

# Our Boone County



OUR COMMUNITY. OUR FUTURE. BOONE COUNTY MASTER PLAN

## Open House #2 (Online) 7:00pm - April 3, 2024

 **CED-SOLUTIONS**  
community and economic development





# AGENDA

- A. Upcoming Schedule**
- B. Role of Master Plan and What We've Heard to Date**
- C. Growth Projections**
- D. Precedent Counties**
- E. Overview of Growth Scenarios**
- F. Scenario Evaluation**
- G. Q&A and Discussion**

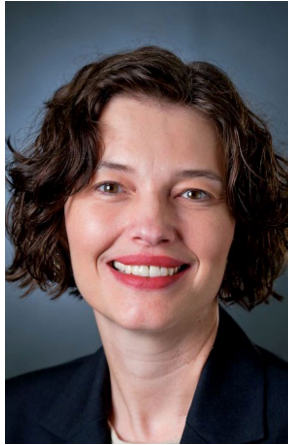


# PLANNING TEAM



**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



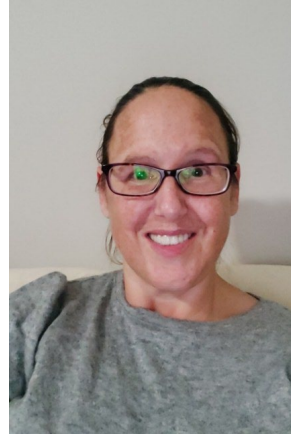
**Laura  
Linn**

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)



# Ways to Provide Feedback

## We'll Have Q&A at End of Tonight's Presentation

- Put name in chat, we'll unmute you at the end. Please say your name.

## In-Person Listening Sessions in April

### Day 1 – Tuesday, April 23

- Noon - Harrisburg VFW Community Room
- 4:00 pm - Centralia City Hall
- 7:00 pm - Columbia (Boone County Government Center, Commission Chambers)


### Day 2 – Wednesday, April 24

- 8:00 am - Columbia (Boone County Government Center, Room #214)
- Noon - Columbia (Boone County Government Center, Room #214)
- 5:00 pm - Ashland City Hall



# 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



# 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.

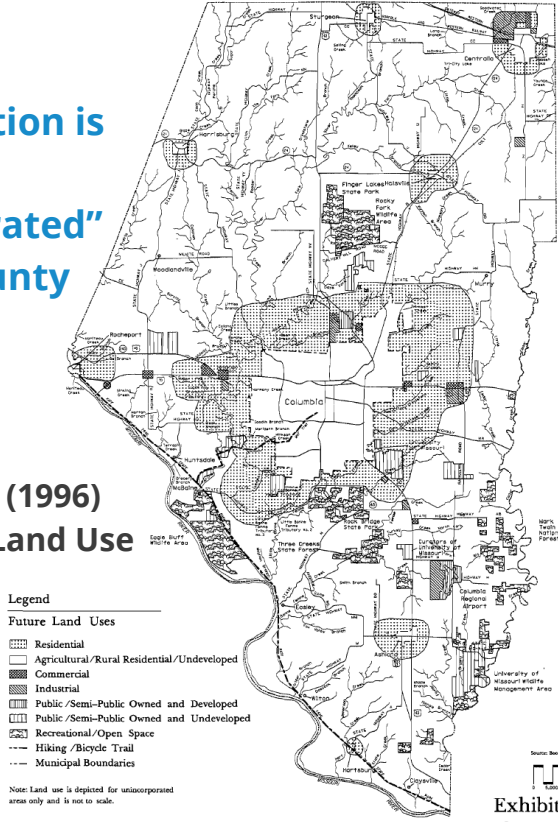




# What is a Future Land Use Plan

The jurisdiction is for  
"unincorporated"  
Boone County

## Existing (1996) Future Land Use Plan

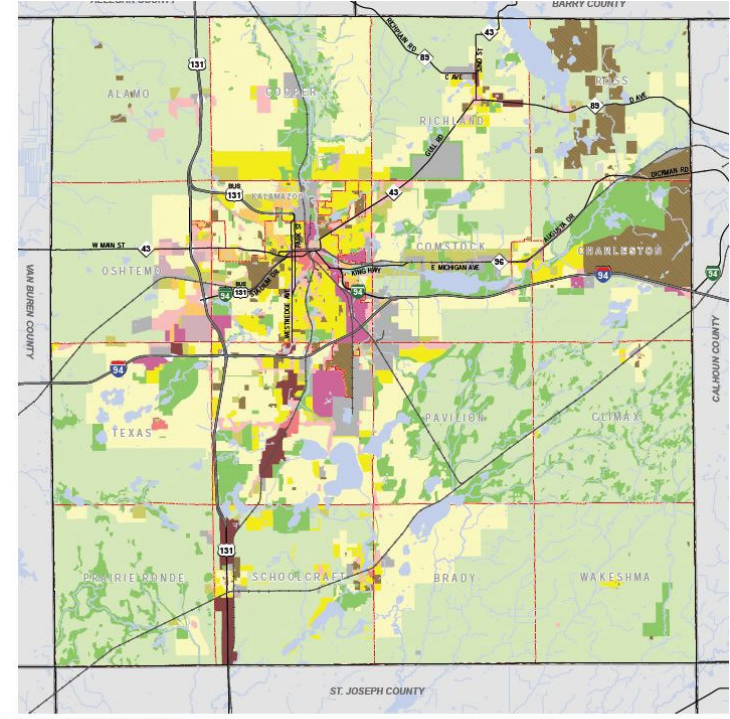


- Legend**
- Future Land Uses**
- Residential
  - Agricultural/Rural Residential/Undeveloped
  - Commercial
  - Industrial
  - Public/Semi-Public Owned and Developed
  - Public/Semi-Public Owned and Undeveloped
  - Recreational/Open Space
  - Hiking/Bicycle Trail
  - Municipal Boundaries

Note: Land use is depicted for unincorporated areas only and is not to scale.

**BOONE COUNTY**  
Master Plan

Source: Becker Associates, Inc.  
**Exhibit VIII**  
Generalized  
Future Land Use



## KALAMAZOO COUNTY Generalized Future Land Use

Data Source: State of Michigan Geographic Data Library, Kalamazoo County, Local and Future Land Use Plans maps and reports.

- Railroads
  - Freeways
  - State Highways
  - Rivers & Streams
  - Lakes & Ponds
  - Township Boundaries
  - County Boundaries
- Generalized Future Land Use**
- Agriculture and Rural Residential
  - Commercial - General or Local
  - Commercial - Central Business District
  - Commercial - Highway or Regional Center
  - Industrial
  - Mixed-Use Development
  - Park, Open Space, Recreation, etc.
  - Public, Government and Institutional
  - Research, Business or Technology Park
  - Residential - Low Density
  - Residential - Medium Density
  - Residential - High Density
  - Right-of-Way (Freeway)
  - Special Planning Area
  - Unknown/No Data
  - Water





# Role of the Master Plan

## Master Plan (Policy Document)

### Regulatory Tools

- Zoning
- Subdivision and Development Regulations

### Detailed Plans

- Transportation
  - LRTP
  - Bike and Pedestrian
  - Transit
- Housing
- Economic Development
- Open Space and Recreation
- Fiscal Impacts
- Stormwater / Watersheds
- Climate Action
- Agencies / Utilities

### Education

Actions through voluntary change through education, advocacy, and/or incentives. Sometimes led by organizations, non-profits, and other groups in support of County objectives

### Partnering

Data and information to assist the County to coordinate with communities, agencies, utilities, and organizations on future growth in the County.



# What We've Heard to Date



# What We've Heard to Date

Discovery Report  
(December 2023)

[www.OurBoone.com](http://www.OurBoone.com)





## What We've Heard to Date

- **Is Boone County at a Tipping Point in Terms of Growth? Probably Yes.**
- **Strong Areas of Consensus – Especially “Balanced Growth”**
- **Boone County is a Big County – Needs and Priorities Vary in Different Parts of the County**





# What We've Heard to Date

## Key Issues

### Transportation

- Support multiple modes of transportation.
- Increase safety.
- Reduce travel time.

### Natural Resources

- Preserve and protect important habitats and sensitive areas.
- Reduce flooding.
- Improve water quality.

### Housing

- Increase the variety of housing options.

### Infrastructure (Utilities) and Community Services

- Cost effectively expand and maintain utilities.
- Response times for emergency services (fire, ambulance, etc.)
- School enrollments.

### Economic Development

- Availability of developable sites.
- Attraction and retention of workforce.
- Aid in supporting targeted industry clusters.

### Rural Character

- Preserve farmland.
- Preserve scenic views and rural atmosphere.



# Growth Projections



# Growth Projections

## Projection #1: “More of the Same”

- Recent Boone County growth rates will continue.

## Projection #2: “Americana”

- Growth rates will more closely align with national trends.

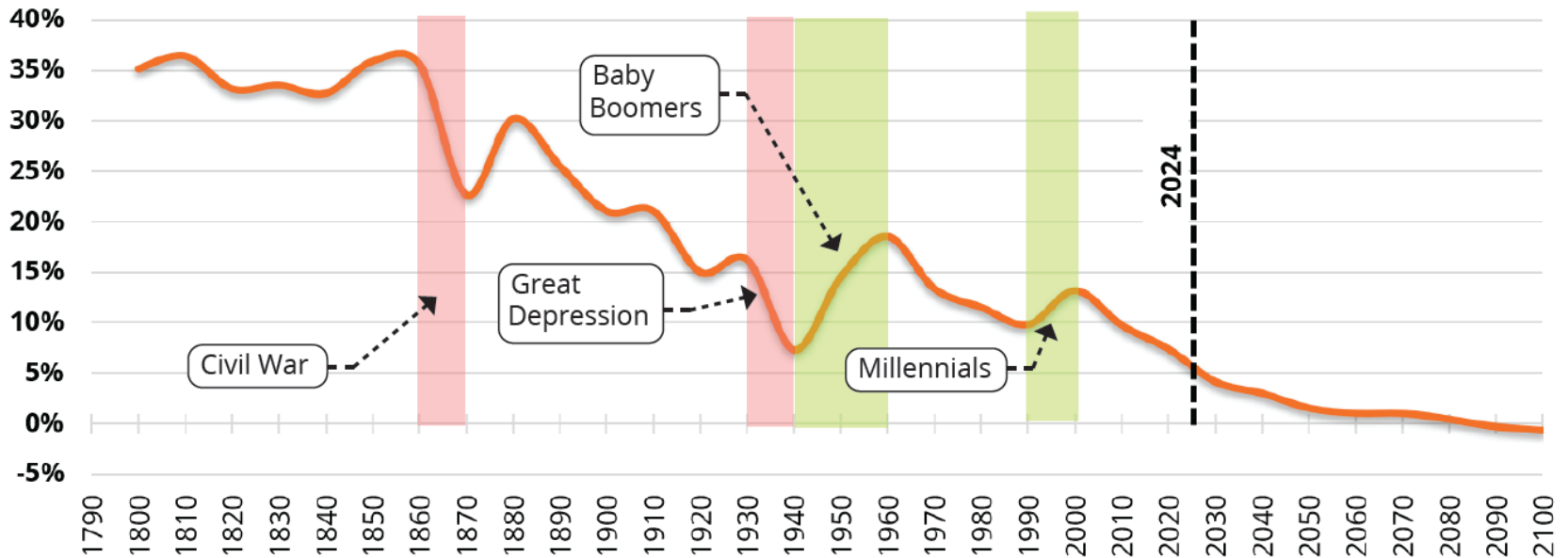




# Growth Projections – National Trends

## TEN-YEAR PERCENT CHANGES IN U.S. POPULATION (1790 TO 2100)

Source: U.S. Census Bureau

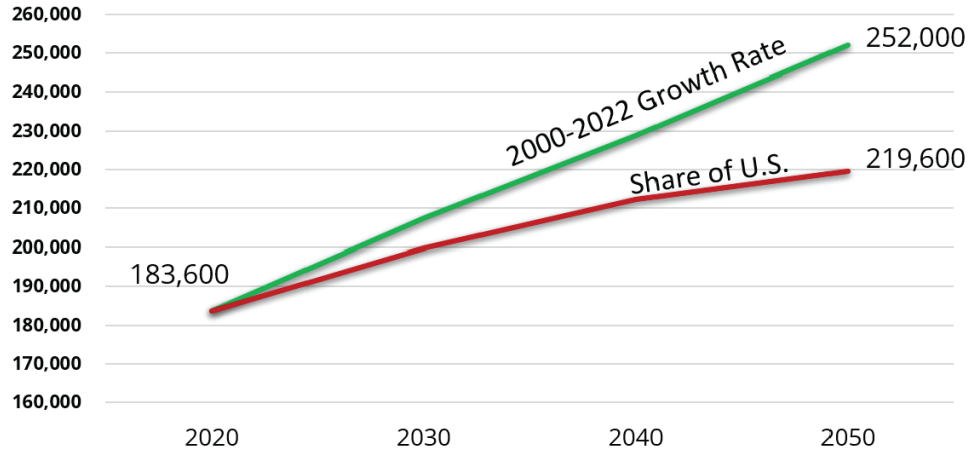




# Boone County Population Projections

## PROJECTED BOONE COUNTY POPULATION SCENARIOS TO 2050 BASED ON PAST GROWTH RATES AND SHARES OF LARGER JURISDICTIONS

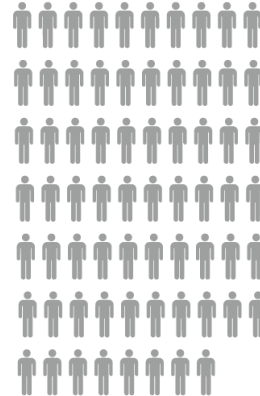
Sources: U.S. Census and SLU Community Planning Lab



## 2050 POPULATION (PROJECTED)

### "MORE OF THE SAME"

68,400 More Residents  
37.3% Increase



### "AMERICANA"

36,000 More Residents  
19.6% Increase

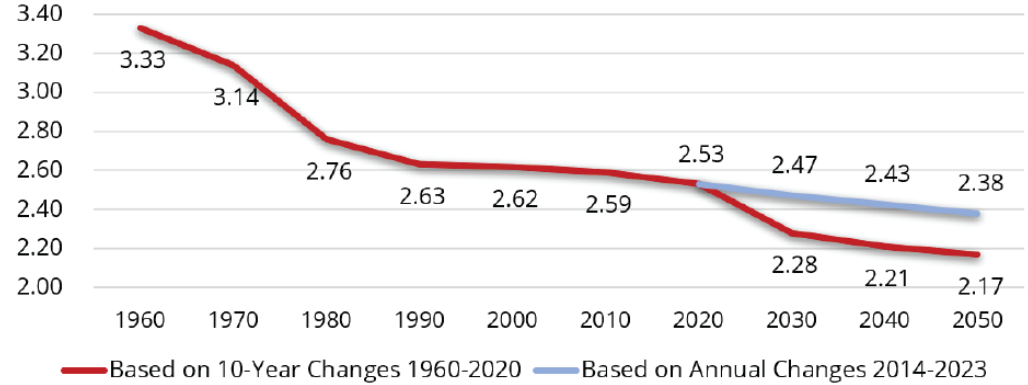




# Boone County Population to Housing Projections

## PROJECTED TRENDS IN AVERAGE HOUSEHOLD SIZE, U.S. TO 2050

Sources: U.S. Census and SLU Community Planning Lab



## BOONE COUNTY HOUSEHOLD SIZE

### CURRENT



**2.32 Persons**  
(per Occupied Housing Unit)

### PROJECTED



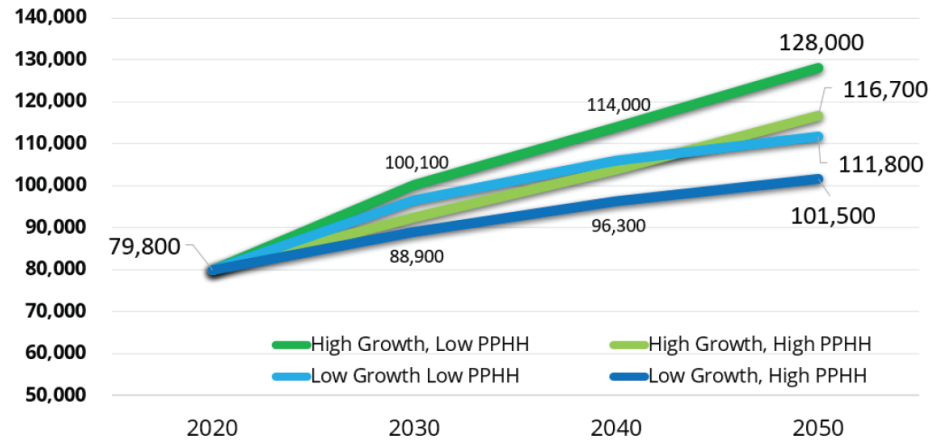
**1.99 - 2.19 Persons**  
(per Occupied Housing Unit)



# Boone County Population to Housing Projections

## PROJECTED BOONE COUNTY TOTAL STANDARD HOUSING UNITS (INCLUDING VACANT UNITS): HIGH AND LOW GROWTH SCENARIOS, 2020-2050

Sources: SLU Community Planning Lab



## 2050 HOUSING UNITS (PROJECTED)

### "MORE OF THE SAME"

48,200 to 36,900  
New Housing Units



### "AMERICANA"

32,000 to 21,700  
New Housing Units



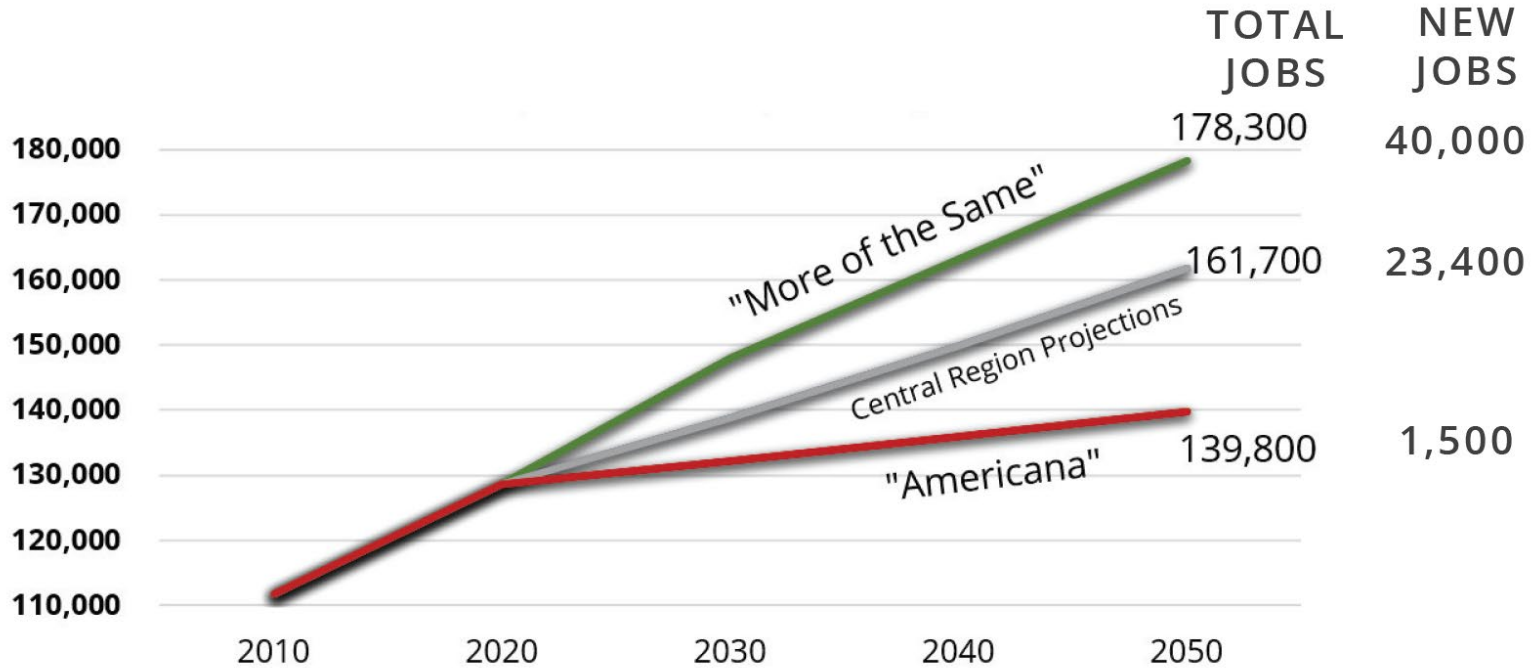
Notes: Includes similar vacancy rates, changing household size for existing residents, and excludes residents in "group-quarters."



# Boone Jobs Projection

## PROJECTED TOTAL JOBS IN BOONE COUNTY, 2010-2050

Sources: U.S. Bureau of Economic Analysis, Missouri Economic Research and Information Center, and Saint Louis University Community Planning Lab

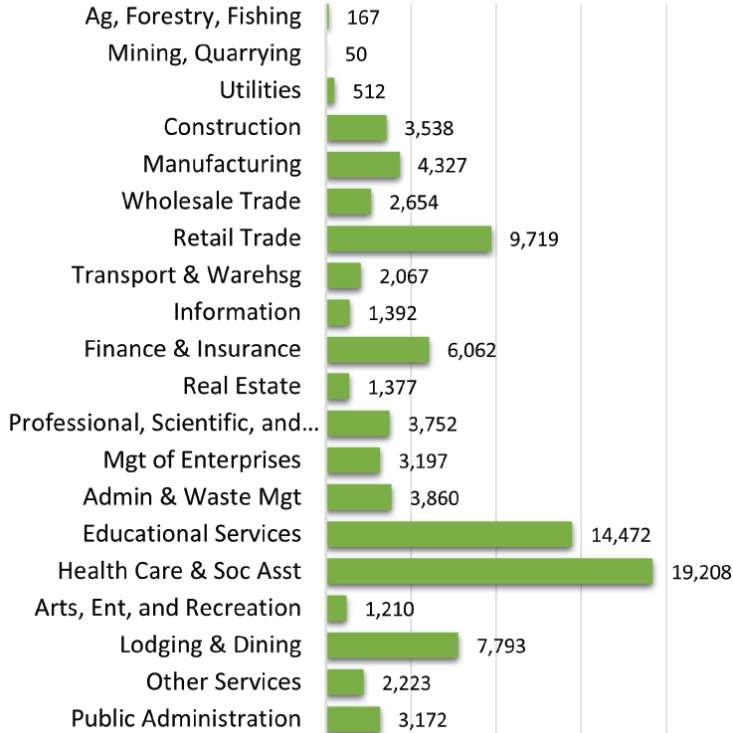




# Boone Jobs Projection

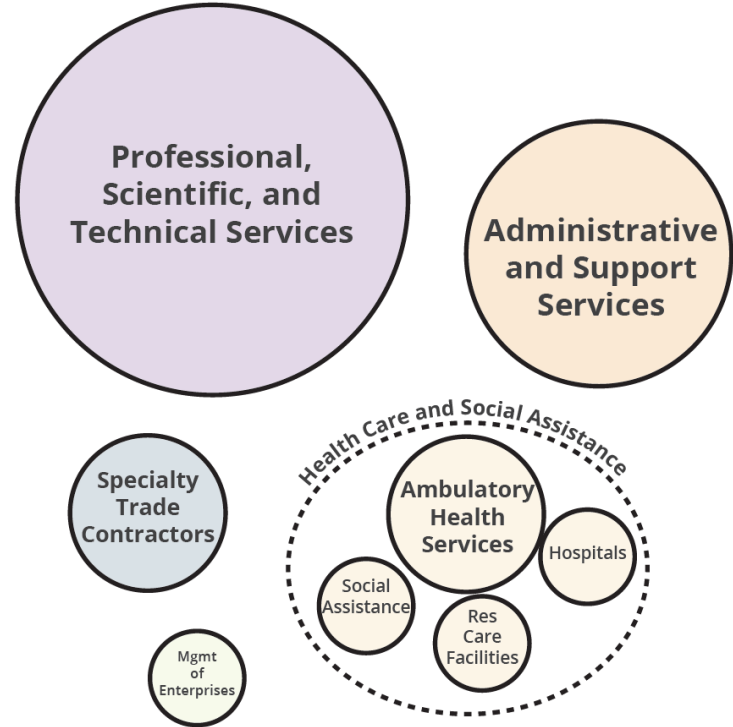
## EMPLOYMENT IN BOONE COUNTY, 2020

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



## Expected Future Job Growth Sectors

(Proportionate Share of Jobs)



Sources: Missouri Economic Research and Information Center, SLU Community Planning Lab



# Precedent Counties



# Precedent Counties

County	2020 Pop	2000 Pop	% Change	Typology	Land Cover (2020)	Latest Comp Plan
Boone, MO	183,000	135,900	35%	City Centered	12% developed, 39% forest, 45% ag	
Johnson County, IA	153,740	111,455	38%	City Centered	11.3% developed, 9.5% forest, 68.6% ag (cropland)	2018
Cherokee, GA	265,275	143,777	85%	Metropolitan Fringe	25.7% developed, 59% forest, 7% ag*	2023
Hall, GA	206,600	141,000	47%	Metropolitan Fringe	26% developed, 49% forest, 14% ag	2022
Waukesha, WI	406,172	362,179	12%	Metropolitan Fringe	37% developed, 13% forest, 28% ag	2009
Hamilton, IN	344,200	185,200	86%	Metropolitan Fringe	35% developed, 6% forest, 55% ag	2020
Monroe County, IN	148,200	120,900	23%	City Centered	13% developed, 64% forest, 16% ag	2012
Hendricks, IN	173,300	105,400	64%	Metropolitan Fringe	21% developed, 11% forest, 67% ag	2006 and current
Fayette, KY	324,700	261,400	24%	City Centered	32% developed, 9% forest, 59% ag	2023
Scott, KY	58,500	33,500	75%	<i>Companion to Fayette</i>		2022, 2016
Williamson County, TN	255,700	128,100	100%	Metropolitan Fringe	19% developed, 47% forest, 32% ag	2020
Benton, AR	288,800	154,800	87%	Multi-City	16% developed, 42% forest, 35% ag	NA
Lancaster, NE	320,700	251,500	28%	City Centered	15% developed, 5% forest, 56% ag	2021
Douglas, KS	122,500	100,299	22%	City Centered	12% developed, 20% forest, 60% ag	2019
Champaign, IL	209,200	180,000	16%	City Centered	11% developed, 1% forest, 86% ag	2010
Kalamazoo, MI	265,988	239,008	11%	City Centered	21% developed, 21% forest, 39% ag	2018
Greene, MO	294,997	241,015	22%	City Centered	21% developed, 26% forest, 52% ag	2018





# Precedent Counties

Boone County	
2020 Population <b>183,000</b>	Change from 2000 <b>35%</b>
<b>Land Cover</b> 12% Developed 39% Forest 45% Agriculture	
Largest City: Columbia (125,900) Latest Plan:	

Johnson County, IA	
2020 Population <b>154,000</b>	Change from 2000 <b>38%</b>
<b>Land Cover</b> 11% Developed 10% Forest 69% Agriculture	
Largest City: Iowa City (74,400) Latest Plan: 2018	

Monroe County, IN	
2020 Population <b>148,000</b>	Change from 2000 <b>23%</b>
<b>Land Cover</b> 13% Developed 64% Forest 16% Agriculture	
Largest City: Bloomington (79,800) Latest Plan: 2012	

Greene County, MO	
2020 Population <b>295,000</b>	Change from 2000 <b>22%</b>
<b>Land Cover</b> 21% Developed 26% Forest 52% Agriculture	
Largest City: Springfield (169,600) Latest Plan: 2018	

Douglas, KS	
2020 Population <b>123,000</b>	Change from 2000 <b>22%</b>
<b>Land Cover</b> 12% Developed 20% Forest 63% Agriculture	
Largest City: Lawrence (94,900) Latest Plan: 2019	

Kalamazoo, MI	
2020 Population <b>266,000</b>	Change from 2000 <b>11%</b>
<b>Land Cover</b> 21% Developed 21% Forest 39% Agriculture	
Largest City: Kalamazoo (73,700) Latest Plan: 2018	

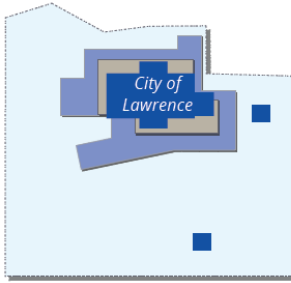


# Precedent Counties: Summary of Goals and Key Issues

Summary of County Master Plans	Greene Missouri	Douglas Kansas	Johnson Iowa	Monroe Indiana	Kalamazoo Michigan
Joint City and County Plan.		X			X <sup>1</sup>
Use of Growth Boundaries / Growth Tiers / Urbanizing Area.	X	X	X	X	
Promote/Encourage urban infill and higher densities in/or near existing cities.	X	X	X	X	X
Utilize existing utilities and infrastructure and grow with the availability of adequate infrastructure.	X	X	X	X	X
Preserve agriculture land.	X	X	X	X <sup>2</sup>	X
Preserve/Conserve/Protect natural resources.	X	X	X	X	X
Preserve rural character		X		X	X
Provide a range of housing and increase affordability. <sup>4</sup>		X	X	X	X <sup>3</sup>
Plan/integrate/enhance multi-modal transportation options.	X	X	X	X	X
Grow the local economy through job creation, developable sites, and other tools.		X	X	X	X



# Precedent Counties: Land Use Policies



**Douglas County**  
KANSAS

**11%** Percent of Population in Unincorporated Areas

**12%** Percent of Total County Developed

City \_\_\_\_\_

● City Limits (Tier 1)

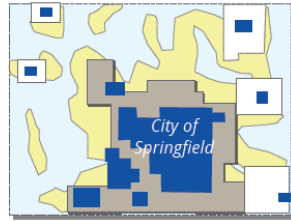
Edges \_\_\_\_\_

● Growth Area (Tier 2)

● Growth Area (Tier 3)

Rural \_\_\_\_\_

● Agriculture



**Greene County**  
MISSOURI

**31%** Percent of Population in Unincorporated Areas

**21%** Percent of Total County Developed

City \_\_\_\_\_

● City Limits

Edges \_\_\_\_\_

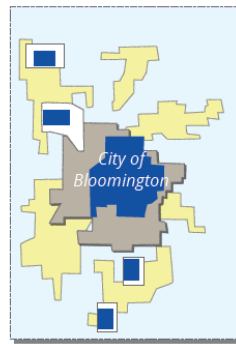
● Springfield Urban Service Area (USA)

○ Community Growth Area

Rural \_\_\_\_\_

● Agriculture

● Rural Residential



**Monroe County**  
INDIANA

**37%** Percent of Population in Unincorporated Areas

**13%** Percent of Total County Developed

City \_\_\_\_\_

● City Limits

Edges \_\_\_\_\_

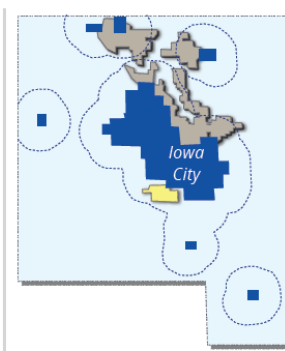
● Bloomington Urbanizing Area

○ Designated Communities

Rural \_\_\_\_\_

● Farm, Forest, and Managed Land

● Rural Residential



**Johnson County**  
IOWA

**16%** Percent of Population in Unincorporated Areas

**11%** Percent of Total County Developed

City \_\_\_\_\_

● City Limits

Edges \_\_\_\_\_

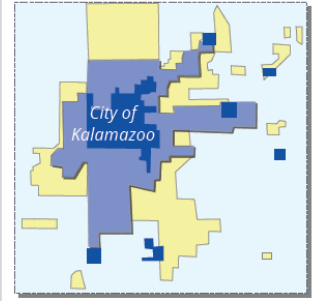
● North Corridor Development Area

○ 2-Mile Community Planning Area

Rural \_\_\_\_\_

● Agriculture

● Residential



**Kalamazoo County**  
MICHIGAN

**18%** Percent of Population in Unincorporated Areas\*  
(\* Villages and townships may be included.)

**21%** Percent of Total County Developed

City \_\_\_\_\_

● City Limits

Edges \_\_\_\_\_

● Mix of residential, commercial, other

Rural \_\_\_\_\_

● Agriculture, Parks and Open Space

● Low Density Residential



# Overview of Growth Scenarios

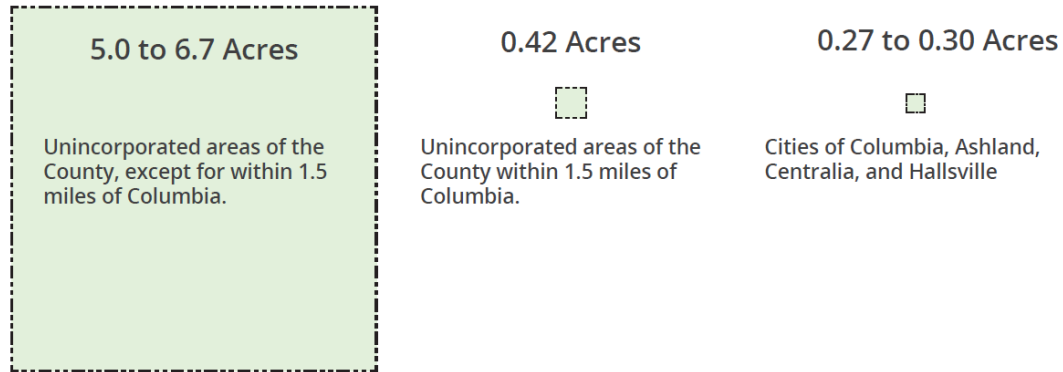


## Single Family Residential: Percentage of Various Sized Parcels

Source: Boone County GIS, Boone County Assessor, i5Group

	> 100 acres	40 to 100 acres	20 to 40 acres	10 to 20 acres	5 to 10 acres	2.5 to 5 acres	1 to 2.5 acres	0.5 to 1 acres	0.25 to 0.5 acres	0.16 to 0.25 acres	< 0.16 acres	Median Parcel Size (Acres)
Columbia Edge (1.5 Mile)	0%	0%	1%	4%	7%	10%	13%	9%	23%	27%	5%	0.42
Ashland Edge (1.5 Mile)	1%	2%	5%	21%	23%	36%	7%	4%	1%	0%	0%	5.02
Centralia Edge (1.5 Mile)	4%	1%	9%	21%	26%	24%	11%	3%	0%	0%	0%	6.68
Hallsville Edge (1.5 Mile)	1%	3%	6%	18%	24%	27%	9%	2%	11%	0%	0%	5.02
Unincorporated (Excluding 1.5 Mile Areas)	1%	3%	7%	19%	24%	23%	9%	6%	5%	2%	0%	5.15
City of Columbia	0%	0%	0%	0%	0%	1%	2%	9%	48%	36%	4%	0.27
City of Ashland	0%	0%	0%	0%	0%	1%	1%	9%	69%	19%	1%	0.32
City of Centralia	0%	0%	0%	0%	0%	1%	1%	8%	40%	40%	10%	0.25
City of Hallsville	0%	0%	0%	0%	0%	0%	2%	9%	73%	15%	1%	0.30

## Median Parcel Sizes of Single Family Residential Parcels



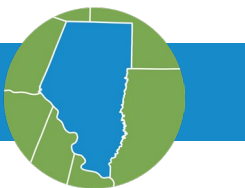


# Scenarios – Understanding Existing Trends

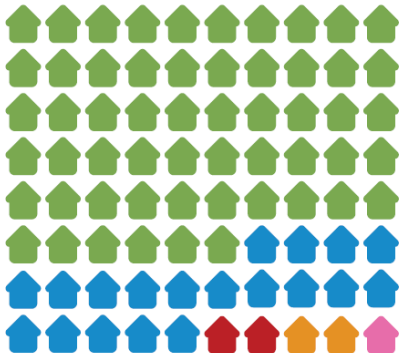
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<b>Columbia Edge (1.5 Mile)</b>	0%	0%	1%	4%	7%	10%	13%	9%	23%	27%	5%	0.42	<b>Edges</b>
<b>Ashland Edge (1.5 Mile)</b>	1%	2%	5%	21%	23%	36%	7%	4%	1%	0%	0%	5.02	
<b>Centralia Edge (1.5 Mile)</b>	4%	1%	9%	21%	26%	24%	11%	3%	0%	0%	0%	6.68	
<b>Hallsville Edge (1.5 Mile)</b>	1%	3%	6%	18%	24%	27%	9%	2%	11%	0%	0%	5.02	
<b>Unincorporated (Excluding 1.5 Mile Areas)</b>	1%	3%	7%	19%	24%	23%	9%	6%	5%	2%	0%	5.15	<b>Rural</b>
<b>City of Columbia</b>	0%	0%	0%	0%	0%	1%	2%	9%	48%	36%	4%	0.27	<b>Cities</b>
<b>City of Ashland</b>	0%	0%	0%	0%	0%	1%	1%	9%	69%	19%	1%	0.32	
<b>City of Centralia</b>	0%	0%	0%	0%	0%	1%	1%	8%	40%	40%	10%	0.25	
<b>City of Hallsville</b>	0%	0%	0%	0%	0%	0%	2%	9%	73%	15%	1%	0.30	



### Approx 80,000 Existing Housing Units in Boone County in 2020



- Columbia
- Unincorporated
- Ashland
- Centralia
- Other Cities



Where Should New Development Go?

### Potentially 37,000\* New Housing Units Will be Needed in Boone County by 2050



### Scenario #1: City, Edges, and Rural Estates (Current Trend)

- Cities: continued development trends and densities, mostly new development on vacant and greenfield sites.
- Edges: Continued development trends and densities in edge of cities. Current trends vary by city.
- Rural: Continued popularity of rural residential on large parcels (five plus acres).

#### Land Use Policies

- General continuance of existing land use policies: preserve good agricultural land, maximize the use of existing infrastructure, discourage development where services are not readily accessible.
- Emphasis on sewer and water availability for new development in edge areas.

### Scenario #2: City Focused Development

- Greater emphasis on new development in existing city limits, including a greater emphasis on infill development (Redevelopment or re-use of underutilized properties).
- Greater densities of greenfield sites when developed.

#### Land Use Policies

- Likely changes in both city and unincorporated land use policies.
- Unincorporated: Changes in land use policies to further encourage or direct growth in cities. Evaluate best practices from other counties including urban service areas, transfer of development rights, minimum residential parcel sizes, etc.
- Cities: Changes in land use policies to encourage infill and higher densities.

### Scenario #3: Rural Growth

- Increased development in rural areas, especially rural residential.

#### Land Use Policies

- Allowance of smaller residential parcel sizes in more unincorporated areas of the County.
- More commercial opportunities in unincorporated areas.

Note (\*): Slide 13, "Housing Projections," had estimates of future housing units of 21,700, 32,000, 36,900, and 48,200. The number used here is toward the upper range and rounded to 37,000 potentially new housing units.



# Visualizing the Scenarios

## Rural Location

### Scenario #1

City, Edges, and Rural Estates  
(Current Trend)



### Scenario #2

City Focused



### Scenario #3

Rural Growth



*Note: The sketches on this and the following pages are a prototypical representation of a rural location in Boone County. It is not a specific location, but represents characteristics of a rural location. The sketches are not meant to represent recommendations or existing Boone County policies/regulations. The sketches are intended to provide a **general visualization** of potential development patterns of each growth scenario.*





## Rural Location: Scenario #1 City, Edges, and Rural Estates (Current Trend)



Mix of large parcel subdivisions and individual parcels fronting roads. Large residential parcels of 5 - 10 acres plus. Median parcel size is 5 to 6 acres.

Farm fields and pastures intermixed with residential parcels.

Woodland

Riparian zone along stream corridors.



## Rural Location: Scenario #2

### City Focused



Residential includes farmsteads and large residential parcels.

Crop and Hay Fields

Pasture

Woodland

Riparian zone along stream corridors.



## Rural Location: Scenario #3 Rural Growth



Existing farm fields and pastures intermixed with residential parcels.

Commercial can vary greatly including retail, restaurants, agri-business, construction, flex space, etc.

Where sewer and utilities can be accommodated, higher density subdivisions may leapfrog other development.

Where sewer is not available, residential parcel sizes will frequently be determined by on-site or private sewer systems per county and state regulations.

Commercial can vary greatly including retail, restaurants, agri-business, construction, flex space, etc.

## In-Progress

### Scenario #1: City, Edges, and Rural Estates (Current Trend)

	Acres	Gross Density (units/acre)	Housing Units
Columbia City	5,319	3.6	19,148
Ashland City	588	2.2	1,294
Centralia City	103	2.6	268
Hallsville City	247	2.3	568
<b>Cities Total</b>	<b>6,257</b>		<b>21,278</b>
Columbia Edge Med Density	3,970	1.7	6,749
Columbia Edge Low Density	2,487	0.3	746
Ashland Edge	1,033	0.2	207
Centralia Edge	648	0.2	130
Hallsville Edge	1,699	0.2	340
<b>Edge Total</b>	<b>9,837</b>		<b>8,171</b>
<b>Rural Total</b>	<b>37,755</b>	<b>0.2</b>	<b>7,551</b>
	<b>Total Acres</b>		<b>Total Housing Units</b>
	<b>53,849</b>		<b>37,000</b>

#### Notes:

- Based on current trends, cities will have limited available land to meet total housing demand.
- The 7,551 housing units in rural areas would be approximately **twice** the historical average of the share of housing units in rural areas, outside of Columbia's edge.
- The 0.2 units/acre density for edge areas, although based on current trends, may be an overly conservative estimate. However, it does show the impact if these communities are hemmed in by large residential estates.

### Scenario #2: City Focused Development (Opt A)

	Acres	Gross Density (units/acre)	Housing Units
Columbia City	5,319	4.0	21,276
Ashland City	588	2.4	1,411
Centralia City	103	2.9	299
Hallsville City	247	2.5	618
<b>Cities Total</b>	<b>6,257</b>		<b>23,603</b>
Columbia Edge Med Density	3,970	1.8	7,146
Columbia Edge Low Density	2,487	0.3	746
Ashland Edge	1,033	1.1	1,136
Centralia Edge	648	1.3	842
Hallsville Edge	1,699	1.1	1,869
<b>Edge Total</b>	<b>9,837</b>		<b>11,740</b>
<b>Rural</b>	<b>8,284</b>	<b>0.2</b>	<b>1,657</b>
	<b>Total Acres</b>		<b>Total Housing Units</b>
	<b>24,379</b>		<b>37,000</b>

#### Notes:

- City densities represent a **10% increase from the current (2023) city residential densities**. This doesn't include potential infill of underutilized sites, which could increase available acres.
- Edge densities are one-half of current (2023) city residential densities within city limits.
- The 1,657 housing units slated for rural areas would constitute approximately 45% of the historical average share of housing units in rural areas.
- In comparison to Scenario #1 'Current Trends,' this scenario encompasses half the total acres.

### Scenario #2: City Focused Development (Opt B)

	Acres	Gross Density (units/acre)	Housing Units
Columbia City	5,319	4.5	23,936
Ashland City	588	2.8	1,646
Centralia City	103	3.2	330
Hallsville City	247	2.9	716
<b>Cities Total</b>	<b>6,257</b>		<b>26,628</b>
Columbia Edge Med Density	3,970	3.6	14,292
Columbia Edge Low Density	2,487	0.3	746
Ashland Edge	1,033	2.2	2,273
Centralia Edge	648	2.6	1,685
Hallsville Edge	1,699	2.3	3,908
<b>Edge Total</b>	<b>9,837</b>		<b>22,903</b>
<b>Rural</b>	<b>4,625</b>	<b>0.2</b>	<b>925</b>
	<b>Total Acres</b>		<b>Total Housing Units</b>
	<b>20,719</b>		<b>50,456</b>

#### Notes:

- City densities represent a **25% increase from the current (2023) city residential densities**. This doesn't include potential infill of underutilized sites, which could increase available acres.
- Edge densities align with the current (2023) city residential densities within city limits.
- The 925 housing units slated for rural areas would constitute approximately one-quarter (25%) of the historical average share of housing units in rural areas.
- In comparison to Scenario #1 'Current Trends,' this scenario encompasses half the total acres but accommodates 36% more housing units.

### Scenario #3: Rural Growth

	Acres	Gross Density (units/acre)	Housing Units
Columbia City	5,319	2.7	14,361
Ashland City	588	1.7	1,000
Centralia City	103	2.0	206
Hallsville City	247	1.7	420
<b>Cities Total</b>	<b>6,257</b>		<b>15,987</b>
Columbia Edge Med Density	3,970	1.7	6,749
Columbia Edge Low Density	2,487	0.3	746
Ashland Edge	1,033	0.2	207
Centralia Edge	648	0.2	130
Hallsville Edge	1,699	0.2	340
<b>Edge Total</b>	<b>9,837</b>		<b>8,171</b>
<b>Rural</b>	<b>42,807</b>	<b>0.3</b>	<b>12,842</b>
	<b>Total Acres</b>		<b>Total Housing Units</b>
	<b>58,901</b>		<b>37,000</b>

#### Notes:

- Estimating potential rural densities is challenging due to the strong dependence on utility availability. This scenario assumes a higher rural residential density. Edge densities align with current (2023) trends, while city densities represent a 25% decrease from existing (2023) city residential densities.
- For comparison, the entire area of Boone County is approximately 442,000 acres.



# Evaluation of Scenarios



# Evaluation of Scenarios

## Criteria to Evaluate Scenarios

### Transportation

- Support multiple modes of transportation.
- Increase safety.
- Reduce travel time.

### Natural Resources

- Preserve and protect important habitats and sensitive areas.
- Reduce flooding.
- Improve water quality.

### Housing

- Increase the variety of housing options.

### Infrastructure (Utilities) and Community Services

- Cost effectively expand and maintain utilities.
- Response times for emergency services (fire, ambulance, etc.)
- School enrollments.

### Economic Development

- Availability of developable sites.
- Attraction and retention of workforce.
- Aid in supporting targeted industry clusters.

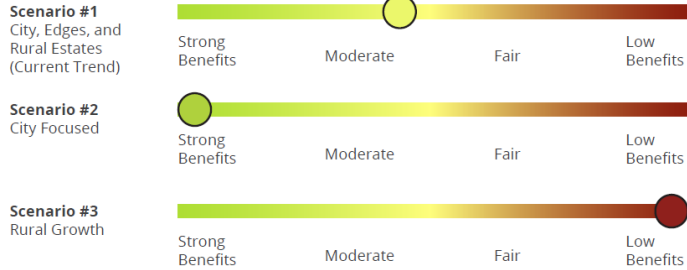
### Rural Character

- Preserve farmland.
- Preserve scenic views and rural atmosphere.

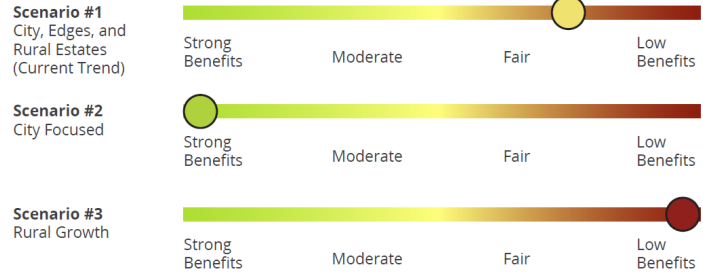


# Evaluation: Transportation

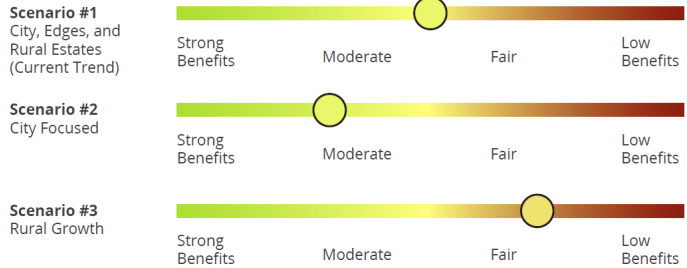
## Transportation: Support Multiple Modes of Transportation



## Transportation: Reduce Travel Time



## Transportation: Increase Safety

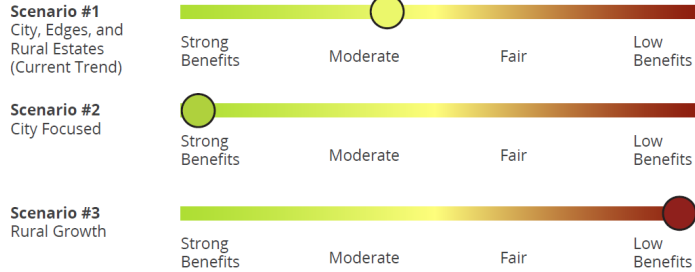




# Evaluation: Natural Resources

## Natural Resource:

Preserve and protect important habitats and sensitive areas.



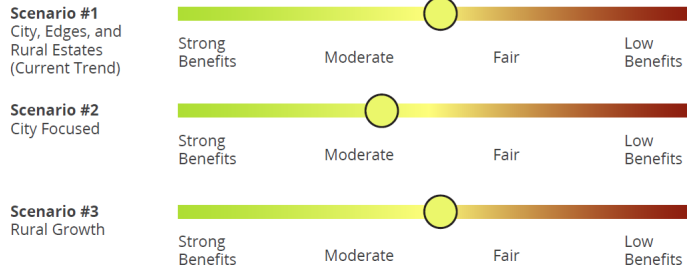
## Natural Resource:

Improve water quality.



## Natural Resource:

Reduce Flooding



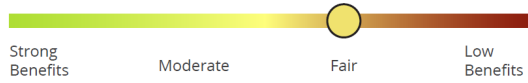




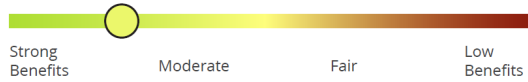
# Evaluation: Housing

## Housing: Increase the Variety of Housing Options

**Scenario #1**  
City, Edges, and  
Rural Estates  
(Current Trend)



**Scenario #2**  
City Focused



**Scenario #3**  
Rural Growth

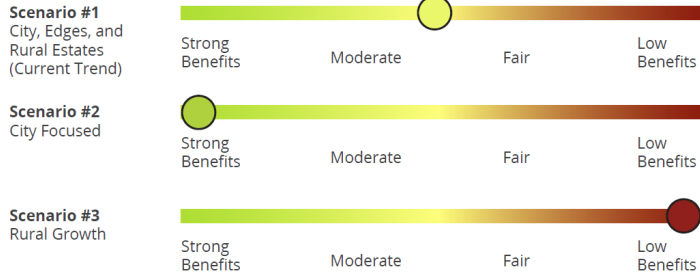




# Evaluation: Infrastructure and Community Services

## Infrastructure and Community Services:

Response times for emergency services (fire, ambulance, etc.)



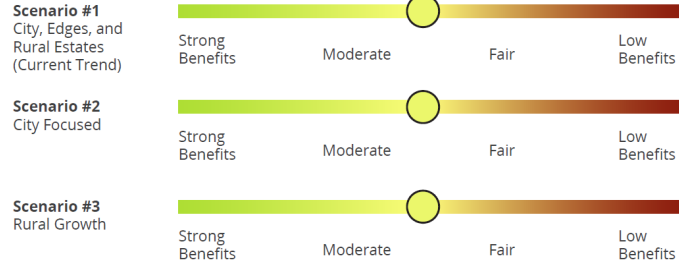
## Infrastructure and Community Services:

Cost effectively expand and maintain utilities.



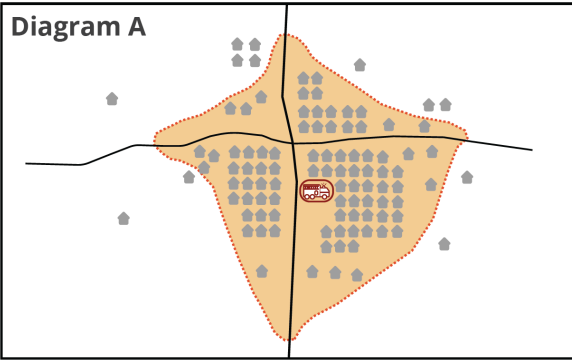
## Infrastructure and Community Services:

School Enrollment






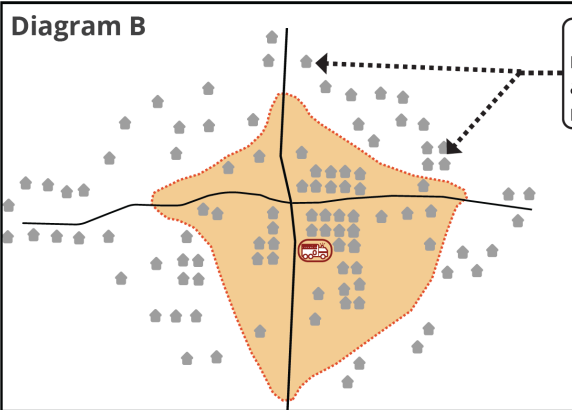


# Evaluation: Infrastructure and Community Services

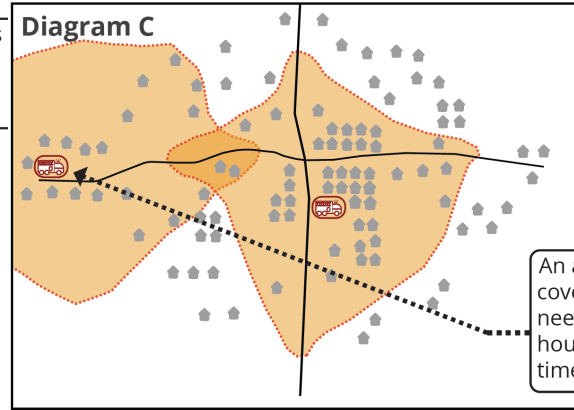


## Diagram of Response Time

-  Development
-  Fire Station
-  Isochrone of Ideal Response (Travel) Time



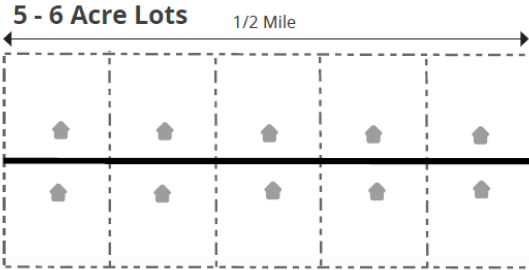
Less dense development means more homes are spread out and would be beyond the ideal response time.



An additional fire station would help with coverage, but more stations would be needed for complete coverage or some houses would not have ideal response times.

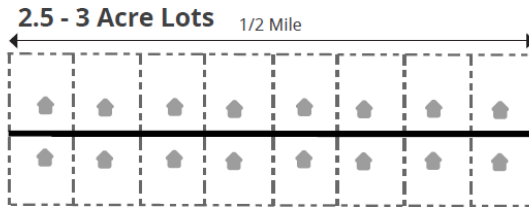


# Evaluation: Infrastructure and Community Services



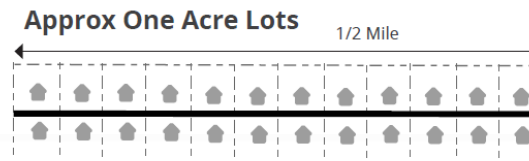
\$\$\$

\$15,000 per Home



\$\$

\$9,375 per Home



\$

\$6,250 per Home





# Evaluation: Economic Development

## Economic Development: Availability of Developable Sites



## Economic Development: Aid in Supporting Targeted Industry Clusters



## Economic Development: Attraction and Retention of Workforce

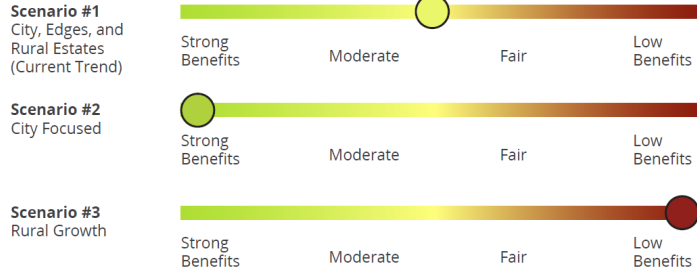




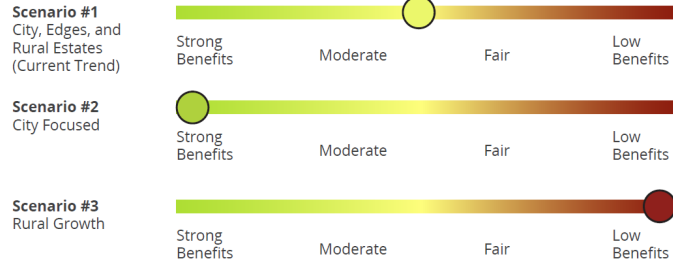
# Evaluation: Rural Character

## Rural Character:

Preserve scenic views and rural atmosphere.



## Rural Character: Preserve Farmland





# Thank You for Attending!

## In-Person Listening Sessions in April

Day 1 – Tuesday, April 23

- Noon - Harrisburg VFW Community Room
- 4:00 pm - Centralia City Hall
- 7:00 pm - Columbia (Boone County Government Center, Commission Chambers)

Day 2 – Wednesday, April 24

- 8:00 am - Columbia (Boone County Government Center, Room #214)
- Noon - Columbia (Boone County Government Center, Room #214)
- 5:00 pm - Ashland City Hall



# Questions / Discussion

## For Questions or Comments:

- Put your name in chat, and we'll unmute you. Please say your name (and organization if applicable).



# Our Boone County



OUR COMMUNITY. OUR FUTURE. BOONE COUNTY MASTER PLAN

Thank you!  
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