

Our Boone County



OUR COMMUNITY. OUR FUTURE. BOONE COUNTY MASTER PLAN

Advisory Committee and Technical Committee Meeting #2 – August 16, 2023

 **CED-SOLUTIONS**
community and economic development





AGENDA

- A. Introductions**
- B. Background and Schedule**
- C. Update on Engagement**
- D. Preview of Existing Conditions**
- E. Upcoming Schedule**
- F. Other Items**



PLANNING TEAM



**Stephen
Ibendahl**

Project Manager



**Beth
Noonan**

Economic
Development



**Jackie
Wellington**

Economic
Development



**Kevin
Neil**

Transportation
Planning



**Jessica
Norris**

Natural
Resources and
Watershed
Planning



**Bob
Lewis**

Demographic
and Market
Analysis



PLANNING TEAM



**Katie
McLaughlin**

Plan,
Engagement,
and GIS Support



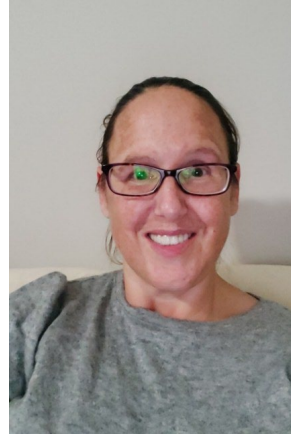
**Laura
Linn**

Community
Planning and
Renderings



**Cheryl
Sharp**

Transportation
Planning



**Cecile
Denny**

Demographic
and Market
Analysis



Planning Process – Role of Committees

ADVISORY COMMITTEE



- Meeting 5-8 times | Size 13-19 Members
- Representatives from across the County
- “Ad-Hoc” Committee (sounding board for the planning team)
- Representation
 - Planning and Zoning
 - Communities (Ashland, Centralia, Columbia)
 - Organizations and Institutions (Farm Bureau, Realtors, University of Missouri, REDI, etc.)
 - Major Employers
 - Non-Profits
 - Watersheds
 - At-Large

TECHNICAL COMMITTEE



- Meeting 5-8 times | Size as needed
- Utilities, agencies
- Representation
 - MoDOT
 - Fire Protection Districts
 - Sewer Districts
 - Water Districts
 - Electric, Gas
 - Soil and Water Conservation District
 - Boone County Departments (Road and Bridges, Community Services, Health, Emergency Management, Design and Construction)



Why update the Master Plan?

Logical Land Use Decision Making

- Current Plan is over 25 years old.
- Guide for rezoning requests, conditional use permits, and other land use decisions. Policy document to guide changes to zoning, development regulations, etc.

Strategic Guide for Future Growth and Change

- Examining trends in demographics, jobs, housing, mobility, etc.
- Coordination with communities, agencies, utilities, and organizations on future growth.

Shared Community Vision

- Develop consensus on a community vision and countywide priorities.



Planning Process

Open House #1



Existing Conditions & Discovery

Spring - Fall 2023

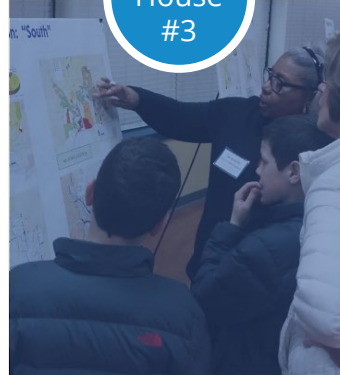
Open House #2



Growth Analysis and Scenario Planning

Fall - Spring 2023 - 2024

Open House #3



Draft Master Plan

Spring - Summer 2024

Public Hearings



Plan Refinement & Adoption

Fall 2024



Planning Process

Two Concurrent Tasks

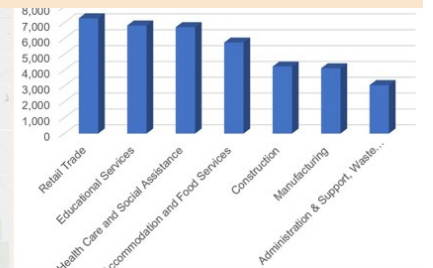
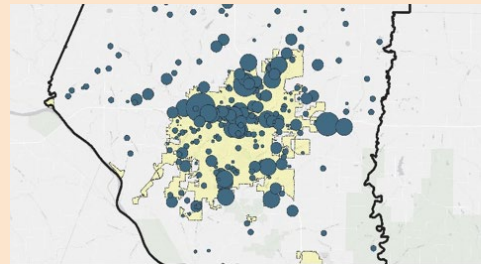


Community
Engagement
(Listening)



Existing
Conditions
& Discovery

Existing
Conditions and
Analysis





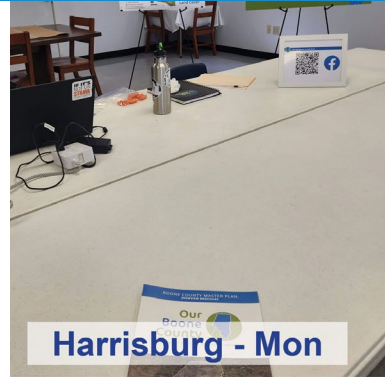
July 10 – 13: Stakeholder Meetings

Small Group Meetings (sometimes one-on-one)

- Identify community values, vision, goals, and potential issues (small groups allow for more “robust dialogue”)
- Identify “project champions”
- Establish lines of communication (help market the survey, open houses, etc)

Initial groups of meetings:

- July 10-13, 2023: Round 1
- Additional meetings as the plan progresses.





July 10 – 13: Stakeholder Meetings

Stats:

- 24 Small Group listening sessions over 3.5 days. 80+ Attendees.
- Groups
 - Mayors
 - City Staff
 - Mayor Employers
 - Small Businesses
 - School Districts
 - Library District
 - Agencies
 - Community Organizations / Non-Profits
 - Environmental Groups
 - Fire Districts / Law Enforcement
 - Homebuilders / Construction
 - Small Businesses
 - Realtors

Key Themes We Heard



September: Public Open Houses

Open House #1 (In-Person and Online)

Tuesday, September 12, 2023

Virtual Open House at 7:00pm

Live online webinar. (After, a recording will be available.)

Registration is required at www.OurBoone.com

Tuesday, September 26, 2023

In-Person Open House

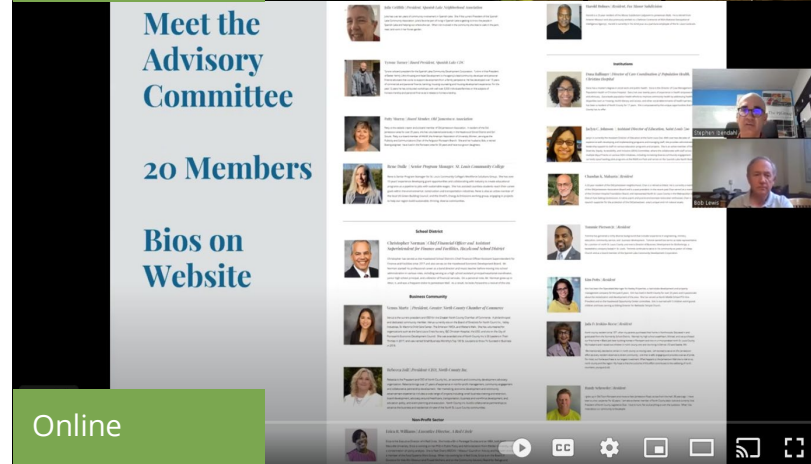
4:30 - 7:00 pm

Location: Boone Electric Cooperative - Community Room, 1413 Rangeline Street, Columbia, MO 65201

The meeting will be an open house style format with no formal presentation. Feel free to drop by anytime between 4:30 and 7:30 pm.



In-Person



Online



Countywide Survey

Started in early August.

Open until September 30th

Mapping Tool

Mailed Survey

- 2,000 Households in Unincorporated Areas

Help us Market the Survey!





Countywide Survey: Mapping Tool

Your Comments

Where do you think new development should go? What type of development?

New Development 

Draw new bicycle route or pedestrian route.

New Bicycle or Pedestrian Route 

Draw new road or street route.

New Road or Street Route 

Are there unsafe intersections, curves, or stretches of road?

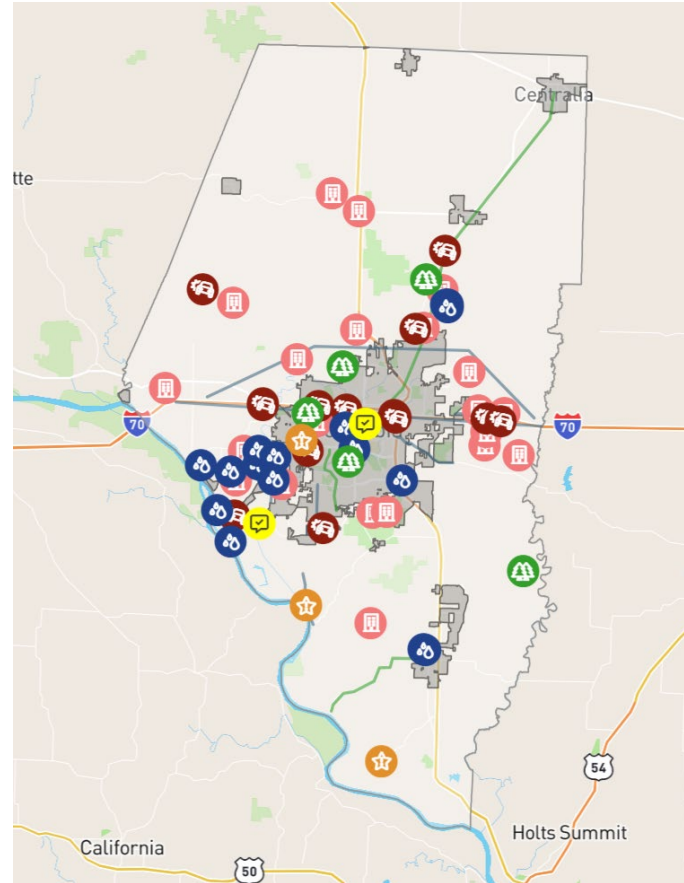
Transportation Safety Concern 

Are there areas where it floods when it rains? Drainage problems?

Stormwater / Flooding Issues 

Where should there be new parks, open space, or improvements?

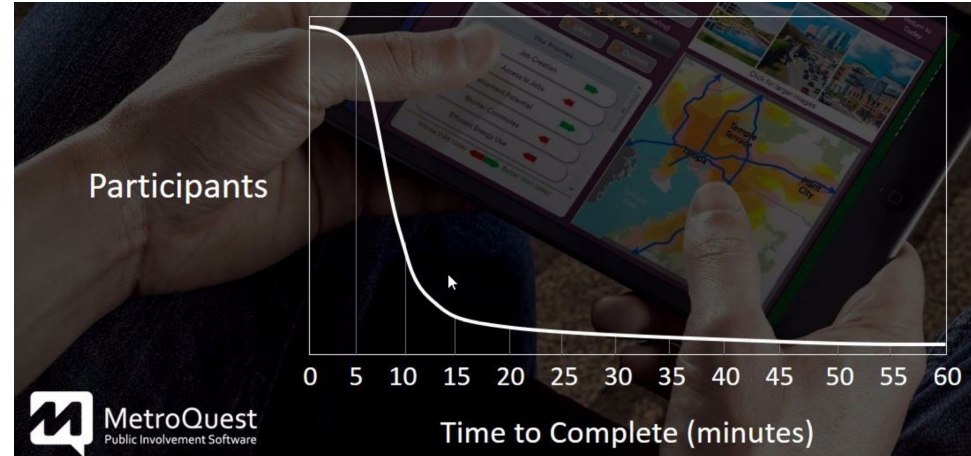
New Parks or Open Space 





Countywide Survey: Considerations

- **Keeping it Short**
- **A Sense of Hierarchy**
- **Opportunities to Cast a Wide Net (What we May Have Missed)**
- **Optional “Explain Why”**





Committee – To do!

Brief Bio and Photo

- 50 - 100 word bio
- Double check your bio on the website.



MATT MCCORMICK
COLUMBIA CHAMBER OF
COMMERCE

Matt is the President and CEO of the Columbia (MO) Chamber of Commerce. With 10 years of experience at the Columbia Chamber and over 25 years of experience in the chamber industry, Matt's responsibilities during his career has ranged from membership director to president and CEO.



KYLE MICHEL
CITY OF ASHLAND

Kyle serves as the City Administrator for the City of Ashland, a role he has held since February, 2022. Kyle is a graduate of Drake University with a Master of Public Administration, an ICMA Credentialed Manager Candidate, and an Army veteran.



**LEANNE TIPPETT
MOSBY**
UNIVERSITY OF MISSOURI
(WATERSHED INTERESTS)

Leanne serves as sustainability manager at Mizou after a 22-year career with the Missouri Department of Natural Resources. She serves on Columbia's Climate and Environment Commission, the Hinkson Creek Collaborative Adaptive Management Stakeholder Group, and on the board of the Conservation Federation of Missouri. Leanne is a 20-year resident of Southern Boone County.



LORRY MYERS
RESIDENT

Lorry Myers was born in Centralia and raised her children there like all of her family before. Lorry is a strong advocate for Northern Boone County and her community, serving in many roles and in many ways. She is an award-winning writer, with weekly columns in the Columbia Daily Tribune, Centralia Fireside Guard and The Mexico Ledger. She is also a featured writer in Boone County based Missouri Life Magazine.



**REV. JAMES
PATTERSON**
NAACP

James is a member of the Columbia Missouri NAACP Executive committee and has served on the Boone County Industrial Development Authority for 6 years. He is President of the Mt. Carmel District, Congress of Christian Education. James retired from MFA, Incorporated IT Department after 34 years.



**ALVIN "AL"
PLUMMER**
NAACP/MINORITY MEN'S
NETWORK

Al serves as a mentor for student athletes at the University of Missouri and as facilitator for the Early Grade Literacy Workgroup as part of the Upward Mobility project. Al began employment with



RHONDA PROCTOR
BOONE COUNTY
PLANNING & ZONING
COMMISSION

Rhonda is a fourth-generation Boone Countian. Proctor currently serves as a Planning & Zoning Commissioner for Perche Township and previously served on Boone County's



KEVIN ROBERSON
FRIENDS OF ROCK
BRIDGE MEMORIAL STATE
PARK

Kevin is President of the board of Friends of Rock Bridge Memorial State Park. Mr. Roberson had a 20-year career at Eurofins, Columbia (formerly Analytical Biochemistry Laboratories) starting up



ADAM SAUNDERS
CENTER FOR URBAN
AGRICULTURE

Adam is a co-founder of the Columbia Center for Urban Agriculture, and helped lead the public-private-partnership effort to develop Columbia's Agriculture Park. Adam is also a farmer who runs a fully integrated custom



**DE'CARLION
SEEWOOD**
CITY OF COLUMBIA

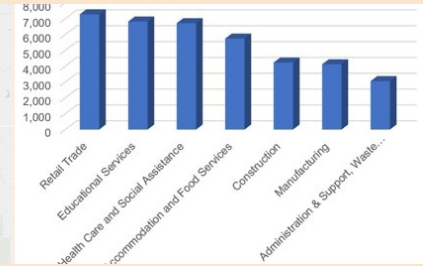
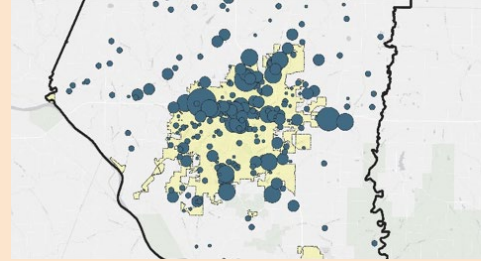
De'Carlion is the City Manager of Columbia, Missouri. He has served in that role since 2022. Before that, he was Columbia's deputy city manager from 2019 to 2022. Seewood served as the city manager for the



Existing Conditions

Existing
Conditions
& Discovery

Existing
Conditions and
Analysis



Considerations

- Not only a snapshot of existing conditions: but trends over the last 20 years (where we can) and comparisons (where we can).
- Data changes over time (it's a moving target).
- Data is sometimes measured differently by different sources.
- Different sources of data don't always align with the same timeframes.
- Level of detail (Boone is a big county).
- Comparing: All of Boone vs Unincorporated vs Cities.
- **Still In-Progress!**



Existing Conditions

In-Progress Review:

- Population and Demographics
- Jobs
- Land Use
- Transportation
- Housing
- Natural Resources

Growth Trends (Countywide) Last Two Decades*

(*) Upcoming slides will discuss nuances in trends.



17%



1%



34%



25-31%



8-31%



Developed
Medium Intensity



Developed
High Intensity



Deciduous
Forest



Population



Jobs



Transportation



Developed,
Open-Space



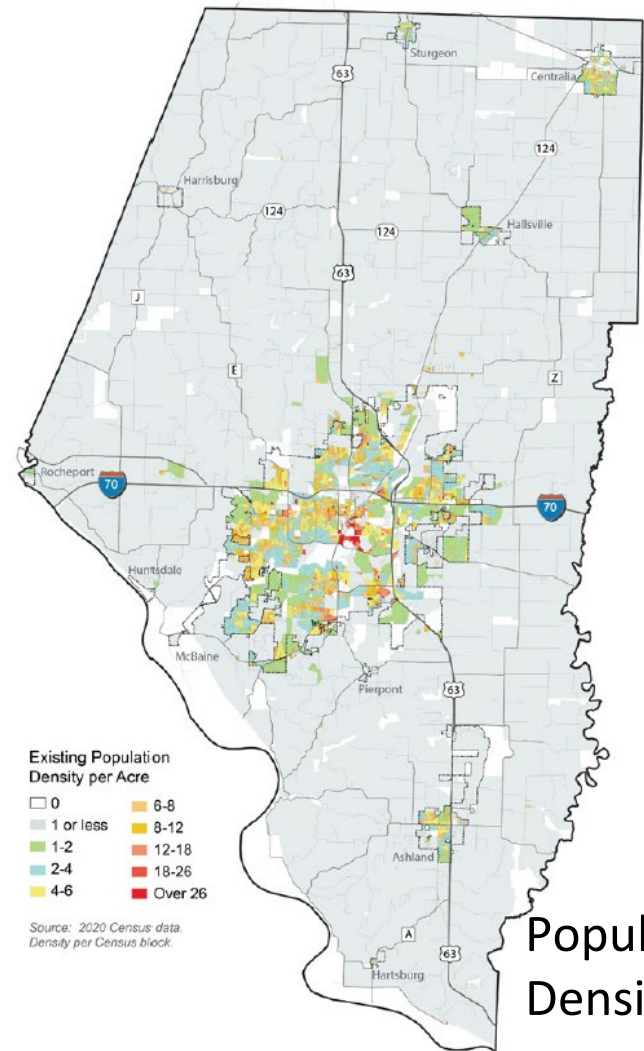
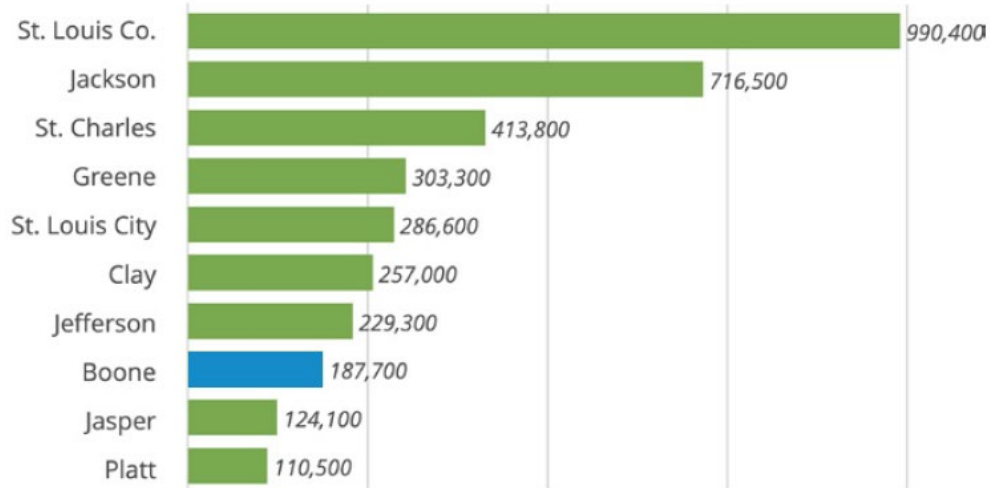
Developed,
Low Intensity



Population

TEN MOST POPULOUS COUNTIES IN MISSOURI, 2022

Source: U.S. Census Bureau



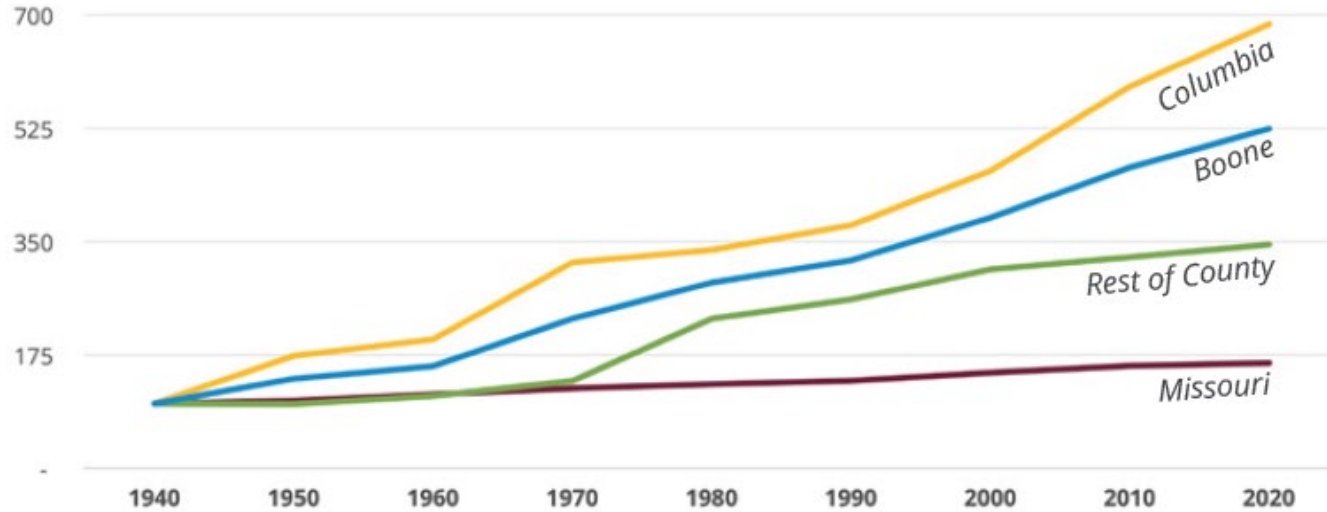
Population Density



Population

POPULATION GROWTH RATES INDEXED TO 1940: MISSOURI, BOONE COUNTY, AND COLUMBIA 1940 TO 2020

Source: U.S. Census Bureau

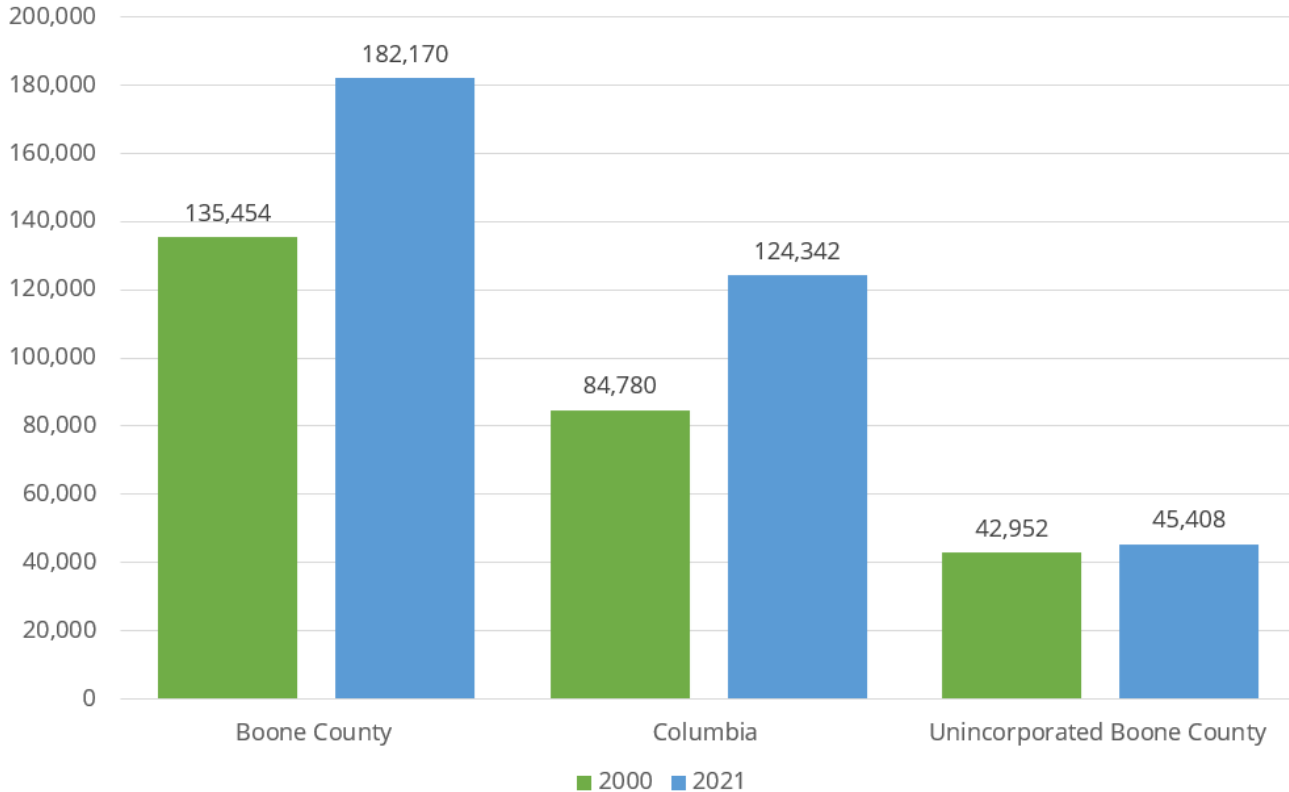




Population

Population Numbers in Boone County and Columbia, 2000-2021

Source: Missouri Census Data Center, Census, ACS 2000-2021





Population

Population Growth Rates, 2000-2021

Sources: Missouri Census DaTa Center, Census, ACS 2000-2021

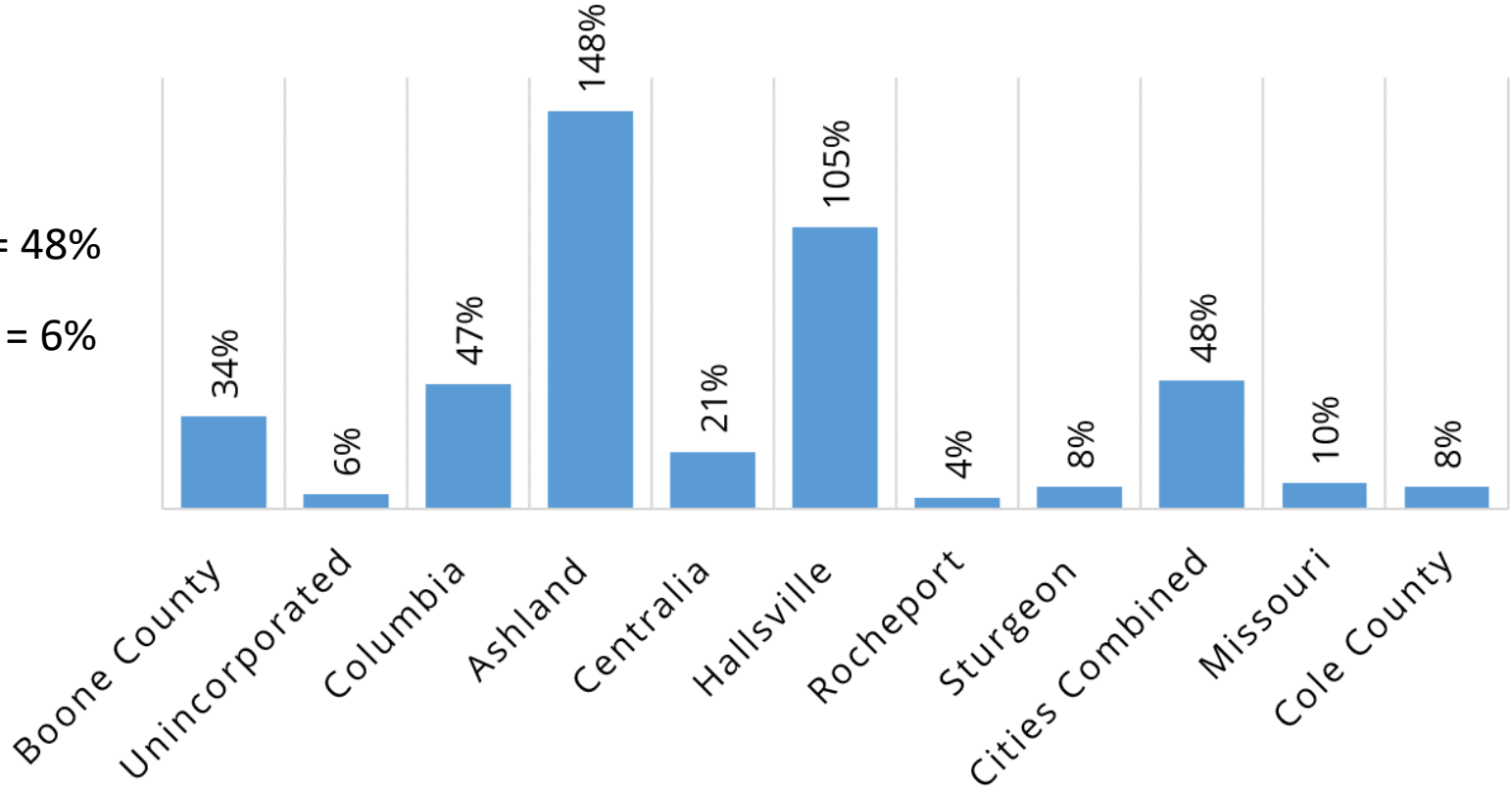
Growth Rates:

County = 34%

Cities in Boone = 48%

Unincorporated = 6%

Missouri = 10%



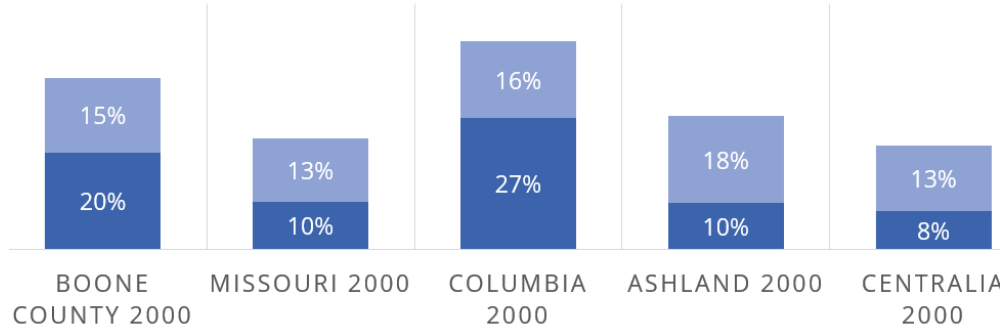


Population

PERCENTAGE OF THE POPULATION AGED 18-34 IN 2000

SOURCE: MISSOURI CENSUS DATA CENTER, CENSUS 2000

■ 18 to 24 years ■ 25 to 34 years

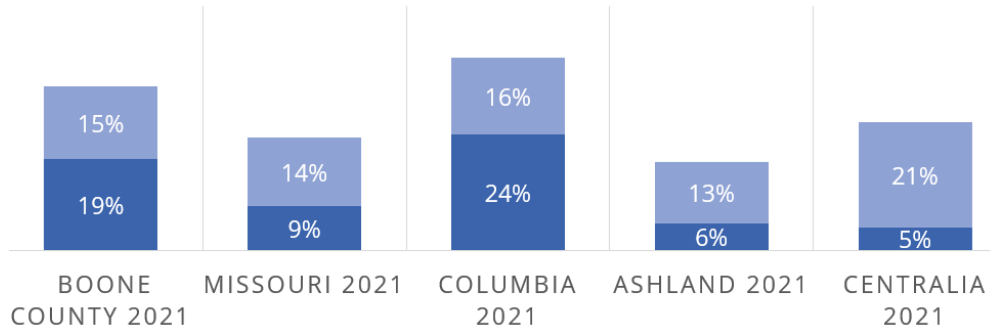


Where are the 25-to-34 years olds

PERCENTAGE OF THE POPULATION AGED 18-34 IN 2021

SOURCE: ACS 2021

■ 18 to 24 years ■ 25 to 34 years



EMPLOYMENT IN BOONE COUNTY, 2020

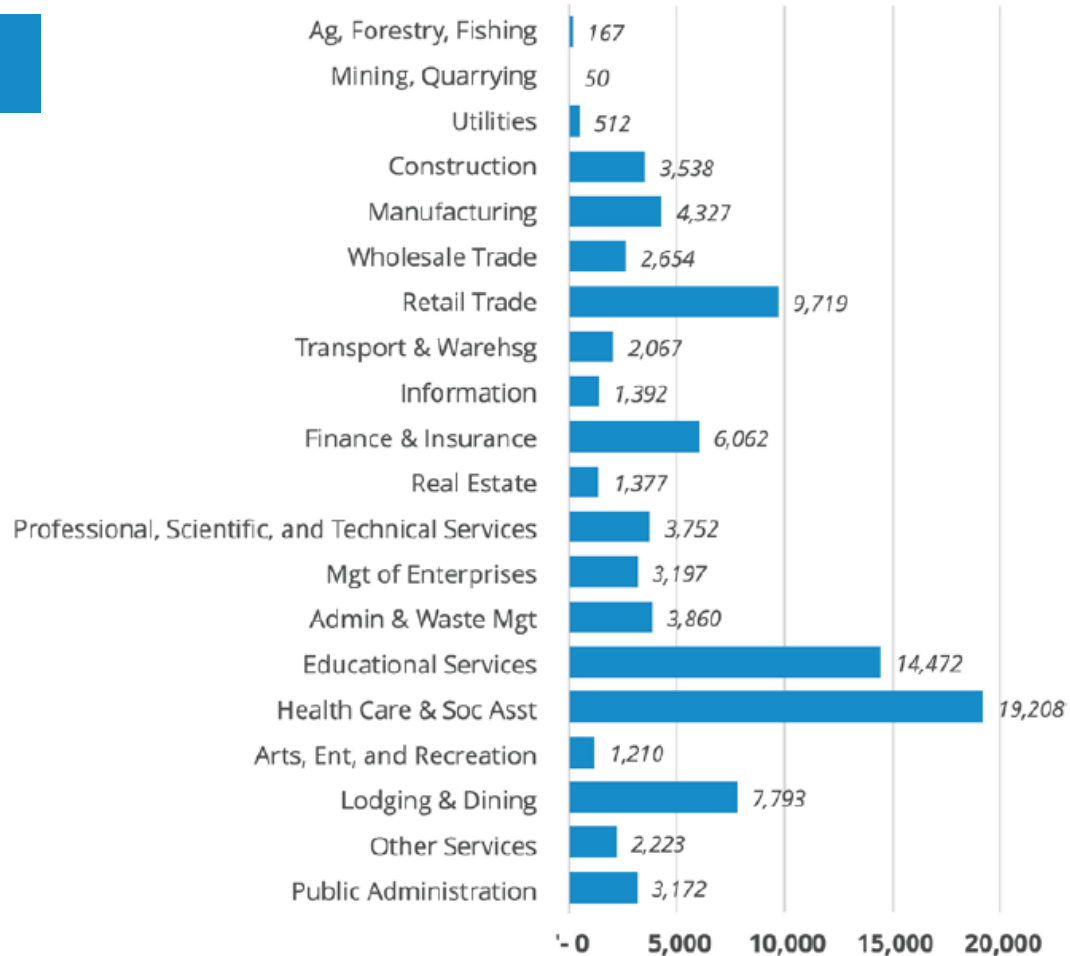
Source: U.S. Census On-the-Map



Jobs

Top 5 Job Sectors

1. Health Care and Social Assistance
2. Educational Services
3. Retail Trade
4. Lodging and Dining
5. Finance and Insurance

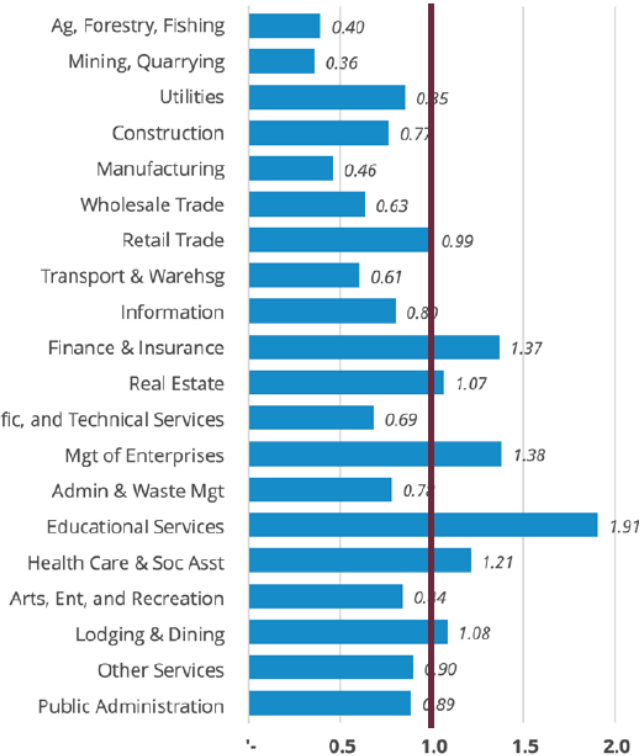




Jobs

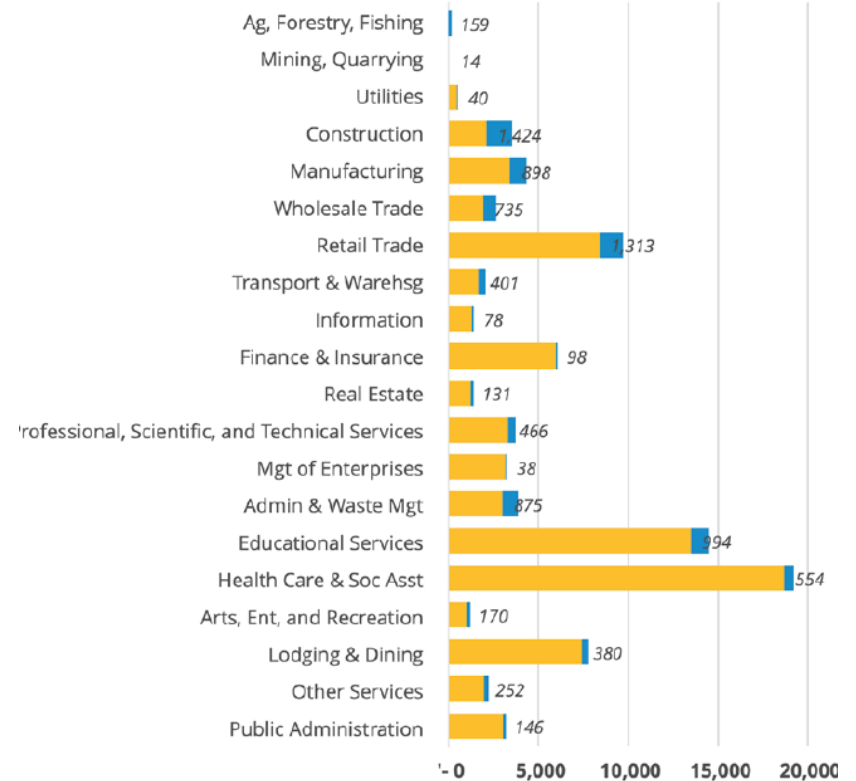
EMPLOYMENT LOCATION QUOTIENTS: BOONE COUNTY VS. STATE OF MISSOURI, 2020

Source: U.S. Census On-the-Map



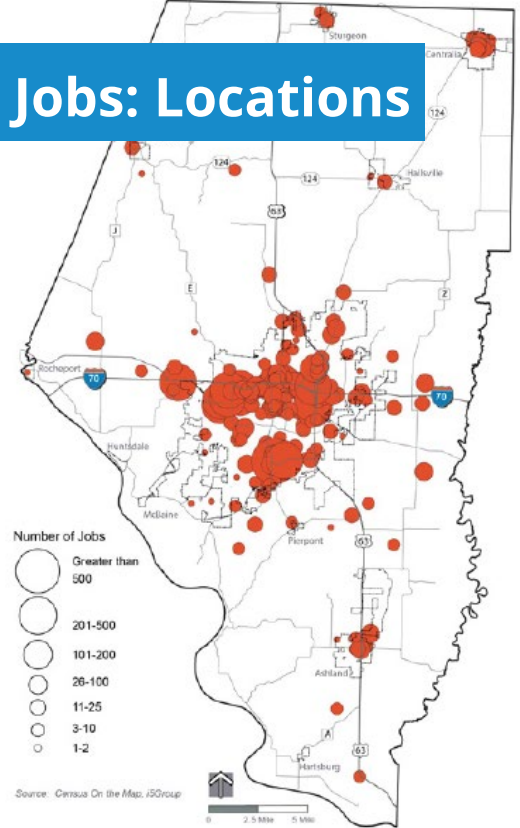
EMPLOYMENT IN COLUMBIA AND THE REST OF BOONE COUNTY, 2020

Source: U.S. Census On-the-Map





Jobs: Locations

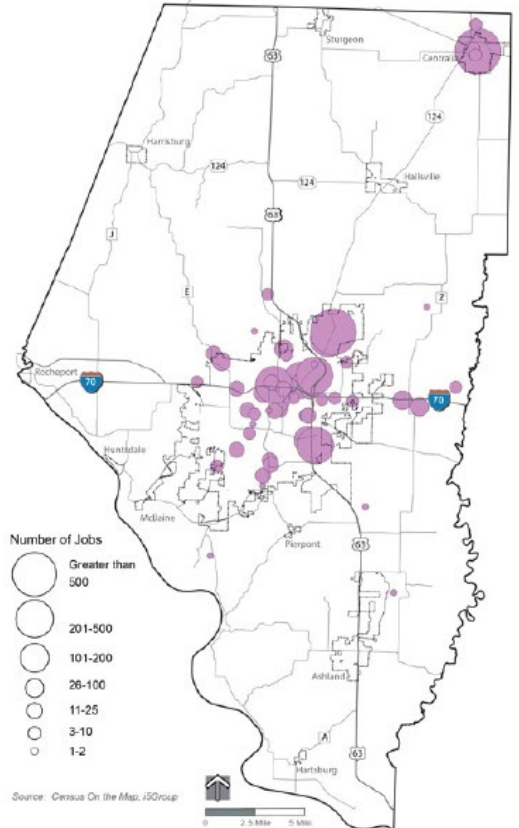


2020 Jobs
9,719

Change from 2002



Retail Trade

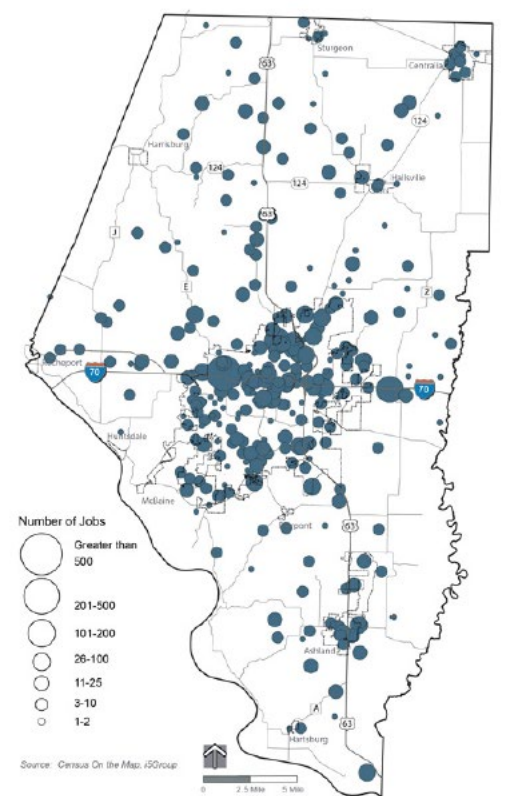


2020 Jobs
4,327

Change from 2002



Manufacturing



2020 Jobs
3,538

Change from 2002



Construction

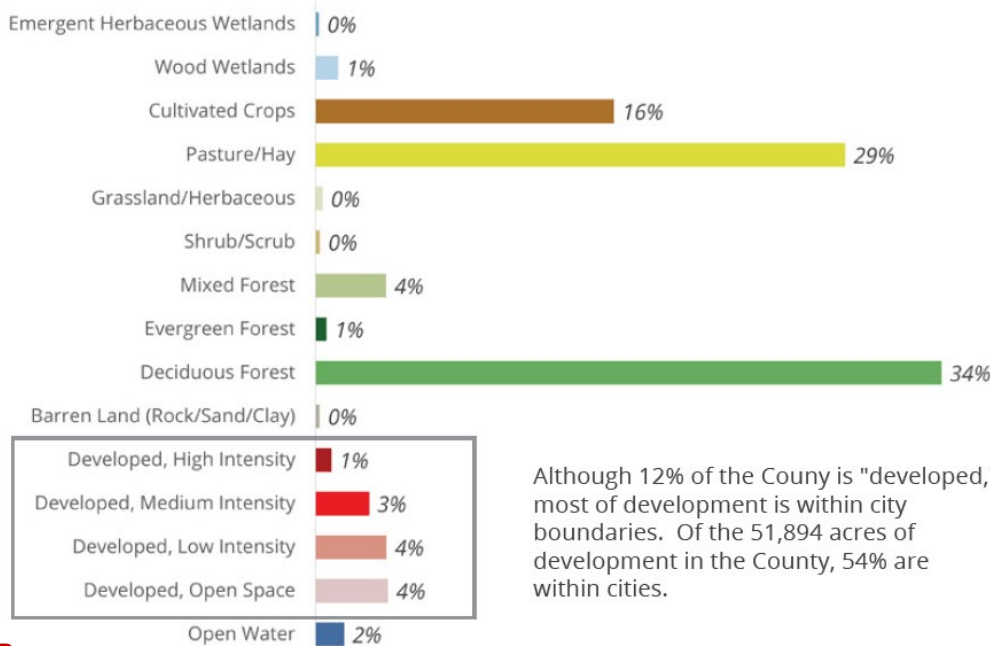
In-Progress



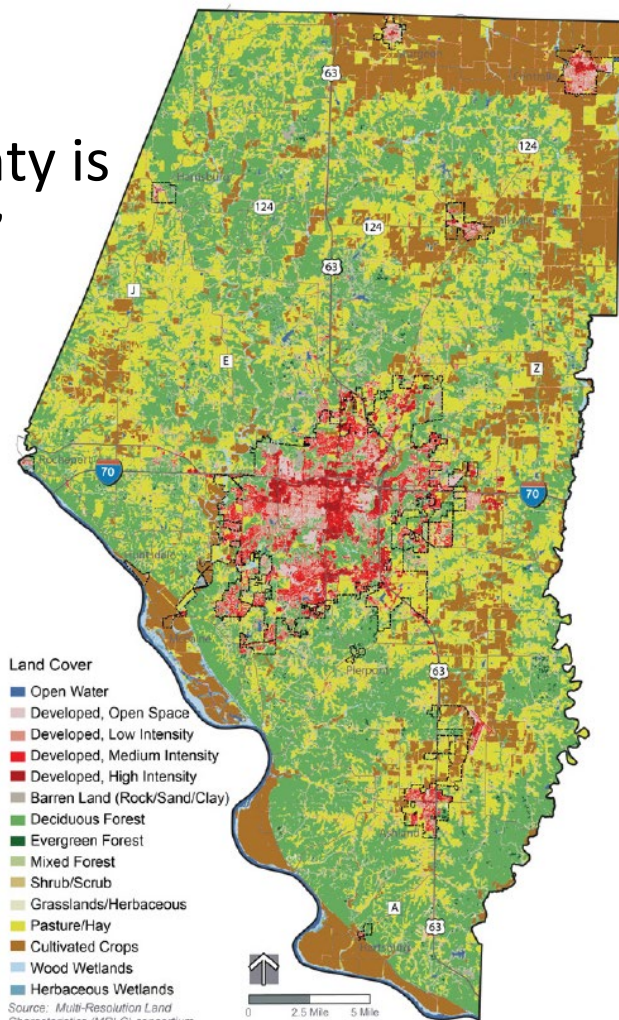
Land Cover

12% of County is "developed"

2019 Land Cover Percentages



Although 12% of the County is "developed," most of development is within city boundaries. Of the 51,894 acres of development in the County, 54% are within cities.



Deciduous Forest



Pasture/Hay



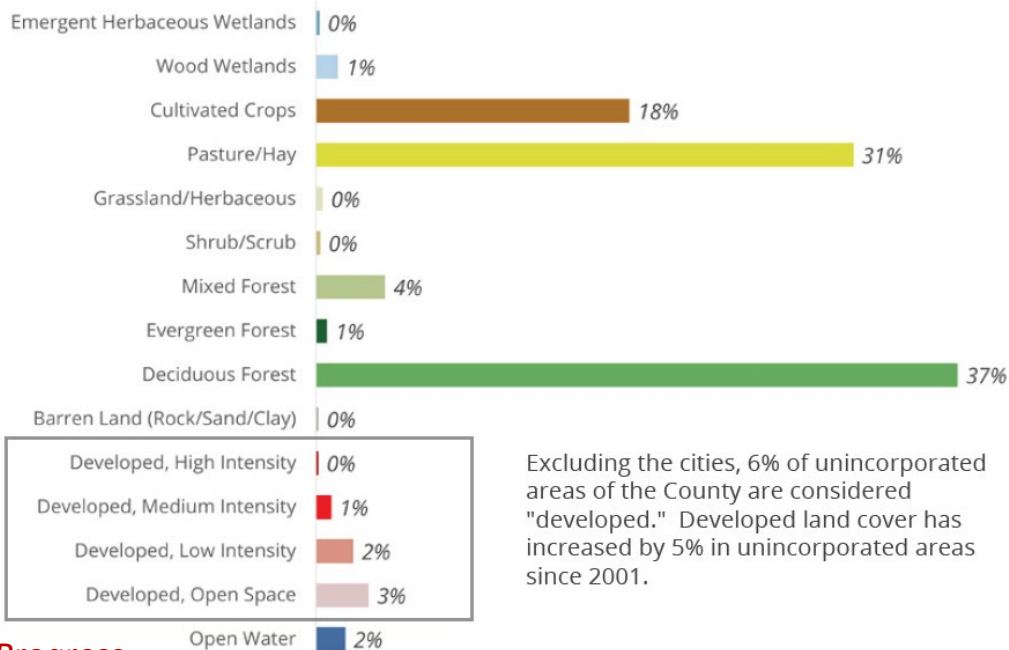
Cultivated Crops



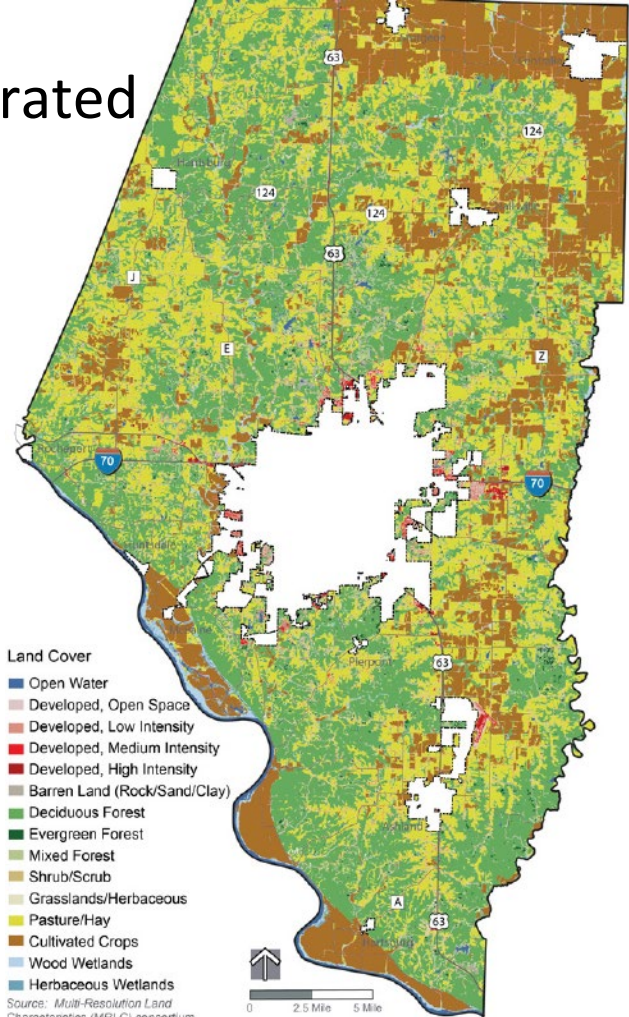
Land Cover

6% of unincorporated is "developed"

2019 Land Cover Percentages: Unincorporated County



Excluding the cities, 6% of unincorporated areas of the County are considered "developed." Developed land cover has increased by 5% in unincorporated areas since 2001.

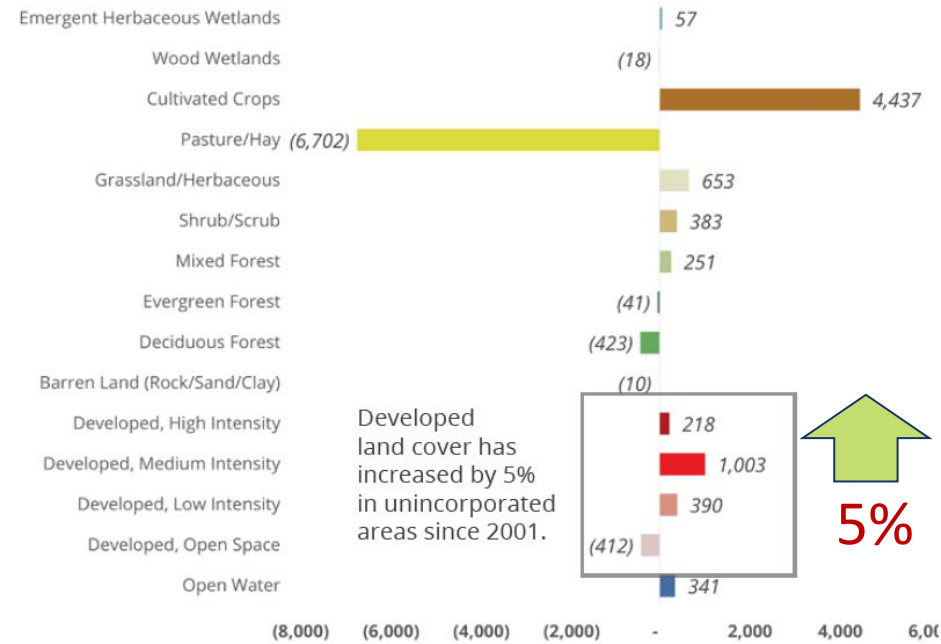


2019 Land Cover: Unincorporated

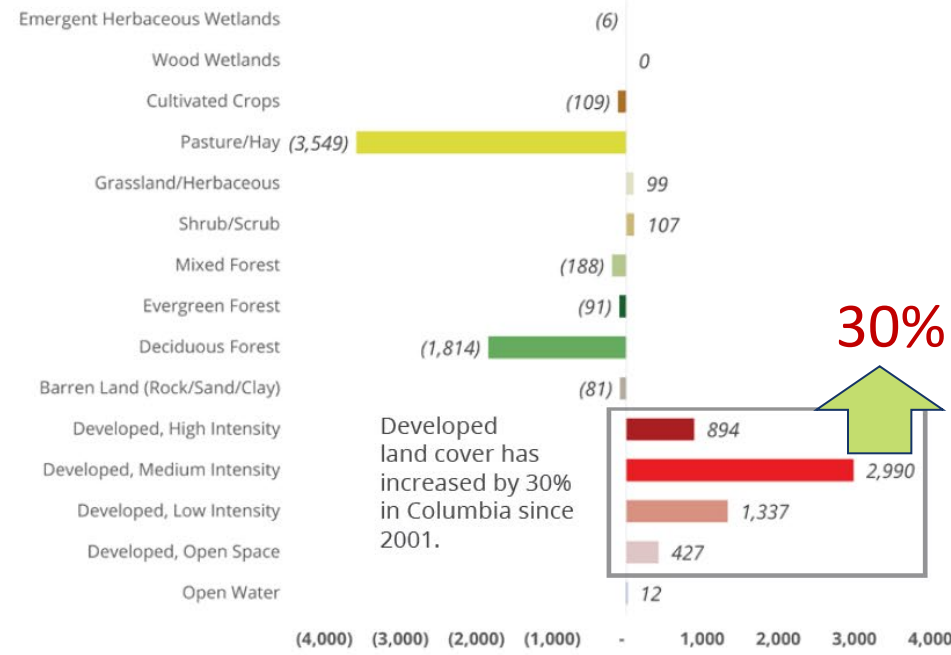


Land Cover

2001 to 2019 Change in Land Cover: Unincorporated County (Acres)

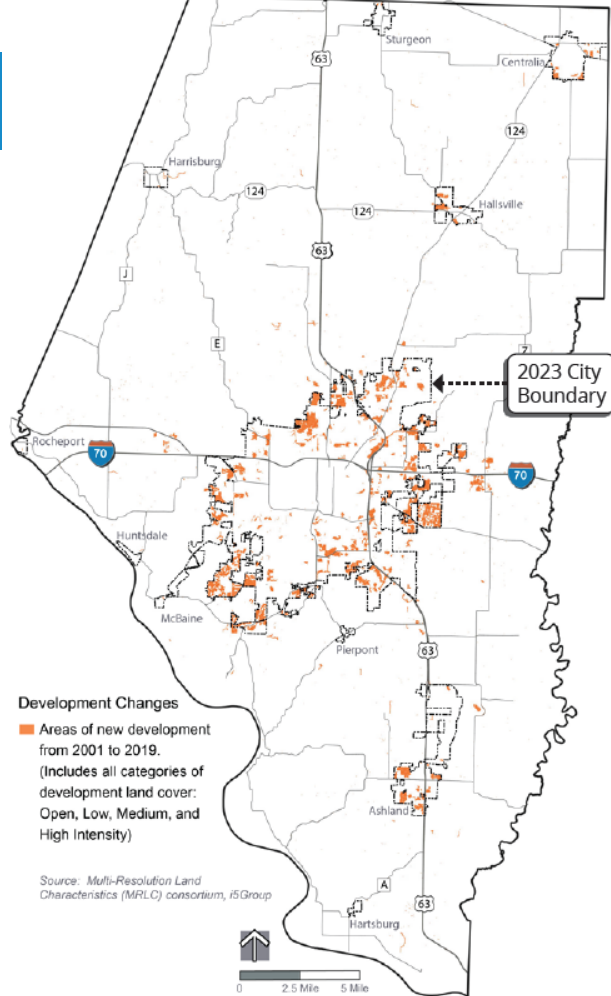


2001 to 2019 Change in Land Cover: City of Columbia (Acres)





Land Cover



2001 to 2019: Development Changes
Entire County



Rural Residential

Example Parcels: 2-3 Acres



Example Parcels: 5-6 Acres



Example Parcels: 12-14 Acres



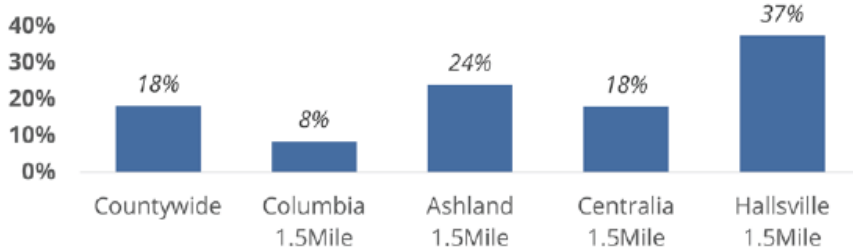
Example Parcels: 13-17 Acres



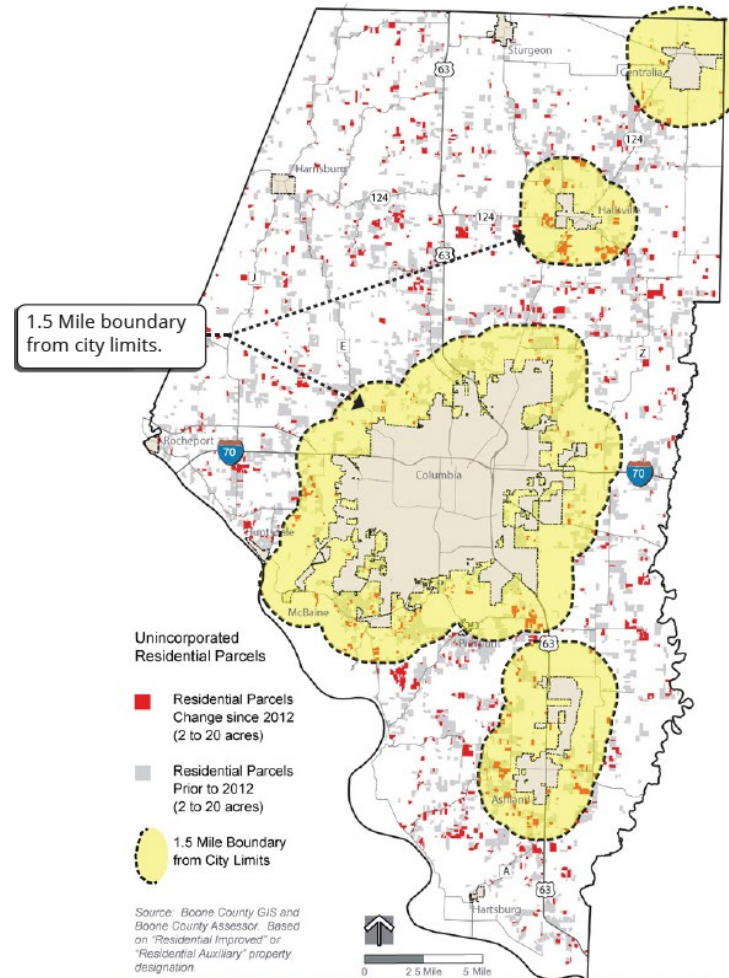
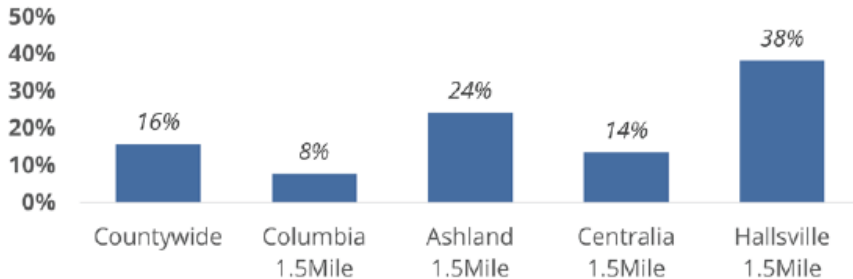


Rural Residential

Unincorporated Residential Parcels (2 to 20 acres) Percent Increase in Acres 2012-2023



Unincorporated Residential Parcels (2 to 20 acres) Percent Increase in Parcels 2012-2023



2012-2023 Changes Unincorporated Residential Parcels (2 to 20 acres)



Transportation and Mobility

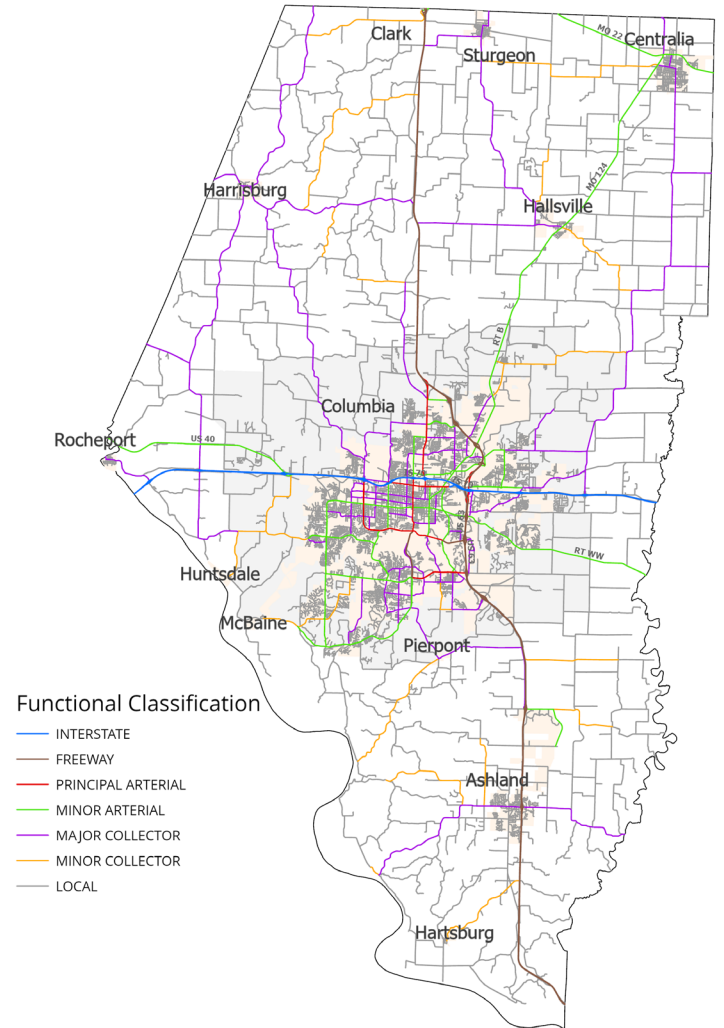
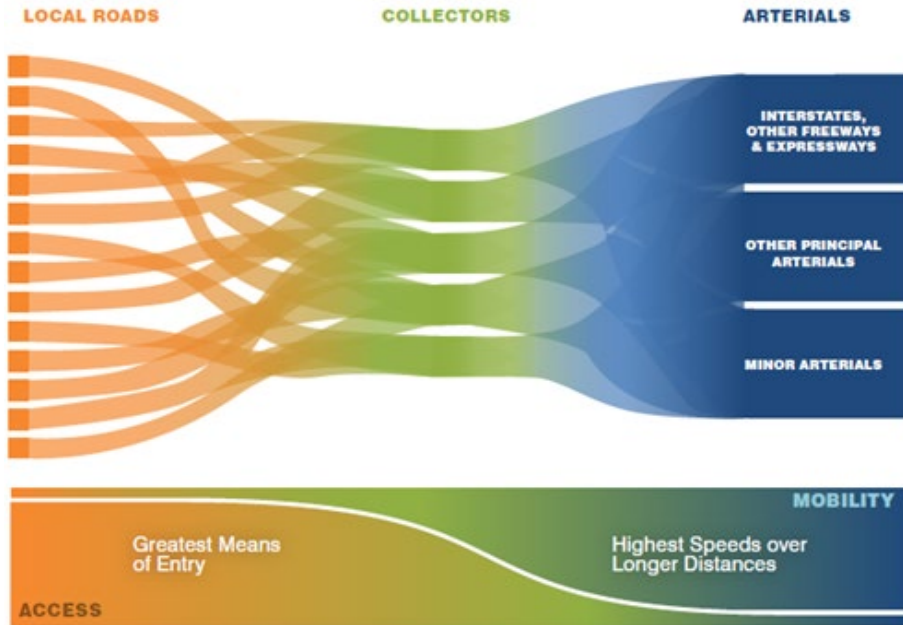
Transportation Elements

- Roadway System
 - - Functional Classification
 - - Roadway Ownership
 - - Roadway Surface
 - - Roadway Conditions
- Traffic Volumes
- Traffic Safety
- Bicycle & Pedestrian Mobility
- Transit
- Rail, Air & Freight



Transportation and Mobility

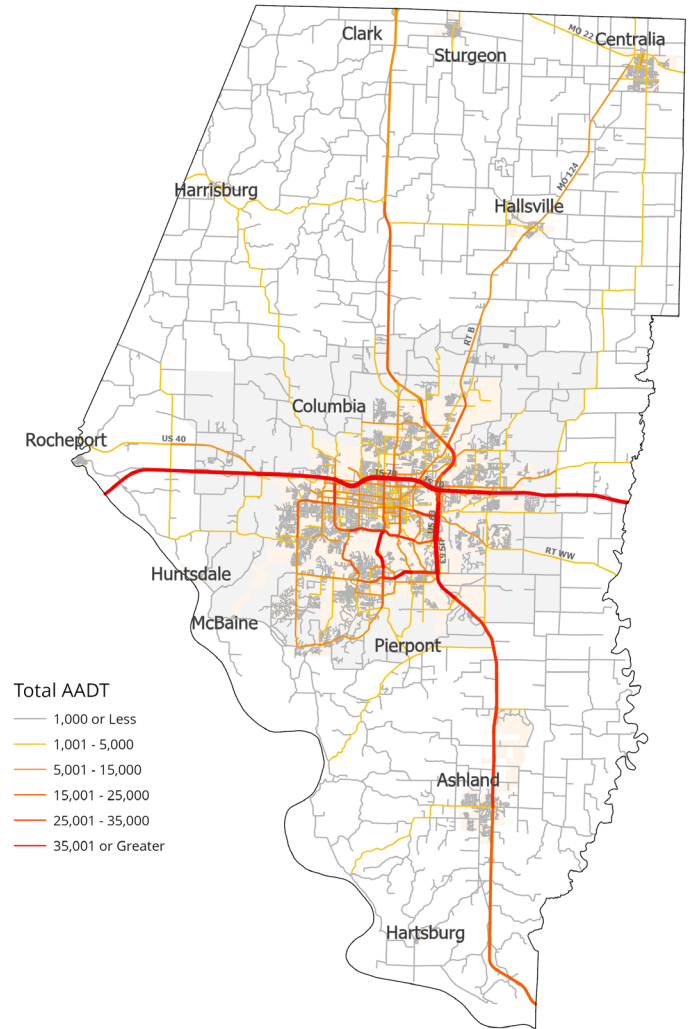
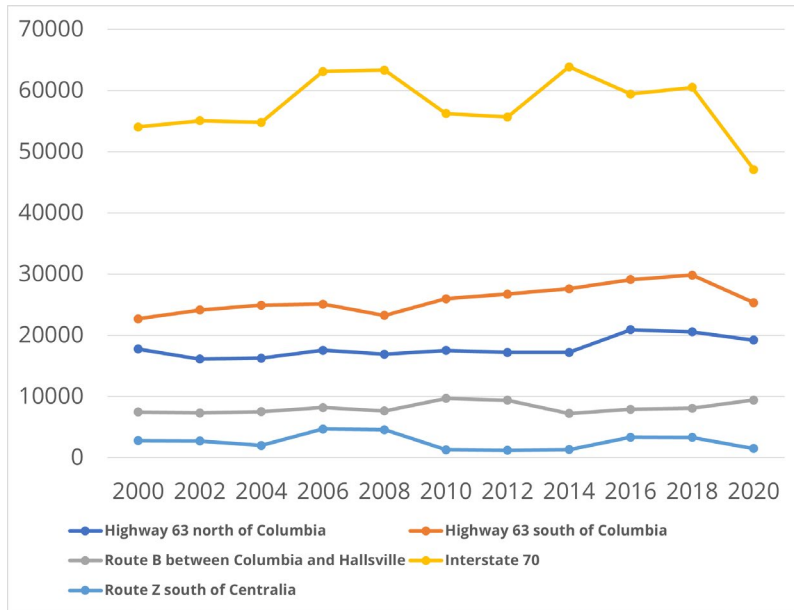
Functional Classification





Transportation and Mobility

Traffic Volumes

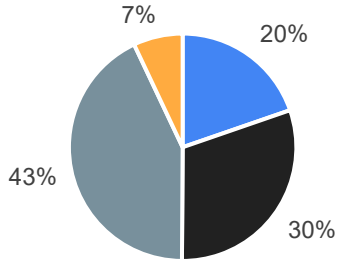




Transportation and Mobility

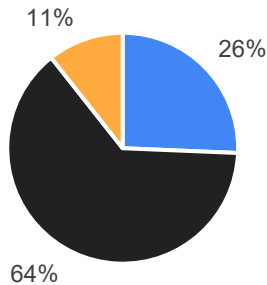
Roadway Ownership

Inside CATSO



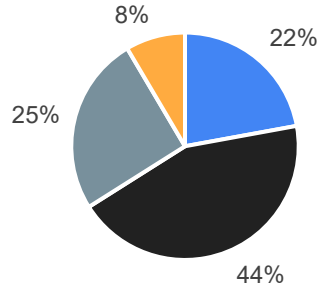
- MoDOT
- Boone County
- Columbia
- Other (Private, MU)

Outside CATSO

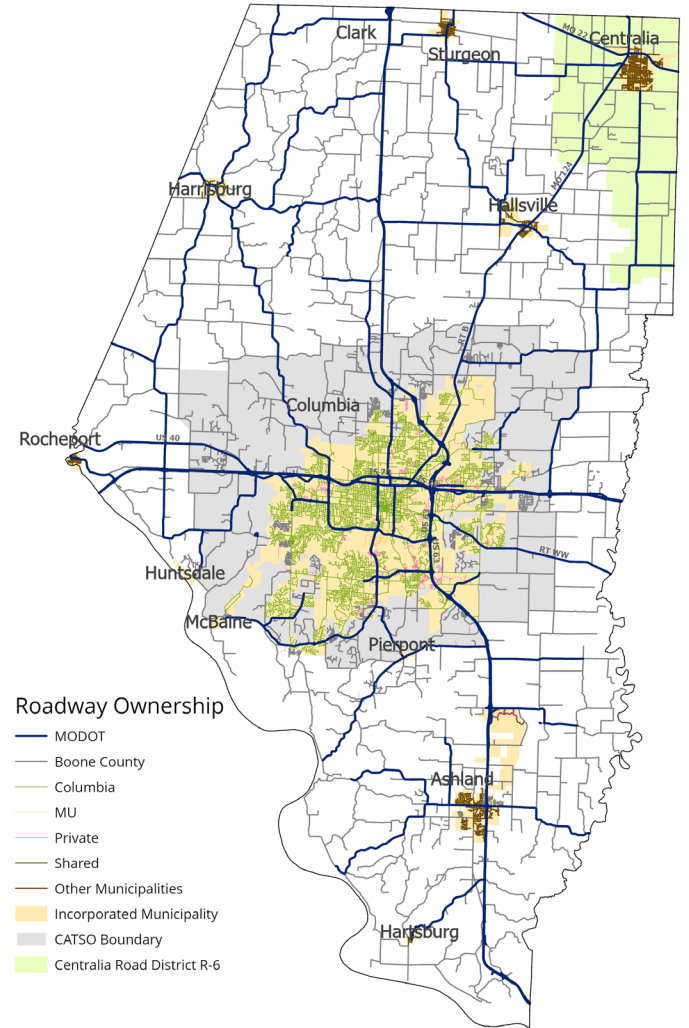


- MoDOT
- Boone County
- Other Municipalities

Countywide



- MoDOT
- Boone County
- Columbia
- Others

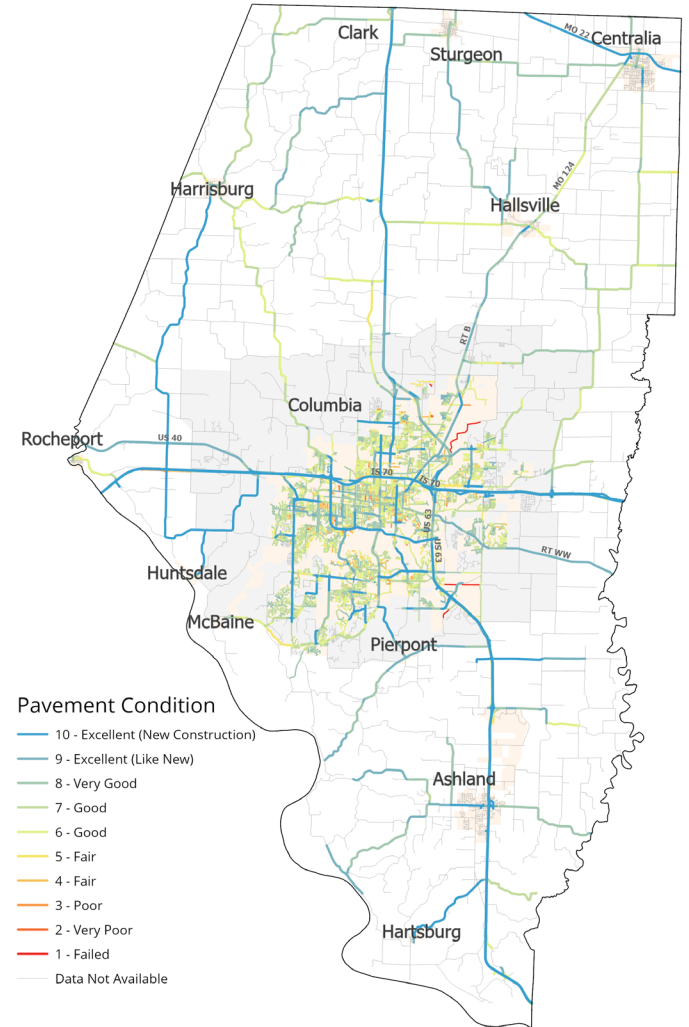




Transportation and Mobility

Pavement Conditions

- Includes City of Columbia and MoDOT roads, some Boone County roads inside CATSO MPA

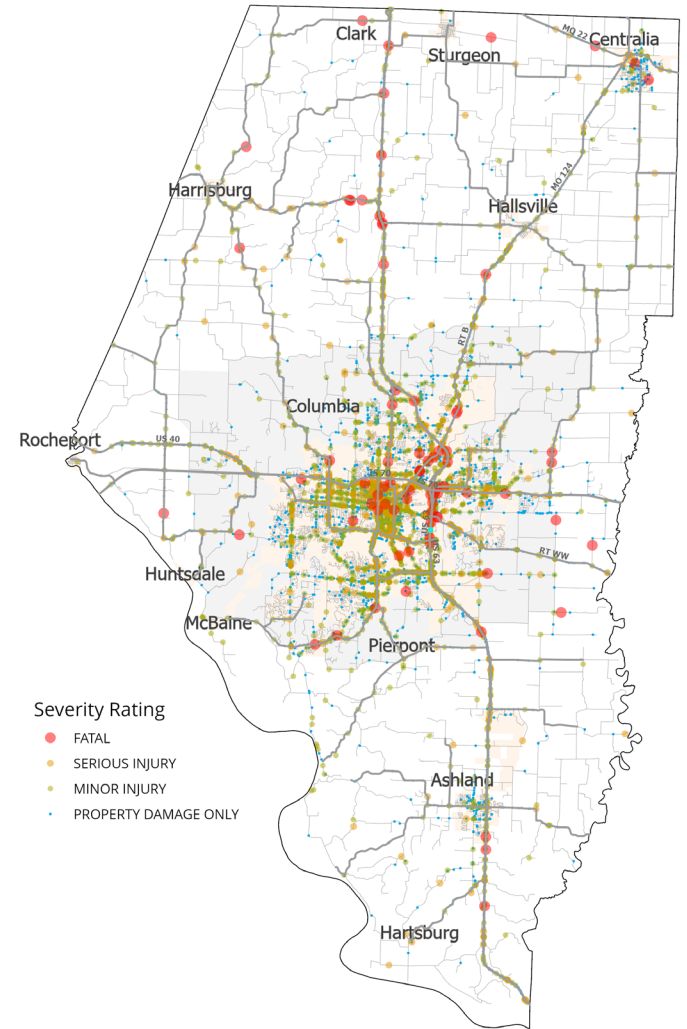
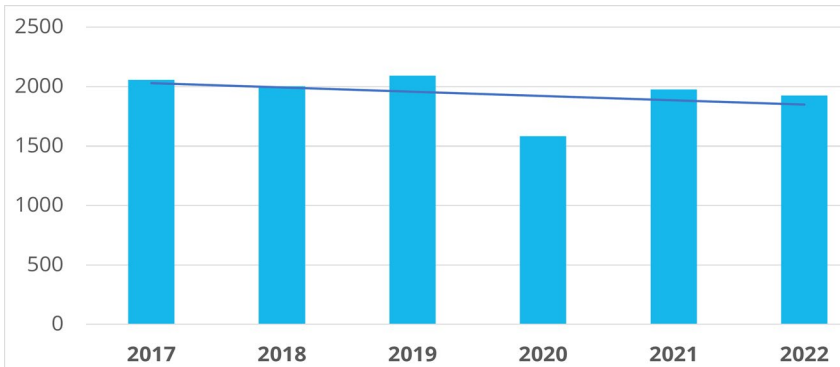
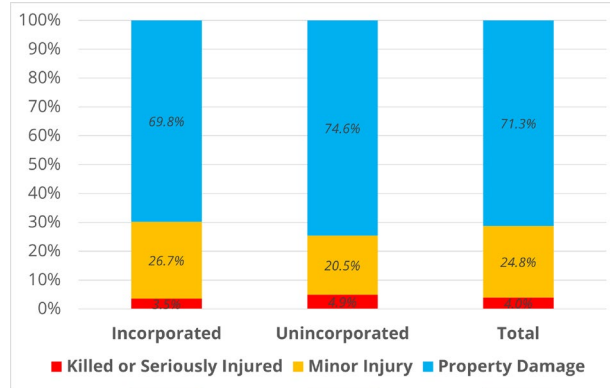




Transportation and Mobility

Traffic Safety

- Crashes from 2017 - 2022

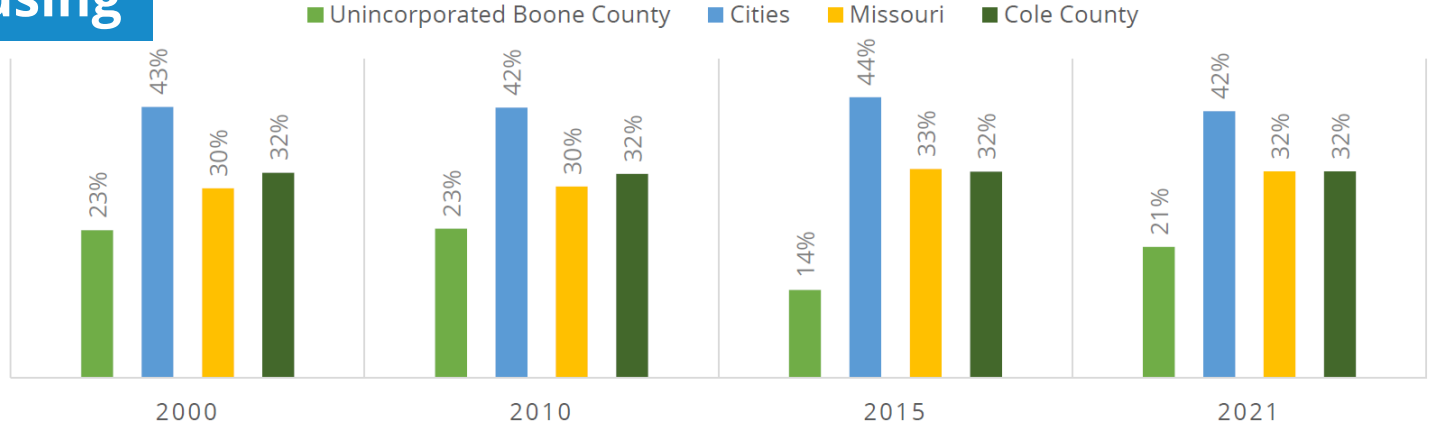




Housing

ESTIMATES OF RENTAL RATES

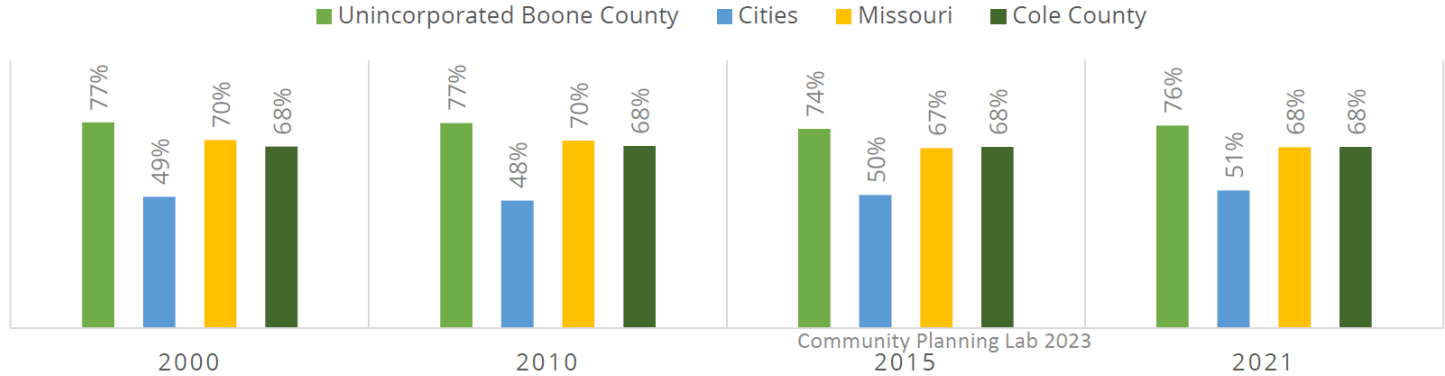
SOURCE: U.S. CENSUS BUREAU



Unincorporated areas have higher home ownership rates.

ESTIMATES OF OWNERSHIP RATES

SOURCE: U.S. CENSUS BUREAU



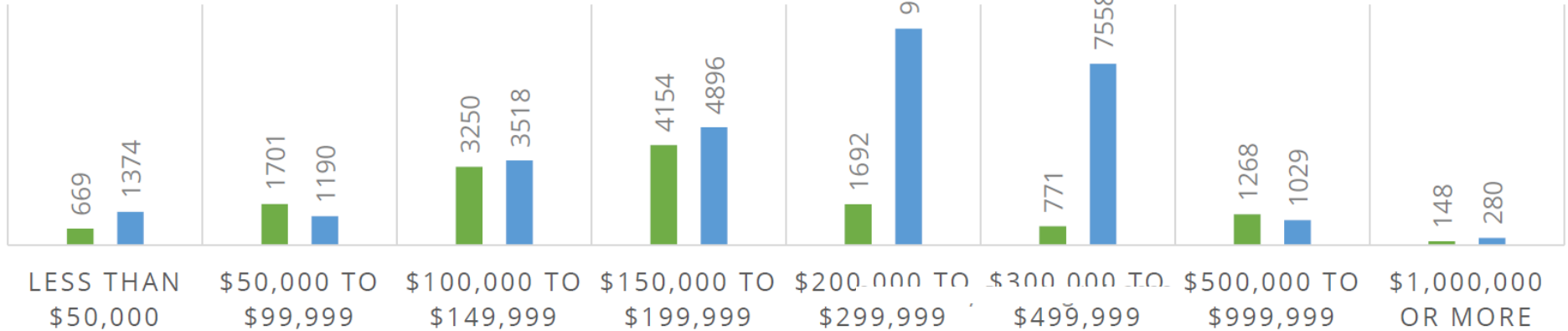


Housing

HOUSING VALUES (2021) NUMBER OF UNITS BY PRICE RANGE

SOURCE: CENSUS BUREAU

■ Unincorporated Boone County ■ Cities



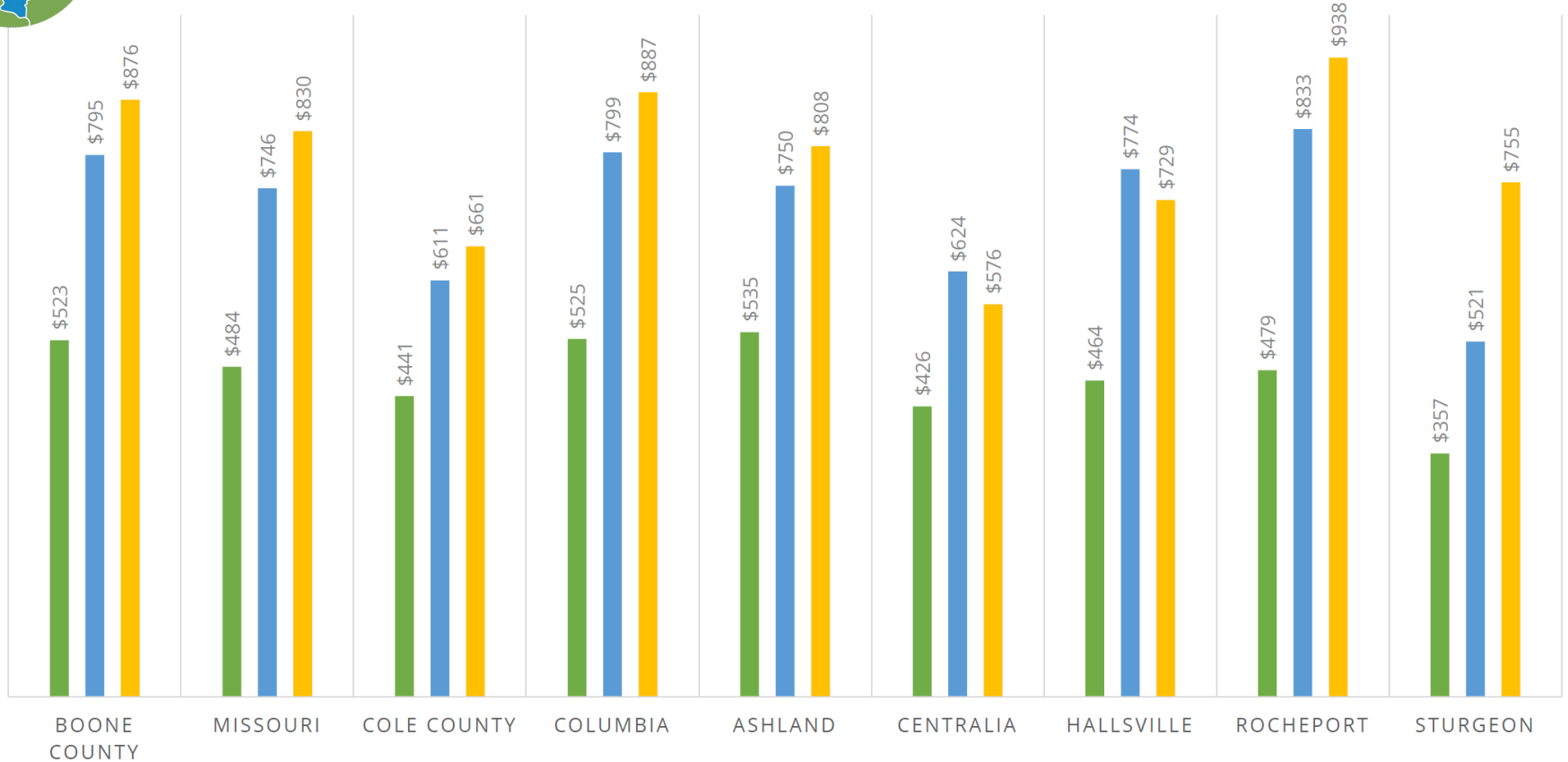


Housing

MEDIAN GROSS RENTS FOR 2000, 2015 AND 2019

SOURCE: 2000 CENSUS AND 2015, 2019 ACS 5-YEAR ESTIMATES

■ 2000 Median Gross Rent ■ 2015 Median Gross Rent ■ 2019 Median Gross Rent

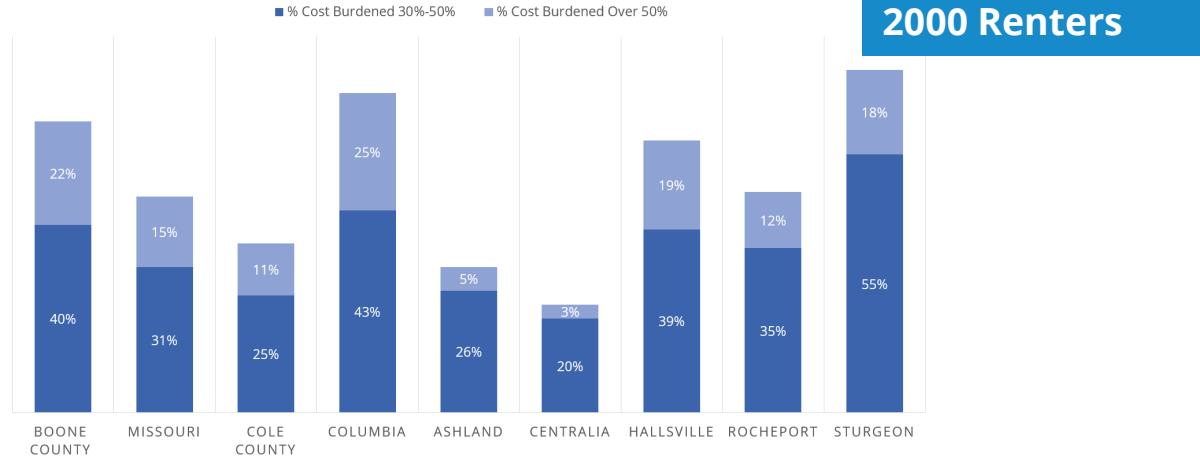




Housing

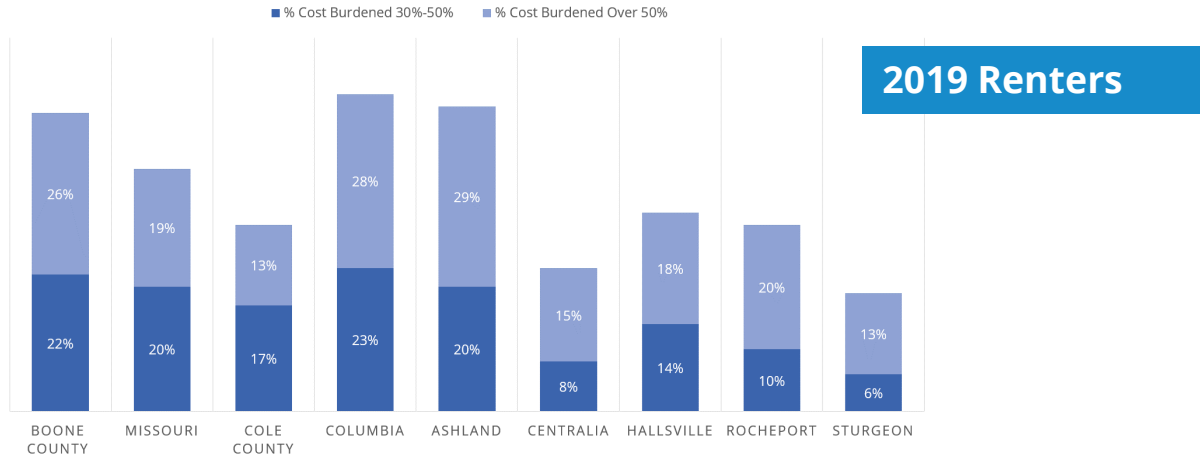
As a percentage, cost burdened renters have improved since 2000, but still higher than statewide.

PERCENTAGES OF RENTERS WHO WERE COST BURDENED OVER 30% OF HOUSEHOLD INCOME IN 2000



2000 Renters

PERCENTAGES OF RENTERS WHO WERE COST BURDENED OVER 30% OF HOUSEHOLD INCOME IN 2019



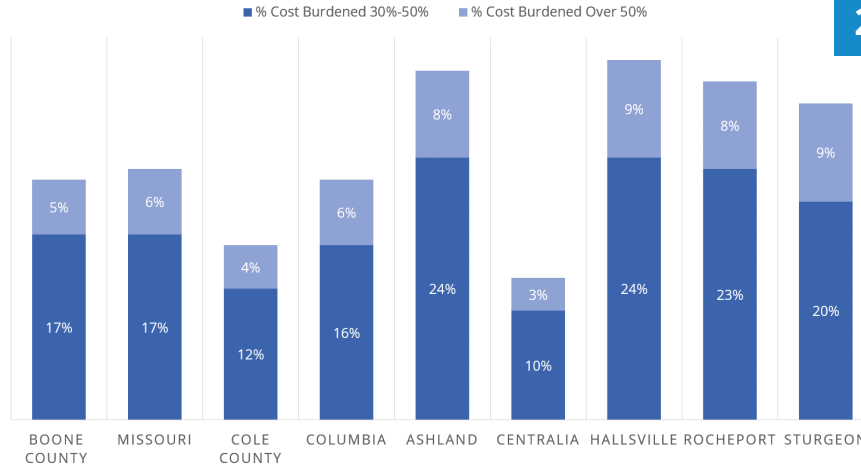
2019 Renters



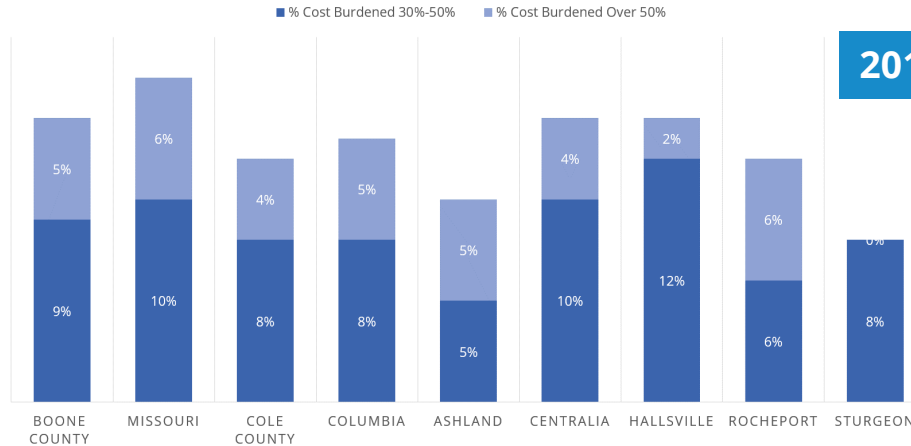
Housing

As a percentage, cost burdened owners have improved since 2000.

PERCENTAGES OF OWNERS WHO WERE COST BURDENED OVER 30% OF HOUSEHOLD INCOME IN 2000

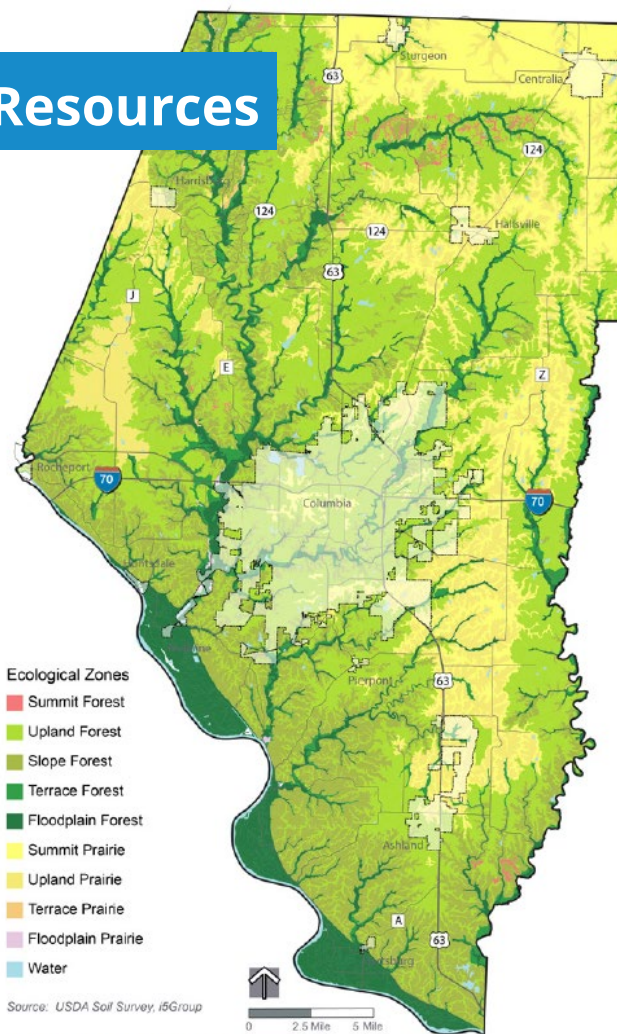


PERCENTAGES OF OWNERS WHO WERE COST BURDENED OVER 30% OF HOUSEHOLD INCOME IN 2019

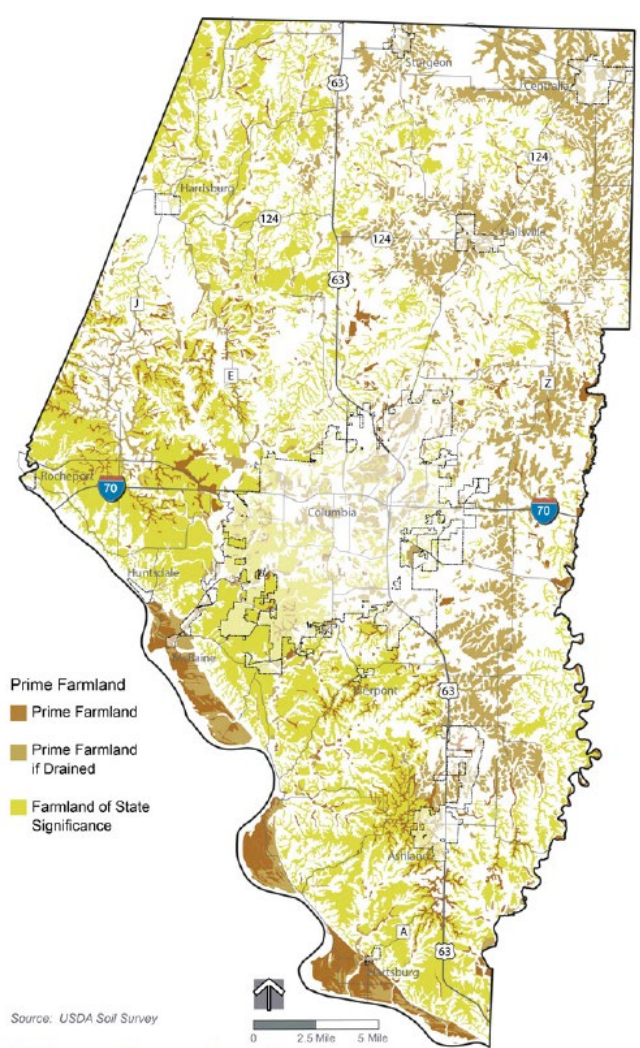




Natural Resources



Ecological Zones

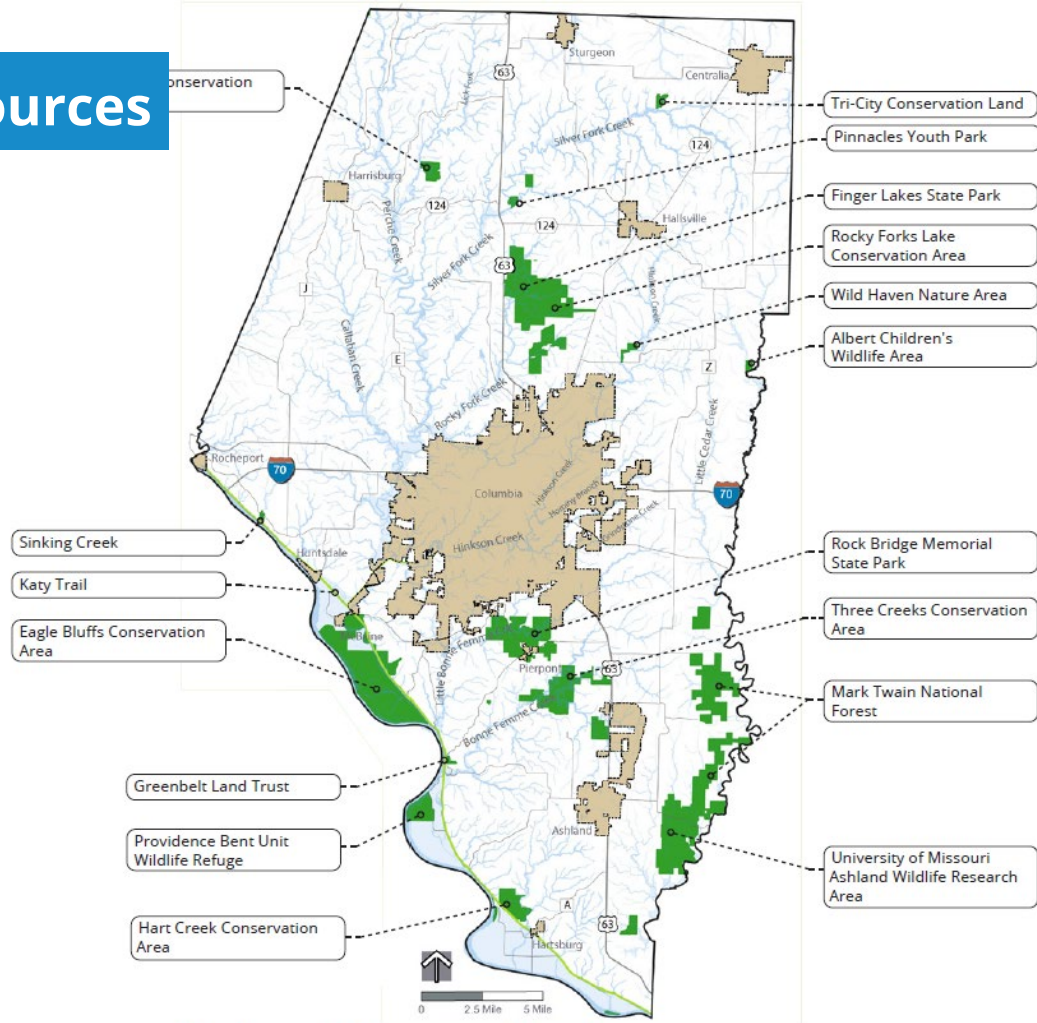


Prime Farmland



Natural Resources

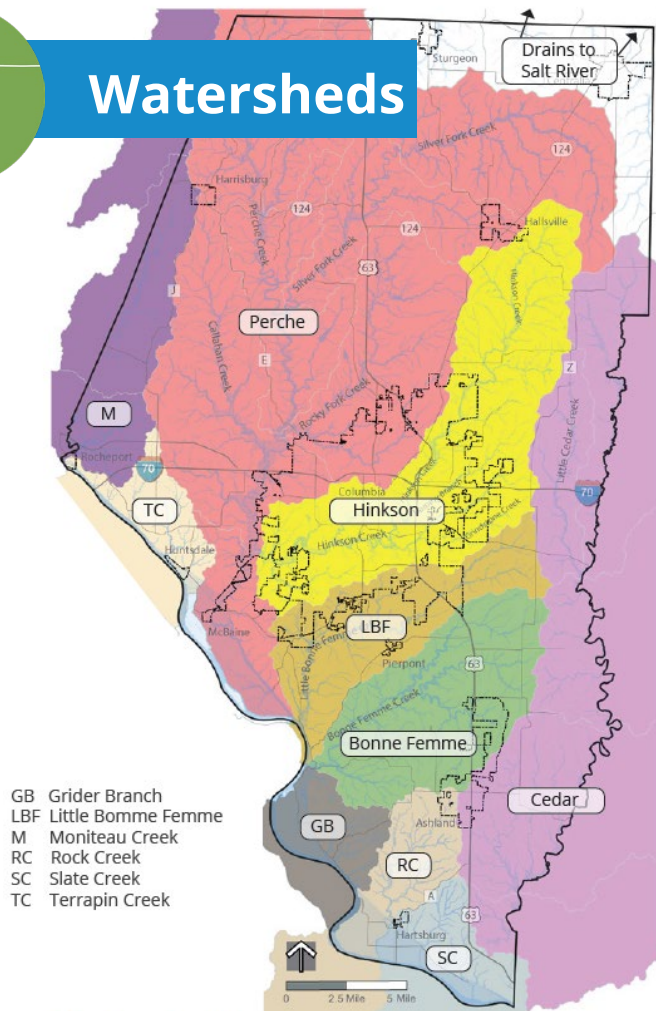
Maps shows approximately 22,000 acres of parks and conservation areas.



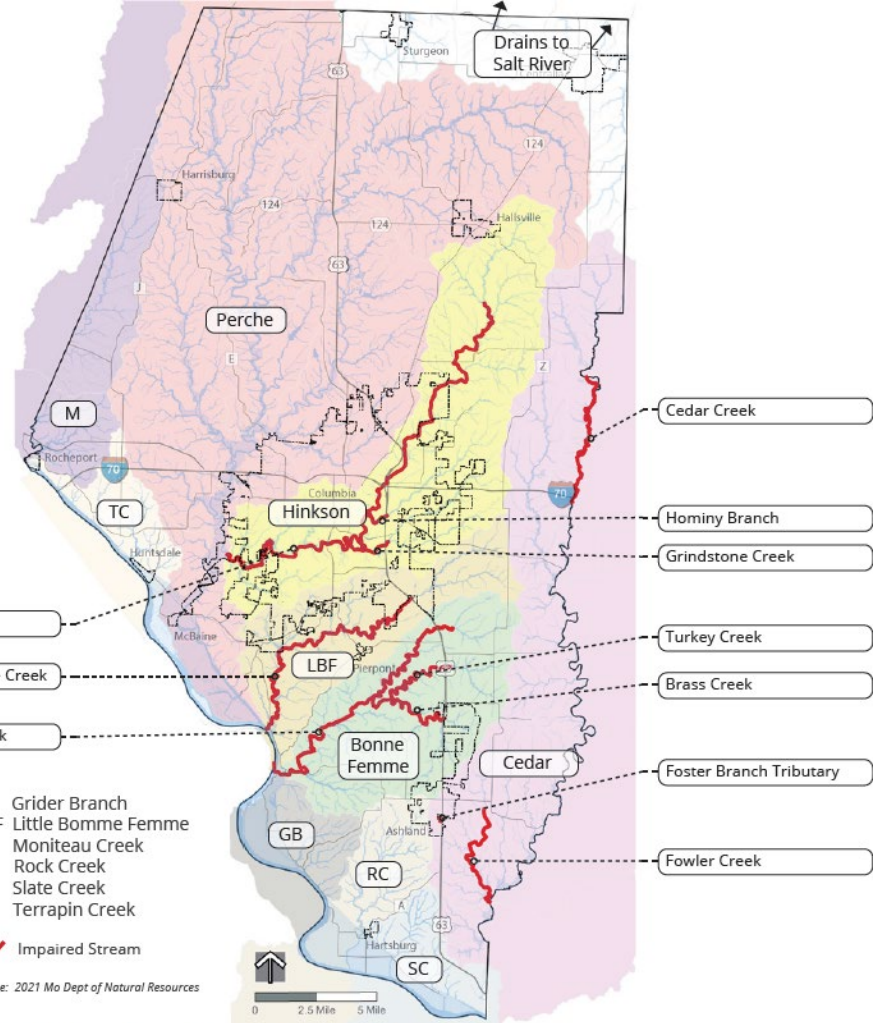
Parks and Conservation Areas



Watersheds



- GB Grider Branch
- LBF Little Bomme Femme
- M Moniteau Creek
- RC Rock Creek
- SC Slate Creek
- TC Terrapin Creek



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Impaired Stream

Source: 2021 Mo Dept of Natural Resources

In-Progress

Watersheds

Watersheds: Impaired Streams



Discussion and Questions





Upcoming Schedule

Next Committee Meeting: Tuesday, October 17th (Save-the-Date)

- Technical Committee: 2:00 pm
- Advisory Committee: 4:30 pm

Survey: Now thru September 30th. Market the Survey!

Open House Round #1: September 12 (Virtual) and September 26 (In-Person)

Our Boone County



OUR COMMUNITY. OUR FUTURE. BOONE COUNTY MASTER PLAN

Thank you!
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community and economic development

