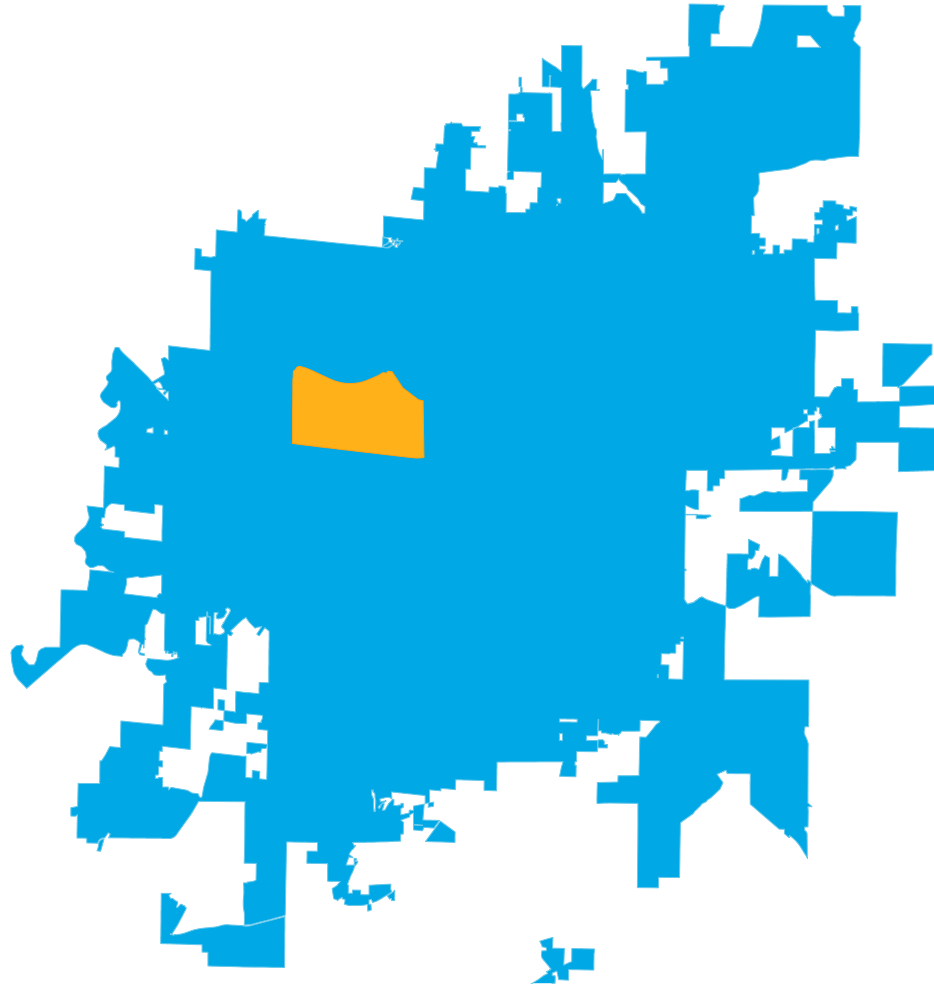


# West Central Columbia

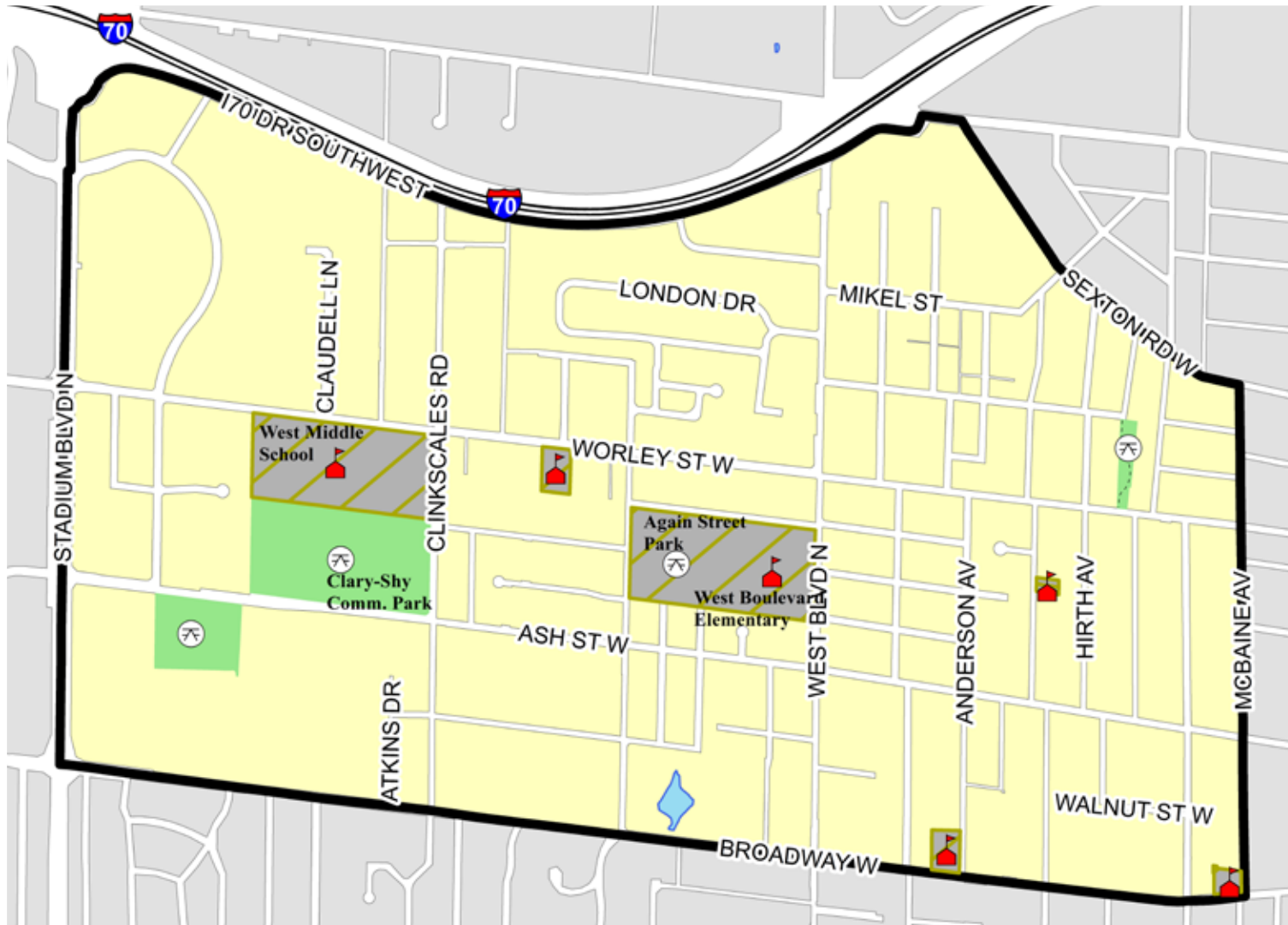


## NEIGHBORHOOD ACTION PLAN

*Adopted December 7, 2015*

City of Columbia, MO

Community  
Development  
Department



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

## Acknowledgements

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

### *City of Columbia Staff*

Tim Teddy, Community Development Director  
Patrick Zenner, Development Services Manager  
Steve MacIntyre, AICP, Senior Planner  
Rachel Bacon, AICP, Planner  
Clint Smith, AICP, Planner  
Russell Palmer, Planner  
Bill Cantin, Neighborhood Communications Coordinator  
Tyler Avis, Planning Technician  
Alex Devlin, Intern

### *Special Thanks*

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

### *Planning and Zoning Commission*

Bill Tillotson  
Rusty Strodman  
Stephen Reichlin  
Andy Lee  
Anthony Stanton  
Sara Loe  
Tootie Burns  
Lee Russell  
Joy Rushing  
Dan Harder

Introduced by McDavid

First Reading 11-16-15

Second Reading 12-7-15

Ordinance No. 022653

Council Bill No. B 328-15

**AN ORDINANCE**

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

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

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


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

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

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

PASSED this 7th day of December, 2015.

ATTEST:

  
City Clerk

  
Mayor and Presiding Officer

APPROVED AS TO FORM:

  
City Counselor



# Table of Contents

## **Introduction & Purpose 7**

## **West Central Columbia 8**

Area History 8

## **Existing Conditions 10**

Demographics 10

Population Trends 10

Employment & Income 11

Housing & Neighborhood Characteristics 12

*Architecture 12*

*Housing Types 14*

Land Use & Zoning 15

*Landmarks & Amenities 15*

*Jobs & Shopping 15*

*Development Trends 16*

Transportation & Infrastructure 17

## **Planned Improvements 18**

Capital Improvement Plan 18

*CIP Projects Planned for West Central 18*

*Other Plans 18*

*Funding Sources 19*

## **Available Resources for Neighborhoods & Residents 20**

Housing Assistance 20

Health & Human Services 20

Neighborhood Support 20

Safety 20

Energy Efficiency/Utilities 21

Trees & Appearance 21

## **Plan Development Process 22**

Developing the West Central Area Neighborhood Plan 23

Small Area Listening Sessions 24

## **Plan Recommendations 26**

Priorities and Implementation Recommendations 26

Neighborhood Character 26

*Architectural & Site Design Guidelines 26*

Land Use & Zoning 32

Transportation & Infrastructure 44

## **Implementation & Future Land Use 48**

Implementation 48

Action Items 49

Future Land Use Map (FLUM) 50





# Introduction & Purpose

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

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

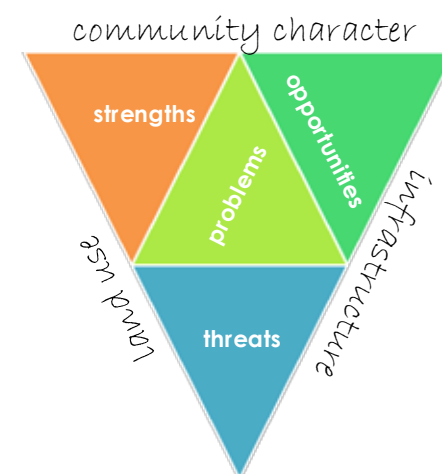
The neighborhood land use planning process is designed to emphasize physical land use and public infrastructure needs. Plans are able to provide a parcel-level land use analysis with priority placed on areas which are most susceptible to change and redevelopment due to aging and deteriorating buildings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

The Neighborhood Planning Process aims to:

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

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

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



## *Columbia Imagined: The Plan for How We Live and Grow*

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



### Planning Boundaries:

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

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

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

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

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

# West Central Columbia

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

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

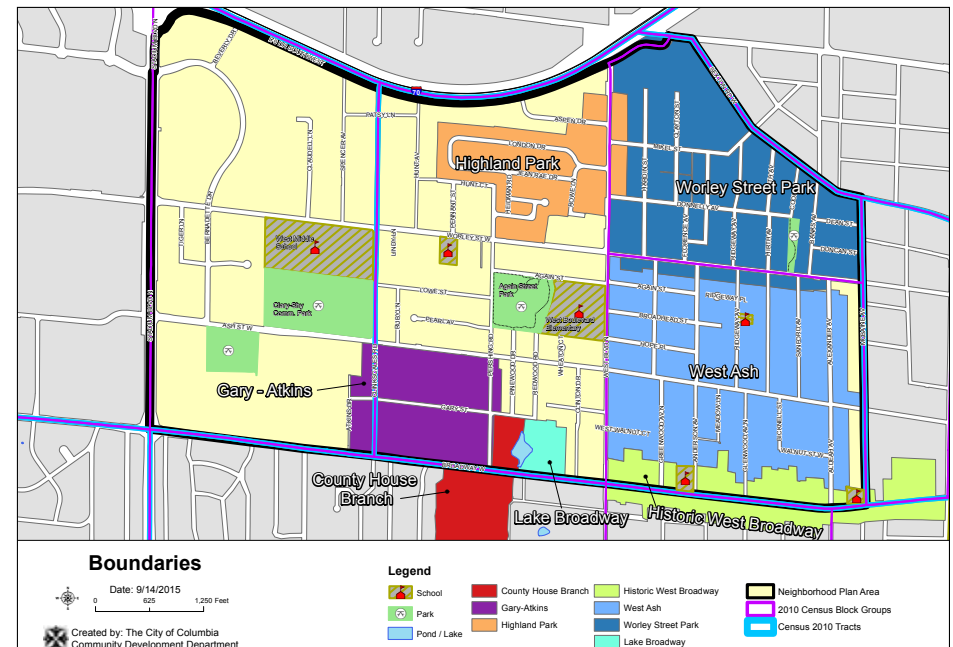


### Area History

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

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

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







# Existing Conditions

## Demographics

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

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

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

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

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

## Population Trends

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

### West Central Existing Conditions:

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



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

### 1990-2010 Population Change

Date: 8/14/2015  
0 500 1,000 Feet

Created by: The City of Columbia  
Community Development Department

### Population Change by Percentage



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

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

## Employment & Income

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

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

Table:

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

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

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

## Housing & Neighborhood Characteristics

### Architecture

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

### Bungalow

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

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



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

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

### Tudor Revival

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

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



### Ranch and Minimal Traditional

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



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

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



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



Images:

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

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

### Other

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

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

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

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

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

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

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



## Housing & Neighborhood Characteristics

### Housing Types

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

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

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

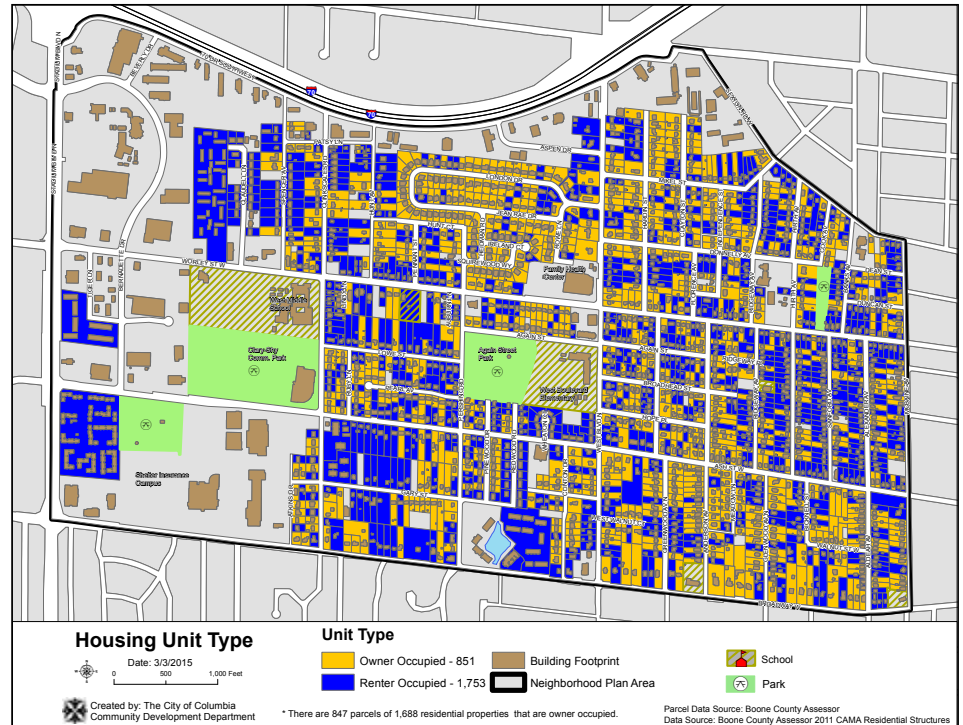
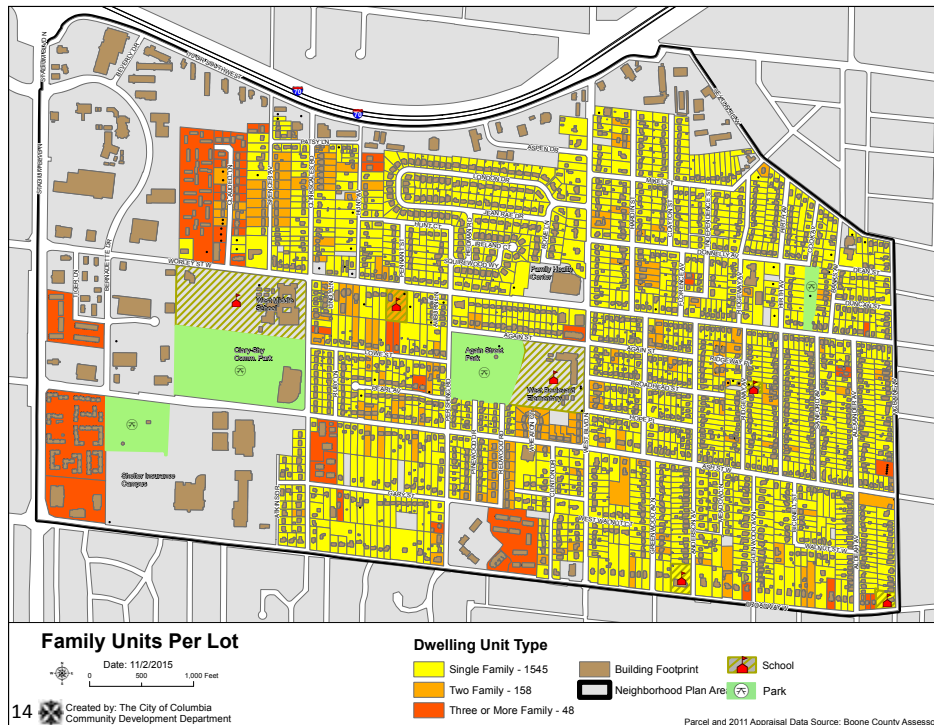
In the Housing Unit Type Map, the appraisal data suggests that only 33% of the housing stock in the neighborhood, overall, is owner-occupied. However, the large apartment complexes to the east of Stadium Boulevard and south of the Business Loop 70/I-70 Drive SE areas tend to skew this number. Many blocks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

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

#### Maps:

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

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





## Land Use & Zoning

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

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

## Landmarks & Amenities

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

## Jobs & Shopping

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

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

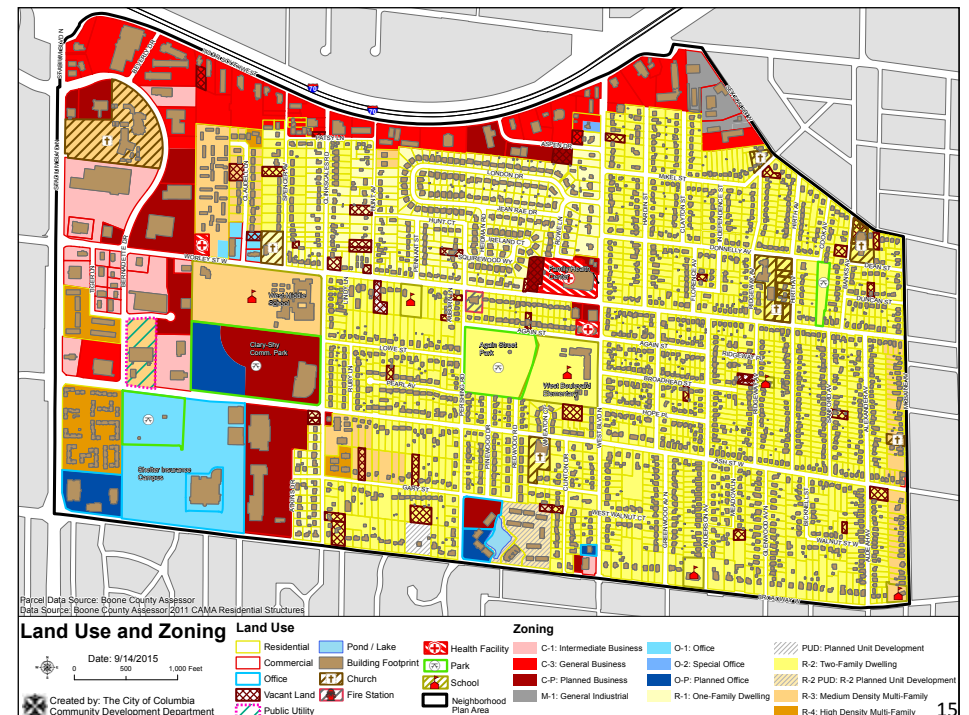
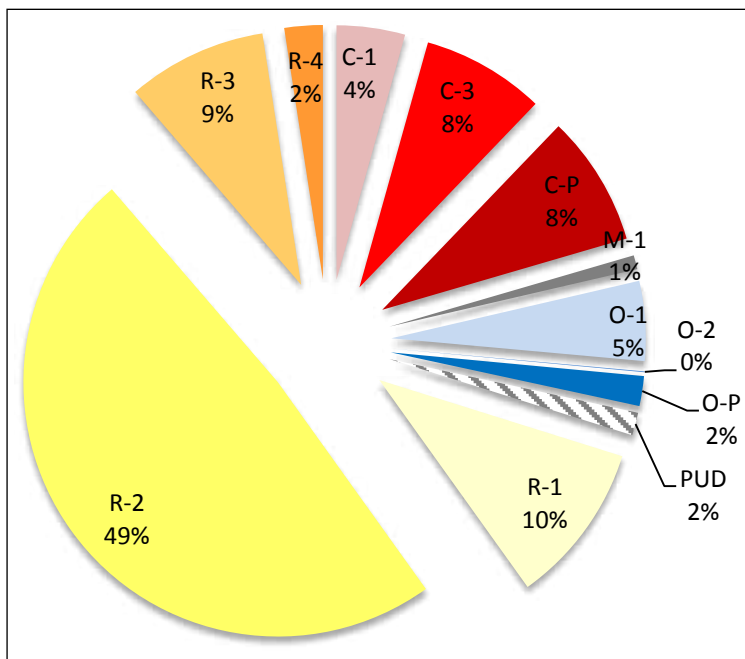
ADUs are allowed in West Central Columbia if zoning and building requirements are met.

Map:

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

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

Percent of Area by Zoning Category for West Central Columbia



Images:

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



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

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

### Development Trends

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

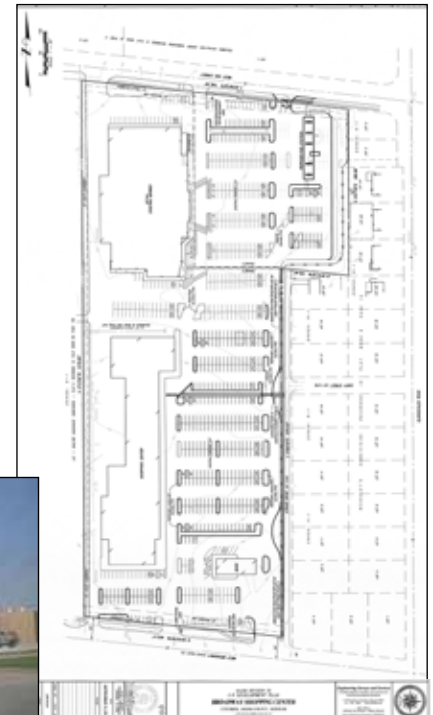
Vacant lots, as shown on the Land Use and Zoning Map in red hatching on the previous page, are dispersed throughout the neighborhood, and occasionally seen in contiguous lots in residential areas (particularly those with R-2 and R-3 zoning). This is often a function of land assembly/banking for later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

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

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

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

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



## Transportation & Infrastructure

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

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

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

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

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



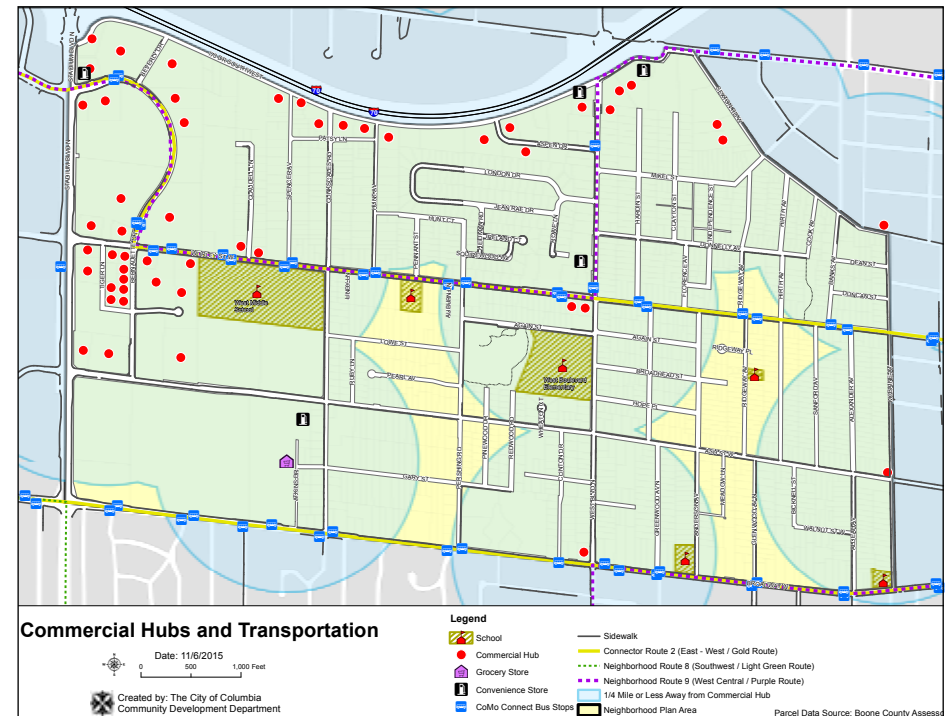
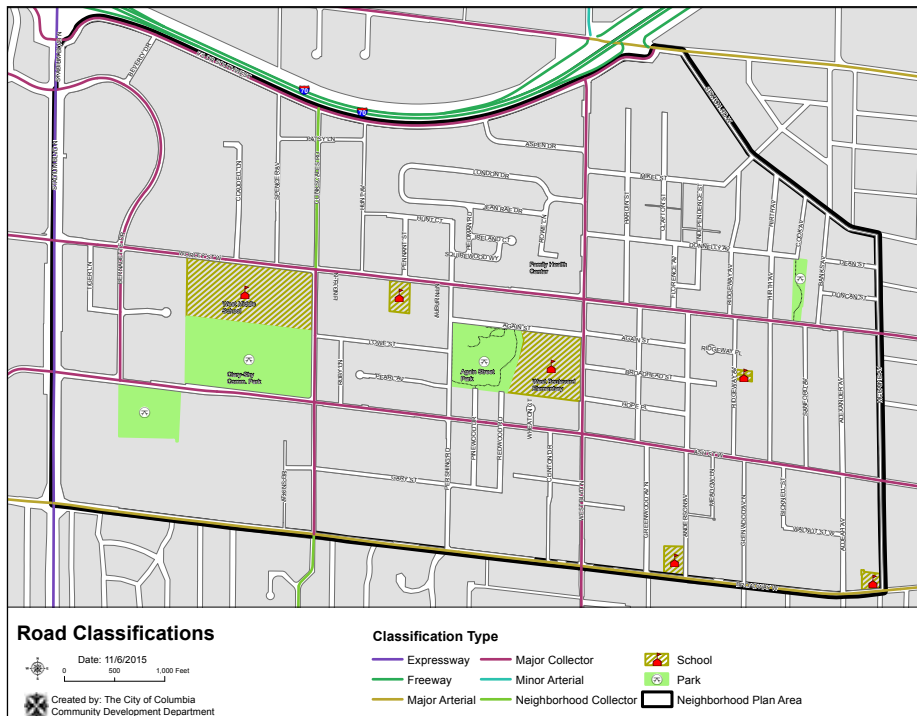
Image:

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

Maps:

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

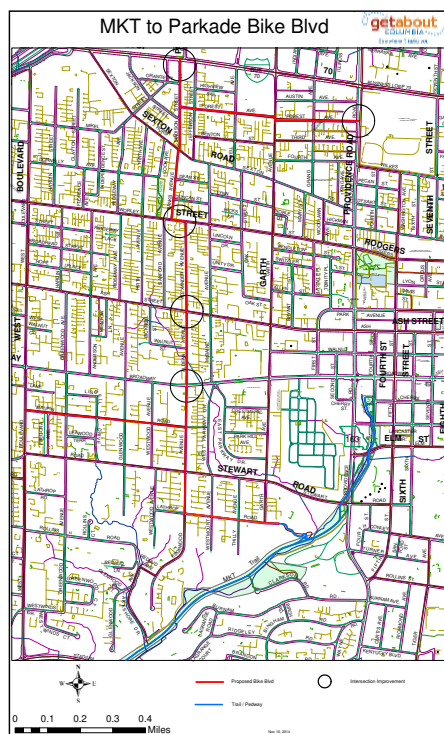
Bottom right, Commercial Hubs and Transportation, references pedestrian generators (such as schools, bus stops, parks and commercial hubs of employment, services and shopping) with transit routes and the existing sidewalk network in the area.





The City's CIP is updated annually and may be viewed online at: [www.gocolumbiamo.com/Finance/Services/Financial\\_Reports](http://www.gocolumbiamo.com/Finance/Services/Financial_Reports)

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



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

# Planned Improvements

## Capital Improvement Plan

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

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

## CIP Projects Planned for West Central Columbia

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

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

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

## Other Plans

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

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

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

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

and the electric utility master plans.

### Funding Sources

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

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

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

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

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

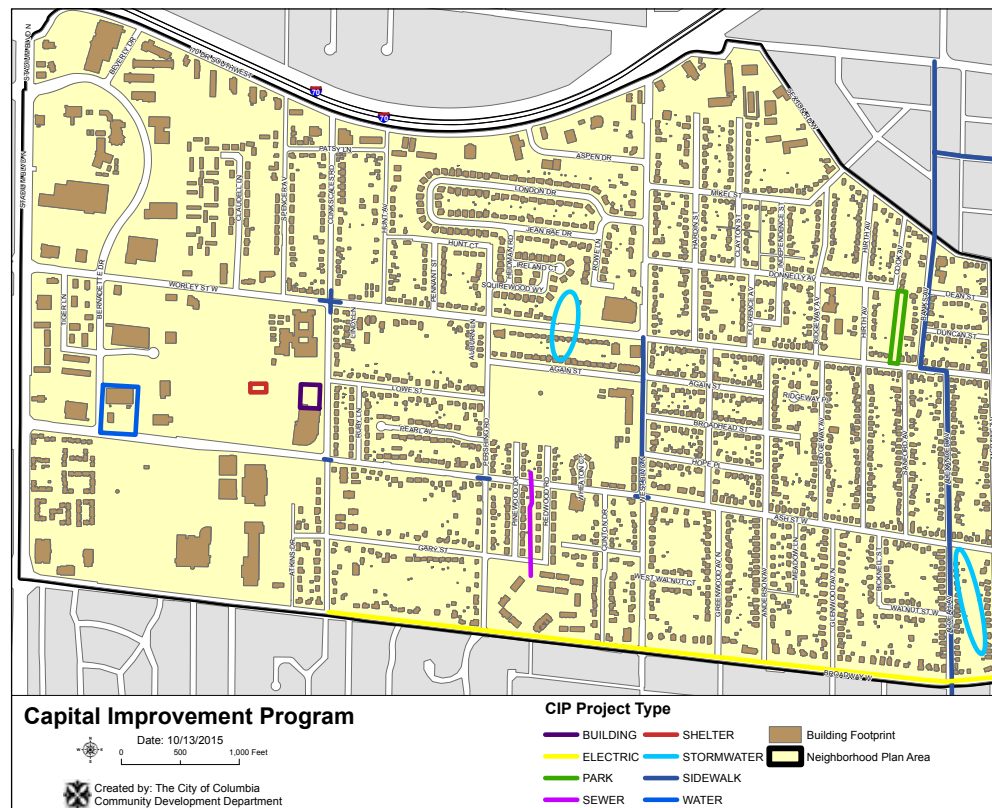
CIP Project ID#	Current Projects
222	Worley Street sidewalks- Phase II
1772	Broadway pavement improvements
1332	ARC improvements
1509	Photovoltaic installations
1161	Bernadette sidewalk
<b>Overall Projects (Not including 10+ year)</b>	
1854	Worley St & Clinkscales Rd Int improvements (1-2 yr)
1393	West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

Map:

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

Table:

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



# Available Resources

## Available Resources for Neighborhoods & Residents

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

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

### Housing Assistance

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

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

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

### Health & Human Services

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

### Neighborhood Support

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

### Safety

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

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

**Office of Neighborhood Services:**  
573.817.5050  
[neighborhood@gocolumbiamo.com](mailto:neighborhood@gocolumbiamo.com)

**Volunteer Programs:**  
573.874.7499  
[volunteer@gocolumbiamo.com](mailto:volunteer@gocolumbiamo.com)

**Public Health and Human Services:**  
573.874.7488 [humanservices@gocolumbiamo.com](mailto:humanservices@gocolumbiamo.com)

**Water and Light Assistance Programs:**  
573.874.7325  
[wmail@gocolumbiamo.com](mailto:wmail@gocolumbiamo.com)

**Historical Electric and Water Usage for Rental Units:**  
[www.gocolumbiamo.com/Finance/Utilities/rental-costs.php](http://www.gocolumbiamo.com/Finance/Utilities/rental-costs.php)



### Energy Efficiency/Utilities

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

Human Services.

### Trees & Appearance

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

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



# Plan Development Process

## Future Land Use Map (FLUM):

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

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



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

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

The basic neighborhood planning process template includes:

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

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

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

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

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

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

## *Columbia Imagined: The Plan for How We Live and Grow*

### Land Use & Growth Management Goals and Objectives

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

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

P. 93



identified.

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

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

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

## Developing the West Central Area Neighborhood Plan

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

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

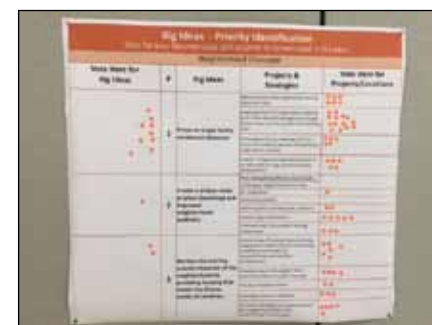
In this stage of plan development, staff identified the neighborhood's existing conditions and history and prepared several maps to illustrate these conditions. In addition, a survey was developed to gather input from neighborhood residents to identify problems and opportunities. Open houses were held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

### Step Two: Priorities Identification (“Big Ideas”) - February – March 2015

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

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

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



hood priorities using colored sticky dots.

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

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

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

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

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

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

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

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

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

### *Step Five: Adoption & Implementation, November – December 2015*

The draft plan was unanimously adopted by the Planning and Zoning Commission on November 5, 2015, with submission to, and unanimous approval, by City Council on December 7, 2015. Once approved, staff began work with the neighborhood to implement the plan's recommendations.

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

Map:

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





## *Columbia Imagined: The Plan for How We Live and Grow*

### Land Use Principles and Policies – Livable and Sustainable Communities Chapter

#### Policy Three: Facilitate Neighborhood Planning

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

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

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

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



P. 124-125

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

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

# Plan Recommendations

**Plan recommendations are presented in this plan by topic:**

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

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

The purposes of the UC-O district are:

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

## Priorities and Implementation Recommendations

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

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

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

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



## Neighborhood Character

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

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

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

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

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

## Architectural & Site Design Guidelines

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

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

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

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

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

### Voluntary Architectural & Design Guidelines

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

#### Two-story height limit

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

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

#### Entrances facing the street

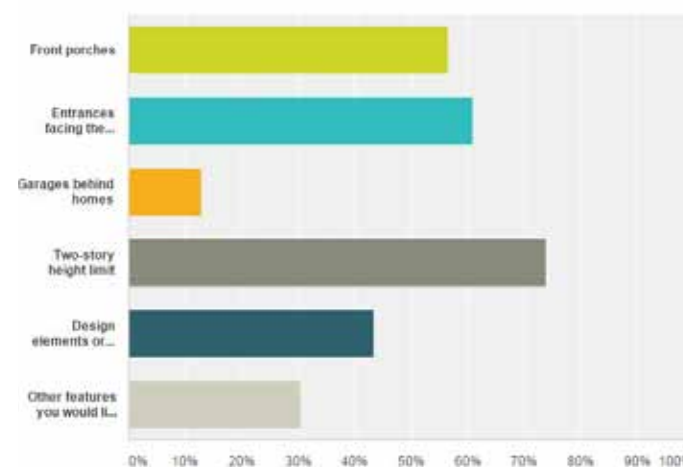
Strong interest was also expressed for a standard to require residential buildings to contain entrances that address the street. While only one example has been identified of a structure that does not meet this design standard (see example in the sidebar to the right), it would be beneficial for aesthetic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

#### Front porches

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

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

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

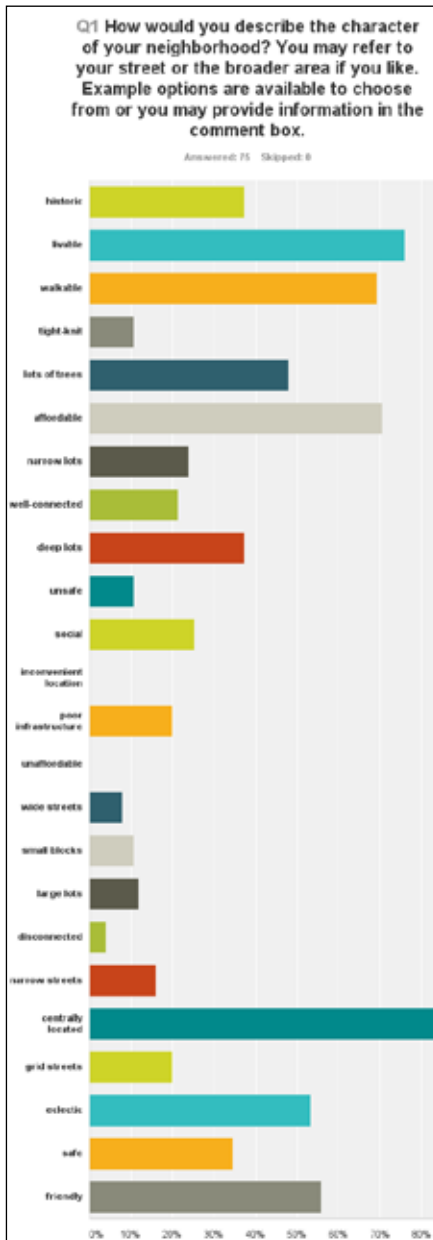


Images:

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



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



### Mandatory Design Standards

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

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

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

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

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

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

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

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

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

Priority 3: Add and improve parks and greenspace.

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

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



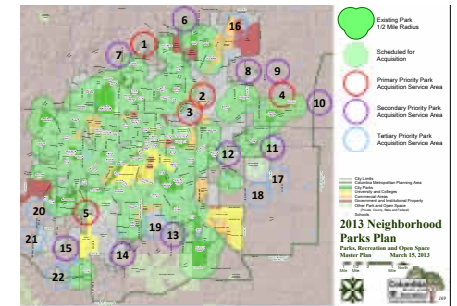
The City's Parks Master Plan does not indicate a need for additional parkland within the West Central Neighborhood. However, the City Parks Department is amenable to exploring opportunities for various neighborhood park projects should land become available. Planning staff suggests incorporating usable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

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

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

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

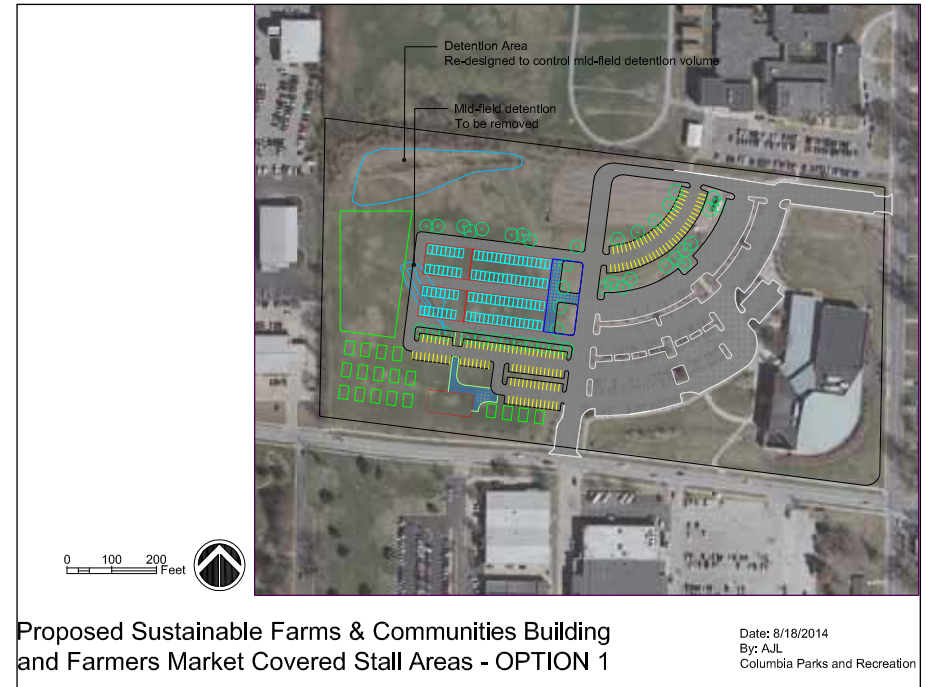
Finally, a connecting network of greenways (i.e., multi-use paths) through the Broadway Shopping Center, Shelter Office campus, Shelter Gardens, ARC, and West Middle School campus will require coordination between private business owners, the City Parks & Recreation Department, and Columbia Public Schools.



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



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





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

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

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

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

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

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

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

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

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

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

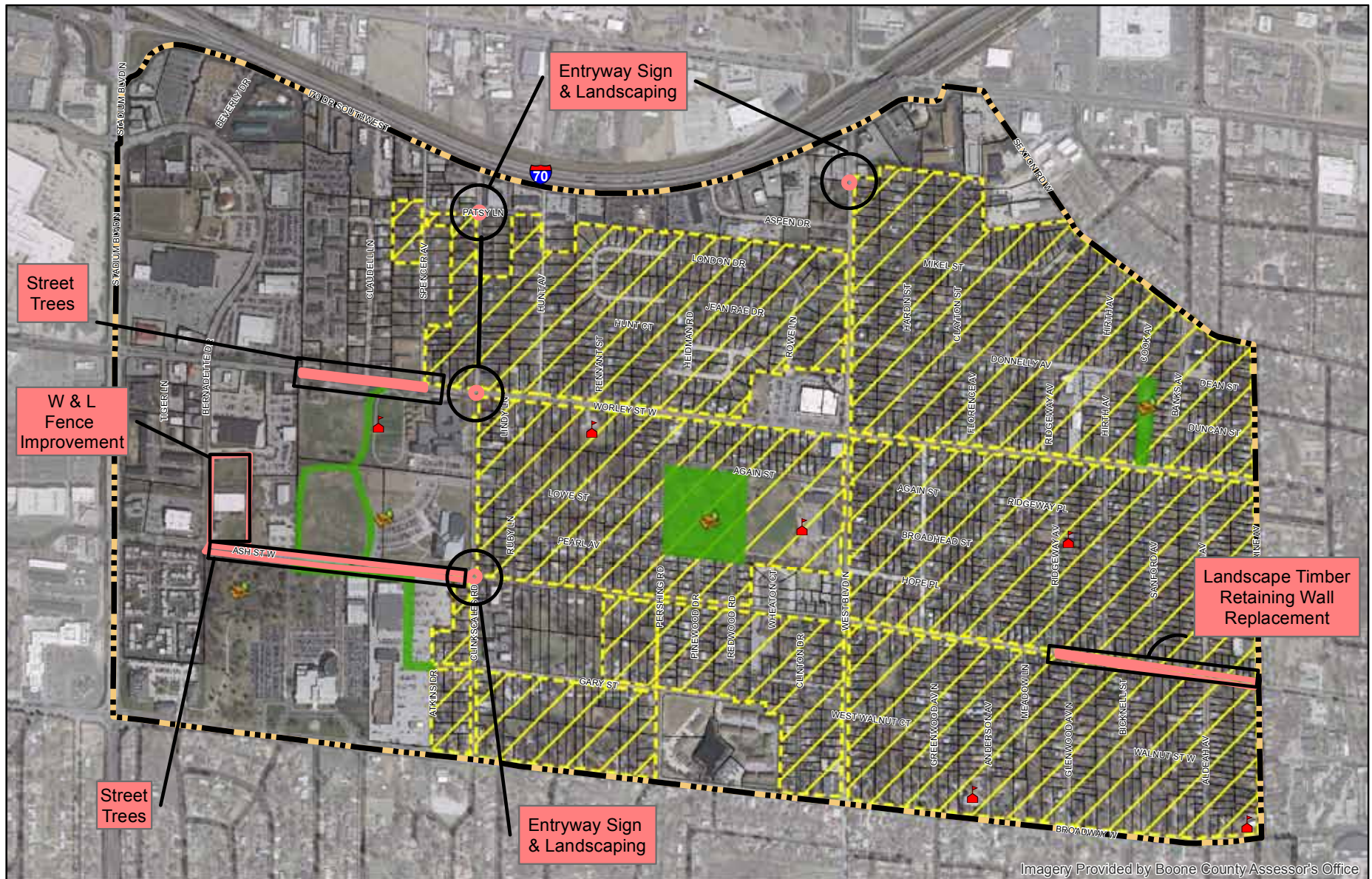
Priority 5: Increase enforcement of health and safety laws. Enforce sidewalk maintenance, including shoveling snow & edging. Increase community policing to deter crime.

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

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

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





## West Central Neighborhood Character Priorities

0 750 1,500 Feet



Create a Unique Sense of Place & Improved Neighborhood Aesthetic

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

Add and Improve Parks and Greenspace



School



Parks



West Central Planning Area

Parcel Data Source: Boone County Assessor



### What is Downzoning?

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

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

### Historic Preservation and Accessory Dwelling Units (ADUs):

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

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

## Land Use & Zoning

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

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

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

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

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

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

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

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

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

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

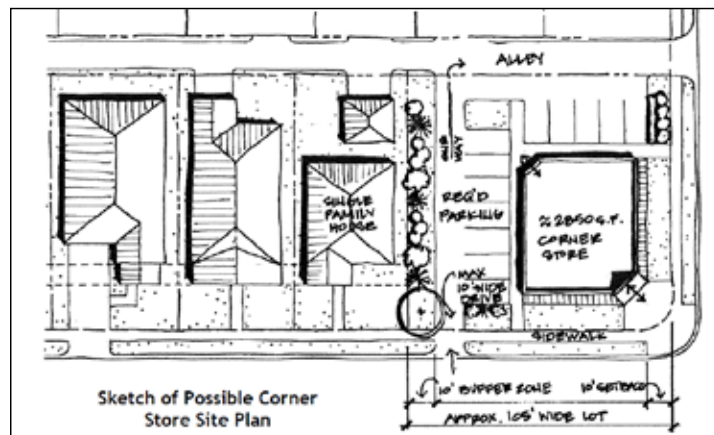
Planning staff suggests that willing participant property owners, when possible, jointly petition City Council for a change in zoning with other interested neighbors to maximize the stabilization potential of the action. Staff will assist interested property owners in filing any such zoning change requests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

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

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

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

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



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

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

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

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

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

### What is Cottage Housing?

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

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

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

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

### Columbia Imagined: Livable and Sustainable Communities Policy One:

Support diverse and inclusive housing options:

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

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

--*Columbia Imagined*, p. 123.

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

--*Metro 2020: 4.8 Neighborhood Marketplace*

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

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

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

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

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

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

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

#### M-N Mixed Use – Neighborhood District

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

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



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

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

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

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

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

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

## Special Planning Areas

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

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

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



Images:

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

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



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

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

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

### Gary-Atkins Special Planning Area

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

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

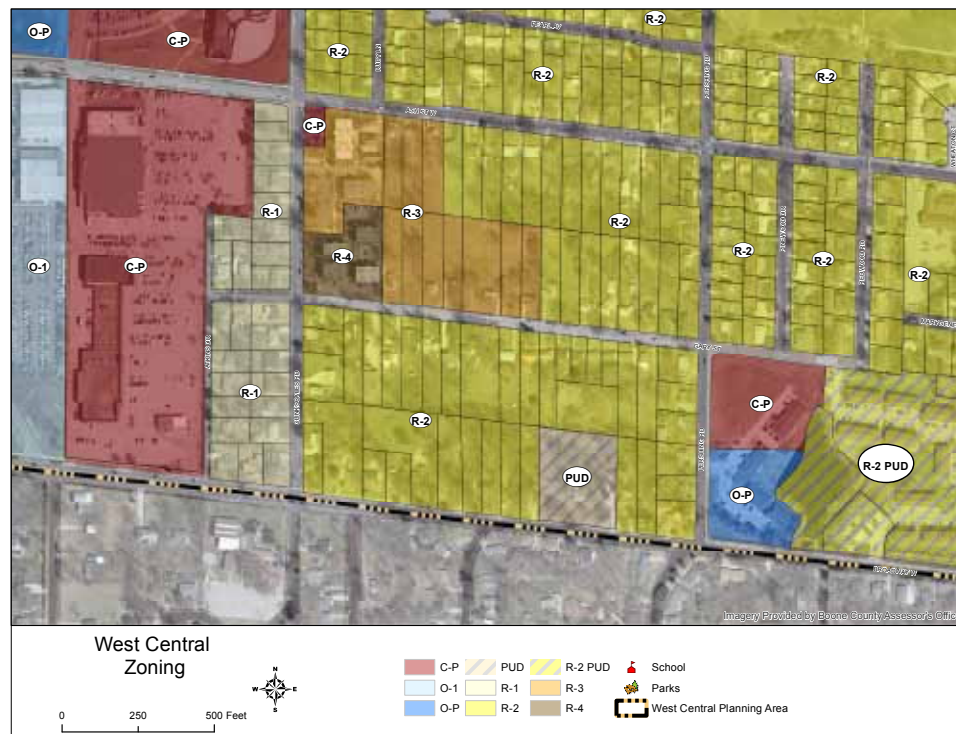
Two stakeholder meetings were held in this SPA, in which the discussion focused on future land use and reaching areas of consensus. In this situation, the majority of individuals attending these meetings were interested in maintaining the existing single-family character of the area. The largest land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

### Multi-Family Expansion

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

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

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





### *Single-Family Preservation*

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

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

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

### *Mixed-Use Redevelopment*

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

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

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

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

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

### **North Clinkscales/Hunt/Spencer Special Planning Area**

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

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

Traffic and accessibility issues were also discussed. This SPA



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

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

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

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

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

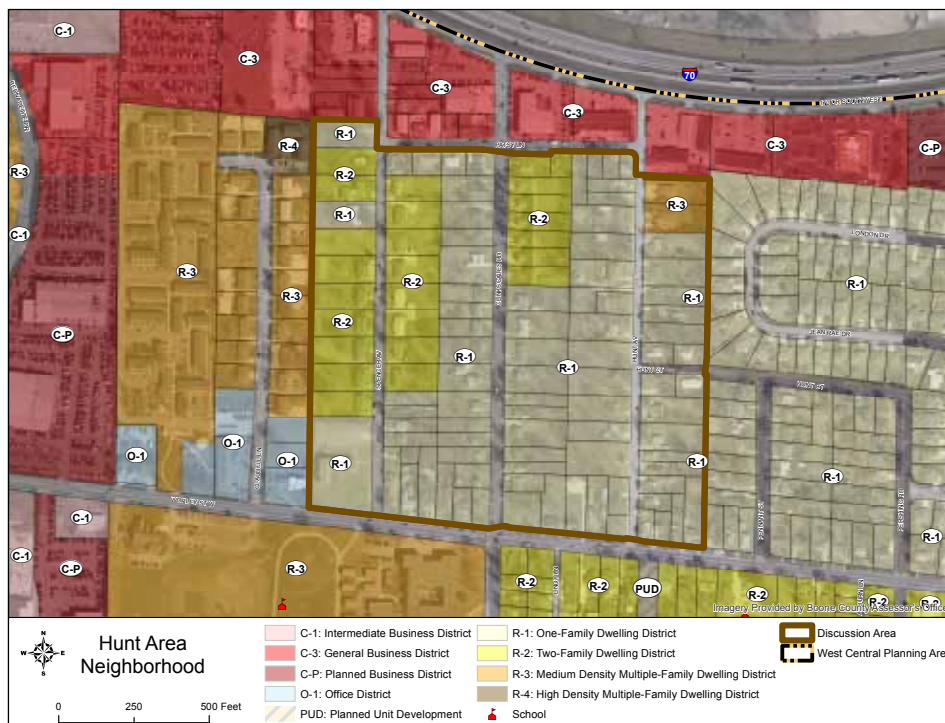
While the historical development trend has resulted in a commingling of housing types, including single-family, duplex and multiple-family dwellings in this area, the general character is defined by smaller, single-family homes. With the exception of the quonset huts on Worley Street, none of the multi-family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

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

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

Universal Design standards are also recommended to be

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



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

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

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

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

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

## Recommended Land Use & Design Guidelines

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

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

### Single-family Residential Development Options

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

### Accessory Dwelling Units (ADUs)

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

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

Images:

Landscaping and fences help to screen adjacent properties.





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



### Cottage Clusters

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

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

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

### Multi-Family Residential Development

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

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

### Neighborhood Commercial Development

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

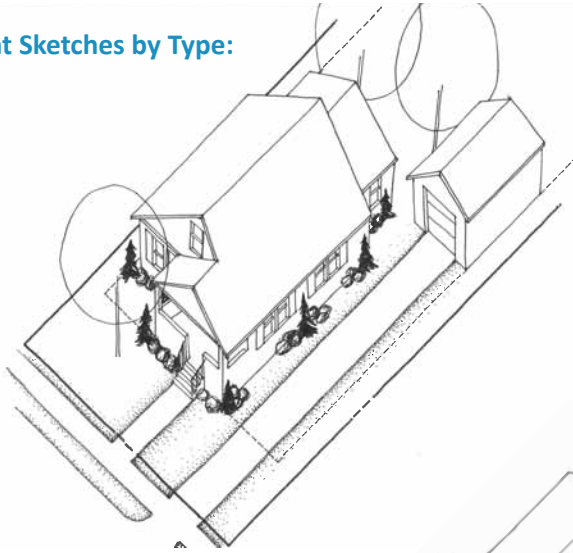
Recommendation: Where opportunities exist for conversion or retrofit of existing historic structures to serve this purpose, as opposed to full redevelopment, the adaptive reuse or re-purposing of such structures will be strongly encouraged as a mean of supporting and enhancing the neighborhood's character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

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

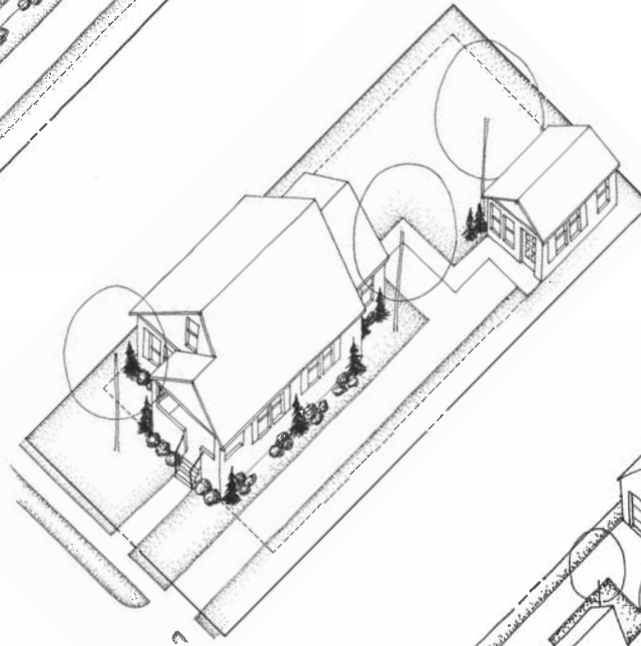


**Conceptual Development Sketches by Type:**

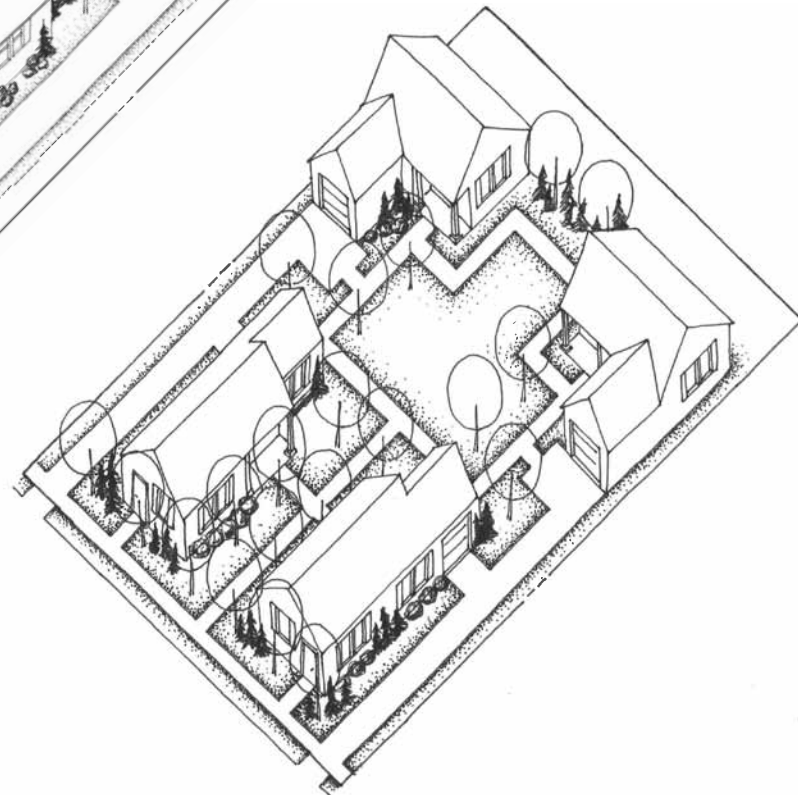
*Single-Family Home*



*Accessory Dwelling Unit (ADU)*



*Cottage Cluster*

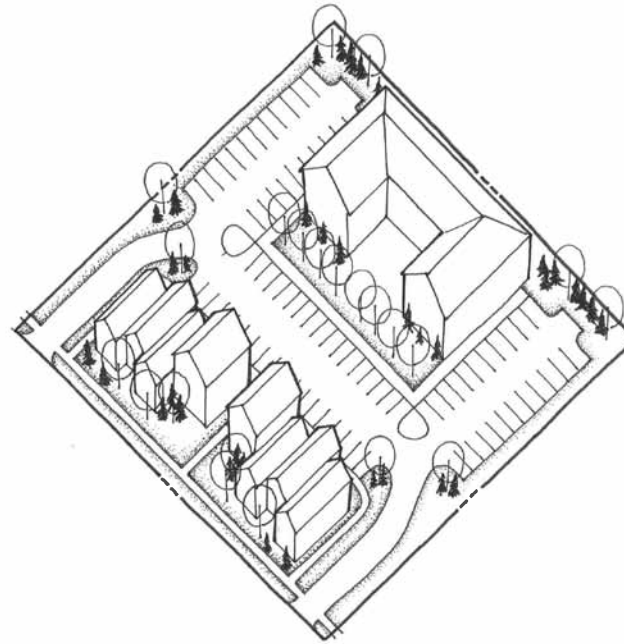


## Conceptual Development Sketches by Type Con't:

### *Multi-Family Residential*

Images:

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



### *Neighborhood Commercial*







Imagery Provided by Boone County Assessor's Office

## West Central Land Use & Zoning Priorities

0 700 1,400 Feet



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

- ▲ School
- 🌳 Parks
- West Central Planning Area

Parcel Data Source: Boone County Assessor



### Public Input Process for Transportation & Infrastructure Projects:

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



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

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

## Transportation & Infrastructure

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

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

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

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

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

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

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

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

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

### 10+ Years & Unfunded Sidewalk Projects:

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

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

### Priority 2: Facilitate safe bicycle travel.

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

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

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

### Priority 3: Minimize speeding and cut-through traffic.

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

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

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

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

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

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

Improve pedestrian crossing opportunities and safety.

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

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



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

Bottom: Infrastructure concerns include stormwater facilities.



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

The conceptual shelter design is presented below.



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

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

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

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

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

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

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

**Priority 6: Improve bus service.**

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

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

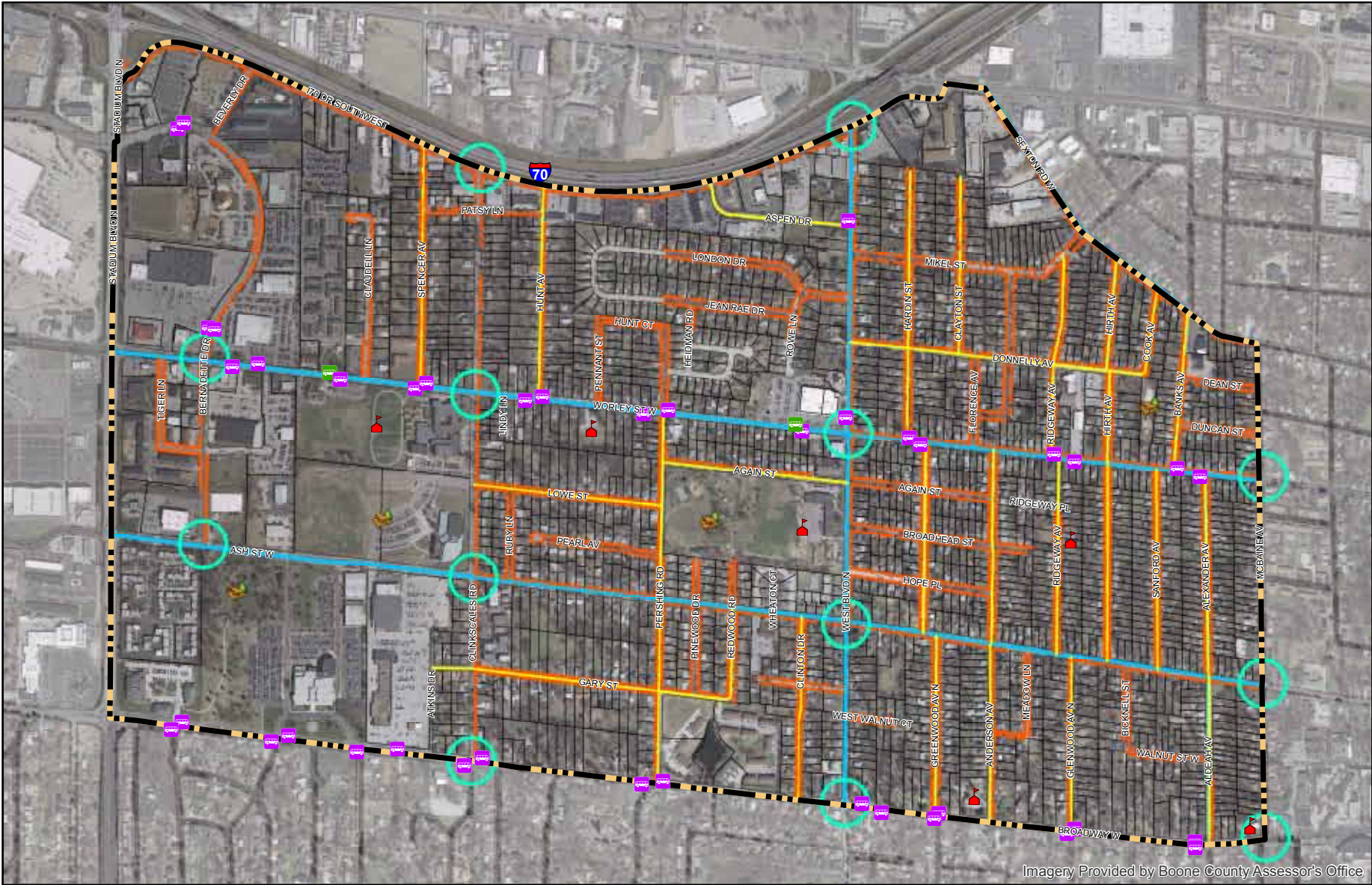
Presently, CDBG and other grants are funding the construction of new bus shelters; one in the West Central Neighborhood (by West Middle School and the ARC on Worley) and additional shelters nearby (two at the Library and at North Garth and Worley Street). Additional opportunities to work with other stakeholders,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

**Priority 7: Repair and maintain public infrastructure.**

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

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

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



Imagery Provided by Boone County Assessor's Office

# West Central Transportation & Infrastructure Priorities

0 750 1,500 Feet



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

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

Parcel Data Source: Boone County Assessor



# Implementation & Future Land Use

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

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

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

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

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

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

*Note: The West Central Neighborhood Action Plan was unanimously approved by the City Council on December 7, 2015 following a public hearing.*

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

The West Central Columbia Neighborhood Action Plan recommendations will be used to inform other City plans, priorities, policies and budgeting documents as appropriate. Plan implementation of neighborhood projects and

programs is contingent upon available resources. Neighborhood priorities will be considered when selecting and allocating funds for projects in West Central.

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

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

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

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

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



## Plan Implementation Action Items:

### *Neighborhood Character:*

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

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

### *Land Use & Zoning:*

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

### *Transportation & Infrastructure:*

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

Images:

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

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



### Future Land Use Map

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

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

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

