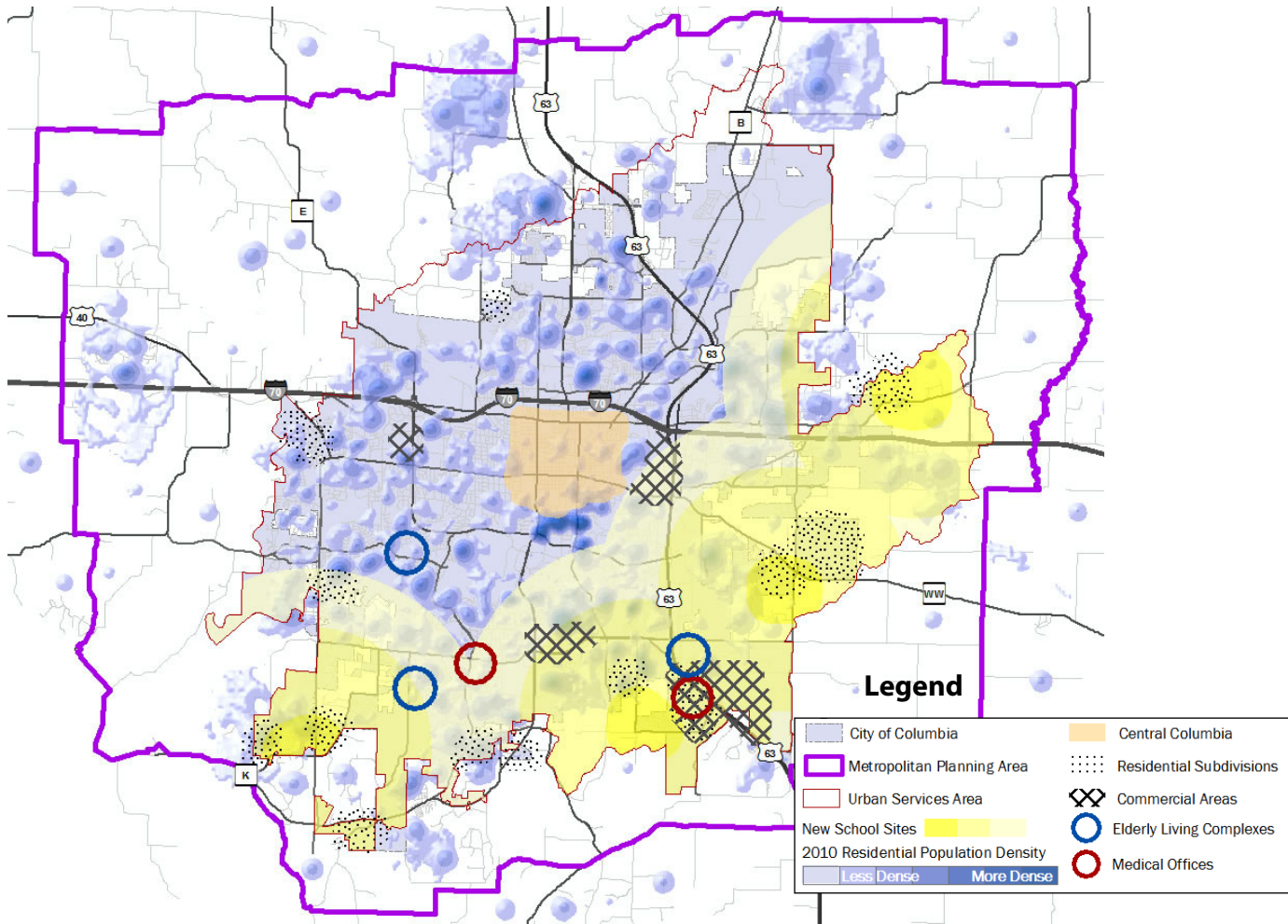


PROJECTING FUTURE INFRASTRUCTURE



Real estate activity - the buying and selling of property, including decisions to invest and build - is generally not something that the City directly controls. Through infrastructure planning, scheduling and construction of public improvements, however, the City indirectly influences these decisions. Land use plans, the zoning ordinance, and the subdivision regulations further express the City's policies regarding location and intensity of development, and the infrastructure required to connect services to new lots as they are created.

In 2016 there are a number of projects "in the pipeline." Some form of preliminary approval - a site plan, a subdivision plan, or land disturbance permits - is an indication that development will follow.

The place for urban style development is central Columbia. South of downtown, the U Centre development has broken ground and will be under construction in the new year. Located on Providence and Turner just 500 feet from the MU campus, the development consists of apartments for students and a parking structure. A six story mixed use building is underway at Ninth & Elm where the new Shakespeare's Pizza will re-locat. Though not firm, City staff are hearing of interest in additional housing units and possibly a hotel in the downtown. A number of building owners in the downtown have indicated an interest in expansions of existing buildings.

In 2016 there will be continued residential building activity in many parts of Columbia, with particular emphasis on the south and southwest sides of the City. A new elementary school site off Rolling Hills Road in the Vineyards Subdivision may induce more home buildings in the East Columbia Area, including Old Hawthorne, which began 10 years ago and continues to add homes. Improvement of Scott Boulevard and the Southwest elementary school near Thornbrook is stimulating additional residential activity in subdivisions such as Creek Ridge, Steeplechase Estates, Wydham Ridge, The Gates and Copperstone.

Other areas: The Somerset Village development near Battle High School is likely to begin some residential construction in 2016. To the north, the large Vanderveen Estates subdivision is adding a phase on its west side (renamed Willow Falls). New commercial buildings are expected on the east and west sides of town in established commercial centers; west of Stadium Boulevard and in the Conley Road area for example. A number of housing complexes for the elderly have been completed in 2015 or are in progress such as Bedford Place along Nifong and assisted living the Heritage Village area; the latter involves extension of Southampton Drive to Sinclair Road. Medical offices and clinics are underway in the Boone Hospital south campus at Nifong and Forum and in the Discovery development at Discovery Parkway and U.S. 63.

In Summary: The outlook for 2016 is for the continued build out of existing planned and subdivided areas, with a strong focus on home building in the southern region of Columbia and mixed use in the downtown.