

# *Engineering Surveys & Services*

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June 26, 2018

Mr. Timothy Teddy  
Director of Community Development  
City of Columbia  
701 E Broadway  
Columbia, MO 65205

**RE: Rezoning Request  
709 Fay Street  
Columbia, Missouri**

Dear Mr. Timothy Teddy:

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. The site also includes a parking lot and a pedestrian sidewalk to access the building from the parking lot or the street. This letter provides supporting information for our rezoning request.

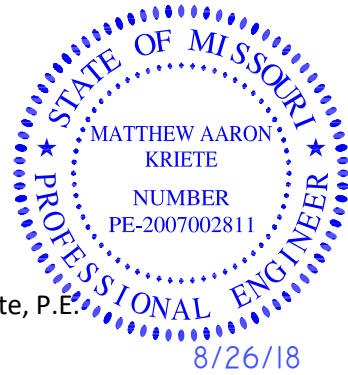
The industrial area in which 709 Fay Street is located is transforming to a mixed use area with a pedestrian orientation. For instance, the nearby recent improvements of Columbia College and Logboat Brewery development support mixed use. This proposed project is the next step in this transition. As stated by the Future Land Use Map, the property is located in the City Center District. Approving this project as Mixed Use Neighborhood 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 enhance the property to be well-suited to meet the implementation goals of the City's Comprehensive Plan for the following reasons. It would directly support Policy Two of the Livable & Sustainable Communities which is to support mixed use properties. With the combination of residential units and retail located within the same building, this project fulfills the high priority goal of Policy Two which is: "Use planning tools and decision making to locate smaller-scale commercial and service businesses adjacent to neighborhoods." It also adheres to the Land Use and Growth Management goals of promoting neighborhood level land use planning to guide infill development. The Environmental Management goal is met as the project does not impact forests, floodplains, trees, streams, or environmentally sensitive areas. Furthermore, M-N zoning supports Policy One of the Mobility, Connectivity, and Accessibility goals which is to accommodate multimodal transportation. Lastly, as a result of this proposed project being economic development, it fosters opportunities for economic growth within its City Center District by providing both residential and retail locations. These development standards are consistent with the City's adopted Comprehensive Plan. Upon the approval of M-N zoning, 709 Fay Street will be a catalyst for fiscally sustainable growth and support of mixed use properties within its local City Center District.

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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