



Simon & Struempff Engineering
210 Park Ave, Columbia, MO 65203
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June 1, 2018

Tim Teddy
Community Development Director
City of Columbia
701 E. Broadway
Columbia, MO 65201

**Re: Rezone request for North American Islamic Center
205 South 5th Street**

Dear Mr. Tim Teddy and staff,

The Islamic Center of Central Missouri is requesting to classify a proposed addition to their Mosque as a civic building. The property is owned by the North American Islamic and is located east of Flat Branch Park. The property is zoned M-DT and the Mosque on the site is identified as a civic structure. The three lots owned by North American Islamic combine to be 1.3 acres in area, and the owner is also requesting the property be re-platted into a single lot (separate submittal).

The North American Islamic seek to expand their school and assembly area. The proposed structure will be an extension of the Mosque both architecturally and culturally and meets the intent of the Unified Development Code to identify this addition as a civic building. For reference of "civic structure" definition:

Civic buildings. *For purposes of form-based zoning, those buildings that house strictly civic uses or historically and culturally significant structures designated on the mixed-use downtown (M-DT) regulating plan. A civic structure is one in which buildings are customarily designed to meet the needs of assembly for civic affairs, religious worship, or education, and therefore include perimeter greenspace and characteristic building forms that are governed by civic or religious traditions.*

The proposed structure for the Islamic School of Columbia meets the definition of a civic structure while complementing several elements of M-DT Zoning. The school will be utilized as an assembly area for religious worship and civic affairs; include an exterior playground and maintain perimeter greenspace; and incorporate architectural elements and finishes as an extension of the Mosque. While its proposed use and function does not identify with the designated M-DT Zoning of Urban General/Storefront

Frontage Designation, it does share similarities and accomplishes features of this ordinance.

The proposed greenspace for the campus is identified as a playground and will support the school as an outdoor play area. To maintain the perimeter greenspace the location of the proposed school will be central and rear to the site. This location will further identify the proposed school as a civic building as they will continue to maintain the established greenspace perimeter. In addition to the greenspace perimeter at the campus, the gymnasium portion of the building will be a public venue as a joint venture with Columbia Public Schools. This allows the gymnasium to be available to the public and/or rented for sport events, ect.

The Mosque's traditional features include a minaret, a slim tower with a pointed roof, historically used as a high point to call prayer. The domed rooftop (Qubba) provides the central location for the prayer hall. The windows of the existing Mosque are lancet arches (pointed archway), which are patterned in brown/tan brick veneer. These arches are symbolically significant in Islamic architecture and define the division between sacred and secular space. The presence of these lancet arches traditionally defines the Mosque as an iconic Muslim religious institute. The color selection for the Mosque is also a direct reflection of Islamic tradition as browns and tans symbolize purity and peace. These colors are identified in the ornate banding and brick shoulder course at the top of the Mosque and seen throughout the patterns of the lancet arches.

The intent with the new civic structure for the School is to follow these established Islamic architectural features without overshadowing the central Mosque. Features identified on the Mosque that will be translated to the Islamic School include the lancet arch windows/doors, matching the existing colors and geometric pattern of the brick veneer of the existing Mosque.

While the proposed use for the new structure does not fit the current M-DT Zoning of Urban General/Storefront Frontage, the building use and proposed site layout seek to establish a campus, as identified with educational institutes. This layout and setting are seen downtown, more specifically at the Sacred Heart Catholic Church Campus (see display). The Sacred Heart Campus has an established school interior to the site and a church with a green perimeter. This conceptual layout of a campus setting has a similar intent of what the Islamic Center wishes to create.

The Urban General/Storefront Frontage zoning was established for the first level building use of retail and restaurants, with the intent of using specified architectural features to create an inviting or visual connection between pedestrian street traffic and customers interior to the building. The M-DT zoning creates this atmosphere downtown and is typical with general development in the downtown district. The proposed school's intent is not to identify as a storefront but to generate a campus for their school while also complementing some of the ordinances established in M-DT zoning.

The school is to be interior to the lot and not constructed to the identified building line. This will allow for circulation/drop-off and parking for the school and Mosque and generate a campus setting. The building features which will help to identify with the M-DT zoning are the two-story height, the larger windows, and the glass front doors. This theme, even with the building setback from the street frontage, will still create the visual connection between pedestrian traffic and the people interior to the building.

Overall, the civic designation for this structure is accurate and the architectural/visual connection between the two structures will further define this structure as a civic building. With these similarities established and proposed uses, it is requested the proposed building be defined as a civic structure.

Please contact me at 573-268-2068 if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Keenan Simon', with a stylized, flowing script.

Keenan Simon, PE
SSE Civil Team Lead

Ordinance Number	MDT Code Summary/Reference	Proposed Site Intent
29-4.2 (d)(2)	Façade Composition @ Building Line	Generate Campus Setting and have School interior to site. Provide Large Windows and Glass Doors at entry to Provide a better pedestrian experience
29-4.2 (d)(3)	Building size not to exceed 34,000sf	Proposed Building to be 10,300sf
29-4.2 (d)(7)(i)(A)	nonresidential open space requirement - 10% of total buildable area to be open space	proposed open space for site to be 71% open space
29-4.2 (e)(1)(A)	2 stories in height	2 stories in height
29-4.2 (e)(1)(B)(1)(a)	Ground story floor elevation no lower than exterior SW Elevation	Ground floor elevation above SW Elevation
29-4.2 (e)(1)(B)(1)(b)	Ground story shall have a clear height of at least (15) feet for a depth of 25 feet	Gym has clear height of 24ft and depth of 95'-4" at North entry into gym
	Ground story shall have a clear height of at least (15) feet for a depth of 25 feet	At east and south entry clear height is 10ft.
29-4.2 (e)(1)(C)	2nd story shall have a clear height of at least (9) feet	2nd Story clear height is 9ft.
29-4.2 (e)(1)(D)	Provide street walls at frontage of parking when at grade parking is inside bld line	No street walls provided
29-4.2 (e)(iii)(A)	Façade Composition @ Building Line	Building to be setback off of street frontage
29-4.2 (e)(iv)(A)(1)	blank lengths of walls exceeding 20ft are prohibited at required building lines	typ window spacing at gym is 12ft cts (North and West Elevations)
29-4.2 (e)(iv)(A)(2)	Fenestration shall be between 33% and 80% at ground level	ground floor fenestration is 11% (Building NOT @ street frontage)
29-4.2 (e)(iv)(A)(4)	Fenestration shall be between 20% and 70% at 2nd level	2nd floor fenestration is 10.5% (Building NOT @ street frontage)
29-4.2 (e)(v)(B)	Upper stories may only house residential or commercial uses	2nd story use identified as classrooms for school

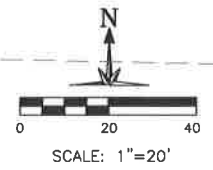
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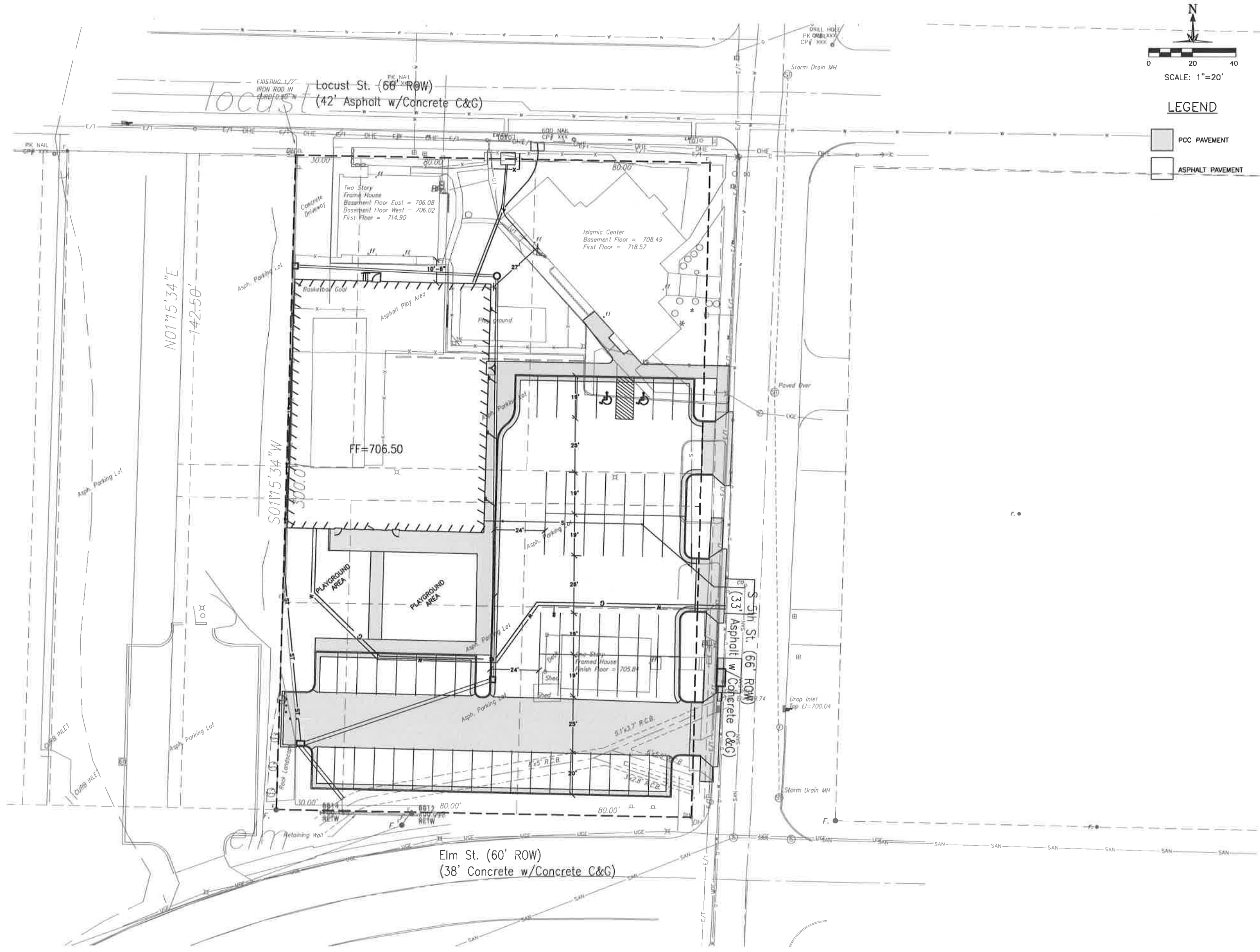
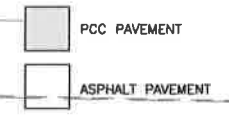
Keenan K Simon
MO-PE 2016017682
MY LICENSE RENEWAL DATE
IS DECEMBER 31, 2018

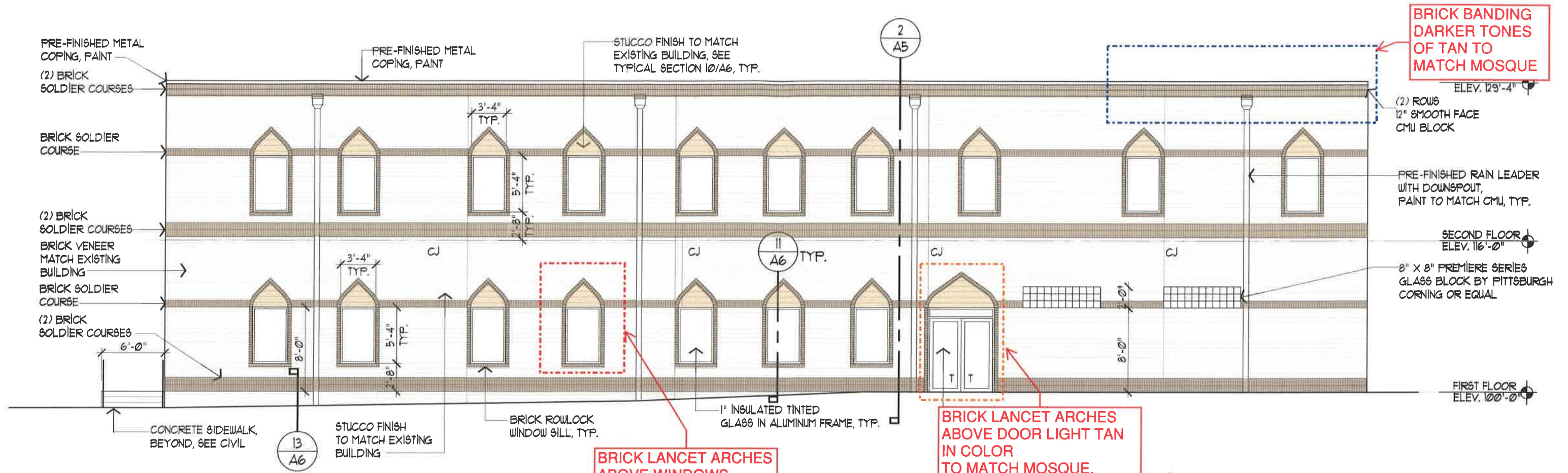
ISLAMIC CENTER
201 S 5TH ST.
COLUMBIA, MO

DATE REVISIONS
ENGINEER KKS
CHECKED BY KKS
DRAWN BY KKS
SSE PROJECT # FIELDBOOK
PRELIM SITE PLAN
DRAWING NO. C101 SHEET NO. 0 of 00



LEGEND

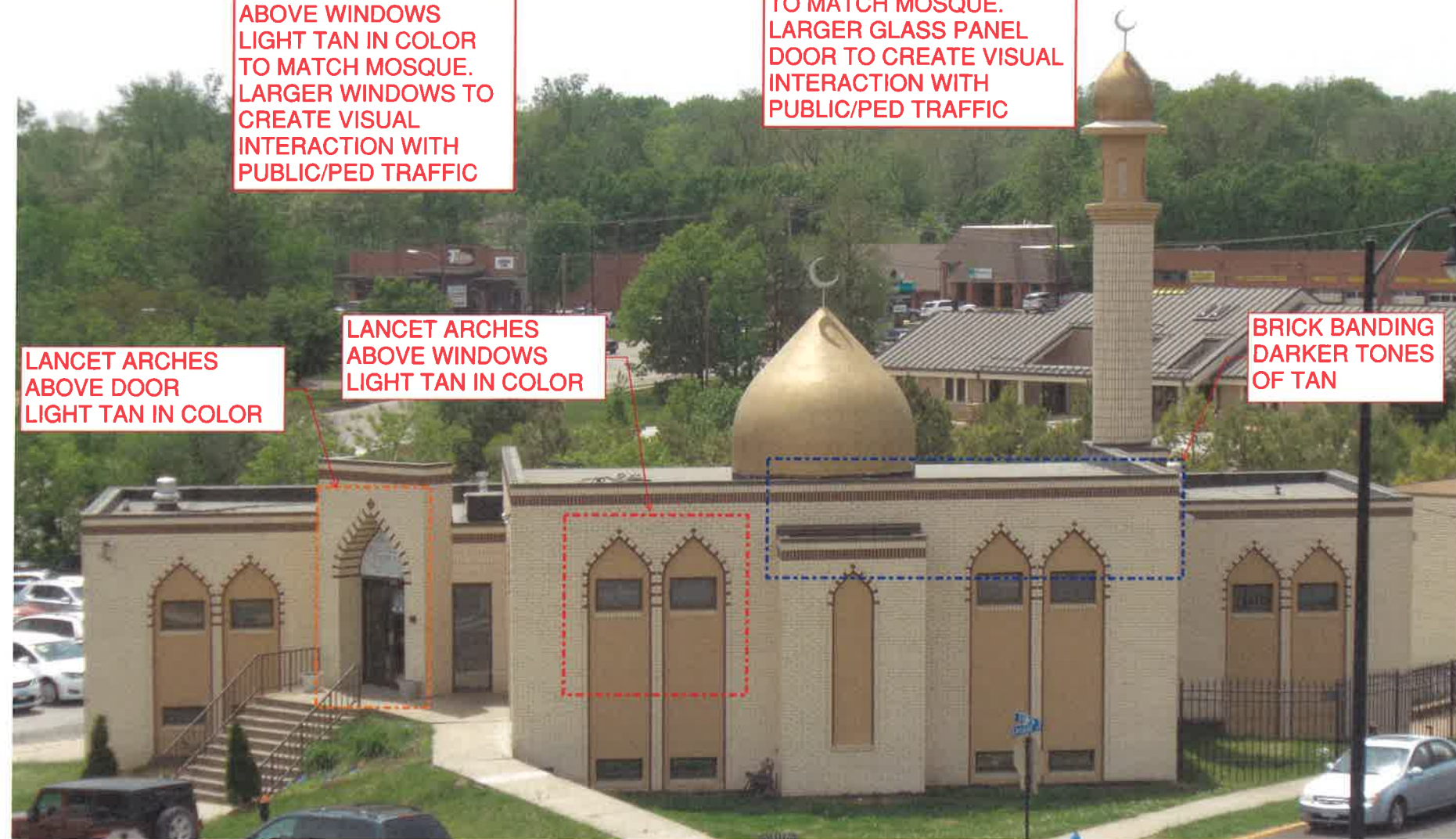


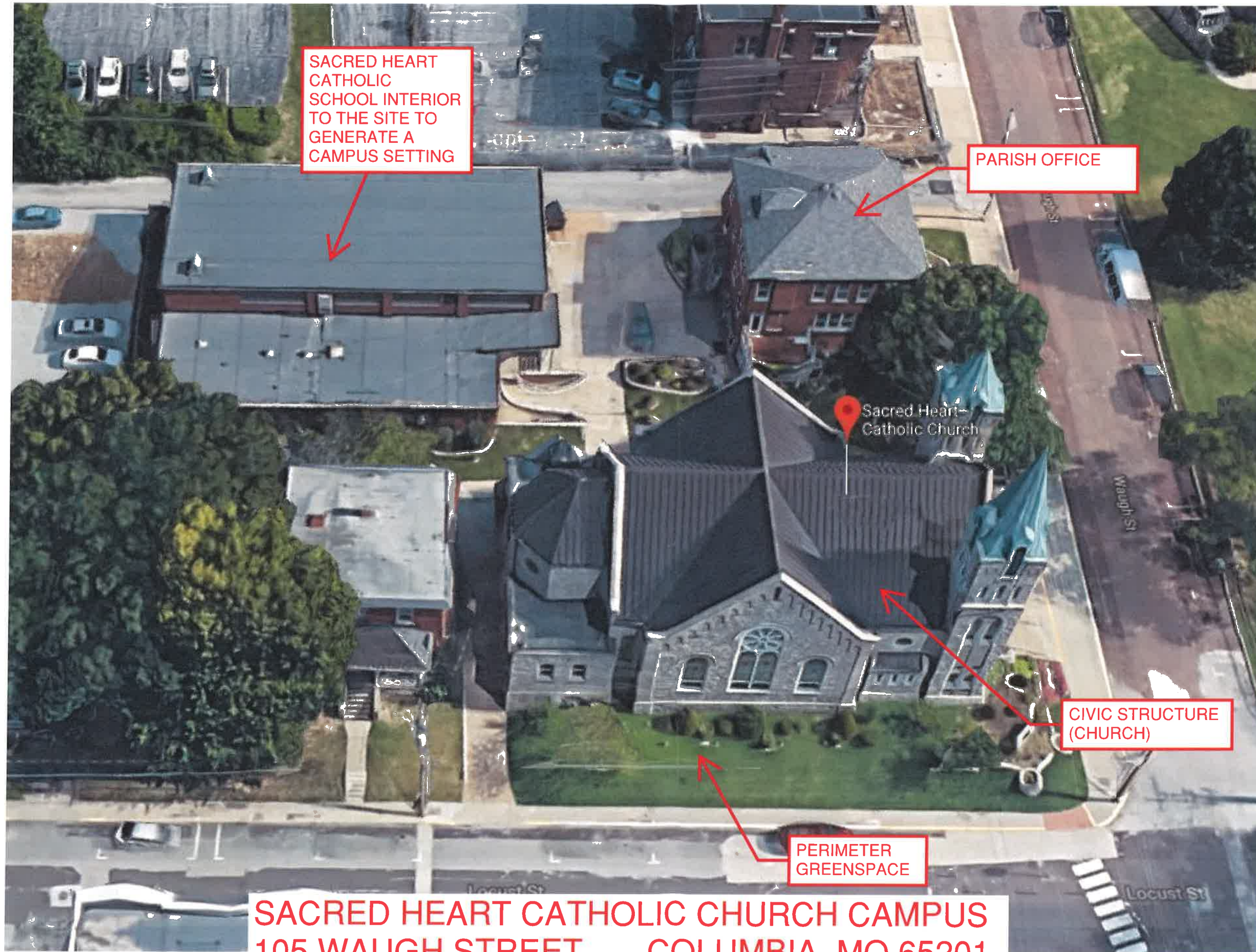


The intent is to follow established Islamic architectural features without overshadowing the central Mosque.

Features to be established at new school.

- Lancet arched windows and doors
- Match the colors and geometric pattern of the brick veneer





SACRED HEART
CATHOLIC
SCHOOL INTERIOR
TO THE SITE TO
GENERATE A
CAMPUS SETTING

PARISH OFFICE

Sacred Heart
Catholic Church

CIVIC STRUCTURE
(CHURCH)

PERIMETER
GREENSPACE

SACRED HEART CATHOLIC CHURCH CAMPUS
105 WAUGH STREET COLUMBIA, MO 65201