature, and may include a wide variety of elements ranging from architectural design to height and area guidelines, as described in the section below.

While this plan only includes voluntary guidelines, which may be used by developers to create context-sensitive designs that respect the neighborhood's values, any man-

datory standards would require additional public input and actions by the Planning and Zoning Commission and City Council in the form of an ordinance.

Seventy-five percent of survey respondents indicated support for including voluntary standards within this plan, as well as holding further public discussions to develop mandatory conservation standards following plan adoption.

Voluntary Architectural & Design Guidelines

A majority of Survey 2 respondents indicated support for building height limits, as well as entrances facing the street and inclusion of front porches on new houses.

Two-story height limit

Neighbors have expressed significant interest for a two-story height limit on residential homes in the predominantly single-family character areas.

An exception to this height/floor limitation is those lots which front on Broadway, as many of these homes are larger and three-stories.

Entrances facing the street

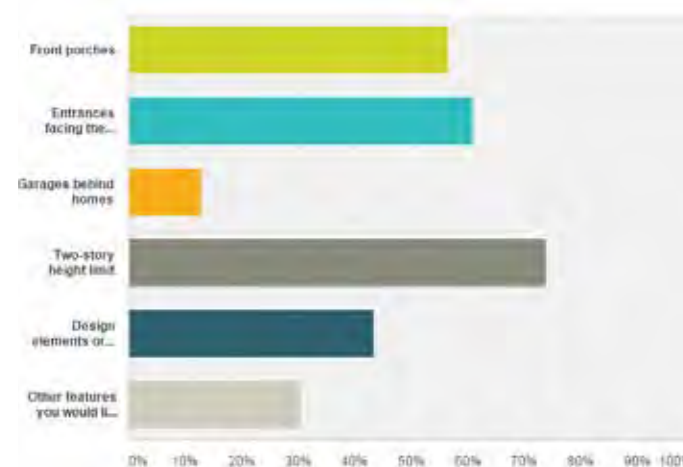
Strong interest was also expressed for a standard to require residential buildings to contain entrances that address the street. While only one example has been identified of a structure that does not meet this design standard (see example in the sidebar to the right), it would be beneficial for aesthetic and other reasons to avoid side-facing building positioning, which is widely considered to be out of character and unsightly. This orientation is particularly undesirable because it presents a blank wall to the street, where interactions with neighbors should be encouraged. The Benton-Stephens UC-O includes language to address this problem, which is more prevalent in that neighborhood. Similar language could be adopted in West Central.

Front porches

Many of the older craftsman-style homes within the neighborhood - especially within West Ash Neighborhood Association - are characterized by covered front porches. Front porches are considered to be a desirable architectural amenity as they provide opportunities for interactions between neighbors and put eyes on the street, thereby supporting community-building and discouraging crime.

Note: Since other housing types within the neighborhood do not typically include prominent front porches (e.g., Tudor Revival, Minimal Traditional), the option to include a porch should be encouraged, but not required on new or remodeled homes.

Summary of Survey 2 Responses to Q1: What features would you like to see included in voluntary or mandatory conservation standards for your neighborhood?



Images:

House with side-facing entrance and a bungalow with a traditional front porch. Voluntary design guidelines for West Central include front-facing entrances and front porches when supported by the architectural style.

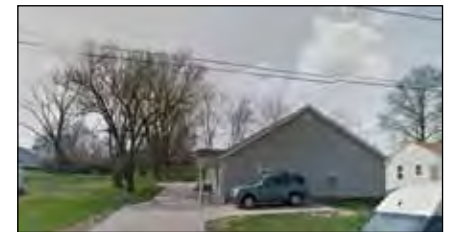
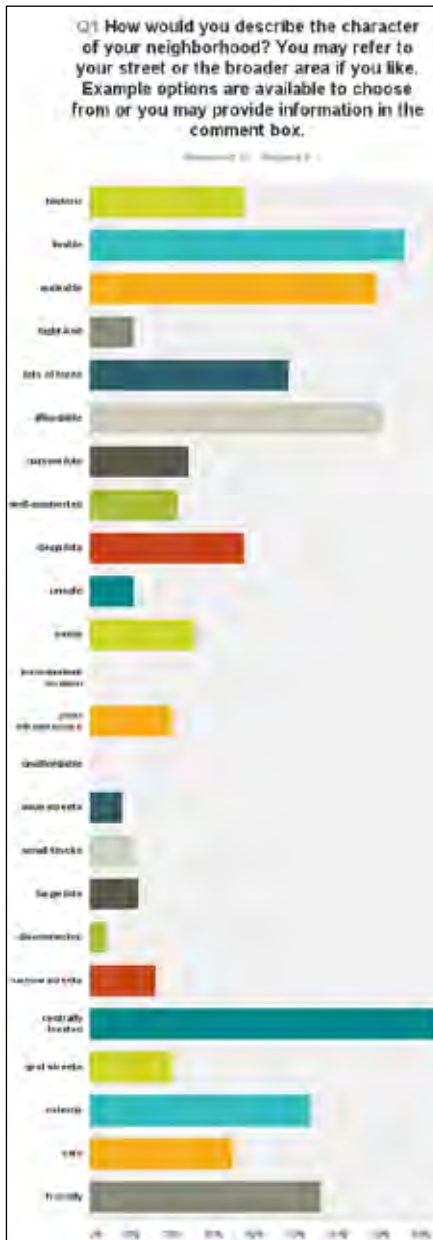


Image:
Summary results from the first West Central input survey describing neighborhood character.



Mandatory Design Standards

Mandatory design standards are sometimes considered as a means to prevent deleterious effects of certain development or redevelopment styles or trends within a neighborhood context. These standards are typically implemented with the purpose of preserving historical characteristics which may be threatened by redevelopment.

Columbia's Zoning Regulations accommodate historic or other types of preservation of neighborhood character through the formation of either the UC-O or Historic Preservation Overlay (HP-O) Zoning Districts. These overlay districts are customizable to a particular area, and require the support of a majority of property owners' within a geographically defined area before they can be considered for implementation by Council.

In light of neighborhood interest for this option in some pockets of the West Central Neighborhood, City Planning staff will assist with the development and implementation of overlay district design standards as a means of enhancing voluntary design guidelines. This will only occur in areas where a majority of property owners are supportive of such regulations, and is dependent upon Council approval following a public hearing process.

Priority 2: Nurture the existing eclectic, diverse, and inclusive character and needs of the neighborhood and its residents.

Support home ownership (owner-occupied housing) and encourage a diverse range of affordable housing types and styles. Distribute subsidized housing throughout the neighborhood rather than concentrating it in one place.

Note: Multi-family and mixed-use developments are addressed further in the Land Use & Zoning Section. (P. 33-35).

West Central residents recognize and appreciate the diversity of housing types and styles in their neighborhood, ranging from single-family homes to large apartment complexes. In general, they welcome continued growth and change which enhances this unique look and feel by creating opportunities for more neighbors to call the area home.

One option to achieve several of the above-stated desires is to adopt inclusionary zoning as part of the City's new Unified Development Code (UDO). Inclusionary zoning requires a percentage of affordable dwelling units to be pro-

vided as part of new residential development units, often in exchange for a density bonus or other developer incentive. The goals of this strategy is to create mixed income neighborhoods, produce affordable housing for a diverse labor force, and increase homeownership opportunities for low and moderate income levels.

Priority 3: Add and improve parks and greenspace.

Explore opportunities to add and improve parks, greenspace, and community gardens in the neighborhood. Consider acquiring land for new parkland or negotiating the preservation of greenspace on existing undeveloped privately owned land located on the southeast corner of Ash & Aldeah, and on the north side of Gary Street. Worley Street Park should be reimaged to make it safer (lighting, visibility) and more functional.

Establish an off-street greenway path to connect the ARC/farmer's market, Shelter Gardens and West Middle School properties, thereby improving access by increasing pedestrian permeability through the large tracts of land that these community amenities occupy.

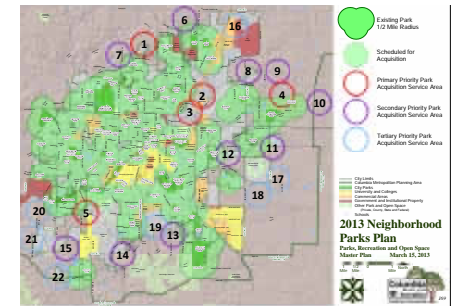
The City's Parks Master Plan does not indicate a need for additional parkland within the West Central Neighborhood. However, the City Parks Department is amenable to exploring opportunities for various neighborhood park projects should land become available. Planning staff suggests incorporating usable greenspace in the form of private parkland as part of multi-family redevelopment projects as a first step.

Another action item is already underway. Worley Street Park is tentatively scheduled for upgrades in 2020 (per the City's FY2015 CIP), including improvements to the playground, playground surfacing, fencing, lighting and entry. This responds to the expressed desire to redesign the park to be safer and have amenities to fit neighborhood needs and desires. West Central residents will be asked to par-

ticipate in the park planning process. This project may potentially be moved up in the CIP process if funding allows.

An additional strategy is to support the work of Sustainable Farms & Communities as they work with the City Parks Department to develop an urban agriculture park and farmers' market facility on the open play field area of Clary-Shy Community Park, located west of the Activity and Recreation Center (ARC) and existing farmers' market site.

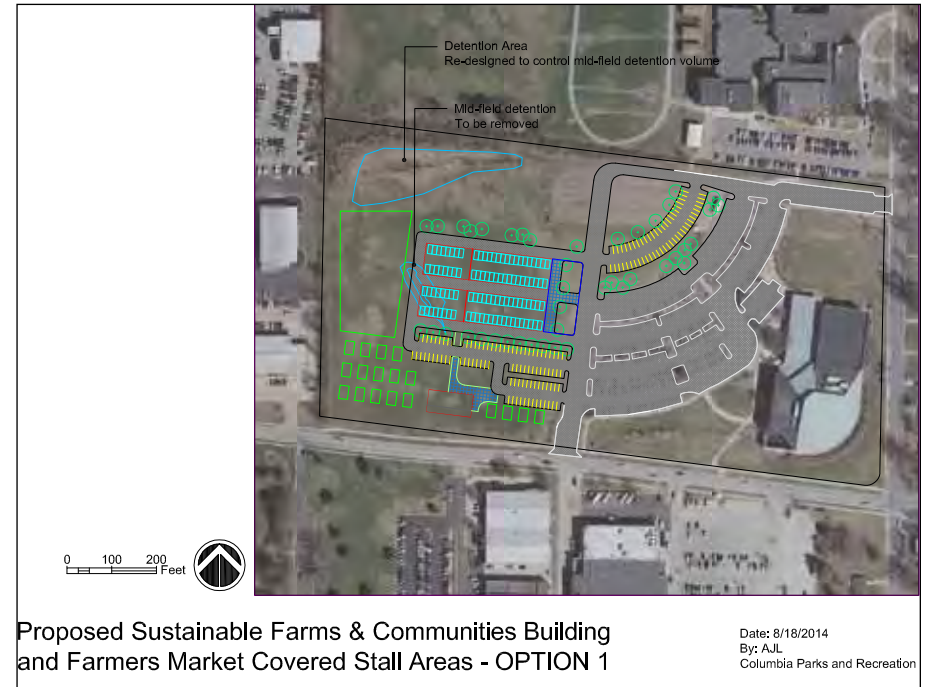
Finally, a connecting network of greenways (i.e., multi-use paths) through the Broadway Shopping Center, Shelter Office campus, Shelter Gardens, ARC, and West Middle School campus will require coordination between private business owners, the City Parks & Recreation Department, and Columbia Public Schools.



Map:
Using geographic analysis, the City's 2013 Parks Master Plan does not indicate a need for additional parkland in West Central, but acquisition opportunities and private opportunities may be explored.



Images:
Left, the Clary-Shy Community Park today. Right, proposed building and farmer's market site c/o Sustainable Farms & Communities.



Date: 8/18/2014
By: A.J.L.
Columbia Parks and Recreation



Images:
Branding Signage: "the artery", Harambee Neighborhood, Milwaukee, WI; West Ghent Neighborhood, Norfolk, VA; East Campus Neighborhood, Columbia, MO.

Street trees and landscaping provide aesthetic benefits and help to slow traffic.

Priority 4: Create a unique sense of place (branding) and improved neighborhood aesthetic.

Plant new trees and maintain existing mature trees. Improve Again Street Park. Create and expand community gardens. Establish new gathering places, pocket parks, pavilions, and art installations.

Several stakeholder comments focused on aesthetic improvements to the Ash Street corridor. At its west end, between Stadium and Clinkscales, Ash Street transitions from the Stadium corridor commercial district to residential district. This segment of West Ash Street is characterized by sprawling institutional campuses with wide swaths of open space including grass-covered fields and paved parking lots. There are few vertical structures or features along the street to provide visual interest to passersby.

Street trees would provide shade to pedestrians, and soften the street edge, signaling the transition from commercial corridor to residential neighborhood. A neighborhood entrance sign (see sidebar images for examples) at the corner of West Ash and Clinkscales may mark the arrival into the residential portion of the neighborhood, and serve as a reminder to motorists to slow down and watch for pedestrians, bikes, and other common residential users and activities (traffic calming is described in detail on p. 45).

This strategy should also be considered at the north end of West Blvd., which carries considerable commercial cut-through traffic between I-70 Drive SW and Stadium Blvd.

Additional aesthetic improvement projects have been proposed along Ash Street. One such project includes replacing the chain link and barbed wire fence surrounding the City's Water & Light pumping station compound (on the northeast corner of Ash and Bernadette) with a more attractive wrought iron fence and landscaped edge in front of the newly built sidewalk along this site's Bernadette

frontage. This property includes several unused acres, which may also be made accessible to the public for use as temporary or perhaps even permanent parkland if the fence were set back farther from the streets.

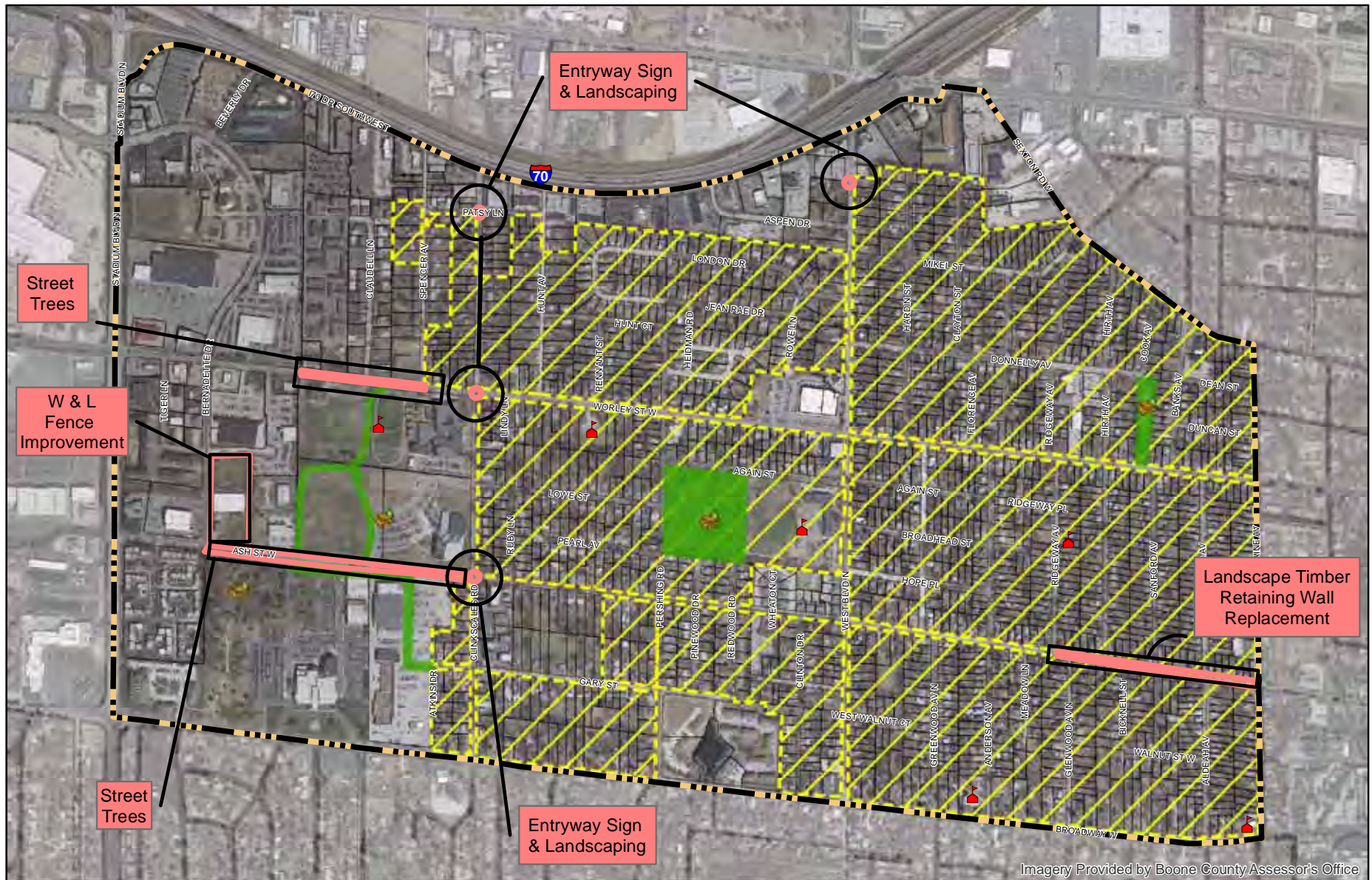
At the east end of the neighborhood, there are several failing wooden timber retaining walls along Ash Street, which were installed by the City when Ash Street was extended many years ago. These timbers should be replaced with more permanent and attractive walls made of stone or decorative blocks. Alternatively, the yards behind these walls could be regraded to create gradual slopes that eliminate the need for retaining walls altogether.

Priority 5: Increase enforcement of health and safety laws. Enforce sidewalk maintenance, including shoveling snow & edging. Increase community policing to deter crime.

Sidewalk maintenance and snow shoveling issues are a product of the community's culture (participation trends higher in colder climates lacking quick melts) and the difficulty of code enforcement, particularly during snow events when traffic accidents and plowing require staff's attention.

Education of the law and the need for all members of our community to get around safely is one strategy the City should continue to explore. Code enforcement is dependent on the availability of the City's enforcement officers to proactively seek out violations, as well residents taking the time to report issues. If desired by West Central, a priority area for both education and enforcement may be pursued.

The community policing piece is directly impacted by funding and staffing. Until more officers are hired, true community policing is difficult. Participating in National Night Out (see page 20 for more information), inviting the neighborhood beat cop to neighborhood meetings and events, and creating a neighborhood watch are short to medium-term solutions until more officers are available for proactive, geographic/community-based policing.



Imagery Provided by Boone County Assessor's Office

West Central Neighborhood Character Priorities

0 750 1,500 Feet



Create a Unique Sense of Place & Improved Neighborhood Aesthetic

Create an Urban Conservation Overlay District to Preserve Single-Family Character

Add and Improve Parks and Greenspace



School



Parks



West Central Planning Area

Parcel Data Source: Boone County Assessor

What is Downzoning?

Downzoning is a rezoning action that results in a reduction in density and intensity of available land uses on a property.

In order to begin the downzoning process, a property owner submits an application to the City. Downzonings require a public hearing at the Planning and Zoning Commission and City Council and approval by the City Council. The public hearings allows for neighbor properties to receive notifications about the request to rezone property and to speak on the matter if they so choose.

Historic Preservation and Accessory Dwelling Units (ADUs):

Where zoning allows higher densities, the demolition of older housing stock occurs not because of any animosity toward history or preservation, but because of economics.

Allowing ADUs can change that calculation in favor of existing buildings if historic homes in developed neighborhoods are able to be more useful by allowing a little flexibility in density. For example, multigenerational families can care for elderly relatives or grandparents can care for grandchildren, or homeowners can earn extra rental income. With these additional options, preserving historic properties may become more attractive.

Land Use & Zoning

Priority 1: Downzone land to preserve single-family character.

Support downzoning of single-family character areas to R-1 (One-Family Dwelling), and apply an overlay zoning district to accommodate continued eligibility of ADUs (accessory dwelling units) within the area as a means of supporting first time homeowners and retirees.

Note: The overlay component of this strategy is discussed in more depth under the Neighborhood Character topic (P. 26).

Many of the residential lots in West Central are zoned to accommodate duplexes, despite being developed with single-family homes. This mis-matched zoning and land use reflects a 1957 decision by city leaders to accommodate higher density in the area by revising the zoning map for most of the neighborhood from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District). As the community grows and changes, allowing density in the central core helps to prevent sprawl by accommodating additional dwelling units where existing infrastructure and amenities are already located.

This strategy has not resulted in much change, as most of the area's original single-family residential stock remains in place today. Part of this lack of transition from single- to two-family may be due to small and narrow lot configurations that don't lend themselves to conventional side-by-side duplex designs as well as zoning height and area standards that render such redevelopment impractical.

The introduction of accessory dwelling unit (ADU) standards in July, 2014 provided an alternative option for second dwellings to co-locate on narrow lots with historical single-family homes. While this approach is considered preferable to duplex redevelopment from a historic pres-

ervation perspective, and is popular with neighborhood stakeholders, the strongest approach to preserving single-family character is to downzone to the single-family zoning designation. In recognition of the desire to retain the ADU option in this area (ADUs are not currently allowed in the R-1 district), an urban conservation (UC-O) overlay district should be concurrently applied to retain this development right.

Note: See Priority 1 in the Neighborhood Character section for details about potential uses of overlay districts for historic preservation purposes (P. 26).

Efforts to downzone large portions of neighborhoods have been attempted in both Benton-Stephens and East Campus in the past, with mixed results. In those cases, downzoning was dependent on individuals or groups of property owners submitting voluntary requests to rezone their properties from R-2 or R-3 (Medium-Density Multiple-Family Dwelling District) to R-1. The City supported these requests by waiving application and processing fees and recommending approval of all such requests.

Despite several decades of neighborhood associations actively promoting this stabilization effort, success has been mixed, with only a few areas achieving critical mass in the form of an assemblage of several contiguous lots. For the most part, however, the result has been a peppering of individual R-1 zoned lots within a matrix of higher-zoned parcels.

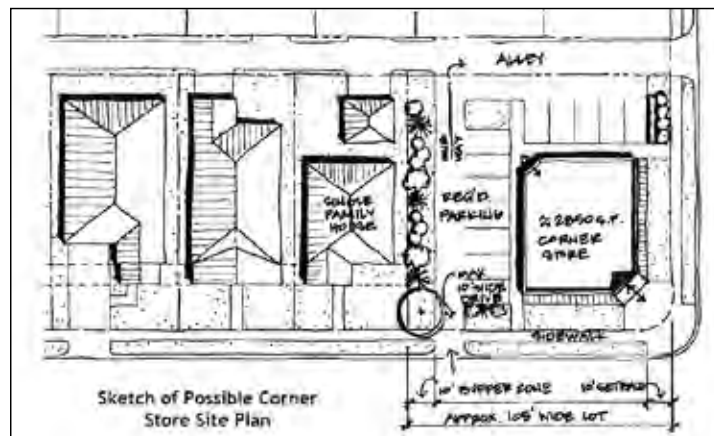
Planning staff suggests that willing participant property owners, when possible, jointly petition City Council for a change in zoning with other interested neighbors to maximize the stabilization potential of the action. Staff will assist interested property owners in filing any such zoning change requests to downzone to R-1, from single parcels to multiple properties that are either contiguous or non-contiguous.

Priority 2: Upzone land to support neighborhood mixed use corners.

Support upzoning to pedestrian-oriented mixed use neighborhood office and commercial districts at major street intersections to accommodate uses that are appropriate in type and scale to enhance the neighborhood. Examples of desired neighborhood uses include small corner pubs, coffee shops, and grocers. Commercial uses may not be considered appropriate on corners in close proximity to schools (e.g., Worley & West Blvd. and/or Ash & West Blvd).

Any rezoning and/or redevelopment of such corners should be oriented toward uses that meet the needs of local residents, and should be subject to traffic impact assessment to ensure that they will not substantially impact traffic flow on adjacent streets.

The City of Columbia is in the midst of a two-year process to replace its antiquated development regulations with a modern Unified Development Ordinance (UDO) that includes improved land use and site design standards to more effectively accommodate a broader mixture of land uses. The new UDO includes standards for pedestrian-oriented mixed use (i.e., residential and commercial) developments that are tailor-made for small neighborhood corners.



Neighborhood Protection standards within the new Ordinance incorporate additional design features and requirements to further mitigate potential impacts of commercial or multi-family uses on low density residential neighbors. Planned district zoning may also be used in areas where unique issues or concerns exist.

Priority 3: Carefully allow upzoning in declining and/or underutilized areas so as to revitalize them and add to the quality of life current neighborhood residents desire and enjoy.

Apply minimum spacing requirements between higher density developments to limit large concentrations of high-density housing. Any upzoning within this area should be subject to conditions that ensure new housing is affordable and accessible to elderly or people living with disabilities.

This strategy calls for distribution rather than concentration of residential density throughout the neighborhood, and may be incorporated into the previous strategy (Priority 2), or built as stand-alone residential projects. Mixed use developments at street corners offer an opportunity to include higher density residential housing options throughout the single-family fabric of the neighborhood. Multiple-family dwellings are often incorporated into mixed use commercial developments as a means of providing a transitional use between commercial and single-family uses.

Alternatively, small-scale stand-alone **cottage redevelopments** which allow for higher densities while maintaining a single-family feel, should be supported, subject to minimum spacing between such projects to prevent concentrations that might otherwise overwhelm the existing character of the street on which they occur. Staff suggests applying an interval limitation of 1,000 feet (measured along interconnecting streets) as general guidance for determining appropriate minimum spacing between cottage developments.

What is Cottage Housing?

Cottage Housing is generally defined as a grouping of small, single family dwelling units clustered around a common area and developed with a coherent plan for the entire site. They have gained popularity in recent years as a type of infill development on small sites, within existing developed areas.

The cottage units may have other shared amenities. The shared common area and coordinated design may allow densities that are somewhat higher than typical in single family neighborhoods while minimizing impacts on adjacent residential areas. As a result, cottage housing can offer its owners a quality living experience that is less expensive than traditional single family housing.

It also offers a degree of privacy and some of the benefits of single family housing combined with the lower cost and maintenance of attached housing. The clustered arrangement can contribute to a sense of community. Even so, its departure from existing patterns and its higher density have encountered resistance in some communities.

--<http://mrsc.org/Home.aspx>

Columbia Imagined: Livable and Sustainable Communities Policy One:

Support diverse and inclusive housing options:

Promote home ownership and affordable housing options, and encourage integrated residential densification via flexibility and dwelling unit options. P. 143

An **urban village** is a medium-density development that includes mixed-use residential and commercial property, good public transit, and pedestrian-oriented urban design. In urban villages, everything you need is within walking distance (e.g. grocery stores, services, entertainment, and restaurants), including public squares to relax and meet people. These urban villages are a contrast to auto-centric, fringe development.

--*Columbia Imagined*, p. 123.

The **Neighborhood Marketplace** provides for the sale of day-to-day needs and should be built around a primary tenant. The Neighborhood Marketplace should be between 30,000 and 100,000 square feet of gross leasable area and contain a mix of retail and office uses. Ideally, the primary tenant would be a grocery store containing approximately 40,000 square feet of retail space. Other services may include small office uses, sit-down restaurants, specialty retail uses and service station/car wash, along with high density multi-family residential.

--*Metro 2020: 4.8 Neighborhood Marketplace*

This strategy acknowledges the need for reinvestment in underutilized areas that have seen disinvestment in recent years. In order to ensure that the strategy is successful, support for upzoning from low density residential to multiple-family residential districts should be conditioned upon high-quality developments which fit into the existing neighborhood fabric and enhance the quality of life via amenities or services. Developers should also demonstrate a clear intent to meet the needs of the city's first-time homebuyers, low/moderate-income, elderly, or differently abled populations by providing units that are both affordable and accessible. Securing such conditions may only be possible through the use of planned district zoning, which allows the integration of unique operational limitations and design features into zoning and development plan approval.

Partnerships between neighborhood associations, private developers and the Community Development Department, Columbia Housing Authority, and other agencies dedicated to administering affordable housing funds and building housing to meet the needs of Columbia's underserved populations are strongly encouraged.

Priority 4: Support higher density housing near existing commercial and recreational entities while preserving tracts of existing single-family housing as property owners and residents warrant.

Allow some upzoning to multi-family housing in the area immediately east of the Broadway Shopping Center while supporting downzoning of existing contiguous tracts of single-family homes to help preserve the neighborhood's character and stock of viable, single-family detached homes. Support an overlay district to accommodate eligibility of ADUs within the area.

Property owners, residents and neighborhood associations can take an active role in promoting zoning changes to affect density and property usage in established areas.

The City's Comprehensive Plan (*Columbia Imagined*) promotes the creation of walkable communities, which includes situating higher density housing near neighborhood commercial, recreational, and educational institutions to support this goal. Planning staff are available to work with individuals who wish to voluntarily upzone their properties. Neighbors may consider working together to upzone multiple properties at once. Likewise, planning staff are also available to work with those who wish to downzone their single family properties, and neighbors may consider working together to downzone single family properties under one joint application.

Redevelopment within West Central should encourage mixed uses of a neighborhood scale. Uses and designs that are consistent with the "**urban village**" concept expressed in *Columbia Imagined* (see sidebar to the left), the Neighborhood District and **Neighborhood Marketplace** compatibility guidelines (referenced within *Columbia Imagined*), and the **Mixed Use Neighborhood District** (Pedestrian) standards in the draft Unified Development Code will encourage redevelopment which fits into the neighborhood's existing urban fabric (see below).

M-N Mixed Use – Neighborhood District

Purpose: The Mixed Use-Neighborhood district is intended to provide commercial shopping and service facilities in or near a residential neighborhood. The principal land use is a small shopping area with sales and services oriented to the needs of a local population. The district is intended to accommodate both pedestrian-oriented shopping areas with walkable connections to surrounding neighborhoods and small auto-oriented shopping centers convenient to lower density residential areas, through the use of two different sets of development standards. The principal uses are small-scale commercial and residential, as shown in Table 29-3.1 (Permitted Use Table).

--*DRAFT Columbia Development Code Module 3 Base Zoning Districts: 29-2.2*

Priority 5: Establish appropriate land use transitions at the neighborhood edge.

Support voluntary upzoning of land on the northwest and southwest corners of West Boulevard and Aspen Drive from single-family (R-1) to mixed use and office.

This recommendation identifies the vulnerability of the neighborhood's edge where single-family residential uses abut commercial corridor uses. Commercial uses and zoning have a tendency of gradually extending from edge areas into the residential heart of neighborhoods, sometimes with undesirable consequences.

Mixed use offices represent a low impact land use that would allow a combination of office and residential units, and is commonly recommended as a buffer use in situations where low density housing would otherwise directly abut high intensity commercial uses. This office use area would cap the spread of more intensive general commercial uses off the corridor by defining the ultimate extent of non-residential use area at the north end of West Blvd.

The presence of existing office uses and zoning within the area make this a natural extension and an ideal buffer for those residents located directly across the street on the east side of West Blvd. The existing State Farm office on the east side of West Blvd. provides transition from the I-70 Drive Commercial Corridor to the residences to the south, as an example.

The neighborhood edge could be further defined and reinforced by erecting entry signs and gateway landmarks, welcoming visitors to West Central and clue motorists to the need to reduce speeds as suggested by Priority 4 of the Neighborhood Character Recommendations section of this plan (P. 30).

Special Planning Areas

Following feedback from the April 30, 2015 public input on proposed plan recommendations, staff revised the initial planning process schedule to allow for residents from smaller sub-areas to work together on area-specific recommendations. City Planning Staff conducted small group listening sessions in the spring and summer to gather localized input from neighbors within two special planning areas (SPAs) that were identified in early staff analyses as most likely to/already experiencing redevelopment pressure due to a combination of factors, including the following:

- Transitional (trending up or down), polarized or relatively low property and home values;
- Some properties in poor condition (lack of re-investment/maintenance);
- A history of rezoning and redevelopment requests;
- Lot assemblage;
- Close proximity to existing commercial centers;
- Relatively high rental rates;
- Relatively large lots and low development densities;
- Recent demolition of structures and relatively high lot vacancies.

Below: A diagram of residential property transitioning in terms of density.



Images:

Top: Small-scale office buildings provide a transition from more intensive commercial uses into residential areas, and can blend well with single-family homes.

Bottom, Commercial property for sale on Sexton Avenue directly to the north of single-family property. Without transitional land uses to serve as buffers, screening, landscaping, and conditions on lighting, hours of operation and other terms may offer protection to nearby residential property.



Image:
Peace sign incorporated into front-porch landscaping on Hunt Avenue.

These SPAs included roughly 37 acres centered on Gary Street and 26 acres centered on North Clinkscapes north of Worley Street. Both areas were identified in broader neighborhood land use exercises as potential sites for future “multi-family” development to support re-investment, densification, walkability, and affordable and accessible (i.e., Universal Design) housing goals expressed by West Central Neighborhood stakeholders and endorsed by the City’s Comprehensive Plan.

The SPA listening sessions were primarily intended to address concerns of local residents about preserving the existing single-family residential character of these areas. These meetings also provided a valuable opportunity for stakeholders within each SPA to become acquainted with one another and open a dialogue in which they were able to share their diverse interests in the area and work toward developing a common vision.

Gary-Atkins Special Planning Area

Since the start of the listening sessions, the Gary-Atkins Special Planning Area stakeholders have incorporated themselves into a City-recognized Neighborhood Association. Major stakeholders in this SPA include:

1. Single-family homeowners and tenants interested in preserving single-family character;
2. A large-scale property owner within the area (Montmartre Apartments and many single-family homes) who is interested in expanding his existing apartment complex; and
3. Prospective investors who are acquiring lots and demolishing single-family homes on the northeast corner of Broadway and Clinkscapes with uncertain plans that may include commercial or mixed-use redevelopment.

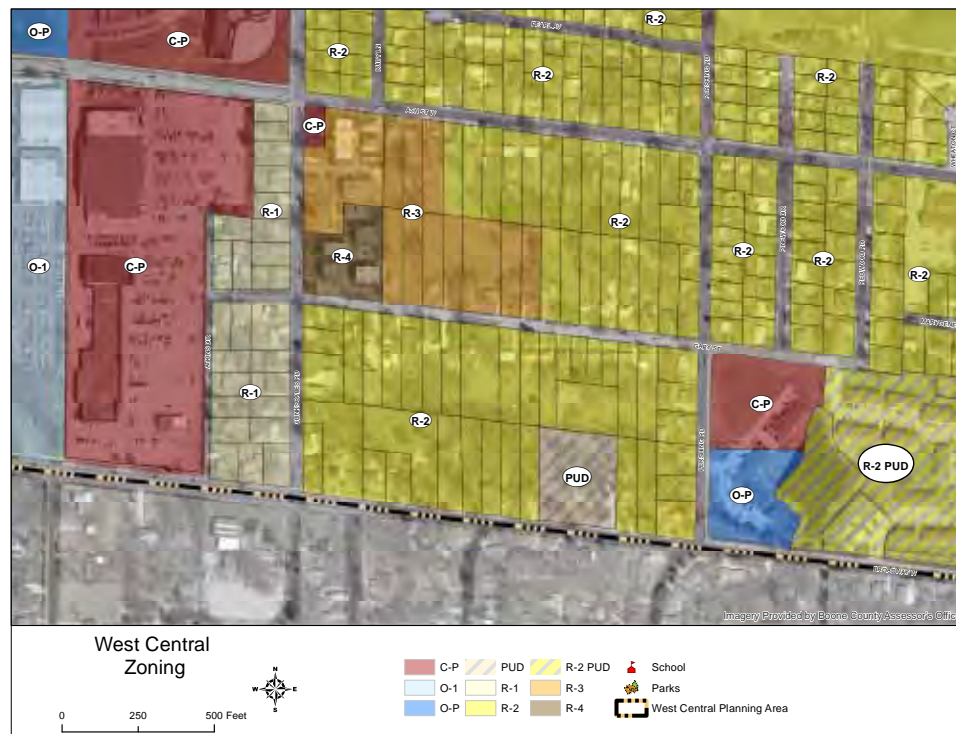
Two stakeholder meetings were held in this SPA, in which the discussion focused on future land use and reaching areas of consensus. In this situation, the majority of individuals attending these meetings were interested in maintaining the existing single-family character of the area. The largest land owners expressed interest in future redevelopment.

Multi-Family Expansion

General support was expressed for the expansion of the Monmartre apartment complex on the north side of Gary Street, subject to coordination with the Gary-Atkins Neighborhood Association to ensure that surrounding stakeholders have an opportunity to participate in the review of detailed plans for such a development.

These groups have held several meetings to discuss and develop preliminary terms of agreement to ensure any future multi-family housing is sensitive to the concerns of surrounding single-family homeowners. A detailed description of recommended multi-family development conditions for the north side of Gary Street is included in the appendix.

Map:
Existing Zoning of Gary-Atkins Special Planning Area.



Single-Family Preservation

In addition to establishing the SPA as a City-recognized Neighborhood Association, neighbors interested in preserving the single-family character of the area are also engaged in petitioning single-family home owners to participate in a joint application to downzone their lots from R-2 (Two-Family Dwelling District) to R-1 (One-Family Dwelling District). If successful, this effort would prohibit any redevelopment of two-family dwellings on participating properties.

While there is interest in maintaining the option to develop accessory dwelling units (ADUs) on these lots, additional steps will need to be taken to either permit ADUs in the R-1 district or establish an overlay zoning district that allows ADUs on these particular properties. This strategy is consistent with the *Land Use & Zoning Priority 1: Downzone land to preserve single-family character* discussed on page 32 of this plan.

Residential property owners on the west side of the SPA, between Atkins and Clinkscales Road, have also indicated a desire to retain their existing R-1 zoning designation, which is consistent with the area's established single-family residential uses.

Mixed-Use Redevelopment

The northeast corner of Broadway and Clinkscales is currently vacant since several single-family homes have been demolished in the past year, following acquisition of land by D&D. Discussions between D&D representatives and nearby property owners have revealed D&D's intention to include a commercial component within any future redevelopment of the corner.

A neighborhood-oriented mixed-use concept was supported by the West Central Neighborhood as a whole; however, adjacent neighbors taking part in SPA discussions have expressed reservations about changing the existing R-2 zoning to support such a development. Concerns include the

loss of residential character, loss of landscape screening to preserve privacy, and doubt about the need for additional commercial development within such close proximity to Broadway Shopping Center.

Planning staff presented a discussion draft of potential future land use strategies to stakeholders for consideration. The draft includes recommended conditions associated with each of the above-mentioned stakeholder groups' goals (i.e., multi-family apartments, R-1 downzoning, and neighborhood mixed-use corners).

Sub-committees of the Gary-Atkins SPA formed to discuss staff's recommendations, and convened at the June 27, 2015 Gary-Atkins neighborhood association meeting to review their comments, questions, and concerns. Since then, sub-committees have continued to meet and revise the draft recommendations in an effort to achieve consensus. Both the discussion draft and the Gary-Atkins neighborhood meeting minutes are attached for reference in the appendix.

North Clinkscales/Hunt/Spencer Special Planning Area

Stakeholders in the North Clinkscales/Hunt/Spencer SPA met on two separate occasions to learn more about the neighborhood planning process, and to share their concerns and ideas for improving the neighborhood. Participants in these sessions included single-family property owners, renters, and landlords.

While this area has seen gradual transition of housing stock from single-family dwellings to duplexes and small multi-family apartments over the past several decades, there remains a strong desire to promote the maintenance of existing single-family housing stock, and encourage owner-occupied, single-family detached, universally designed (i.e., accessible) housing where redevelopment is needed.

Traffic and accessibility issues were also discussed. This SPA



Images:
Day Lily farms. Top: Spencer Avenue; Middle and Bottom: Clinkscales Road. These gardens beautify the neighborhood and provide an excellent use for underutilized lots.

serves as a major entrance to the West Central Neighborhood, with three north-south streets connecting to I-70 Drive SW. The presence of several auto-oriented businesses, including automobile dealerships, shops, and fast food/delivery restaurants on I-70 Drive combined with the convenience of access and a linear grid design of the streets make this SPA more susceptible to cut-through traffic and speeding. While a radar trailer set up on Hunt Avenue during the summer did not detect unusual traffic speeds, additional intermittent testing and patrols may be warranted.

Pedestrian accessibility was also discussed at length. The long north-south lengths of the blocks presents a barrier to east-west connectivity within this SPA, which is overcome by pedestrians (especially neighborhood children) who find convenient short-cuts through private yards. Local residents indicated that there have been recent acts of vandalism, burglary, and invasion of privacy as a result of wan-

dering neighborhood children and others. There is some interest in formalizing a convenient pedestrian corridor as a means of reducing random intrusions and crimes of opportunity.

The condition of housing, particularly along the west side of Hunt Avenue (mid-block) and the north side of Worley Street, was discussed with an emphasis on what type of redevelopment might be considered suitable to replace dilapidated homes or empty lots. With the exception of a few clusters of R-2 and R-3 zoning, which have occurred over the past few decades, the primary zoning matrix remains R-1.

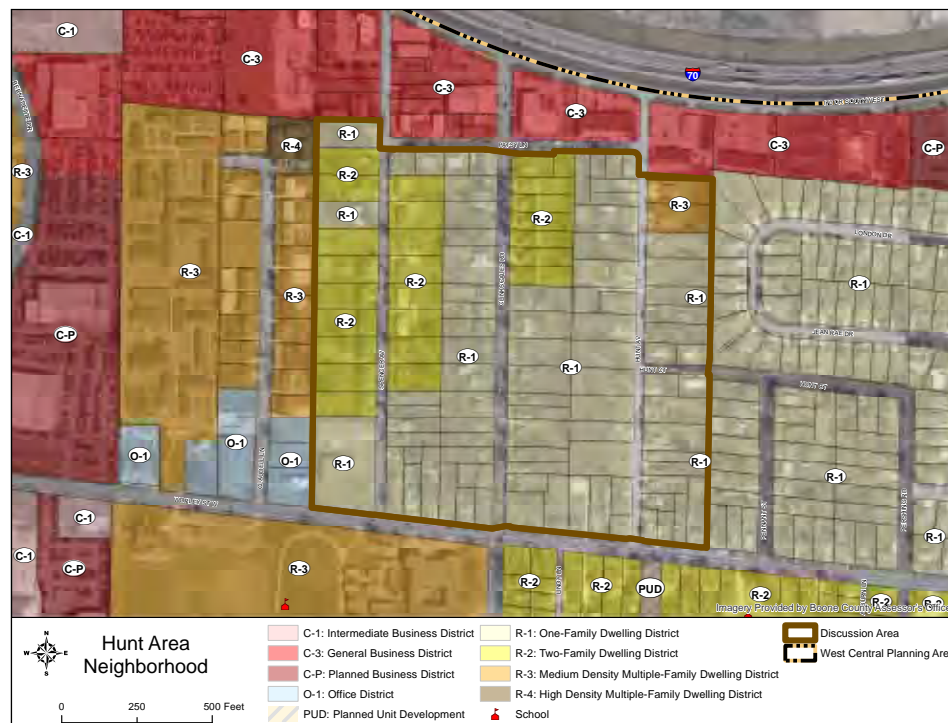
While the historical development trend has resulted in a commingling of housing types, including single-family, duplex and multiple-family dwellings in this area, the general character is defined by smaller, single-family homes. With the exception of the quonset huts on Worley Street, none of the multi-family structures contain more than four dwelling units, and only a handful of structures are two stories in height (none are three stories).

Following the listening sessions, planning staff drafted recommended guidelines for future land use in the area. The primary recommendations focus on the potential for redevelopment on the west side of Hunt Avenue (mid-block) and the northeast corner of Clinkscals and Worley, which were areas of discussion by residents.

In keeping with SPA residents' desires to maintain the area's single-family feel, staff recommends small-lot subdivisions for single-family detached homes (perhaps in combination with PUD zoning). This "cottage" housing format accommodates increased density while retaining the small-scale housing style, and may be a means of encouraging affordable homeownership opportunities.

Universal Design standards are also recommended to be

Map:
Existing Zoning of
North Clinkscals/
Hunt/Spencer Special
Planning Area.



incorporated into all new development to ensure that they are usable to the greatest extent possible by everyone.

Note: Cottage housing is discussed in detail in the sidebar on page 33 and on the recommendations presented page 39-40.

The vacant, northeast corner of Worley and Clinkscales is approximately 15,000 square feet and is zoned R-1. At this location, neighborhood-oriented commercial, office, and/or mixed-use would be appropriate, subject to the following conditions:

- Use of planned zoning districts (to enable further design review and coordination with neighbors);
- Substantial landscaping and screening should be included to maintain privacy and aesthetic qualities of adjacent single-family detached residential homes and yards. Multi-family residential units may be incorporated into commercial corners to provide a transitional use buffer between new commercial uses and existing off-site single-family homes; and
- Voluntary upzoning requests should include contiguous development lots that are clustered in such a way as to avoid surrounding, isolating, or otherwise singling out adjacent low density residential parcels (i.e., R-1, R-2, or one- and two-family developed lots).

Note: This strategy is consistent with Priority 2, described on page 33 of this section.

Recommended Land Use & Design Guidelines

The following guidelines are derived from the City's Comprehensive Plan and general preferences expressed by local stakeholders from the SPAs and West Central Neighborhood as a whole. These standards define the preferred land use types, locations, placement, scale, height, and area standards that are considered to be appropriate for the neighborhood.

Conceptual designs for each type of recommended development type are presented on page 41.

Single-family Residential Development Options

Single-family residential development is supported throughout the West Central Neighborhood. Stakeholders have consistently indicated that they support ADUs as an appropriate means to increase density and housing options without detracting from the predominant single-family character of the neighborhood. While ADUs are a popular housing concept, and have already been sanctioned in the R-2 district, cottage housing clusters may offer another acceptable option for single-family home ownership.

Accessory Dwelling Units (ADUs)

ADUs are permitted in the R-2 district as either detached second dwellings or internal to a principal dwelling, provided that the total number of units does not exceed two per lot. ADUs are allowed on lots as small as 5,000 square feet and 50 feet in width. Despite the high development density potential associated with ADUs, floor area maximums (800 square feet) and off-street parking requirements make it somewhat self-limiting in terms of the viability of this housing option to accommodate more than one or two tenants.

Recommendation: Adopt a zoning overlay district to allow ADUs on all residentially zoned lots within the West Central Neighborhood planning area, or amend the Zoning Regulations to permit ADUs within the R-1 district.

Images:

Landscaping and fences help to screen adjacent properties.



Images:
Neighborhood office
examples: Patchwork Farms
on Rangeline, and Columbia
College on N. Tenth Street.



Cottage Clusters

Cottage Clusters are small single-family home developments that take advantage of common driveways and yard areas to make efficient use of available land. Cottage clusters may be flexible in design, lot configuration and ownership. They may consist of detached units on individual lots, attached units on individual lots with zero-lot lines, or multiple units on a single lot.

Like ADUs, the recommended maximum density for this type of development is one unit per 2,500 square feet of lot area. A minimum of four and maximum of 12 units are recommended for this type of development. Unlike ADUs, which share a lot with their associated principal dwelling (resulting in at least one unit being rented), Cottage Clusters allow for each unit to be situated on its own lot and owner-occupied.

Recommendation: Utilize the Planned Unit Development (PUD) zoning district to accommodate Cottage Clusters.

Multi-Family Residential Development

Multi-family residential development is most commonly conceived as apartment buildings containing three or more units. Such developments are often characterized by clusters of three-story structures, often with 20-30 units (or more) per building, and surrounded by large parking lots. These complexes typically include shared open spaces and amenities such as a clubhouse, swimming pool, or other features for tenant use.

Recommendation: Multi-family residential development within West Central should take care to match the look and feel of the neighborhood in terms of scale, setbacks and building materials. Such development should be continued within planned unit (PUD) districts, and adhere to standards outlined in *Metro 2020* with regard to location and design so as to minimize potential impacts on less intensive surrounding land uses.

Neighborhood Commercial Development

Neighborhood-oriented commercial development is supported as a means to increase the availability of walkable commercial amenities throughout the neighborhood. Such developments should be small in scale and designed to be pedestrian- rather than auto-oriented. Permitted uses should be limited to those that represent useful services for a local population without acting as a significant regional draw. Neighborhood Commercial corners may be comprised of stand-alone commercial or office uses, or may include a residential use component (i.e., mixed-use).

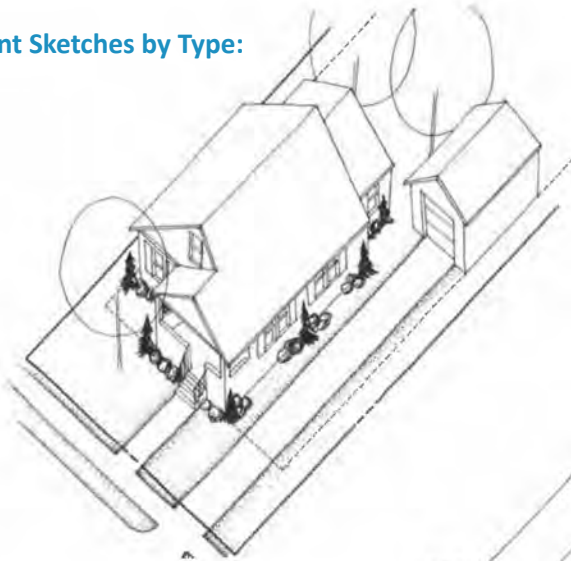
Recommendation: Where opportunities exist for conversion or retrofit of existing historic structures to serve this purpose, as opposed to full redevelopment, the adaptive reuse or re-purposing of such structures will be strongly encouraged as a mean of supporting and enhancing the neighborhood's character and scale.

Image:
Adaptive reuse of a historic, Italianate-style home (the Elkins House) on N. Tenth Street. The building is home to Village Glass Works.

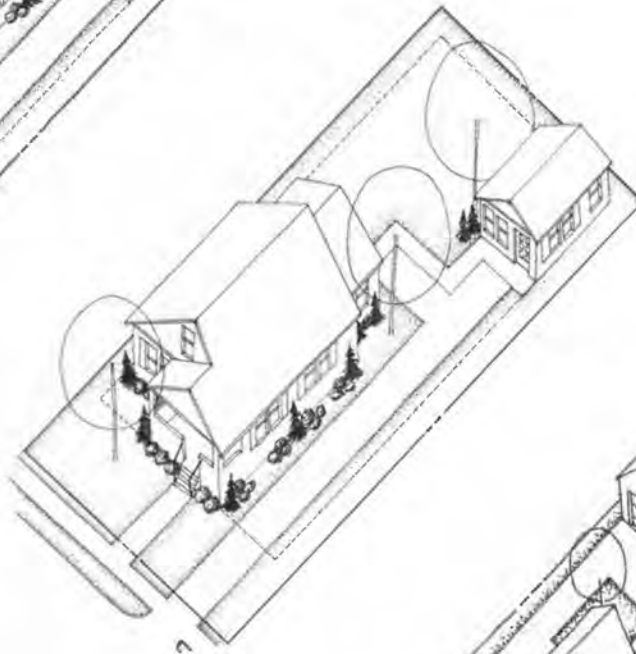


Conceptual Development Sketches by Type:

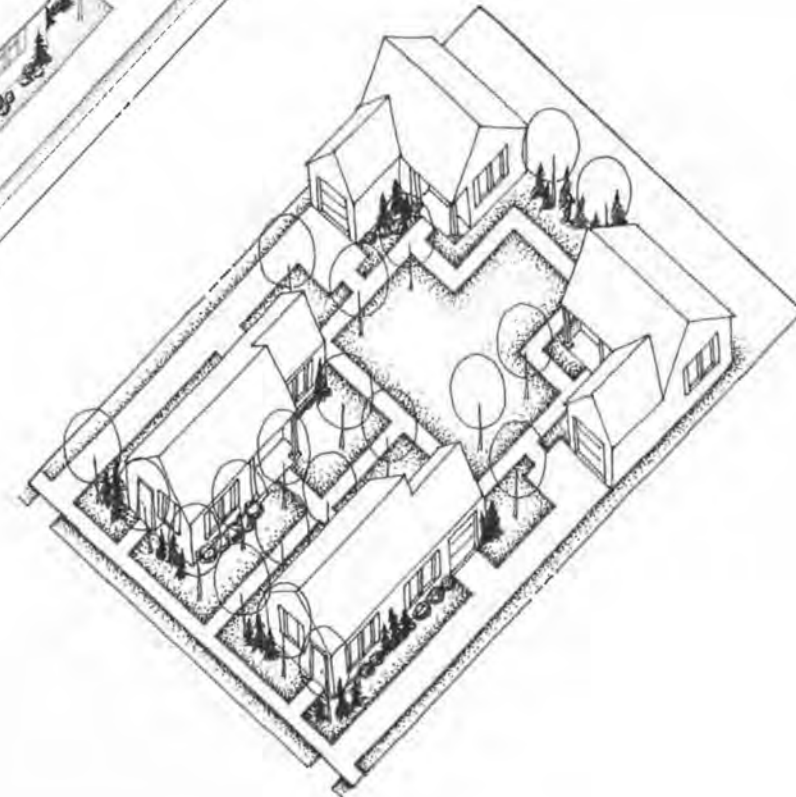
Single-Family Home



Accessory Dwelling Unit (ADU)



Cottage Cluster

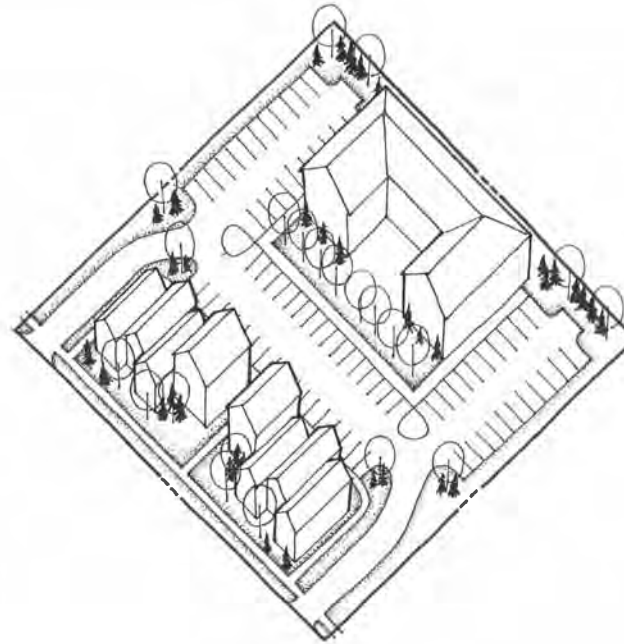


Conceptual Development Sketches by Type Con't:

Multi-Family Residential

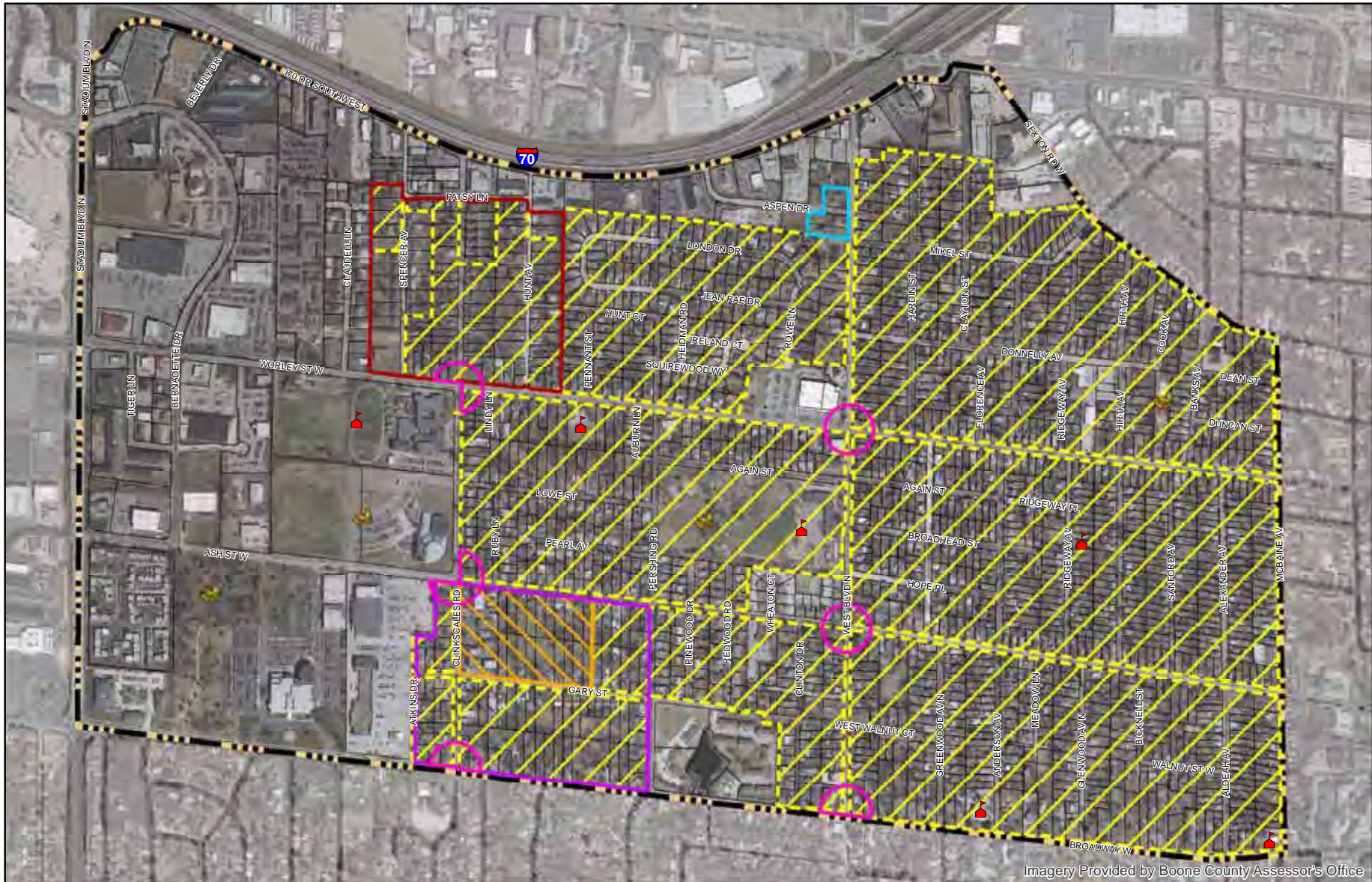
Images:

Examples of neighborhood commercial businesses include D&H Drug Store (West Blvd. N.) and the adaptive reuse of a house into a body art service location on Rangeline.



Neighborhood Commercial





West Central Land Use & Zoning Priorities

0 700 1,400 Feet



- Downzone Land to Preserve Single-Family Character
- Support Neighborhood Mixed-Use Corners
- North Clinkscales Special Planning Area
- Gary-Atkins Special Planning Area
- Establish Appropriate Land Use Transitions at Neighborhood Edges
- Support Multi-Family Apartment Expansion
- ▲ School
- 🌳 Parks
- West Central Planning Area

Parcel Data Source: Boone County Assessor

Public Input Process for Transportation & Infrastructure Projects:

As with land use changes, capital projects require public information meetings and public hearings by the City Council to allow residents to weigh in on project components, including design, and the expenditure of public funds.



Images:
There are large sidewalk gaps on both sides of Clinkscales Road, a major collector.

Hunt Ave. was rebuilt with a sidewalk on the west side using CDBG funds.

Transportation & Infrastructure

Priority 1: Construct sidewalks along public streets where they are missing.

Assign higher priority to sidewalk projects near schools and along busy streets. Repair existing sidewalks in poor condition (especially along the north side of Broadway).

There are several missing sidewalk segments in the West Central neighborhood, and many existing sidewalks have areas of deterioration. In the past few years, a coordinated effort to fund sidewalk, crosswalk, and other pedestrian amenities has occurred, primarily with CDBG funding. Sidewalks on West Worley and intersection improvements at Worley and Clinkscales are examples, yet funding needs remain.

The presence of several key pedestrian generators in the neighborhood, including schools, grocery stores and parks, make safe pedestrian transportation options necessary. While it would be desirable to eventually fill in the sidewalk gaps on at least one side of every residential street within the neighborhood, the primary priority is to address gaps on collector and arterial streets first (West Broadway, West Boulevard, Ash, Clinkscales, Bernadette and Worley).

During the public input process, residents put special emphasis on the need to fill the sidewalk gap on the south side of Broadway from Stadium to Manor, and to include a safe pedestrian crossing to the Broadway Shopping Center either mid-block or at the Broadway and Manor/Clinkscales intersection. Shelter Insurance, owner of the Broadway Shopping Center, may be a natural partner for this project. As this project is listed as a 10+ year project in the FY2016 CIP (see chart to the right), this plan recommends consideration by City staff and Council to move the project up and identify a funding source.

The strategies to address the need for sidewalk construction and repair rely on public and private funding processes. For public funding, any newly identified sidewalk priorities identified by the West Central Neighborhood Plan shall be included in the 2017 Sidewalk Master Plan update, which will then inform the City's Capital Improvement Program. Projects already identified in the existing 2012 Sidewalk Master Plan and FY2016 CIP for the neighborhood should be critically evaluated by the City Council to see if the projects may be assigned higher priority in the CIP funding schedule.

Sidewalk repair and maintenance is typically the responsibility of property owners. To lessen the burden of repair and reconstruction, if a critical mass of adjacent property owners seek to complete a repair or construction project, the City has public-private cost share and tax billing programs in place. Partnerships between residents and businesses and organizations should also be explored. Additionally, any new development activity in the area will trigger sidewalk construction and should be seen as an opportunity.

West Central Sidewalk Projects Listed in the 2016 Capital Improvement Program (CIP):

Upcoming Projects:	Year/Status:
Bernadette Sidewalk Gap: Preliminary Design (\$70,000)	2014 In process
West Boulevard Sidewalk: Ash St. to Worley St. (\$900,000)	2020 unfunded*

10+ Years & Unfunded Sidewalk Projects:

Broadway Sidewalk: Maplewood to West Blvd.
Broadway Sidewalk: Stadium Blvd. to Manor Dr.*
Ash Street Sidewalk: Pershing to West Blvd.
Bernadette Dr. Sidewalk: Ash to Stadium Blvd.
Pershing Road Sidewalk: Gary to Pearl Ave.
Mikel St. Sidewalk: Orange St. to Clayton St.
I-70 Dr. SW Sidewalk: Business Loop 70 to Stadium Blvd.
*The West Blvd. Sidewalk and the Broadway Sidewalk (including a pedestrian crossing) listed above were highly desired by residents.

nity to coordinate gap filling, especially in instances where developers are only required to build new sidewalk on their own parcel, temporarily creating a sidewalk island. In such instances a critical evaluation of the CIP and sidewalk funding opportunities to connect the development-built sidewalk to the network should be considered.

Priority 2: Facilitate safe bicycle travel.

Provide more bicycle lanes and prohibit on-street parking in bicycle lanes and along narrow portions of busy streets.

This priority may be addressed by asking the Bicycle and Pedestrian Commission to work with neighbors, City traffic engineers, and other stakeholders to identify areas of concern. While striping and no parking/share the road signage is typically inexpensive, funding sources for reconstruction projects will need to be identified. Targeted education and enforcement for both cyclists and drivers has been piloted in other parts of town, and is another strategy to encourage safe behavior and safety awareness.

Bicycle boulevards, such as the planned MKT to Parkade Bike Boulevard (see map on page 19), and other urban trail concepts may emerge through the Parks, Recreation and Open Space Master Plan development process (last updated in 2013), and are eligible for funding from the capital parks sales tax.

Priority 3: Minimize speeding and cut-through traffic.

Increase traffic enforcement and calming measures, especially on local residential streets (e.g., speed tables, signage).

Presently, the City Public Works traffic division is available to assess traffic conditions and make improvement recommendations as needed. The Police Department may also conduct targeted speed limit enforcement on problem

streets. The biggest challenge to participation in these programs is dispersing information and identifying persons and groups, such as neighborhood associations, to identify problem areas and apply for the relevant program. Neighborhood Services staff are available to provide assistance and liaison between the neighborhood and the Police and Public Works departments.

Funding for infrastructure-related traffic calming, such as speed tables, bumps, road diets, and road closures may be available through CDBG, Transportation Alternatives, and other sources. Beautification and placemaking/place-identification, such as neighborhood entrance signage as described on page 30, may also help to slow traffic by identifying the transition between auto-centric roadways and development and pedestrian-scale neighborhoods.

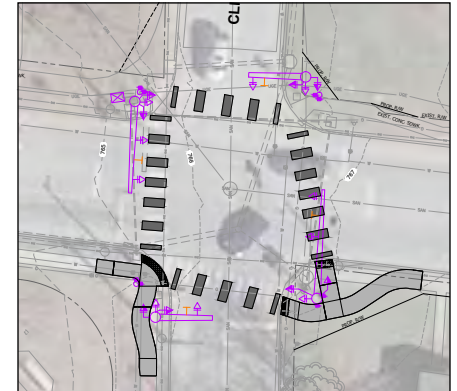
Priority 4: Upgrade major intersections to reduce traffic congestion, delays, and conflicts.

Address intersections with low levels of service, such as Ash and Clinkscapes, where turning movements and crossings are difficult for automobiles and pedestrians.

Improve pedestrian crossing opportunities and safety.

While two intersection improvements are planned for the area in the near future-- pedestrian crossings and activated signals at the Worley/Clinkscapes intersection in 2016, and the Ash Street 4-way stop removal in 2021-- only the Worley/Clinkscapes project is presently funded.

The Ash Street 4-way stop removal project would upgrade from a 4-way stop to roundabout or signal control at Ash and Clinkscapes, Ash and Pershing, Ash and West Boulevard, and Ash and Garth. However, the project is presently unfunded and is estimated to cost \$2,600,000. Finding funding for this project and evaluating the remaining major intersections in the neighborhood for potential upgrades and improvements would address this priority over time.



Images:
Top: Design diagram for Clinkscapes and Worley pedestrian intersection improvements.

Bottom: Infrastructure concerns include stormwater facilities.

New bus shelter designs, designed by students in the Architectural Studies Program at the University of Missouri, were approved in 2014. With upgraded features such as LED lights, the new shelters will also be ADA-accessible and offer opportunities to display public art.

The conceptual shelter design is presented below.



Pedestrian crossing opportunities and safety improvements may be accomplished by working with the newly formed Mayor's Task Force on Pedestrian Safety, the Bicycle and Pedestrian Commission, city staff and other stakeholders. This priority also benefits from coordination between the Capital Improvement Program and other funding sources with neighborhood-identified needs and well-established communication networks (see Priority 7 for additional narrative).

The addition of a pedestrian crossing to the proposed sidewalk project on the south side of Broadway between Stadium and Maplewood in the vicinity of the Broadway/Clinkscales intersection should be added to the project's scope in the CIP (see discussion on page 36) as the project does not mention the pedestrian crossing presently.

Priority 5: Provide energy efficient street lights to improve safety.

Identify locations with inadequate lighting and communicate lighting needs with Columbia Water and Light. Install energy efficient lighting at existing street locations as they come due for replacement.

Explore relationships with the Energy and Environment Commission, the Office of Sustainability, the Water and Light Department, and local businesses to prioritize and fund new lights and efficiency rebates.

Work with residents to evaluate lighting standards such as luminosity and light pole height and aesthetics. This may be accomplished by conducting a nighttime neighborhood safety audit/walkabout to evaluate lighting needs.

Mapping not only existing public lighting, but also private and business lights which may provide lighting to the street and pedestrian-oriented spaces is a first step to support many of the strategies to address this priority.

Priority 6: Improve bus service.

Increase the frequency of service, and provide shelters at bus stops.

COMO Connect continues to evaluate routes city-wide to enhance service. Additional engagement with the neighborhood will continue to address service needs, including frequency of service and passenger amenities.

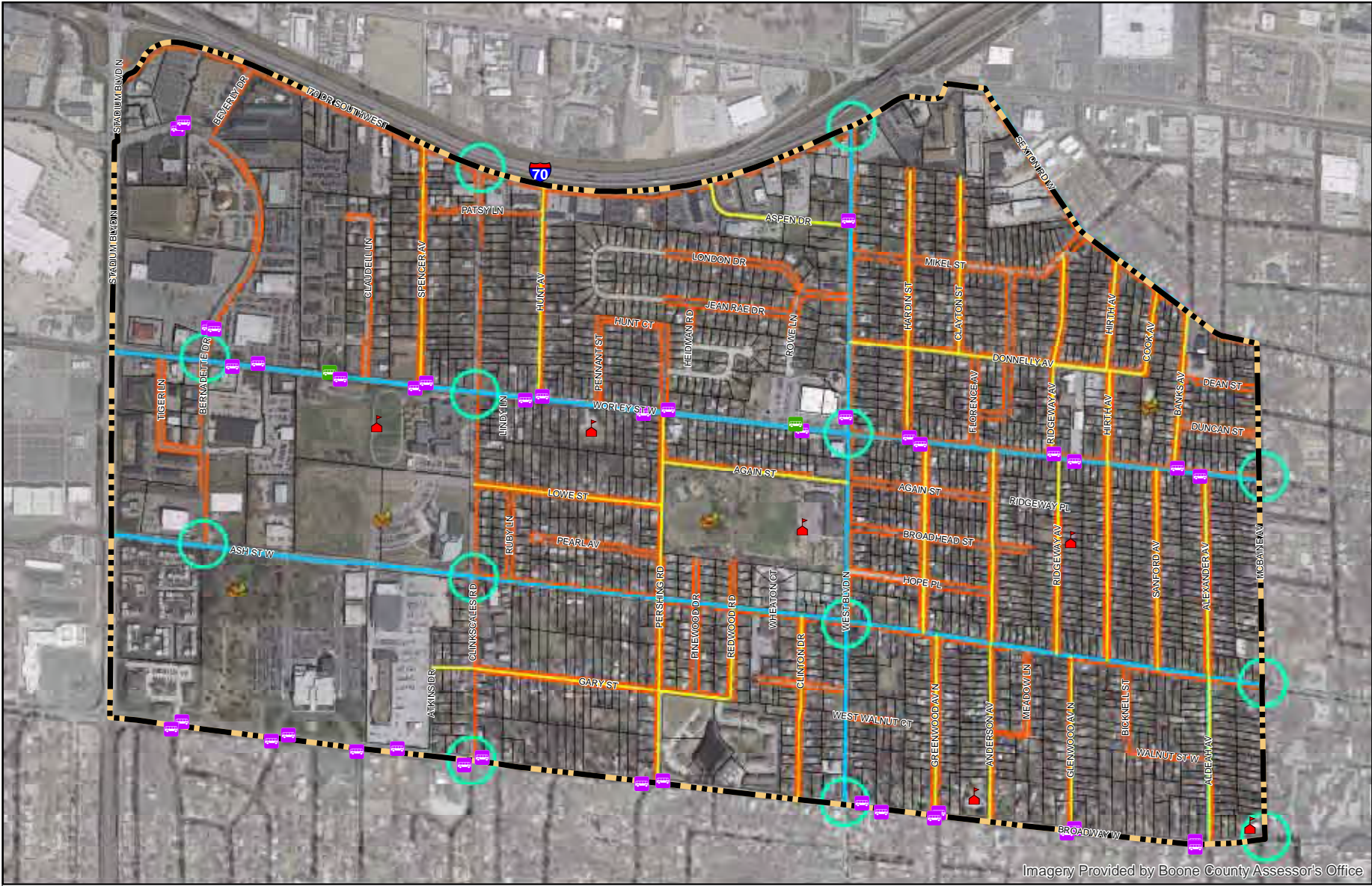
Presently, CDBG and other grants are funding the construction of new bus shelters; one in the West Central Neighborhood (by West Middle School and the ARC on Worley) and additional shelters nearby (two at the Library and at North Garth and Worley Street). Additional opportunities to work with other stakeholders, such as businesses and schools, to fund shelters and amenities should also be explored.

Priority 7: Repair and maintain public infrastructure.

Address stormwater issues that may lead to flooding, property damage, and safety concerns. Provide better maintenance of existing streets. Repair or replace failing or undersized sanitary sewer lines. Repair or replace old and failing water lines (water line breaks are common).

Strategies include coordinating regular meetings with the Council and City staff to discuss infrastructure concerns and prioritize projects in the Capital Improvement Program accordingly. Identifying additional project needs and funding sources, such as CDBG funding, is also important.

Additional resident collaboration with one another, their elected officials, city staff, and other stakeholders is a primary strategy for this priority (in addition to other priorities throughout the plan), as is identifying and promoting opportunities to meet, communicate and leverage funding. *Note: Residents north of Again Street Park and in other areas identified stormwater concerns during the plan input process.*



Imagery Provided by Boone County Assessor's Office

West Central
Transportation & Infrastructure
Priorities

0 750 1,500 Feet



- Construct Sidewalks Along Public Streets Where They Are Needed
- Support and Protect Bicyclists
- Mitigate Speeding and Cut-Through Traffic
- Upgrade Major Intersections to Reduce Traffic Congestion, Delays, & Conflicts
- West Central Planning Area

- School
- Park
- CoMo Connect Bus Stop Location
- Bus Shelter Provided
- No Bus Shelter at Site

Parcel Data Source: Boone County Assessor

Implementation & Future Land Use

There are four major steps for implementation of the West Central Columbia Neighborhood Action Plan:

Residents can stay informed regarding neighborhood plan implementation and planning and development issues by signing up for the Planning & Development Listserv (http://www.gocolumbiamo.com/Web_Mail/), liking the Community Development Department's Facebook page (www.facebook.com/City-of-Columbia-Missouri-Community-Development-Department), joining an existing neighborhood association/starting a new one (see page 20), or joining Nextdoor (a great site the Community Development Department has partnered with: <https://nextdoor.com/>).

Additionally, information about past and current development cases is available on the City's Community Dashboard Map: <http://www.gocolumbiamo.com/Maps/Dashboard/>

Step 1 – Adoption of the West Central Columbia Neighborhood Action Plan (including the neighborhood Future Land Use Map) by the Columbia City Council following a public hearing.

The West Central Columbia Neighborhood Action Plan will be introduced to the City Council for adoption as a supplement to the City of Columbia Comprehensive Plan *Columbia Imagined: The Plan for How We Live & Grow*. This step will begin with formal review and recommendation by the Columbia Planning and Zoning Commission following a public hearing.

The associated neighborhood level Future Land Use Map (FLUM) is intended to provide enhanced guidance for future zoning, land use, and development in West Central by reflecting local stakeholder-identified needs and desires.

Step 2 - Inclusion of Plan Recommendations and Projects in City of Columbia Sidewalk Master Plan, Capital Improvement Plan (CIP), and Budget as appropriate.

The West Central Columbia Neighborhood Action Plan recommendations will be used to inform other City plans, priorities, policies and budgeting documents as appropriate. Plan implementation of neighborhood projects and programs is contingent upon available resources. Neighborhood priorities will be considered when selecting and allocating funds for projects in West Central.

Securing funding from outside sources, leveraging funding with other available funding, or dovetailing proposed new projects with planned projects will help in implementing the desired activities and projects.

Step 3 – Use of the West Central Columbia Neighborhood Action Plan for Land Use and Development Decision Making by City Staff, the Planning and Zoning Commission, and the Columbia City Council.

As a component of development review, proposed development projects within the West Central Columbia Neighborhood Action Plan boundaries shall be evaluated using the plan's priorities, strategies and Future Land Use Plan.

Step 4 - Monitoring of Plan Recommendations by Residents, Neighborhood Associations, City Staff and Councilpersons.

As part of the implementation tracking and performance measurement of *Columbia Imagined: The Plan for How We Live & Grow*, staff may include recommendation implementation metrics from adopted neighborhood plans. For all neighborhood plans, it will be important for the neighborhood to strategically campaign for plan implementation and work with all stakeholders and policy makers on priority issues. The City provides multiple ways to receive information on areas of interest (see sidebar to the left) to residents and neighborhood groups.

Plan Implementation Action Items:

Neighborhood Character:

1. Facilitate additional public dialogue regarding the development of voluntary architectural design guidelines and mandatory conservation standards following plan adoption. In the second plan development survey, seventy-five percent of survey respondents indicated support for including general voluntary standards within the plan (presented in the discussion textbox on page 27), as well as holding further public discussions to develop mandatory conservation standards following plan adoption.
2. Pursue grants for street trees, landscaping, entryway and placemaking signage for the locations indicated on the West Central Neighborhood Character Priorities map on page 31.
3. Provide education and assistance to unrepresented residents seeking to form or join a City-recognized neighborhood association. Coordinate with neighborhood groups to take advantage of community-oriented resources such as communication tools and neighborhood mini-grants. West Central neighborhood associations are encouraged to participate in clean up days, National Night Out, Neighborhood Watch, and other programs and events to beautify the neighborhood and promote safety. Neighborhood associations may also request education (as a first step) and increased enforcement (as a second step) if property maintenance issues arise.
4. Ask the Water and Light Department to consider upgrading the green chain-link fence to match the wrought-iron fence to the south on the Shelter Gardens property. Ask Public Works to consider replacing failing wooden timber retaining walls on Ash Street between Glenwood Avenue and McBaine

Avenue. Encourage resident participation in the Interested Parties (IP) public input process for planned improvements at the Worley Street and Again Street parks.

Land Use & Zoning:

1. Community Development staff will provide assistance to property owners desiring to down-zone to R-1 and/or apply a zoning overlay to allow for Accessory Dwelling Units.
2. Where appropriate, use the Planned District zoning process to facilitate context-sensitive design of infill cottage housing and mixed-use corner redevelopment concepts.
3. Encourage adaptive re-use as a means of supporting neighborhood character and historic preservation.

Transportation & Infrastructure:

1. Include the sidewalk construction projects identified in the plan in the 2017 Sidewalk Master Plan update.
2. Staff will work with the neighborhood to utilize existing traffic calming and cut-through traffic programs.
3. Grants will be pursued for sidewalks, pedestrian safety improvements, bus shelters, energy-efficient street lights, and bicycle safety features.
4. Staff will work with the City Council and neighborhood stakeholders to program infrastructure improvements identified in the plan into the City's Capital Improvement Program (CIP) as practicable.

Images:

Top: Existing City beautification programs include Adopt-A-Spot.

Bottom: Bicycle/pedestrian safety improvements may include sidewalks, bike lanes, restricted parking, and bike boulevards, as shown below.

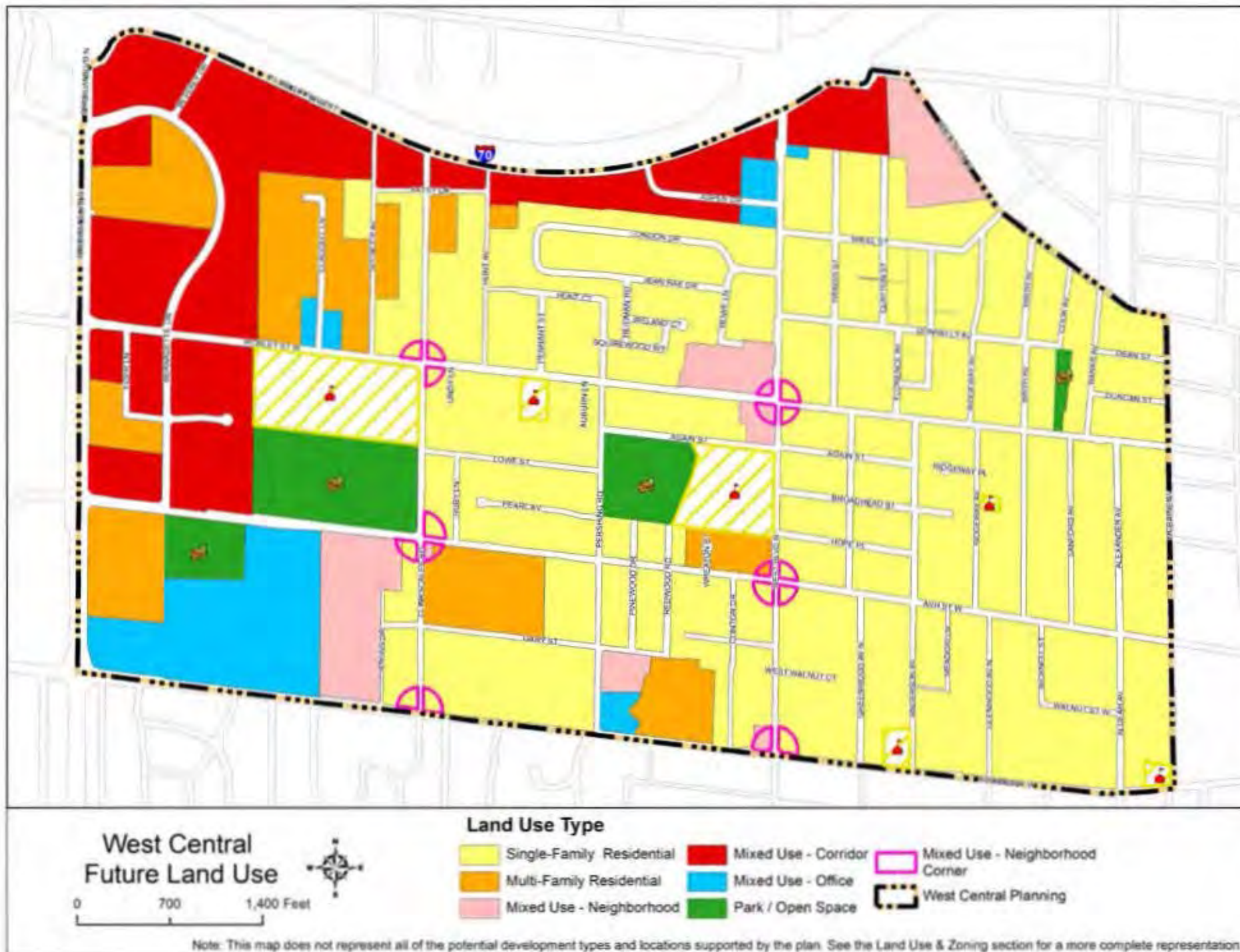


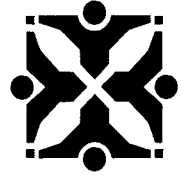
Future Land Use Map

The Future Land Use Map (FLUM), as presented on the following page, is intended to provide enhanced guidance for future zoning, land use, and development in West Central by reflecting local stakeholder-identified needs and desires.

The West Central FLUM is intended to supplement the City-wide FLUM presented in *Columbia Imagined*.

The Mixed-Use designations are representative of new zoning district classifications and standards outlined in the draft Unified Development Code (UDO) update, anticipated to be adopted by the City of Columbia City Council in 2016.





SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (includes maps, public comments & correspondence), Excerpts from Minutes

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 5, 2015**

Summary

A request by the City of Columbia Community Development Department for adoption of the West Central Columbia Neighborhood Action Plan, which includes the area bounded by Broadway on the south, Stadium Boulevard on the west, I-70 Drive SW on the north, and McBaine Avenue and Sexton Road on the east. (Case #15-38)

Background

The City's neighborhood planning program, unveiled in the fall of 2014, is designed to implement objectives identified in Columbia Imagined; namely to create local area plans based on stakeholder input, which are focused on identifying future land use changes and infrastructure improvements that are needed to advance the goal of achieving livable and sustainable neighborhoods throughout Columbia.

The neighborhood planning process is designed to emphasize physical land use and public infrastructure needs by guiding local stakeholders through a participatory process to achieve the following results:

1. Identify neighborhood strengths, problems, opportunities and threats (SPOT analysis);
2. Develop and prioritize stakeholder goals, objectives, and strategies to achieve them;
3. Identify and begin to prioritize capital improvement needs in the area; and
4. Create a detailed future land use map (FLUM) to serve as a guide for future rezoning and development requests within the neighborhood.

An additional objective is to encourage collaboration between neighbors (community-building) and provide them with information and resources that can be used to help implement the plan.

The West Central Neighborhood was selected as an initial plan area based on several factors, including its location within the central city, the lack of prior planning efforts in this area, and interest expressed by a core group of neighborhood leaders and activists within the area.

Public Input & Feedback

Planning staff has worked extensively with local area stakeholders over the past year to develop a plan for the West Central Neighborhood that reflects and protects the neighborhood's character and stakeholder values and includes reasonable accommodations for future growth and change.

Initial public input was gathered at a series of six meetings held during the winter and spring of 2015. Survey questionnaires, public discussions, work groups, and voting exercises were used to establish the highest priority issues and ideas among stakeholders. Significant concern regarding certain land use and zoning recommendations led staff to engage sub-area groups in further discussions over the summer, which resulted in

less intensive and more specific future land use recommendations for the Gary-Atkins and North Clinkscales neighborhood areas. Postcard notifications were sent for the three rounds of public input meetings, and door hangers and flyers were utilized for the sub-area groups. Each round of input meetings were advertised via a display ad in the newspaper, press releases, and use of social media and other outreach tools. The public input processes used for the development of the plan are described in detail on pages 22-24 of the plan.

The draft plan was released to the public in mid-September, and presented to the neighborhood for additional input and feedback on October 7th. Several additional comments and suggestions have been received by staff; many of which are incorporated into the updated draft plan, dated October 30, 2015. Changes to the plan include an amended policy recommendation regarding downzoning to support single-family character, eliminating the suggestion that groupings of five or more contiguous properties be consolidated for such requests, and offering processing fee waivers for such requests.

Some of the citizen-suggested changes, including those pertaining to infrastructure sufficiency and the limited enforceability of the neighborhood plan, extend to broader City policy questions that fall outside of the scope of this planning effort. Other suggestions regarding improvements to the planning process - particularly those related to improving public engagement - are understood, and will be applied as best as possible to future neighborhood planning efforts.

A detailed list of public feedback and comments received in response to the September 18th draft is attached for reference.

Plan Recommendations

The plan's recommendations are organized into three theme areas, which capture 17 major priorities that were endorsed by participating stakeholders, and include guidance and strategies for achieving each.

Theme Area 1: Neighborhood Character

1. Create an urban conservation overlay (UC-O) district to preserve single-family character.
2. Nurture the existing eclectic, diverse, and inclusive character and needs of the neighborhood and its residents.
3. Add and improve parks and greenspace.
4. Plant new trees and maintain existing mature trees. Improve Again Street Park. Create and expand community gardens. Establish new gathering places, pocket parks, pavilions, and art installations.
5. Increase enforcement of health and safety laws. Enforce sidewalk maintenance, including shoveling snow & edging. Increase community policing to deter crime.

Theme Area 2: Land Use & Zoning

1. Downzone land to preserve single-family character.
2. Upzone land to support neighborhood mixed use corners.
3. Carefully allow upzoning in declining and/or underutilized areas so as to revitalize them and add to the quality of life current neighborhood residents desire and enjoy.
4. Support higher density housing near existing commercial and recreational entities while preserving tracts of existing single-family housing as property owners and residents warrant.
5. Establish appropriate land use transitions at the neighborhood edge.

Theme Area 3: Transportation & Infrastructure

1. Construct sidewalks along public streets where they are missing.
2. Facilitate safe bicycle travel.
3. Minimize speeding and cut-through traffic.
4. Upgrade major intersections to reduce traffic congestion, delays, and conflicts.
5. Improve bus service.
6. Provide energy efficient street lights to improve safety.
7. Repair and maintain public infrastructure.

The above priorities reflect the number of votes received by stakeholders for each item within its respective theme area. Overall, the top priorities endorsed by the neighborhood include preserving single-family character by downzoning single-family areas to R-1 and applying an overlay conservation zoning district, and creating a safe and walkable environment by building sidewalks where they are missing along public streets.

Please see the attached draft plan for accompanying guidance and recommended strategies associated with each of the 17 priority items.

Implementation

A plan is, by definition, a detailed proposal for doing or achieving something. Once adopted by Council, a neighborhood plan represents an agreement about what needs to be done, and how to do it. The next step is to put the plan into effect. The implementation phase is where the agreed upon ideas are acted upon to make the plan's goals a reality.

The West Central Columbia Neighborhood Action Plan includes four major steps to realize its goals:

1. **Adoption of the West Central Columbia Neighborhood Action Plan (including the neighborhood Future Land Use Map) by the Columbia City Council following a public hearing.** The West Central Columbia Neighborhood Action Plan will be introduced to the City Council for adoption as a supplement to the City of Columbia Comprehensive Plan Columbia Imagined: The Plan for How We Live & Grow. This step will begin with formal review and recommendation by the Columbia Planning and Zoning Commission following a public hearing. The associated neighborhood level Future Land Use Map (FLUM) is intended to provide enhanced guidance for future zoning, land use, and development in West Central by reflecting local stakeholder-identified needs and desires.
2. **Inclusion of Plan Recommendations and Projects in City of Columbia Sidewalk Master Plan, Capital Improvement Plan (CIP), and Budget as appropriate.** The West Central Columbia Neighborhood Action Plan recommendations will be used to inform other City plans, priorities, policies and budgeting documents as appropriate. Plan implementation of neighborhood projects and programs is contingent upon available resources. Neighborhood priorities will be considered when selecting and allocating funds for projects in West Central. Securing funding from outside sources, leveraging funding with other available funding, or dovetailing proposed new projects with planned projects will help in implementing the desired activities and projects.
3. **Use of the West Central Columbia Neighborhood Action Plan for Land Use and Development Decision Making by City Staff, the Planning and Zoning Commission, and the Columbia City**

Council. As a component of development review, proposed development projects within the West Central Columbia Neighborhood Action Plan boundaries shall be evaluated using the plan's priorities, strategies and Future Land Use Plan.

4. **Monitoring of Plan Recommendations by Residents, Neighborhood Associations, City Staff and Councilpersons.** As part of the implementation tracking and performance measurement of Columbia Imagined: The Plan for How We Live & Grow, staff may include recommendation implementation metrics from adopted neighborhood plans. For all neighborhood plans, it will be important for the neighborhood to strategically campaign for plan implementation and work with all stakeholders and policy makers on priority issues.

Ongoing participation between neighbors and City officials is necessary to support the implementation of many of the plan's implementation items. Adoption of the plan is the first step.

Recommendation

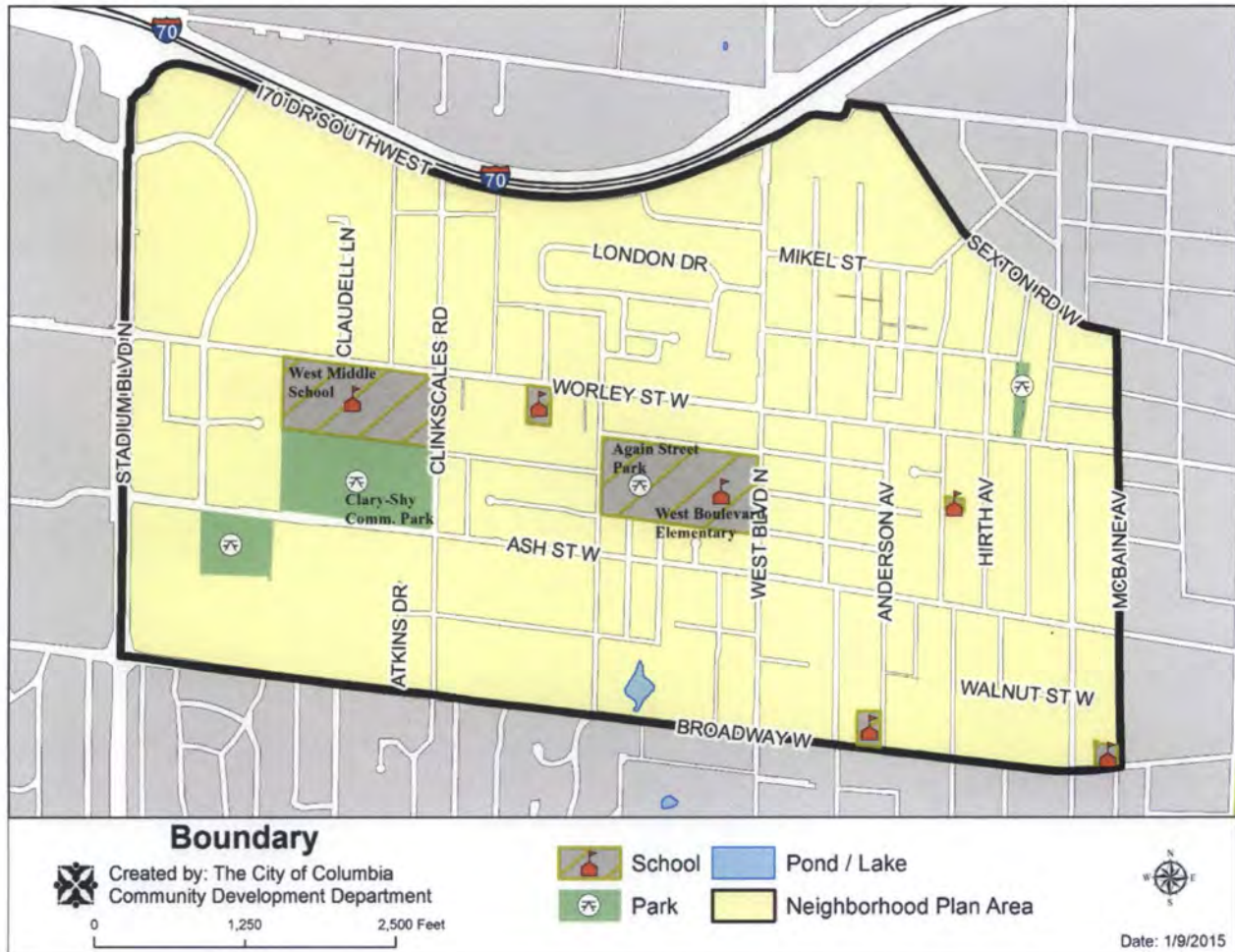
Staff recommends adoption of the West Central Columbia Neighborhood Action Plan

Attachments

- Map of planning area
- Draft plan, updated October 30, 2015
- Public comments on the September 18 draft plan
- Letter in opposition to plan adoption

Report prepared by Steve MacIntyre; approved by Patrick Zenner

NOTICE OF PUBLIC HEARING



Notice is hereby given of a public hearing before the Planning and Zoning Commission of the City of Columbia, Missouri, to be held in the City Council Chamber on the first floor of the City Hall New Addition, 701 East Broadway, in said City on

November 5, 2015 at 7:00 p.m. to give all citizens and interested parties an opportunity to be heard in relation to the following:

Adoption of the West Central Columbia Neighborhood Plan (Case #15-38)

Staff reports for Planning and Zoning Commission items can be found, four days prior to the public hearing date, on the Planning Department's web page:

www.gocolumbiamo.com/community_development

For additional information, call 874-7682.

PLANNING AND ZONING COMMISSION
Stephen Reichlin, Chairperson

INSERTION DATE: October 20, 2015

Name	Comments	Action Needed	Status
Jack Clark	Please revise the plan language on page 49, Item #4 to remove the request to program this property as "temporary greenspace" since it has been improved since the plan began. Also where reference may be made to missing sidewalk please update that graphic/text as well. Among the Plan Implementation Action Items is a recommendation that W&L consider upgrading the chain-link fence on the pumping station property to match the wrought-iron fence to the south on the Shelter Gardens property. W&L staff may want to comment on this recommendation. If the final plan as adopted by the City Council contains this language, I will advocate for the improvement to the fencing.	Text changes, updates, and follow-up with W&L	Addressed
Katrina Boles	Page 47, the map of transportation priorities, there is one thing I wanted to address: sidewalks. I don't want a sidewalk on the north side of the street. Our front yards are not very big as it is and we have a lot of foot traffic due to the park across the street. I would prefer that traffic stay on the south side of the street. I do see a need to mitigate speeding (and find that the firetrucks coming back to their station are often the fastest vehicles I see fly down the street), though I'm not sure how that should happen as I personally, would not like to have to drive over speed bumps every day.	Future public input processes related to sidewalks and traffic calming. Again Street is not listed as a high priority street for sidewalks compared to others. Sidebar explain the public input process for transportation and infrastructure projects was added, p. 44	Addressed
Meeting with Again neighbors	There is a dangerous problem we see with congestion due to school and soccer practice activities. Parking is currently allowed on both sides of the street, which can often lead to complete roadblocks. I'd like to see the North side of the street from West to the beginning of the park at about 1107 Again become a no parking zone. If this were to happen, it would also address the real safety concern we have with people unable to exit their driveways and the other major problem of people not noticing the fire hydrant and parking right in front of it. I have alerted the fire department to this problem and they will not be painting the curb. Instead they want us to call and have people ticketed. I would prefer not to be doing that every Tuesday and Thursday afternoon soccer practice, thrusting upon unsuspecting people an \$80 ticket for a hydrant they very likely didn't even notice. As I said, making that portion of the street no parking on the North side would address that issue as well. I trust that Rachel and Bill already followed up with the appropriate people, I just wanted to get this part in writing and to heighten awareness about it. I'm not necessarily looking for follow-through on your part with this particular issue.	PW traffic was contacted to ask about no parking on the north side of Again, traffic calming, and painting curb in front of hydrants.	Addressed
Public meeting input	I think you've done a good job, however I would like to see a more streamlined process for downzoning. I understand the concern about spot zoning, and agree that contiguous plats are ideal, however it would be nice to have the planning staff take up a one-time process whereby residents could submit their desire and large portions be downzoned at once. Considering the proportion of properties that are not owner-occupied, I suspect assembling contiguous parcels for downzoning would prove very challenging since the property owners/landlords of rentals are unlikely to be willing to put much effort into the task - if they're interested at all. Were it to be as simply as signing a form to allow planning staff to submit the requests, I suspect participation would increase significantly.	Downzoning process clarified in plan, p. 32. Process to be determined by City Council 11/02/2015	Addressed
Meeting with Again neighbors arranged by Kerrie Watson	As a part of the West Central Neighborhood Plan, we have heard from several folks that Again Street Park needs a few more trashcans on the fitness trail and by the playground, and that folks are getting more lack about picking up dog waste and perhaps a bag station might help. There is concern that the E. coli problem in the park may be related to pet waste (and other issues).	Staff contacted Parks and Recreation. Parks and Recreation said they can address concerns and provide requested facilities.	Addressed
Casey Holmes; Evan Prost	I did speak with Tom McNabb after I raised my concern tonight to verify that he would be okay with your reducing the size of the multi-family section. He said he was happy for you to do so up to the west property line of 1313 Gary and extending up to Ash. The property beginning at 1313 Gary, and extending east to Pershing should be colored in as remaining R2. That is what Tom McNabb's has said that he intends for the two properties he owns at 1313 and 1311. He bought them as a "buffer" to the R3 zoning.	Revised Multi-family area on FLUM	Addressed
Maryann Pabst	FLUM has error for 803 Spencer. Current single-family R-1. Shown as multi-family.	Revised FLUM.	Addressed
Matt Boehner	I left some comments the other night at the WANA Meeting about my concerns with the lack luster bike and intersection flaws that clearly are putting passing through automobile traffic over the safety of the people that live in the neighborhood. This is a quick concept for a raised intersection that I mentioned. The primary goal is to remove "ramps" down to the roadway, making crosswalks level. There are several locations this could work, but Ash/West and West/Worley would be ideal for a trial.	Ask Richard Stone if raised intersections are appropriate at these locations. Look into other bike-aped safety features such as bike boxes, mid-block HAWK at Shelter/Broadway Shopping Center, NO PARKING in bike lanes, and adding bike lanes to Broadway.	In process
Public meeting input	Does "support & protect bicyclists" include disallowing & enforcing parking by motorists in bike lanes? Currently no bike lanes in the West Ash Neighborhood meet MUTCD standards and many "attempts" are segmented, forcing cyclists to merge in/out of car traffic. Intersection of West & Worley needs to be upgraded with an emphasis on pedestrian safety & ADA accessibility, not automobile delays. Same for Ash & West. Water & debris collects at base of sidewalk ramps, making access difficult for days/weeks until cleaned. Focus on walkable communities...	Call Matt to confirm that prohibiting parking in bike lanes is identified in the plan. Follow up with Police and/or PW to look into enforcing or enacting this rule (might be allowed on certain streets at present).	In process
Public meeting input	Fix sidewalks on Broadway and make them wheelchair accessible.	Plan indicates Broadway sidewalks are a very high priority. Sidewalks must be built/reconstructed to meet ADA standards.	Addressed
Public meeting input	More trash cans on sidewalks.	Unsure of action.	This may require additional policy beyond the recommended scope of the plan.
Public meeting input	Infrastructure needs to be fixed before infill.	This may require additional policy beyond the recommended scope of the plan.	This may require additional policy beyond the recommended scope of the plan.
Gordon Rogers	I read the plan document online and am supportive of it. I cannot BELIEVE that this meeting is on the same night as David McCullough at the Missouri Theater - he outranks even you so I am not staying for most of this meeting.	No action required.	Addressed
Public meeting input	Please take this plan to a binding legal document, not a voluntary compliance. Neighborhoods adjacent to downtown deserve real power, not moral authority. We haven't gotten very far on moral authority.	This may require additional policy beyond the recommended scope of the plan.	This may require additional policy beyond the recommended scope of the plan.
Public meeting input	Spot downzoning is one of the few compensatory measures we have to protect our home. I plan to apply, all by my lonesome, without having to rally my neighbors. (I work fulltime at a demanding job.) Thank you for your work. I want this process to be successful after all your efforts.	Downzoning process clarified in plan, p. 32. Process to be determined by City Council 11/02/2015	Addressed
Blaine Alberty	Steve, I would like to speak to you concerning the intersection improvement anticipated in the plan at Broadway & West Blvd.	Steve spoke to Blaine about intersection plan.	Steve spoke to Blaine.
Nancy Olson	Highland Park area we were told it already is R-1. Now you are saying it is R-2. Which is it? There are probably 100 houses in this tract.	Steve spoke Nancy to clarify.	Steve emailed Nancy.
Public meeting input	ROUNDBABOUTS: Please DO NOT put them on Ash St at Clinkscapes, Pershing, West Blvd, & Garth. They destroy small yards. They are too costly to move all utilities. (NO MORE "tricycle roundabouts" like the one at Fairview Rd & Rolins. It was said to cost \$100,000! That was wasteful and disgusting! 4-way stops work, people take turns. At roundabouts some people don't take turns. We need sidewalks - we already have STOP SIGNS!	Sidebar added to p. 44 to discuss public input and information process for public investments on capital and transportation projects.	This may require additional policy beyond the recommended scope of the plan.

Miscellaneous verbal comments from meeting	Add a statement to require adequate infrastructure prior to development. Create an infrastructure overlay. Ensure sufficiency of services. Limit development permits where inadequate infrastructure exists.	While the City has policies to ensure adequate infrastructure is provided prior to approving upzonings and building permits, this comment may require additional policy beyond the recommended scope of the plan.	This may require additional policy beyond the recommended scope of the plan.
Public meeting input	Define the terms "upzoning" and "downzoning".	Sidebar "What is downzoning?" added to page 31	Addressed
Public meeting input	Eliminate 5-lot minimum from downzoning policy. Clarify downzoning policy re: fees & waivers.	Removed suggestion of 5-lot minimum for downzoning policy p. 32. Downzoning process clarified in plan, p. 32. Process to be determined by City Council 11/02/2015	Addressed
Public meeting input	Drainage problem at Clinkscales/Broadway corner.	Followed up with Public Works.	This may require additional policy beyond the recommended scope of the plan.
Public meeting input	Include more guidance/elaboration about how affordable housing will be supported. Provide a strategy.	There are strategies listed on p. 28 and 34. Ideally, more strategies will be identified after the Affordable Housing Symposium Dec. 3-4	This may require additional policy beyond the recommended scope of the plan.
Public meeting input	Include explanation of downzoning vs. upzoning in plan	Sidebar "What is downzoning?" added to page 31	Addressed
Public meeting input	Concerns about how to stay in the loop/monitor plan progress and development issues. Include a section about how to easily get info from City/benefits of NA	P. 48, added additional information on how residents can stay informed on plan progress and development issues, and the benefits of joining a neighborhood association or Next Door (Neighborhood Services/Community Development has recently partnered with for non-NA covered areas.	Addressed
Rich Olson	I would hope that the city will attempt to protect people like me (i.e., single family housing owners) against blanket up-zoning and/or predatory development. Maintaining a good balance of single family housing in the is important in Columbia. After all, the city manager has talked about more affordable single family housing in the city. If I lose my house due to up-zoning and/or predatory developers, I'll be forced to move out of the city. I won't be able to afford the housing in my own neighborhood. Also, there is a lot of storm water passing through the area of the proposed development on Clinkscales & Broadway. You should carefully consider this in your plans. Thank you for listening. - Rich Olson	Unsure of action.	This may require additional policy beyond the recommended scope of the plan.
Patrick Earney	I think you've done a good job, however I would like to see a more streamlined process for downzoning. I understand the concern about spot zoning, and agree that contiguous plats are ideal. however it would be nice to have the planning staff take up a one-time process whereby residents could submit their desire and large portions be downzoned at once. Considering the proportion of properties that are not owner-occupied, I suspect assembling contiguous parcels for downzoning would prove very challenging since the property owners/landlords of rentals are unlikely to be willing to put much effort into the task - if they're interested at all. Were it to be as simply as signing a form to allow planning staff to submit the requests, I suspect participation would increase significantly.	Removed suggestion of 5-lot minimum for downzoning policy p. 32. Downzoning process clarified in plan, p. 32. Process to be determined by City Council 11/02/2015	Addressed
Charly Clenden	First of all, this draft is great, thank you for putting it together and posting it online for those who cannot attend the meeting. Like other residents who live on Clinkscales Rd, Patsy Ln and Hunt Ave, I am concerned about the same issues that were presented in the draft. For example, the speeding along Hunt Ave, especially from employees or test-drivers from the BMW Dealership. That's great you are driving a BMW, but please slow down because there are several people who walk their dogs along Hunt Ave, and/or their kids! Of course, there are other individuals who drive extremely fast down this road too. This is definitely a concern. The speed-monitor that was placed along Hunt Ave during the summer deterred some of the speeding. Secondly, the empty, dilapidated houses on the west side of Hunt Ave. The owners come occasionally and take care of the lots, mow, weed-eat, etc., but please do something about the houses. All 3 or 4 lots were for sale last year, but apparently it fell through, no sales were presented. Is there a policy or an ordinance that gives landlords a timeline as to how long they can own a property without having tenants in it? And it's not because tenants don't want to live there, it's because they can't. It almost is a safety concern because occasionally there are individuals who feel inclined to hang around the empty houses, either because they are involved in illegal transactions, waiting for a ride, or finding a place to crash so the houses are broken into. All of these instances have happened. If this draft passes with City Council, how long until changes are made to these specific lots? I think this neighborhood plan is a great plan, I think the West Central Columbia Neighborhood area is an unique area that is diverse, affordable and geographically convenient to stores, parks, trails and provides an easy access to main corridor roads/highways. I am an MU college graduate and work full time in local government. I am a renter, and believe that if this area, especially along Hunt Ave, were improved, additional young professionals would choose to live in an area like this. Buying a house, especially in this area is tough because either the neighborhood is not safe, the houses are older and demand various home improvements and/or the houses are too expensive when you are forced to pay student loans. Thank you for taking the time to read my comments. Also, I would like to request to either add my email to some list-serv that states when these meetings are taking place. I know this is the last meeting before it is presented to the City Council, but if there are additional meetings in the future about making changes to the draft, I would like to be involved. Thanks and good luck tonight!	No action required.	Addressed

We have been asked to comment on the Neighborhood Action Plan Draft presented at City Hall on Oct. 7, 2015. I have lived at 112 Anderson for 31 years. I have tried to follow the drafting process closely because my neighborhood is very important to me. In 1984, of any neighborhood in Columbia, I chose this one to raise my family and live out my days. It was never my intention to move "up" or "on", maximize my investment and sell, or rent it out. It was purchased to live in and leave to my children. My comments follow.

The process has been flawed from the beginning. To really understand the dynamics of this neighborhood many, many more hours of discussion would have been needed. There should have been many more meetings and they should have been held in people's homes, block parties, churches, and schools, throughout the neighborhood. It should have been seen as community building while it played out. People should have spent time together, learned about each other through discussion, gotten excited about possibilities while in small groups, and then come together in a larger group, full of feelings of involvement and connection, to continue discussion and develop consensus. Staff should have spend hours walking through the neighborhood talking with people (but mostly listening), encouraging them to get involved, and becoming known to people in the area. Instead I never saw more than a small number of people engage in this process and they did not reflect the diversity of the population. Please do not blame us for this poor turn out. The process discouraged involvement. This was not our plan, it was the planning department as an extension of City administration's plan, from the beginning.

On reading the draft I was astounded at the scope of the suggested changes and the lack of protection that exists within City ordinances to make these changes retain the character of this area. There are no teeth to this document. It is filled with words like recommend and suggest. Nothing of substance to address the on-going loss of housing for working class and poor families, when we are told one of the three goals of the plan is to support diverse and inclusive housing options. But perhaps I have a different idea of what "diverse" and "inclusive" mean.

There is nothing of substance to address the encouraged "upzoning for mixed use corners." The wording is "...development at such corners should be oriented toward uses that meet the needs of local residents...", and "Examples of desired neighborhood uses include small corner pubs, coffee shops, and grocers." Nice examples, but really no teeth if any undesirable business decides to locate at a corner. Or what if a desirable business goes in, fails, and the choice is an empty store or an undesirable business.

Traffic calming is a very high priority to the neighbors on my street and the draft recognizes the great need, throughout the neighborhood, for calming and sidewalks. Our narrow, sidewalk lacking, residential streets get a lot of cut through traffic, but according to the City's plan I won't live long enough to see these problems addressed.

In 1957, the City Council upzoned our residential area, from R1 to R2, in a sweeping blanket decision. Now we are told it is essential to maintaining the character of our neighborhood that we downzone to R1. I couldn't agree more. There is talk of an overlay. I tried to find out what that process involves but didn't get an answer. There is talk of the problems with spot zoning so we are discouraged from it. We are told to get together in contiguous rows of 5 or more and petition to downzone together. The City might waive some fees but we would still have to fill out forms, attend P&Z meeting/s, Council meeting/s, and pay cost of putting a notice in the newspaper. Why? Why is the

onerous on us? Why can't the Council reverse their 1957 decision, and anyone who wants to upzone (and there won't be many) can go through the hassle. Meanwhile the destruction of single family homes and the construction of ugly duplexes are picking up speed.

But my absolute number one concern after reading the draft is that density and in-fill is encouraged but our failing infrastructure needs are not. I agree with one of my neighbors who said, "No more toilets!" at the 10/7 meeting. As the draft points out on page 18, "Overall, needs within the neighborhood are diverse and extensive and include projects of every type--streets and sidewalks, parks and greenspace, sewer and stormwater, and electric." The draft then goes on to list the pittance of projects in the City's timeline and the words, "Many projects are planned for out years beyond the one to two-timeframe. These projects are often unfunded or planned to be funded with anticipated future funding sources. These projects may be subject to reprioritization as funding becomes available." To me that says a lot of toilets can be plopped in, while we wait for sewer upgrades. I have heard there are parents in my neighborhood who cannot allow their children to play on the grass in their yard because of the high bacterial count. Is this true? If it is true and you know of it, I would like to hear why it is allowed. Whether or not it is true, I still say, "No more toilets until our infrastructure is upgraded!"

And finally the greatest insult came when the small group of us at the 10/7 meeting were admonished that this was "our" plan, and we should be able to use it to ensure development proposals are consistent with the plan in the future. With what extra time, beyond the hours our already busy lives fill, will we have to do this? Are we to pour over all building permits, construction plans, or re-zoning requests to do this? With no teeth in the plan what can we do even if we try? What has been the purpose of this whole exercise?

For all the reasons above, I urge the Planning and Zoning Commission to deny approval of this plan. It should not go forward to Council for adoption until the problems I addressed are resolved. I will urge Clyde Ruffin to vote against the adoption of this plan, if it does reach the Council.

Note : Comments submitted by Christine Gardener of 112 Anderson Street.



Steve MacIntyre <sjmacint@gocolumbiamo.com>

West Central Neighborhood Plan - November 5th Public Hearing

Dave Drane <dave@universitysubarumo.com>
To: Steve MacIntyre <sjmacint@gocolumbiamo.com>

Thu, Nov 5, 2015 at 3:51 PM

Steve, Sorry for the delay in responding to your request for input but I was sure you would undoubtedly change the date of the P & Z meeting to some date other than a Mizzou football game. That being said, I'd like to express my thoughts about the planning process.

I'm afraid that the staff has gotten off course in their endeavors. This process started, I believe, to gain public support for a forward looking plan, for this area, to promote varied land uses, mixed housing and infill. At this point I think we have accomplished exactly the opposite of this. The staff has knuckled under to the few but very vocal neighbors that are pushing for down rather than up zoning. How does that meet the criteria that was laid out originally? I can speak only for myself in stating that D&D has no interest in down zoning anything and I'm quite sure that Mr. McNabb, Mr. Groves nor the Groshons want that either. We collectively own most of the property in the area and have been left out of this process.

One of the issues I heard repeated over and over is that we shouldn't lose the integrity of what this neighborhood has been. Since the West Central area consists of a wide variety of already mixed use sections, I wonder what it has been that we should preserve. I believe that we should all understand that this is a very low density area that lies too close to city center to not change. We all understand the cost of infrastructure and I can't believe it's a betterment to our city to not look at denser housing in this area rather than 5 miles farther out.

Yours very truly, Dave Drane

From: Steve MacIntyre [mailto:sjmacint@gocolumbiamo.com]
Sent: Friday, October 30, 2015 2:32 PM
Subject: West Central Neighborhood Plan - November 5th Public Hearing

Greetings, and thanks for your continued participation in the West Central Neighborhood planning process. As core stakeholders in this effort, I'd like to extend a personal invitation to you to attend the presentation of the draft plan to the Planning and Zoning Commission at **7:00pm on Thursday, November 5th**, in the Council Chamber at City Hall (701 E Broadway).

[Quoted text hidden]

Comment on West Central Columbia Neighborhood Draft Plan (originally drafted in April 2015 and updated in November 2015.)

1. During the recent First Ward Council race, I talked with a number of people who felt left out, inadequately informed, educated, notified, etc. and were upset about the process and what little they had heard about some possible proposals.
2. I have had serious reservations about doing this process:
 - until we have done a full Central City Area Planning Process for the 6.5 square-miles that the staff has identified as the Central City Area;
 - until we have completed the Uniform Development Code (UDC) project to modernize and unify our zoning and subdivision codes;
 - until the Council has clearly established such parameters as who got to decide whether anything coming out of this(these) process could be moved forward to become city policy, who had the power to amend any part of any plan or recommendations and how, etc.; and
 - until Council has developed/adopted an affordable housing policy after it has answered three questions:
 - How fast do we want the population of the city to grow?
 - Do we want everyone who moves this area to be able to live within the city?
 - Do we want to eliminate income housing segregation with all its attendant problems within ten years? and

My concerns and goals with respect to the UDC, in part, are as follows:

Ensuring that the UDC (Uniform Development Code) revisions do not open the door to rampant abuse by those who would seek to redevelop already zoned and built areas in the First Ward to the detriment of current residents and property owners, etc.

- I am generally supportive of the process and guidance from Clarion and Associates and Ferrell-Madden for updating and combining our land use regulation codes (zoning and subdivision rules), including MDT form-based proposal for downtown.
- I do not think we will be meaningfully ready to act on adoption of any new code for 18 to 24 months. The proposed changes are voluminous; many of the changes are significant. The new format will be beneficial, but will take considerable time to get used to. It will take a long time to generate the participation from the broad range of stakeholders to review the changes applicable to their areas of interest.

I have suggested to Tim Teddy, Director the Community Development Department, that the City work with a group of interested citizens to hold 30-40 interactive work sessions across the city to educate and engage a broad range of stakeholders.

For all the reasons above as well as those advanced by Christine Gardener in her comment, I urge the Planning and Zoning Commission to deny approval of this plan and request the staff to not forward this plan to Council for its consideration until the problems that Christine and I and others have raised are resolved. I will urge my Councilperson, Clyde Ruffin, to vote to deny approval of this plan and to request that Community Development Department suspend further Neighborhood Planning Processes until my four “untils” listed above are completed.

Respectfully submitted by John G. Clark, November 3, 2015

Evan Prost – Public comment for Columbia P&Z meeting Nov. 5, 2015

Evan Prost, homeowner at 1404 Gary St. for 20 years.

Re: proposed West Central Neighborhood Plan

10-31-2015

I want to thank Steve MacInytre and the City Planning Department for their ongoing assistance to the Gary-Atkins Neighborhood Association over the last 6 months in this planning process for the West Central Neighborhood Plan.

I am interested in preserving the single-family character of our neighborhood. Our neighbors take pride in where we live and have invested in home maintenance and improvements over the years. We see our neighborhood on the rise. Our recently formed neighborhood association, the Gary-Atkins Neighborhood Association has strengthened and expanded our ties with each other and sense of community.

I have spoken to 10 homeowners on Gary St. (adjacent properties) who are all interested in a change in zoning for our homes, from R2 to R1. We plan to participate in a joint application to downzone our lots from R-2 (Two-Family Dwelling District) to R-1 (One-Family Dwelling District). If successful, this effort would prohibit any redevelopment of two-family dwellings on those properties.

I have friends and neighbors on the west side of the Gary-Atkins Neighborhood Association who also want to downzone to R-1 or retain their existing R-1 zoning designation.

Tom McNabb (owner of Montmartre Apartments and many rental properties in this Special Planning Area) has been a good neighbor in the past and has attended our neighborhood association meetings. He has listened to our input about the apartments (oriented to older adults) that he may build some day across the street from us (on the north side of Gary St).

Respectfully submitted,

Evan Prost

To the Planning and Zoning Commission:

My name is Dawn Zeterberg at 608 Hunt Ave. I strongly encourage you to accept the recommendation!! I feel that it will make my street better and safer for everyone! They should be affordable plus Universal Design single-family housing on my street.

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 5, 2015

Case No. 15-38

A request by the City of Columbia for approval of a new neighborhood plan entitled "West Central Columbia Neighborhood Plan." The planning is bounded by West Broadway on the south, Stadium Boulevard on the west, I-70 Drive Southeast on the north, and Sexton Road and McBaine Avenue on the east.

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends adoption of the West Central Columbia Neighborhood Action Plan.

MR. REICHLIN: Are there any questions of staff regarding this matter?

MR. STANTON: I do.

MR. REICHLIN: Mr. Stanton, go right ahead.

MR. STANTON: I have a question for staff. Basically, we're saying that this is an organic document. It's a living, breathing document. What are the procedures for making changes to the -- to an adopted neighborhood plan? Let's say as this grows and as we execute this plan, we kind of hopefully learn as we move along and then we want to make changes or add or subtract or refocus on different things. What is the process in doing that and keeping teeth in the document? How -- how -- what procedures do we have in place?

MR. MACINTYRE: Well, the process for changing the plan would probably result from Council requesting staff that they take it back likely the Commission for consideration. Now, it depends on the type of change, I think, as to what that specific process would be or how it's --

MR. STANTON: Well, I'm saying -- let's say the neighborhood associations, as we use this plan, it's going to change, hopefully. If it's an organic document, it's -- you know, it moves with the times. Do we have anything in place that will let it grow from the ground up as the neighborhood associations or the neighborhoods or homeowner's association caucus, they want something else added or subtracted from the document, do we have a process in place that send those changes up the ladder or have -- have we got that far yet?

MR. MACINTYRE: Certainly, staff could work with those neighbors to identify changes if it's determined that they're needed and present them to the Council for -- or the Commission and Council for consideration. I believe that the plan is broad enough in most instances that unless there were a major turnaround on certain recommendation within the plan to where, you know, what we believe now is -- is not at all accepted in the future, I think that it's unlikely to be needed. However, if there were a major change, something that really just is decided down the road is out of place or no longer relevant or desired, that could be brought to the Council and the plan could be amended or updated, perhaps.

MR. STANTON: Oh, it has to come through staff. Let me give you an example. Let's say when

we were working on ADUs, Benton-Stephens as a collective did not really want ADUs in the neighborhood. Say they say, hey, we're missing out. We won't accept ADUs in our overlay or our -- say their neighborhood plan. So they bring that to you and then you take it up. Do you see what I'm saying? I want to -- I want to hear -- I want to hear -- and that's -- if we're not there. If we're not there, then that's fine, too. But how do we make this document breathe once it's accepted, because this next step from here is Council. Correct?

MR. MACINTYRE: As a guiding document, the -- there is a degree of flexibility in how it's interpreted and applied. And I think the main thing to remember is that this isn't a binding legal document. It doesn't act as an ordinance. So if there was a recommendation in here that doesn't provide enough flexibility to accommodate a certain type of development, for example, that may feel as if it's appropriate, that may fit into the neighborhood and may be supported by the neighbors, and your Commission, as well as Council, there really is the ability to alter or to still support that request despite it perhaps not matching exactly with the plan. The key thing that the plan offers, the most important thing that it offers is that guidance on the front end to help direct future land use and development, you know, to help steer the ship in the general direction that we want to see it going and -- and that, I think, is the most important thing.

MR. ZENNER: I think, Mr. Stanton, to get at your primary question, if there is an objective that the plan proposes at this point that the citizens, the Council, or the Commission do not agree with, the process by which to amend that would be to have it come back before -- even if staff is still behind that, it needs to be presented, like any other text change, any other amendment to a document. As Steve has pointed out, the planning document is a guide. And if we want to make sure that that guide provides the right direction, not having superfluous material in it or extra material in it that has been discounted by those that are affected by that, and you want it amended or the public would want it amended, the process to correct a plan that has been adopted as a guiding tool is to have that expressed to the Commission, the Commission can then either direct staff to request Council to amend, or the Commission can request Council to amend to remove that. That process, however, requires coming back through a public engagement, like we have done to draft the plan, to ensure that what is maybe being sensed by one select group or maybe a collection of groups is, in fact, real. It's not one or two individuals that are just frustrated by a standard. The effort that we have gone through as a staff to produce the document here through the engagement has been significant, and the ideas are founded within the goals and the objectives of Columbia Imagined generally. Change creates -- change creates fear. We have change being suggested here, which is different from what exists within the current environment. Fear of the unknown is something that has an impact on how people react to new ideas. However, the only thing that is certain is change and change has to be permitted, but change has to also be permitted within the general guidelines of what would be considered acceptable. Right now, this plan offers guidance to what has generally been considered acceptable, generally considered consistent with the comprehensive plan adopted by City Council and asked by City staff to implement. If we have to change direction, we change direction. And that requires going back through a public process to do so because you'll have people that

support the plan as its written today and may feel disheartened if it's changed because it doesn't then include what they supported. So we have to come back through that process, but it can occur by an individual coming to us, coming to the Commission, going to Council, going to their Council representative. The point has to be, the problem has to be pointed out, and we have to be made aware of it. Ignoring elements of the plan is not something that we want to do. The plan acts as a guide. It acts as an evaluator of proposals. The issue that we have with many plans -- and I can refer to the Charrette Plan that we have adopted by H3 until it was actually accepted by City Council as a guiding document, it was just a plan. It had very little weight as it related to any type of evaluation. That was a great frustration, as you all are aware. So what we will do here is we will use this plan to the extent that it can be used to guide decision-making, but if those decisions are compromised or are believed to be inappropriate, we need to change the plan. We need to reflect to those change conditions and the plan needs to reevaluate the direction. Again, it is not regulatory by any means. It is discretionary at yours and Council's level to apply, but we don't go into these efforts lightly, and that's one reason why we would hold to the plan's content till told otherwise to ignore it.

MS. LOE: We were just reviewing some of the proposed code changes for subdivisions, I believe. And one of those said that there did -- there was a requirement to be aligned with the plan?

MR. ZENNER: That is correct. Subdivision -- new subdivision development -- the way that it is written in the --

MS. LOE: Is this a plan that new subdivisions would be required to align with or which plan are we --

MR. ZENNER: Let me -- let me -- let me back up there.

MS. LOE: Thank you.

MR. ZENNER: The UDO makes reference in a number of locations -- our Unified Development Ordinance, what we are working on, it is a comprehensive revision to both our zoning and our subdivision codes that control development within the City of Columbia, makes reference to acknowledging that the City has adopted a citywide comprehensive plan guiding growth, trying to fulfill goals and objectives. It applies not only at the land-use stage; i.e., zoning, it also applies at the stage of subdivision development because there are objectives that are laid out in the comprehensive plan as it relates to subdivisions, land preservation, cluster housing, and a variety of other environmental type related matters. So the plan, as we were going over it tonight, or the UDO, or the point that I failed to make clearly is it puts a subdivider on notice that the City has an adopted comprehensive plan. And as an individual wanting to subdivide or improve your land, you need to be aware of that. You need to look at its goals and its objectives. The West Central Neighborhood Area Plan is an amendment, is an addendum to the adopted Columbia Imagined.

MS. LOE: Okay.

MR. ZENNER: It therefore by reference becomes a piece that we use as part of our evaluation toolbox. We look at how is that development consistent. And in many respects, if we're looking at those neighborhood intersections or the nodal locations, we have to determine, one, is it consistent with the

ideas of our zoning, does it fulfill the neighborhood plan objectives in creating mixed use, and then if you just happen to hit the trifecta and decide you want to do subdivision at the same time, does it meet some of our subdivision goals. I mean, it is -- it is a layered approach, and without creating documents such as this, we give less protection or less guidance to those that are actually interested in developing their land. And I stopped when I said protection because again when people think protection, they think regulatory oversight. This is a guide. It expresses what those residents that participated in this process want to see their area develop as. It's a heck of a lot better than not having anything, but it maybe does not go as far as some would like.

MR. REICHLIN: Are there any other questions of staff at this time? Ms. Rushing?

MS. RUSHING: I have several questions. You mentioned participation by residents of the area. Were there particular areas that had more people who were interested in -- in the process than others?

MR. MACINTYRE: Yes. Following our initial recommendations back in April -- yes, April -- we had mostly turnout of opponents from the Gary Street area. We've now got a Gary Street or a Gary-Atkins Neighborhood Association in that area, and actually that's partly as a result of some of the threatening recommendations in our earlier draft bringing those people together and organizing them. You know, we also encouraged them to organize because we like neighborhood associations in the City. It helps us to engage with those folks and identify issues of concern to them, provides a common contact that we can then engage with and disseminate information and have these valuable conversations regarding planning items and projects. The other area that we had the opportunity to engage with over the summer was north of that on North Clinkscales Street including Spencer and Hunt Avenue, so it was about a three-block area. Between those two groups of neighbors, we identified several issues of concern and methods to correct them which we then incorporated into the plan by changing our future land-use map designations to suit their particular concerns or address their particular concerns about what was being proposed in the earlier spring draft.

MS. RUSHING: And those are handled in the special planning areas; is that correct?

MR. MACINTYRE: Yes. We've identified them as special planning areas for discussion purposes. And I -- I should add that the -- the Gary-Atkins Street area, a special area summarizes the discussions that have taken place to date in that area. It should be noted, though, that some of those discussions are ongoing. And now that we've got the -- those neighbors involved or they've become involved themselves, we've been working with them. Staff, I should say, has been working with them to provide them with the information that they need and support to try to encourage appropriate compromises and solutions to their varying land-use interests. Particularly in the Gary-Atkins neighborhood, we had three distinctive groups, stakeholders with three different interests. We had those who were interested in maintaining single-family character, another stakeholder is interested in expanding an apartment complex, and another stakeholder who is amassing land with the interest of future mixed-use development. So that is a very interesting area, but we have encouraged and seen some success in negotiations and discussions between those stakeholders toward finding a middle ground or a compromise that they can all live with and be satisfied with.

MS. RUSHING: And the accessory dwelling units are currently allowed in R-2; is that correct?

MR. MACINTYRE: That's correct.

MS. RUSHING: And this proposal is to also allow them in R-1?

MR. MACINTYRE: Yes. That was a very popular desire of the neighbors to, you know, first of all, down-zone to R-1 in order to protect single-family character, prevent duplexes, namely, but also with that there were many neighbors who expressly indicated an interest in maintaining that ability to, at some point, construct an accessory dwelling unit on their property. So I think there were a lot of people that clearly were -- are interested in maintaining that option and we've identified a -- a means where a few different alternative options by which that might be facilitated.

MS. RUSHING: And my understanding is for these ADUs, the only additional requirements that -- that wouldn't be required of a regular house are a maximum of 800 square feet?

MR. MACINTYRE: That's correct. Accessory dwelling units are limited in their square footage or, as you mentioned, 800 square feet, or as a percentage of the principal dwelling unit, so no greater than 75 percent of the principal single-family home on a property.

MS. RUSHING: And a minimum 2,500 square feet lot area for each unit?

MR. MACINTYRE: Yeah. You -- you would need to have a 5,000 square foot lot in order to pursue an accessory dwelling unit, so yes. That would be -- work out to 2,500 square feet of lot area per unit.

MS. RUSHING: And if these are allowed in R-1 districts, will it just be in this neighborhood or throughout Columbia?

MR. MACINTYRE: That depends on what method is pursued in moving forward with accommodating accessory dwelling units in -- in an R-1 district. If it -- if it's pursued as an amendment to the R-1 district, if Council feels that that's appropriate, it may be requested that accessory -- or that the R-1 district is amended to allow, for example, accessory dwelling units as a condition use, in which case there would be still some review by the Board of Adjustment on a case-by-case basis to ensure a context appropriate situations exist prior to approving ADUs. However, the option that's mainly expressed in the West Central Plan would be to have ADUs or would be to implement an overlay district over the -- those areas identified for down-zoning or preservation of single-family housing, which could incorporate the ability for accessory dwelling units to be maintained despite the zoning being reduced to the R-1 district, so it could add that option to the R-1 district as an overlay zoning designation, in addition to likely or the suggestion rather that certain architectural and design-related elements be considered for inclusion in that overlay district.

MS. RUSHING: Okay. That was going to be another question, so I'll go to it now. Explain a little bit about overlay districts and what -- say, an area of this neighborhood wanted an overlay district, what would be involved in accomplishing that?

MR. MACINTYRE: Well, we see overlay districts in existence in the East Campus and the Benton-Stephens neighborhoods. What they have accomplished, particularly in Benton-Stephens, I think it's a noteworthy example that might be emulated or certain elements of that might be desired to be

emulated in this area. The Benton-Stephens neighborhood includes provisions on spacing of single-family units, landscaping, parking, architectural design requirements to ensure a consistent look or at least, you know, basic single-family characteristics are maintained on new developments of residential nature within that area. One of the key features that is suggested in this plan would be ensure that -- that any new residential structures maintain frontage or an entrance and windows facing the street so that the buildings address the street as opposed to putting a side, a blank wall on the street side of a building.

MS. RUSHING: Is it a mechanism that could be used in lieu of down-zoning? In other words, if you have an R-2 district, you could say it's still R-2, but no more?

MR. MACINTYRE: Yes, I believe it could be used that way.

MS. RUSHING: Duplexes, everything want from -- if -- if you're redeveloping, it would be single-family residential?

MR. MACINTYRE: Yes. Yes, ma'am. The -- the overlay districts have the opportunity to modify the existing underlying zoning designation either by adding features or -- or relaxing those requirements so it can make it more restrictive in some ways and less restrictive in others, so it does have that ultimate flexibility.

MR. ZENNER: Ms. Rushing, what I would like to point out, however, using an overlay in a restrictive nature is not how overlays have been used generally in the City of Columbia. You would actually -- if you applied an overlay to a particular area that wanted to down-zone that is currently entitled, legally entitled to two-family development, and restrict it to single-family development only, the likelihood potentially of that being able to be sustained through a Council process, because it is a land-use restriction, a significant reduction in the value of one's property, may be very challenging, which we would probably want to go in the opposite direction to establish an overlay that took those down-zoned to get to the actual physical use of the property, not what is consistent with the zoning or the zoning that is today, that was not necessarily -- it was applied in a blanket effort, but the uses, as Steve pointed out, have not changed. So to bring the zoning back to what actually physically exists and hasn't changed since most of this area was developed is the more appropriate land-use technique. But because you, through that process, eliminate uses that they currently are entitled to, you use the overlay to add them back in.

MS. RUSHING: Okay.

MR. ZENNER: That would be -- you're not going to want to go in the opposite direction of trying to take away uses that somebody has a right to through an overlay -- very odd. If you restricted -- that's actually -- that would probably be considered inverse condemnation on a property. It could be. That was a \$10 legal word that I didn't probably need to use, but, nonetheless, it's one of the -- that's not something that we want to try to deal with. You want to get it probably the lowest common denominator and that is the R-1.

MS. RUSHING: And then allow the R-2 with --

MR. ZENNER: And allow -- allow the one piece of the R-2 to creep back in. But in order to do that, as Steve has pointed, and this plan points out, there is a give and take associated with that because, obviously, it's character. It's character preservation, it's character protection. And while the density is

not -- the density is not the enemy here. It's the perceived enemy, I believe. It's the design that is truly the enemy. And the way to be able to deal with the enemy that's design is to look at how to you add provisions in that correct that and address it. The overlay has that opportunity. It's -- it's, as I said tonight in work session, the carrot and the stick.

MS. RUSHING: Okay. And then the last question: The cottage clusters, as we saw earlier, the cottage cluster that the City of Columbia is doing, they're going to maintain ownership of the common area, but that wouldn't be true of these cottage clusters that you're talking about. Correct?

MR. MACINTYRE: Not necessarily. It's -- it's something that's encouraged in the plan; however, it wouldn't necessarily be a requirement, so that would be on a case-by-case basis. The plan, again, can only make the suggestion that this is what's desired. We would like to see this. However --

MS. RUSHING: Yeah. What I'm getting at is, I have two lots and I am wanting to put four of these units on those two lots. Then what mechanism is there for all of these shared driveways and yards? How would that occur? Are -- is there going to have to be a homeowner's association for that cottage cluster?

MR. MACINTYRE: There may other creative ways to develop the same concept or layout without following that exact -- the exact model that we looked at earlier tonight by use of easements or other -- other provisions or -- to, you know, support that. However, I mean, that would be something that would need to be addressed, I think, on a case-by-case basis and --

MR. ZENNER: Again, I think, as we discussed in work session this evening, the idea or the concept of design modifications as it relates to the subdivision standards, to Ms. Loe's point earlier, we would evaluate such a request not only against this area plan's recommendation of supporting cluster housing as an alternative. That is supported through the plan, through the comprehensive plan in general. Modifications to our standard subdivision process to create frontage for legal lot frontages which would, in the instance of the City's project on Lynn Street, given the fact that we have got in essence one commonly owned parcel that has roadway frontage and then potentially four pad sites inside that, it becomes a tool that has to be better articulated with a set of standards unique to maybe that product type. And not having had an opportunity to see how these evolve, it's difficult for us to explain, I think, at this juncture what -- what it would take through the way of a series of design modifications or other modifications as it relates to lot width requirements that we may have in the zoning ordinance based on that district. Currently, the only way you can do this inside the City is as our Lynn Street project came forward. It has to be done as a planned unit development because it's the only type of project that allows you to place multiple structures on a single tract of land in the configuration that was proposed this evening. I think ultimately what we would prefer to do as a staff and I think what the consultant would like us as a community to do is avoid the use of a planned district whenever possible and be able to try to accommodate alternative development in a manner that we can accommodate it within our current structure, our current zoning structure. That requires a little bit more deep thought and -- because we have to look at what are all of the other factors. You end up with -- you end up with utility issues that we create as a part of trying to create multiple units on a single lot, and all of these other -- there's a

cascading series of events that we have to, through evaluations of real projects, we have to look at, and we have to look to find out how do you resolve those. Double-frontage lots may not be a problem. You take utilities in from both sides and we have an opportunity to create a cluster development on two lots that are double frontage. A lot, however, that backs up to something that doesn't have another frontage on it, that's a little bit more challenging, but I don't think it's something that we couldn't overcome. We just have to have time to think of what the standards are that we would need to apply.

MR. REICHLIN: I'm going to interject here and suggest that we should go forward with the public hearing.

MS. RUSHING: I'm -- I'm through anyway. That was my last question.

MR. REICHLIN: Thank you. So, with that, I am going to open this up -- this matter regarding the West Central Neighborhood Plan.

PUBLIC HEARING OPENED

MR. REICHLIN: In getting started, we're going to make a -- I'm going to make a couple small suggestions that our protocol is to limit comments to three minutes. I will be tracking that. If you see the little red light blink, that means that you're either approaching or have gone over, so we would appreciate the consideration of trying to wrap up your comments at such time. With that, welcome to the podium. Whoever would like to take the first stab on it, let's go.

MS. BOLLI: My name is Ivy Bolli; I live at 307 Alexander Avenue. At the time that this began, I was the president of the West Ash Neighborhood Association. Thank you, Steve and Rachel, very much for all of your work. You haven't heard me? Okay. So I -- I have a few things. I think, in general, the plan is a marvelous plan. It has a few shortcomings, but in general, I think that we can overcome them. I think that part of the shortcoming is sort of the shortcomings that we have in the center city is that there are no sidewalks and the stormwater is a problem. And these are not issues that are a part of the neighborhood planning, but they are something to keep in -- in mind when we're thinking about the -- the overview of what we're trying to do within West Ash -- West Central Neighborhood Association. The -- then I -- that is just about everything that I wanted to say. Okay. Do you have any questions?

MR. REICHLIN: Any questions of this speaker? Seeing none. Thank you very much.

MS. BOLLI: Thank you.

MR. REICHLIN: Anybody else caring to comment on this matter?

MR. FENSTER: I'm Howard Fenster; I live at 1314 Gary Street. I am not representing the Gary-Atkins Neighborhood Association. I'm speaking as an individual, although I am -- I have participated in the Gary-Atkins neighborhood meetings. Echoing Ivy's comments, I applaud the monumental effort of City staff. Steve's conscientiousness, his patience. he's obviously studied a great deal of stoic philosophy and -- and -- and follows the Buddha, with all that he has had to put up with. And keep in mind, I come -- I still am rather agnostic toward the whole process. I've said I'm agnostic in the details of the plan. My neighbors, my friends, they were the ones who were very attached to home ownership and making sure that home ownership would be the anchor of the integrity of the neighborhood, and particularly the single-family option, and that that would basically keep the neighborhood from being in decline because of

transitory populations and also landowners who would maybe not even live in the neighborhood and would not be invested in it. One of the -- the wonderful things about it is that as I was drawn into the process, I was able to contribute actively to it. Steve met with us in small groups. There was a lot of hemming and hawing and digestion going on, and -- and, you know, I warmed to the idea that this is a good thing, you know. This is a way for democracy to happen rather than passive voting. So I think that you folks, as a Commission, should applaud the staff, and also pay attention to the good work that they have done in trying to bring different stakeholders together to speak with -- to each other in -- in a decent and mature way. And -- and while we might not all agree on the details, I think overall the process is worthwhile, and my hope would be is that we continue that process.

MR. REICHLIN: Any questions of this speaker? Seeing none. Thank you very much. Anybody else caring to comment?

MS. FERRILL: Hello. My name is Sara Ferrill; I live at 501 West Ash. In the spirit of transparency, I think it's only fair to also let you know, as president of the West Ash Neighborhood Association, I'm not speaking for the association as a whole, but rather people and stakeholders who have come to me. Secondly, I think it's only fair to tell you that I am a code enforcement specialist for the City of Columbia. That said, moving forward, I applaud the work and the massive undertaking that the staff in Planning and Development have under -- have gone through to present and put this plan together. There have been a number of times where the residents have come to me with their concerns and I then forwarded that over to Steve or to Pat, and they responded positively. An example of -- of the way that this was amended is the fact that we were -- some of the residents discussed that they were upset about that the cost associated with down-zoning. They also discussed that they were maybe not happy with -- they would have to have five neighbors or four neighbors. And so, as a result, I want to -- I want to applaud them for maintaining the fluidity of this document and maintaining the constant contact with our neighborhood association. That said, I am myself the vice-president of -- I am myself -- I myself and Rob Rasmussen, the vice-president, want to say that we are in favor of this plan. Moving forward, we hope that the citizens will remain as engaged that they have continued to be, and we see this as a roadmap that will give future stakeholders and people making financial decisions a guide as to where the money can best be spent and where attention for our needs can best be placed. Moving forward, I do think that - I think that it should be well known that there are people in our community that are working on an overlay. We see it as a way to protect the -- the people in our neighborhood from the outside interests of developers who maybe would not be -- who wouldn't have the spirit of the neighborhood in -- in mind when they're coming in and they're purchasing blocks of land. We see this document again as a fluid document and really look forward to seeing it being implemented, not only in our neighborhoods and preserving the characteristic, but also in my job. It's also going to make prioritizing where we spend our time and our resources easier, as well. I will say we spend a lot of time in this neighborhood enforcing violations, and it is, unfortunately, an aging -- an aging neighborhood. There are -- there are portions of the neighborhoods that are degrading, and they're degrading because of resource -- maybe the resources aren't there, or an aging population that can't take care of it. And I see this plan as a way that we can

implement our resources moving forward and ensuring that these residents are protected from people who would seek to -- to take advantage of them and their age. And I'm happy to answer any questions anybody has.

MR. REICHLIN: Do we have any questions of this speaker? Seeing none. Thank you very much. Anybody else -- anybody else in the audience caring to comment on this matter, we would be happy to have you approach.

MS. GARDENER: Good evening. My name is Christine Gardener; I live at 112 Anderson Avenue. I, myself, was concerned with the process from the very beginning. I have a very different take than the one on the slide of public input and feedback. There were a number of things that were troubling to me, the number of people that showed up at the meetings, the number -- I -- there are 4,760 people in that area. I don't think more than a few hundred actually were in contact with this process. I didn't see the diversity showing up at these meetings. I think the meetings were difficult and there weren't -- there was a missed opportunity to have a real community-building spirit build from the ground up where people could have gotten together in small groups and gotten engaged and then joined into a larger effort that would have really sparked, I think, a lot of community development and community building in these -- in these blocks. Major concern is the down-zoning. And one thing that I think I would like considered is that the Council be asked to reverse that 1957 decision that we could back to R-1 instead of individually trying to piecemeal R-1 into this area. It's not just a question of the money, which is a concern. They would still have to pay ads. Everyone had to pay an ad. It's the time spent -- the staff time spent. The, you know, onus being put on people who are perhaps working two jobs. These are the low-income neighborhoods. So I -- I really feel that that would be the most fair and just way of doing it. Very concerned about the up-zoning for mixed-use corners that, if we could see that slide, if you will notice, those streets that are going to be designated with the mixed-use circles, those are the only thoroughfares between I-70 Drive to the north and Stadium really, because nobody can go east-west through the whole Rollins area. So if you're going to put a bunch of businesses along those circles, I don't see how the traffic can handle it and I don't see the in and out, you know, of the cars going in and out. I just don't see how that can really work. It's going to probably cause worse traffic problems along Ash, Worley, and Broadway. Big proponent of this plan of density and infill, and I want to say I am not opposed to change and I'm not afraid of change. But we need to do this with some real carefulness because what I'm seeing here is there's no teeth on any of this. So on page 18 and 19, the planned improvements, there's a list of them and there's the thin little list. Nothing on the sidewalks where -- there's talk of bringing it up into priority, but really sidewalks are wonderful and I would be happy for sidewalks, but what about the storm and sewer systems? What about the telephone poles that are rotting in this area? We really need something that states a level of services that are necessary before we have any further infill and development so that we know how much the system can handle and how much infill we can provide without even worse problems developing. So I'm trying to wrap it up. I know the little light went off, but this is my neighborhood. I've lived here 30 years. I would appreciate a little extra time. The whole issue of affordable housing on page 34, I don't see how that's going to happen without an affordable housing policy. Recommendations, suggestions,

voluntary requests are not going to cut it. It has to be policy decisions that are going to really make sure that this goes in the direction that staff and we all want. We all want a nice livable neighborhood. For example, your priorities, page 44 to 46, number 7 is infrastructure. It should be number 1. If -- the focus on the second slide that was shown tonight, the second slide said focus number 2, infrastructure. There is nothing in here addressing that for real. The implementation, 48 and 49, who is going to do that? Who is going to be watching all the building permits to make sure that they're following the plan? Who is going to be driving this? Once again, we're not making salary, we're just the neighbors. Please help us out here. We cannot, without teeth in this thing, do it ourselves. So I've skipped a bunch of stuff. I'm summing up, but I do feel like this was a great opportunity that's so far been squandered. I still think it could happen, and I say let's meet back here in five years. How much will my neighborhood have changed in five years with this plan the way it is without any teeth? Will it be a document that we can still say is working for us? Five years, I've seen massive changes in Columbia in five years in certain areas. Thank you very much. Any questions?

MR. REICHLIN: Any questions? Seeing none. Thank you very much. Anybody else caring to comment on this matter this evening. Seeing no one.

MR. ZENNER: Mr. Chairman, before you close the public hearing, I would like to read comments that we did receive from a member of the public that was unable to attend that had asked that his comments be read into the public record for this evening, and to do so, I believe, would be appropriate. His comments will be forwarded -- his written comments will be forwarded to the City Council along with the Council report, but out of respect for the request, if you do not mind --

MR. REICHLIN: I don't --

MR. ZENNER: -- I will read Mr. John Clark's comments into the public records as they relate to the West Central Columbia Neighborhood Action Plan. It starts, Comments on the West Central Columbia Neighborhood Draft Plan, originally drafted April 2015 and updated in November 2015. During the recent First Ward Council race, I talked with a number of people who felt left out, inadequately informed, inadequately educated, notified, et cetera, and were upset about the process and what little they had heard about some possible proposals. I have had serious reservations about doing this process until we have done a full central city area plan process for the 6.5 square miles that the staff has identified as the central city area until we have completed the Uniform Development Code -- UDC -- project to modernize and unify our zoning and subdivision regulations, until the Council has clearly established such parameters as who got to decide whether anything coming out of this -- these -- process could be moved forward to become City policy who had the power to amend any part of any plan or recommendation and how, et cetera, and until Council has developed, adopted an affordable housing policy after it has answered three questions: How fast do we want the population of the City to grow? Do we want everyone who moves in this area to be able to live within the City? Do we want to eliminate income housing segregation with all its itinerant problems within ten years? And my concern and goals with respect to the UDC, in part, are as follows: Ensuring that the UDC -- Uniform Development Code -- revisions do not open the door to rampant abuse by those who would seek to redevelop already zoned

and built areas in the First Ward to the detriment of current residents and property owners, et cetera. I am generally supportive of the process and guidance from Clarion and Associates and Ferrell Madden for updating and combining our land-use regulation codes, zoning and subdivision rules, including MDT form-based proposal for downtown. I do not think we will be meaningfully ready to act on adoption of any new code for 18 to 24 months. The proposed changes are voluminous. Many of the changes are significant. The new format will be beneficial, but will take considerable time to get used to. It will take a long time to generate the participation from the broad range of stakeholders to review the changes applicable to their areas of interest. I have suggested to Tim Teddy, Director, Community Development Department, that the City work with a group of interested citizens to hold 30 to 40 interactive work sessions across the City to educate and engage a broad range of stakeholders for all the reasons above, as well as those advised by Christine Gardener in her comment, I urge the Planning and Zoning Commission to deny approval of this plan and request that staff not -- to not forward this plan to Council for its consideration until the problems that Christine and I and others have raised are resolved. I will urge my Councilperson, Clyde Ruffin, to vote to deny approval of this plan and to request that Community -- that Community Development Department suspend further neighborhood planning processes until my four untils listed above are complete. Respectfully submitted, John G. Clark, November 3, 2015. Thank you very much, Mr. Chairman.

MR. REICHLIN: I'm going to assume now that the public hearing is over.

PUBLIC HEARING CLOSED

MR. REICHLIN: And open up this part of the meeting to the comments of commissioners regarding this matter. Ms. Rushing?

MS. RUSHING: I want to start out by saying I -- I came into this hearing thinking that I would vote for approval of this plan and -- and I still feel that way. I do have some concerns that I just want to mention, and I think the -- that earlier, we talked about the difference between density concerns and design concerns. And my feel from this neighborhood is that we're not afraid of increased density because we're very neighborly. We like people, we like being able to get outside, walk around, talk to our neighbors, and density isn't an issue. But what is an issue is design and I don't know how we control that, and I don't think this plan can address that. And so I -- you know, it's -- I just see with the ADUs and the cottage clusters the ability of nonresident landlords to increase their units so a cluster becomes a four-unit rental property and that concerns me. But with that aside, I will support this plan.

MR. REICHLIN: Anybody else care to comment on this matter?

MR. HARDER: I'll comment. I -- I'm fairly new to the Planning and Zoning Commission, but it basically seems like there's been a lot of public feedback. Everybody that's come tonight seems to feel that the City staff has gotten pretty involved with the City and there's been quite a bit of time involved with that, as well, too. And because of the public's feedback on that, I'm definitely going to support it.

MR. REICHLIN: Mr. Stanton?

MR. STANTON: There's always going to be a struggle with participation from your neighbors because a lot of us don't have time to be involved in the intellectual pursuits of government. Got to work

two, three jobs, got to work one here soon. So -- but we can only do as -- as best we can. Staff can only advertise so much. We can only have so many meetings. What we have to do as citizens is we have to - we have to be the advertising. We have to be the marketing staff for our neighborhood and get as many people involved as possible. If it's not come to the meeting, it may be get their feedback and bring it to the meeting if you can attend. We can only do so much as far as getting the input and I think the staff does a lot as far as trying to make different, unique alternatives to getting involved. We have to start somewhere. This is -- Steve, correct me if I'm wrong -- probably the first one to go through the whole cycle -- life cycle. Riight? So hopefully this one will go through. Unfortunately, West Central might be the guinea pig. All the other neighborhoods from here on out, you know, hopefully will learn from this process, and each neighborhood plan from here on out will get better and better. That's why I asked the question about it being a living document because each one of these plans that we do will get better, and West Central will come back and say, hey, okay. Well, we learned and we may want to adjust our plan. I think that's just going to happen and that's why I asked about how flexible it could be. I plan to support it just to the fact that we need to get through this process so that we can learn from it and improve, and we can only get better with time.

MR. REICHLIN: Ms. Burns?

MS. BURNS: I agree with Mr. Stanton. I appreciate all the time that the staff has put in on this. I appreciate the neighbors who have been meeting about this for almost a year. I plan to support it. I think this is a very comprehensive document. It's not set in stone. I don't think this is -- we're not -- while it's a learning experience for us, I feel like it can be a real opportunity for the neighborhood and for the City of Columbia.

MR. REICHLIN: Ms. Loe?

MS. LOE: I don't think there is any question that West Central is the guinea pig for this experience. And I don't doubt either that new avenues or ideas will be discovered as we go through -- I forget how many neighborhoods now -- 26, something like that.

MR. MACINTYRE: Thereabouts.

MS LOE: So there is a lot of neighborhood plans to -- in the pipeline, and Steve is so excited about this. Trust me. And I am sorry not every experience with the process was a positive one, but it does sound like there were a lot of positive experiences that came out of this and that some neighbors did use it as an opportunity to get together and talk and form some discussion groups and coalesce. So I -- I mean, that is part of the process and not every step is going to be a step forward. There are going to be a couple of half-steps backwards. But as Mr. Stanton also pointed out, I don't believe this is a static document, either. I mean, it can't be. It's a living community, it's a growing community, and the document that represents it has to be able to represent that, as well. I think it raises issues and identifies priorities that are important to the community, and in that respect, it is a successful effort, so I do plan on supporting it.

MR. STRODTMAN: First off, I'd like to thank you guys. We feel your pain. We've been here for a quite a few hours. This is -- you know, we do this every other week, so I do thank you guys for coming

here tonight. And what I would ask you is don't stop now. Even if you agree or don't agree with this, regardless, continue your participation. In my four years on this Board, that's always been the number one biggest gripe is that we're so reactive as a community and we're not engaging our -- our citizens in advance, and this was a major paradigm shift for the City to start this planning. And as Ms. Loe had mentioned, you know, we've got 26 more of these to go through and, fortunately or unfortunately, we've got some really tough neighborhoods in those 26, not that you guys weren't or aren't tough, but there's going to be -- you know, it's going to be a long process, but we have to have this conversation because, as I think Mr. Zenner mentioned, the only thing that's constant is change. And the more that we can engage each other, the more that you guys will continue your involvement in your neighborhoods is -- is critical to us and our -- our community for success. Not everyone is going to agree, but we have to have at least some guiding tool to give us some direction and, more importantly, give you guys some direction as to what to expect. We've never done this before. Usually, we come into your neighborhoods when there is a zoning request or an applicant has proposed something, and that's the worst thing we can do is to come into your neighborhoods without, you know, giving you some heads up that there might be some change coming or, you know, there might be something to consider. And so I think it's really important that we're doing this and, you know, collaboration is -- is so critical for Columbia's success and for all of our success, and we all want to live here or we wouldn't be in this meeting tonight and we wouldn't live in this city. So in order for us to continue to want to live in Columbia, I think we need to engage all of community -- all of our, you know, citizens in our community to do this process. And I know City staff will probably have less hair or gray hair when it's all over, but at the end of the day, I think it's the betterment for our community to be proactive. And, you know, we -- we deal with so much controversy because we don't have these conversations in advance. And so, hopefully, if there are things that come up in advance, that we can come to you guys and it's not shell shock. It's -- we can do it proactively. We can do it with the best detail that we can. And at -- at the end of the day, we hope that the majority can agree that it was the best thing for the City and there's always going to be a small percentage that don't agree and that's just the way we live. So I plan on supporting it and, again, I just want to thank you guys for coming and I hope to see you -- many more of you at future meetings.

MR. REICHLIN: I would like to suggest that I've been through a few of these plans, but not at the City level. They've been Northeast Area Plan and East Area Plans. And the thing that it does -- that I've noticed that these kind of processes do enhance is communication, participation, and although it's kind of an offhand remark, it beats the alternative, because without something to rally around, right now, in the area and beforehand of this process, there are people who are eyeing various parcels of property with the intent to doing something with them, to develop them, and I'm from the development field myself, so I'm at cross purposes. But in terms of the fact that in order to have a unified and educated and participatory response, a plan like this is a lightning rod for that kind of activity. So it -- although it has -- it's created some bumps and bruises and maybe a few hurt feelings, whether it be via staff or members of the public, the ultimate result is for the common good. And the fact that everybody in this room now has a better sense of what the civic process is about is something that will go forward and build on itself not only

within your area -- and I will admit that there may not be -- there still might be areas of this plan that need to be polished up. But now we have people creating neighborhood associations. We have people who want to down-zone their property from R-2 to R-1, and maybe six months ago, there wasn't very much activity going in that direction. So that's how this has been a lightning rod, and I think as we go through various different parts of the City, I don't think that it has to be something that has to ultimately become a cross purpose with the development community, but it gives both the development community and the residents of -- who reside in any of these specific neighborhoods a tool, a meeting point, a concept, a guideline, however you want to couch it, for the betterment of the community as a whole. So with that in mind, I intend to support it. With that, may we have a roll call, please?

MS. LOE: I think we need a motion.

MR. REICHLIN: A motion. Good idea. Let's have a motion. Mr Stanton?

MR. STANTON: As it relates to Case 15-38, the West Central Columbia Neighborhood Action Plan, I move to approve it.

MS. LOE: Recommend adoption.

MR. STANTON: Oh. Recommend adoption of said plan.

MR. REICHLIN: Would anybody care to second?

MR. STRODTMAN: Second.

MR. REICHLIN: Mr. Strodtman. May we have a roll call, please?

MS. LOE: Yes, Mr. Chairman.

MR. REICHLIN: Thank you.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Ms. Rushing. Motion carries 7-0.

MS. LOE: Seven approvals. The motion carries. It'll be forwarded to City Council for their consideration.

MR. REICHLIN: Thank you for coming out tonight.