

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 169-14

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** June 16, 2014

**Re:** Accessory Dwelling Unit - Zoning Text Amendment (Case 13-55)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

**Supporting documentation includes:** Planning and Zoning Commission report, including draft ordinance, Excerpts from Minutes, Correspondence from Public

## Executive Summary

A request by the City of Columbia to amend Chapter 29 (Zoning) of the City Code to establish standards for Accessory Dwelling Units (ADUs). (Case #13-55)

## Discussion

In response to a request by Council (Tracker #3770), the Planning and Zoning Commission and City staff have developed an amendment to the Zoning Regulations (Chapter 29 of the City Code) to accommodate accessory dwelling units (ADUs) in the City's R-2 (Two-Family Dwelling) zoning district.

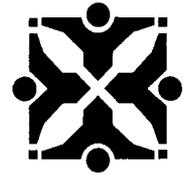
The proposed ordinance accommodates the construction of ADUs on smaller R-2 lots that currently contain no more than one single-family home. A density incentive provision allows for second units to be placed on lots as small as 5,000 square feet and with minimum lot widths of 50 feet, where existing standards require at least 60-foot lot widths and 10,000 square feet.

The proposed ordinance includes provisions designed to incentivize smaller (i.e., subordinate) second dwellings, which would have less impact on neighborhood character than conventional R-2 duplex-style development. Additionally, proposed provisions limit ADU unit size to no greater than 800 square feet (or 75% of the principal dwelling size), and relaxes parking standards for units containing fewer than three bedrooms.

The draft ordinance was presented to citizen stakeholders and received mixed reviews, with East Campus and Benton-Stephens expressing the majority of opposition, and North Central and West Ash residents providing the most support for the request. During a March 3, 2014 status report discussion, Council suggested that the Commission amend the draft ordinance to limit its application to a "pilot" area consisting of the West Ash Neighborhood Association boundary. This restricted implementation area would exclude all neighborhoods from which opposition has been expressed, as well as some areas where residents have expressed support for the ordinance amendment. Additionally, Council requested that the Commission prepare an alternative ordinance that removes the increased density allowance from the original draft, which would further reduce the number of eligible lots to which the

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ordinance might be applied. These two alternatives would result in a reduction of eligible ADU lots from 2,383 (per the original draft ordinance) to 466 (West Ash alternative) and 859 (no density incentive), respectively. "Eligible" means lots that have enough lot area and width to qualify as potential ADU sites.

At its meeting on June 5, 2014, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the proposed ADU ordinance, subject to the ordinance being modified to include language that would specifically exclude, as had been suggested by the Council, the Benton-Stephens and East Campus neighborhood areas from the eligibility area. Commissioners considered Council's suggested alternative amendments (a West Ash "pilot area" and removal of the density incentive) and concluded they would result in too few lots being eligible for ADU implementation, making it less likely that the proposed ordinance would be used. The Commission's recommended restriction would result in 2,223 lots being eligible for ADUs.

Several members of the public spoke, both for and against the proposal. Those in favor echoed staff's assertions that ADUs offer a small-scale alternative to large apartment buildings as a means of increasing housing density in the central city. Those opposed were specifically concerned about the potential for more rental units being constructed within the Benton-Stephens and East Campus neighborhoods, but indicated a lack of opposition to the ordinance if it were amended to exclude these neighborhoods.

Attached is a copy of the ordinance, which has been amended to satisfy the Commission's condition that language be inserted to specifically prohibit ADUs within the Benton-Stephens and East Campus Urban Conservation Overlay Districts.

## Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Community Character, Development, Health, Social Services and Affordable Housing

Strategic Plan Impact: Growth Management

Comprehensive Plan Impact: Land Use & Growth Management, Livable & Sustainable Communities

## Suggested Council Action

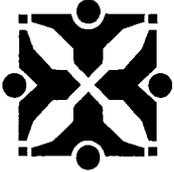
The Planning and Zoning Commission recommends approval of the proposed zoning text amendment with the above-mentioned condition, which has been incorporated into the draft ordinance amendment.

## Legislative History

N/A

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A handwritten signature in black ink, appearing to be 'L. H. [unclear]', written over a horizontal line.

Department Approved

A handwritten signature in black ink, appearing to be 'M. [unclear]', written over a horizontal line.

City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 169-14

**AN ORDINANCE**

amending Chapter 29 of the City Code to establish standards for an accessory dwelling unit (ADU); 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. Chapter 29 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 29-2. Definitions.

For the purpose of this chapter, the following words and terms as used are defined to mean the following:

*Accessory building or use.* A detached subordinate building having a use customarily incident to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property.

...

*Driveway.* An area established or used for ingress and egress of vehicles from a street or thoroughfare to any point on private property.

*Dwelling, accessory (also known as an "accessory dwelling unit" or "ADU").* A secondary dwelling unit created on a lot with a principal one-family dwelling and which is subordinate to the principal dwelling. Accessory dwellings may be attached to the principal dwelling or built as a detached structure.

*Dwelling, multiple-family.* A building containing three (3) or more dwelling units.

...

Sec. 29-7. District R-2, two-family dwelling district.

(a) Purpose. This district is intended to provide for one-and two-family residential developments of various types and mixes. The principal land use is one-family or duplex residential dwellings.

(b) Permitted uses. In district R-2, no building or land shall be used, and no building shall be hereafter erected, constructed, reconstructed or altered, except for one or more of the following uses (for exceptions see section 29-28, Non-Conforming Uses, and section 29-31, Board of Adjustment):

All permitted uses in district R-1.

Dwellings, accessory, subject to the following criteria:

- (1) Accessory dwellings shall not be permitted within the Benton-Stephens or East Campus Urban Conservation Overlay Districts.
- (2) No more than two (2) dwelling units, including the accessory dwelling, may be permitted on a single lot.
- (3) Height and area requirements:
  - a. The lot area must be a minimum of five thousand (5,000) square feet, and the lot width must be a minimum of fifty (50) feet to accommodate an accessory dwelling.
  - b. A detached accessory dwelling shall be located a minimum of ten (10) feet behind the principal dwelling, and a minimum of six (6) feet from any side or rear lot line. On corner lots, the accessory dwelling shall be setback not less than the distance required for the principal residence from side streets. For the purpose of providing adequate fire protection access, the distance from the nearest street frontage to the center of the rear wall of an accessory dwelling unit shall not exceed one hundred fifty (150) feet of travel distance.
  - c. An accessory dwelling shall not exceed seventy-five percent (75%) of the total square feet of the principal dwelling, as shown in the Boone County Assessor's records, or eight hundred (800) square feet, whichever is less. In addition, a detached accessory dwelling shall not occupy more than thirty percent (30%) of the rear yard.
  - d. A detached accessory dwelling shall not exceed the height of the principal dwelling, or twenty-four (24) feet, whichever is less.

- (4) Design standards. Where an accessory dwelling is attached to a principal dwelling, only one (1) entrance may face the front lot line.
- (5) In addition to the parking required for the principal dwelling, a minimum of one (1) additional off-street parking space shall be provided on the subject lot for accessory dwellings having not more than two (2) bedrooms, and two (2) additional parking spaces shall be provided for accessory dwellings having three (3) or more bedrooms.
- (6) Prior to the issuance of a building permit for an accessory dwelling, application shall be made to the Building and Site Development Division of the Community Development Department, including a plot plan showing existing buildings and proposed accessory dwelling location, in addition to the above-listed criteria.

Dwellings, two-family.

...

Sec. 29-30. Off-street parking and loading regulations.

(a) *General Requirements.*

...

(b) *Parking Requirements.* Off-street parking spaces shall be provided for all uses in accordance with the minimum requirement set forth in Table 29-30(b)(1).

Table 29-30(b)(1)

	Required Parking
<i>Residential</i>	
One- and Two-Family and Accessory Dwelling Units	<u>1 space/dwelling unit for accessory dwelling units having up to 2 bedrooms; 2 spaces/dwelling unit for one-family attached and unattached dwellings, and accessory dwelling units having 3 or more bedrooms; 2 spaces/unit for two-family units having up to 2 bedrooms; three spaces/unit in two-family units of 3 or more bedrooms</u>
One-family Attached Units	2 spaces/dwelling unit

...

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Planning and Zoning Commission report, including draft ordinance, Excerpts from  
Minutes, Correspondence from Public

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**June 5, 2014**

**SUMMARY**

A request by the City of Columbia to amend Chapter 29 (Zoning) of the City Code related to the establishment of standards for Accessory Dwelling Units (ADUs). (Case #13-55)

**DISCUSSION**

Council requested an amendment to the Zoning Regulations (Chapter 29 of the City Code) to accommodate accessory dwelling units (ADUs) in the City's residential zoning districts (Council Tracker #3770). An ADU is a secondary dwelling unit which is subordinate and may be attached to the principal dwelling, or built as a detached structure.

Staff and the Planning and Zoning Commission have developed a draft ordinance to allow ADUs in the R-2 (Two-Family Dwelling) zoning district. While ADUs are most commonly associated with single-family zoning districts (e.g., R-1), the proposed ordinance would limit them to the R-2 district in order to mitigate complications and anticipated opposition to a broader application. The resultant ordinance targets a large cluster of R-2 zoned lots that are located in central city neighborhoods, including many that are currently limited to single-family detached housing due to unnecessarily restrictive lot width and area standards.

The proposed ordinance accommodates the construction of ADUs on smaller R-2 lots that currently contain no more than one single-family home. A density incentive provision allows for second units to be placed on lots as small as 5,000 square feet and with minimum lot widths of 50 feet, where existing standards require at least 60-foot lot widths and 10,000 square feet.

The proposed ordinance includes provisions designed to incentivize smaller (i.e., subordinate) second dwellings, which would have less impact on neighborhood character than conventional R-2 duplex-style development. Additionally, proposed provisions limit ADU unit size to no greater than 800 square feet, and relaxes parking standards for units containing fewer bedrooms.

The draft ordinance was presented to citizen stakeholders and received mixed reviews, with East Campus and Benton-Stephens expressing the majority of opposition, and North Central and West Ash residents providing the most support for the request. In response to citizen feedback, Council requested that the Commission amend the draft ordinance to limit its application to a "pilot" area consisting of the West Ash Neighborhood Association boundary. This restricted implementation area would exclude all neighborhoods from which opposition has been expressed, as well as many other areas that have expressed support for the ordinance

amendment. Additionally, Council requested that the Commission prepare an alternative ordinance that removes the increased density allowance from the original draft, which would further reduce the number of eligible lots to which the ordinance might be applied.

The following table and attached map summarize the total number of lots that would be eligible under each of the potential ADU ordinance application options. It should be noted that other factors, such as locations of existing structures, lot depths, etc., may make it impractical to construct ADUs on many lots that would otherwise be considered “eligible” under the ordinance.

<b>R-2 Options</b>	<b>Characteristics</b>	<b># of Eligible Lots</b>
Original PZC draft	Incl. all R-2 zoning (& R-3) and density incentives	2,383
PZC draft, excluding Benton-Stephens & East Campus Neighborhoods	Incl. all R-2 zoning (& R-3) and density incentives; & excluding Benton-Stephens & East Campus Neighborhoods	2,223
PZC draft, excluding all R-3 lots	Excludes all R-3 zoned lots between 5,000-7,500 sq. ft.	2,081
PZC draft without density incentive	Incl. all R-2 zoning (& R-3), but no density incentives	859
West Ash pilot area	Incl. only R-2 zoning (& R-3) within West Ash Neighborhood Association boundary	466
West Ash pilot area without density incentive	Incl. R-2 (& R-3) in West Ash, but no density incentives	90

Given the relatively small number of lots that would be eligible if further restrictions were to be placed on the proposed ordinance application area, staff believes that further limiting the scope of the ordinance’s language or the area to which it is applied might dilute it to the point where it is not used. Therefore, staff believes that the ordinance should be approved as originally drafted by the Planning and Zoning Commission.

## **RECOMMENDATION**

Staff recommends approval of the originally proposed text amendment, as drafted by the Commission on December 5, 2013. However, in order to address Council's stated preferences, the Commission may wish to consider inclusion of one or more of the following alterations:

1. The ordinance shall be amended to include language that specifically prohibits ADUs within the Benton-Stephens and East Campus Urban Conservation Overlay Districts.
2. The ordinance shall be amended to remove the proposed language under Section 29-7(b)(2)a., which states, "The lot area must be a minimum of 5,000 square feet, and lot width must be a minimum of 50 feet to accommodate an accessory dwelling.", and instead maintain the existing R-2 minimum lot size of 10,000 square feet and 60 feet wide to be eligible for a second dwelling.
3. The ordinance shall only apply to the West Ash Neighborhood Association, which is defined as the area between Alexander/Aldeah and West Boulevard, and between Broadway and Worley Street, excluding lots on the south side of Worley Street and the north side of Broadway.

## **ATTACHMENTS**

- Original PZC draft ADU ordinance, dated 12/5/2013

Report prepared by Steve MacIntyre; Approved by Pat Zenner

PART II - CODE OF ORDINANCES

Chapter 29 - ZONING

Suggested text changes are in **bold and underline**.

...

**Sec. 29-2. - Definitions.**

For the purpose of this chapter, the following words and terms as used are defined to mean the following:

...

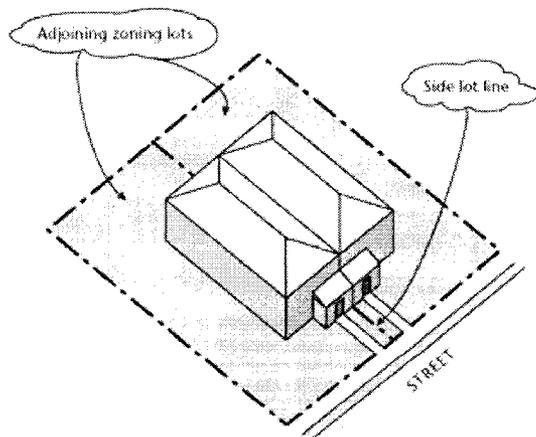
*Accessory building or use.* A detached subordinate building having a use customarily incident to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property.

**Dwelling, accessory (also known as an "accessory dwelling unit" or "ADU"). A secondary dwelling unit created on a lot with a principal one-family dwelling, and which is subordinate to the principal dwelling. Accessory dwellings may be attached to the principal dwelling, or built as a detached structure.**

*Dwelling, multiple-family.* A building containing three (3) or more dwelling units.

*Dwelling, one-family.* A building containing one dwelling unit.

*Dwelling, one-family attached (also known as "twin house," "zero lot line," "single-family attached," "semi-attached," and "semi-detached").* A building containing two (2) attached dwelling units that share a common wall at the lot line and that are on separate lots.



*Dwelling, two-family (also known as "duplex").* A building containing two (2) dwelling units, situated on a single lot.

*Dwelling unit.* A building or portion thereof, designed to house a family.

*Dwelling, villa.* A one-family attached dwelling that is subject to the design criteria set forth in section 29-10.

*Family:*

- (1) An individual or married couple and the children thereof and no more than two (2) other persons related directly to the individual or married couple by blood or marriage, occupying a single housekeeping unit on a nonprofit basis. A family may include not more than one additional person, not related to the family by blood or marriage; or

PART II - CODE OF ORDINANCES

Chapter 29 - ZONING

- (2) a. 1. In zoning districts R-1 and PUD (when the PUD development density is five (5) or less dwelling units per acre), a group of not more than three (3) persons not related by blood or marriage, living together by joint agreement and occupying a single housekeeping unit on a nonprofit cost-sharing basis.
2. The use of a dwelling unit by four (4) persons not related by blood or marriage, living together by joint agreement and occupying a single housekeeping unit on a nonprofit cost-sharing basis, prior to February 4, 1991, shall be allowed to continue in districts R-1 and R-1 PUD as a lawful nonconforming use.
- b. In all other applicable zoning districts, a group of not more than four (4) persons not related by blood or marriage, living together by joint agreement and occupying a single housekeeping unit on a nonprofit cost-sharing basis.

...

**Sec. 29-7. - District R-2, two-family dwelling district.**

- (a) *Purpose.* This district is intended to provide for one-and two-family residential developments of various types and mixes. The principal land use is one-family or duplex residential dwellings.
- (b) *Permitted uses.* In district R-2, no building or land shall be used, and no building shall be hereafter erected, constructed, reconstructed or altered, except for one or more of the following uses (for exceptions see section 29-28, Non-Conforming Uses, and section 29-31, Board of Adjustment):

All permitted uses in district R-1.

**Dwellings, accessory, subject to the following criteria:**

- (1) **No more than two dwelling units, including the accessory dwelling, may be permitted on a single lot.**
- (2) **Height and area requirements:**
- a. **The lot area must be a minimum of 5,000 square feet, and lot width must be a minimum of 50 feet to accommodate an accessory dwelling.**
- b. **A detached accessory dwelling shall be located a minimum of 10 feet behind the principal dwelling, and a minimum of six feet from any side or rear lot line. On corner lots, the accessory dwelling shall be set back not less than the distance required for the principal residence from side streets. For the purpose of providing adequate fire protection access, the distance from the nearest street frontage to the center of the rear wall of an accessory dwelling unit shall not exceed 150 feet of travel distance.**
- c. **An accessory dwelling shall not exceed 75% of the total square feet of the principal dwelling, as shown in the Boone County Assessor's records, or 800 square feet, whichever is less. In addition, a detached accessory dwelling shall not occupy more than 30% of the rear yard.**
- d. **A detached accessory dwelling shall not exceed the height of the principal dwelling, or 24 feet, whichever is less.**
- (3) **Design standards. Where an accessory dwelling is attached to a principal dwelling, only one entrance may face the front lot line.**
- (4) **In addition to the parking required for the principal dwelling, a minimum of one additional off-street parking space shall be provided on the subject lot for accessory**

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**dwelling having not more than two bedrooms, and two additional parking spaces shall be provided for accessory dwellings having three or more bedrooms.**

- (5) **Prior to issuance of a building permit for an accessory dwelling, application shall be made to the Building and Site Development Division of the Community Development Department, including a plot plan showing existing buildings and proposed accessory dwelling location, in addition to the above-listed criteria.**

Dwellings, two-family.

...

**Sec. 29-30. - Off-street parking and loading regulations.**

- (a) *General Requirements.*

...

- (6) In a residential district, no garage other than a private garage shall be located nearer than sixty (60) feet to the front lot line. Required parking spaces may be tandem to serve one- and two-family dwellings only; provided that the parking space is adjacent and parallel to the driveway serving the space required behind the building line and only one parking space per dwelling unit is allowed in the required front yard or on the required side yard on the street side of a corner lot. Parking spaces for all other uses in residential districts shall not be located in the required front yard.

...

- (b) *Parking Requirements.* Off-street parking spaces shall be provided for all uses in accordance with the minimum requirement set forth in Table 29-30(b)(1).

Table 29-30(b)(1)

	Required Parking
<i>Residential</i>	
One-Family, Two-Family, <b><u>and Accessory Dwelling Units</u></b>	<b><u>1 space/dwelling unit for accessory dwelling units having up to 2 bedrooms; 2 spaces/dwelling unit for one-family attached and unattached dwellings, and accessory dwelling units having 3 or more bedrooms; 2 spaces/unit for two-family units having up to 2 bedrooms; three spaces/unit in two-family units of 3 or more bedrooms</u></b>
One-family Attached Units	2 spaces/dwelling unit
Multi-Family Dwellings	1.0 spaces/dwelling unit for "efficiency" apartment (i.e., units without a separate bedroom); 1.5 spaces/dwelling unit for 1 bedroom units; 2 spaces/dwelling unit for 2 bedroom units; 2.5 spaces/dwelling for 3 or more bedroom units; In addition to required parking for residents, 1 space/5 dwelling units will be required for visitor

PART II - CODE OF ORDINANCES

Chapter 29 - ZONING

parking

...

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**JUNE 5, 2014**

**Case No. 13-55**

**A request by the City of Columbia to amend Chapter 29 (Zoning) of the City Code related to the establishment of standards for Accessory Dwelling Units (ADUs).**

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

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends approval of the originally proposed text amendment, drafted by the Commission on December 5, 2013.

MR. REICHLIN: Any questions of the staff? Ms. Burns?

MS. BURNS: Mr. MacIntyre, in one of your slides, it showed access from alleys behind the homes. I wondered how many of the -- the areas that we're considering or lots that we're considering have an alley access like that.

MR. MACINTYRE: We haven't done a specific count of that, and I apologize if it was something that we may have request -- had requested of us in the past, but certainly that's a very small number of lots that would have alley access. It's very uncommon in Columbia. We do have certain areas within the -- the blue concentrated area west of Providence, I know, that have existing alleys. I would suggest that more -- more often than not, those alleys are platted. We call them paper-platted alleys where they -- they don't actually exist on the ground or they haven't been maintained in so many years that the grass has grown over them. So I would point to the -- of these three options in the illustration, certainly the one that's highlighted in red there would be the most likely format. This one can be accommodated simply by extending a driveway back to the rear yard, providing a turnaround, and maybe have a tuck-under garage with the unit on top, for example. But certainly, you know, we're missing out on a number of options by not having alleys in most of our central city neighborhoods.

MS. BURNS: Thank you.

MR. MACINTYRE: You're welcome.

MR. REICHLIN: Any other questions of the staff? Seeing none, we'll open the public hearing.

**PUBLIC HEARING OPENED**

MR. REICHLIN: I'll state, just for the record, that the previous requirements of approaching the podium and the time limits will apply. If you don't recognize yourself as a member of organized opposition or a proponent, it will be three minutes. If you are a member of an organized opposition or a proponent, you'll get six minutes.

MR. ALBERT: Well, Benton-Stephens is a disorganized opposition, but there's a lot of us and we're pretty passionate, so --

MR. REICHLIN: May we have your name and address?

MR. ALBERT: I'll take three minutes.

MR. REICHLIN: May we have your name and address, please?

MR. ALBERT: Kurt Albert, I have an office at 1512 Windsor Street in Benton-Stephens.

MR. REICHLIN: Thank you.

MR. ALBERT: It was 1957 when our problem started when they -- maybe this committee or its predecessor had a blanket R-3. This unintended consequence was the relative destruction of Benton-Stephens and East Campus. You've seen it; we've all seen it. It's pretty sad. It's almost cancerous. My life's work has been preserving, protecting, defending Benton-Stephens, keeping it in good shape, protecting its values. Zillow, a real estate site that you may have heard of, has recognized Benton-Stephens as the fastest appreciating neighborhood in Boone County. The reason is our work. We're about 175 homeowners who are trying to push back the rot and push back the developers. This is a -- an attack at the heart of our efforts. When he talked about the UC district that was Urban Conservation Overlay District, we are trying to do just that. It isn't just 104 more lots in Benton-Stephens, it's that many more after all that's been done, the houses cut up, the duplexes built, the damage. We all know that the parking problem is over there and getting worse. We're now looking at that problem with parking meters. My fear is we are building a ghetto. We're going to build something -- and it's going to be a decision you're going to have to make and, of course, the Council will ultimately make it. Instead of the quiet street -- tree-lined streets that we have now, we think we're going to have a party palace over there and that's our fear. We've seen it. It happened in East Campus, and it happened in parts of our neighborhood that has been pushed back. It took us many years to build and do the overlay district, which is a legal process which we accomplished in 2005. We thought at that time that it would protect our neighborhood. This here is an end run around it. You cannot understand that this is a middle-income group, intelligent, hard-working, but we're trying to preserve this and that's what this is all about. We're afraid that we're going to see duplex every lot all the time. Instead of the larger lot, the smaller lot, and there we go. So it also mentions three- to four-bedrooms and parking, and that in 400 -- 800 square feet, about a 20-by-40-foot space if it was just on one level. Please realize that I don't even voting in the Council for this. Thank you.

MR. REICHLIN: Any questions of this speaker? Mr. Tillotson?

MR. TILLOTSON: I have a quick question.

MR. ALBERT: Sure.

MR. TILLOTSON: If we approve this, but put an amendment in it to where it cannot be allowed in the Benton-Stephens and East Campus area, would you have any problem --

MR. ALBERT: I can live with this. I have property also over, you know, on Ash. I don't think it's a good idea anyplace, honestly, but it looks like the -- the will is to do it. I'm hoping to preserve what is probably the better of neighborhoods. And a lot of East Campus has already been destroyed. I lived over there on Wilson and we moved over there '57, '58, maybe on Wilson Avenue, and the character is completely changed. It -- it's really just a kind of a student ghetto, kind of a sad thing, and I see that coming -- overdensity, overparking, more runoff, less yard, more concrete. I don't have a problem with

housing -- and hopefully will take some of the pressure off this, but apparently not.

MR. TILLOTSON: My question was just that one.

MR. ALBERT: Okay.

MR. TILLOTSON: Thank you.

MR. ALBERT: Sure. Thank you. Anyone else?

MR. REICHLIN: Thank you for your time.

MR. SAUNDERS: Adam Saunders, 214 St. Joseph Street. I think this is a good policy, as the staff recommends. Sorry for my voice, as I'm a little hoarse today. And I sat on the Comp. Planning Commission a year ago, whose -- their objectives and goals were to look at -- looking forward in Columbia of how we can find ways to densify and infill our existing footprint and find ways to discourage sprawl out into the countryside where our farms are. And this was a great solution. When I saw that in that plan, like, wow, this is really good. I've had the joy of traveling around the country and -- and been in neighborhoods where they have ADUs and that's -- it creates a character in the neighborhood that's -- that's good and it's enjoyable. It creates spaces within a lot that has a patio, and that is just really good for quality for life and just for good spaces. And I look forward to Columbia where that can be done. I own a home on St. Joseph Street downtown, one of the lots that would be affected by this policy, and I have an -- I would like to build an ADU in my backyard. My mom and dad live in Springfield. I would like them to move up to Columbia. My mom has bad knees, so having her have -- in a house that's on ground level would be really appropriate. And so I think those are the kind of examples and people I have talked to who are interested in this are -- and along those lines where they would build them, build them well, and maintain them. So thank you.

MR. REICHLIN: Any questions of this speaker? Ms. Burns?

MS. BURNS: The lot where you would propose to build the ADU, that's the house that you reside in?

MR. SANDERS: Correct.

MS. BURNS: Thank you.

MR. SANDERS: Yes?

MS. LOE: Is that lot in the West Ash neighborhood?

MR. SANDERS: I am in north -- excuse me. I'm in north-central.

MS. LOE: There -- you would be in the north-central. All right.

MR. SANDERS: Yeah. And I live right next to Brookside that came in, and so that changed the character of the neighborhood drastically.

MS. LOE: Yes.

MR. SANDERS: I can see the parking garage and hear the parking garage every day. So this is an alternative to -- to infill that is not as extreme scale, and that's what I really like about this. This is a way to have -- as Columbia grows, to utilize our existing footprint and not just tear down my neighborhood, which -- and build four-story student apartment complexes. I think the ADUs are going to be flexible

enough to serve students, but also people like my mother, who is retired, and everybody in between. So thank you.

MS. LOE: Thank you.

MR. STRID: Marc Strid, 606 South College Avenue. I'd just like to remind the members that recently the City Council approved the -- the additions to College Boulevard for safety purposes of a divider. In those conversations, both from the public and from the Council themselves, we talked about the problems that this may -- the traffic problems that may -- we may incur as a result of redirecting traffic through East Campus. I think that that has to be a strong consideration when we -- when we look at how these neighborhoods may be affected by more density. And East Campus is certainly a neighborhood that cannot handle any more traffic. The 800 square foot, I would agree with this gentleman, I don't think -- I've been a developer -- that anyone is going to build a two-bedroom, 800-foot addition, given the price of construction these days. That's going to be a three or four bedroom addition. I applaud you for adding another parking space, but the students in East Campus don't necessarily use the parking that's provided for them. So if you have a four-bedroom addition, you're probably going to have eight students and eight cars added to the East Campus neighborhood. So I would ask you to support your first amendment to exclude these two neighborhoods. That's what I would support. Thank you.

MR. REICHLIN: Any questions of this speaker? Thank you.

MR. PECKHAM: I'm Nick Peckham, 3151 West Route K. I've been an architect here in Columbia for the last 40 years. I'm currently the president of the American Institute of Architects here in mid-Missouri, and I'm also chair of the Downtown Leadership Council's Infrastructure Committee. So I'm here to support this in the name of good urban design. I think that one of the things that's come out of the three months of intensive interviews that we've had with the people who work in this building and citizens from all over Columbia is an understanding that over the last 35 years, the population of our town has doubled, and we see no indication that this population growth is going to be seriously abated in the future. So we could have 200-or-more thousand people in -- by mid-century. So we're talking about a Columbia that's twice as big as the one that we have right now. And I think that when you combine that with the challenges that we have right now, and I think that when you combine that with the challenges that we have with energy and transportation and the economy and just a whole host of interactive parts, that the auxiliary dwelling unit is almost a genius move in trying to better plan for the infrastructure that we need to provide for the citizens of Columbia. One of the things that we're doing is working with the GIS office here in City Hall to -- and also with the I-lab over at the University to have a build-out diagram of all of what the Downtown Leadership Council has defined as downtown, which goes from the University to the Business Loop and from the library to Stephens Park, and incorporates a lot of the area that you're looking at here. We see this as being kind of the heart and soul of Columbia. It's the part of Columbia that makes the town so great. And I think that with this anticipated growth in population, we would all be wise to find innovative ways to use the infrastructure that we have to minimize the need for extensive expansion of the infrastructure and other publicly funded expenses. Thank you.

MR. REICHLIN: Any questions of this speaker? Seeing none, thank you very much. Anybody

else wishing to comment on this matter?

MS. MAIERS: Good evening. I'm Bonnie Maiers; I reside at 3114 Wind River Court. I have done considerable city planning in the way of emerging trends, best practices, and lessons learned over the last eight years. I was on the City Visioning and the Comprehensive Planning Task Force, and I do research regularly, on a daily basis. And I believe you all should have received some research I did just this past week. It was a seven-page set of information regarding this proposal. Have you had an opportunity to read that? You know what I'm talking about?

MR. REICHLIN: Has everybody seen it?

MS. MAIERS: Do you know if they received it?

MR. MACINTYRE: I'm not --

MS. MAIERS: You received a copy. I sent it --

MS. MACINTYRE: I received something that you sent, yes.

MS. MAIERS: Yeah. I sent it to Ray Puri, so I don't know. He's usually the one that distributes it.

MR. MACINTYRE: Uh-huh.

MS. MAIERS: I hope you have an opportunity to look at that. I apologize that you have not received it. It was supposed to be in your hands this morning. I -- I think to summarize what the research is saying, we are living in extraordinary economic times. Just today, I got something through my e-mail that 77 percent of Americans are one paycheck away from disaster. Our new startup, our entrepreneurial activity is -- has hit a 30-year low. When we take a look at what the future looks like, we are probably headed for very -- very much more serious times in terms of families being able to survive. I believe that the ADU is a wonderful opportunity for Columbia to help people have an opportunity to earn a little extra income. Number one is the responsibilities families have for care giving. We have a lot of people trying to survive by now merging households as well as sharing funds, and they need additional income to help them see through this very difficult time. The other research is saying we have a greater demand for downtown in the central core than we have the availability to supply. We have a 40 percent demand in terms of new living options than the downtown core can supply. So we are looking for additional household formation and this would fit that need. If we want to have an active thriving downtown, then we have to find a way of increasing density.

MR. REICHLIN: If you could wrap it up, please.

MS. MAIERS: Okay. I think the key question is, how do we make investments to improve our downtown central core and also drive demand for additional investment, and this is one way to do it. Thank you.

MR. REICHLIN: Any questions of this speaker? Seeing none, thank you. Is there anybody else with anything to share?

MS. STRID: I'm Debbie Strid, 606 South College Avenue. I live and drive through East Campus every single day. The new barrier that will be coming down the center of College Avenue will reroute the traffic through East Campus coming down University Avenue. As much as I would like to see that the ADUs would be used for housing parents and other things of that nature, I think in East Campus, we all

know it would be to house more students. And I don't think the density there can handle any more students and any more parking. Parking now is a fiasco in that area. They're looking at parking permits and all of the types of things to handle the parking that's in that area. You put a house in there with another three or four bedrooms, another three or four cars, and I don't know where they're going to park. So if you've driven down through there -- and the traffic now, you can't get down through those streets when you meet a car anyway, so added -- added people in there and added extra traffic would not be good for East Campus.

MR. REICHLIN: Any questions for this speaker? Mr. Stanton?

MR. STANTON: Thank you for your comments. If we excluded East Campus, would you support the ADU?

MS. STRID: Sure. Just not a good fit for East Campus.

MR. REICHLIN: Anybody else?

MS. SAUNDERS: I'm Lindsey Saunders, and I live at 508 Westridge Drive. And I support the ordinance. I think it's a great idea to improve the infill in our city, and it -- in an economically sustainable way. And in -- because a lot of the infill that's happening, like the Brookside Apartments, are extremely expensive, and so, this can provide a more mixed-income solution, and it would also be serving homeowners that could rent out those properties. So thank you.

MR. REICHLIN: Any questions of this speaker? Seeing none, thank you.

MR. POWELL: Good evening. My name is Dylan Powell; I live at 104 Heather Lane here in Columbia. I've been living here since last July, but I was born here and I've been -- I lived here up until I went to college and then I came back and I'm finding it still to be a very agreeable place to live. I'm also up here on behalf of Expanding Columbia's Housing Options and Group Echo. We're advocating for ADUs in Columbia. We think it's a very good fit. I'd like to, on behalf of our organization, express our support for the draft ordinance that you have prepared. We'd like to specifically thank the Commission. We know you've done a lot of work on this. We know you've been very thorough. Specifically, I would like to express our support for recommendation number one that you've made. The ordinance should be amended to include language that prohibits ADUs within Benton-Stephens and East Campus. We think that's also a very good fit, and we also would like to make sure that it's known that we respect the neighborhoods' wishes in Columbia. We're not trying to force something that wouldn't necessarily be a good fit on everybody. We just think it's a good opportunity that should be pursued in this community. We would like also to -- and I realize this is going before Council and it's not necessarily something that is going to be reconsidered right now. We would like to express our opposition to recommendation number two being adopted, that one being that the lot area should be reset basically to 10,000 square feet and 60 square feet in order for an ADU to be constructed on a particular R-2 zoned property. We feel that defeats the purpose of a more efficient use of property that Columbia really needs as some of the other speakers have already noted. We would also like to express our opposition to the recommendation number three, being that it would only be limited to a very small area of West Ash neighborhood. We concur with City staff on that, that it would be too limiting of an area to really be an effective use of this

type of ordinance in Columbia. I would also just, since I am up here, partly on behalf of myself, I'd like to note a little bit of my personal experience with this topic. I actually lived in an ADU for two years shortly after I graduated from college in 2011. At the time, it was really about the only option that I had available. My parents were -- had built one on their property. They don't live in Columbia, they live in a rural area of Boone County that's east of Ashland. They were fortunate enough to have that constructed several years previously, so I was able to have somewhere to live, but, essentially, that was basically when I graduated, my only option. It was certainly a very good fit for me once I was able to get back on my feet and save up a bit of money after being employed, I was able to move and -- to Columbia and pursue my dream of owning a house, which has been something that I would like to do for a long time and I'm very glad to be here. I would also like to note something else that hasn't really come up in the discussions tonight, and that is that ADUs are also a very good possibility for elderly people to be able to provide them with extra income and to be able to age essentially in place if they own a property. This is something of particular interest to me since my grandfather just had his 90th birthday last August. He's very less able to move up and down multiple levels, so it would be a good fit for him, I think, also, as well. Just very quickly. I've been part of ECHO for about 18 months, nearly as long as the ADUs have been up as for discussion in Columbia. I think for all of our different research that we've done -- and we think it's very unlikely that ADUs will go developer crazy. We see this more as a bottom-up phenomenon of people who want to use it to supplement their own income or for other reasons that have been mentioned. We think it's unlikely they'll be turned into party palaces because they're simply too expensive from what we found through our research for most students to be able to rent and it's mostly -- or, excuse me. I already said that. With the 800-square feet addition, something that needs to be considered with that, we feel like that's a very good number -- it's something that includes or needs to include the consideration that's not just bedrooms, that's also living space that would be required. And so once you take that into consideration, 800 square feet is maybe one bedroom, at most, two. We feel like it's very unlikely that would develop into more than that. Thank you for your time.

MR. REICHLIN: Any questions of this speaker? Seeing none, thank you very much. Anybody else wishing to comment on this matter?

MS. STOLWYK: I'm Adrienne Stolwyk at 214 St. Joseph Street. I want to thank the Commission and City staff for working so hard in preparing this ordinance. I know that there are a lot of considerations to balance, but I think you have arrived at a really good ordinance and balance of all these considerations. I am in support of the ordinance and if any concession were to be made, it would be to exclude the Benton-Stephens and East Campus neighborhoods. I'm in support of the ordinance on a theoretical level, but also on a personal level. I am an architectural designer; I work at an architecture firm downtown. I am support of -- in support of ADUs because the United States Green Building Council is in support of them. The Neighborhood Design USDBC Lead Certification Program, one way to get a point is through accessory dwelling units because the AARP is in support of accessory dwelling units -- the American Association of Retired Persons. That organization, in combination with the American Planning Association, put together a packet of a model ordinance, which I know the staff referred to in creating this

ordinance. And I'm in support of ADUs because it's not a new idea. It was a commonplace development practice before World War II when neighborhoods were smaller and built on smaller lots. But on a personal level, as my husband, Adam, mentioned, I'm interested in ADUs because we own a property on an R-3 lot and would like to develop an ADU on our property, but cannot do that unless this ordinance were to be passed. And so I thank you for all the work that you put in it and would encourage you to support -- to pass the ordinance. Thank you.

MR. REICHLIN: Any questions of this speaker? Thank you. Anybody else wishing to add anything to this matter? With that, I'll close the public hearing.

### **PUBLIC HEARING CLOSED**

MR. REICHLIN: Comments of Commissioners? Mr. Tillotson?

MR. TILLOTSON: I'll chime in a little bit. I'm in support of this. I would like to support it with the recommendations of Council on number one and number two, and not number three, is kind of the way I'm leaning on this. I think that takes care of the Benton-Stephens and East Campus concerns, and I think they have a -- they have a right to be concerned. And that's kind of the where I'm leaning.

MR. REICHLIN: Mr. Stanton?

MR. STANTON: Staff and the Commission, I think, did a good job in drafting this and getting it -- all the input that we need. I would support it with the exclusion of Benton-Stephens and East Campus.

MR. REICHLIN: Mr. Lee?

MR. LEE: I agree with both of my fellow Commissioners, what they have said, and the options that they have put on to exclude Benton-Stephens and East Campus and eliminate the density incentive clause.

MS. LOE: I don't agree with eliminating the density clause because I feel we're throwing the baby out with the bath water if we do that and there is really no point in doing this. So I will not approve -- support any motion for two. I will support a motion that includes one because we have heard from a couple of people from both communities today. We also discussed in our sessions that these are overlay districts, and if the rules for those districts couldn't be amended to include, the ADUs would not be allowed in those districts and that the City could work with you on including that language. I wasn't sure if we had come to any conclusion on which step might be easier, but we are sensitive to the issue that you are in overlay districts and you have special rules and we want to be sensitive to that. Was there any consensus on that?

MR. MACINTYRE: I don't believe there was consensus on that, however, in our discussions, I mean, there certainly would be a process that would be, I think, more involved and difficult to -- to pull out because it would involve potentially -- well, either having Council make the recommendation or initiate the change to both of the overlay districts as opposed to just incorporating simple language in this ordinance that may effectively do the same thing.

MS. LOE: So we could itemize those communities as not being included or being excluded at this time. Should that change at any time in the future, we -- the ordinance could be amended? All right.

MR. REICHLIN: Ms. Burns?

MS. BURNS: Ms. Loe, can you clarify -- so you are in favor of three --

MS. LOE: I'm in favor of alternative one.

MS. BURNS: Okay.

MS. LOE: Only.

MS. BURNS: Yeah. I'm torn about this. I thought there would be more opposition here tonight, but there isn't. So I have to listen to the people who have come out to speak about this. And I'm still on the fence and I'm still listening.

MR. REICHLIN: Mr. Strodman?

MR. STRODTMAN: You know, I think the -- the ADUs are -- are a good thing in the right situation. I think for the elderly, for a family member, for someone looking for some extra income, you know, at a 800-square-foot max, it's, you know, a two-bedroom, at the most, is what you would see. Being smaller than the primary unit, I think it's -- you know, it's a win-win. But I also want to listen to the citizens in Benton-Stephens and East Campus. They obviously are very adamant of not doing such, so I would be in support of the -- the item number one as an alternative, but not two or three.

MR. REICHLIN: Ms. Russell?

MS. RUSSELL: Affordable housing in Columbia is pretty much nonexistent, so these ADUs are a perfect way to fix that downtown. I would also be in support of number one only.

MR. REICHLIN: Well, I've got a couple things to say. I'd like to -- I'd like to first comment that for some reason this is not a hot-button issue to members of both of those communities; otherwise, I think our turnout would have been substantially greater. Therefore, I would personally feel comfortable with it as it stands, and if they -- the nature of the opposition is such that number one is more palatable to the governing bodies as it goes forward, well, that -- that option is always going to be there and I think they would like to see that kind of a turnout. I understand the concern and am sensitive to the fact that there are issues with regard to what these ADUs might -- effect might have in these two areas and am not, you know, adamantly opposed to the option of number one. I'm just making a comment with regard to how it appears from this side of the -- this side of the desk. That said, if I had an R-3 lot and I had a little house on it and I could do something with it and the options were an ADU or tearing the house down and building something because I have R-3 zoning on that lot, I think I would be doing the neighborhood a greater service building an ADU than tearing down an existing home, so that -- that's kind of -- that kind of shapes my view of the situation. I would not support to the eliminating of the density incentive clause. There are too many nonconforming lots in the central area of our community that are -- would be eliminated, and that's where the most interest is, and so that incentive helps create a potential for extended-family living, additional-income living. We have talked about the requirement of owner -- you know, owner occupied. I don't know where that -- where that sits with regard to it right now. Not an option, not a -- not a requirement at this time?

MR. MACINTYRE: Yeah. We -- we eliminated that requirement.

MR. REICHLIN: Okay. All right. So yeah. I could accept number one. I've -- having expressed my feelings about what I think of what could potentially happen and the concerns there, but, past that, I

wouldn't be -- I'm in support of the ordinance as it stands and/or with number one. That said, if anybody cares to frame something for us to -- Ms. Loe?

MS. LOE: I'll frame a motion. But I just would like to remind the Council that -- or remind the Commission that Council did ask us to do a pilot for the West Ash neighborhood, but I believe what I'm hearing from the Council, I'm going to base my motion on supporting the ordinance as originally drafted, however, it shall be amended to include language that specifically prohibits ADUs within the Benton-Stephens and East Campus Urban Conservation Overlay Districts.

MR. STANTON: Second.

MR. REICHLIN: So we have a second from Mr. Stanton. May we have a roll call, please?

MR. STRODTMAN: Yes.

MR. TILLOTSON: Can we discuss that real quick?

MR. REICHLIN: Oh. Would you like to have a discussion on that?

MR. TILLOTSON: I just -- I'm confused and that happens very rarely. Okay?

MR. STRODTMAN: That's an admission.

MR. TILLOTSON: So what you're saying then -- just a while ago, I said I kind of like number two, but you're saying if we approve it the way it's originally drafted, then it goes back to the 10,000 square feet?

MS. LOE: No.

MR. TILLOTSON: No?

MS. LOE: Two would -- two would take it back to the 10,000 square feet.

MR. TILLOTSON: But you said you wanted to approve it as originally written?

MS. LOE: Originally written --

MR. TILLOTSON: Was with the 2,000.

MS. LOE: -- goes at 5,000 square feet lots.

MR. ZENNER: The current -- the current ordinance as proposed has a -- an option -- the option in the dimensional standards is a 5,000-square-foot lot with a 50-foot lot minimum.

MR. TILLOTSON: Okay.

MR. ZENNER: Which is not what item number -- option number two would be, which would leave you in the standard R-2 zoning classification for lot size and frontage.

MR. TILLOTSON: Okay. Okay.

MR. REICHLIN: Moving right along.

MR. STRODTMAN: So with that, Item 13-55, a request by City of Columbia to amend Chapter 29 (Zoning) of the City Code related to the establishment of standards for Accessory Dwelling Units (ADUs) with the inclusion of an ordinance -- shall be amended to include language that prohibits ADUs within the Benton-Stephens and East Campus Urban Conservation Overlay areas.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Mr. Lee, Ms. Loe, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell. Motion carries 8-0.**

MR. STRODTMAN: The motion will be forwarded to City Council for their consideration.



Steve MacIntyre <sjmacint@gocolumbiamo.com>

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**Fwd: Planning And Zoning Commission : 6-5-2014 05:22:33 pm**

[message]

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Patrick Zenner <przenner@gocolumbiamo.com>  
To: Steve J MacIntyre <sjmacint@gocolumbiamo.com>

Thu, Jun 5, 2014 at 7:02 PM

FYI

Sent from my iPad

Begin forwarded message:

**From:** nicholsrk@missouri.edu <nicholsrk@missouri.edu>  
**Date:** June 5, 2014 at 5:22:33 PM CDT  
**To:** przenner@GoColumbiaMO.com  
**Subject:** Planning And Zoning Commission : 6-5-2014 05:22:33 pm

The following form submission was received on the City of Columbia website. The sender has been notified of the successful receipt of this request. Recipients should respond to this request within a reasonable time frame, normally within 1 to 3 business days. For more information regarding origin of this message or to report spam contact the Webmaster at [webmaster@gocolumbiamo.com](mailto:webmaster@gocolumbiamo.com).

Below are the results of a Web form submitted on: June 5th, 2014 at 05:22PM (CDT).

Name: Raeona Nichols  
Email Address: [nicholsrk@missouri.edu](mailto:nicholsrk@missouri.edu)  
Comments: Dear Members of the Planning and Zoning Committee:

As a homeowner in the East Campus Neighborhood, I am strongly opposed to allowing Accessory Dwelling Units (or ADU's) to be allowed on properties zoned R2 and R3. East Campus is already filled past reasonable capacity in terms of population density, and already doesn't seem to have the infrastructure needed to support the number of people living here. Parking is already a HUGE problem, the amount of loose garbage is a problem, and I have no idea how strained our storm water system is. The last thing we need is more building and more density.

Raeona Nichols  
700 Morningside Dr.  
Columbia, MO 65201

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IP:128.206.29.102  
Form: Citizen Feedback Form



Steve MacIntyre <sjmacint@gocolumbiamo.com>

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## ET: What is the New American Dream? / Housing Affordability at the Breaking Point - supply of housing being far lower than the demand for housing

1 image(s)

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Bonnie Maiers <bonniemaiers@gmail.com>

Thu, Jun 5, 2014 at 1:35 AM

To: Raman Ray Puri <raman.puri@hilton.com>, Steve MacIntyre <sjmacint@gocolumbiamo.com>

Cc: Tim Teddy <ttteddy@gocolumbiamo.com>, Adrienne Stolwyk <anstolwyk@gmail.com>

Please forward this material to P & Z commissioners before the ADU discussion Thursday evening.

It's important to see the **big picture** on one of our most **important challenges** facing Columbia - **affordable housing**. The material below covers **newly published reports/studies** that were just published this past week that is relevant to the ADU discussion.

Greetings,

**Somewhere** along the line the **American Dream** became defined by owning more stuff than your neighbor and having the best quality money could buy. Many times that meant relying on credit that was unsecured and came with lofty interest rates.

But is that the way to go? Is that the new truth?

Do we need a bigger house, a better car, or a large salary to find happiness?

And just what is this elusive happiness anyway?

Does it come about when we sacrifice our dreams for the pursuit of stuff?

The 20th Century American Dream tended to pull cities & towns apart.

It provided a lifestyle & housing that three generations of Americans bought into.

One insidious aspect of it, however, was a fine-grained separation by income.

Cities could color-code their city by the location of the 'paid at least \$350,000',

the 'paid at least \$250,000' and those who 'paid around \$100,000'.

That's how the American Dream was sold.

Even after racial & ethnic exclusions were outlawed by the Fair Housing Act in

the 1960s, this "class-based separation by income" remained — it was driven by

the constant striving to get to the next-higher tier.

Ask anyone today what they want in a home, and they will say

smaller, affordable, green (energy & food),

healthy, bright airy places, gathering places close to the central city, nature (parks & rec),

work, school, shopping, the library, amenities, entertainment, a medical clinic,

fitness centers, housing & transportation choices . . .

So do we need affordable housing or affordable living?

Many folks today have worked hard at simplifying our lives. They have downsized their clothes, books, CDs & DVDs, the types of food they eat, & their overall debt; the number of square feet they need indoors, to their dependency on cars & travel.

Folks are rethinking their perspective on life, love, community, relationship, & consumption.

**Housing** is too expensive in many metro areas, and something must be done about it.

However, it would be a tragic mistake to **focus only** on the cost of rent, or the sales prices of homes.

As we work to bring down housing costs, we also need to make affordable options available in other aspects of people's lives which can offset high rent. There are **two primary areas** that we should focus on in order to promote affordable living:

1. Reduce household transportation costs
2. Support smaller living spaces

Taking a broader look at housing needs for recent college graduates, young professionals, or downsizing aging boomers, it can be summed up in three words: Location Trumps Size

**Whether** the smaller home/apartment/micro-unit community is located in an urban core or a suburb, it must be accessible to jobs, health care, & attractive amenities— retail, cultural, historic, recreational, etc. In fact,

location tends to be the major amenity associated with smaller units. Indeed, it attracts residents for whom location is more important than square footage.

Many recent college graduates & young professionals, many of whom have had quite enough of roommates and will happily trade space for location & affordability.

The **smaller home** will also hold an attraction for singles & couples of all ages, including empty-nesters who are eager to give up their 2,500-square-foot, single-family home in the suburbs & rediscover the city.

The **common denominators** among these disparate demographic groups? They

appreciate urban living,

value location over space, and

enjoy the social interaction associated with population density.

But they're not likely to make the move unless the unit is attractively priced,

designed to optimize every square foot of space, &

equipped with luxurious, high-quality finishes, fixtures, & furnishings.

Considering the **current trend** toward the redevelopment of urban-core neighborhoods & first-tier suburbs, as well as smaller, more efficiently designed dwellings, demand for well-designed smaller-unit housing should remain strong.

**Bottom line** to meeting the residential demand in our central core and the **real question** we need to be asking is this:

*How do we leverage the investments we can get to improve our community and drive demand for additional investment*

All of these incremental investments need to fit within the context & flavor of the neighborhood.

**To make this happen** requires an understanding of urban design.

How do the buildings line up?

How do they address the street?

What is the interaction between the public realm and the private realm?

How is the street designed to improve the value of the home?

Columbia has a **tremendous opportunity** today to do things differently. But we need to understand the needs & desires of the folks we will be building for (millennials, young professionals, downsizing boomers) for the next 30 years.

Unfortunately, there isn't enough good urbanism to go around. In his groundbreaking book *The Option of Urbanism*, real estate analyst [Christopher Leinberger](#) states that while 30% to 40% of market wants walkable urbanism, only 5% to 10% of the housing supply fits the bill.

The gulf between the supply of urbanism and demand for urbanism is huge, and as a result healthy urban neighborhoods are generally insanely expensive.

For a number of very good reasons, there aren't enough walkable urban places to meet demand.

Today we talk about "place-based development" and it refers to any development or investment that generates a sense of place. Place-based development is objectively a better investment today, and it creates higher values. Place-based development can occur in cities, suburbs, or rural areas, but it works best in urban centers and mixed-use corridors.

The new American Dream is about place, and that brings people & communities together.

The new American Dream will transform cities & towns in the 21st Century.

Sustainability is the capacity to endure. For humans, sustainability is the potential for long-term maintenance of well being, which has environmental, economic, & social dimensions.

.....  
Provided below are a number of recent studies & reports on the understanding our demographics and the challenging issues relative to poverty and the shrinking middle class that must also be addressed as it relates to housing.

#### 1) A recent Intelligence Group study

(Brookings 5-29-14, Elaine Kamarck, "[How Millennials Could Upend Wall Street and Corporate America](#)")

Click here to read the full paper ) found that two-thirds (64%) of Millennials said they would rather make \$40,000 a year at a job they love than \$100,000 a year at a job they think is boring.

By 2020, Millennials will comprise more than one of three adult Americans.

It is estimated that by 2025 they will make up as much as 75 percent of the workforce.

Millennials' desire for pragmatic action that drives results will overtake today's emphasis on ideology & polarization as Boomers finally fade from the scene. Thus, understanding the generation's values offers a window into the future of corporate America.

Key Millennial values shaping the future of the American economy include:

- Interest in daily work being a reflection of and part of larger societal concerns.
- Emphasis on corporate social responsibility, ethical causes, & stronger brand loyalty for companies offering solutions to specific social problems.
- A greater reverence for the environment, even in the absence of major environmental disaster.
- Higher worth placed on experiences over acquisition of material things.
- Ability to build communities around shared interests rather than geographical proximity, bridging otherwise disparate groups.

2) Nielsen Research's latest whitepaper on Gen Y, Millennials—Breaking the Myths, details the factors that make it a distinct and unique generation, while debunking many common myths. Some key findings:

- Those aged 18 to 27 have a median income of \$24,973; meanwhile, older Millennials (28 to 36) make closer to \$48,000.
- Currently, 36 percent of Millennials rely on parents for financial support.
- But there are some outliers; this generation makes up about 14.7 percent of Americans with assets of more than \$2 million. And about 8 percent of Millennials own their own business.

- Only 21 percent of Millennials are married.
- Millennials are the most racially/ethnically diverse generation; 19 percent are Hispanic, 14 percent are African American, and 5 percent are Asian.
- 62 percent of Millennials prefer to live in mixed-use communities.
- Green is still in. A whopping 60 percent of Millennials are willing to pay more for a product if they think it's good for the environment.

3) **Developing a Livable Columbia for all ages** means focusing on one of the most critical issues facing older adults—finding affordable & suitable housing options.

a) The role of housing for aging-in-place means:

- Older adults are able to age safely & independently in homes that incorporate principles of universal design
- Accessory dwelling units, shared housing, and other Aging-in-Place-friendly strategies can benefit older adults if local zoning ordinances permit
- Home & Community Based Services Waiver programs allow federal benefits to be granted to older adults who wish to remain at home

b) **Retirement - but not really**

In today's financial uncertainty, retirement may only mean partially leaving the workforce.

Forbes staffer Ashlea **Ebeling** compiled a list of the 25 best cities for this emerging lifestyle trend.

25 Best Cities For A Working Retirement

FORBES 5-29-14

In today's financial uncertainty, retirement no longer necessarily means totally leaving the workforce and living on pensions, Social Security and any other accumulated nest egg. It can also mean transitioning to part-time work. Here in alphabetical order is our list of the top 25 U.S. cities for a working retirement. We looked at job growth potential & current unemployment rates as well as cost of living issues, tax environment, violent crime rates, climate &—since you want to stay healthy enough to work—physicians per capita

**COLUMBIA, MO (# 8 of 26)**

The glow of Mizzou—the University of Missouri—extends to its community, with a 5.0% unemployment rate and a good track record of job & economic growth. The average house sells for just \$150,000. The physicians per capita rate is more than three times higher than the national average.

4) **Many Americans** continue to face housing challenges according to a new survey published 6-3-14 by the MacArthur Foundation.

The *2014 How Housing Matters Survey* (To view full report, (42 slides) visit

[http://www.macfound.org/media/files/How\\_Housing\\_Matters\\_2014\\_FINAL\\_REPORT.pdf](http://www.macfound.org/media/files/How_Housing_Matters_2014_FINAL_REPORT.pdf).)

found that Americans

continue to make sacrifices to afford their housing payments, are concerned about finding quality affordable rental & homeownership opportunities in their communities, & believe that the country's housing environment is changing.

“The continuing stresses felt by the vast majority of Americans in the aftermath of the housing recession are real & profound,” says Julia Stasch, MacArthur's vice president of U.S. programs. “This survey provides real insight into the substantial burden of costly & unstable housing, particularly for low- & moderate-income families.”

While many experts say the housing crisis is behind us, the majority of respondents disagreed:

51 percent believe that that we are still in the midst of the crisis and

19 percent said they think the worst is yet to come.

“For **most Americans**, the housing crisis is hardly a thing of the past,” says Geoffrey Garin, president of Hart Research Associates.

And while most non-owners, 70 percent, still aspire to own a home someday, attitudes regarding homeownership are changing. A little more than

half of adults believe that owning a home has become less appealing in today’s environment, while 54 percent believe renting has become more appealing.

The survey found that more than half of all U.S. adults, renters & owners, have had to make at least one sacrifice, including

accumulating credit card debt,  
cutting back on health care, and  
stopping retirement savings,  
over the past three years to maintain their housing.

To solve the affordability challenges in their communities, respondents believe that the government should provide more assistance to ensure affordable housing options.

Sixty-one percent believe that “a great deal” or “a fair amount” can be done to solve the affordability problems, but a solid majority said they want the federal government to invest in both affordable rental & homeownership solutions equally.

To view the full report, (42 slides) visit  
[http://www.macfound.org/media/files/How\\_Housing\\_Matters\\_2014\\_FINAL\\_REPORT.pdf](http://www.macfound.org/media/files/How_Housing_Matters_2014_FINAL_REPORT.pdf).

**5) Urbanists** have been tracking for some time a surging interest in walkable neighborhoods, in both reinvested downtowns and more pedestrian-friendly suburban developments.

a) University of Utah Professor Arthur C. Nelson, recently stated:

half of all new housing demand between now & 2040 will be for attached homes, the other half for small-lot homes.

The demand for large-lot suburbia, by contrast, is diminishing.

In other words, **there’s a reason why** living in cities is becoming more expensive & suburbs less so:

demand for what cities offer is up, and  
demand for automobile-dependent suburbs, relatively speaking, is down.

b) **Kaid Benfield’s** new book *People Habitat: 25 Ways to Think About Greener, Healthier Cities*, in a chapter titled “But the Past Is Not the Future”:

“The way households are going to be evolving over the next few decades is toward more singles, empty-nesters & city-lovers, none of whom particularly want the big yards and long commutes they may have grown up with as kids.

A significant market for those things will still exist, but it will be a smaller portion of overall housing demand than it used to be.

This **new reality** means that the communities & businesses that take account of these emerging preferences for smaller homes & lots and more walkable neighborhoods will be the ones that are most successful.”

c) Many millennials and aging boomers prefer to **reduce their driving**. Writing last year in *The Atlantic Cities*, Emily **Badger** summarized the data:

"The handy thing about 'peak car' as a concept is that it can nominally be proven in many ways. You've got

Peak Driver's License.

Peak Registered Vehicle.

Peak Gas Consumption.

Peak Miles Traveled. There are

peaks per person, per household, per demographic. Then you've got your absolute peaks when you add up all of our vehicles & miles together,

as if we were all cruising the highways at the same time.

d) Earlier this summer, [University of Michigan researcher Michael] **Sivak** released data showing that the number of registered light-duty vehicles in America (cars, pickup trucks, SUVs, vans) had peaked per person, per licensed driver and per household in the early to mid 2000s, before the onset of the recession. Because the U.S. population continues to grow, he predicted that the absolute number of vehicles had not yet peaked.

But per person and household, we seem willing now to **own fewer of the things** . . .

"**All of the peaks** on [Sivak's] chart occur around 2004, a time that predates both the recession & the housing bust. That means, Sivak suggests, that other factors beyond the temporary state of the economy may be driving these **downward trends**, from the rise of **telecommuting, urbanization & public transit usage** to **fundamental shifts** in the age demographics of drivers.

e) **One can even make a case** that we have reached a sort of "peak Walmart," in which the decades-old business model of the giant retailer – **paving over forests & farms at the exurban fringe to establish automobile-dependent megastores** – is **past its prime.**

The company's fourth-quarter net income for 2013 fell 21 percent. And, although Walmart isn't saying it in so many words, the retailer believes

its future lies in a different, less sprawling and more urban direction.

The retailer also announced that it would **open** twice as many neighborhood stores throughout the country.

f) **On a more serious issue**, the current brand of **city recovery** hasn't come close to solving the problems that plague poor inner-city residents, including bad schools, chronic unemployment, higher crime rates, & poor health, just to name a few. We haven't figured out how to solve some deeply embedded social & economic problems.

**Today** we have a **worsening affordable housing crisis** that is

placing poor & elderly Americans at risk of homelessness and

forcing many of the nation's 43 million renters to skimp on food & medical care to meet the rent.

The Joint Center for Housing Studies at Harvard study (published 12, 2013) found that, from 2000 to 2012,

renters were caught in a relentless squeeze, with falling wages on one side & rising rents on the other.

Median gross rents went up by 6 percent, while the

median renter's income declined by 13 percent. (A gap of 19 percent!)

Nearly half of all renters earn less than \$30,000 a year. According to the report, about

**half of them now pay** more than a third of their incomes on rent — up 12 percentage points

from a decade ago.

A **quarter** of renters **pay** more than 50 percent of their incomes in rent, which places them at clear risk of homelessness.

g) **Homelessness** in America has declined 17 percent since 2005 as states reverse the old prevailing wisdom. Now, moving into a home can be the **first step** off the streets, not the last.

h) **Families** are at the core of the building blocks needed for caring, supportive and thriving people of every age.

This calls for developing policies & practices that strengthen & grow family time/money exchanges, with an emphasis on families with lower incomes.

Results show that **family support** is alive and well in the 21st century.

We rely on each other and that's something that shouldn't be taken for granted.

– *Intergenerational Family Connections: The Relationships that Support a Strong America*

A new report released today from Generations United & the Alliance for Children and Families,

4 in 10 family members rely on each other for child care or caregiving;  
60 percent spend time doing chores or home maintenance for relatives; and  
3 out of 4 support their families socially & emotionally.

.....

Columbia needs to celebrate these

new examples of sustainability,  
places that make walking a viable option for going about one's life, that  
shrink the footprint of development, conserving land and infrastructure

The **new American Dream** is about place, and that brings people and communities together.

The **20th Century American Dream** tended to pull cities & towns apart.

The **old American Dream** was driven by an incentive to use the land inefficiently.

In the **new American Dream**, the incentive is enjoyment and participation in the economic benefits of *place*.

The chief thing we need to understand is that to create place, a community must be brought together, and the land must be used more efficiently than it was when socioeconomic segregation reigned.

**Land use** in America is **fundamentally changing**.

Cities & the geographies of living patterns are **fundamentally changing**.

Millennials and aging boomers will have a stronger inclination toward urban living.