



Central Columbia

Urban Conservation Ordinance and Design Guidelines

Public Meeting 1: Vision, Issues, and Opportunities



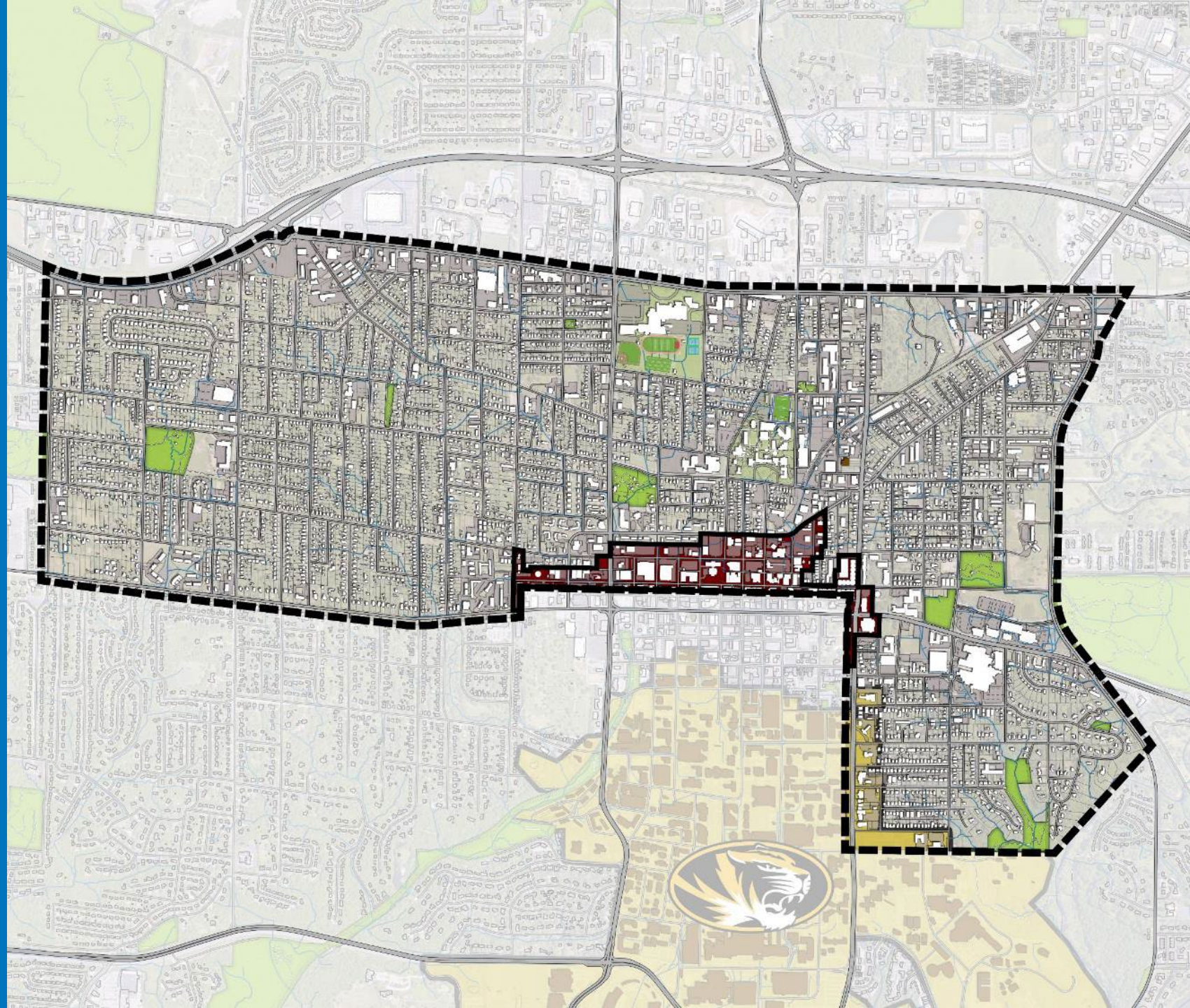
 ***WELCOME!*** *It's nice to see you again!*

Agenda

01_Project Overview and Meeting Objectives

02_Neighborhood Analysis Review

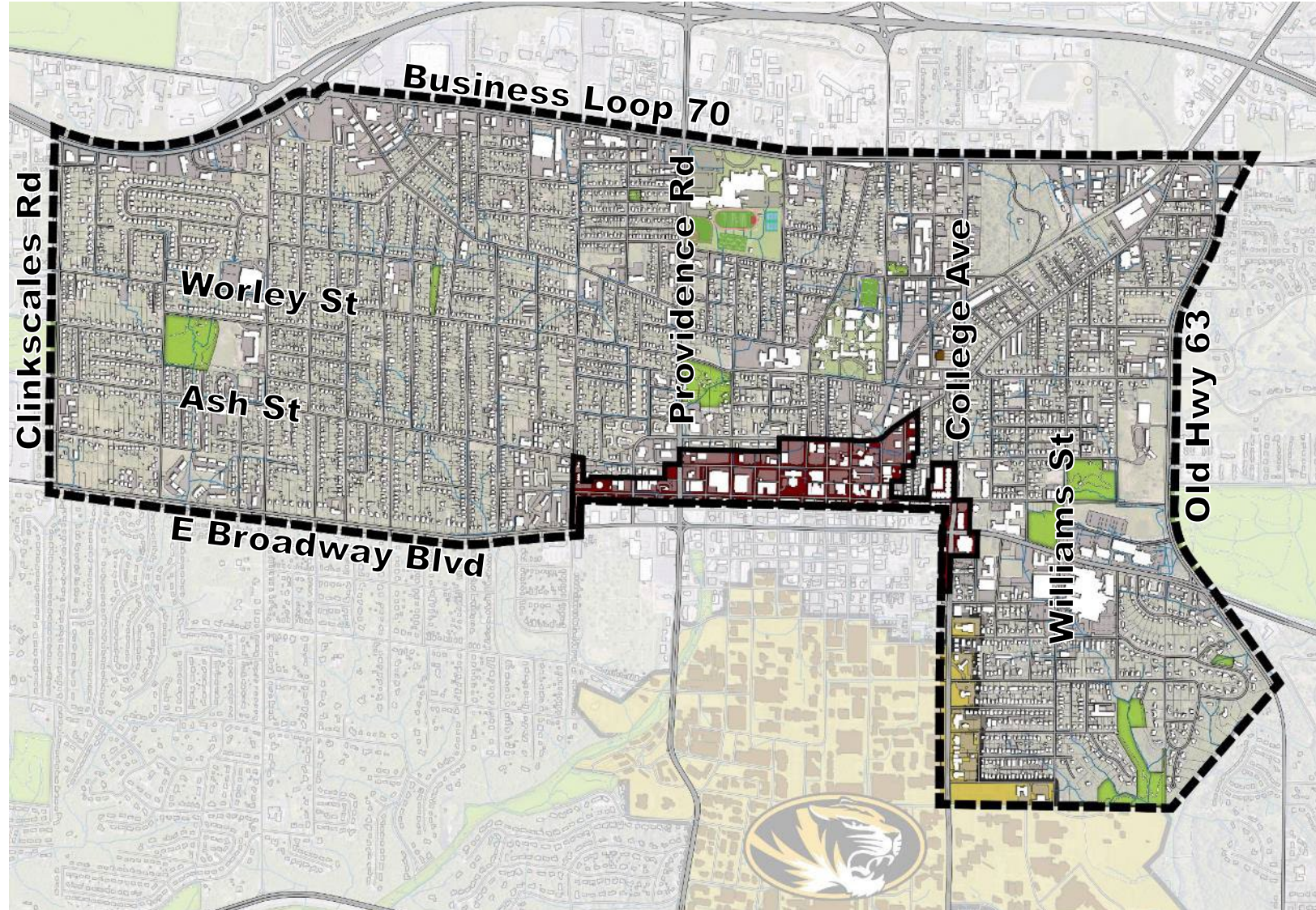
03_Vision, Issues, and Opportunities Workshop





Project Overview

- The intent of this planning process is to **establish urban conservation ordinances and design guidelines** that protect the character of the Central Columbia neighborhood while promoting comparable growth and development.
- The process **may consider infill, land use, amenities, pedestrian and street connectivity and infrastructure, street configurations, zoning code and regulatory updates, architectural features, development standards, etc.**
- This urban conservation area encompasses the Central Columbia conservation area which is bounded by Old Hwy 63 to the East, Business Loop 70 to the North, Clinkscales Rd to the West, and E Broadway, E Walnut, S College Ave, and Rollins St to the South.

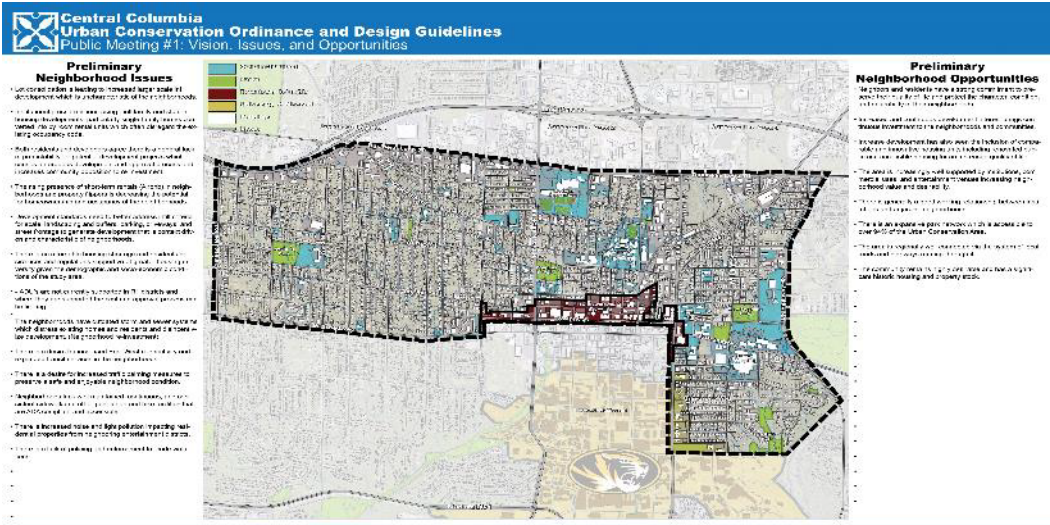


Project Overview – *Timeline*

Phase 1 Neighborhood Framework Plan		Phase 2 Calibration of the Development Code and Design Development Guidelines		Phase 3 Draft Development Code and Design Development Guidelines		Phase 4 Final Development Code and Design Development Guidelines	
Technical Tasks	Community Engagement	Technical Tasks	Community Engagement	Technical Tasks	Community Engagement	Technical Tasks	Community Engagement
Urban Design and Context Analysis	Project Management Team Meeting 1	Diagnostic Regulatory Review and S.W.O.T Analysis	Planning and Zoning Commission Meeting 1	Draft Study Area Framework Development Guidelines	Planning and Zoning Commission Meeting 2	Final Development Code and Design Development Guidelines Document	Project Management Team Meeting 5
Draft Vision Statement, Issues, and Ideas	Kick Off Public Forum December 14, 2023	Gaps Analysis		Draft Building Development Standards and Use Tables	Community Open House		Final Administrative and Review Process Workshop 2
Neighborhood Sustainability Audit	Topical Focus Group Sessions	Draft Regulating Plan & Building Envelope Standards		Draft General Provisions and Preamble	Administrative and Review Process Updates Workshop 1		Informational Adoption Presentation City Council
Revised Vision, Issues, Ideas	Public Forum						
Draft Neighborhood Redevelopment Principles and Policy	Project Management Team Meeting 2						
Neighborhood Plan Options	Public Meeting 1 March 6, 2024						
Existing Conditions Regulatory Models	Project Management Team Meeting 3						
Preferred Final Plan, vision redevelopment principles, and policy	Public Meeting 2 April 24, 2024						
	Project Management Team Meeting 4						
Neighborhood Plan Document		Revised Regulating Plan and Building Envelope Standards		Revised Development Code and Design Development Guidelines Document		Final Development Code and Design Development Guidelines Document	

Last Time... Project Kick-Off Site Visit (December 14, 2023)

- **Topical Focus Group Meetings**
 - *Ad Hoc Neighborhood Associations Group*
 - *Design Professionals*
 - *Institutions*
- **Community Kick-Off Public Forum**
 - *Met with the community at large to introduce the process, our preliminary analysis, and site visit, and receive feedback on the direction of the work.*
- **What we heard:**
 - *There is a lack of predictability and design standards for contextually sensitive development.*
 - *Housing affordability and diversity are important to the community given this is a low income area.*
 - *We have unique neighborhoods and we want to protect our neighborhood character and our investment in them.*
 - *There is a lack of code policing and enforcement.*
 - *Outdated infrastructure and utilities need to be repaired and brought up to standards.*
 - *Homelessness is a challenge in this area.*
 - *The process needs to involve community members of all demographics and backgrounds.*



Where Can I Learn More?

- **City of Columbia Website**
 - *Under Planning and Development select Urban Conservation District Overlay and Design Guidelines Project*
 - *Presentations*
 - *Past meeting videos*
 - *Future Meeting Invitations/Dates*
- **City of Columbia Be Heard**
 - *Under Project tab select central area zoning and design guidelines*
 - *Presentations*
 - *Future Meeting Invitations/Dates*
 - *Leave comments*

Central Area Zoning and Design Guidelines



Columbia's central area is a unique and diverse collection of neighborhoods surrounding Downtown and the Mizzou campus. The City seeks to define the future of development within their boundaries and create livable neighborhoods with distinctive and desirable community character.

Our planning consultant on this project is H3 Studio. They are currently analyzing neighborhood characteristics and gathering feedback from residents, with the aim to develop regulatory measures and guidelines for future development efforts that will protect the distinctive character of Central Columbia while also allowing for growth.

We invite you to share your experiences of Columbia's central neighborhoods and your feedback, concerns, and ideas about the neighborhoods' future. Your input will be instrumental in developing a new plan and development guidelines to help guide and fulfill the future of this area.

Input will be gathered throughout the planning process. The kickoff meeting was held Dec. 14, 2023. (The video recording of this forum can be viewed at this link: <https://www.como.gov/link/cauc-meeting/>)

Public input meeting #1 will be held **March 6, 2024, from 6 to 8 p.m.**, at City Hall.

Public input meeting #2 is scheduled for **April 24, 2024, from 6 to 8 p.m.**, at City Hall.

Ideas



Comments

17 days ago



To add your idea
[Sign In / Register](#)



Govdobetter
12 days ago

more regulations?
Is just going to turn into more regulations?
How much did this study cost the taxpayer?

1 Comment



pb
10 days ago

We need less gov't regulation, not more, and I see this as just adding to the regulations.

0 Comment



lejohnson
8 days ago

There are too many parked cars on narrow streets, e.g. Williams and Anthony. Rental units should provide parking for tenants.

0 Comment



aruguetem
about 16 hours ago

Historic houses should be preserved in East Campus. Tearing them down is wasteful and destroys the historic charm of the neighborhood.

0 Comment



Ryan Lidholm
7 days ago

Increase housing density and use permit money to update sewer infrastructure in the area.
Affordable housing is hard to come by. In this theory/idea, I think if we are allowed

3 Comments

Who's Listening

Timothy Teddy

Community Development Director
City of Columbia



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Email timothy.teddy@como.gov

Next Steps

 Issues.pdf (105 KB) (pdf)

 Opportunities.pdf (123 KB) (pdf)

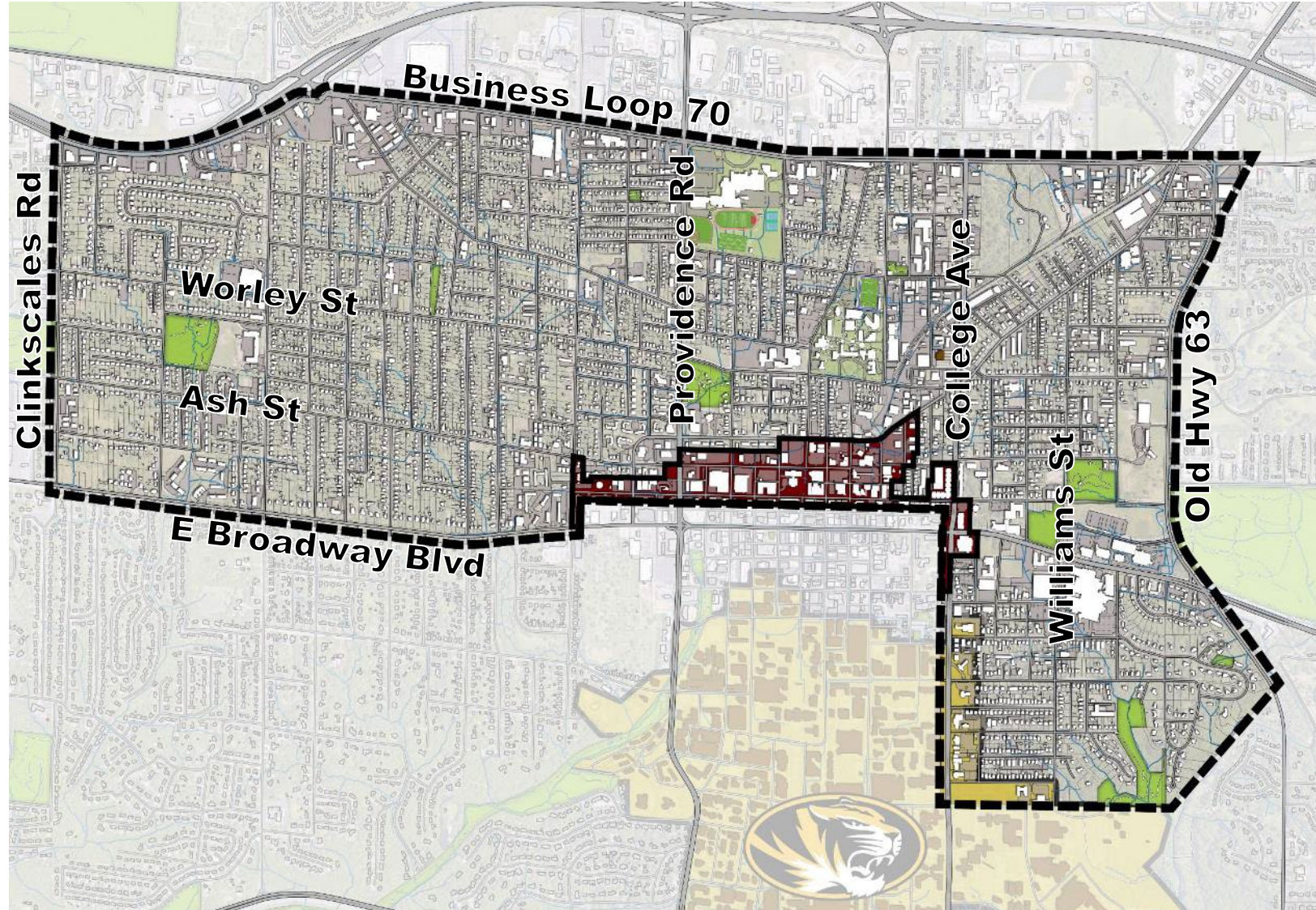
 Next Steps.pdf (108 KB) (pdf)

 March 6 Invitation (285 KB) (pdf)

 Central Columbia Urban Design Guidelines_December 2023 Presentation.pdf (7.93 MB) (pdf)

Meeting Objectives for Tonight

- **Review** the planning overview and a brief analysis summary.
- **Assess** the identified issues and opportunities from the first round of meetings.
- **Participate** in an open house workshop to collect specific input and calibrate the conditions and priorities of the three neighborhood conservation areas.
- **Share** news about the planning process with your community and bring a friend!





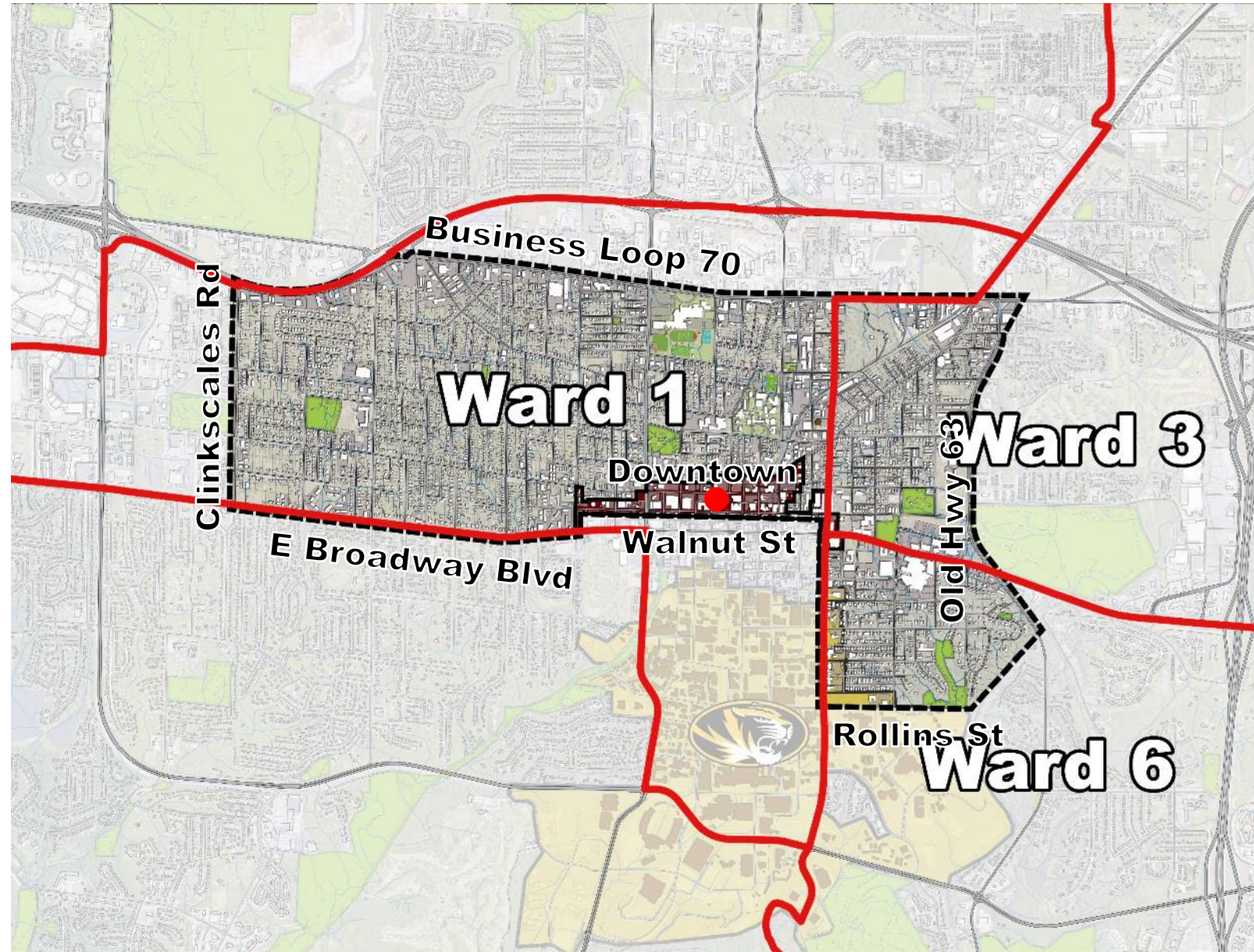
Neighborhood Analysis Review

Urban Conservation Ordinance and Design Guidelines



Project Area Overview

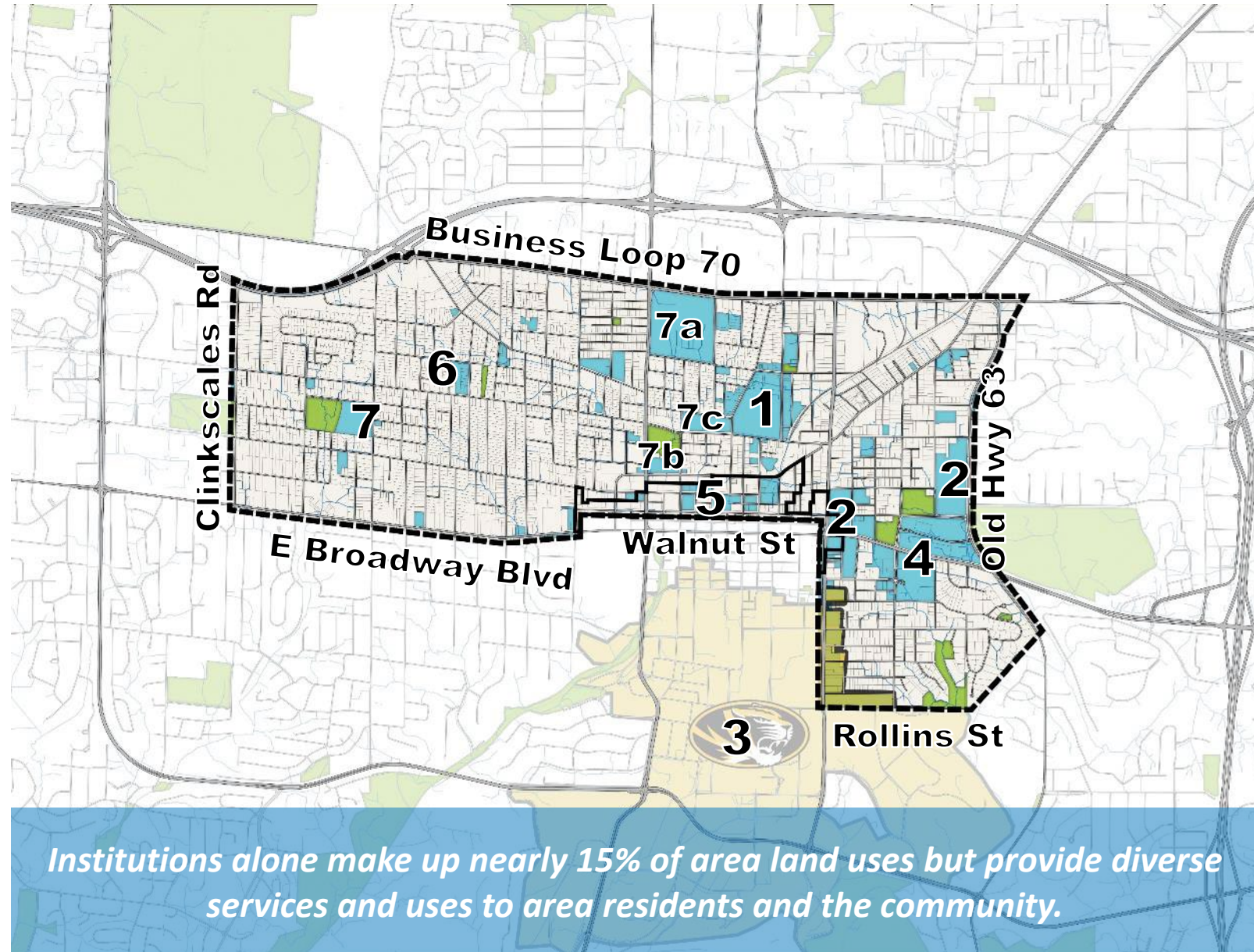
- The project area is bound by Old Hwy 63 to the east, Business Loop 70 to the north, Clinkscales Road to the west, and E. Broadway, E. Walnut Street, S. College Avenue, and Rollins Street to the south.
- This area is located in the heart of Columbia and has an **eclectic mix of new and historic housing, institutions, parks and open space, retail and entertainment.**
- The southern edge of the project area is **anchored by Downtown Columbia and several universities** which have areas within the designated project limits.
- The area is **governed in Wards 1, 3, and 6**. Ward one oversees the most land at 1,274 acres (67% of land).
- **93% of the area is HUD-designated low-income.**





Community Overview

- The neighborhood's are nestled between ***several institutions located within the urban conservation area*** including:
 1. Columbia College
 2. Stephens College
 3. University of Missouri
 4. Boone Hospital Center
 5. City and County Government Buildings
 6. Churches
 7. Schools
 - a) Hickman High School
 - b) Frederick Douglas High School
 - c) Jefferson Middle School
- ***The greatest concentration of institutions are East of Providence Road along Broadway and College Avenue***

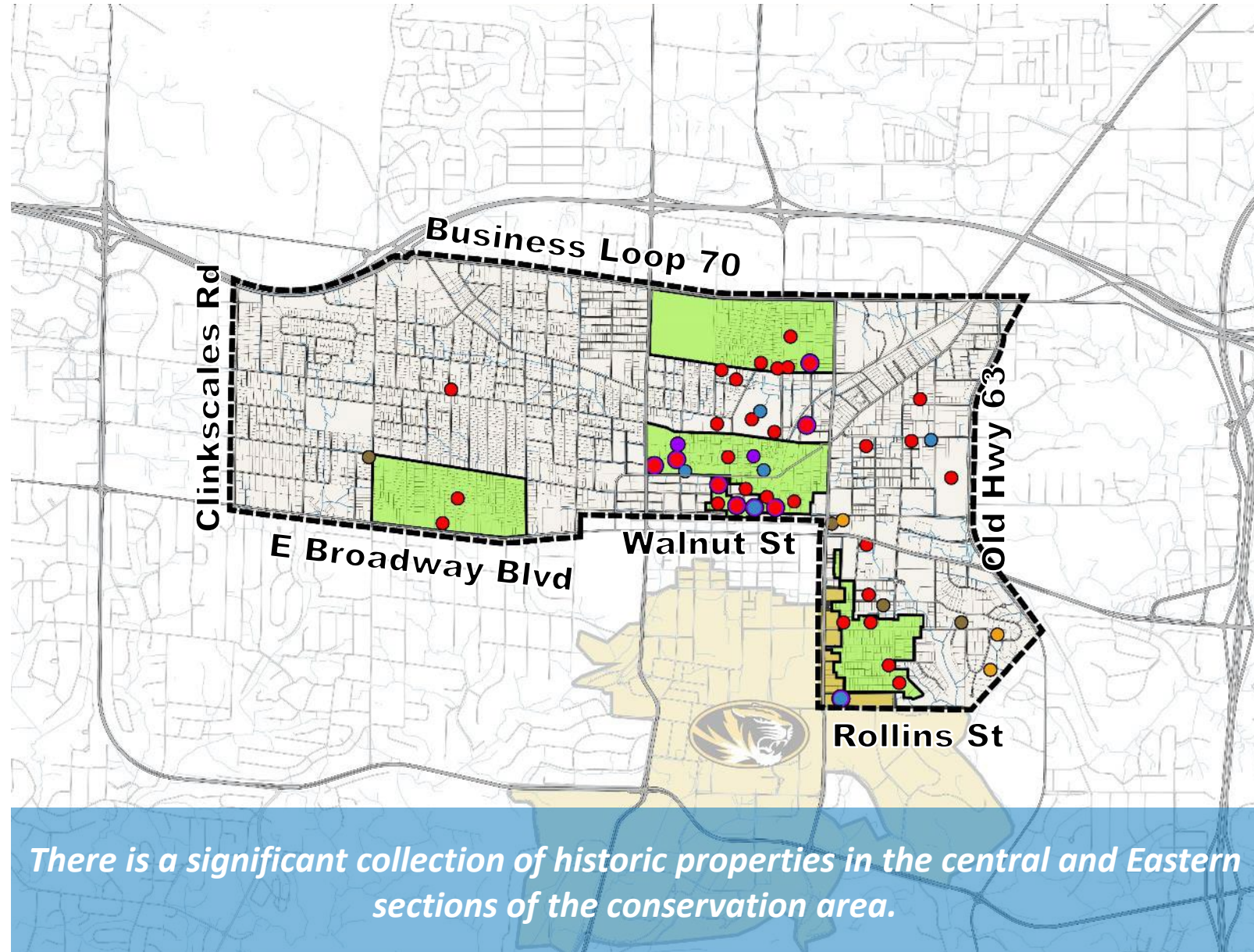




History: Assets and Surveys

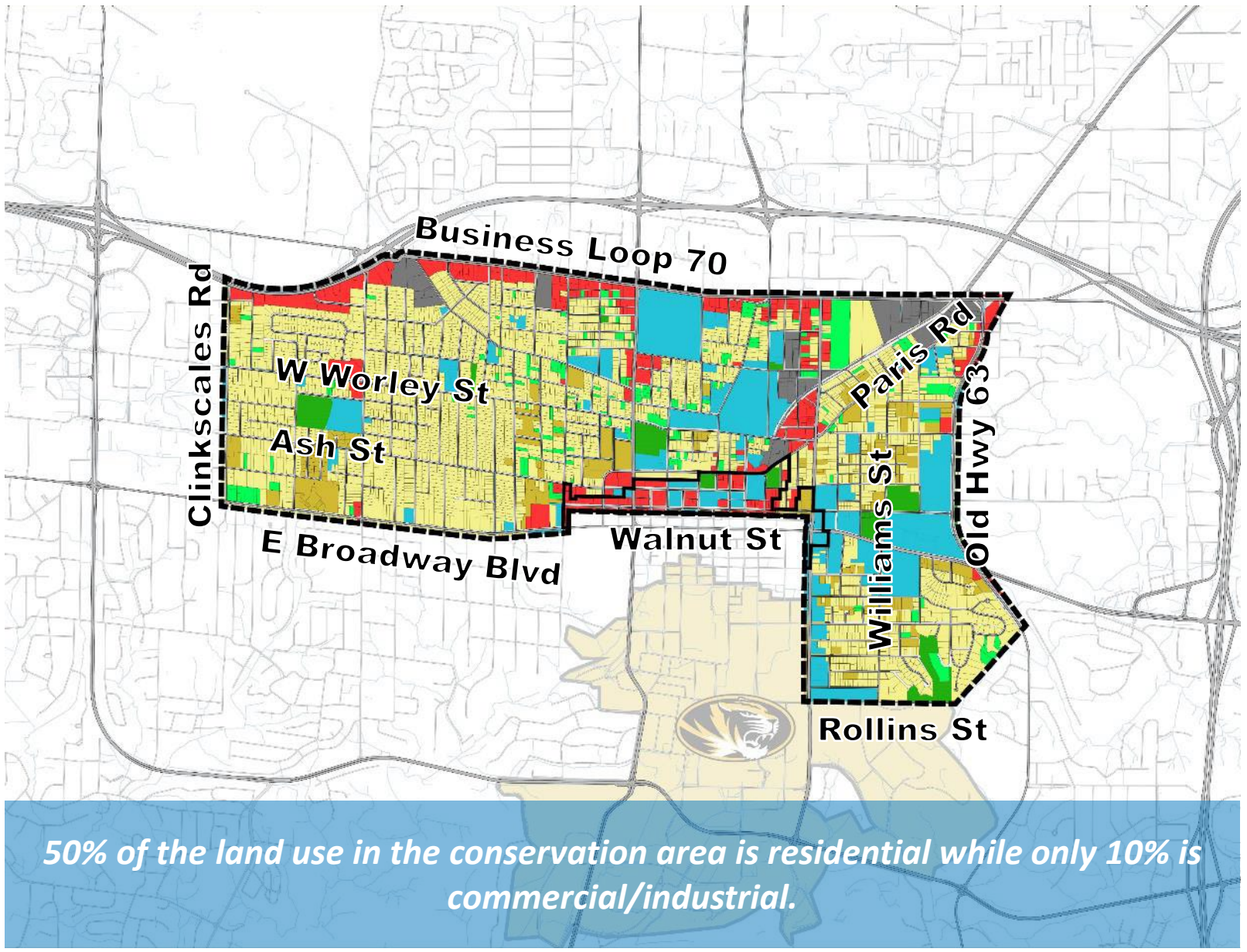
- The project area has undergone 5 historic survey processes:
 1. The North Central Phase 1
 2. The North Central Phase 2
 3. Downtown
 4. Garths Addition
 5. East Campus
- *49 properties have been identified as historically significant sites with 11 recognized to the National register of Historic Places:*

- 1850-1899 (6)
- 1900-1929 (34)
- 1930-1949 (4)
- 1950-present (3)
- National Register Site (11)

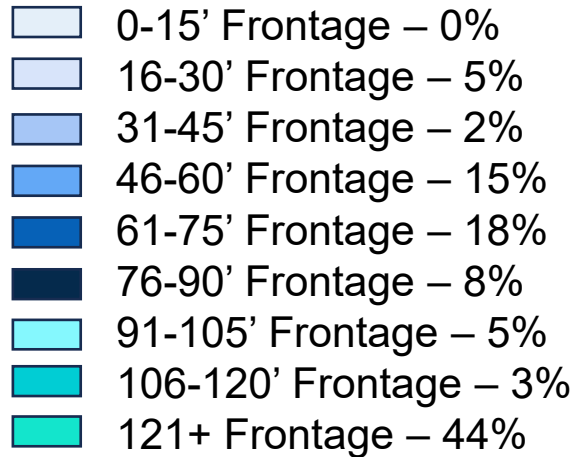


Land Use

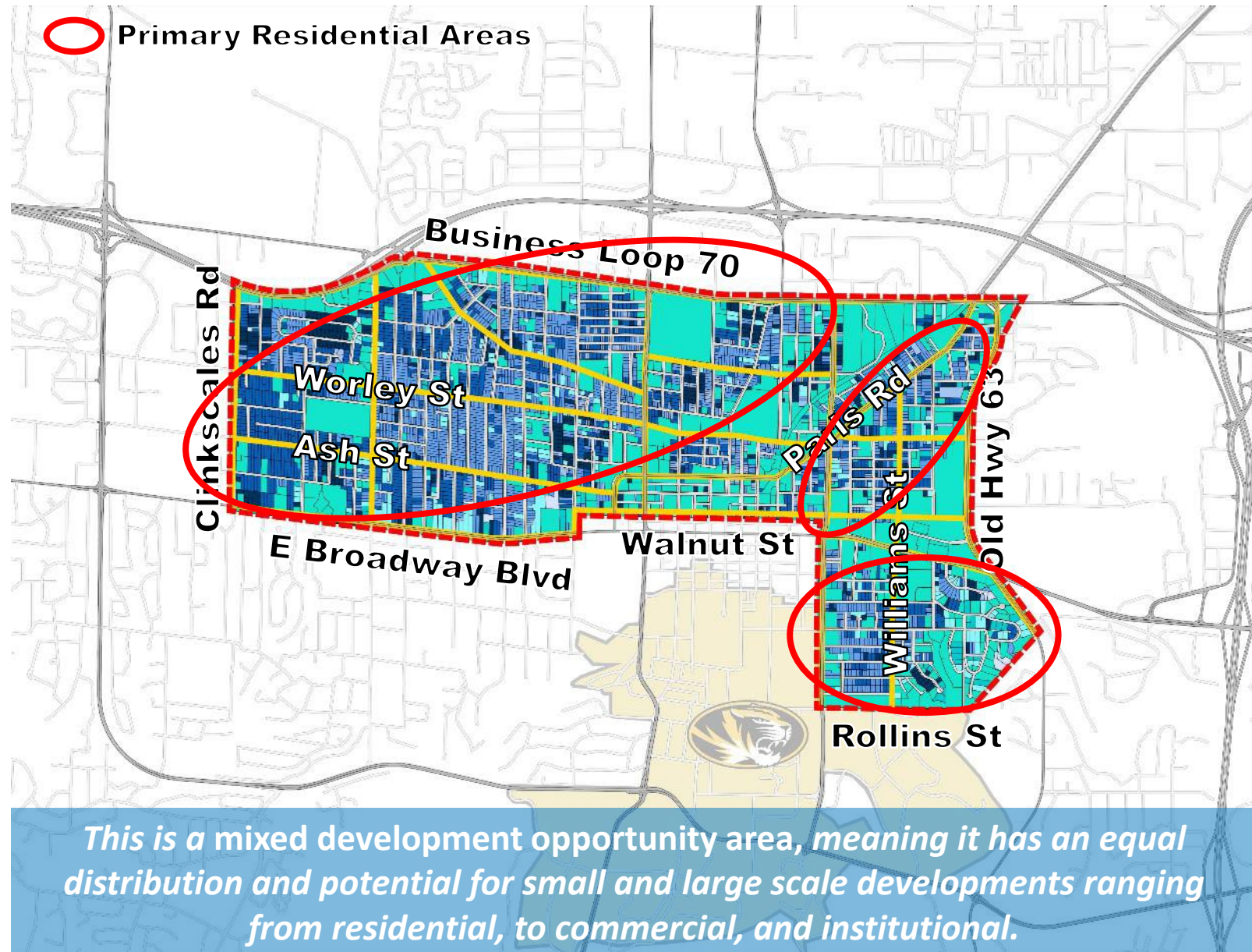
-  Single Family Residential – 44%
-  Multi-family Residential – 6%
-  Commercial – 7%
-  Institutions/Civic – 14%
-  Industrial – 3%
-  Parks/Recreation – 2%
-  Vacant – 4%
-  Street ROW – 20%



Neighborhood Morphology

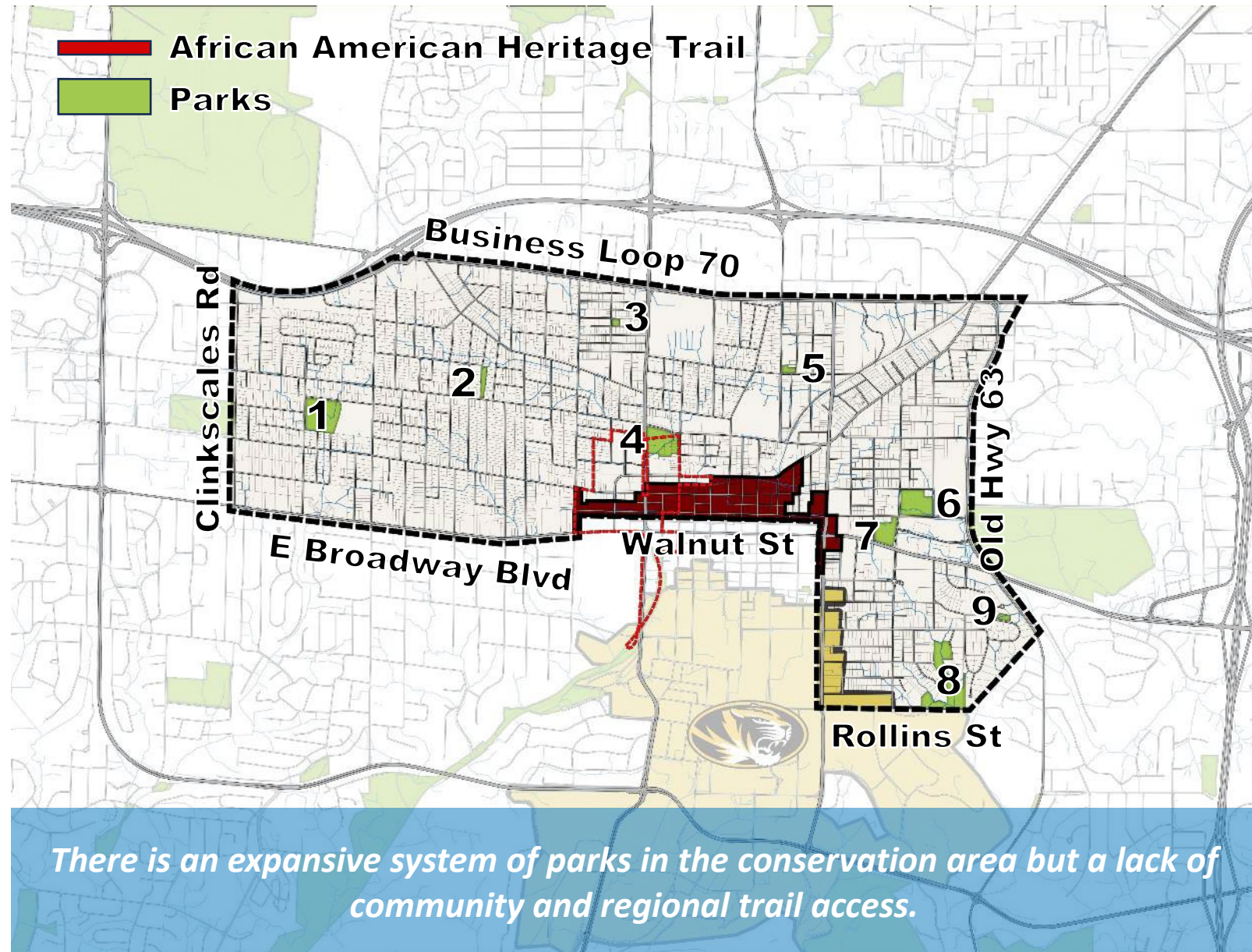


- **48% of total parcels in the conservation area cater to smaller development** potentials and primarily residential or small scale business development.
- **52% of total parcels in the conservation area have large enough frontages for larger scale development** primarily commercial, institutional, parks, and multifamily.



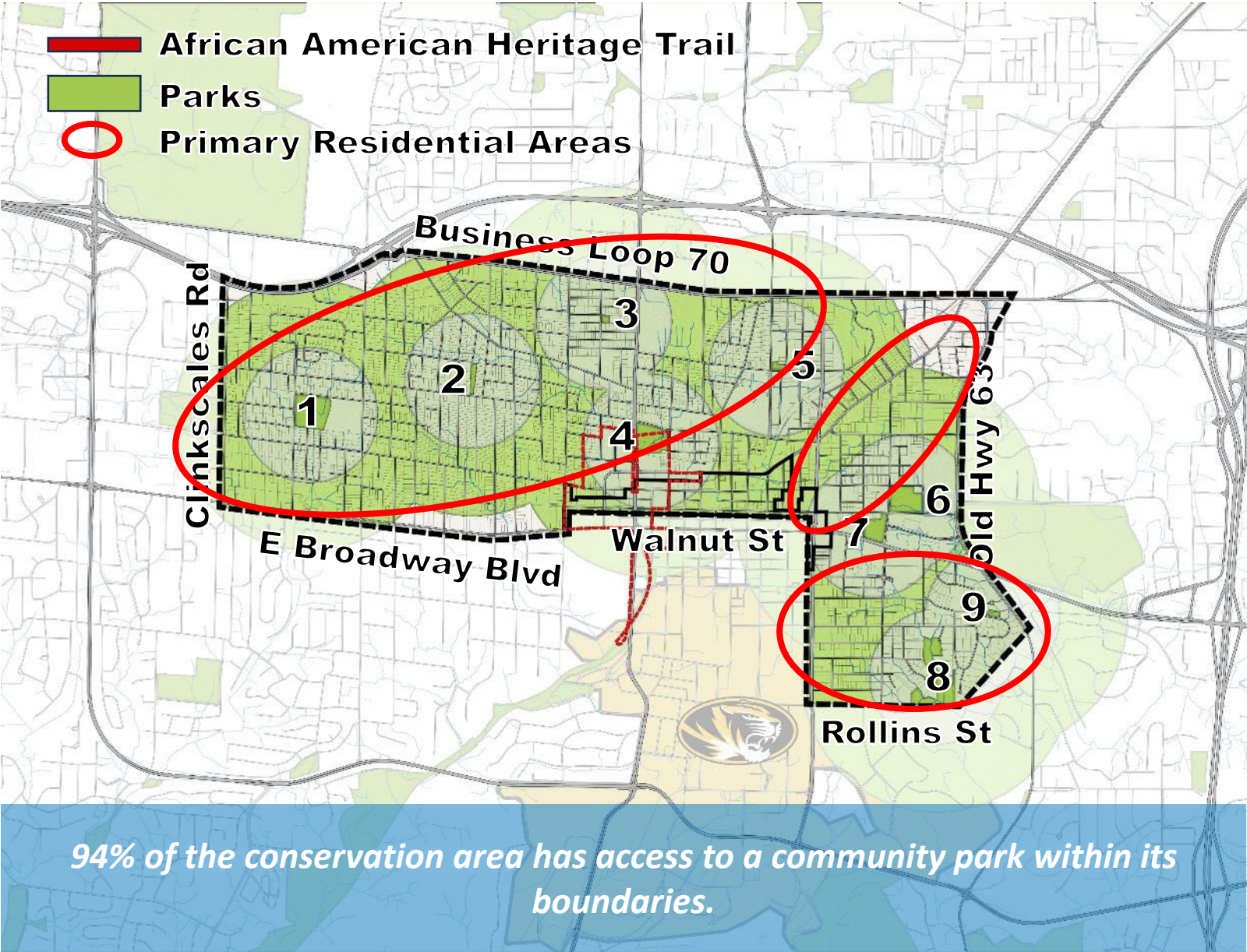
Natural Resources

- There are **9 parks** located within the boundary area:
 1. Again St Park: 9 acres
 2. Worley St Park: 1.5 acres
 3. Downtown Optimist Park: 0.5 acres
 4. Douglass Park: 7 acres
 5. Field Park: 0.75 acres
 6. Lion Stephens Park: 6.75 acres
 7. Ripley Park: 5 acres
 8. Clyde Wilson Memorial Park: 11 acres
 9. Cliff Drive Park: 0.6 acres
- There are **42.1 acres of park space** in the project area.
- Several other parks and trails exist just outside of the boundary including Stephens Lake, The Arc, and Grasslands.
- The **African American Heritage Trail** runs through the core of the neighborhood.



Natural Resources

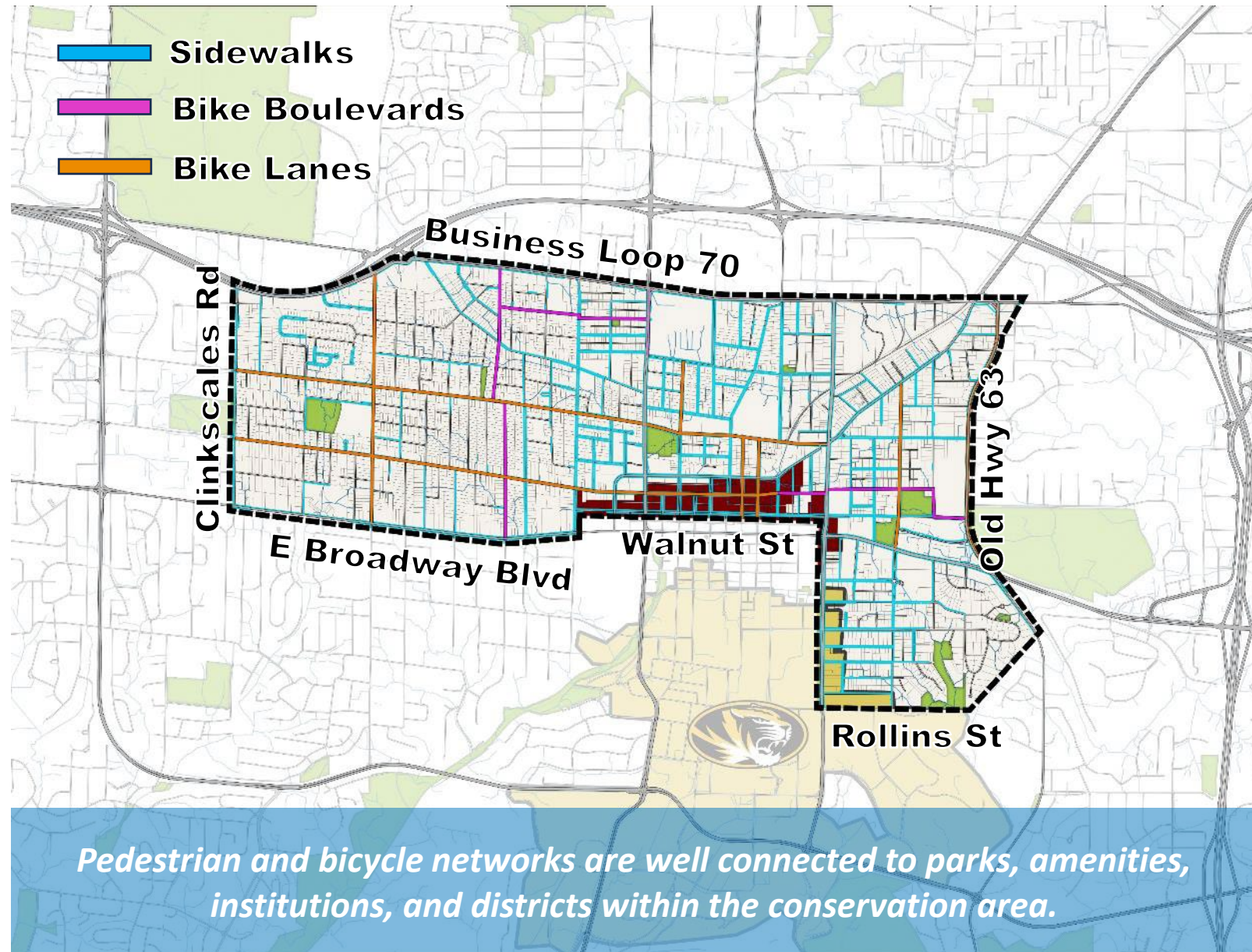
- 1/4 mile walking radius from parks
48% of the planning area is within a 1/4 mile of one or more community parks and greenspaces.
- 1/2 mile walking radius from parks
94% of the planning area is within a 1/2 mile of one or more community parks and greenspaces.





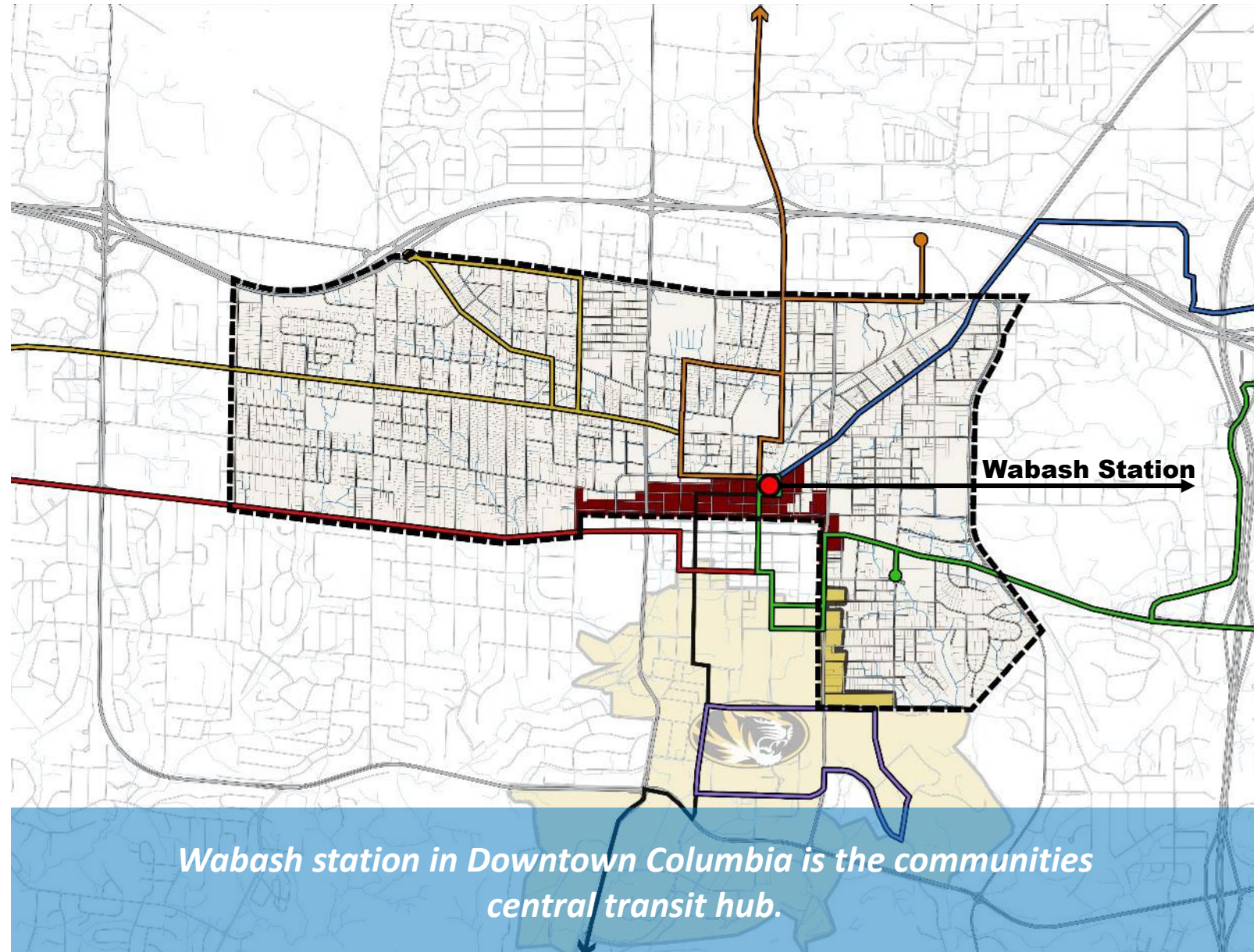
Pedestrian Mobility and Connectivity

- Approximately **48% of streets in the project area have sidewalks** on at least one side.
- **Sidewalks are generally scarce and lack continuity in the Western half of the planning area** but more streets have sidewalks in the central and East sections of the area.
- 3 street corridors have been converted into Bicycle Boulevards:
 - Aldeah Avenue, Alexander Street, and Banks Street
 - West and East Forest Avenue
 - Windsor and Ann Street
- 8 streets have dedicated bike lanes:
 - Worley Street, Ash Street, West Boulevard, Old Highway 63, Williams Street, 9th Street, 10th Street, and 5th Street



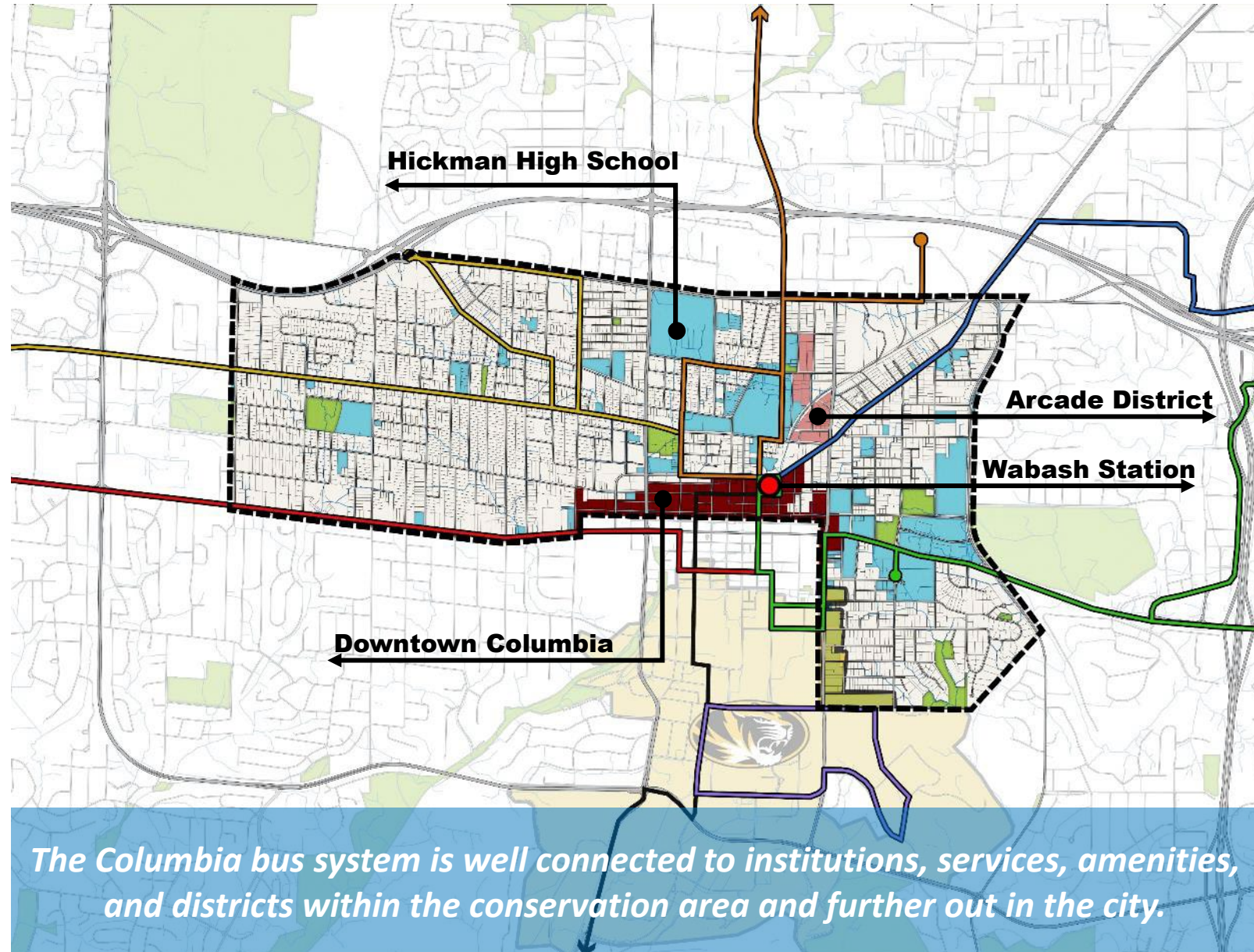
Pedestrian Mobility and Connectivity

- *7 bus lines traverse the project area with a major conversion point at Wabash Station* in Downtown Columbia.
- **Tiger line 402** Trowbridge Loop run along Rollins Street and provides access to the MIZZOU.
- **Black Line** goes south from Downtown Wabash Station to Rockbridge High School.
- **Red Line** goes west from Wabash Station along E Broadway.
- **Gold Line** goes West from Wabash Station along Worley to Business Loop 70 and the Columbia Mall.
- **Orange** goes north from Wabash Station along Rangeline Street.
- **Blue Line** goes East along Paris Road and Business 70.
- **Green Line** goes East from Wabash to the Women's Hospital and adjacent commercial development



Pedestrian Mobility and Connectivity

- *7 bus lines traverse the project area with a major conversion point at **Wabash Station** in Downtown Columbia.*
- The bus lines provide access to key amenities, districts, and institutions in Columbia including:
 - Parks
 - Universities
 - Schools
 - Medical Facilities
 - Downtown
 - The Arcade District



Housing, Growth, and Development

Multi-Family and Infill - Considerations

- Lot Consolidation
- Duplex Triplex
- Apartments
- Townhomes
- Comparable Scale, materials
- Street Face
- Driveway access and materiality
- Open Space



Housing, Growth, and Development

Rental Unit Considerations

- Rental by room vs dwelling unit
- Parking
- Single Family Home Conversion
- Multi-Family vs Single Family Infill
- Exterior maintenance and care
- Historic Preservation





Housing, Growth, and Development

Public, Accessible, & Affordable Housing Quality

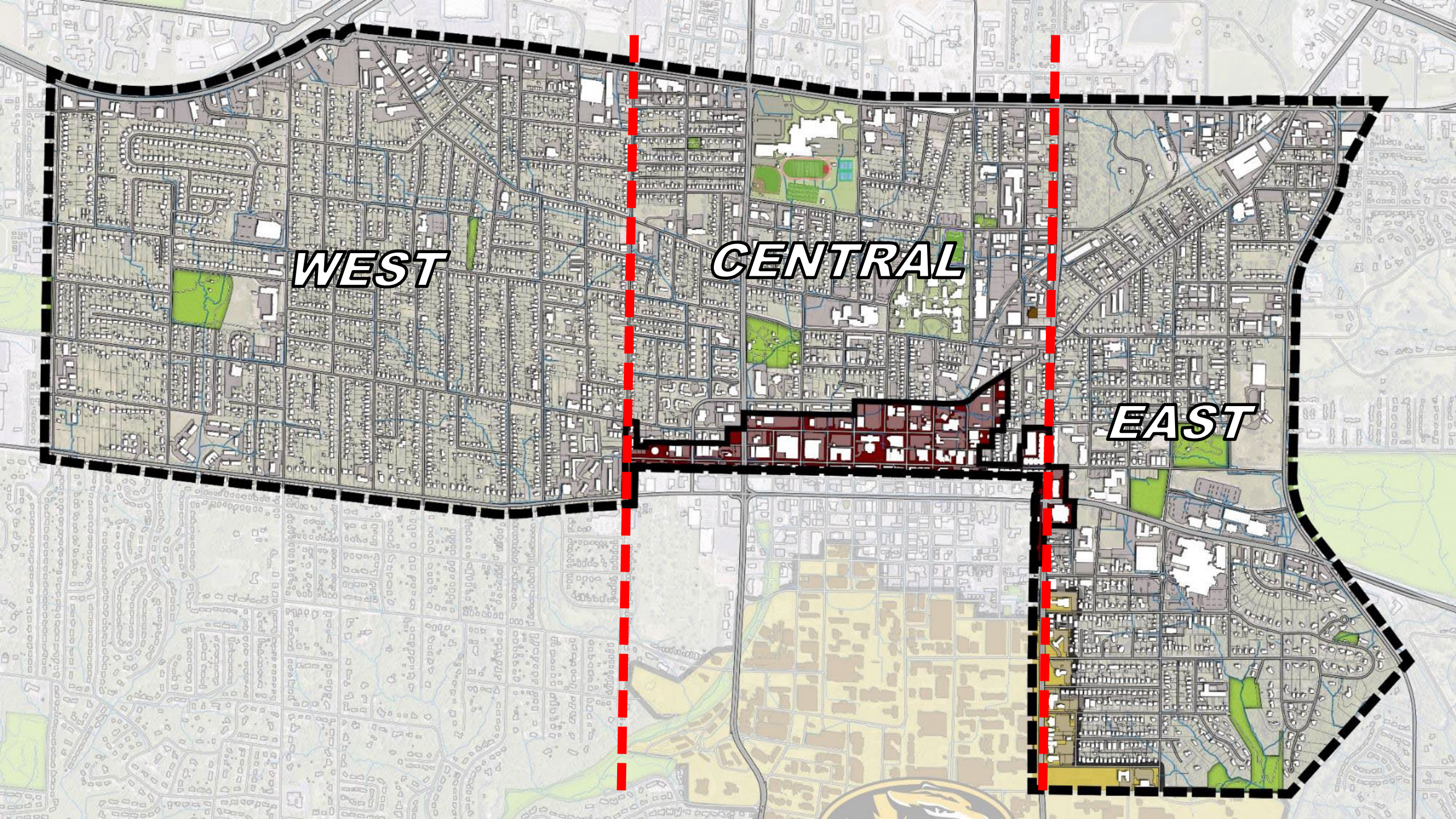
- **Unit quality**
- **Available amenities**
- **Access to transit**
- **Exterior care and maintenance**
- **Accessibility**
- **Diverse building use and typologies**





Vision, Issues, and Opportunities Workshop

Urban Conservation Ordinance and Design Guidelines



WEST

This is an aerial map of a city, likely in Myanmar, showing a dense grid of streets and buildings. The city is divided into three main districts: West, Central, and East. The West district is on the left, the Central district is in the middle, and the East district is on the right. A thick black dashed line outlines the city's boundary. Two vertical red dashed lines separate the districts. A central horizontal strip, highlighted in dark red, runs through the middle of the city, possibly representing a main road or a specific administrative zone. The map also shows some green spaces and a river or canal running through the lower part of the city.

CENTRAL

EAST

West Neighborhood Area

Traditional suburban neighborhood with primarily smaller, detached single-family housing on small lots. Pockets of multi-family development are scattered throughout. There are **a few neighborhood scale commercial areas** at key intersections.

Neighborhood parks and neighborhood institutions (churches and schools) are scattered throughout the area. Few streets have sidewalks, bike lanes, or bike boulevards. **Neighborhoods are generally defined by the main corridors** of Worley Street; W. Ash Street; West Boulevard; W. Broadway, and N. Garth Avenue. These streets define the critical block edges of the area's gridded layout.

Central Neighborhood Area

Pockets of core traditional neighborhoods surrounded by several large institutions (high schools and universities) and parks. Bound on the south by Downtown Columbia, this edge of the area has seen **increased multi-story residential development.** Homes in northern neighborhoods around the high school are generally smaller scale single-family similar to the West Neighborhood Area with sporadic sidewalks, bike lanes, and bike boulevards. Several homes have been subject to homeowner reinvestment. **This area is home to Columbia Housing Authority properties on the edge of Downtown and the Arcade district,** which contribute to its **eclectic mix of uses and spaces with a diverse resident population in terms of race, age and income.**

East Neighborhood Area

Core traditional neighborhoods surrounded by several large institutions (Boone Hospital Center, Stephens College, Mizzou) with **large clusters of historic properties.** North of Broadway, there is **increased infill development and a mix of both rental and owner properties.** Residential homes are smaller-scale properties on small-scale lots with scattered multi-family and institutions. South of Broadway is **primarily rental student housing with a pocket of large-scale low density historic single-family homes.** This area serves many students and **many homes have been converted into multi-unit apartments.** This area is strictly residential with little to no commercial uses.

West Neighborhood Area

Traditional suburban neighborhood with primarily smaller detached single-family homes. Pockets of multi-family development are scattered throughout. There are a few neighborhood scale commercial areas at key intersections. Neighborhood parks and neighborhood institutions (libraries and schools) are scattered throughout the area. Few streets have sidewalks, bike lanes, or bike boulevards. Neighborhoods are generally defined by the main corridors of Worley Street; W. Ash Street; West Boulevard; W. Garth Avenue and N. Garth Avenue. These streets define the critical block edges of the area's gridded layout.

Central Neighborhood Area

Pockets of core traditional neighborhoods surrounded by multi-family development. Bound on the south by Downtown Columbia, this edge of the area has seen increased multi-scale development. Homes in northern neighborhoods around the high school are generally smaller scale and similar to the West Neighborhood Area with sporadic sidewalks, bike lanes, and bike boulevards. Several homes have been converted to housing development. This area is home to Columbia Housing Authority properties on the edge of Downtown. The area is a district, which contributes to its eclectic mix of uses and spaces with a diverse resident population in terms of race, age and income.

East Neighborhood Area

Core traditional neighborhoods surrounded by several large multi-family developments (Barnes Jewish Hospital Center, Veterans Affairs Medical Center, etc.) with large clusters of historic properties. North of Broadway, there is increased infill and a mix of both rental and owner properties. Residential homes are smaller-scale properties on Broadway with scattered multi-family and institutions. South of Broadway is primarily rental student homes with a pocket of large-scale historic single-family homes. This area serves many students and many homes have been converted into multi-unit apartments. This area is strictly residential with little to no commercial uses.

What improvements are specific to each sub-area that will improve community character and quality of life?

Consensus Issues

- Lot consolidation is leading to increased larger scale infill development which is uncharacteristic of the neighborhoods.
- Institutional pressure is increasing multifamily and student housing developments, particularly single-family homes converted into by room rental units which often disregard existing occupancy codes.
- Both residents and developers agree there is a general lack of predictability for potential development projects which causes an arduous development and approval process and increases community opposition to re-investment.
- The rising presence of short-term rentals (Airbnb) in neighborhoods and property flippers is decreasing the potential for homeownership and occupancy of the neighborhoods.
- Development standards need to better address infill criteria for scale, landscaping and buffers, parking, driveways, and street frontage to generate development that is context driven and characteristic of neighborhoods.
- ADU's are not currently supported in R1 districts and where they are supported the cost and approval process can be limiting.
- There is an affordable housing shortage and residents desire uses and regulations supportive of greater housing diversity given the demographic and socio-economic conditions of the study area.
- The neighborhoods have outdated storm and sewer systems which distress existing homes and residents and disincentivize development. (Neighborhood re-investment)
- There is a desire for increased East West connectivity and expanded transit services in the neighborhoods.
- There is a desire for increased traffic calming measures to preserve a safe and enjoyable neighborhood condition.
- Neighborhoods lack well maintained, continuous, and consistent sidewalk and other pedestrian and bike facilities that are ADA compliant and accessible.
- There is increased noise and light pollution impacting residential properties from neighboring entertainment districts.
- There is a lack of policing and enforcement for code violations.

Consensus Opportunities

- Neighbors and residents have a strong commitment to preserve their quality of life and protect the character, condition, and desirability of their neighborhoods.
- Increased and continuous development interest brings continuous investment to the neighborhoods and communities.
- Increase development has also seen the inclusion of comparable and innovative housing units including renovated public and accessible housing for an increased quality of life.
- The area is increasingly well supported by institutions, commercial uses, and entertainment venues increasing neighborhood value and desirability.
- There is generally a good working relationship between institutions and adjacent neighborhoods.
- There is an expansive park network which is accessible to over 94% of the Urban Conservation Area.
- The area is regionally well connected via the system of local roads and highways running through it.
- The community remains highly desirable and has a significant historic housing and property stock.

Draft Central Columbia Community Vision

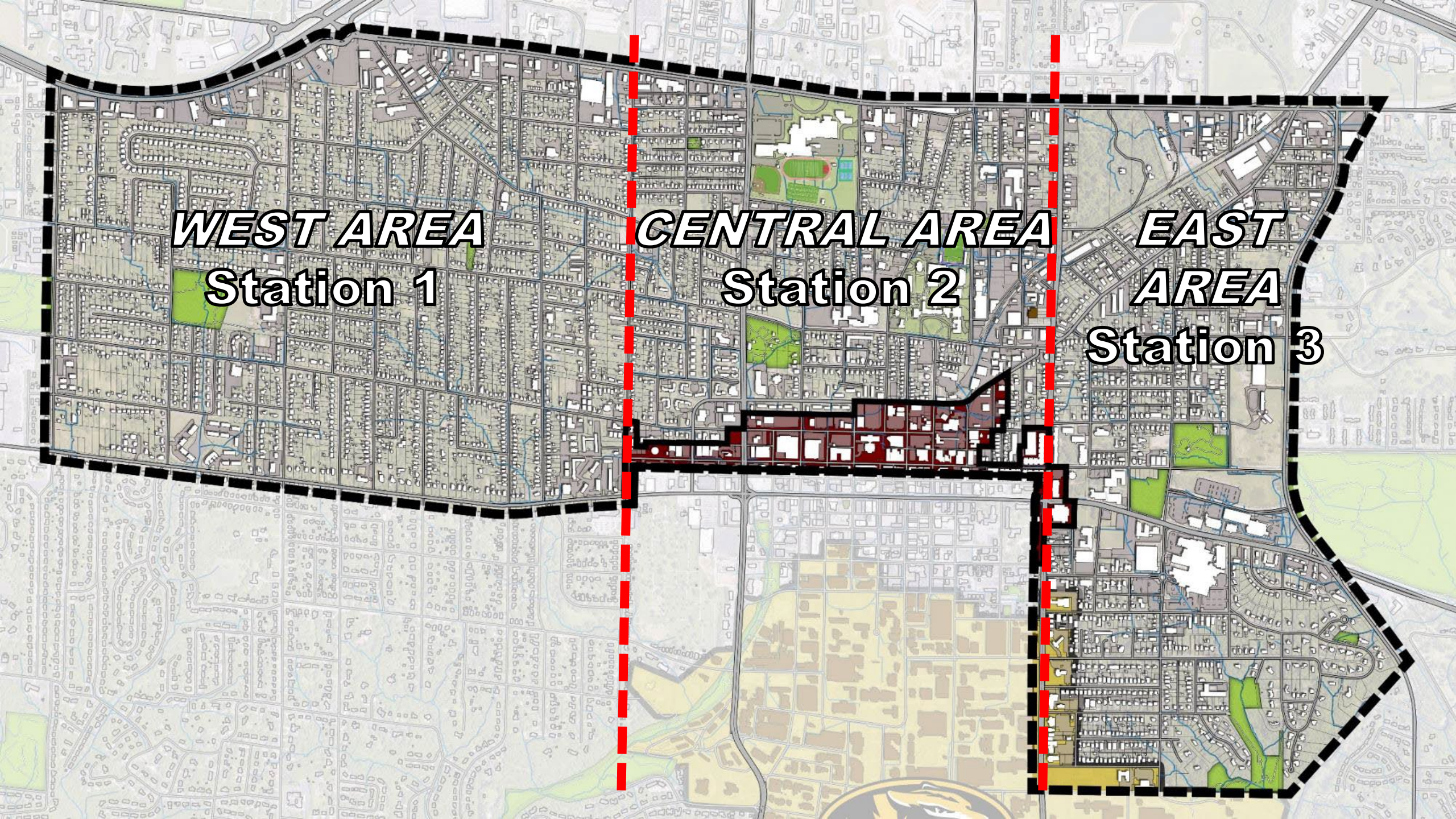
Central Columbia surrounds Downtown and the University of Missouri and is defined by **historic, diverse neighborhoods and its significant institutions** including Stephens College, Columbia College, Boone County Government Center, Boone Hospital Center, and Hickman High School.

Building upon its desirable location, traditional neighborhood fabric, numerous neighborhood parks, and diverse, distinctive homes, **the Central Columbia Urban Conservation District will guide contextually-sensitive development, better connect residents to community amenities, and promote reinvestment to strengthen the unique character of the neighborhoods** and improve the social capital and quality of life for all residents, no matter their age, income, or ability.

Central Columbia
Urban Conservation Ordinance and Design Guidelines
 Public Meeting 1: Vision, Issues, and Opportunities

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WEST AREA
Station 1

CENTRAL AREA
Station 2

EAST AREA
Station 3

» **Revised Vision Statement, Issues and Ideas**

» **Draft Principles and Policy Approaches**

» **Plan Options**

» **Public Meeting 2:**

April 24th, 2024, 6-8PM, *Location TBD*



NEXT STEPS... Thank You!