

Vision Commission Report on Topic 5: Development

May 2015

The Vision Commission began in January 2009 with the charge to track, measure and report on progress of vision implementation to the community. Beginning November of 2013, the Commission will deliver reports on one of the thirteen Vision Topics using at least three ways to track and measure progress on the Vision:

1. Report the scope of **Implementation Efforts** taken to address strategies and objectives in the Vision document.
2. Recognize **Significant Events** that could have an impact on one or more of the 13 Visions.
3. Develop a set of **Progress Indicators** that will help the community see whether the 13 Visions and their related goals are being fulfilled.

Vision: Columbia, Boone County and the surrounding region protect and preserve the natural environment, agricultural areas, and cultural resources; provide adequate infrastructure; include diverse, mixed-use, walkable and bicycle-friendly neighborhoods; and develop in ways that positively contribute to and sustain community culture, heritage and character. Our community accomplishes these ends through an open, inclusive, transparent, predictable and accountable planning process with fair allocation of costs.

5.1 Infrastructure - We envision a community with a well-planned, proactive growth strategy that addresses the manner in which infrastructure (including, but not limited to roads, utilities, and other common facilities used by the community) is developed and maintained, that offers a fair and balanced approach regarding how payment for infrastructure is shared, that offers flexibility to accommodate change, and that provides coordination among all potential stakeholders

5.2 Land Preservation - Land will be preserved throughout Columbia and Boone County to protect farmland, scenic views, natural topographies, rural atmosphere, watersheds, healthy streams, natural areas, native species, and unique environmentally sensitive areas, thereby enhancing quality of life.

5.3 Neighborhoods - Columbians will live in well maintained, environmentally sound neighborhoods that include a range of housing options and prices; that are within walking distance of amenities such as schools, places of worship, shopping and recreation facilities; and that are supported by citywide bicycle, pedestrian and transit systems.

5.4 Plan and Manage Growth - We envision a community with an open, transparent, inclusive planning process that values and manages growth, that protects the environment and the city character, and that is beneficial and equitable to all.

This report has been reviewed and commented on by:

Implementation Efforts

5.1 Infra-structure	5.1.1 City creates a task force to develop a 20 year plan to be implemented by 2010	Infrastructure Task Force - Establishes guidelines for determining fair and balanced cost allocations and funding sources among stakeholders and to ensure infrastructure implementation is aligned with the comprehensive growth plan. The Mayor and Council make the appointments to this task force and there are no term limits. Est July 6, 2010
	5.1.2 Planning and Zoning is redefined to ensure alignment with task force recommendations	Council charges P & Z to work with Task Force on preparing a new Comprehensive Plan aligned with Vision
	5.1.3 There is a formula for determining fair cost allocations among stakeholder groups	Infrastructure Task Force - Establishes guidelines for determining fair and balanced cost allocations and funding sources among stakeholders and to ensure infrastructure implementation is aligned with the comprehensive growth plan. The Mayor and Council make the appointments to this task force and there are no term limits. Est July 6, 2010
5.2 Land Preservation	5.2.1 City establishes a land preservation authority with county to develop plan, recommend laws and regulations, acquire land or development rights	subject of Council work meetings 2010; Columbia Land Preservation Act Chapter 12
	5.2.2 Categories and characteristics of land to be preserved are identified in the operational area	Parks Department developing criteria for acquiring land with Parks funding
	5.2.3 Funding is identified and accumulated for land purchases	Funds from Parks Sales Tax allocated to land acquisition
5.3 Neighbor-hoods	5.3.1 City has identified and rated neighborhood districts according to 13 policies in Chapter 4 of Metro 2020	This step is a necessary preliminary to a number of other desired outcomes
	5.3.2 City has identified a person to handle all neighborhood complaints and work with police on enforcement of ordinances	Offices of Neighborhood Services @ http://www.gocolumbiamo.com/Neighborhoods

	5.3.3 City has policy to allocate resources based on neighborhood ratings, & to encourage rehab over new construct	Some attention to capital improvement fund distribution
5.4 Plan and Manage Growth	5.4.1 City has inventoried natural and cultural resources and has worked with community to develop preservation plan	Natural Resources Inventory is complete but no current effort to develop preservation plan
	5.4.10 City council gets visioning impact statements for all actions	Need to transition to Commission Reports
	5.4.11 There is an incentive program for buildings that meet LEED standards	speed up approval or waive fees for construction permits
	5.4.12 There is a comprehensive infrastructure plan (roads, sewers, other)	Infrastructure Task Force - Establishes guidelines for determining fair and balanced cost allocations and funding sources among stakeholders and to ensure infrastructure implementation is aligned with the comprehensive growth plan. The Mayor and Council ma
	5.4.13 There is an empowered joint city/county planning commission	City and County P & Z Commissions working together in NECAP/ECAP
	5.4.14 There is working definition of heritage and uniqueness	May be incorporated into Land Preservation discussion
	5.4.2 City has passed a form-based ordinance	May 19, 2011 Workshop on FBO - www.gocolumbiamo.com/GoWords/ColumbiaFBCWorkshop-MMpresentation.pdf
	5.4.3 REDI has a regularly updated list of infill and redevelopment sites on its website	REDI lists MO Certified site - http://www.columbiaredi.com/sites/index.php ; City has provisional infill map for residential development- http://www.gocolumbiamo.com/Planning/Infillworkshopseries2010.php
	5.4.4 There is a plan for educating the public about benefits of infill and redevelopment	Infill Workshop Series - http://www.gocolumbiamo.com/Planning/Infillworkshopseries2010.php
	5.4.5 There are incentives in place for infill development	P & Z sets criteria for infill incentives that council implements
	5.4.6 There is a plan for educating public about growth management - owner packet, adult ed class on city, P&Z notices easier to understand, segment on city channel	Comprehensive Plan Task Force @ http://www.gocolumbiamo.com/Council/Commissions/complan.php ECAP stakeholders meeting, annual forums on pattern, pace and metrics of growth
	5.4.7 P&Z ordinance revised to streamline review and approval	Code updates may reduce need for so many PUD decisions
	5.4.8 City and county planners meet regularly	City and County P & Z Commissions met over NECAP/ECAP discussions
	5.4.9 Mandatory referral implemented and tax revenue implications available for P&Z, council, commission	No mandatory referral, but there is more cooperation

Significant Events in the past year

2014

January

Consultants listen to zoning concerns at first meeting to revamp Columbia codes - http://www.columbiatribune.com/news/local/consultants-listen-to-zoning-concerns-at-first-meeting-to-revamp/article_9718076a-890c-11e3-92c5-10604b9f6eda.html – city ready to move forward after adoption of growth plan last year

Discovery Park project moves forward with P&Z approval - http://www.columbiatribune.com/news/local/discovery-park-project-moves-forward-with-p-z-approval/article_db0896b4-852a-11e3-88a5-10604b9f6eda.html

Student housing developer seeks infrastructure guarantee as plan proceeds - http://www.columbiatribune.com/news/local/student-housing-developer-seeks-infrastructure-guarantee-as-plan-proceeds/article_41b2c7f6-788b-11e3-924e-10604b9f7e7c.html

City hears mixed feedback on accessory dwellings in Columbia - http://www.columbiatribune.com/news/local/city-hears-mixed-feedback-on-accessory-dwellings-in-columbia/article_2c4a5e48-89dd-11e3-9b72-10604b9f7e7c.html – change would allow accessory dwellings, attics, basements, separate sections on R-2 lots, increasing central city density and creating more affordable housing options

Amir Ziv revives plans for 'Cozy Cottages' in central city - http://www.columbiatribune.com/news/amir-ziv-revives-plans-for-cozy-cottages-in-central-city/article_c64b55b0-795c-11e3-b4b5-10604b9ffe60.html – previously approved, Ziv now has financing for 3 900 sq ft cottages on 2 lots

February

Council denies rezoning request for east-side student housing complex - http://www.columbiatribune.com/news/local/council-denies-rezoning-request-for-east-side-student-housing-complex/article_bb87a524-8d53-11e3-a47a-001a4bcf6878.html – project out of line with East Area Plan which calls for area to be part of a neighborhood district with mixed residential housing

City talked TIF with developers before taking its case to taxing entities, public - http://www.columbiatribune.com/news/local/city-talked-tif-with-developers-before-taking-its-case-to/article_a0072bae-8bae-11e3-a2d9-10604b9f6eda.html

March

Downtown Columbia developers willing to pay for sewer main upgrade - http://www.columbiatribune.com/news/local/downtown-columbia-developers-willing-to-pay-for-sewer-main-upgrade/article_09bfcacc-a754-11e3-a2dc-10604b9f6eda.html

City's latest Capital Improvement Program emphasizes downtown upgrades - http://www.columbiatribune.com/news/local/city-s-latest-capital-improvement-program-emphasizes-downtown-upgrades/article_39e71c0c-b23d-11e3-a4b0-10604b9f6eda.html

City P&Z panel endorses developer's request for tree swap - http://www.columbiatribune.com/news/local/city-p-z-panel-endorses-developer-s-request-for-tree/article_a3fbf5fa-a62a-11e3-a5ed-10604b9f6eda.html – tree swap might be a first Future of de facto park in question as developer looks to create subdivision - http://www.columbiatribune.com/business/saturday_business/future-of-de-facto-park-in-question-as-developer-looks/article_c0ddca22-b160-11e3-b187-0017a43b2370.html – 15 undeveloped acres at Forum and Old Plank slated for homes

April

Petition to overturn development agreement doesn't include full ordinance - http://www.columbiatribune.com/news/local/petition-to-overturn-development-agreement-doesn-t-include-full-ordinance/article_f9753e16-c983-11e3-80b8-10604b9f6eda.html – group seeks reversal of Opus agreement

Developer puts downtown housing project on hold for a year - http://www.columbiatribune.com/news/local/developer-puts-downtown-housing-project-on-hold-for-a-year/article_efa5a2de-c656-11e3-88ba-10604b9f6eda.html – American Campus Communities 718 bed building to wait for utility improvements

Developers, property owners blast proposed interim zoning changes - http://www.columbiatribune.com/news/local/developers-property-owners-blast-proposed-interim-zoning-changes/article_5c487748-ba88-11e3-8733-10604b9f6eda.html – changes would require height review, on-site parking and no ground level apartments

May

City council members push to raise development fees - http://www.columbiatribune.com/news/local/city-council-members-push-to-raise-development-fees/article_3ae2138c-de43-11e3-b11b-10604b9f6eda.html

Firm gives public presentation on Columbia zoning code study - http://www.columbiatribune.com/news/local/firm-gives-public-presentation-on-columbia-zoning-code-study/article_d7d2c98c-d607-11e3-a907-10604b9f6eda.html – codes don't reflect goals of Columbia Imagined

City working to implement recommendations in Columbia Imagined - http://www.columbiatribune.com/news/local/city-working-to-implement-recommendations-in-columbia-imagined/article_b17a7544-e685-11e3-a1eb-10604b9f6eda.html

June

Council prefers deferring projects to pay for sewer work - http://www.columbiatribune.com/news/local/council-prefers-deferring-projects-to-pay-for-sewer-work/article_6180c6ca-f642-11e3-8b5d-10604b9ffe60.html

Developments strain infrastructure - http://www.columbiatribune.com/our_town/developments-strain-infrastructure/article_e66671ba-ed81-11e3-832f-10604b9f6eda.html – boom in downtown residential growth strains city's oldest infrastructure

Environmental group sues Columbia over development near state park - http://www.columbiatribune.com/news/local/environmental-group-sues-columbia-over-development-near-state-park/article_997d3ac0-ede3-11e3-b3c7-001a4bcf6878.html

New Neighborhoods site makes mapping data easy - http://www.columbiatribune.com/our_town/new-neighborhoods-site-makes-mapping-data-easy/article_e5bfa90c-ed81-11e3-82c9-10604b9f6eda.html – see site at neighborhoods.columbiatribune.com

July

Columbia City Council approves accessory units on residential lots - http://www.columbiatribune.com/news/local/columbia-city-council-approves-accessory-units-on-residential-lots/article_9de797d0-9c40-57c7-a954-91121e4edf43.html

Columbia City Council debates raising development fees - http://www.columbiatribune.com/news/local/columbia-city-council-debates-raising-development-fees/article_7063460e-03cd-5eef-a3c0-1ad897cd1b25.html – residential development would double to \$1 per square foot, low impact commercial would be \$1.50, and high impact would be \$2

Columbia report on failed TIF district identifies numerous deficiencies - http://www.columbiatribune.com/news/local/columbia-report-on-failed-tif-district-identifies-numerous-deficiencies/article_3819cbbf-0c20-592c-b366-420787d2f51c.html – report says that because of “inadequate” utilities in the area “no substantial new development can occur”

Planning and Zoning Commission recommends changes to C-2 rules - http://www.columbiatribune.com/news/local/planning-and-zoning-commission-recommends-changes-to-c--rules/article_be98d803-8ada-5c43-a18e-5a5067fe0ca9.html – minimum parking requirements, ban on 1st floor residential space, added review for buildings more than 10 stories or 120 feet

Columbia City Council appropriates \$2.3 million for downtown sewers - http://www.columbiatribune.com/search/?q=neighborhood+columbia&s=start_time&sd=desc&t=article

August

Council votes to put tax increase, development fees on November ballot - http://www.columbiatribune.com/news/local/council-votes-to-put-tax-increase-development-fees-on-november/article_c4a93511-fa09-5091-bddf-cb63fecf8186.html – phased in 30 cent property tax increase

Zoning consultant to host public forum - http://www.columbiatribune.com/news/local/zoning-consultant-to-host-public-forum/article_697657b7-dcf2-5c36-aaa2-d064e8023f23.html

City approves building plans for Opus development; repeal petition certified - http://www.columbiatribune.com/news/local/city-approves-building-plans-for-opus-development-repeal-petition-certified/article_27e04e3c-7b0a-55c2-9962-905207005ff0.html

Columbia City Council approves more downtown housing, zoning rule changes - <http://www.columbiatribune.com/a/177986/columbia-city-council-approves-more-downtown-housing-zoning-rule-changes/> - interim changes to zoning rules

CVS plans do not fit with new C-2 rules - http://www.columbiatribune.com/news/local/cvs-plans-do-not-fit-with-new-c--rules/article_07a73603-ea0e-5c9e-b143-0cc56f2f7709.html

September

Council approves engineer for downtown sewers - http://www.columbiatribune.com/news/local/council-approves-engineer-for-downtown-sewers/article_8a9e0444-05ed-5463-a2e8-b9fe26657860.html - The Columbia City Council voted at its regular meeting Monday night to authorize service agreements for two projects to improve aging sanitary sewers serving the downtown area and approved bills to allow a project to improve pedestrian safety on College Avenue near the University of Missouri campus to proceed.

Council approves budget with fewer trash bag vouchers, higher connection fees - <http://www.columbiatribune.com/news/local/council-approves-budget-with-fewer-trash-bag-vouchers-higher->

connection/article_db0a992a-7dd1-5269-b62f-c91f9b400592.html - The council approved city staff's recommendation to increase the city's residential sanitary sewer base fee from \$7.30 to \$11.01 and to increase the connection fee for five-eighths-inch water meters from \$800 to \$1,200.

A FAIR SHARE: Columbia voters to decide on new system for development fees -

http://www.columbiatribune.com/news/perspectives/a-fair-share-columbia-voters-to-decide-on-new-system/article_52a61406-0eda-5c70-946f-b9562b21f02f.html - On Nov. 4, Columbia voters will weigh in on whether they support increasing the city's 50-cent-per-square-foot development fee on new construction and whether they agree that the "trip generation" model — which would establish a tiered system of levying development fees — is a good fit for the city.

City turning focus on neighborhood planning - http://www.columbiatribune.com/news/local/city-turning-focus-on-neighborhood-planning/article_a938cea0-6b73-5f73-b9f3-7153f1a653d2.html

Historic preservation workshop participants learn about restoring old homes -

http://www.columbiatribune.com/news/local/historic-preservation-workshop-participants-learn-about-restoring-old-homes/article_e4497fb2-41f4-5425-a166-b8888958d69e.html

October

Columbia's comprehensive plan receives honorable mention - http://www.columbiatribune.com/news/local/columbia-s-comprehensive-plan-receives-honorable-mention/article_9ee86e01-7547-51a9-877b-8e0c6677aa55.html

November

Mayor: Delay for sewer extension could chase MidwayUSA away - http://www.columbiatribune.com/news/local/mayor-delay-for-sewer-extension-could-chase-midwayusa-away/article_186166e1-868c-5858-abe3-9ed829d729de.html

Consultants outline recommended zoning changes at public forum -

http://www.columbiatribune.com/news/local/consultants-outline-recommended-zoning-changes-at-public-forum/article_ecc5eb7a-c4b5-5325-a47b-9c737dca9ed5.html

Columbia property tax increase, development fee measure fail -

http://www.columbiatribune.com/news/politics/elections/columbia-property-tax-increase-development-fee-measure-fail/article_9721cb92-fdfa-542f-93c5-660a11bf98e.html

Mayor: Delay for sewer extension could chase MidwayUSA away - http://www.columbiatribune.com/news/local/mayor-delay-for-sewer-extension-could-chase-midwayusa-away/article_186166e1-868c-5858-abe3-9ed829d729de.html

December

Engineers weigh factors in Flat Branch sewer project construction -

http://www.columbiatribune.com/news/local/engineers-weigh-factors-in-flat-branch-sewer-project-construction/article_72e338b0-d0cf-5989-9727-aa619a96359d.html

2015

January

City to hold open houses for neighborhood planning - http://www.columbiatribune.com/news/local/city-to-hold-open-houses-for-neighborhood-planning/article_6a3da69e-1769-5c4a-9f9b-3d13eced0c5b.html

City prepares for major infrastructure projects - http://www.columbiatribune.com/news/local/city-prepares-for-major-infrastructure-projects/article_0e18b6cd-0582-5cdd-b70e-c2109aeb3573.html

City officials considering changes to staff structure - http://www.columbiatribune.com/news/local/city-officials-considering-changes-to-staff-structure/article_81493f3a-d5d4-51ef-9976-d93310eafa58.html – putting utility departments under one senior level administrator

February

Council discusses need for infrastructure commission - http://www.columbiatribune.com/news/local/council-discusses-need-for-infrastructure-commission/article_04b64d14-59e3-5571-81a9-53baf816e3d3.html

City hears feedback on proposed zoning changes - http://www.columbiatribune.com/news/local/city-hears-feedback-on-proposed-zoning-changes/article_02a42506-564e-51d6-850c-15206bea4b2f.html

City council approves third phase of Scott Boulevard improvements - http://www.columbiatribune.com/news/local/city-council-approves-third-phase-of-scott-boulevard-improvements/article_7240b765-f755-5d2b-9a94-6359fec391fe.html

March

Columbia officials say electric bond issue necessary to avoid large rate hikes - http://www.columbiatribune.com/news/local/columbia-officials-say-electric-bond-issue-necessary-to-avoid-large/article_ebac3cf4-bc69-552b-b628-e1eb5acc3f0b.html

Consultant to hold third public forum on development code update - http://www.columbiatribune.com/news/local/consultant-to-hold-third-public-forum-on-development-code-update/article_472e582f-7d68-5f18-9159-57554c52ee3c.html

Property owners hope Business Loop CID plans bring attention to area - http://www.columbiatribune.com/news/local/property-owners-hope-business-loop-cid-plans-bring-attention-to/article_aaf1cb8a-ad06-5423-b806-1765fdb16b2.html

April

Voters approve two Columbia ballot issues - http://www.columbiatribune.com/news/politics/elections/voters-approve-two-columbia-ballot-issues/article_83da31b6-c343-5d08-a884-c738007bbb12.html

City council rejects demolition moratorium - http://www.columbiatribune.com/news/local/city-council-rejects-demolition-moratorium/article_7e23e516-bce6-5db3-a123-7f0687e70dc1.html

Final draft portion of Columbia code update under review - http://www.columbiatribune.com/news/local/final-draft-portion-of-columbia-code-update-under-review/article_266a1822-9b2f-511e-9a57-c82bfd339c9f.html

City council denies second downtown CVS proposal - http://www.columbiatribune.com/news/local/city-council-denies-second-downtown-cvs-proposal/article_9c71a8bd-0080-532b-a369-a3b351cfaba3.html

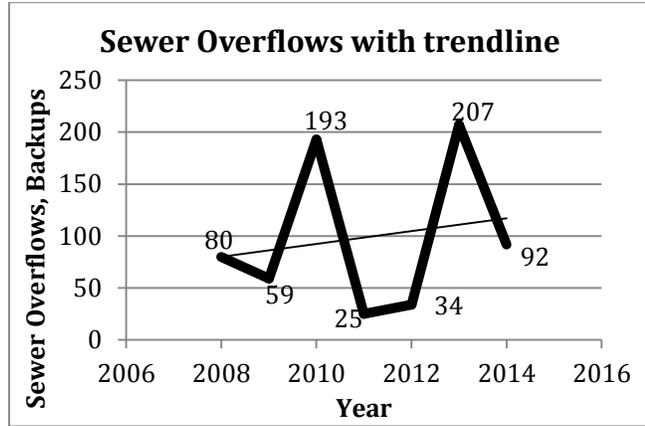
Progress Indicators

5.1 Infrastructure

Sewer Overflows and Basement Backups



Sewer overflow during a rain event. Image: Columbia Sewer Utility



Rationale – Sewer overflows and backups reflect the capacity of infrastructure to do its job

Data Explanation – Number of reported overflows and backups

Data Source – City of Columbia Public Works

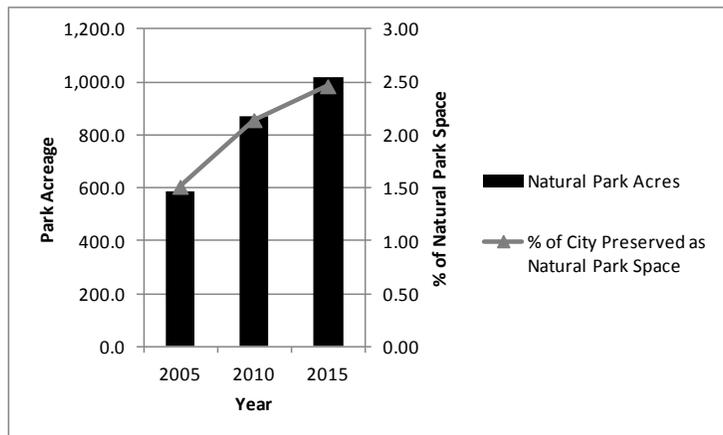
Cautions – The overflows and backups are significantly affected by major rainfall events.

5.2 Land Preservation

Percentage of City Preserved as Natural Park Space



Limestone/Dolomite cliff, Crane Property. Image: MDNR Report, 2008



Rationale – Green space in and around cities provides important amenities and reduces impact on the surrounding environment, particularly local streams.

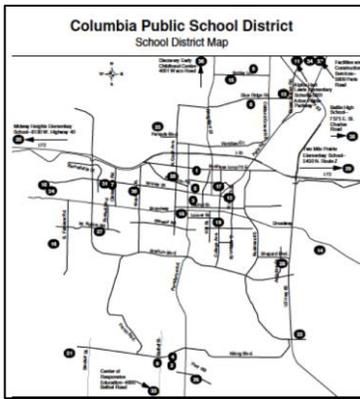
Data Explanation – Bar chart is total amount of natural park acreage in City and line graph is percentage of city preserved as Natural Park Space

Data Source – Columbia Parks and Recreation Department

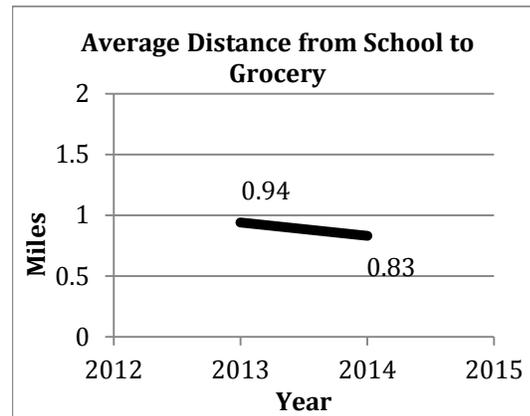
Cautions – There are other green spaces within the city boundaries so the reported percentage underrepresents total natural area in the City, since some acreage is privately-owned.

5.3 Neighborhoods

Average Distance between Elementary Schools and a Full Service Grocery Store



Columbia Public Schools locations. Image: Columbia Public Schools.



Rationale – Strong neighborhoods have important services within walking distance, ¼ to one mile. Elementary schools and grocery stores are important neighborhood services so the distance between them is an indicator of the walkability of a neighborhood.

Data Explanation – First a subset of 12 public elementary schools within the contiguous city boundary was identified. Schools outside the city limits or at the periphery were not counted. The distance between the 12 identified schools and the nearest full service grocery store (fresh dairy, meat and produce available in volume) was determined using Google to map the walking distance. These distances were averaged. Schools used in estimate – Benton, Blueridge, Derby Ridge, Fairview, Grant, Lee, Parkade, Paxton Keely, Ridgeway, Russell, Shepard, West.

Data Source – Columbia Public Schools, the yellow pages (for grocery stores), and Google maps.

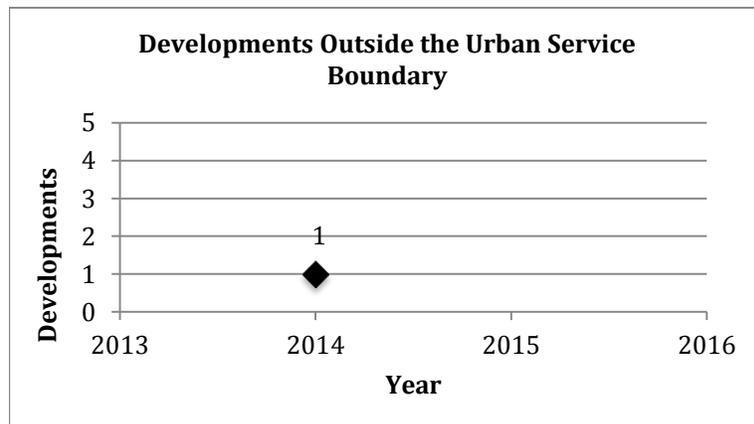
Cautions – Selection of which schools and grocery stores to include was a judgement call. As the city grows, the list of schools to be included will have to be updated in a way that does not unduly skew the indicator.

5.4 Plan and Manage Growth

Number of Developments outside the 2014 Urban Services Boundary



Philips Lake. Photo: City of Columbia



Rationale: The 2014 Urban Service Area outlined the area of the city in which it was cost effective to provide urban services while protecting desirable landscape features and discouraging sprawl. While it is not a legislated boundary it is the closest thing Columbia has to a plan. Projects outside this boundary would not be part of the “plan”.

Data Explanation: The data are the number of projects annexed into and served by the city that are outside the 2014 Urban Service Area

Data Source: Columbia Planning Department

Cautions: The Urban Service Area would be expected to change as the city grows.