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July 17, 2018

Board of Adjustment
City of Columbia
701 E Broadway
Columbia, MO 65205

**RE: Request for Pedestrian Standard and
Height Variance
709 Fay Street
Columbia, Missouri**

Dear Board of Adjustment:

The proposed development at 709 Fay Street consists of a 3-story building with 6,030 gross square feet of retail space on the ground floor, 12 residential units, and a rooftop patio, for a total building area of 18,090 square feet. The site also includes a parking lot and a pedestrian sidewalk to access the building from the parking lot or the street. The attached Conceptual Site Plan provides the layout of the proposed development. In accordance with Section 29-6.4(j), we are hereby requesting application of a Pedestrian Standard within the Mixed Use Neighborhood District zoning (M-N). In addition, we are requesting a building height variance.

The industrial area in which 709 Fay Street is located is transforming to a mixed use area with a pedestrian orientation. This proposed project is the next step in this transition. As stated by the Future Land Use Map, the property is located in the 'City Center' district. Zoning this project Mixed Use Neighborhood with a Pedestrian Standard zoning falls in line with the City Center district's intention to create an area of mixed uses and to be built at a pedestrian scale. It would also allow this property to implement the goals of the City's Comprehensive Plan for several reasons. It would allow for implementation of Policy Two of the Livable & Sustainable Communities, which supports mixed use properties. It also promotes neighborhood level land use planning to guide infill, as called for in the Land Use and Growth Management goals. The Environmental Management goal is met as the project does not impact forests, floodplains, trees, streams, or environmentally sensitive areas. Furthermore, use of a Pedestrian Standard in this location directly supports Policy One of the Mobility, Connectivity, and Accessibility goals which is to accommodate non-motorized transportation. Finally, because the proposed project is economic development, it fosters opportunities for economic growth within the City Center district by providing both residential and retail locations. These development standards are consistent with the intended character of the area, and support the City's adopted Comprehensive Plan.

Applying the shared parking reduction factor of 1.2 to the project with a Pedestrian Standard will allow for the proposed development to provide adequate parking without the use of off-site parking or generating additional traffic congestion. This reduction factor (residential combined with retail sales and personal services) is sensible for the following reasons. The shared facilities are located on the same site. These facilities have different peak periods; the residential peak would be overnight parking while the

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retail peak would be during the day throughout business hours. The Fay Street frontage offers a total of 95 feet that customers or visitors may utilize if need be (the equivalent of 4 additional parking stalls). Direct access to the street frontage via the sidewalk provides pedestrian access to the building. As seen on the Conceptual Site Plan, 21 parking stalls are provided for the retail space and residential units; the required number is 19 stalls (for M-N pedestrian standard and 1.2 shared parking reduction factor). In our professional opinion, applying the shared parking reduction factor is practical for this mixed use property which shall be built to a pedestrian orientation.

The rooftop of the 3-story building is designed at +/-34 feet, which is below the maximum height set out in Section 29-2.2(b) of the City of Columbia Unified Development Code, which allows for 35 foot height. The proposed building, however, in order to better fit the mixed-use zoning, and further implement the goals set forth above as they relate to the pedestrian standard, also includes an outdoor patio to serve the residents and business(es) in the building. In order to make this patio space accessible, it is necessary to include two stair towers and one elevator tower to serve the building, including the rooftop patio. The stair towers and elevator tower are necessary to provide safe and accessible access to the rooftop patio, and they are the option of the least change from the requirements of the City of Columbia Code of Ordinances. In fact, the proposed variance is only for about 10% of the total building footprint area, and 4% of the total property area. In order to properly construct the stairs and elevator, the design height of the highest point of the stair and elevator towers is +/-47 feet. Upon approval of this request, residents and customers of 709 Fay Street will have handicapped accessible access to the rooftop patio via the stairs or the elevator that will be built to code. Without this variance, it is impossible to provide accessible access to the rooftop patio. It will also impair the property owner's ability to meet the goals and standards set forth above with regard to mixed uses, as it will prevent the residents and businesses occupying this building from fully utilizing the rooftop space. This variance will not grant modifications to a standard that operates as part of the definition of any use, nor will it have the effect of permitting a use of land that is not indicated as a permitted or conditional use in Section 29-3.1.

Applying a Pedestrian Standard within Mixed Used Neighborhood District zoning for the proposed development, and granting the building height variance for stairway and elevator towers, will not be detrimental to the public health, safety, or welfare, and does not impact the surrounding properties (except possibly in a positive way). For these reasons, we request that this Board permit application of a Pedestrian Standard (for M-N zoning) for the 709 Fay Street property, and further grant the requested building height variance.

Please contact us if you have any questions and need additional information.

Sincerely,

Matthew A. Kriete, P.E.



cc: 1 – Lamar
1 – Campbell
1 – File #13942