



The Fact Book

**EXISTING CONDITIONS AND TRENDS
IMAGINE COLUMBIA'S FUTURE**

PREPARED BY
ACP-VISIONING & PLANNING, LTD.

IN ASSOCIATION WITH
THE TECHNICAL ADVISORY COMMITTEE FOR IMAGINE
COLUMBIA'S FUTURE AND THE CITY OF COLUMBIA

FEBRUARY 2007

Acknowledgements

A volunteer Technical Advisory Committee guided the development of this Fact Book. The time, insight, and expertise dedicated by members of this group helped to ensure that the Fact Book accurately reflects the Columbia community, and will be able to successfully inform the community's visioning efforts over the course of Imagine Columbia's Future.

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Table of Contents

Acknowledgements

Table of Contents

Executive Summary i

1. Perspective 1.1

2. People 2.1

3. Place 3.1

4. Community 4.1

5. Mobility 5.1

6. Prosperity 6.1

Executive Summary

Introduction

Imagine Columbia's Future represents an exciting opportunity for the citizens of Columbia to create a community vision. The formulation of the vision – along with the goals, objectives, and strategies to promote its implementation – will be based on both intuitive input and factual information. The hundreds of ideas gathered from the public at the BIG Meetings and through surveys in the fall of 2006 represent the intuitive component of the vision. This Fact Book provides a broad overview of the factual information that can inform the vision.

A community's existing conditions provide an important foundation for making policy recommendations. This Fact Book outlines key data and indicators that describe the Columbia community, and that can help to inform the Imagine Columbia's Future visioning process. It examines historical data and current trends, as well as projections for the future when available. The information has largely been compiled from existing community resources, with additional input from state and national sources, such as the US Census. The Fact Book is divided into six chapters: Perspective, People, Place, Community, Mobility, and Prosperity. Highlights from each of the chapters are provided under Overview of Key Findings.

Supporting information for each key finding can be found in the appropriate chapter. Key findings are numbered so that they can be easily located within the Fact Book chapters.

Overview of Key Findings

Chapter 1 – Perspective

This chapter describes the history of Columbia and its planning context. It outlines details about Columbia’s geography, government structure, past planning efforts, development patterns, and institutions of higher education. It also provides information about Columbia’s position within the broader Boone County context.

Chapter 1 Key Findings

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

12. Stephens College is a private, four-year women's college. It had a Fall 2006 enrollment of 964 students, and it is currently undertaking efforts to substantially increase enrollment.
13. Boone County is valued for its mix of rural and urban characteristics. Population growth and development pressures represent key regional concerns.

Chapter 2 – People

This chapter describes the demographic characteristics of the Columbia community. These demographic characteristics offer a snapshot of the city's population composition and also provide insight into the trends that may affect Columbia in the future. It is divided into four parts – Population, Demographics, Households, and Public Health.

Chapter 2 Key Findings

Population

1. Columbia has experienced varied but continuous growth over the past century. Its population more than doubled during the 40-year period between 1960 and 2000.
2. Between 1990 and 2000, Columbia's population grew by 22.3 percent, which is a significantly higher growth rate as compared to the state (9.3%) and the nation (13.2%).
3. Columbia's recent population growth has shown uneven geographic distribution, with higher rates of growth at the periphery of the city.
4. The highest population densities in Columbia are found close to the city center.

Demographics

5. Columbia's median age of 26.8 is significantly lower than the state (36.1) and the nation (35.3).
6. Nearly half of Columbia's population is between the ages of 25 and 44.
7. Between 1990 and 2000, somewhat older age groups saw the most significant population increases. The number of residents ages 45 to 49 increased by 83 percent, while the 50 to 54 age group increased by 90 percent.
8. At 52.1 percent of the population, females outnumber males in Columbia.
9. Columbia's racial mix parallels that of many mid-size Midwestern communities. It is more diverse than the rest of Boone County with a non-White population of 18.5 percent.
10. Columbia's Hispanic/Latino population is on par with the state's.
11. At 6.4 percent of the population, Columbia has a higher proportion of foreign born residents as compared to the county and the state.
12. Educational attainment in Columbia is very high, with graduation rates significantly higher than the state and the nation.

Households

13. The number of households in Columbia is increasing, due to both population growth and declining household size.
14. Columbia households are fairly evenly split between family and non-family households.
15. Due to the large number of students in the city, Columbia's median household income of \$33,729 is lower than county, state, and national figures. However, at \$52,288, Columbia's median family income is higher as compared to the county, state, and nation.

Public Health

16. Obesity is recognized as a growing problem in Boone County, with 20.1 percent of the population categorized as obese. Other health concerns include smoking, physical inactivity, and substance abuse, and health conditions such as high cholesterol, high blood pressure, and asthma. Access to dental services is a significant problem for low-income residents.
17. About 12 percent of Boone County residents do not have health insurance.
18. Columbia's health and social service infrastructure works with several different special populations, including the elderly, disabled, homeless, HIV/AIDS patients, and children with special needs.

Chapter 3 – Place

This chapter describes Columbia's physical landscape, including the natural and built environment. It highlights how land is being used, and provides insight into recent trends related to the community's development. The chapter is divided into three parts – Green Infrastructure, Built Environment, and Housing.

Chapter 3 Key Findings

Green Infrastructure

1. Columbia's natural landscape features a significant amount of forests, waterways, floodplains, and steep slopes.
2. Columbia's Metro Greenbelt / Trail Plan provides a framework for conserving open space and facilitating trail development throughout the community.
3. The City's Department of Parks and Recreation oversees over 2,400 acres of parkland and plans for the community's future park needs.
4. In addition to City parks and recreation facilities, Columbia residents have access to numerous county, state, and federal parklands, as well as a variety of facilities associated with local educational institutions.

Built Environment

5. A map of Columbia's existing land uses shows the distribution of residential, commercial, institutional, agricultural, and other types of land uses.
6. Columbia's zoning map provides a regulatory framework to direct development.
7. The Metro 2020 Plan supports heterogeneous, yet compatible land uses within five basic districts. It covers the entire metro planning area.
8. Columbia's recent building permit data show a steady increase in the annual estimated valuation of non-residential development, from \$38 million in 2000 to \$74.5 million in 2005.
9. Recent building permit data show a substantial increase in the number of residential permits issued. In 2005, single-family permits accounted for 87 percent of all residential permits issued.
10. In 2005, single-family units accounted for 64 percent of all units permitted.

Housing

11. Between 1990 and 2000, the number of housing units increased by 30.5 percent, outpacing Columbia's population growth.
12. The proportion of single-family homes has increased since 1990, and now accounts for over half of Columbia's housing stock.
13. As of 2000, 47 percent of Columbia residents own the home in which they reside. Homeownership rates among all racial groups have increased since 1990.
14. In 2000, Columbia's housing vacancy rate was 6.1 percent.
15. Median housing values increased by 25 percent between 1990 and 2000. Home values tend to be lowest in the central city.
16. The vast majority (93.6%) of newly built single-family homes have an appraised value of \$100,000 or more.
17. While the majority of households continue to rent, the proportion has decreased, from 56.2 percent in 1990 to 52.8 percent in 2000. The median gross rent increased by 37.4 percent during the same time period.
18. Columbia's housing stock is relatively new. Over 67 percent of all homes are less than 30 years old.
19. Twenty-two percent of homeowners with a mortgage are cost burdened, meaning 30 percent or more of their household income is spent on housing costs.
20. A significant percentage (44%) of renters are also considered cost-burdened, but the presence of a large student population impacts this figure.
21. Median income increases outpaced median rent increases between 1990 and 2000.

22. Columbia has a relatively even distribution of renters in different income groups, suggesting the need for rental units that meet various price points and preferences.
23. Approximately six percent of the housing units in Columbia are subsidized for low-income households, but no additional units have been constructed since 1999.

Chapter 4 – Community

This chapter describes Columbia’s community facilities, services, and public utilities. It is divided into two parts – Community Services and Facilities, and Utilities.

Chapter 4 Key Findings

Community Services and Facilities

1. The Columbia Police Department uses a “community policing” approach to reduce crime and enhance public safety.
2. The Columbia Fire Department provides 24/7 fire, rescue, and emergency medical services to the citizens and visitors to Columbia. Some outlying, recently annexed areas are served by the Boone County Fire Protection District.
3. Columbia is home to two major hospital systems – Boone Hospital Center and University of Missouri Health Care. The Veterans Administration operates the Truman Memorial Veterans Hospital.
4. Over 17,000 students are currently enrolled in the Columbia public school system. Enrollment is projected to increase by 7.6 percent over the next five years.
5. Students at Columbia’s public schools scored well on the Missouri Assessment Program and ACT standardized tests, exceeding state results in all subject areas.
6. Private schools in Columbia enroll more than 1,500 students in grades K through 12.
7. The Columbia Public Library has an annual circulation of over 1 million items. It serves as the headquarters of the Daniel Boone Regional Library System.
8. Columbia is home to numerous cultural and arts attractions, many of which are concentrated in the city center area known as The District. The Columbia Convention and Visitors Bureau provides funding and marketing to promote arts-based tourism.
9. The City’s Office of Cultural Affairs undertakes a variety of programs and services to enhance the local arts community. Columbia was recently recognized as Missouri’s most “creative community”.
10. The Percent for Art Program supports the development of public art throughout Columbia.

11. Columbia's institutions of higher education enrich the city's cultural environment through a variety of museums, galleries, performances, and athletic facilities and events.
12. The Historic Preservation Commission supports the long-term preservation of Columbia's historic resources.
13. Columbia has over 30 sites listed on the National Register of Historic Places.
14. The Boone County Historical Society preserves historic artifacts, sponsors exhibits and celebrations, and informs the public about the county's rich history.

Utilities

15. Public water and sewer utilities serve the City of Columbia, as well as some areas outside the city limits.
16. Columbia Water and Light is a public utility responsible for collecting, treating, and delivering high quality water throughout the Columbia region.
17. Columbia Water and Light ensures the provision of reliable, low-cost electricity from the Columbia Municipal Power Plant and various other producers.
18. Columbia voters passed the first renewable energy ordinance in Missouri and the 2008 renewable energy goal will be surpassed.
19. Sanitary sewer service is currently provided for about 32,000 acres of developed land. By 2030 the sewer service area may be expanded to encompass over 90,000 acres.
20. Columbia's Storm Water Utility constructs small storm water management projects and educates the public about appropriate storm water management practices.
21. An annually revised, multiple-year Capital Improvement Program helps the City prioritize and identify funding for a wide range of capital improvement projects.

Chapter 5 – Mobility

This chapter describes Columbia's transportation system, with a focus on roadways, public transit, and non-motorized transportation infrastructure such as sidewalks, trails, and bikeways.

Chapter 5 Key Findings

1. The Columbia Area Transportation Study Organization (CATSO) is responsible for transportation planning in the Columbia Metropolitan Area. Its 2025 Transportation Plan was adopted in May 2001.
2. The vast majority of workers (86.8%) make their commutes using a personal car. Walking is the next most common mode of transportation, accounting for 7 percent of workers.

3. Columbia residents spend an average of 14.8 minutes traveling to work. This figure is significantly less than the averages for the state and the nation, indicating that the city experiences relatively little congestion.
4. The Columbia Metropolitan Area has approximately 500 miles of roadways. Responsibility for road maintenance is shared by the City, County, and State.
5. CATSO's Major Roadway Plan uses a functional classification system to indicate a road's traffic volume, level of access, and relationship to the rest of the system.
6. Columbia's Municipal Parking Utility maintains nearly 4,000 public parking spaces in the downtown area.
7. Columbia Transit provides a variety of public bus services, including fixed route, commuter route, and para-transit services.
8. While transit ridership has experienced an overall decline since 1980, recent trends indicate that Columbia's public transit use is on the rise. Columbia Transit estimates that it will serve about 554,000 riders in 2007.
9. Para-transit complements Columbia's fixed-route system, providing curb-to-curb services for individuals who have disabilities that prevent them from riding the bus.
10. Columbia's bicycle map classifies bike routes according to rider safety and skill levels.
11. Through its PedNet Project, Columbia is planning to enhance its non-motorized transportation infrastructure and encourage more walking and bicycling.
12. The PedNet Bikeways Draft Plan calls for the development of 125 miles of additional bikeways over the next two to three years.
13. Columbia's history of development and annexation has led to a deficit in sidewalk facilities. Currently, sidewalks are absent from over half of the city's street mileage.
14. Columbia's Draft 2006 Sidewalk Project Plan emphasizes that the greatest need for sidewalks is on major streets.
15. The PedNet Draft Promotion and Education Plan shows how publicity and supportive programs can help to change transportation behaviors and encourage more walking and bicycling.
16. Airport, rail, and bus facilities provide interregional transportation services for passengers and freight.

Chapter 6 – Prosperity

This chapter describes the economy of the Columbia area, including its business base, labor force, and other economic data. Specific details are provided about economic development initiatives, major employers, retail sales, labor force, cost of living, poverty, and City fiscal conditions.

Chapter 6 Key Findings

1. Regional Economic Development, Inc. (REDI) in a non-profit, public/private partnership engaged is promoting economic opportunities and maintaining a high quality of life in Columbia and Boone County.
2. In terms of business recruitment, the Columbia area's key assets include its skilled labor force, central US location, proximity to I-70, and high quality of life.
3. The Boone County economy supports a substantial amount of skilled labor, with over 40 percent of the workforce engaged in management, professional, and related occupations.
4. The majority of workers in Columbia and Boone County are employed by one of four specific sectors: Government, Health Care, Education, and Insurance.
5. The University of Missouri-Columbia is the largest employer in the Columbia area, with 7,642 employees. The University partners with the business community to cultivate and attract high-technology industries to the Columbia area.
6. According to the 2002 Economic Census, Columbia's annual retail sales exceed \$1.5 billion. Per capita retail sales in Boone County (\$12,461) are significantly higher than the state and the nation.
7. Columbia's 17 major retail centers attract customers from throughout the region.
8. Two non-profit organizations – the Columbia Special Business District and the Central Columbia Association – support the economic vitality of The District.
9. The nine-county region that makes up the Columbia Labor Basin has a Civilian Labor Force (CLF) of over 200,000 workers.
10. Boone County's unemployment rate tends to be lower than the state's. In 2006, the county's unemployment rate was 3.2 percent.
11. The cost of living in Columbia is below the national average. Relative health care costs are particularly low as compared to the state and the nation.
12. The 2000 Census indicates that 19.2 percent of Columbia residents have incomes below the poverty line. This relatively high proportion of individuals in poverty is significantly affected by the large student population living in the city.
13. The City of Columbia is in good financial standing. Total net assets increased by \$37 million (7.6%) during Fiscal Year 2004-05.

Conclusion

The Fact Book provides a glimpse into some of the critical phenomena acting within the Columbia community. It examines the community's history, and provides information about trends that may impact the city's future. However, it is important to note that these trends are not destiny. This report provides a baseline of information and a sense of the direction about where the community is headed. The response to these conditions and trends will depend upon the aspirations of the residents of Columbia, as expressed in its vision for the future.

1. Perspective

1. Perspective

Overview

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

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

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

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

Key Findings

1. Columbia is the largest city in Boone County, with approximately 91,000 residents.
2. The Columbia area has a rich and varied history. Settlement began in earnest when the village of Smithton was established in 1818. The village was relocated across the Flat Branch and renamed Columbia in 1821.
3. Several defining factors affected Columbia's early development, including the presence of higher education institutions, the city's role as the Boone County seat, and its relatively limited rail and industrial activity.
4. The 20th century saw an expansion of Columbia's communications and transportation infrastructure. The city transitioned to a service-based economy in which insurance, banking, and health care became dominant industries.
5. Columbia became an incorporated town in 1826, and an incorporated city in 1892. It adopted a city manager charter in 1949.
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7. Columbia adopted its first land use plan in 1935. Since then, land use plans have been periodically updated to adapt to the needs of the growing city.
8. Today, *Columbia Metro 2020: A Planning Guide for Columbia's Future* serves as a generalized land use plan for the Columbia Metropolitan Planning Area.
9. Annexations and population growth have dramatically altered Columbia's physical landscape over the past 50 years.
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13. Boone County is valued for its mix of rural and urban characteristics. Population growth and development pressures represent key regional concerns.

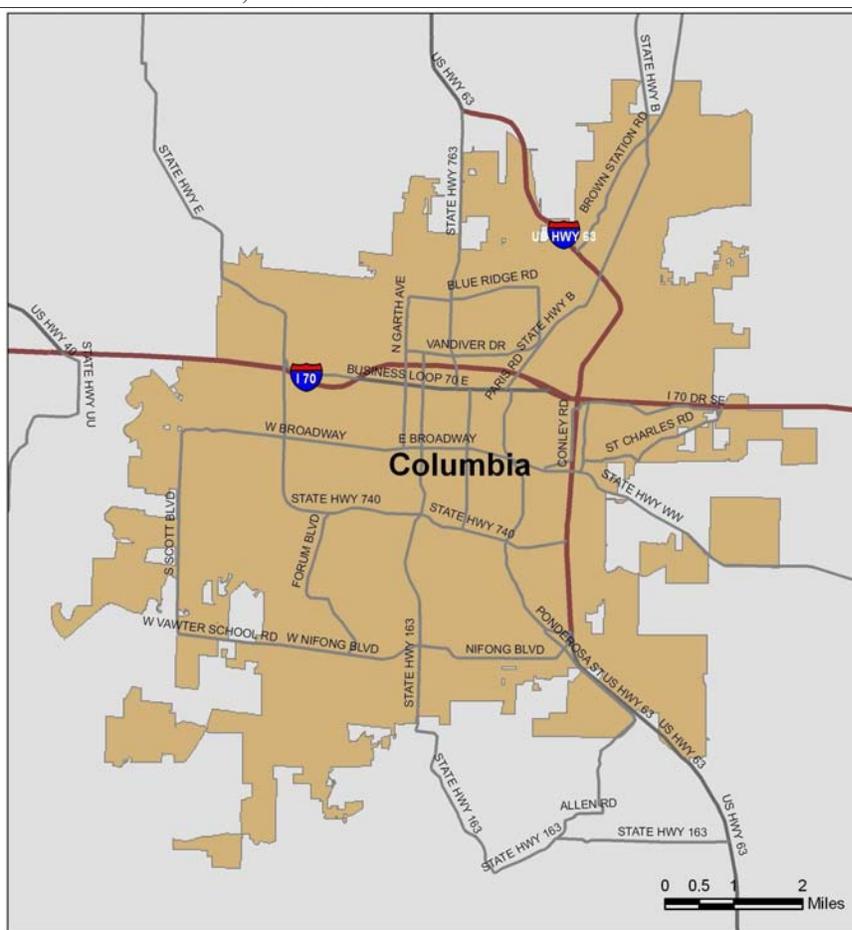
Detailed Information

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

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

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

MAP 1.1: COLUMBIA, MISSOURI



Source: City of Columbia, ACP

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

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

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

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

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

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

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

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

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



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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

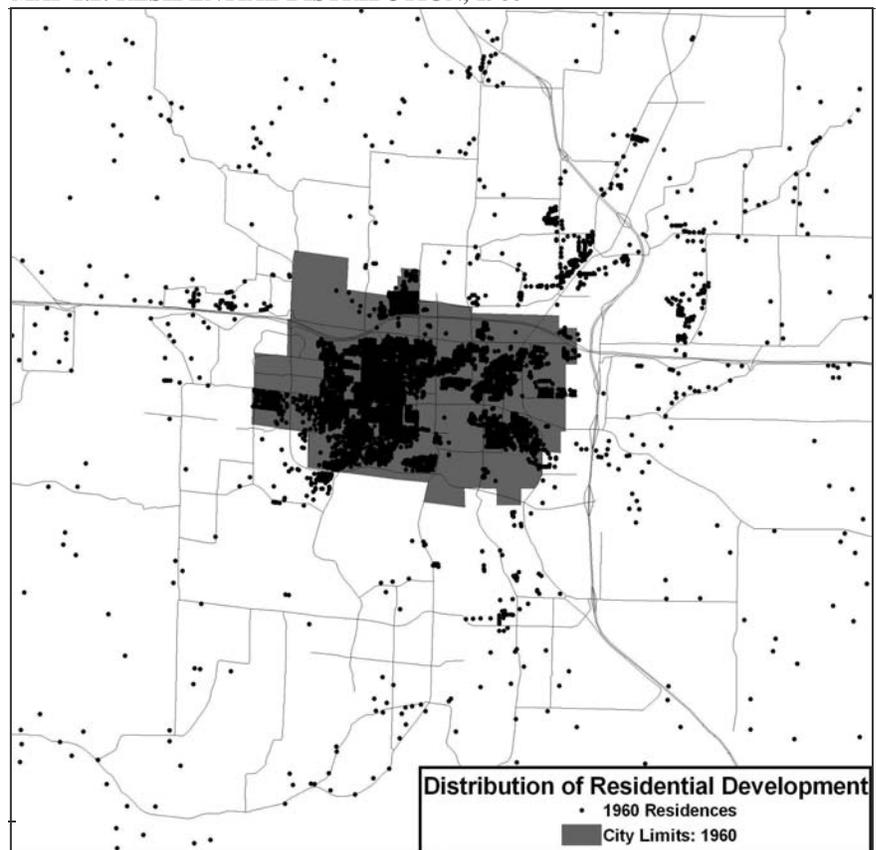
promotes “master planned” communities that have neighborhood centers and a variety of public amenities.

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

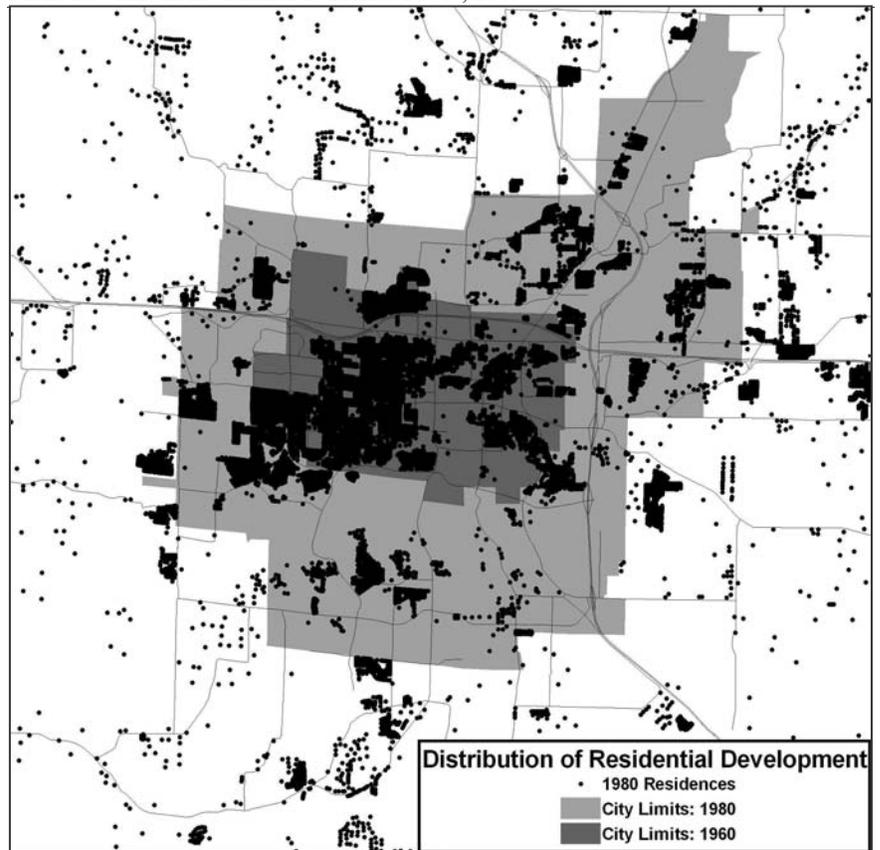
9. Annexations and population growth have dramatically altered Columbia’s physical landscape over the past 50 years.

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

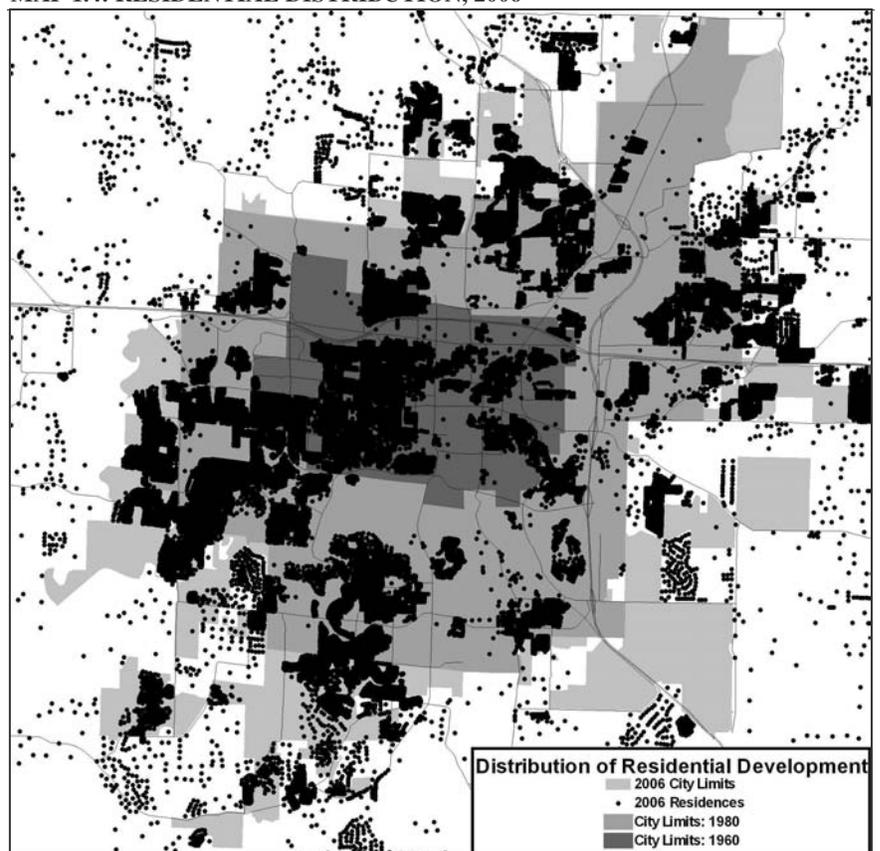
MAP 1.2: RESIDENTIAL DISTRIBUTION, 1960



MAP 1.3: RESIDENTIAL DISTRIBUTION, 1980



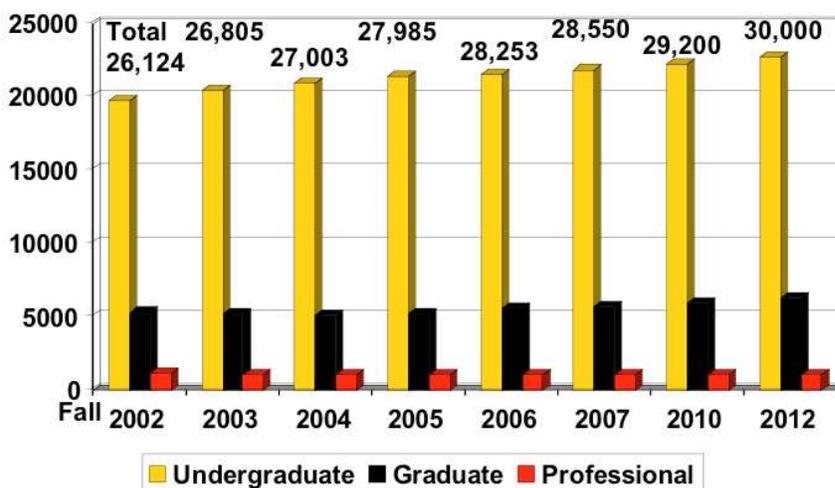
MAP 1.4: RESIDENTIAL DISTRIBUTION, 2006



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

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

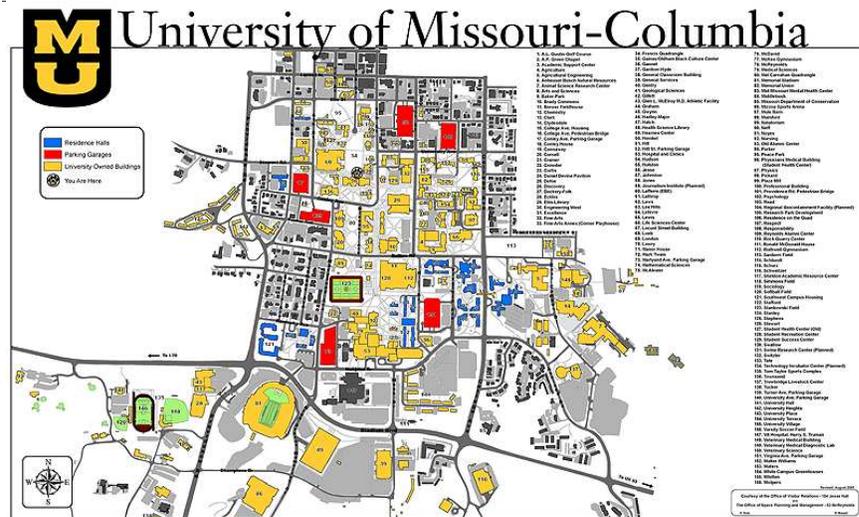
CHART 1.5: MU ENROLLMENT HISTORY AND PROJECTIONS



Source: University of Missouri - Columbia

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

MAP 1.6: UNIVERSITY OF MISSOURI CAMPUS MAP

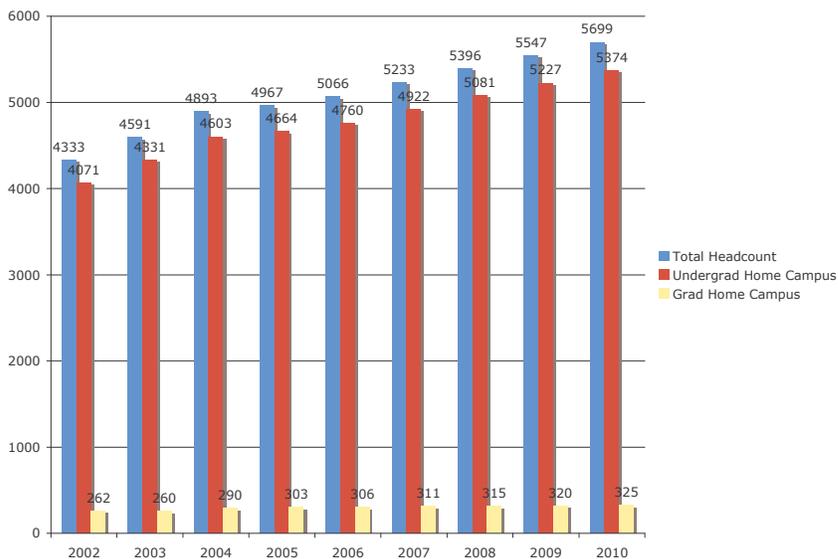


Source: University of Missouri, <http://spaceplanning.missouri.edu/images/maps/Kiosk2005800.png>

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

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

CHART 1.7: COLUMBIA COLLEGE ENROLLMENT HISTORY AND PROJECTIONS

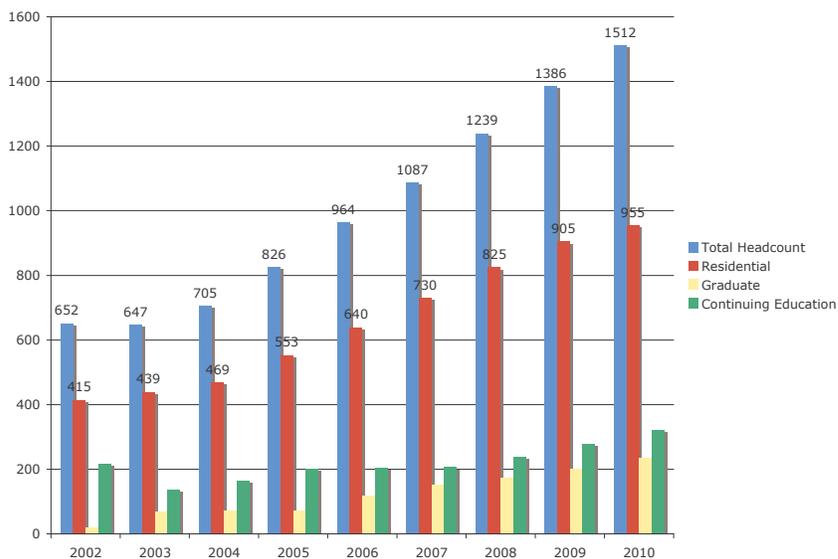


Source: Columbia College, ACP

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

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

CHART 1.8: STEPHENS COLLEGE ENROLLMENT HISTORY AND PROJECTIONS



Source: Stephens College, ACP

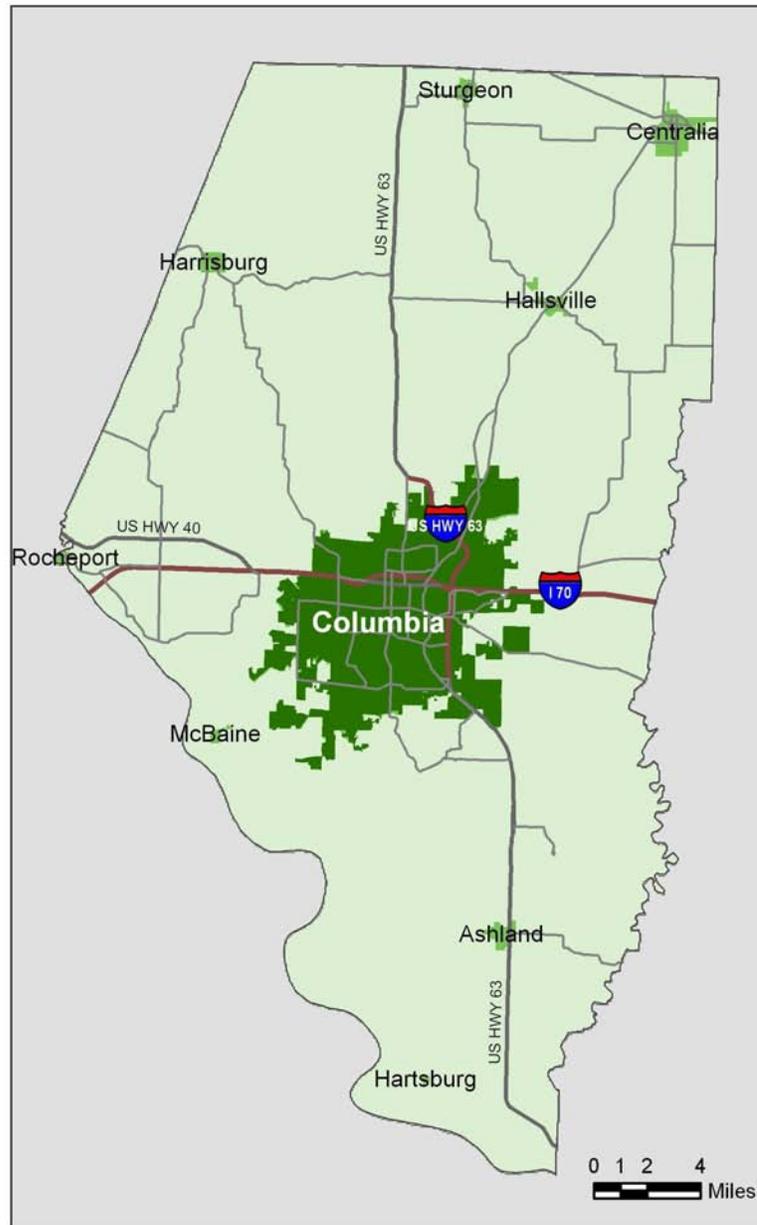
In addition to MU, Columbia College, and Stephens College, two other educational institutions have branch facilities in Columbia – William Woods University (based in Fulton), and Moberly Area Community College (based in Moberly).

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

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

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

MAP 1.9: BOONE COUNTY, MISSOURI



Source: ACP

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

Resources

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

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

Suggested Additional Resources

Boone County History:

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

2. People

2. People

Overview

This chapter describes the demographic characteristics of the Columbia community. These demographic characteristics provide a snapshot of the city's population composition and also provide insight into the trends that may affect Columbia in the future. Following this overview, the chapter is divided into the following sections:

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

Detailed Information – is divided into four parts.

- Part A: Population addresses historic population growth.
- Part B: Demographics looks at issues such as age, race, and educational attainment.
- Part C: Households provides information about the number and types of households in Columbia.
- Part D: Public Health looks at major population characteristics related to health, health insurance, and populations that need special care.

Resources – lists the information sources that were used in preparing this chapter.

Key Findings

A. Population

1. Columbia has experienced varied but continuous growth over the past century. Its population more than doubled during the 40-year period between 1960 and 2000.
2. Between 1990 and 2000, Columbia’s population grew by 22.3 percent, which is a significantly higher growth rate as compared to the state and the nation.
3. Columbia’s recent population growth has shown uneven geographic distribution, with higher rates of growth at the periphery of the city.
4. The highest population densities in Columbia are found close to the city center.

B. Demographics

5. Columbia’s median age of 26.8 is significantly lower than the state and the nation.
6. Nearly half of Columbia’s population is between the ages of 25 and 44.
7. Between 1990 and 2000, somewhat older age groups saw the most significant population increases. The number of residents ages 45 to 49 increased by 83 percent, while the 50 to 54 age group increased by 90 percent.
8. At 52.1 percent of the population, females outnumber males in Columbia.
9. Columbia’s racial mix parallels that of many mid-size Midwestern communities. It is more diverse than the rest of Boone County.
10. Columbia’s Hispanic/Latino population is on par with the state’s.
11. At 6.4 percent of the population, Columbia has a higher proportion of foreign born residents as compared to the county and the state.
12. Educational attainment in Columbia is very high, with graduation rates significantly higher than the state and the nation.

C. Households

13. The number of households in Columbia is increasing, due to both population growth and declining household size.
14. Columbia households are fairly evenly split between family and non-family households.
15. Due to the large number of students in the city, Columbia’s median household income of \$33,729 is lower than county, state, and national figures. However, at \$52,288, Columbia’s median family income is higher as compared to the county, state, and nation.

D. Public Health

16. Obesity is recognized as a growing problem in Boone County, with 20.1 percent of the population categorized as obese. Other health concerns include smoking, physical inactivity, and substance abuse, and health

conditions such as high cholesterol, high blood pressure, and asthma. Access to dental services is a significant problem for low-income residents.

- 17. About 12 percent of Boone County residents do not have health insurance.
- 18. Columbia’s health and social service infrastructure works with several different special populations, including the elderly, disabled, homeless, HIV/AIDS patients, and children with special needs.

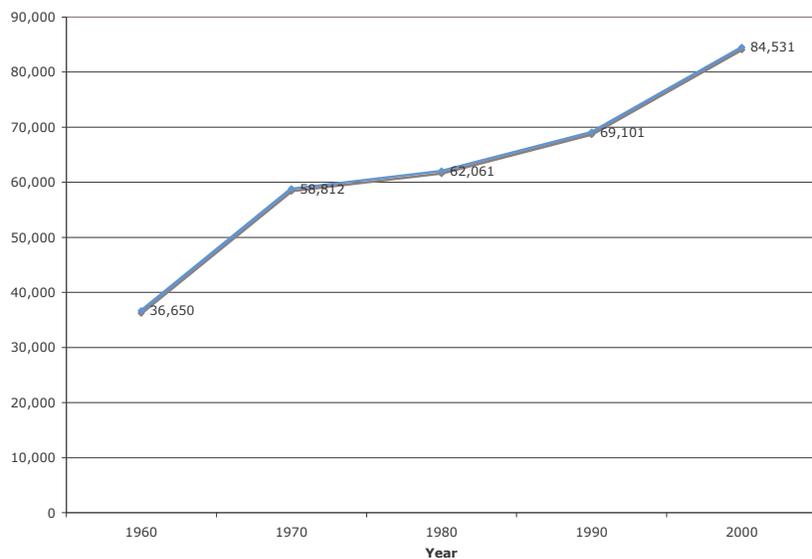
Detailed Information

A. Population

1. Columbia has experienced varied but continuous growth over the past century. Its population more than doubled during the 40-year period between 1960 and 2000.

The graphic below shows Columbia’s historic population growth since 1960. The greatest jump in population occurred between 1960 and 1970. This 60 percent increase in population coincided with a major land annexation that occurred in 1969 and increased Columbia’s geographic size by about 85 percent. The 1960s also saw significant population growth associated with the expansion of the University of Missouri. Growth rates flattened during the 1970s, but gradually increased during the 80s and 90s. Columbia’s population growth has remained steady throughout this decade and the 2005 population is estimated at 90,967.

CHART 2.1: HISTORIC POPULATION GROWTH – 1960-2000



Source: US Census, ACP

Table 2.2: Population Change, 1960 to 2005

Year	Population	Change	Percent Change
1960	36,650	-	-
1970	58,812	22,162	60.50%
1980	62,061	3,249	5.50%
1990	69,101	7,040	11.30%
2000	84,531	15,430	22.30%
2005 (estimate)	90,967	6,436	7.60%

Source: US Census, ACP

2. Between 1990 and 2000, Columbia’s population grew by 22.3 percent, which is a significantly higher growth rate as compared to the state (9.3%) and the nation (13.2%).

From the year 1990 to 2000, the population of Columbia grew by 22.3 percent to 84,531. During this time period, Columbia’s population growth rate was higher than Boone County’s (20.5%), and it dramatically outpaced Missouri’s 9.3 percent growth rate. Nationwide, population grew by 13.2 percent between 1990 and 2000. In 2000, Columbia accounted for 62.4 percent of Boone County’s total population of 135,454.

3. Columbia’s recent population growth has shown uneven geographic distribution, with higher rates of growth at the periphery of the city.

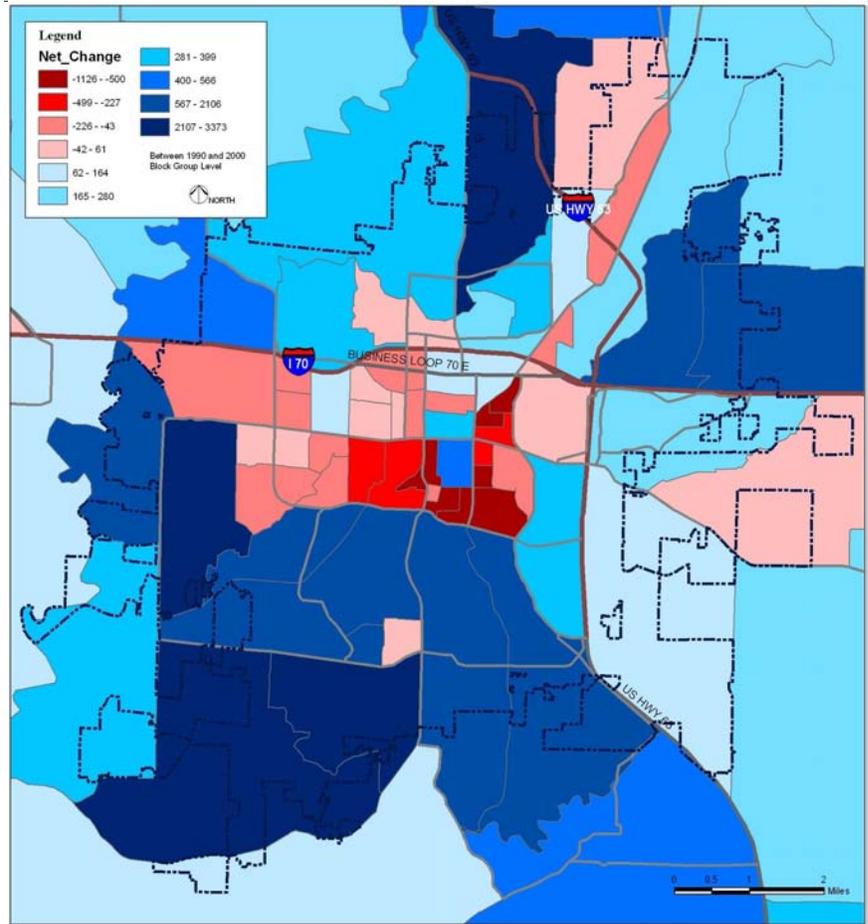
While Columbia had an average growth rate of 22.3 percent, this growth was not evenly distributed throughout the city. Map 2.3 below illustrates differences in growth at the community block group level.

As the map shows, central portions of Columbia actually lost population between 1990 and 2000. Some central block groups lost between 500 and 1100 residents. Meanwhile, substantial pockets of growth were seen at the periphery, particularly in the south, southwest, and northern portions of the community. Some block groups in these areas saw the addition of up to 3700 residents.

Block Group

A block group is a subset of a Census Tract. It represents the smallest geographic hierarchy tabulated by the US Census. A typical block group contains between 600 and 3,000 people.

MAP 2.3: POPULATION CHANGE BY BLOCK GROUP, 1990-2000.

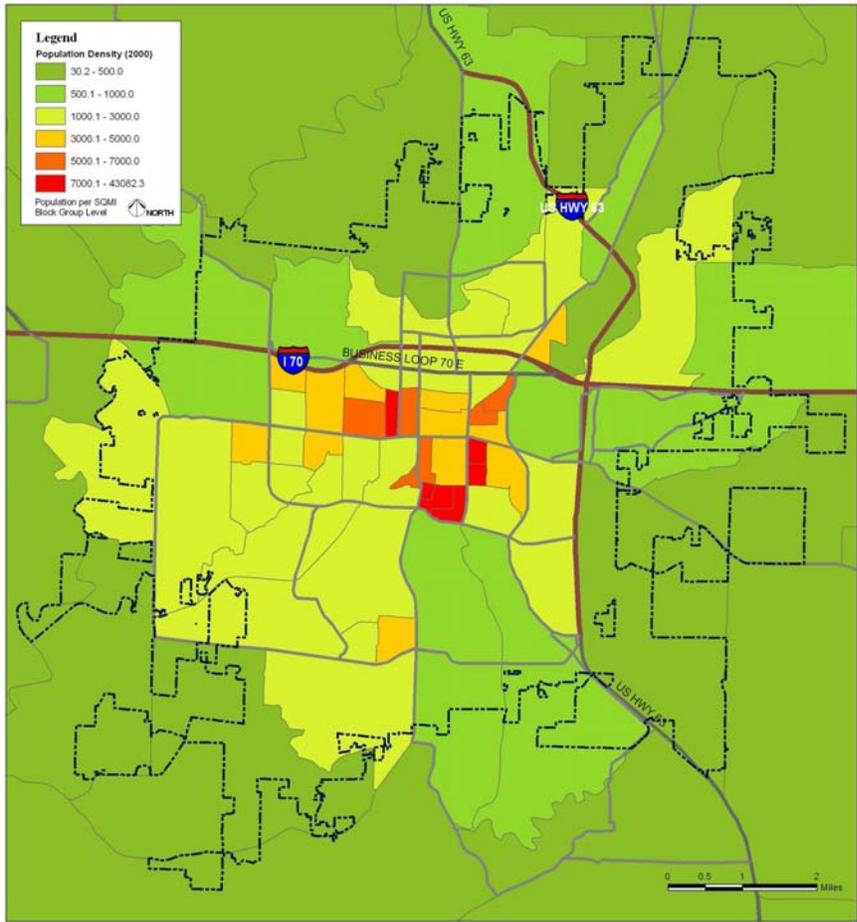


Source: City of Columbia, ACP

4. The highest population densities in Columbia are found close to the city center.

According to the US Census, in the year 2000 Columbia had a total land area of approximately 53 square miles, representing a population density of about 1,593 persons per square mile. As Map 2.4 shows, the highest densities are found close to the city center, where some community block groups have over 7,000 residents per square mile.

MAP 2.4: POPULATION DENSITY BY BLOCK GROUP, 2006



Source: City of Columbia, ACP

B. Demographics

5. Columbia’s median age of 26.8 is significantly lower than the state (36.1) and the nation (35.3).

Median age in the city is 26.8, which is somewhat lower than the county (29.5), and significantly lower than the state (36.1) and nation (35.3). Columbia’s population is likely younger on average due to the presence of its three institutions of higher education – The University of Missouri-Columbia, Columbia College, and Stephens College. In the year 2000, the two largest age cohorts were ages 20-24 (15,885 people) and ages 15-19 (9,275 people). These two cohorts accounted for 29.7 percent of Columbia’s total population.

6. Nearly half of Columbia’s population is between the ages of 25 and 44.

Nearly half of Columbia’s population is between the ages of 25 and 44, and 63.7 percent of the population is between the ages of 20 and 64. Columbia has fewer residents under the age of 18 and over the age of 65 as a

share of total population, as compared to Boone County as a whole and the state.

7. Between 1990 and 2000, somewhat older age groups saw the most significant population increases. The number of residents ages 45 to 49 increased by 83 percent, while the 50 to 54 age group increased by 90 percent.

While Columbia’s median age is relatively low, it has also seen significant increases in its older populations – particularly the Baby Boomer generation. Between 1990 and 2000 the number of residents ages 45 to 49 increased by 83 percent, and the number of residents ages 50 to 54 increased by 90 percent. The smallest population increase was seen in the 30 to 34 age group, which grew by only 2.2 percent during the decade. Table 2.5 below shows the breakdown of Columbia’s population by age cohort.

Table 2.5: Population by Age Cohort, 1990-2000

Age Cohort	2000 Population	Percent of Total	1990 Population	Change 1990-2000	Percent Change
Total	84,531	100.0%	69,101	15,430	22.3%
Under 5 years	4,884	5.8%	4,214	670	15.9%
5 to 9 years	4,706	5.6%	3,671	1,035	28.2%
10 to 14 years	4,537	5.4%	3,157	1,380	43.7%
15 to 19 years	9,275	11.0%	8,285	990	11.9%
20 to 24 years	15,885	18.8%	14,376	1,509	10.5%
25 to 29 years	7,598	9.0%	6,858	740	10.8%
30 to 34 years	5,822	6.9%	5,695	127	2.2%
35 to 39 years	5,593	6.6%	4,763	830	17.4%
40 to 44 years	5,224	6.2%	3,758	1,466	39.0%
45 to 49 years	4,892	5.8%	2,669	2,223	83.3%
50 to 54 years	3,973	4.7%	2,091	1,882	90.0%
55 to 64 years	4,862	5.8%	3,582	1,280	35.7%
65 to 74 years	3,440	4.1%	3,097	343	11.1%
75 to 84 years	2,678	3.2%	2,073	605	29.2%
85 years and over	1,162	1.4%	812	350	43.1%

Source: US Census, ACP

8. At 52.1 percent of the population, females outnumber males in Columbia.

Columbia’s ratio of females to males held steady between 1990 and 2000. Females outnumber males in Columbia, representing 52.1 percent of the population in the year 2000 census. This proportion of females is higher than both the state of Missouri (51.4% female), and the nation (50.9% female).

9. Columbia’s racial mix parallels that of many mid-size Midwestern communities. It is more diverse than the rest of Boone County with a non-White population of 18.5 percent.

According to the 2000 Census, 81.5 percent of Columbia’s population is White, 10.9 percent is Black/African American, and 4.3

percent is Asian, while 3.3 percent of the population represents other racial/ethnic groups. Columbia's racial mix parallels that of many mid-size Midwestern communities as well as the racial characteristics of Missouri. Columbia is somewhat more diverse than Boone County as a whole. While the city accounts for 62 percent of the county's population, it has 79 percent of the county's Black/African American population, 91 percent of the county's Asian population, and 72 percent of the county's Hispanic population.

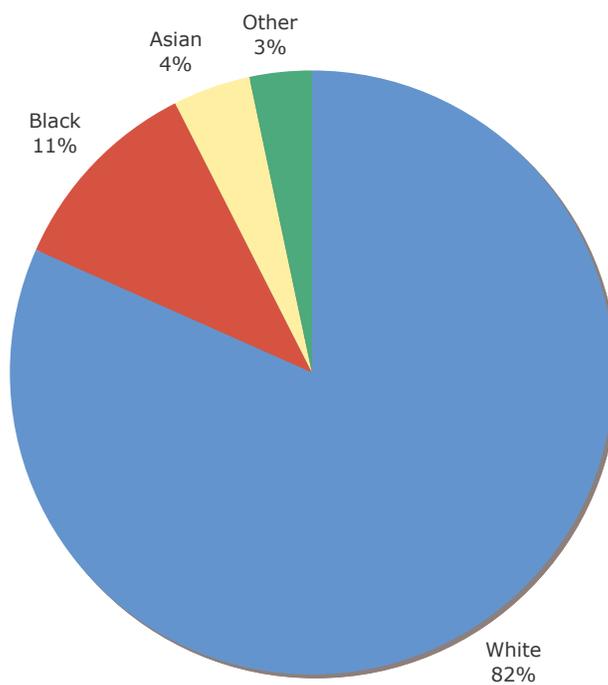
Table 2.6: Columbia's Racial Composition, 1990-2000

Race	1990 (number)	1990 (percent)	2000 (number)	2000 (percent)	Percent Change 1990-2000
White	58,830	85.1%	68,923	81.5%	17.2%
Black/African American	6,859	9.9%	9,173	10.9%	33.7%
Asian	2,828	4.1%	3,636	4.3%	28.6%
Other (includes two or more races)	584	0.8%	2,799	3.3%	379.3%

Source: US Census, ACP

Columbia's Black/African American, Asian, and other populations grew in terms of the percent of total population between 1990 and 2000. In the above table, the significant increase in other populations is likely due to changes in US Census data collection methods. In the year 2000, respondents were able to report two or more races. This option was not available during the 1990 Census.

CHART 2.7: PERCENT POPULATION BY RACE, 2000



Source: US Census, ACP

10. Columbia’s Hispanic/Latino population is on par with the state’s.

In the 2000 Census, 1,733 people, or 2.1 percent of Columbia’s population, identified themselves as Hispanic or Latino. This represents an increase from 1990 figures, when 1.3 percent of the population was Hispanic or Latino. Columbia’s 2000 Census figures align with Hispanic and Latino distribution in the state (also 2.1%). This proportion is significantly less than the nationwide figure of 12.5 percent.

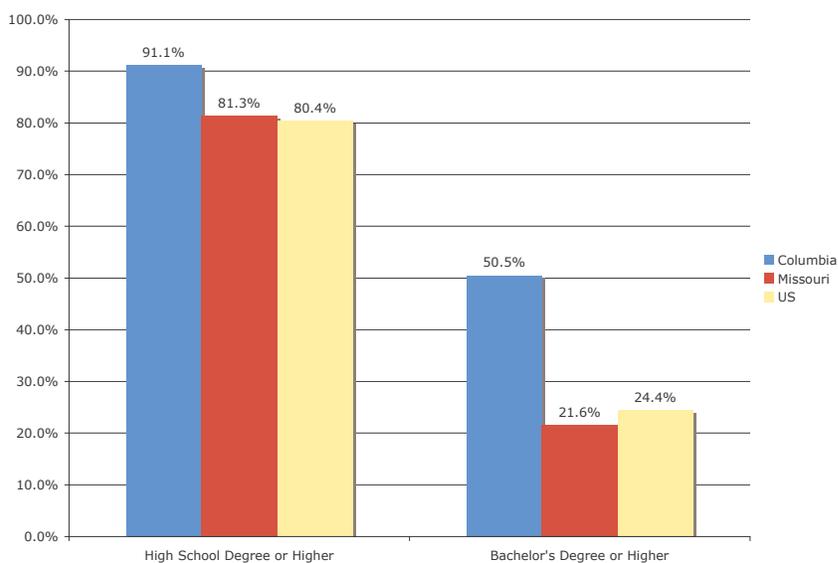
11. At 6.4 percent of the population, Columbia has a higher proportion of foreign born residents as compared to the county and the state.

According to the 2000 Census 5,442 of Columbia’s residents were foreign born (6.4% of the population). Columbia’s proportion of foreign born residents is higher than both the county (4.5%) and the state (2.7%).

12. Educational attainment in Columbia is very high, with graduation rates significantly higher than the state and the nation.

Educational attainment in Columbia is very high. Among Columbia residents ages 25 and up, over 91 percent have completed high school and more than 50 percent have college degrees. These figures are markedly higher than the state of Missouri, and the nation, as depicted in Chart 2.8 below.

CHART 2.8: EDUCATIONAL ATTAINMENT, 2000



Source: US Census, ACP

C. Households

13. The number of households in Columbia is increasing, due to both population growth and declining household size.

In 2000, Columbia had a total of 33,689 households. This represented a 30 percent increase from the 25,841 households that were counted during the 1990 Census. As mentioned above, during this same time period Columbia's population increased by 22 percent. The number of households increased faster than the population, in part due to a decline in average household size. In 2000, the average household size was 2.26 persons, down from 2.66 in 1990 and 2.74 in 1980.

14. Columbia households are fairly evenly split between family and non-family households.

Looking at 2000 Census data, households in Columbia are fairly evenly split between family households (17,295 households, or 51.3%) and non-family households (16,394 households, or 48.7%). Within these broad categories, the most common subgroups are married-couple families (38.2 percent of households), and householders living alone (33.1 percent). Other significant data include: 26.1 percent of all households have children under 18 years of age; 10.3 percent of households are headed by a female with no husband present; and 6.5 percent of households are headed by someone 65 years or older.

15. Due to the large number of students in the city, Columbia's median household income of \$33,729 is lower than county, state, and national figures. However, at \$52,288, Columbia's median family income is higher as compared to the county, state, and nation.

The 1999 median household income for Columbia was \$33,729. In comparison, Boone County's 2003 median household income was \$39,883 and Missouri's 2003 median totaled \$40,870. Nationwide, median household income was \$41,994. The lower median income in Columbia is mainly due to the large number of students in the city. Median family income in Columbia in 1999 was \$52,288. This figure is higher than the county (\$51,210), state (\$46,044), and nation (\$50,046).

It is difficult to document in detail low-income individuals who are not students, low-income families, and those who may not be accurately captured in the Census, such as the homeless or transient populations. The Census provides median household income and median family income for the city as a whole. These figures do not distinguish between individuals who may have a low household-income because they are students versus those who are not students.

D. Public Health

Public health indicators reveal a lot about a population, and the quality of life within a community. With two hospitals and significant health and social service infrastructure, Columbia plays an important role in addressing public health issues throughout the mid-Missouri region. Two key reports provide periodic updates on the health of the Columbia and Boone County Community – “Boone County Indicators 2005”, published by the Boone County Indicators Committee, and “Columbia/Boone County Community Assessment”. Note that unlike other data found in this chapter that focuses solely on Columbia, the public health data discussed below encompasses all of Boone County.

16. Obesity is recognized as a growing problem in Boone County, with 20.1 percent of the population categorized as obese. Other health concerns include smoking, physical inactivity, and substance abuse, and health conditions such as high cholesterol, high blood pressure, and asthma. Access to dental services is a significant problem for low-income residents.

Body Mass Index (BMI):

Body Mass Index is a measure of body fat based on height and weight.

Someone is considered to be *overweight* if they have a BMI between 25 and 29.9. They are *obese* if their BMI is greater than or equal to 30.

Behavioral risk factors. Obesity is recognized as a growing problem in Boone County. 2003 data from the Missouri Department of Health and Senior Services indicates that 38.6 percent of Boone County’s population is overweight. In addition, 20.1 percent of the population is categorized as obese. (See sidebar at left for definitions.) The report also shows that 25.5 percent of residents are current smokers, and 16.0 percent of residents are physically inactive. All of these indicators represent health risk factors, as they can be precursors to a number of chronic diseases.

Substance abuse. Between 2001 and 2003 the number of people annually admitted for substance abuse treatment in Boone County declined from 1,691 to 1,505 (a decrease of 10.9 percent). Other data collected during this time period indicates that substance abuse treatment needs are increasing. For example, between 2001 and 2003 drug arrests increased from 904 to 1,193 (32.0%), DWI/DUI arrests increased from 955 to 1,190 (24.6%), and crashes involving alcohol increased from 208 to 256 (23.1%).

Diseases and health conditions. Boone County has seen a steady increase in the rates of hospitalizations for diabetes, from 11.5 hospitalizations per 10,000 residents in 2000, to 15.4 hospitalizations per 10,000 residents in 2003. Table 2.9 below shows Boone County’s 2003 prevalence rates for a variety of health conditions.

Table 2.9: Boone County Prevalence Data, 2003

Condition	Prevalence
High Blood Pressure	22.9%
High Cholesterol (35 years or older)	31.3%
Asthma	13.7%
Diabetes	6.4%
Activity Limitation	19.5%

Source: Missouri Department of Health and Senior Services

Mental disorders. In 2003 the rate of emergency room visits due to mental disorders was 7.1 per 1,000 residents.

Dental disease. Access to oral health services is a significant problem for low-income Boone County residents, as well as those who lack dental insurance. Dentist participation rates and Medicaid coverage is not adequate for addressing their needs. According to reporting from staff at Columbia’s hospitals, 915 patients visited the emergency room in 2004 due to untreated dental problems.

17. About 12 percent of Boone County residents do not have health insurance.

About 12 percent of the Boone County population has no form of health insurance coverage. According to the Boone County Indicators report released in 2006, most uninsured Missourians come from working families, and almost all of them are under the age of 65.

18. Columbia’s health and social service infrastructure works with several different special populations, including the elderly, disabled, homeless, HIV/AIDS patients, and children with special needs.

Elderly and disabled. In 2005, 1,220 people in Boone County were 65 years and over and eligible for Medicaid assistance programs. Recent data on in-home services indicates that in 2004 there were 571 elderly and disabled people who received state-or locally-funded in-home services.

According to the city’s Consolidated Housing and Community Development Plan, The Department of Health and Human Services reports that as of January 2002, 650 elderly persons were in a nursing home or residential care facility.

Table 2.10 provides information about Columbia’s disabled population. As the table shows, a total of 19,171 people in Columbia have some type of disability. Of this total, 5,104 people (26.6 %) are elderly.

Table 2.10: Type of Disability by Age Group, 2000

Disability	Ages 5 to 15	Ages 16 to 64	Ages 65 and over	Total
Sensory (visual or hearing)	80	1,217	1,066	2,363
Physical	109	2,602	1,808	4,519
Mental	577	2,104	553	3,234
Self-care disability	71	763	460	1,294
Go-outside-home disability	-	2,106	1,217	3,323
Employment disability	-	4,438	-	4,438
Total	837	13,230	5,104	19,171

Source: US Census, ACP

HIV/AIDS cases. Reporting on HIV/AIDS cases varies among different sources. According to the Department of Mental Health, in 2003 there were 184 people living with AIDS and 100 HIV cases in Boone County. By comparison, a 2002 needs assessment conducted by the Regional Interfaith Network (RAIN) reports that there were 252 reported cases of HIV and 162 reported cases of AIDS in Boone County.

Homeless. It is important to account for the number of homeless people in a community, particularly since they are chronic users of social service systems. Due the transient nature of homeless populations, precise data is difficult to collect. The following table, taken from the Boone County Indicators report, provides an estimate of the numbers of homeless in Boone County, as well as the unmet needs in terms of emergency shelters, transitional housing, and supportive housing.

Table 2.11 – Homeless Shelter and Field Count Estimates, January 2005

Beds / Units			
Individuals	Estimated Need	Current Inventory	Unmet Need / Gap
Emergency Shelter	422	89	333
Transitional Housing	391	347	44
Permanent Supportive Housing	420	70	350
Total	1,233	506	727
Persons in Families with Children	Estimated Need	Current Inventory	Unmet Need / Gap
Emergency Shelter	207	32	175
Transitional Housing	134	22	112
Permanent Supportive Housing	135	102	33
Total	476	156	320

Source: Annual Continuum of Care, Boone County Indicators 2005

Children with special needs. Children with special needs have delayed development or diagnosed conditions that are associated with development disabilities. First Steps is a program in Boone County that offers coordinated services and assistance to young children with special needs and their families. According to Boone County Family Resources, in fiscal year 2004-

2005, 2.1 percent of children ages 0 to 3 participated in the First Steps program.

Resources

This section lists the information sources that were used in preparing this chapter.

- Boone County Indicators 2005, OSEDA
(www.booneindicators.org)
- City of Columbia (www.gocolumbiamo.com)
 - Basic Needs Coalition: Annual Continuum of Care application submitted to HUD
 - Columbia/Boone County Community Assessment
 - Consolidated Housing Plan
- Boone County Health Assessment Report, Columbia/Boone County Health Department
- Missouri Department of Health and Senior Services
(www.dhss.mo.gov)
- US Census (www.census.gov)

3. Place

3. Place

Overview

This chapter describes Columbia's physical landscape, including the natural and built environment. It highlights how land is being used, and provides insight into recent trends related to the community's development. Following this overview, the chapter is divided into the following sections:

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

Detailed Information – is divided into three parts:

- Part A: Green Infrastructure looks at natural resources, open space, parks, and recreational facilities.
- Part B: Built Environment discusses issues of zoning, land use, and recent development trends.
- Part C: Housing describes Columbia's existing housing stock and housing development trends.

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

Key Findings

A. Green Infrastructure

1. Columbia's natural landscape features a significant amount of forests, waterways, floodplains, and steep slopes.
2. Columbia's Metro Greenbelt / Trail Plan provides a framework for conserving open space and facilitating trail development throughout the community.
3. The City's Department of Parks and Recreation oversees over 2,400 acres of parkland and plans for the community's future park needs.
4. In addition to City parks and recreation facilities, Columbia residents have access to numerous county, state, and federal parklands, as well as a variety of facilities associated with local educational institutions.

B. Built Environment

5. A map of Columbia's existing land uses shows the distribution of residential, commercial, institutional, agricultural, and other types of land uses.
6. Columbia's zoning map provides a regulatory framework to direct development.
7. The Metro 2020 Plan supports heterogeneous, yet compatible land uses within five basic districts. It covers the entire metro planning area.
8. Columbia's recent building permit data show a steady increase in the annual estimated valuation of non-residential development, from \$38 million in 2000 to \$74.5 million in 2005.
9. Recent building permit data show a substantial increase in the number of residential permits issued. In 2005, single-family permits accounted for 87 percent of all residential permits issued.
10. In 2005, single-family units accounted for 64 percent of all units permitted.

C. Housing

11. Between 1990 and 2000, the number of housing units increased by 30.5 percent, outpacing Columbia's population growth.
12. The proportion of single-family homes has increased since 1990, and now accounts for over half of Columbia's housing stock.
13. As of 2000, 47 percent of Columbia residents own the home in which they reside. Homeownership rates among all racial groups have increased since 1990.
14. In 2000, Columbia's housing vacancy rate was 6.1 percent.
15. Median housing values increased by 25 percent between 1990 and 2000. Home values tend to be lowest in the central city.
16. The vast majority (93.6%) of newly built single-family homes have an appraised value of \$100,000 or more.
17. While the majority of households continue to rent, the proportion has decreased, from 56.2 percent in 1990 to 52.8 percent in 2000. The

median gross rent increased by 37.4 percent during the same time period.

18. Columbia's housing stock is relatively new. Over 67 percent of all homes are less than 30 years old.
19. Twenty-two percent of homeowners with a mortgage are cost burdened, meaning 30 percent or more of their household income is spent on housing costs.
20. A significant percentage (44%) of renters are also considered cost-burdened, but the presence of a large student population impacts this figure.
21. Median income increases outpaced median rent increases between 1990 and 2000.
22. Columbia has a relatively even distribution of renters in different income groups, suggesting the need for rental units that meet various price points and preferences.
23. Approximately six percent of the housing units in Columbia are subsidized for low-income households, but no additional units have been constructed since 1999.

Detailed Information

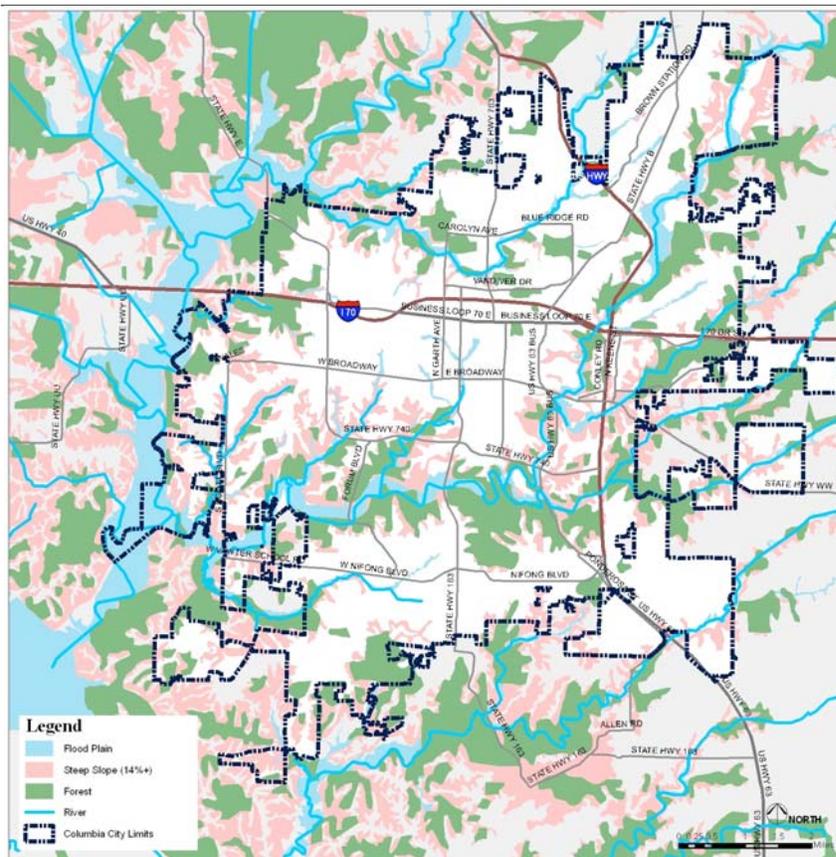
A. Green Infrastructure

Green infrastructure refers to the natural qualities that define a community, including natural features, open spaces, greenways, and parks, among others. This section provides a brief overview of Columbia's green infrastructure amenities.

1. Columbia's natural landscape features a significant amount of forests, waterways, floodplains, and steep slopes.

Map 3.1 below depicts some of the natural features that define the physical landscape in and around Columbia. It gives an overall picture of the waterways, floodplains, forests, and steep slopes found in the region. Columbia has approximately 3,900 acres of floodplains and 6,800 acres of forest. It also has a varied topography, as approximately 9,200 acres of land have steep slopes. Stewardship of natural features can help to maintain overall environmental quality in Columbia.

MAP 3.1: NATURAL FEATURES



Source: City of Columbia, ACP

2. Columbia’s Metro Greenbelt / Trail Plan provides a framework for conserving open space and facilitating trail development throughout the community.

The Metro Greenbelt / Trail Plan defines a greenbelt as “a linear park following creek corridors and including some defined space on each side of the creek” (p.4). This “defined space” can include 100-year floodplains, non-floodplain lands, and public or private parklands. The Metro Greenbelt plan seeks to protect the major stream corridors in the Columbia area for the purpose of scenic value, flood control, and various other community benefits – including the development of additional trail facilities.

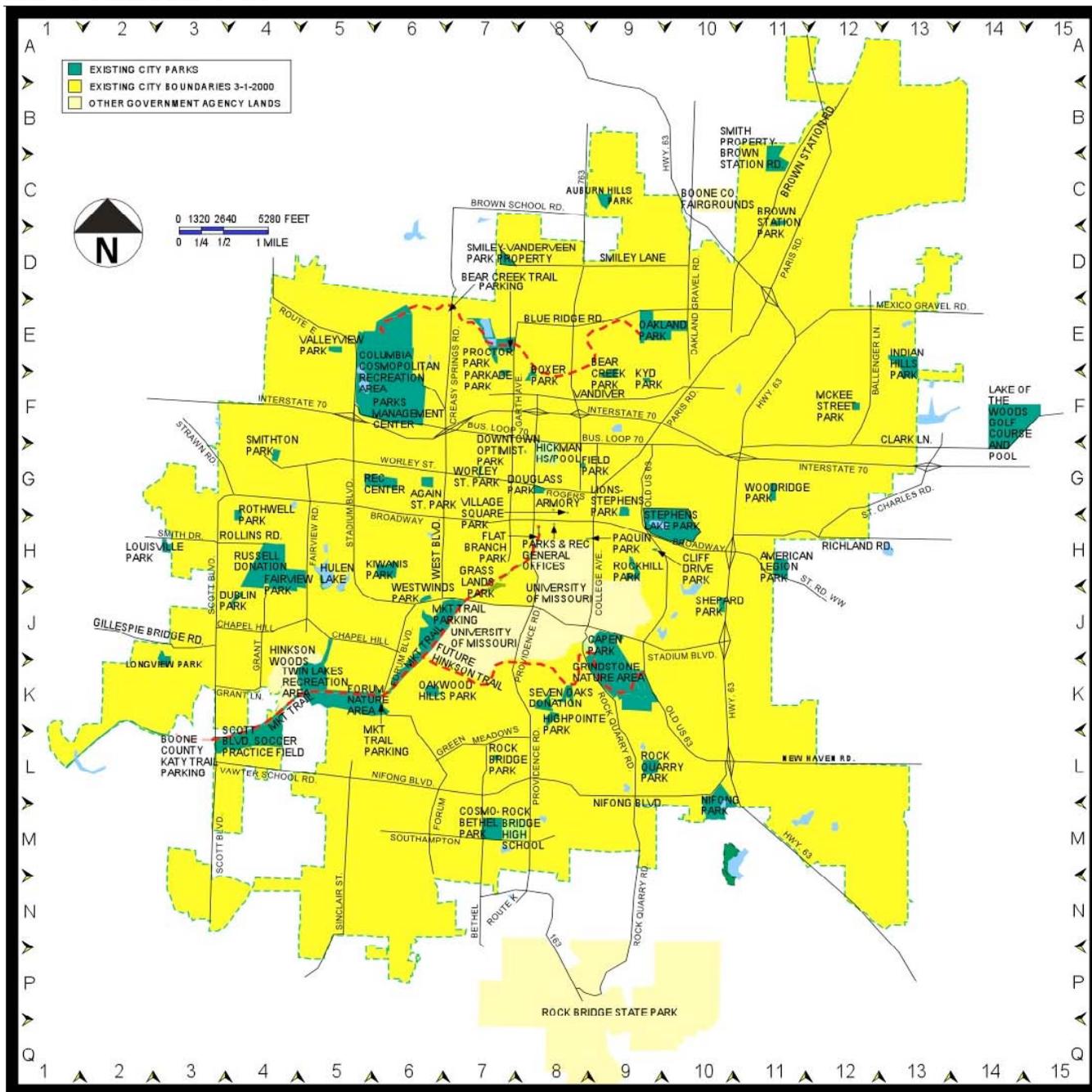
Development pressures create an ongoing threat for the greenbelt. The City is pursuing a variety of strategies to protect the greenbelt, including conservation easements, acquisition, and annexation of critical greenbelt areas. The Parks and Recreation Department prepares a ranking of targeted acquisition areas, based on criteria such as development pressure, the role the section would play within Columbia’s overall trail system, the need to serve areas with expanding residential populations, and the feasibility of acquisition. As of 2002, the primary acquisition targets for Columbia’s trail system include key segments of the Hinkson Creek Trail, the Bear Creek Trail, and the Scotts Branch Trail. More details can be found in the *Metro Greenbelt / Trail Plan* itself.

3. The City’s Department of Parks and Recreation oversees over 2,400 acres of parkland and plans for the community’s future park needs.

Parks, open space, and recreational facilities play an important role in contributing to quality of life in the Columbia community. Map 3.2 below shows Columbia’s park directory. An interactive version of this directory is available online at <http://www.gocolumbiamo.com/ParksandRec/Parks/>.

The Columbia Department of Parks and Recreation oversees over 2,400 acres of parkland. It is responsible for maintaining a total of 72 different parks, green spaces, and indoor and outdoor recreation facilities. A full inventory of the City’s parks and recreational facilities can be found on the Department’s website at www.gocolumbiamo.com.

MAP 3.2: PARK DIRECTORY



Source: City of Columbia, Department of Parks and Recreation, <http://www.gocolumbiamo.com/ParksandRec/Parks/>

The Department of Parks and Recreation is also responsible for planning for Columbia’s future park needs. The *Parks, Recreation & Open Space Master Plan* produced by the Department provides very detailed information about existing park resources, as well as park financing, acquisition strategies, and recommended capital improvements to existing parks. The Parks Department has established five categories of parks using guidelines established by the National Recreation and Park Association and the Missouri Department of Natural Resources, among others. These categories

help them identify the role that particular types of parks play in a community, in order to better plan for Columbia's park and recreation needs. The five categories are: Neighborhood Parks (1/2 mile service radius), Community Parks (3 mile service radius), Regional Parks (5 mile service radius), Special Purpose Parks (city-wide service radius), and Greenbelts/Greenways/Trails (city-wide service radius). The Master Plan provides needs analyses and acquisition plans for each of the five park types.

4. In addition to City parks and recreation facilities, Columbia residents have access to numerous county, state, and federal parklands, as well as a variety of facilities associated with local educational institutions.

In addition to parks run by the City's Department of Parks and Recreation, Columbia residents have access to a number of county, state, and federal parks, and state conservation areas. Table 3.3 below lists these facilities.

Table 3.3: County, State, and Federal Park Inventory

State Parks	
Finger Lakes State Park	1,131 acres
Katy Trail State Park	225 miles
Rock Bridge State Park	2,273 acres
County Parks	
Fairgrounds	134 acres
El Chaparral	4 acres
MKT Trail - County Extension	4.2 miles
Dept of Conservation Areas	
Eagle Bluff Wildlife Area	4,269 acres
Hartsburg Access	30 acres
Hartsburg Conservation Area	655 acres
Hinkson Woods	70 acres
Providence Access	5.3 acres
Rocky Fork Lakes Wildlife Area	2,189 acres
Three Creeks State Forest	1,479 acres
Tri-City Community Lake	102 acres
Waters & C.B. Moss Wildlife Area	104 acres
National Forests	
Cedar Creek District, Mark Twain	
National Forest	16,300 acres

Source: Parks, Recreation & Open Space Master Plan – 2002 Update

Residents of Columbia also have access to numerous recreational facilities that are affiliated with Columbia Public Schools, the University of Missouri, Stephens College, Columbia College and various non-profit recreation providers. A full inventory can be found in the *Parks, Recreation & Open Space Master Plan*.

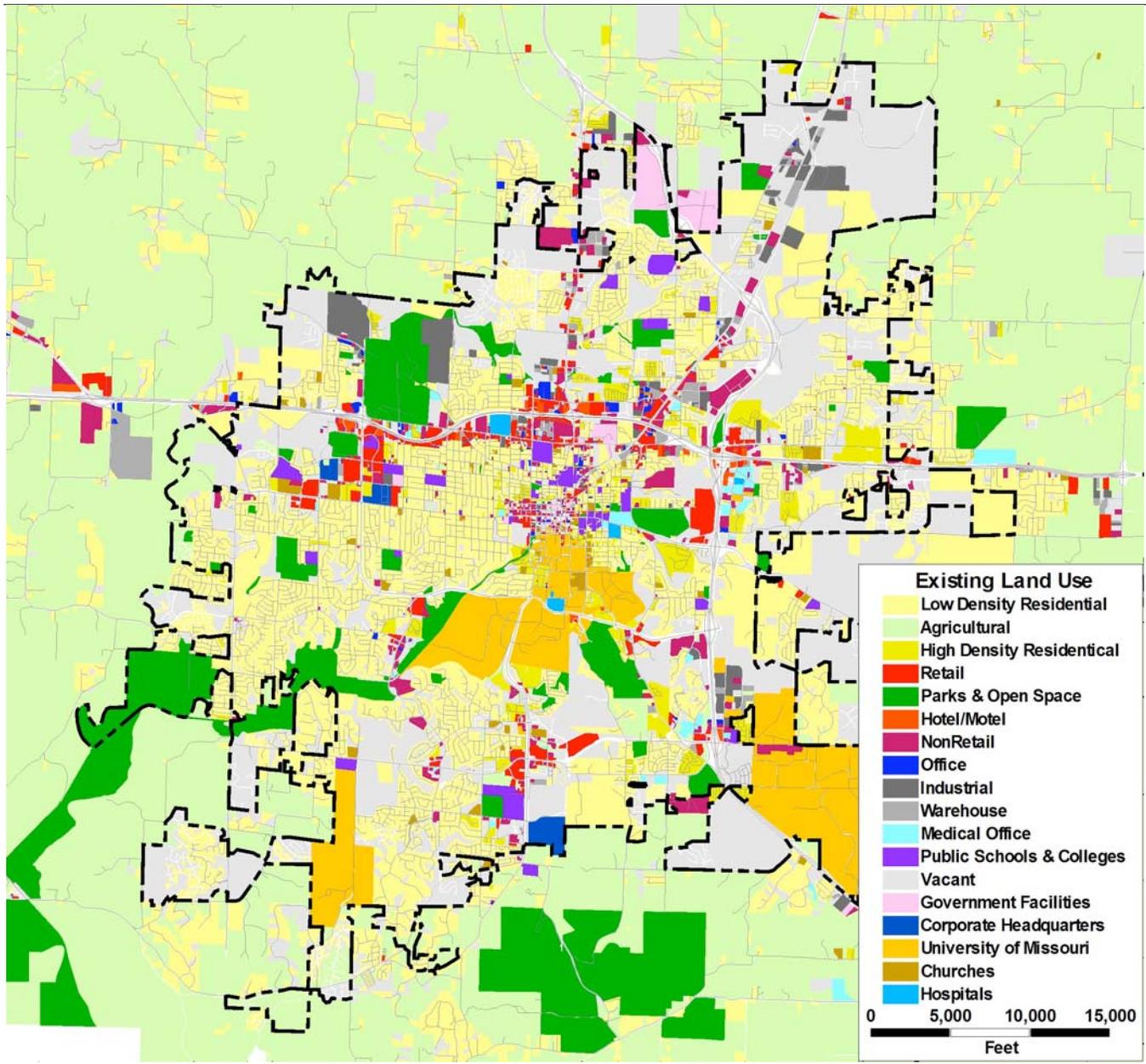
B. The Built Environment

Columbia's physical landscape has changed dramatically over the last fifty years, as additional lands have been annexed and new development has occurred. Chapter 1 – Perspective depicts Columbia's history of growth and development. This chapter provides a more detailed look at today's built environment, including existing land uses, zoning, planning initiatives that will guide Columbia's future development, and recent building permit trends.

5. A map of Columbia's existing land uses shows the distribution of residential, commercial, institutional, agricultural, and other types of land uses.

On the following page, Map 3.4 shows Columbia's existing land uses. Commercial uses tend to be concentrated along major transportation corridors, particularly Interstate 70. Single-family residences comprise a substantial portion of the southwestern area of the community. The most nuanced land uses can be found close to the city center, which features a mix of commercial and institutional uses and a variety of residential types, among other uses. Institutional land uses take up substantial tracts of land in Columbia, and school-related uses are well distributed throughout the community. The map also indicates the presence of a substantial amount of agricultural land outside the city boundaries.

MAP 3.4: EXISTING LAND USES

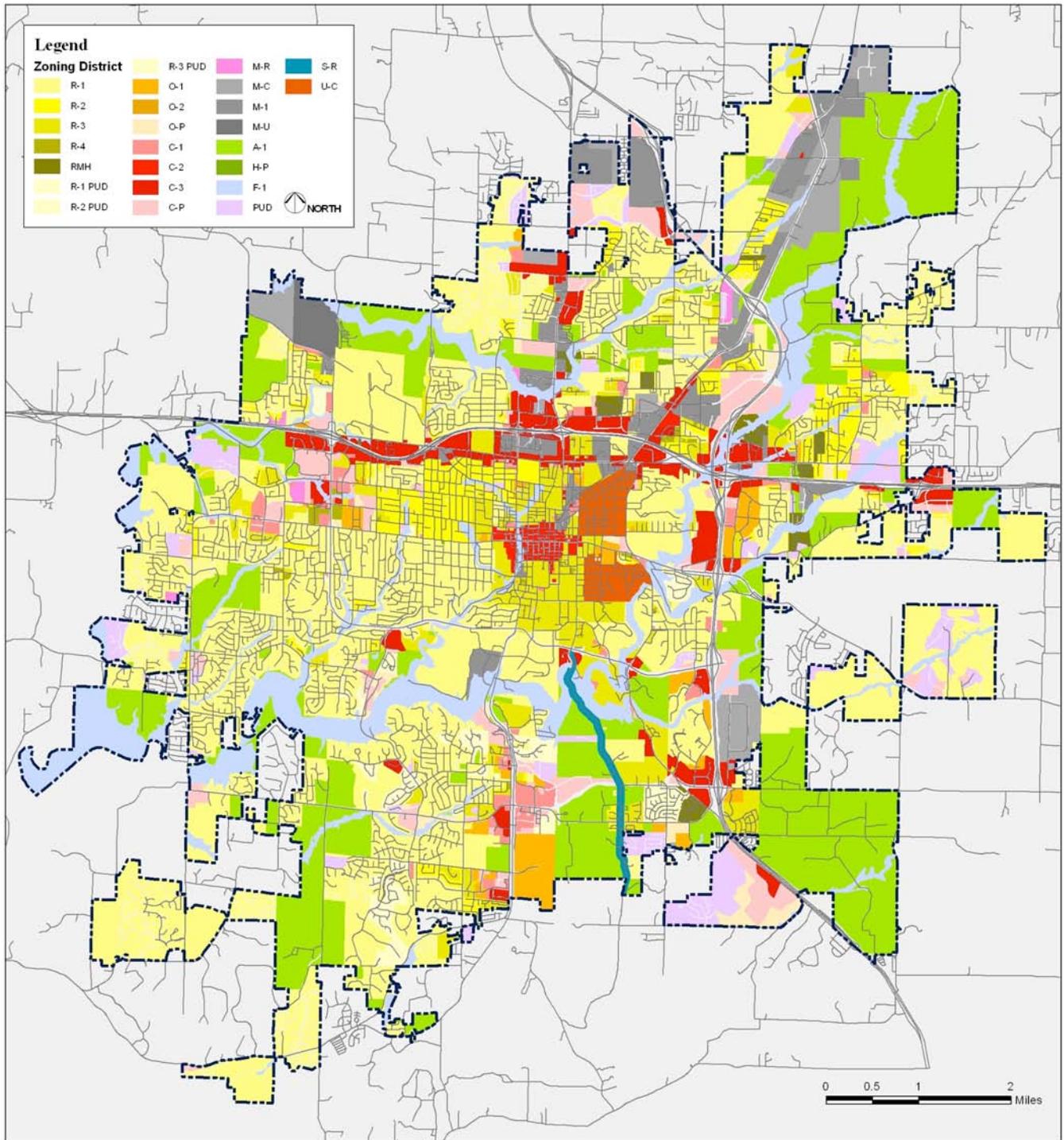


Source: City of Columbia, ACP

6. Columbia's zoning map provides a regulatory framework to direct development.

Zoning is the public regulation of land uses and building types throughout various parts of a community. Zoning provides a regulatory framework to direct development in Columbia. Map 3.5 shows Columbia's current zoning districts.

MAP 3.5: ZONING DISTRICTS



Source: City of Columbia, ACP

Detailed Legend

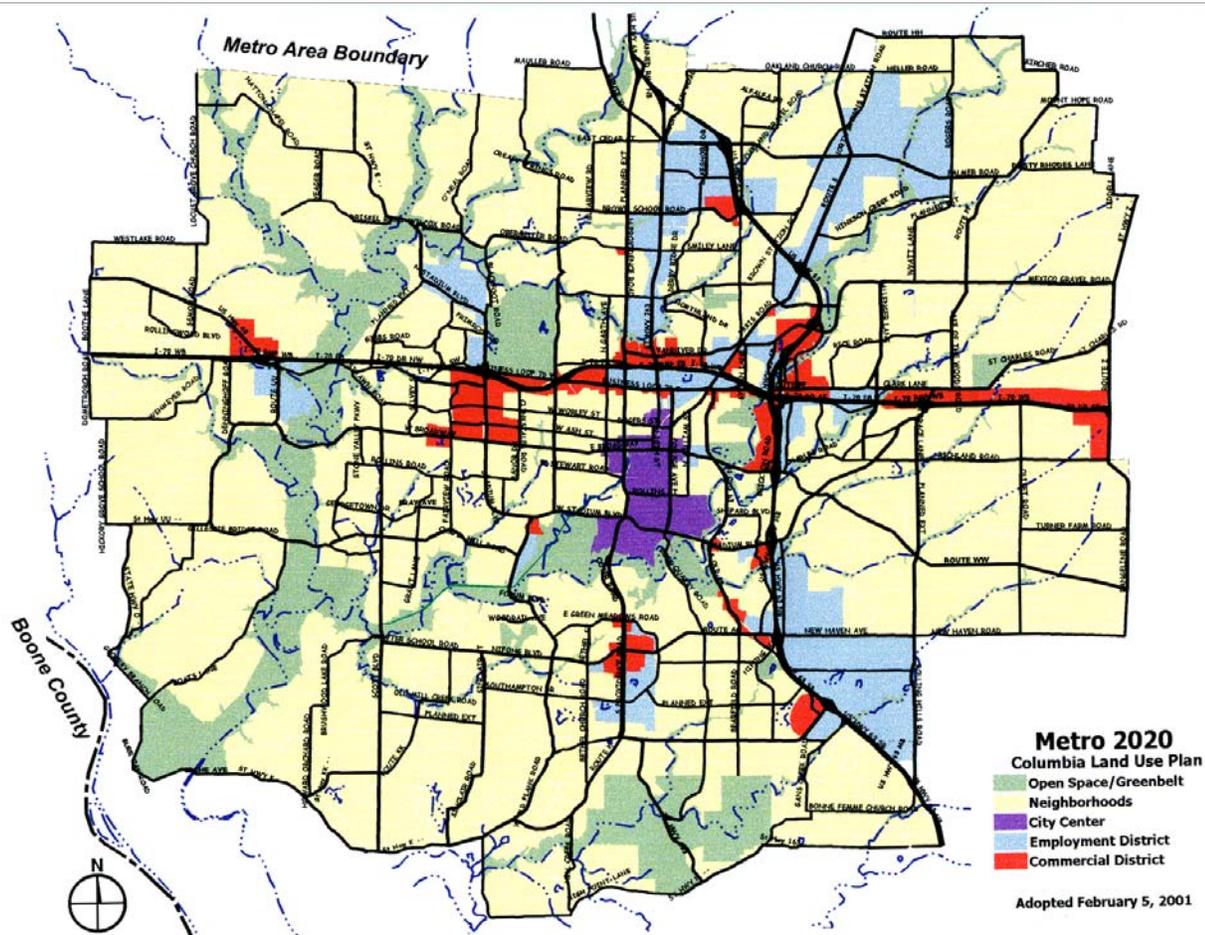
R-1	One-Family Dwelling	O-1	Office	M-R	Research Development & Office Park	S-R	Scenic Roadway Overlay District
R-2	Two-Family Dwelling	O-2	Special Office	M-C	Controlled Industrial	U-C	Urban Conservation Overlay District
R-3	Medium-Density Multi-Family Dwelling	O-P	Planned Office	M-1	General Industrial		
R-4	High-Density Multi-Family Dwelling	C-1	Intermediate Business	M-U	Underground Space		
RMH	Residential Manufactured Home	C-2	Central Business	A-1	Agricultural		
PUD	Planned Unit Development	C-3	General Business	H-P	Historic Preservation Overlay District		
		C-P	Planned Business	F-1	Floodplain Overlay		

7. The Metro 2020 Plan supports heterogeneous, yet compatible land uses within five basic districts. It covers the entire metro planning area.

The Columbia Metro 2020 Community Guide Plan serves as a generalized land use plan for the City of Columbia as well as areas of Boone County within the Columbia Metropolitan Planning Area. The Metro 2020 Plan was adopted in 2001. It builds upon previous land use plans, and addresses three major elements: land use, transportation, and community facilities. Rather than focusing on the separation of uses, Metro 2020 promotes “master planned” communities that have neighborhood centers and a variety of public amenities.

The Metro 2020 plan aggregates existing land use classifications into five basic districts: the Neighborhood District, Employment District, Commercial District, City Center, and the Open Space/Greenbelt District. (See Map 3.6 below). The plan supports heterogeneous, yet compatible uses within each district, and provides policies and principles to ensure land use compatibility. Since the plan encompasses lands beyond the existing city boundary, it also promotes compatibility of uses at a broader regional scale.

MAP 3.6: METRO 2020 LAND USE PLAN



Source: Columbia Metro 2020, http://www.gocolumbiamo.com/Planning/Plans/Land_Use/met-plan.php

8. Columbia's recent building permit data show a steady increase in the annual estimated valuation of non-residential development, from \$38 million in 2000 to \$74.5 million in 2005.

Property owners in Columbia must obtain a permit before a building can be erected, altered, or demolished. Building permits offer a good indication of development trends in a community. This section looks at Columbia's recent building permit trends.

Non-residential building permits cover a variety of uses, including offices, retail stores, recreational facilities, hotels, parking garages, institutional facilities, churches, industrial buildings, and gas stations, among others. Between 2000 and 2005 the City issued an average of 74 non-residential building permits each year. However, the annual estimated valuation of the buildings intended for development increased dramatically over the same time period, from \$38 million in 2000 to \$74.5 million in 2005.

9. Recent building permit data show a substantial increase in the number of residential permits issued. In 2005, single-family permits accounted for 87 percent of all residential permits issued.

Between 2000 and 2005, there was a steady increase in the number of residential building permits issued annually by the City of Columbia. As shown below in the Table 3.7, single-family residences clearly dominated, accounting for 87 percent of all residential permits issued in 2005. The 1,239 single-family permits issued in 2005 amounts to a 134 percent increase from the 530 single-family permits issued in 2000.

Table 3.7: Number of Residential Permits Issued Annually, by Permit Type

Type of Permit	Number of permits					
	2000	2001	2002	2003	2004	2005
Single-family	530	635	743	919	1,126	1,239
Two-family	37	18	38	125	166	145
Three or four-family	0	4	13	1	1	6
Five or more family	17	7	50	47	40	36
Total Permits	584	664	844	1,092	1,333	1,426

Source: City of Columbia Department of Public Works, ACP

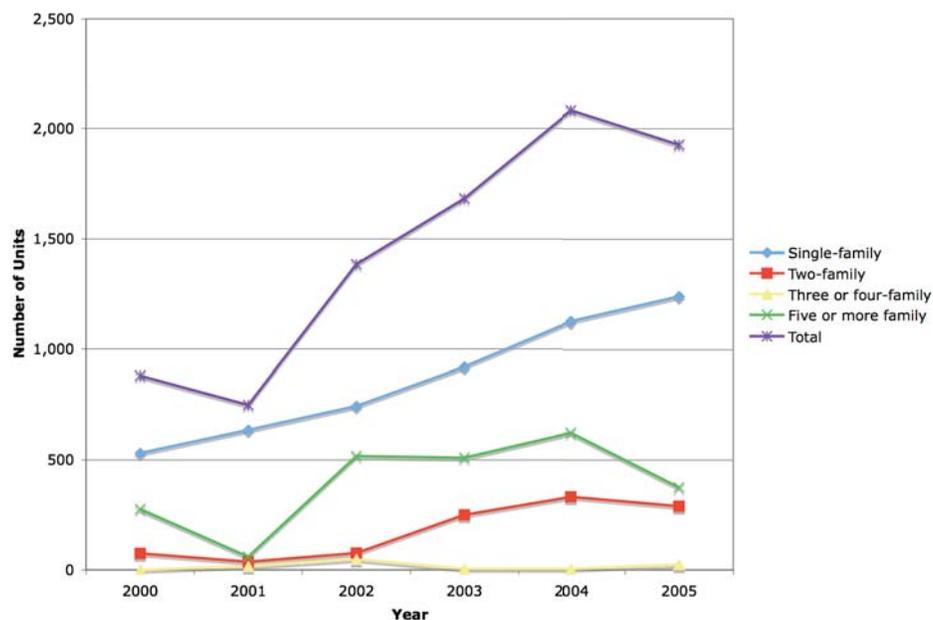
10. In 2005, single-family units accounted for 64 percent of all units permitted.

Looking at the actual number of residential *units* permitted each year, single-family residential units still dominate, although to a lesser extent. The number of single-family units permitted steadily increased between 2000 and 2005, while the other types of residential units showed varying degrees of fluctuation. In 2005, single-family units accounted for 64 percent of all units permitted. Table 3.8 and Chart 3.9 below show the annual number of units permitted from 2000 to 2005.

Table 3.8: Number of Residential Units Permitted Annually, by Permit Type

Type of Permit	Number of units					
	2000	2001	2002	2003	2004	2005
Single-family	530	635	743	919	1,126	1,239
Two-family	74	36	76	250	332	290
Three or four-family	0	16	49	4	4	24
Five or more family	276	60	516	509	623	374
Total	880	747	1,384	1,682	2,085	1,927

Source: City of Columbia Department of Public Works, ACP

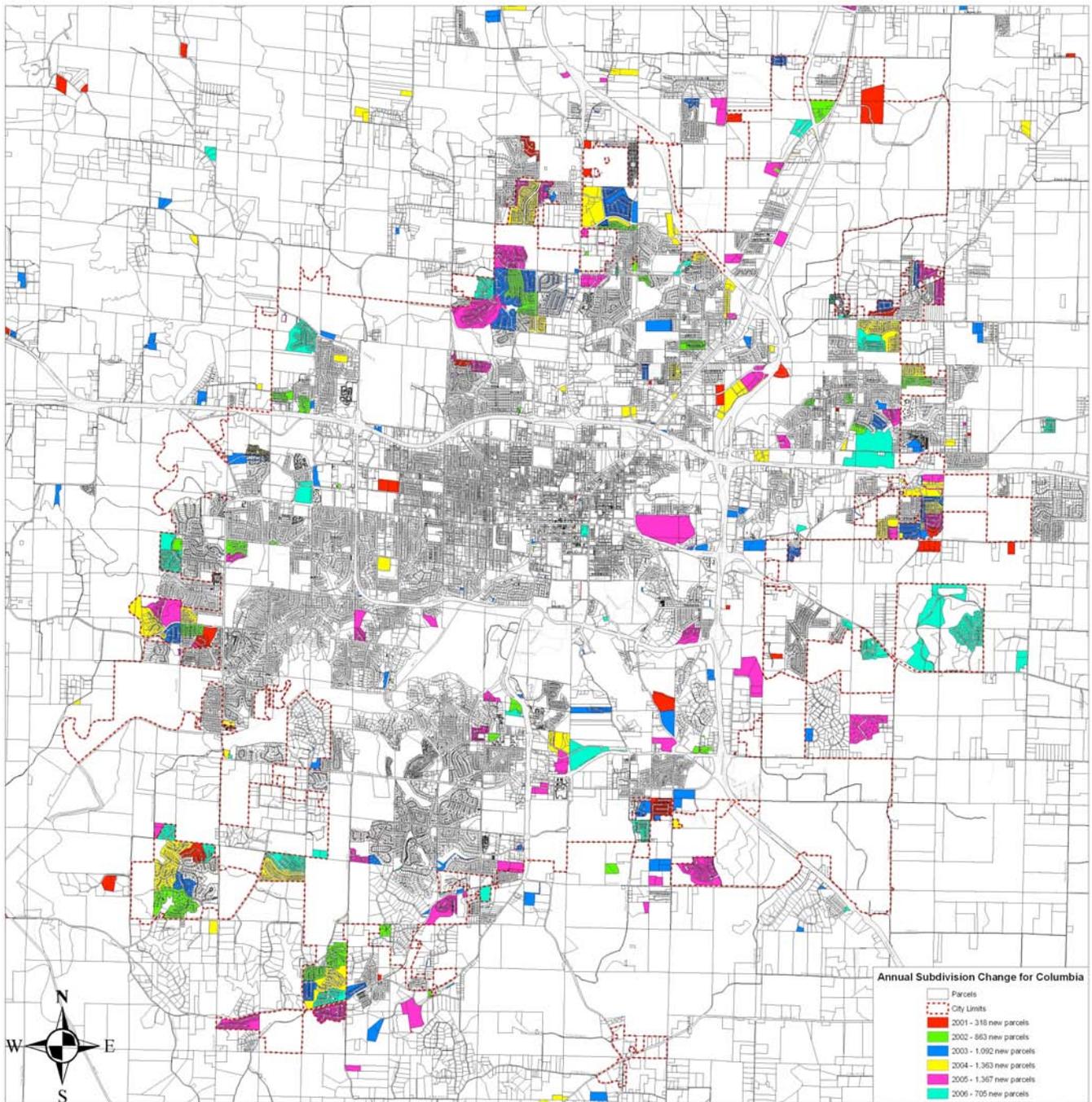
CHART 3.9: RESIDENTIAL UNITS PERMITTED, 2000-2005

Source: City of Columbia Department of Public Works, ACP

In accordance with the increases in units permitted, the total estimated valuation of permitted residential units increased substantially over the same time period, from \$74 million in 2000 to \$226 million in 2005.

Map 3.10 on the following page shows the locations of new subdivisions that were platted in the Columbia area between 2001 and 2006.

MAP 3.10: ANNUAL SUBDIVISION CHANGE, 2001-2006



Source: Parcel Lines and Subdivision Information, Boone County Assessor

ATTENTION!! These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development, and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.

C. Housing

This section provides a snapshot of the housing trends in Columbia. Information outlined in this section of the chapter has been obtained from the City of Columbia Consolidated Housing and Community Development Plan 2005 – 2009 (referred to as the Consolidated Plan), US Census data from 1990 and 2000, and 2005 US Census Estimates.

11. Between 1990 and 2000, the number of housing units increased by 30.5 percent, outpacing Columbia's population growth.

According to the Census, the housing units in Columbia increased from 27,551 units in 1990 to 35,963 units in 2000. This was a 30.5 percent increase during the ten-year period, while the population only grew by about 22 percent.



New subdivision on Thornbrook Ridge Road

Source: www.realestate-columbia-mo.com

12. The proportion of single-family homes has increased since 1990, and now accounts for over half of Columbia's housing stock.

Table 3.11 comes from the Consolidated Plan. It summarizes the change in Columbia's housing stock between 1990 and 2003, in terms of specific housing types. Estimates for 2003 are based upon building permit data, which accounts for demolitions and new construction.

Table 3.11: Housing Types, 1990-2003

Units in Structure	1990	Percent	2000	Percent	2003*	Percent
1, detached	12,296	44.6%	17,238	47.9%	19,274	49.3%
1, attached	1,049	3.8%	1,787	5.0%	1,787	4.6%
2	2,372	8.6%	3,724	10.4%	3,969	10.1%
3 or 4	2,335	8.4%	3,061	8.5%	3,128	8.0%
5 to 9	3,233	11.7%	3,776	10.5%		
10 to 19	2,309	8.3%	2,237	6.2%	9,338	23.8%
20 to 49	908	3.3%	864	2.4%		
50 or more	1,044	3.7%	1,533	4.3%		
Mobile home	1,825	6.6%	1,737	4.8%	1,737	4.4%
Boat, RV, van, etc.	180	0.6%	6	0.0%	6	0.0%
Total:	27,551	100.00%	35,963	100.00%	39,239	100%

Source: 1990 and 2000 US Census, 2003 includes building permit and demolition data

In 1990, 48.4 percent of the city's housing units were single-family homes (compared to 67 percent at the national level). The proportion of single-family homes increased to 52.9 percent by 2000, and 53.9 percent by 2003.

Overall, Columbia has a significantly higher percentage of multi-family dwellings than the national average. This may be in part due to the significant role of higher education institutions in the area. In general, the increase in single-family homes has led to a corresponding decrease in the proportion of multi-family units that comprise Columbia's housing stock. For example, the proportion of multi-family apartments with 5 or more units has decreased slightly, from 27 percent in 1990 to 23.4 percent in 2000 and 23.8 percent in 2003.

13. As of 2000, 47 percent of Columbia residents own the home in which they reside. Homeownership rates among all racial groups have increased since 1990.

The 2000 US Census shows that 47 percent of Columbia residents own the home in which they reside. This figure increased from 43.8 percent in 1990. Between 1990 and 2000, homeownership rates increased for all racial groups. The White homeownership rate increased from 47.3 to 51.5 percent. African-American homeownership increased from 24 to 27.6 percent, and the rate of Asian homeownership increased from 16.5 to 24.1 percent during this time period.

14. In 2000, Columbia's housing vacancy rate was 6.1 percent.

According to the Consolidated Housing and Community Development Plan, 6.1 percent of all housing units were vacant in 2000. Estimates from 2003 indicate that owner-occupied units have a 7.5 percent vacancy rate, while only 3.4 percent of rental units are vacant.

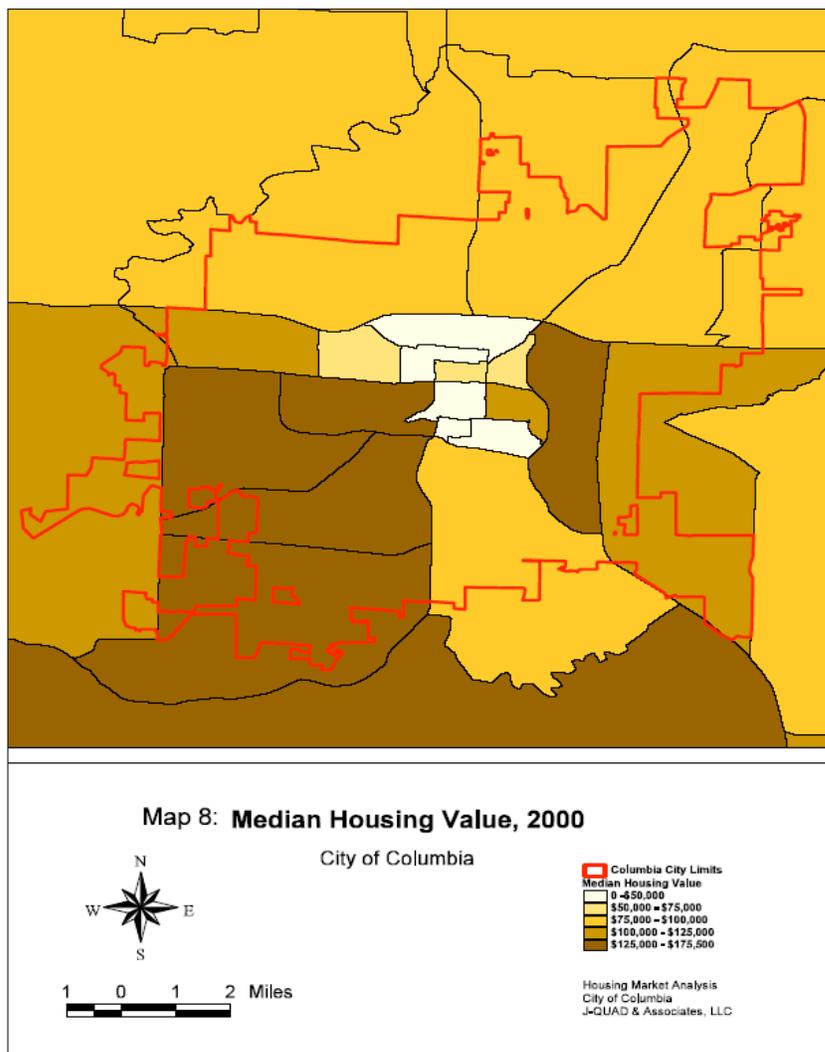
15. Median housing values increased by 25 percent between 1990 and 2000. Home values tend to be lowest in the central city.

The median housing value increased from \$94,587 in 1990 to \$118,500 in 2000 (an increase of 25.3%). In 1990, 75 percent of all housing units were valued at less than \$100,000. By 2000, homes valued under \$100,000 had decreased to 37 percent. Home values are lowest in the central city, while the more expensive homes are to the east and southwest. Map 3.12 is taken from the Consolidated Housing and Community Development Plan. It shows home values by geographic area of the city.

16. The vast majority (93.6%) of newly built single-family homes have an appraised value of \$100,000 or more.

According to the Boone County Appraiser's Office, only 6.4 percent of single-family homes being built in newly developing subdivisions have an average appraised value of less than \$100,000. The majority of these new homes (57.2 percent) have an appraised value of \$150,000 or higher. The average value of 2,827 new single-family homes constructed between 2000 and 2003 is approximately \$133,000.

MAP 3.12



Source: J-Quad & Associates, LLC

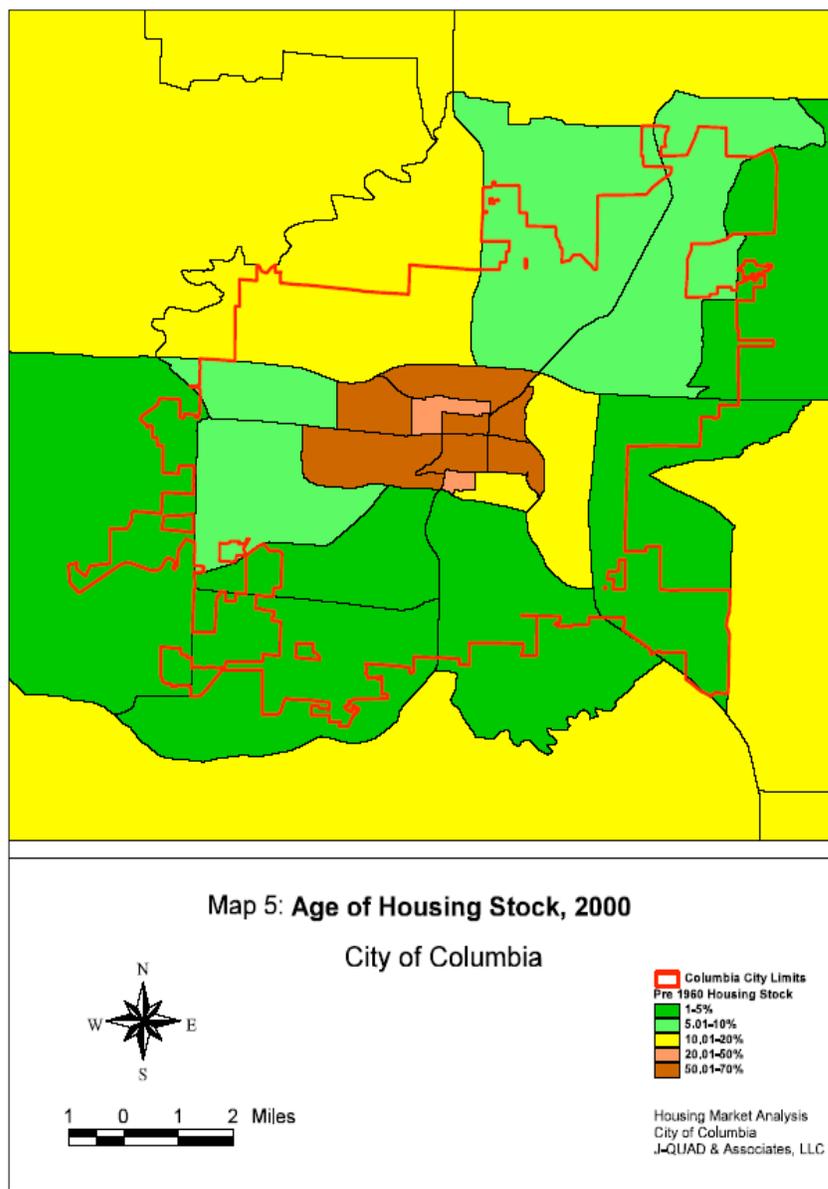
17. While the majority of households continue to rent, the proportion has decreased, from 56.2 percent in 1990 to 52.8 percent in 2000. The median gross rent increased by 37.4 percent during the same time period.

Renters represented 52.8 percent of all households in 2000, down from 56.2 percent in 1990. The median gross rent increased from \$382 in 1990 to \$525 in 2000 (an increase of 37.4%). The Consolidated Housing Plan provides detailed information on the range of rents in Columbia, accounting for varying apartment sizes.

18. Columbia's housing stock is relatively new. Over 67 percent of all homes are less than 30 years old.

Columbia's housing stock is relatively new. Over 67 percent of Columbia's housing stock is less than 30 years old. Less than 18 percent of homes were built before 1960. In general, older housing stock in Columbia is more apt to be in poor condition, and have lower values, particularly rental units. Older homes can also be costlier to maintain. Map 3.13, drawn from the Consolidated Plan, shows that the housing stock built prior to 1960 tends to be concentrated in the center of the city.

MAP 3.13



Source: J-Quad & Associates, LLC

19. Twenty-two percent of homeowners with a mortgage are cost burdened, meaning 30 percent or more of their household income is spent on housing costs.

An important indicator of housing affordability is the cost burden of housing. A household is considered cost burdened if 30 percent or more of the household income is spent on housing. Table 3.14, drawn from the Consolidated Plan, shows owner costs of a unit as a percentage of household income. The data reveals that a significant number of residents (22%) who own a home with a mortgage are paying more than 30 percent of their income towards housing costs.

Table 3.14:

Owner Costs As A Percentage of Household Income	
Housing unit with a mortgage	14,592
Less than 20.0 percent	7,321
20.0 to 24.9 percent	2,596
25.0 to 29.9 percent	1,361
30.0 to 34.9 percent	906
35.0 percent or more	2,245
Not computed	163
Housing unit without a mortgage	4,891
Less than 10.0 percent	1,981
10.0 to 14.9 percent	1,526
15.0 to 19.9 percent	457
20.0 to 24.9 percent	451
25.0 to 29.9 percent	0
30.0 to 34.9 percent	157
35.0 percent or more	319
Not computed	0

Source: 2005 US Census Estimates

20. A significant percentage (44%) of renters are also considered cost-burdened, but the presence of a large student population impacts this figure.

According to the 2000 Census, over 44 percent of all households in rental units paid more than 30 percent of their income for housing and, of that group, over 56 percent paid more than 50 percent of their income. Lower income groups are particularly affected. These levels reflect the high number of students in Columbia who are more likely to be shown as rent burdened because their household income is low even though they may be receiving support from other sources. It is not possible to calculate the percentage of non-student rental households that are cost-burdened.

21. Median income increases outpaced median rent increases between 1990 and 2000.

The median rent for the Columbia area has increased from \$382 in 1990 to \$525 in 2000, an increase of 37 percent. During the same time period median income increased by 53 percent. This may indicate that the average renter can afford the increased rental costs. However, those at the lower end of the income scale tend to realize smaller income gains and therefore may spend more of their income on rent.

22. Columbia has a relatively even distribution of renters in different income groups, suggesting the need for rental units that meet various price points and preferences.

There appears to be a relatively even distribution of renters across various income groups. This may create an increased demand for higher end units from higher income groups and college students sharing apartments. This demand for higher end units can raise market rents, resulting in reduced affordability for low-income households. The strong presence of higher income groups in Columbia's rental market points to the need for rental units that meet a wide range of price points and preferences, from very low-income to very high-income households.

23. Approximately six percent of the housing units in Columbia are subsidized for low-income households, but no additional units have been constructed since 1999.

Just over 2,350 subsidized housing units currently exist in Columbia to serve low-income households, representing approximately six percent of all existing housing units. These housing units are owned and operated by both public and private entities. The Columbia Housing Authority (CHA), which owns 720 units, administers public housing in Columbia. Based on the information reviewed, no additional subsidized units have been constructed since 1999.

Resources

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

A. Green Infrastructure

- City of Columbia (www.gocolumbiamo.com)
 - Metro Greenbelt / Trail Plan
 - Parks, Recreation & Open Space Master Plan – 2002 Facility Needs Update

Suggested additional green infrastructure resources:

- Columbia Parks & Recreation Trail Guide (brochure)
- Columbia Parks and Facilities Guide (brochure)
- Leisure Times – your guide to Columbia’s recreational opportunities (periodical)
- MKT Nature and Fitness Trail (brochure)

B. Built Environment

- Boone County (www.showmeboone.com)
 - Assessor’s Office
 - Geographic Information System Department
- City of Columbia
 - Columbia Metro 2020 – a planning guide for Columbia’s future
 - Department of Public Works – Reports of the Building Inspector, 2000-2005

C. Housing

- City of Columbia
 - Consolidated Housing and Community Development Plan, 2005-2009
- US Census (www.census.gov)

Suggested additional housing resources:

- City of Columbia
 - Analysis of Impediments to Fair Housing Choice (report)
 - City of Columbia Housing Development Programs (brochure)
 - City of Columbia, Missouri Community Development Action Plan
 - Columbia Housing Authority Revitalization Plan
 - Homeownership Assistance Program (brochure)
 - Owner-Occupied Housing Rehabilitation Program (brochure)

4. Community

4. Community

Overview

This chapter describes Columbia's community facilities, services, and public utilities. Following this overview, the chapter is divided into the following sections:

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

Detailed Information – is divided into two parts.

- Part A: Community Services and Facilities looks at key public and private services in the community, including police, fire, schools, libraries, arts and cultural facilities, and historic resources.
- Part B: Utilities examines issues of physical infrastructure, including water and sewer utilities, and the storm water management system. It also provides a brief overview of Columbia's current capital improvement plan.

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

Key Findings

A. Community Services and Facilities

1. The Columbia Police Department uses a “community policing” approach to reduce crime and enhance public safety.
2. The Columbia Fire Department provides 24/7 fire, rescue, and emergency medical services to the citizens and visitors to Columbia. Some outlying, recently annexed areas are served by the Boone County Fire Protection District.
3. Columbia is home to two major hospital systems – Boone Hospital Center and University of Missouri Health Care. The Veterans Administration operates the Truman Memorial Veterans Hospital.
4. Over 17,000 students are currently enrolled in the Columbia public school system. Enrollment is projected to increase by 7.6 percent over the next five years.
5. Students at Columbia’s public schools scored well on the Missouri Assessment Program and ACT standardized tests, exceeding state results in all subject areas.
6. Private schools in Columbia enroll more than 1,500 students in grades K through 12.
7. The Columbia Public Library has an annual circulation of over 1 million items. It serves as the headquarters of the Daniel Boone Regional Library System.
8. Columbia is home to numerous cultural and arts attractions, many of which are concentrated in the city center area known as The District. The Columbia Convention and Visitors Bureau provides funding and marketing to promote arts-based tourism.
9. The City’s Office of Cultural Affairs undertakes a variety of programs and services to enhance the local arts community. Columbia was recently recognized as Missouri’s most “creative community”.
10. The Percent for Art Program supports the development of public art throughout Columbia.
11. Columbia’s institutions of higher education enrich the city’s cultural environment through a variety of museums, galleries, performances, and athletic facilities and events.
12. The Historic Preservation Commission supports the long-term preservation of Columbia’s historic resources.
13. Columbia has over 30 sites listed on the National Register of Historic Places.
14. The Boone County Historical Society preserves historic artifacts, sponsors exhibits and celebrations, and informs the public about the county’s rich history.

B. Utilities

15. Public water and sewer utilities serve the City of Columbia, as well as some areas outside the city limits.

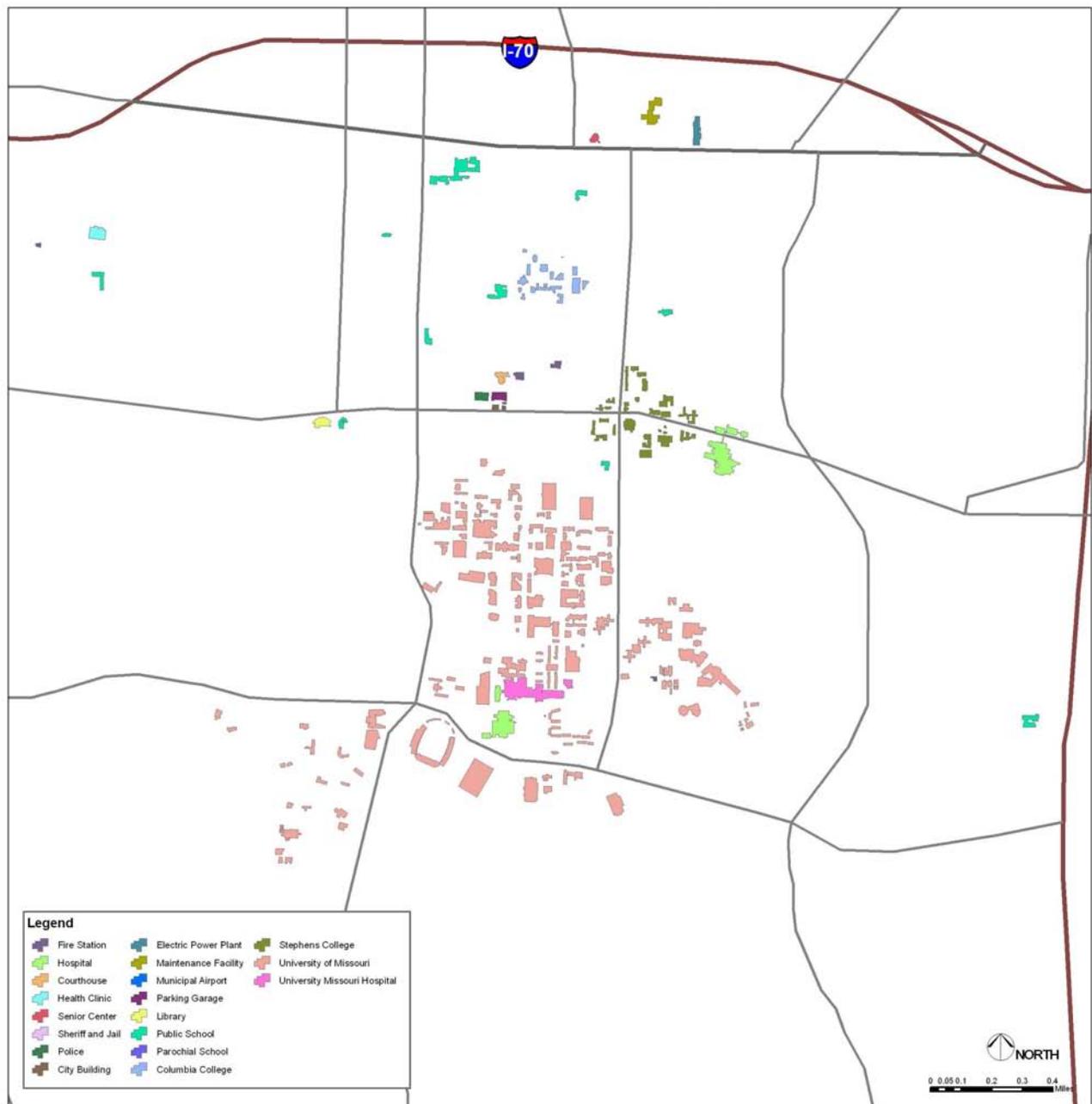
16. Columbia Water and Light is a public utility responsible for collecting, treating, and delivering high quality water throughout the Columbia region.
17. Columbia Water and Light ensures the provision of reliable, low-cost electricity from the Columbia Municipal Power Plant and various other producers.
18. Columbia voters passed the first renewable energy ordinance in Missouri and the 2008 renewable energy goal will be surpassed.
19. Sanitary sewer service is currently provided for about 32,000 acres of developed land. By 2030 the sewer service area may be expanded to encompass over 90,000 acres.
20. Columbia's Storm Water Utility constructs small storm water management projects and educates the public about appropriate storm water management practices.
21. An annually revised, multiple-year Capital Improvement Program helps the City prioritize and identify funding for a wide range of capital improvement projects.

Detailed Information

A. Community Services and Facilities

This section provides an overview of some of the key community services and facilities in Columbia that contribute to public safety and enhance the city’s quality of life, including police, fire, hospitals, schools, libraries, and arts and cultural institutions. Map 4.1 below shows where many of these facilities are located. Due to the high concentration of community facilities in the center of the city, the map focuses on the central portion of Columbia.

MAP 4.1: COMMUNITY FACILITIES



Source: City of Columbia, ACP

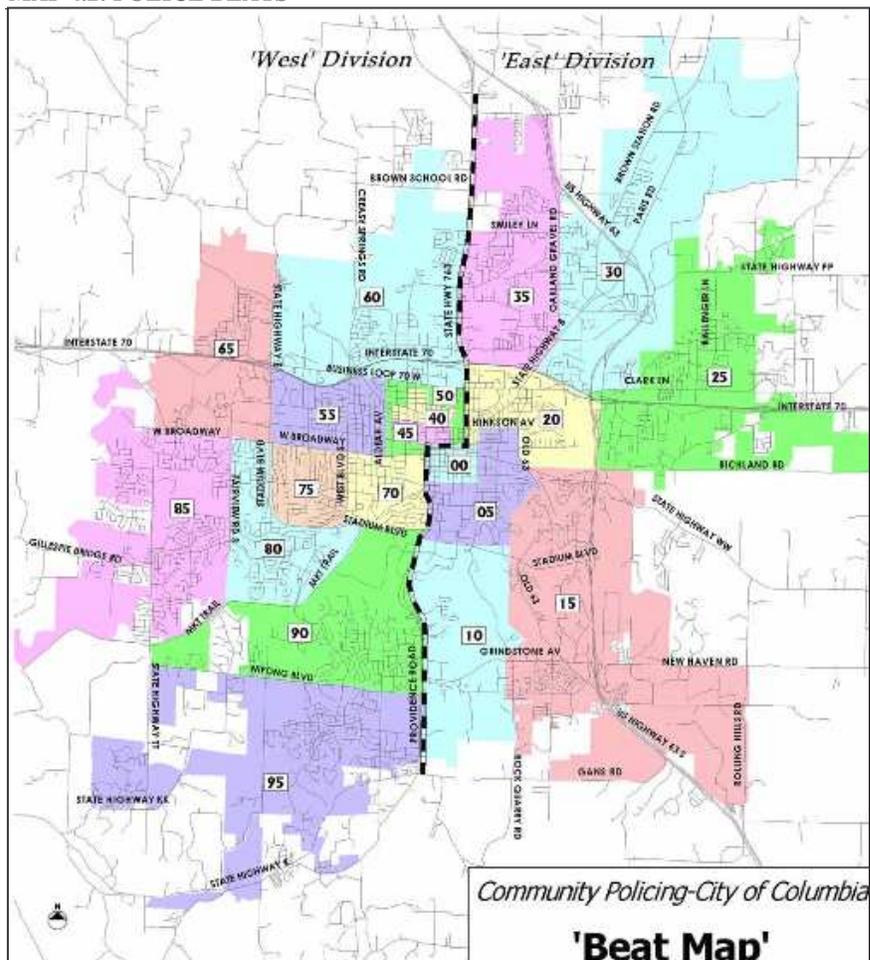
1. The Columbia Police Department uses a “community policing” approach to reduce crime and enhance public safety.

Columbia’s Police Department has two districts – East District and West District. The two districts and their associated police beats are shown in Map 4.2 below.

Police Protection	
Number of stations	1
Number of sub-stations (not staffed)	5
Total number of employees	181
Number of Police Officers/Sergeants	141
Number of vehicles	90

Source: City of Columbia Demographic Statistics

MAP 4.2: POLICE BEATS



Source: City of Columbia Police Department

Since 1997 the Columbia Police Department has used a “community policing” approach to reduce crime and improve public safety. Community policing involves creating and maintaining partnerships between the Department and the citizens that it serves. A variety of special teams and programs support community policing efforts. The Community Action Team (CAT) works to solve long-term, chronic problems such as liquor law and drug violations. Along with the Adult Community Services Unit, CAT officers work with property owners, residents, and community groups to maintain open lines of communication, and offer trainings on how to keep different types of properties (such a multi-family housing and hotels) crime free. A Neighborhood Response Team (NRT) also contributes to community policing efforts through the resolution of property maintenance problems.

The NRT works to fix “broken windows”, based on the idea that a neighborhood that demonstrates upkeep and care is less likely to host criminal activity.

The Police Department collaborates with Columbia citizens through a variety of other initiatives, including Neighborhood Watch, Crime Stoppers, and the Citizens’ Police Academy, among others. Further details about the structure of the department and its numerous initiatives can be found at www.gocolumbiamo.com/Police/.

2. The Columbia Fire Department provides 24/7 fire, rescue, and emergency medical services to the citizens and visitors to Columbia. Some outlying, recently annexed areas are served by the Boone County Fire Protection District.

The Columbia Fire Department provides fire, rescue, emergency medical, and emergency response to natural and man made disasters with 135 highly trained employees assigned to eight strategically located fire stations throughout the city. In addition, the Columbia Fire Department provides fire investigative services, fire inspections, code enforcement, public education, and training. The Columbia Fire Department operates on a budget of 12.7 million, and is divided into four divisions: Administration, Emergency Services, Fire Marshal’s Division, and Departmental Services (Training, Supplies, and Research and Development).

The mission of the Columbia Fire Department is “Fire Prevention Through Education”. The Columbia Fire Department website offers information on a variety of topics related to fire prevention and general public safety. Further details about the Columbia Fire Department can be found at <http://www.gocolumbiamo.com/Fire/>.

The Boone County Fire Protection District immediately surrounds the city. It has 14 stations, 11 full-time employees, and 400 volunteer firefighters. It is responsible for protecting an area of 532 square miles, covering the largest geography of any other fire district in the state.

The city and county departments are both dispatched by the same 911 Public Safety Joint Communications Center. In certain areas the departments provide overlapping services, such as along Interstate 70.

3. Columbia is home to two major hospital systems – Boone Hospital Center and University of Missouri Health Care. The Veterans Administration operates the Truman Memorial Veterans Hospital.

Health care plays a very significant role in Columbia, where about one in six people works in a health-related profession. The city is home to two major hospital systems – a county system and a university system.

Boone Hospital Center is a county-owned, not-for-profit institution. It has 375 beds and specializes in cardiology, neurology, orthopedics, obstetrics, and oncology. In May 2006 the hospital opened its Center for



The Columbia Fire Department’s national award winning Honor Guard
Source: City of Columbia

Columbia Hospitals

Boone Hospital Center -
1600 E. Broadway
Columbia Regional Hospital -
404 Keene St.
Ellis Fischel Cancer Center -
115 Business Loop 70 West
Howard A. Rusk Rehabilitation Center -
315 Business Loop 70 West
Mid-Missouri Mental Health Center -
3 Hospital Drive
Truman (Harry S.) Memorial Veterans'
Hospital - 800 Hospital Drive
University Hospitals and Clinics -
1 Hospital Drive

Source: Missouri Hospital Association



Blue Ridge Elementary

Source: Columbia Public Schools

Advanced Medicine, a \$20 million, 80,000 square foot addition with a focus on outpatient procedures and minimally invasive surgery.

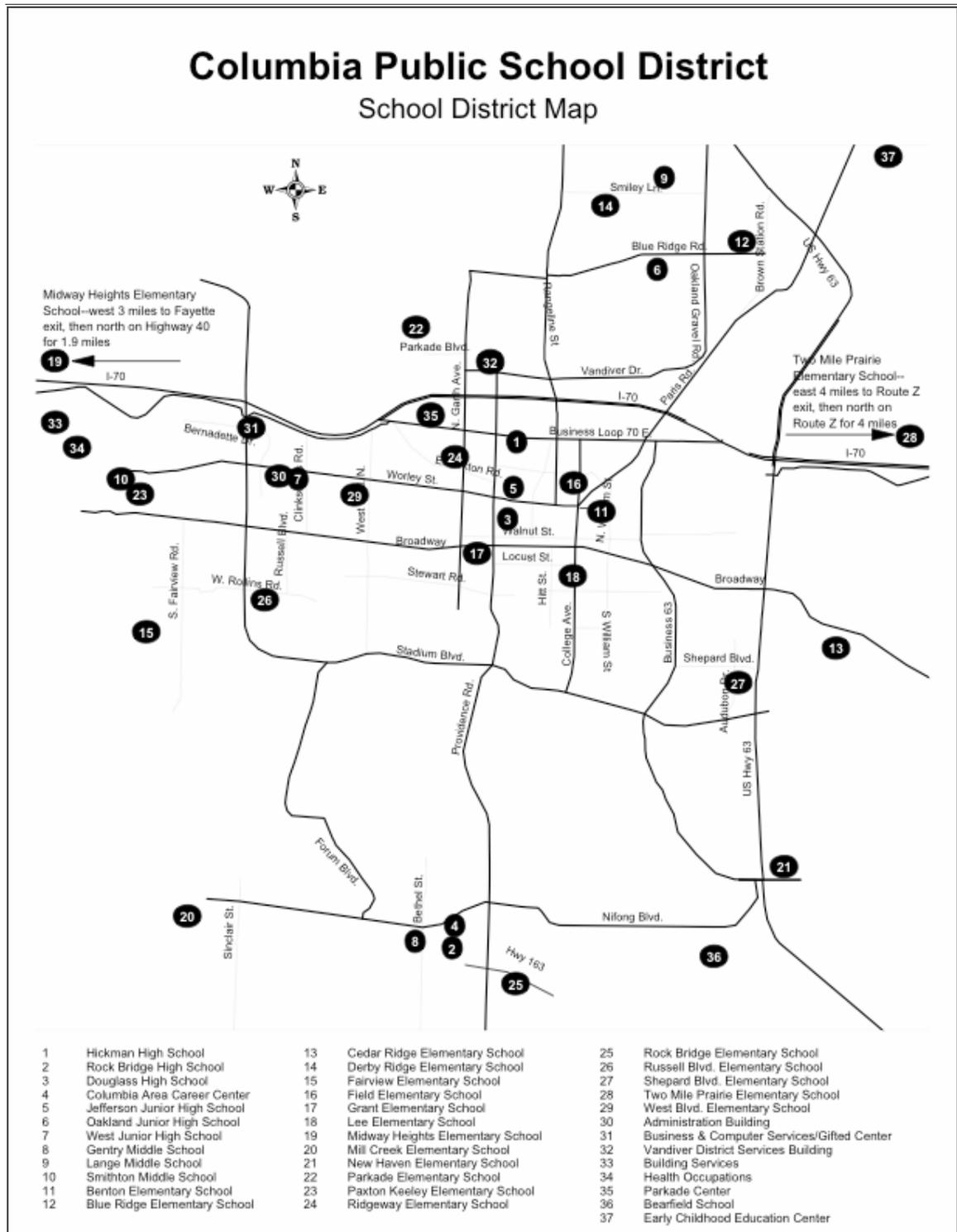
University of Missouri Health Care is comprised of University Hospital and Columbia Regional Hospital. University Hospital is a 268-bed tertiary-care center. It has the only Level 1 Trauma Center and the only burn intensive care unit in Mid-Missouri. Columbia Regional Hospital has 225 beds. It serves as the birthing center for the University system's 1,400 annual births. In addition to the two hospitals, MU Health Care also operates the Ellis Fischel Cancer Center. The Rusk Rehabilitation Center represents an innovative partnership between HealthSouth (the managing partner) and University of Missouri Health Care.

Columbia is home to several other medical facilities. Among these, Truman Memorial Veterans Hospital is a 118-bed facility that serves as the health care hub for around 30,000 veterans in a 45-county region. The Mid-Missouri Mental Health Center is a 69-bed facility that provides inpatient mental health care services.

4. Over 17,000 students are currently enrolled in the Columbia public school system. Enrollment is projected to increase by 7.6 percent over the next five years.

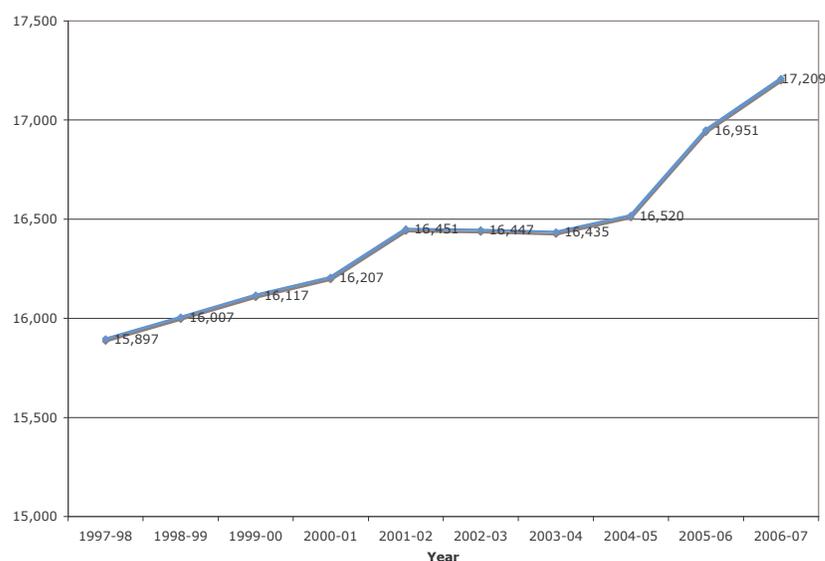
Columbia's public school system has a 2006-07 enrollment of 17,209 students, making it the tenth largest school district in the state. The school system is comprised of 19 elementary schools (grades K through 5), three middle schools (grades 6 and 7), three junior high schools (grades 8 and 9), three high schools (grades 10 through 12), and the Columbia Area Career Center. Map 4.3 on the following page shows the locations of Columbia's public schools.

MAP 4.3: SCHOOL DISTRICT MAP



Source: Columbia Public Schools

Columbia’s public school system has experienced fluctuating, but generally increasing levels of enrollment over the past 10 years. Chart 4.4 depicts this enrollment history.

CHART 4.4: ENROLLMENT HISTORY, COLUMBIA PUBLIC SCHOOLS

Source: Columbia Public Schools, ACP

Despite a slight decline in enrollment between 2001-02 and 2003-04, enrollment levels increased by 8.3 percent during the last ten years, from 15,897 students in 1997-98 to 17,209 students in 2006-07.

The school district develops enrollment forecasts in order to plan for future needs. As seen in Table 4.5, enrollment is expected to increase by another 7.6 percent over the next five years, for a total of 18,514 students in 2011-12.

Table 4.5: Enrollment Forecast, Columbia Public Schools

	2005-06		2006-07		2007-08		2008-09		2009-10		2010-11		2011-12
	Actual	Change	Actual	Change	Proj.								
K-5	7,417	155	7,572	175	7,747	146	7,893	256	8,149	334	8,483	118	8,601
6-7	2,453	-16	2,437	-25	2,412	74	2,486	51	2,537	-32	2,505	163	2,669
8-9	2,644	-5	2,639	-17	2,622	-39	2,583	-26	2,556	78	2,634	54	2,688
10-12	3,931	69	4,000	91	4,091	-16	4,075	5	4,080	-65	4,015	-20	3,995
Subtotal K-12	16,445	203	16,648	224	16,872	165	17,037	286	17,322	315	17,638	316	17,953
Other*	506	55	561	0	561	0	561	0	561	0	561	0	561
Grand Total	16,951	258	17,209	224	17,433	165	17,598	286	17,883	315	18,199	316	18,514

*Early childhood special education, Title I preschool, Park Avenue facility, Juvenile Justice Center/alternative, Center for Gifted Education, Hospital School, Special Services

Source: Columbia Public Schools

5. Students at Columbia's public schools scored well on the Missouri Assessment Program and ACT standardized tests, exceeding state results in all subject areas.

Columbia's public schools are well regarded. Eight schools have been honored for exemplary quality by the US Department of Education, while 13 have received similar recognition at the state level. On the most recent Missouri Assessment Program (MAP) tests, Columbia's students exceeded

state results in all subject areas, including communication arts and mathematics. The average ACT composite score for Columbia Public School graduates in 2006 was 23.4, compared to a state average of 21.6 and a national average of 21.1.

The school district uses a Comprehensive School Improvement Plan (CSIP) to improve its educational programs. The latest CSIP focuses on the three Board of Education goals: 1) increasing student achievement in terms of test results, daily attendance rates, and reduced dropout rates; 2) eliminating achievement disparities between minority and non-minority student populations; and 3) maximizing resource efficiency.

The Columbia Public School district recently conducted a comprehensive needs assessment regarding its facilities and infrastructure. In 2006, its Facilities Planning Committee conducted Community Engagement Forums, educational adequacy studies, and a comprehensive engineering study of all facilities. These analyses resulted in recommendations for a long-range facilities plan which can be accessed online, along with other information about Columbia Public Schools, at <http://www.columbia.k12.mo.us/>. Over the next six years Columbia voters will be asked to approve \$180 million in proposed school bonds to build a new high school and two new elementary schools, and to upgrade existing buildings. The bonds will be issued in three phases (2007, 2011, and 2013), and will not require a tax increase.

6. Private schools in Columbia enroll more than 1,500 students in grades K through 12.

Columbia Daily Tribune's 2005 Our Town Directory highlights the city's private school options. According to 2004 enrollment figures reported by 12 private schools, more than 1,500 students in Columbia are enrolled in grades K through 12 at private institutions. Tuition varies from \$175 per class at Heritage Academy to around \$8,000 per year at Columbia Independent School. The largest private schools are Columbia Catholic School (545 students), Christian Fellowship School (285 students), Columbia Independent School (204), and Christian Chapel Academy (196). A Catholic high school is expected to open in southeast Columbia in the next two years, with room for about 250 students. The school will open to 9th and 10th grades in the fall of 2009, with 11th grade added in 2010 and 12th grade added in 2011. A directory of private schools can be found at www.columbiatribune.com/2006/OurTown/089.asp.

7. The Columbia Public Library has an annual circulation of over 1 million items. It serves as the headquarters of the Daniel Boone Regional Library System.

The city's public library is the Columbia Public Library located at 100 West Broadway. This new, 102,000 square foot facility was completed in 2002, and nearly doubled the size of the old public library building. Its

current collection contains about 334,000 items, and its annual circulation surpasses 1 million items. The facility also serves as the headquarters of the Daniel Boone Regional Library system, accounting for over 80 percent of the system's total circulation. The library has a staff of 60 full-time employees.

The Columbia Public Library undertakes a variety of programs to reach out to the city's diverse community. In 2005 it translated some of its informational materials into Spanish and increased its Spanish collection. The library deploys two bookmobiles as part of its outreach efforts – one that travels to eight towns in the wider region, and one that targets Columbia youth, particularly those living in public housing. The library recently began offering downloadable audio books. The West Broadway facility also offers such amenities as free wireless internet and a coffee kiosk.

In addition to the Columbia Public Library, Columbia residents have free or low-cost access to several additional libraries. These include Ellis Library (MU), the J.W. and Lois Stafford Library (Columbia College), the Hugh Stephens Library (Stephens College), and a library in the Columbia Senior Center. In April 2007 Columbia residents will vote on a property tax levy to support the development of two new libraries in the Boone County Library District—one of which will be located in northern Columbia.

8. Columbia is home to numerous cultural and arts attractions, many of which are concentrated in the city center area known as The District. The Columbia Convention and Visitors Bureau provides funding and marketing to promote arts-based tourism.

Cultural and arts facilities play a prominent role in Columbia. The city is home to numerous performing arts companies, museums, and art galleries. It also hosts a number of arts festivals and other cultural events each year that draw visitors from around the country, including the Festival of the Arts, the Annual Heritage Festival and Craft Show, Art in the Park (a 48-year old fine arts festival), and a Summer Music Festival featuring the Missouri Symphony Orchestra. The Convention and Visitors Bureau (CVB) publishes a calendar of events, offers seasonal travel packages, facilitates hotel and event booking, and distributes an annual Visitor and Area Guide to promote tourism in the Columbia community. Through the Tourism Development Fund the CVB provides more than \$60,000 each year to support arts festivals and performing arts events, including Art in the Park and the city's Festival of the Arts.

Many of Columbia's arts and cultural attractions are concentrated in the historic central city, also known as "The District". The District covers a 43-block area that boasts over 110 unique shops, 70 bars and restaurants, and 45 live performances each week. An organization of property owners and merchants is responsible for economic development in this area including business recruitment, historic preservation and beautification. The District itself provides an important backdrop for artistic and cultural offerings and,

in fact, the downtown and the festivals can be seen as mutually supporting. A website, www.discoverthedistrict.com/, provides extensive information on the activities in this area. Map 4.6 is available to download from this website, and is accompanied by a directory of shops, galleries, and entertainment venues.

MAP 4.6: THE DISTRICT



Source: www.discoverthedistrict.com

9. The City's Office of Cultural Affairs undertakes a variety of programs and services to enhance the local arts community. Columbia was recently recognized as Missouri's most "creative community".

In November 2006 the Missouri Arts Council (MAC) recognized Columbia as Missouri's most "creative community", acknowledging the role of arts in the city's tourism, economic growth, and civic life. This is the first year MAC has presented the Creative Community award.

The Office of Cultural Affairs (OCA) is a city agency that is devoted to enhancing the vitality of Columbia through the support of artists and cultural organizations. Columbia is the only community in the state to have an OCA as part of its municipal government. The city supports the arts through a unique annual funding process. Since the OCA was established in 1992, more than \$1 million has been awarded to local arts agencies. Fiscal year 2006 saw \$80,000 allocated to 16 agencies in support of visual, performing, and literary arts programming. A sample of recent events supported by city arts funding includes: an Israeli-Palestinian film fair; a percussion workshop for a youth drum line; art activities at the state Special Olympics; a Chinese art exhibit; and a concert of music by Jewish composers banned during WWII.

The OCA works closely with a Commission on Cultural Affairs, which is appointed by the City Council. The OCA provides a wide variety of services and programs, including: maintaining an artists' registry to link patrons with working artists; publishing materials such as an arts newsletter, gallery guide, and public art guide; planning the Columbia Festival of the Arts celebration; and providing city funding for arts organizations, among other activities. More information can be found at www.gocolumbiamo.com/Arts/.

The OCA has developed a Creative Columbia Community Cultural Plan (updated and adopted by City Council in November 2005) in order to plan for future needs in the areas of arts education, arts business, arts visibility, and arts policy. Columbia is one of the few communities in the state to have a comprehensive cultural plan.

10. The Percent for Art Program supports the development of public art throughout Columbia.

Public art plays an important role in defining Columbia's physical landscape and enhancing the public realm. In 1997 the City created the Percent for Art Program, which allows for one percent of the cost of new city construction or renovation projects to be used for site-specific public art. Columbia is one of only two communities in Missouri to feature this type of public art program, which is administered by the OCA. The first Percent for Art projects – at the Eighth and Cherry Parking Garage, and the Oakland Family Aquatic Center – were completed in 1999. Upcoming projects include the historic Wabash Station and the City Hall Plaza in conjunction



Mayor Darwin Hindman and City Manager Bill Watkins accept Columbia's "Creative Community" Award from Governor Matt Blunt and First Lady Melanie Blunt.

Source: Lloyd Grotjan, Full Spectrum Photo



Martin Luther King Jr. Memorial
Source: Office of Cultural Affairs

with the recently approved addition and renovation of City Hall—the Historic Daniel Boone Building.

The OCA publishes a brochure that offers a self-guided tour of 22 of Columbia’s major public sculptures. These works can be found in a variety of locations throughout the city, but many are concentrated near the downtown area.

11. Columbia’s institutions of higher education enrich the city’s cultural environment through a variety of museums, galleries, performances, and athletic facilities and events.

The University of Missouri-Columbia hosts a number of arts, music, and culture institutions enjoyed by the Columbia community. It’s 1,358 acre main campus is designated as a botanic garden, and features more than 5,000 trees and 650 varieties of plants. The George Caleb Bingham Gallery shows contemporary work by student and faculty artists. The Museum of Art and Archeology is part of the College of Arts and Sciences and is supported by the Missouri Arts Council. The Museum of Anthropology focuses on American Indian cultures from across the country, with a focus on native Missourians from 11,000 years ago to the present. Enns Entomology Museum is home to over 5.75 million specimens of insects and fossils from all over the country and features those found in the Ozark streams. The Craft Studio offers students and community members the use of a woodshop, pottery studio, kiln, darkroom, and other facilities for arts and crafts work. The University Concert Series provides a wide variety of music, dance, and theater to the Columbia community including Broadway shows, international orchestras, and other renowned acts.

Columbia College and Stephens College also offer significant cultural amenities. Columbia College’s Larson Gallery shows student and faculty works and also hosts a nation-wide competition every year, known as Paper in Particular. Stephens College’s Davis Art Gallery shows artwork by students, faculty, and regional artists in a space free and open to the public. Stephens College hosts a performing arts series that features a variety of plays, films, dance performances, and concerts.

College and University athletics provide a range of teams and events for the Columbia community to follow, as well as some athletic facilities that are available for public use. The University of Missouri is a member of the Big 12 Conference, and features the state’s only NCAA Division I-A athletic program. The Mizzou Tigers compete in 20 teams at the highest level nationally. The Mizzou Arena hosts a variety of major sports events, as well as trade shows and concerts. Health Connection is a fitness and wellness center that caters to the Columbia community; it is run by the MU School of Health Professions. The Stephens College Stars compete in the National Association of Intercollegiate Athletics (NAIA) in six sports. The Columbia College Cougars are also a member of the NAIA and fields five

A sample of past performances from the 2006-2007 University Concert Series:

- The Kingston Trio
- A Prairie Home Companion Movie Screening
- Olivia Newton-John
- *DRUM!*
- *Rent*
- Brentano String Quartet
- B.B. King
- Circus Nexus
- Teatro Lirico d'Europa: Madama Butterfly
- MU Choral Union: The Creation
- Minnesota Ballet: The Nutcracker
- Moscow Boys Choir
- Columbia Chorale: Handel's Messiah
- Hamburg Symphony Orchestra
- Rachel Lee, violin
- Moscow Festival Ballet: Cinderella
- *CATS*
- Hungarian Symphony Orchestra
- Harlem Gospel Choir

Source: www.concertseries.org

teams in Division I. The College's Southwell Complex hosts volleyball and basketball games as well as some youth sports.

12. The Historic Preservation Commission supports the long-term preservation of Columbia's historic resources.

In 1998 Columbia passed an amendment creating a Historic Preservation Commission. This advisory body is composed of seven Columbia residents, and includes at least one preservation professional and one real estate investor. This commission has numerous duties, including: advising property owners about proper preservation, rehabilitation, and renovation practices; overseeing the survey and documentation of Columbia's historic resources; and recommending properties and historic districts for inclusion on the local and/or national historic register.

If a property is locally designated, then work proposed for that property must be approved by the Historic Preservation Commission before a building permit can be issued. This approval applies to character-defining features such as exterior building components. Such oversight supports the long-term preservation of Columbia's historic resources.



Source: Historic Preservation Commission,
<http://www.gocolumbiamo.com/Planning/Commissions/HPC/index.php>

13. Columbia has over 30 sites listed on the National Register of Historic Places.

The National Register of Historic Places is an honorary listing of sites that have special local, state, or national importance. Columbia has over 30 historic sites listed on the National Register of Historic Places. These types of listings vary widely, from historic districts (such as the North Ninth Street Historic District), historic homes (such as the David Guitar House), churches (First Christian Church), commercial buildings (Hamilton-Brown Shoe Factory), railroad buildings (Missouri, Kansas and Texas Railroad Depot), institutional buildings (Stephens College South Campus, several MU buildings), hotels (Tiger Hotel), and cultural institutions (Missouri Theater). Also included on the Register are several buildings that qualify as Social Institutions of Columbia's Black Community, (such as the "Blind" Boone House and the Fred Douglass School). A complete list of National Register sites in Boone County can be found at <http://www.dnr.mo.gov/shpo/Boone.htm>.

14. The Boone County Historical Society preserves historic artifacts, sponsors exhibits and celebrations, and informs the public about the county's rich history.

The Boone County Historical Society is another key historic preservation organization in the community. It collects and preserves historic artifacts, recognizes historic sites, and disseminates information to the public about the history of Boone County. It also embraces cultural conservation by encouraging the continuation of local arts, crafts, and traditions. The Montminy Gallery located in Nifong Park houses a painting

gallery, as well as a rare photographic collection of over half a million glass plates and negatives depicting life in Boone County from 1867 to the mid-20th century.

B. Utilities

The City of Columbia provides a variety of public utility services, including water, sewer, electricity, recycling, and trash collection. This section focuses on Columbia's water, sewer, and storm water management – three services that play particularly significant roles in determining how the community can grow. Availability of these services affects the nature, location, and scale of future development. This section also looks at Columbia's Capital Improvement Program, which is used to plan for capital investments in the city's facilities and infrastructure.

15. Public water and sewer utilities serve the City of Columbia, as well as some areas outside the city limits.

Map 4.7 below shows the location of Columbia's existing water service area and sewer lines. It also outlines the Boone County Urban Service Area.



McBaine Water Treatment Plant
Source: City of Columbia

Columbia's water comes from wells that tap into an alluvial aquifer bordering the Missouri River to the city's southwest. A total of 14 wells pump over 24 million gallons of water per day to the McBaine Water Treatment Plant. After being filtered and treated at McBaine, water is transferred to reservoirs at the West Ash Pump Station and the South Pump Station for distribution throughout the city. The water distribution system is currently being expanded as part of a 2003 bond issue passed by Columbia voters.

Columbia's water is recognized for its high standards of quality. Frequent and thorough testing ensures that Columbia's drinking water meets or exceeds all quality standards set by the Missouri Department of Natural Resources (DNR) and the Federal Environmental Protection Agency (EPA). There have been no EPA standards violations in over three decades of testing at the McBaine treatment facility. More than 4,000 tests are run each year in 40 different locations throughout the city. More information on Columbia's water supply and Columbia Water and Light can be found at www.gocolumbiamo.com/WaterandLight/.

17. Columbia Water and Light ensures the provision of reliable, low-cost electricity from the Columbia Municipal Power Plant and various other producers.

Columbia Water and Light provides low-cost electricity from a variety of sources, including the Columbia Municipal Power Plant and numerous other providers. The Columbia Power Plant has the capacity to burn coal, gas, and oil; it operates in full compliance with state and federal air quality standards. Power plant personnel constantly monitor electric costs to determine whether the plant should produce its own electricity or purchase from other producers. Columbia has capacity purchase agreements with City of Sikeston, the Kansas Board of Public Utilities, and Ameren/UE. Electricity is distributed through a distribution system that includes nine distribution substations and 680 circuit miles of underground and overhead electric lines. More information is available at www.gocolumbiamo.com/WaterandLight/Electric/.

18. Columbia voters passed the first renewable energy ordinance in Missouri and the 2008 renewable energy goal will be surpassed.

In 2004, City voters passed an ordinance that requires the City of Columbia to purchase a portion of energy from renewable sources. The City is the first location in Missouri to have such a requirement. The ordinance states that the City shall generate or purchase electricity generated from renewable energy sources at progressive levels starting at two percent of electric retail sales by the end of 2007 to 15 percent by 2022.

In 2008, Columbia will surpass the two percent level of renewable energy required by the renewable energy ordinance. Columbia Water and

Light has agreements for energy produced from wind and landfill gas and will accomplish the 2013 target of five percent by the end of 2008.

19. Sanitary sewer service is currently provided for about 32,000 acres of developed land. By 2030 the sewer service area may be expanded to encompass over 90,000 acres.

Columbia's Sewer Utility is responsible for the collection and treatment of wastewater Columbia. Sanitary sewer services are provided for approximately 32,000 acres (50 square miles) of developed land. The system uses 3 million feet of sewer pipe and 18 pump stations to transport wastewater to the Columbia Regional Wastewater Treatment Plant. This treatment plant, located on West Gillespie Bridge Road, cleans Columbia's used water and sewage so that water can be safely returned to the natural environment. The plant has the capacity to treat up to 20 million gallons per day. After wastewater is treated at the plant it is discharged into constructed wetland treatment units in the McBaine Bottoms. These wetlands provide additional treatment before the clean water is finally discharged into the Eagle Bluffs Conservation Area on the Missouri River.

The most recent Wastewater Facilities Master Plan was completed in November 2004. It plans for Columbia's future sanitary sewer and wastewater treatment needs, accounting for anticipated growth in population and expansion of areas served by the utility. The plan, which covers the time period through the year 2030, outlines a future sanitary sewer service area that may ultimately encompass approximately 91,000 acres (140 square miles) in the Columbia region. More information can be found at www.gocolumbiamo.com/PublicWorks/Sewer/.

20. Columbia's Storm Water Utility constructs small storm water management projects and educates the public about appropriate storm water management practices.

Columbia's Storm Water Utility is responsible for a variety of issues related to storm water management. Appropriate storm water management initiatives can help protect life and property by decreasing the dangers of flooding. It also protects the environment by reducing watershed pollution caused by storm water runoff. Storm water management techniques are often referred to as Best Management Practices or BMPs. Columbia's Public Works Department publishes a Storm Water Management and Water Quality Manual that guides developers, engineers, and planners to create more environmentally sensitive site designs that reduce flow rates and pollution concentrations in storm water runoff. The Field Operations division of the Storm Water Utility constructs small storm water management projects (less than \$200,000) and maintains and repairs existing facilities.

The Storm Water Utility also engages in general public education on storm water issues (such as hazardous materials disposal, lawn care, and impermeable surfaces) through the Community Storm water Project

(CSWP). The CSWP is a collaborative initiative among the City, the County, and the University of Missouri. More information on issues of storm water management in Columbia can be found at www.gocolumbiamo.com/PublicWorks/StormWater/.

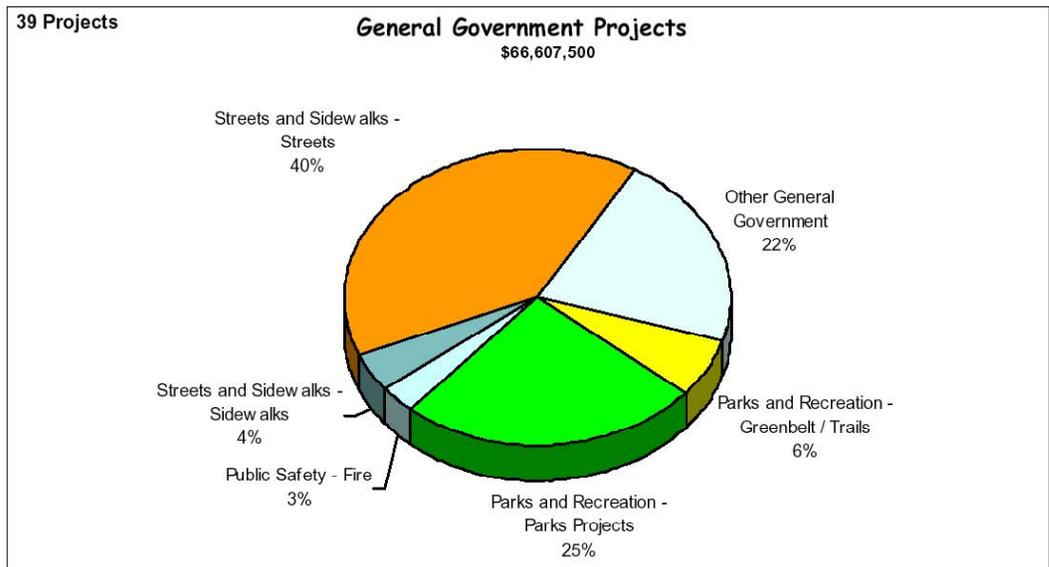
21. An annually revised, multiple year Capital Improvement Program helps the City prioritize and identify funding for a wide range of capital improvement projects.

On an annual basis the City of Columbia plans for capital investments in the city's infrastructure, facilities, and equipment through its Capital Improvement Program (CIP). The CIP is important because it serves to unify the city's development, comprehensive planning, and financial planning efforts in order to provide detailed information about the cost and timing of various City projects. The CIP is divided into two major sections. General Government Capital Projects looks at projects such as sidewalks, streets, parks, and public safety. Enterprise Capital Projects addresses projects that will be primarily funded through generated revenues, such as electric, water, rail, sewer, storm water, transit, and airport.

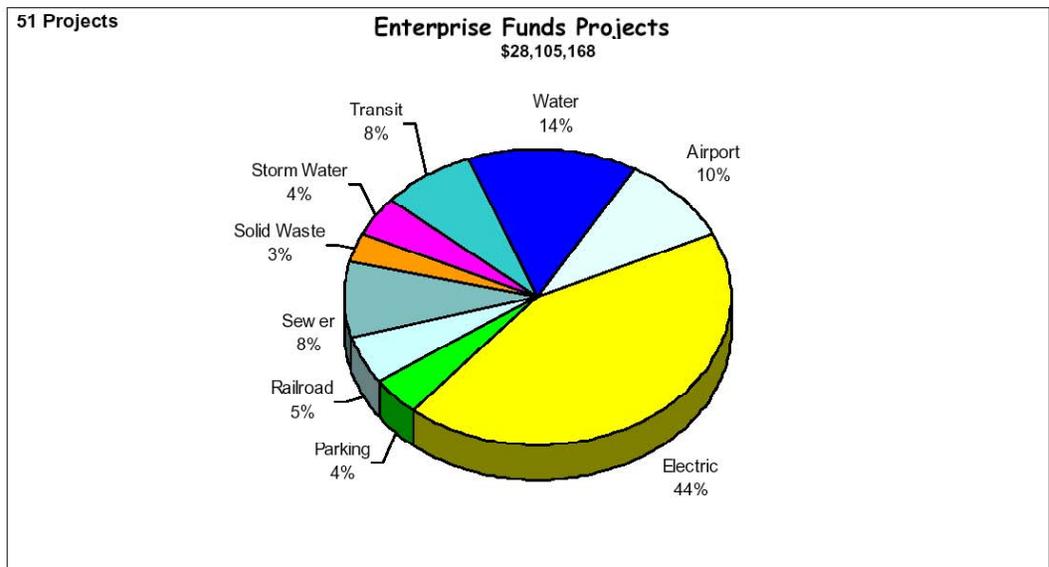
During the initial stages of the CIP process specific departments prioritize their project requests according to a set of common criteria, with labels ranging from Urgent to Deferrable. The final CIP provides a timeframe for all City projects (current, 1-2 years, 3-5 years, 6-10 years, and 10+ years). The graphs in Chart 4.8 on the following page show the Fiscal Year 2007 investment breakdown for projects scheduled to occur over the next 1 to 2 years. These projects will be funded through a variety of sources, including taxes, direct revenues, development fees, loans, and other public funds such as bonds. The full CIP is available online at http://www.gocolumbiamo.com/Finance/Services/Financial_Reports/cip-planning.php.

As shown in Chart 4.8, Columbia's most recent CIP calls for 39 General Government Projects over the next 1 to 2 years, totaling \$66.6 million. Among these projects, those related to streets and "other general government" account for 77 percent of the budget. The 1 to 2 year plan also calls for 51 Enterprise Funds Projects, totaling \$28.1 million in investment. The largest portion of this budget (32%) consists of electric utility projects. Water, sewer, and storm water projects together account for about 45 percent of anticipated investments.

CHART 4.8: FY 2007 OVERALL SUMMARY OF 1-2 YEARS PROJECTS



Streets and Sidewalks - Streets	\$26,600,000
Streets and Sidewalks - Sidewalks	\$4,118,000
Public Safety - Fire	\$1,600,000
Parks and Recreation - Parks Projects	\$7,474,000
Parks and Recreation - Greenbelt / Trails	\$2,070,000
Other General Government	\$24,745,500



Water	\$5,090,000
Transit	\$3,749,968
Storm Water	\$1,017,800
Sewer	\$6,519,300
Railroad	\$418,100
Electric	\$9,050,000
Airport	\$2,260,000

Source: City of Columbia Capital Improvement Program, FY2007

Resources

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

A. Community Services and Facilities

- Boone County Historical Society
(<http://members.socket.net/~bchs/index.htm>)
- City of Columbia (www.gocolumbiamo.com)
 - City Demographic Statistics
 - Columbia's Historic Preservation Program (brochure)
 - Police Department
 - Fire Department
 - Office of Cultural Affairs
- Columbia Daily Tribune (www.columbiatribune.com)
 - "Catholics unveil plan for high school" – January 24, 2007
 - Our Town 2005 – "Private schools offer range of alternatives"
 - Our Town 2006
(www.columbiatribune.com/2006/OurTown/)
 - "School plans include three new buildings" – December 12, 2006
 - - "Library wants vote to increase taxes" January 12, 2007
- Columbia Public Schools (www.columbia.k12.mo.us)
- Convention and Visitors Bureau (www.visitcolumbiamo.com)
 - Columbia, Mo. 2006 Visitor and Area Guide
- Daniel Boone Regional Library (www.dbri.org)
- Discover the District (www.discoverthedistrict.com)
- Missouri Hospital Association (www.mhanet.com)
- Missouri Department of Natural Resources (www.dnr.mo.gov)

Suggested Additional Resources

Community Services:

- 2005 DirectionFinder® Survey – (a survey of citizen satisfaction with city services)
- Assessment of the Columbia Police Department

B. Utilities

- City of Columbia (www.gocolumbiamo.com)
 - Capital Improvement Plan
 - Columbia Water and Light
 - Public Works Department

5. Mobility

5. Mobility

Overview

This chapter describes Columbia's transportation system, with a focus on roadways, public transit, and non-motorized transportation infrastructure such as sidewalks, trails, and bikeways.

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

Detailed Information – outlines specific facts about Columbia's transportation planning initiatives, typical trip characteristics, roadways and parking infrastructure, transit options, and non-motorized transportation initiatives. It also provides a brief overview of Columbia's interregional transportation amenities, including the airport, rail, and bus services.

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

Key Findings

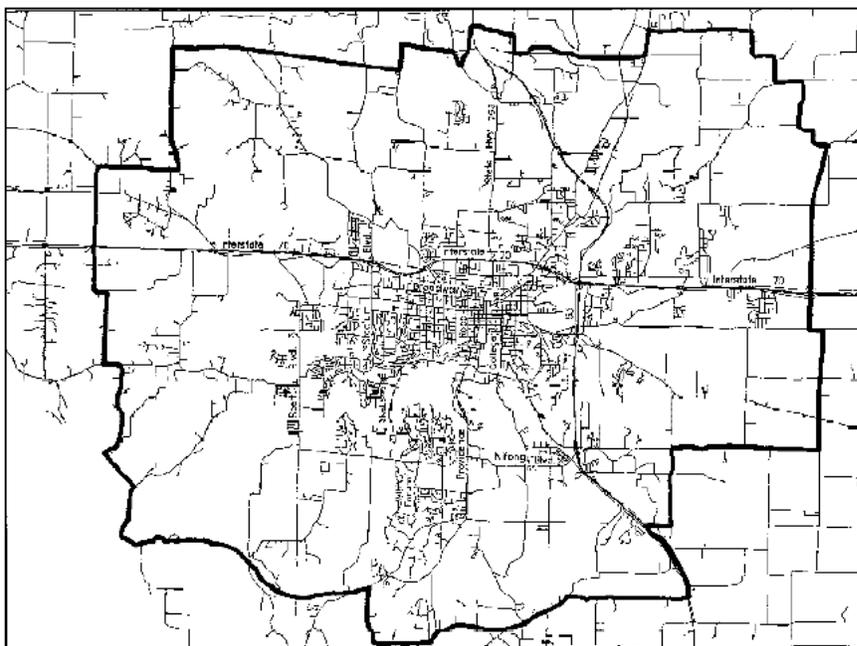
1. The Columbia Area Transportation Study Organization (CATSO) is responsible for transportation planning in the Columbia Metropolitan Area. Its 2025 Transportation Plan was adopted in May 2001.
2. The vast majority of workers (86.8%) make their commutes using a personal car. Walking is the next most common mode of transportation, accounting for 7 percent of workers.
3. Columbia residents spend an average of 14.8 minutes traveling to work. This figure is significantly less than the averages for the state and the nation, indicating that the city experiences relatively little congestion.
4. The Columbia Metropolitan Area has approximately 500 miles of roadways. Responsibility for road maintenance is shared by the City, County, and State.
5. CATSO's Major Roadway Plan uses a functional classification system to indicate a road's traffic volume, level of access, and relationship to the rest of the system.
6. Columbia's Municipal Parking Utility maintains nearly 4,000 public parking spaces in the downtown area.
7. Columbia Transit provides a variety of public bus services, including fixed route, commuter route, and para-transit services.
8. While transit ridership has experienced an overall decline since 1980, recent trends indicate that Columbia's public transit use is on the rise. Columbia Transit estimates that it will serve about 554,000 riders in 2007.
9. Para-transit complements Columbia's fixed-route system, providing curb-to-curb services for individuals who have disabilities that prevent them from riding the bus.
10. Columbia's bicycle map classifies bike routes according to rider safety and skill levels.
11. Through its PedNet Project, Columbia is planning to enhance its non-motorized transportation infrastructure and encourage more walking and bicycling.
12. The PedNet Bikeways Draft Plan calls for the development of 125 miles of additional bikeways over the next two to three years.
13. Columbia's history of development and annexation has led to a deficit in sidewalk facilities. Currently, sidewalks are absent from over half of the city's street mileage.
14. Columbia's Draft 2006 Sidewalk Project Plan emphasizes that the greatest need for sidewalks is on major streets.
15. The PedNet Draft Promotion and Education Plan shows how publicity and supportive programs can help to change transportation behaviors and encourage more walking and bicycling.
16. Airport, rail, and bus facilities provide interregional transportation services for passengers and freight.

Detailed Information

1. The Columbia Area Transportation Study Organization is responsible for transportation planning in the Columbia Metropolitan Area. Its 2025 Transportation Plan was adopted in May 2001.

Transportation planning in Columbia is conducted by the Columbia Area Transportation Study Organization (CATSO), Columbia’s Metropolitan Planning Organization. CATSO receives staffing support from the City’s Department of Planning and Development, and it relies on two committees – a technical committee and a coordinating/advisory committee – in order to plan transportation initiatives for the entire 170-square mile Metropolitan Area shown in Map 5.1. The Metropolitan Area is defined as the City of Columbia and surrounding portions of Boone County that are expected to urbanize within the next 20 years. This map comes directly from CATSO’s 2025 Transportation Plan, which was adopted in May 2001.

MAP 5.1: METROPOLITAN AREA



Source: CATSO 2025 Transportation Plan

The Federal Highway Administration and the Federal Transit Administration provide substantial funding for CATSO’s ongoing planning efforts. CATSO is responsible for meeting federal planning requirements so that the region may continue to receive federal and state transportation funds. It also plays an important role as an inter-agency coordinating body, synchronizing the transportation initiatives of the City, the County, and Missouri Department of Transportation (MoDOT).

The overall goal of CATSO’s transportation planning efforts has been to move people and goods in the most efficient, cost effective manner possible, while minimizing disruption to neighborhoods and environmentally sensitive areas. As such, transportation planning in the Columbia Metropolitan Area is very attentive to and closely tied with land use planning initiatives.

2. The vast majority of workers (86.8%) make their commutes using a personal car. Walking is the next most common mode of transportation, accounting for 7 percent of workers.

The private automobile plays a significant role in Columbia’s transportation scheme. According to the sample of Columbia residents reporting on the 2000 Census long form, 86.8 percent of workers ages 16 and over travel to work in a personal vehicle. The majority of these 39,000 commuters who travel to work by car drive alone, while 13.4 percent carpool. After the private vehicle, walking is the next most common mode for traveling to work, accounting for 7 percent of workers ages 16 and up. Bicycle trips account for 1.5 percent, while public transportation is used by only 1.1 percent of workers. Table 5.2 shows the breakdown in transportation modes for work trips.

TABLE 5.2: MEANS OF TRANSPORTATION TO WORK, CITY OF COLUMBIA, 2000

Means of Transportation	Number of Workers	% of Workers
Total:	44,919	100.0%
Car, truck, or van:	39,007	86.8%
Drove alone	33,767	75.2%
Carpooled	5,240	11.7%
Public transportation:	484	1.1%
Bus or trolley bus	393	0.9%
Taxicab	85	0.2%
Motorcycle	87	0.2%
Bicycle	668	1.5%
Walked	3,153	7.0%
Other means	200	0.4%
Worked at home	1,320	2.9%

Source: US Census, ACP

These figures closely align with those found in the 2025 Transportation Plan, which accounts for the entire Columbia Metro Area, and draws upon data from the 1990 Census and a 1993 household survey. The CATSO data show that while the majority of residents in all income brackets travel to work in a car, lower-income residents are more likely to walk, bike, or take a bus to work.

3. Columbia residents spend an average of 14.8 minutes traveling to work. This figure is significantly less than the averages for the state and the nation, indicating that the city experiences relatively little congestion.

One method of gauging congestion in a community is to measure changes in travel times. According to the 2025 Transportation Plan, Columbia's average travel time to work was 14 minutes in 1980, and remained unchanged in 1990. Census figures show that by the year 2000 average travel time has increased to 14.8 minutes. However, this figure is significantly lower than the average commutes for the state (22.9 minutes) and the nation (24.7 minutes).

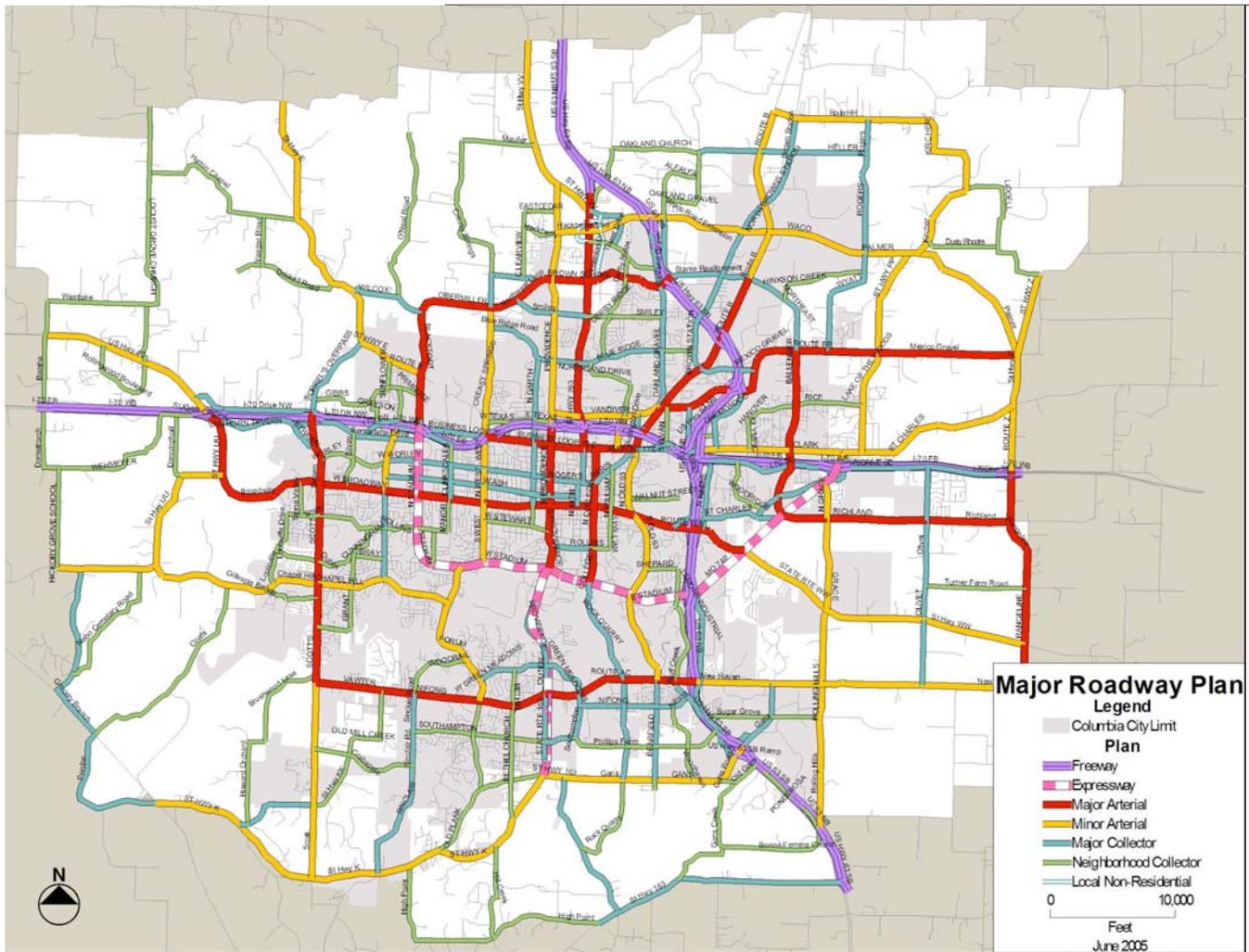
4. The Columbia Metropolitan Area has approximately 500 miles of roadways. Responsibility for road maintenance is shared by the City, County, and State.

The 2025 Transportation Plan identifies a total of 490.3 miles of roadway in the Columbia Metropolitan Area. The City of Columbia is responsible for maintaining 266 miles of roadway, Boone County is responsible for 162.3 miles, and the State of Missouri is responsible for 100.25 miles, indicating that there is some overlap in responsibility among government agencies.

5. CATSO's Major Roadway Plan uses a functional classification system to indicate a road's traffic volume, level of access, and relationship to the rest of the system.

CATSO uses a roadway classification system in order to efficiently plan for vehicular transportation needs. Roads are classified in order of function, based on issues such as volume of traffic, property access, and length and purpose of trips. Classification levels range from freeways and expressways, which accommodate the highest volumes of traffic and have the most limited access, to local roads, which carry the lowest traffic volumes and provide direct access to adjoining properties. Map 5.3 shows how these roadway classifications are used in the Major Roadway Plan.

MAP 5.3: MAJOR ROADWAY PLAN



Source: 2025 Transportation Plan, http://www.gocolumbiamo.com/Planning/Plans/Transportation/2025_plan.php

6. Columbia’s Municipal Parking Utility maintains nearly 4,000 public parking spaces in the downtown area.

Columbia’s Municipal Parking Utility is responsible for maintaining city parking facilities in the downtown core (the District), and enforcing parking regulations. The District has four multi-level parking garages with a total of 1,179 spaces. The map in the sidebar at left shows the locations of these four garages. In addition to these facilities, downtown Columbia has 15 surface parking lots with a total of 912 spaces, 1,697 on-street metered parking spaces, and 69 disabled access spaces scattered throughout the downtown. The Parking Utility sells monthly or annual permits for some of these spaces. Parking is enforced in the District Monday through Saturday, from 8:00 am to 6:00 pm. More information can be found at <http://www.gocolumbiamo.com/PublicWorks/Parking/index.php>.



Source: www.discoverthedistrict.com

7. Columbia Transit provides a variety of public bus services, including fixed route, commuter route, and para-transit services.

Columbia Transit is the sole publicly funded bus service in the metro area. It runs four full service fixed routes and one commuter route, all of which have a cross-town routing scheme. Columbia Transit (CT) also offers para-transit service for people with disabilities, and provides services for the University of Missouri. In total, CT serves over half a million riders each year.

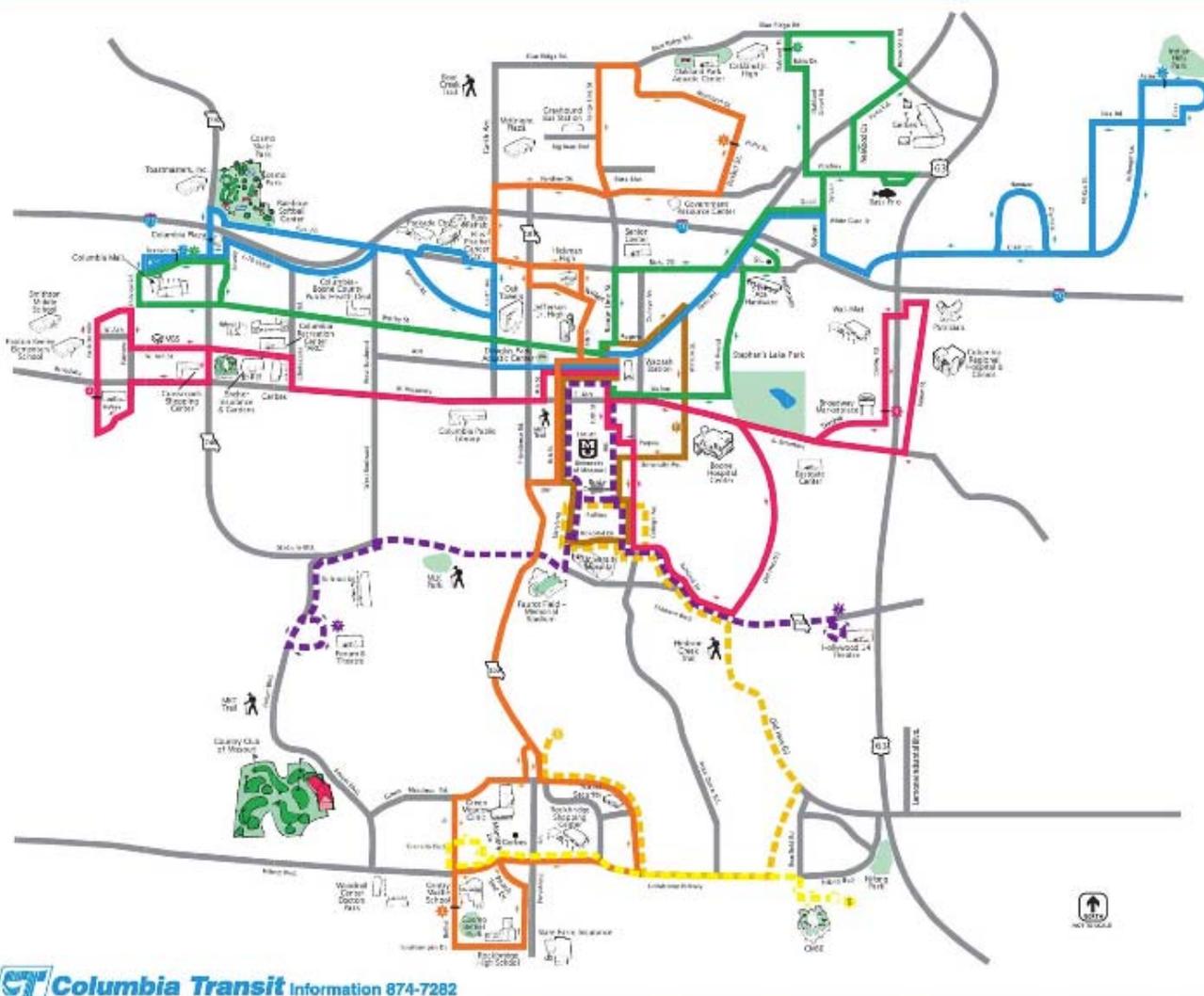
8. While transit ridership has experienced an overall decline since 1980, recent trends indicate that Columbia's public transit use is on the rise. Columbia Transit estimates that it will serve about 554,000 riders in 2007.

Following national trends, transit ridership in Columbia has declined from a high in 1980 of over 1 million riders. However, the CATSO 2025 Transportation Plan shows that Columbia Transit has recently experienced a growth in transit ridership, indicating a 20 percent growth rate on its fixed route system during the three years prior to the plan's adoption in May 2001. CT estimates that it will serve over 554,273 riders during fiscal year 2007.

CT maintains a fleet of 17 buses, all of which are equipped with ADA compliant wheelchair ramps and "low floor" design. Buses run from 6:25 am to 6:25 pm Monday through Wednesday, 6:25 am to 10:25 pm Thursday and Friday, and 9:45 to 10:25 on Saturdays. There is no Sunday service provided. The regular adult fare is \$.50, and children, students, seniors, and the disabled pay \$.25 to ride. The FASTPass system further discounts rides for people who purchase monthly, unlimited rides, or 25-ride passes. Map 5.4 shows Columbia's bus routes. More information on Columbia Transit can be found at

<http://www.gocolumbiamo.com/PublicWorks/Transportation/transit.php>.

MAP 5.4: BUS ROUTES



Source: Columbia Transit, http://www.gocolumbiamo.com/PublicWorks/Transportation/documents/bus_route_map.pdf

9. Para-transit complements Columbia’s fixed-route system, providing curb-to-curb services for individuals who have disabilities that prevent them from riding the bus.

Columbia Transit offers para-transit services for individuals who have disabilities that prevent them from riding the fixed route buses. CT has eight para-transit mini-buses that provide curb-to-curb service to residents who are certified as requiring the service. Each ride costs \$1.00, and para-transit service has the same hours of operation as the fixed route system. There are no restrictions on the purpose or number of trips provided to an individual customer. Para-transit services are in very high demand, and users may schedule their rides up to 14 days in advance. Para-transit service complements the fixed route system; its service area is defined as the area within ¼ of a mile from regular city bus routes (not including the commuter

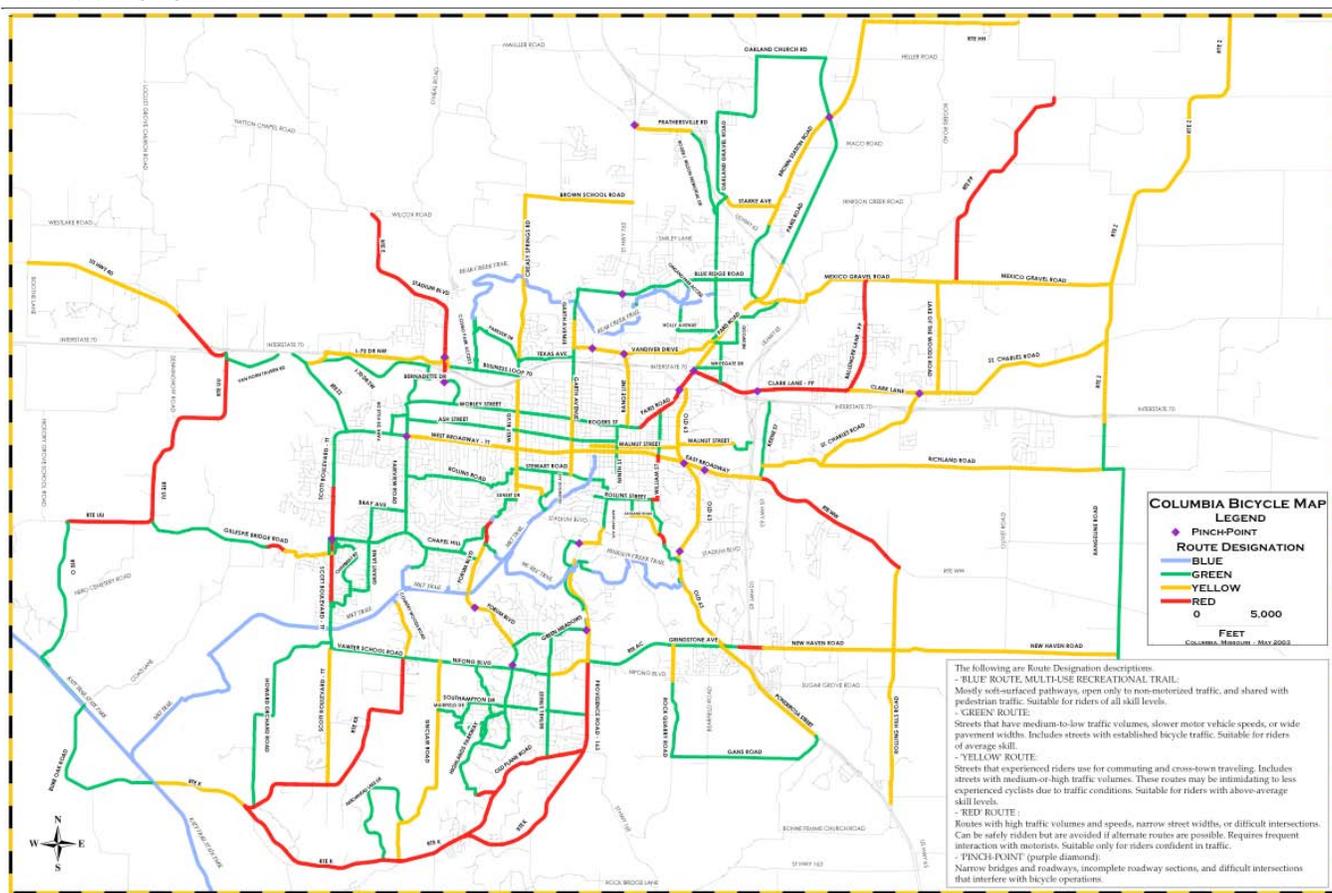
route). Service is provided outside this area, but only on a space-available basis and only within the city limits. Further details about Columbia’s para-transit service, including eligibility, scheduling, and mobility assistance can be found at

<http://www.gocolumbiamo.com/PublicWorks/Transportation/paratransit.php>

10. Columbia’s bicycle map classifies bike routes according to rider safety and skill levels.

Bicycling facilities have been an interest in Columbia for the past 30 years. The City established a Commission on Bicycling in 1977, and adopted a Bicycle Master Plan in 1979. The Plan was revised in 1993, but full implementation of the plan is still pending. Map 5.5 shows Columbia’s current bicycle network.

MAP 5.5: BICYCLE MAP



Source: City of Columbia, http://www.gocolumbiamo.com/Planning/Documents/bike_map.pdf

The above map is available online, and designates routes based on a continuum of rider safety and skill level required. The routes range from blue, which are only open to non-motorized traffic and are suitable for all skill levels, to red routes, which have high traffic volumes and speeds, narrow lanes, and are only suitable for riders who are confident in traffic.

11. Through its PedNet Project, Columbia is planning to enhance its non-motorized transportation infrastructure and encourage more walking and bicycling.

Current non-motorized transportation planning initiatives in Columbia are being undertaken by the PedNet Project (formerly the NonMotorized Transportation Pilot Program). Through this project Columbia will receive \$22 million in federal funding over the course of four years in order to show how bicycling and walking could replace car trips and carry a significant portion of the transportation load. A 35-member advisory committee appointed by the mayor assists City Council in carrying out the PedNet project. The PedNet project focuses on three areas – bicycling, walking, and public education initiatives. By the fall of 2006 the project had produced draft plans related to each of these areas.

12. The PedNet Bikeways Draft Plan calls for the development of 125 miles of additional bikeways over the next two to three years.

The Bikeways Phase 1 Draft Plan recommends the development of more than 125 miles of new bikeways. These new bikeways will take a variety of forms. Multi-use paths, or trails, will account for 36 miles beyond the existing 25-mile network. New bike lanes striped on existing streets will enhance the current 28-mile network by 66 miles. The plan also recommends 23 miles of bike routes, which have some street markings but are not striped, as well as several Bike Boulevard demonstration projects. Bike Boulevards refer to bike routes developed in conjunction with traffic calming treatments. The Bikeways Phase 1 Draft Plan is a two to three year implementation plan that outlines priority projects as well as the budget required to complete them.



Source: Bikeways Phase 1 Draft Plan

13. Columbia’s history of development and annexation has led to a deficit in sidewalk facilities. Currently, sidewalks are absent from over half of the city’s street mileage.

According to the 2025 Transportation Plan, the majority of street mileage within the City of Columbia has no sidewalks. Of the 43.7 miles of arterial streets, 23.3 (53%) lack sidewalks. The same deficit is found for collector streets, where 36.2 out of 66.7 miles lack sidewalks (54 %). For local streets, 151.9 miles do not have sidewalks out of 254.1 total miles (representing 60% of local streets). As the numbers illustrate, the existing sidewalk system is not sufficient to accommodate and encourage comfortable pedestrian activity throughout the city. (*2025 Transportation Plan*).

In part, this sidewalk deficit is due to the history of development in Columbia. Prior to World War II, most of Columbia’s residential areas included the construction of sidewalks as a standard practice. However, by the 50s and 60s, most neighborhoods were built without sidewalks. The major 1969 annexation also brought in a number of subdivisions developed

under Boone County regulations, which did not require sidewalk construction. By 1973 the City mandated sidewalk construction in all new housing developments; however, significant gaps in the sidewalk network have remained through the present day. Filling in these gaps is a major objective of the most recent Sidewalk Master Plan (adopted 1996, amended 1997).

14. Columbia’s Draft 2006 Sidewalk Project Plan emphasizes that the greatest need for sidewalks is on major streets.

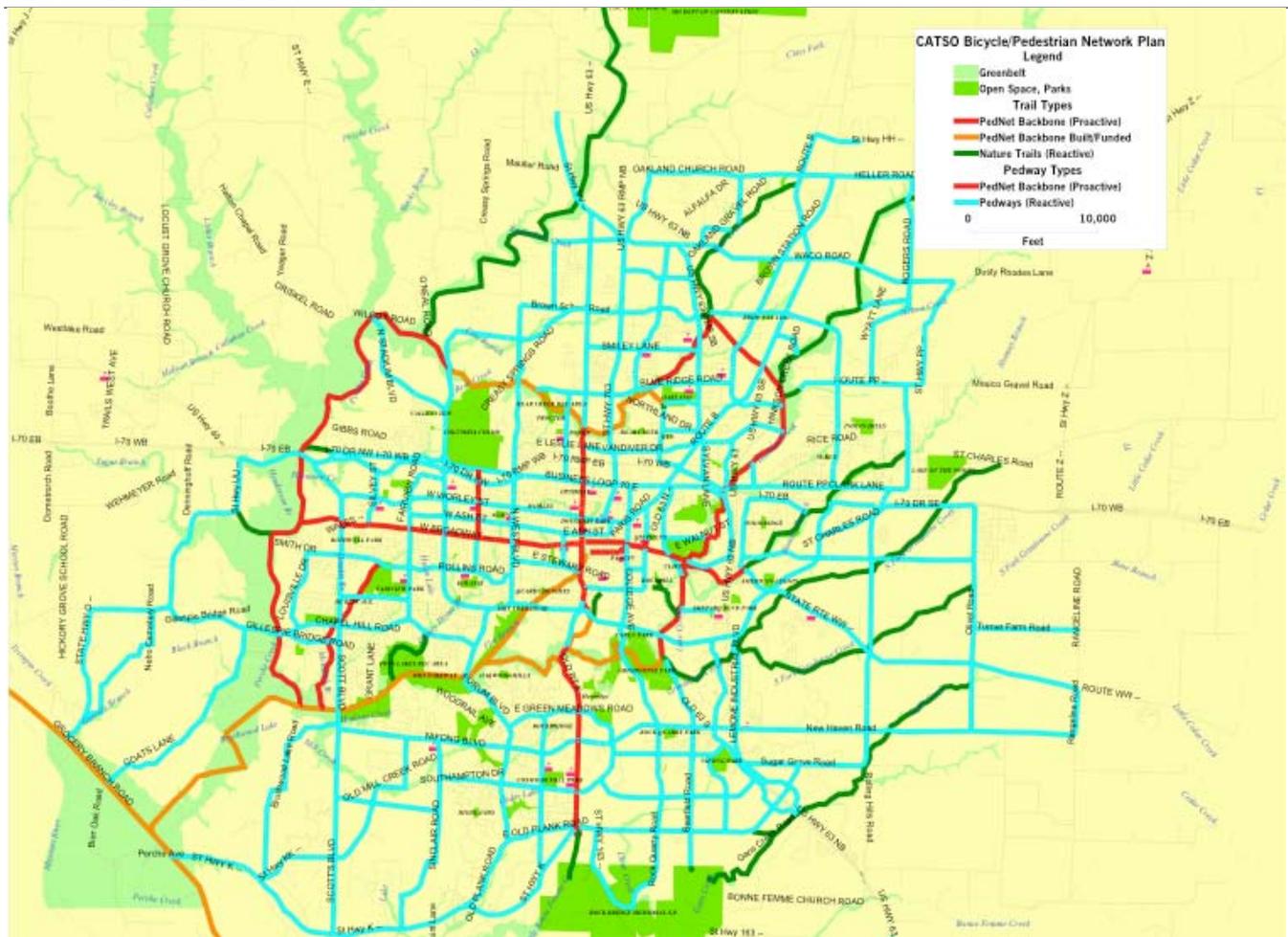
The purpose of Columbia’s Draft 2006 Sidewalk Project Plan is to establish priorities for sidewalk construction by defining the most important sidewalk locations throughout the city. According to the Draft Plan, the greatest need can be found on major streets, since they provide a level of connectivity that local streets often lack. The plan also provides cost estimates for each project in order to help the City Council in making capital budget decisions. Map 5.6 below shows the full PedNet plan.



Broadway, west of Stadium

Source: Draft 2006 Sidewalk Project Plan

MAP 5.6: BICYCLE/PEDESTRIAN NETWORK PLAN



Source: CATSO 2025 Transportation Plan, <http://www.gocolumbiamo.com/Planning/Documents/pednet.pdf>

15. The PedNet Draft Promotion and Education Plan shows how publicity and supportive programs can help to change transportation behaviors and encourage more walking and bicycling.

In addition to the Sidewalks and Bikeways, the PedNet Project also includes a promotion and education component. Through public education, supportive programming (such as recreational rides and earn-a-bike programs), and publicity initiatives, the PedNet project hopes to motivate and enable individuals to become less automobile-dependent. The infrastructure investments discussed in the Sidewalks and Bikeways plans will facilitate this process. Further details on all aspects of the PedNet Project can be found at

http://www.gocolumbiamo.com/PedNet_Project/index.php.



Bear Creek Trail Boardwalk
Source: City of Columbia

16. Airport, rail, and bus facilities provide interregional transportation services for passengers and freight.

The Columbia Regional Airport is located 8.5 miles southeast of Columbia. Its location enables the airport to serve the region’s major population centers, while it is remote enough to avoid the potential impacts of residential encroachment. Passenger service to St. Louis and Kansas City is provided by US Airways Express; air freight service is provided by DHL. Ground Transportation amenities at the airport include commercial limousine and taxicab service, shuttle services, car rental agencies, and free public parking facilities. The airport is owned and operated by the City of Columbia. Central Missouri Aviation, Inc. provides aviation services such as refueling, maintenance, air charters, and flight instruction. In all, there are 17 employers at the airport and nearly 500 employees. Further details can be found at <http://www.gocolumbiamo.com/PublicWorks/Airport/index.php>.

Greyhound Bus Lines operates the only regularly scheduled regional bus service, providing connections to Kansas City and St. Louis. The nearest passenger rail service is Amtrak in Jefferson City, 30 miles south of Columbia. Freight rail service is provided by the Columbia Terminal Railroad (COLT), which is owned by the City and operated by Columbia Water and Light. COLT handles over 1500 cars per year, connecting Columbia to the main rail line in Centralia.



Columbia Regional Airport
Source: City of Columbia

Resources

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

Resources Used in Preparing this Chapter:

- City of Columbia (www.gocolumbiamo.com)
 - Columbia Area Transportation Study Organization – 2025 Transportation Plan
 - The PedNet Project
 - Bikeways Phase 1 Draft Plan
 - Draft Columbia Sidewalk Plan
 - Promotion and Education Draft Plan
 - Planning and Development Department
 - Public Works Department
 - Columbia Municipal Parking Utility
 - Columbia Regional Airport
 - Columbia Transit
 - Columbia Water and Light
- Discover the District (www.discoverthedistrict.com)
- US Census (www.census.gov)

Suggested Additional Resources:

General transportation

- CATSO Draft FY-2006 Transportation Improvement Program
- CATSO Draft FY-2006 Unified Planning Work Program

Roadways / vehicular transportation

- MoDOT I-70 Improvement Study

Transit

- Boone County Community Partnership – Coordinated Transportation Services Study

Non-motorized transportation

- Broadway Corridor Plan: A Guide for Bicycle and Pedestrian Facilities
- Columbia, Missouri Walking Audit Report (Glatting Jackson)
- Metro Greenbelt/Trail Plan
- MKT Nature & Fitness Trail (brochure)
- Trails: Columbia Parks and Recreation Guide
- Walkable Columbia: Status Report and Policy Options

6. Prosperity

6. Prosperity

Overview

This chapter describes the economy of the Columbia area, including its business base, labor force, and other economic data. Following this overview, the chapter is divided into the following sections.

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

Detailed Information – outlines specific facts about Columbia’s economy, with attention to economic development initiatives, major employers, retail sales, labor force, cost of living, poverty, and City fiscal conditions.

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

Key Findings

1. Regional Economic Development, Inc. (REDI) is a non-profit, public/private partnership engaged in promoting economic opportunities and maintaining a high quality of life in Columbia and Boone County.
2. In terms of business recruitment, the Columbia area's key assets include its skilled labor force, central US location, proximity to I-70, and high quality of life.
3. The Boone County economy supports a substantial amount of skilled labor, with over 40 percent of the workforce engaged in management, professional, and related occupations.
4. The majority of workers in Columbia and Boone County are employed by one of four specific sectors: Government, Health Care, Education, and Insurance.
5. The University of Missouri-Columbia is the largest employer in the Columbia area, with 7,642 employees. The University partners with the business community to cultivate and attract high-technology industries to the Columbia area.
6. According to the 2002 Economic Census, Columbia's annual retail sales exceed \$1.5 billion. Per capita retail sales in Boone County (\$12,461) are significantly higher than the state and the nation.
7. Columbia's 17 major retail centers attract customers from throughout the region.
8. Two non-profit organizations – the Columbia Special Business District and the Central Columbia Association – support the economic vitality of The District.
9. The nine-county region that makes up the Columbia Labor Basin has a Civilian Labor Force (CLF) of over 200,000 workers.
10. Boone County's unemployment rate tends to be lower than the state's. In 2006, the county's unemployment rate was 3.2 percent.
11. The cost of living in Columbia is below the national average. Relative health care costs are particularly low as compared to the state and the nation.
12. The 2000 Census indicates that 19.2 percent of Columbia residents have incomes below the poverty line. This relatively high proportion of individuals in poverty is significantly affected by the large student population living in the city.
13. The City of Columbia is in good financial standing. Total net assets increased by \$37 million (7.6%) during Fiscal Year 2004-05.

Detailed Information

Quick Facts from REDI:

Forbes listed Columbia the 16th "Best Small Metro for Business and Careers" in a 2006 study that ranked 179 MSA's with populations up to 231,000. Factors included cost of living, job growth and educational attainment. This is the seventh year in a row Columbia has ranked in the top 60.

In their 2005 Health Care Cost Quotient, Expansion Management magazine ranked Missouri sixth in the nation in terms of lowest health care costs, adequate coverage and least amount of risks to employers.

USA Today in 2005 ranked Boone County in the Top 100 of Tech Savvy Counties in the nation. The study states that Boone County residents are more likely than average to buy and use the latest technology such as Wi-Fi and internet phone service.

Expansion Management magazine rated Columbia a five-star city in their 2006 Quality of Life Quotient, which rated 362 MSA's based on the best places for manufacturing companies to grow and prosper from a livability and affordability standpoint.

1. Regional Economic Development, Inc. (REDI) is a non-profit, public/private partnership engaged in promoting economic opportunities and maintaining a high quality of life in Columbia and Boone County.

REDI was organized in 1988, and is financed by a variety of entities, including the City, the County, the University of Missouri, the Chamber of Commerce, and about 95 private businesses and associations. According to the organization's mission, REDI works to market the area as a business destination help existing employers with retention and expansion issues, and address community strengths and weaknesses through the Boone County Economic Development Master Plan.

In June of 2002, REDI adopted its third Economic Development Master Plan. The plan identifies two goals to pursue through 2006:

- *Promote new economy industry sector growth across Boone County.* "New economy industries" refer to companies that have shifted from industrial-based to knowledge-based capitalism. These firms tend to target a professional and technical workforce.
- *Retain existing industrial and large employer base and support its expansion and growth.*

Thirteen objectives were developed to support these goals, concerning the labor pool, development of technology, entrepreneurship, marketing, information availability, links with the University, quality of life, and maintaining Columbia's city center, among others.

2. In terms of business recruitment, the Columbia area's key assets include its skilled labor force, central US location, proximity to I-70, and high quality of life.

REDI targets companies that would benefit from the Columbia area's key assets, including a highly educated, highly skilled labor force, a central US location on an interstate highway, and excellent quality of life attributes. REDI acts as the key liaison for prospective companies interested in learning more about the Columbia community, by providing extensive information on the business environment (including labor and available site information), organizing community tours, and packaging state incentive proposals, among other activities. For companies that are new to the region, REDI organizes groundbreakings and ribbon cuttings, and acts as an ombudsman for local utilities and city government.

3. The Boone County economy supports a substantial amount of skilled labor, with over 40 percent of the workforce engaged in management, professional, and related occupations.

Tables 6.1 and 6.2 show the distribution of employment in Boone County in terms of industry and occupation, based upon data from the 2000 US Census.

Table 6.1: Workforce by Industry, 2000

Boone County Civilian Labor Force	Number	Percent
Employed in Manufacturing	4,982	6.8%
Employed in Retail Trade	8,223	11.3%
Employed in Education	13,842	19.0%
Employed In Health Care & Social Assistance	12,975	17.8%
Employed in Other Industries	32,956	45.2%
Total	72,978	100.0%

Table 6.2: Workforce by Occupation, Boone County

Boone County Civilian Labor Force	Number	Percent
Management, professional & related occupations	30,485	41.8%
Service occupations	10,795	14.8%
Sales and Office occupations	19,691	27.0%
Farming, Fishing & Forestry occupations	370	0.5%
Construction, extractions & maintenance occupations	4,801	6.6%
Production, Transportation + material moving occupations	6,836	9.4%
Total	72,978	100.0%

Source: Missouri Census Data Center, http://mcdc2.missouri.edu/cgi-bin/broker? PROGRAM=websas.dp3_2k.sas& SERVICE=sasapp&st=29&co=019

As the tables show, “other industries” account for about 45 percent of all employment in Boone County, followed by education (19.0%) and health care and social assistance (17.8%). At 6.8 percent, manufacturing represents a relatively small proportion of the employment base. The Boone County economy requires a substantial amount of skilled labor, as evidence by the fact that 41.8 percent of workers are engaged in management, professional, and related occupations. Office occupations (27.0% of the workforce) and service occupations (14.8%) are also prominent in Boone County. Farming, fishing, and forestry activities comprise the smallest occupational base, accounting for less than 1 percent of the labor force.

4. The majority of workers in Columbia and Boone County are employed by one of four specific sectors: Government, Health Care, Education, and Insurance.

Columbia has a diverse business base dominated by four large sectors: government, health care, education, and insurance. These four sectors are significant because they are considered to be somewhat “recession-proof,” meaning that compared to other industries they are less affected by economic downturns. They also tend to provide full-time, career-based

employment opportunities with benefits. Table 6.3 lists the Columbia area's 10 largest employers, nearly all of which reside within one of these four sectors.

Table 6.3: Columbia Area's 10 Largest Employers

Largest Employers	Employees
University of Missouri-Columbia	7,642
University Hospital & Clinics	3,551
Columbia Public Schools	2,030
Boone Hospital Center	1,334
City of Columbia	1,187
State Farm Insurance Companies	1,079
Shelter Insurance Companies	1,019
Federal Government (excludes Veterans Affairs)	1,002
MBS Textbook Exchange	935
US Department of Veterans Affairs	924

Source: REDI - www.columbiaredi.com

5. The University of Missouri-Columbia is the largest employer in the Columbia area, with 7,642 employees. The University partners with the business community to cultivate and attract high-technology industries to the Columbia area.



Mid-Missouri Technology Business Incubator

Source: www.ourincubator.com

The University of Missouri-Columbia (UM) is a major research university with schools of business, medicine, law, and engineering, among others. Aside from employing the largest number of workers in the Columbia area, UM also provides an educated labor force for the community. The University partners with businesses through a variety of research and development initiatives, including the Mid-Missouri Technology Business Incubator, Discovery Ridge Research Park, and a newly completed Life Sciences Center. Further details about each of these can be found through the REDI website, at http://www.columbiaredi.com/life_sciences/index.php. Several objectives in REDI's Economic Development Master Plan provide continued support for these types of linkages between the University and the private sector.

6. According to the 2002 Economic Census, Columbia's annual retail sales exceed \$1.5 billion. Per capita retail sales in Boone County (\$12,461) are significantly higher than the state and the nation.

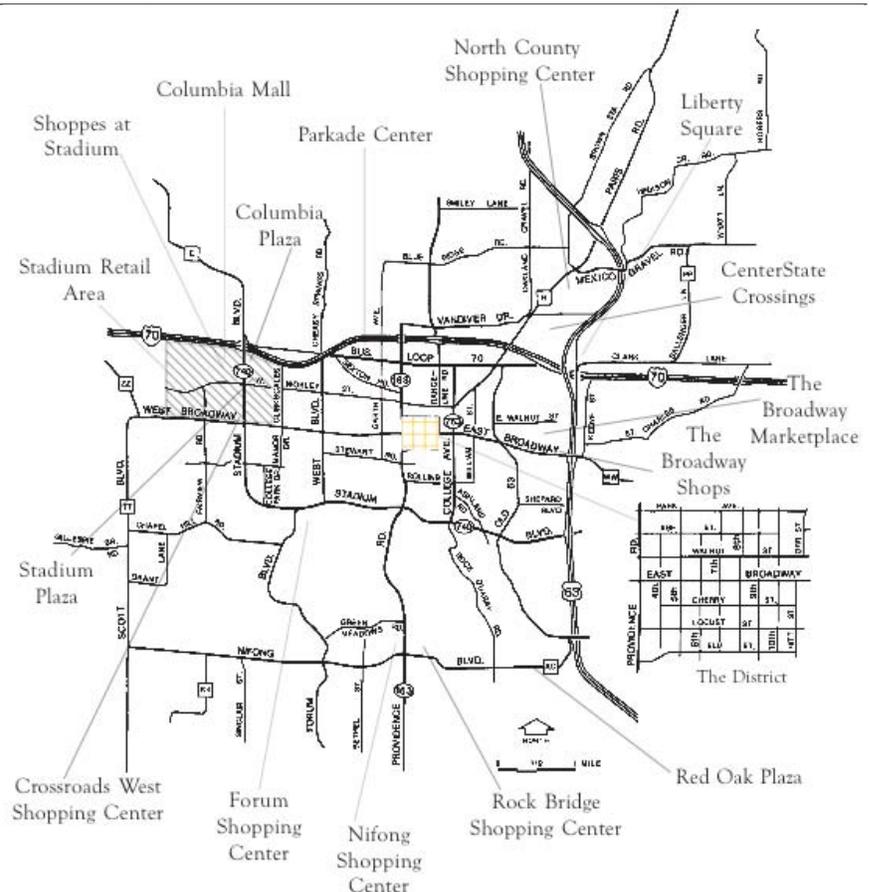
Data from the most recent Economic Census indicate that Columbia saw over \$1.5 billion in retail sales in 2002. Major contributors to this figure include motor vehicle and parts dealers (\$441 million), and general merchandise stores such as department stores, warehouse clubs, and super centers (\$344 million).

The Economic Census also shows that in 2002, Boone County retail sales reached \$12,461 per capita. This figure is significantly higher than both the state (\$10,891 per capita), and the nation (\$10,615 per capita).

7. Columbia's 17 major retail centers attract customers from throughout the region.

Columbia's shopping opportunities attract customers from a 60-mile radius. Map 6.4 below shows the locations of Columbia's 16 major retail centers.

MAP 6.4: MAJOR RETAIL CENTERS



Source: REDI, http://www.columbiaredi.com/biz_environment/retail.php

8. Two non-profit organizations – the Columbia Special Business District and the Central Columbia Association – support the economic vitality of The District.

The District in downtown Columbia is one of the area's major retail centers, with over 110 unique shops and 70 bars and restaurants. It has a built-in customer base, as over 18,600 employees and 7,100 residents work, dine, and shop there every day. The District is also home to about 25 special

festivals and events each year, including the popular Twilight Festival, which had an attendance of 90,000 in 2005.

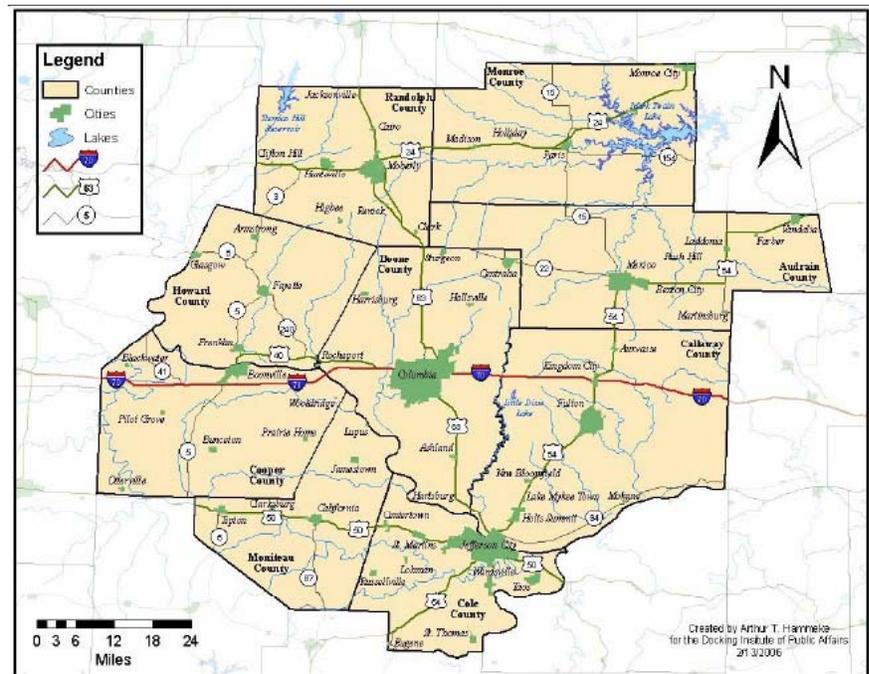
Two non-profit organizations – the Columbia Special Business District (SBD) and the Central Columbia Association (CCA) – are dedicated to promoting economic vitality in The District. The SBD is funded by local property and business owners; it focuses on issues of beautification, business recruitment, and historic preservation, among others. The CCA is a merchants’ association funded by member contributions, and it is dedicated to marketing and promoting The District as a place for shopping, dining, and entertainment. According to The District 2005 Annual Review (jointly prepared by SBD and the CCA), future priorities for The District will include increasing density, encouraging more residential development, and attracting the creative class to downtown Columbia.

9. The nine-county region that makes up the Columbia Labor Basin has a Civilian Labor Force (CLF) of over 200,000 workers.

The Columbia Labor Basin encompasses a nine-county area surrounding the city. (See Map 6.5 below.) It can be reasonably assumed that individuals would commute from this area to Columbia to take advantage of employment opportunities. Each of these counties contains communities that are within an hour’s drive from Columbia. The Columbia Labor Basin has a total population of 357, 935 and a total Civilian Labor Force (CLF) of 202,557 (see sidebar at left for definition). REDI’s 2005 Labor Availability Analysis indicates that among Columbia’s CLF, 14 percent (28,581 people) are actively looking for new or different employment, while an additional 39 percent (79,346 people) would consider taking a new job if the right opportunity arose.

The Civilian Labor Force (CLF) accounts for all workers over 16 years of age (both employed and unemployed) who are not inmates or on active duty in the armed forces. It excludes individuals who have not looked for work in the past four weeks, such as full-time students, homemakers, and retired individuals.

MAP 6.5: COLUMBIA LABOR BASIN

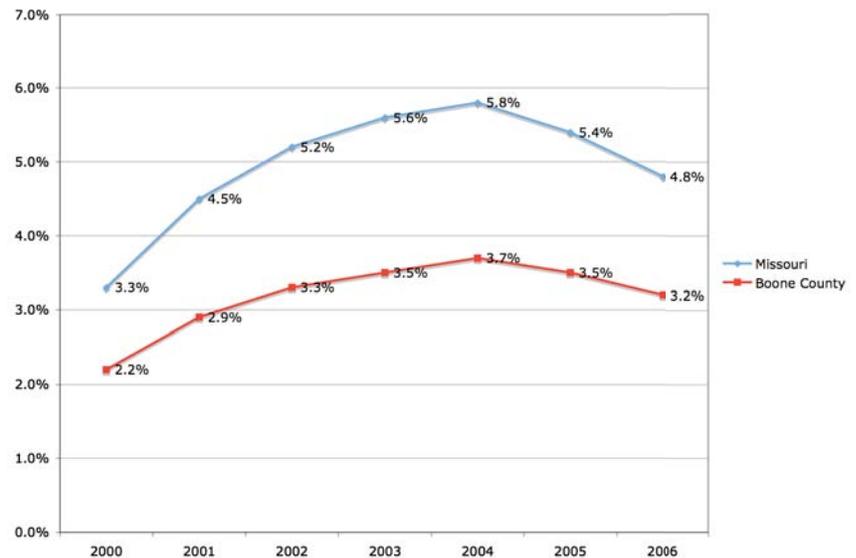


Source: REDI Labor Availability Analysis-2005

Data found in REDI's Economic Development Master Plan indicates that the Civilian Labor Force in the Columbia Labor Basin is growing faster than the CLF in the state and the nation. Between October 1990 and October 2000, Boone County's CLF increased by 26.4 percent and the CLF in the remaining eight counties in the Labor Basin increased by 18 percent. During the same time period, Missouri's CLF grew by 13.8 percent, while the national CLF increased by only 11.9 percent.

10. Boone County's unemployment rate tends to be lower than the state's. In 2006, the county's unemployment rate was 3.2 percent.

In 2006, Boone County had an unemployment rate of about 3.2 percent. In general, Boone County unemployment rates tend to be substantially lower as compared to the state. Chart 6.6 below depicts unemployment trends over the past six years.

CHART 6.6: STATE AND COUNTY UNEMPLOYMENT TRENDS

Source: Missouri Economic Research and Information Center, REDI
http://www.columbiaredi.com/area_data/Unemployment.php, ACP

*Note: 2006 data is for January through November.

As seen in the chart above, unemployment rates have declined over the past three years, but have yet to reach the lows seen in 2000, when only 2.2 percent of Boone County's population was unemployed.

11. The cost of living in Columbia is below the national average. Relative health care costs are particularly low as compared to the state and the nation.

A non-profit organization called American Chamber of Commerce Research Association (ACCRA) publishes a quarterly Cost of Living Index in order to compare the cost of living across different geographic areas throughout the country. ACCRA tracks the relative price levels for a variety of consumer goods, including grocery items, healthcare, housing, transportation, and utilities. According to the ACCRA scale, the national average for all indices is 100. In the second quarter of 2006, Missouri had the fifth lowest cost of living in the country, with a composite score of 90.0. Columbia tracks very closely with the state, with a composite score of 89.9. Table 6.7 below shows how Columbia compares with the state and other Missouri cities for a variety of ACCRA measurements.

Table 6.7: Cost of Living Indices, 2nd Quarter 2006

City	Composite Index	Grocery Items	Health Care	Housing	Misc.	Transportation	Utilities
Columbia	89.9	92.4	79.9	94.7	94.5	90.9	94.0
Jefferson City	89.7	85.9	73.9	103.2	98.8	96.1	96.6
Joplin	82.6	80.4	71.4	81.5	82.5	90.7	91.9
Kansas City	93.5	91.6	85.8	95.3	99.4	94.7	98.0
Nevada	86.0	97.6	74.4	80.1	91.8	77.4	92.0
St. Joseph	91.1	89.3	87.5	80.7	96.2	101.3	95.1
St. Louis	96.9	105.3	92.9	101.3	95.1	96.0	96.4
Missouri	90.0	91.8	98.6	80.8	94.9	94.1	91.0
US Average	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: ACCRA, MERIC http://www.missourieconomy.org/indicators/cost_of_living/index.stm

As the table shows, Columbia is below the national score of 100 for all cost of living measurements. Columbia's relative costs slightly surpass the state's scores for grocery items, housing, and utilities. However, Columbia's relative health care costs are very low, with a score of 79.9 compared to 98.6 for the state.

12. The 2000 Census indicates that 19.2 percent of Columbia residents have incomes below the poverty line. This relatively high proportion of individuals in poverty is significantly affected by the large student population living in the city.

According to the 2000 Census, 19.2 percent of Columbia residents (14,670 individuals) have incomes below the poverty line. (Note that this data only accounts for residents for whom poverty status is determined. The 2000 Census was able to determine poverty status for about 90 percent of Columbia's population). Columbia has a higher proportion of the population living below the poverty line as compared to the county, state, and nation. This is largely due to the substantial number of college students living in the city, who tend to have low incomes and receive outside financial support. In fact, about 60 percent of Columbia individuals determined to be in poverty (8,944) are non-seniors living in non-family households. Table 6.8 provides poverty data for 1989 and 1999.

Table 6.8: Percent of Population Below Poverty Level

	1989	1999	Change
United States	13.1%	12.4%	-0.7%
Missouri	13.3%	11.7%	-1.6%
Boone County	16.6%	14.5%	-2.1%
Columbia	22.4%	19.2%	-3.2%

Source: US Census, ACP

At -3.2 percent, Columbia experienced a notable reduction in poverty between 1989 and 1999. This represents a substantial decrease as compared to the county, state, and nation.

Living Wage: An alternative indication of how well people are doing is the measure of Living Wage, which calculates the income necessary to meet basic needs in any particular community. Penn State's Poverty in America Project provides living wage information for Boone County at www.livingwage.geog.psu.edu. According to their information, a family of four needs to earn \$37,908, while a single parent and one child needs to earn \$26,023 per year before taxes.

The project presents typical hourly rates for various professions in this region. The following rates are below the living wage for one adult supporting one child in Boone County:

- Building & Grounds Cleaning & Maintenance: \$10.37
- Farming, Fishing, & Forestry: \$12.06
- Food Preparation & Service-Related: \$7.83
- Healthcare Support: \$11.30
- Personal Care & Service: \$9.38
- Sales & Related: \$10.45

According to the 2006 Kids Count Data, there were 30,633 children age 18 years or younger in Boone County in 2005. Of those, 12.1 percent were living in poverty. For children age six years and below, the figure was 15 percent. Children living in poverty are less likely to be healthy, successful in school, or earn living wages as adults. Data specifically for the City of Columbia is not available.

13. The City of Columbia is in good financial standing. Total net assets increased by \$37 million (7.6%) during Fiscal Year 2004-05.

Each year the City of Columbia publishes a Comprehensive Annual Financial Report in order to convey its current financial conditions. Financial statements address two distinct areas – Government Activities and Business-type Activities. Government Activities includes all basic city services such as public safety, public works, parks, general administration, etc., which are supported by the City’s general revenue (e.g. sales tax, property tax, and gross receipt tax, among other sources). Business-type Activities (also called “enterprise activities”) refer to revenue-generating operations such as the electric utility, water utility, and public transportation, among others. The City is involved in a total of nine enterprise activities; therefore it processes a greater volume of financial transactions than other cities of similar size.

The most recent available report (for Fiscal Year 2004-2005) indicates that the City is in good financial standing. Total net assets increased by about \$37 million (or 7.6%) during FY2004-05, to reach about \$530 million as of September 30, 2005. After a recent economic slowdown, the City is now seeing growth in its revenues. Revenue increases came from a variety of sources. Sales tax is the most significant source of general revenue, and it saw a 6.1 percent increase. Improving market conditions led investment revenues to increase by 19 percent. Rate increases and continued expansion of the customer base meant that the City’s Water, Electric, and Sewer Utilities saw substantial revenue growth. The full Comprehensive Annual Financial Report is available to download from the City’s website, at http://www.gocolumbiamo.com/Finance/Services/Financial_Reports/cafr05.php.

Resources

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

- ACCRA Cost of Living Index (www.coli.org)
- City of Columbia (www.gocolumbiamo.com)
 - Comprehensive Annual Financial Report, FY 2004-2005
- The District (www.discoverthedistrict.com)
 - Choose the District
 - The District 2005 Annual Review
- Missouri Census Data Center (<http://mcdc2.missouri.edu/>)
- Missouri Economic Research and Information Center (MERIC) (<http://ded.mo.gov/researchandplanning/>)
- Regional Economic Development, Inc. (REDI) (www.columbiaredi.com)
 - 2006 Fact Book
 - Economic Development Master Plan
 - Labor Availability Analysis
 - Who is REDI?
- University of Missouri Life Science Business Incubator Initiative (www.ourincubator.com)
- US Census (www.census.gov)

Suggested Additional Resources

City Budget, Staffing:

- City of Columbia (www.gocolumbiamo.com)
 - 1996-2005 Trend Manual
 - City Manager Annual Budget – FY 2007
 - An Employee Satisfaction Survey for the City of Columbia, Missouri (2006)