MEMO

DATE: **March 25, 2013**

TO: **Planning Commission Members**

FROM: **Patrick R. Zenner, Development Services Manager**

RE: **Columbia Imagined Draft Plan Review**

In preparation for the Commission's review of the draft of Columbia Imagined, a CD version of the document was distributed to all Commissioners prior to the March 21 work session meeting. It was staff's intention to begin review of the document at that meeting; however, the review was delayed.

Upcoming work session needs will further impact the review cycle originally anticipated for the draft. Therefore, staff is asking that the Commissioners be prepared to discuss **Chapter 1-3** of the draft plan at the upcoming work session on April 4. It is anticipated that general discussion supplemented by written comments will allow for the most efficient use of our limited time. If you have specific issues with the draft, please be prepared to summarize them for the benefit of the entire Commission and be prepared to provide staff the specific revised text, if appropriate, in writing.

The April 18 work session will be devoted to the review of the FY 2014 Capital Improvement Plan. As such there will be limited, if any, time to discuss Chapter 4 and 5 of Columbia Imagined. Discussion of these chapters is anticipated to occur at the May 6 work session. Alternatively, the Commission could hold a "special work session" to ensure completion of the draft review by the end of April as was originally anticipated. This work session could occur on April 25. This option can be discussed at the upcoming April 4 meeting.

If you would prefer to review the draft plan on-line it is accessible at the following link:

www.gocolumbiamo.com/community_development/comprehensive_plan/documents/ColumbiaImagine
dDraft3-15-2013.pdf

Staff will provide a summary of the Comprehensive Plan Task Force's review of the document during its overview of the project at the April 4 meeting. A copy of the revisions made to the draft and potential areas of review and revision are attached to this memo for your early review. It is staff's desire to first discuss the Commission's comments and concerns prior to addressing the outstanding CPTF recommendations.

If you have questions or written comments, please forward them to either myself or Rachel via e-mail.

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comment	applicable section(s)	type of comment	action/edit	P&Z action
Policy one: Support mixed use – the first listed action appears to describe a strip mall. Is that what neighborhood wants? Doubtful at best. And of course rezoning would be required to put these in. Office space would probably be acceptable, and even a service operation or two next to the office space. However, it would need to be a service operation that closes at 6pm or 7pm at the latest. Otherwise, the neighborhood will have concerns about traffic, lights, and noise at night. I didn't see anything specific in policy one about mixed use housing. In my neighborhood, and I would guess many others, homeowners don't want much rental property in their neighborhoods. There's no "pride of ownership" incentive for renters, the rental units often become student housing with four or five cars in front of a three bedroom house. I could see condos as salable if they were reasonable well-built and attractive. I like the ones, for example, in Crescent Green.	Ch 5 Livable & Sustainable	editorial/content	Not sure how to address strop mall comment. Mixed housing addressed in new policy 1 (support diverse and inclusive housing)	If PZC thinks the wording suggests a strip mall, may provide different wording as appropriate to convey the public input desire for mixed use
Policy one: plan for fiscally sustainable growth – The fifth bullet about downtown infrastructure should include sidewalks and more on-street accessible parking. Both these topics have been discussed in detail by the Disabilities Commission. Tony St. Romaine has background information.	Ch. 5 Growth Management (including infrastructure)	editorial/content	Do accessible sidewalks on on-street parking need to be explicit as a part of downtown infrastructure and fiscally sustainable growth? The policy on pg. 138 might already cover this: *"Non-motorized transportation facilities (and accessory structures) from bus stops to sidewalks to the airport should be accessible for all residents. New facilities are built to ADA standards, and as a part of the City's ADA transition plan, which looks at accessibility in public facilities, care should be made to ensure existing non-motorized transportation facilities are also examined."*	Could revise policy in implementation table to says; Downtown infrastructure- sewers, storm water facilities, alleys, *sidewalks and ADA on-street parking* - will be improved
Policy two: establish an Urban Services Boundary – last bullet: why are any permits reissued for failing septic lagoon sites!?	Ch. 5 Growth Management (including infrastructure)	editorial/content	DNR will allow permits in some cases. Removed this and replaced as it sounded like the City was issuing permits when not the permitting authority. Now reads: *Investigate opportunities to provide public sewer service on properties with failing on-site facilities*	Review
Policy one: Accommodate non-motorized transportation – Shouldn't there be a bullet along the lines of "improve existing sidewalks for accessibility and ADA compliance"?	Ch 5 Mobility, Connectivity, and Accessibility	editorial/content	The policy on pg. 138 might already cover this: "Non-motorized transportation facilities (and accessory structures) from bus stops to sidewalks to the airport should be accessible for all residents. New facilities are built to ADA standards, and as a part of the City's ADA transition plan, which looks at accessibility in public facilities, care should be made to ensure existing non-motorized transportation facilities are also examined."	Review
Policy two: Improve Transit Service –The word "accessible" should be used somewhere in the section about the airport.	Ch 5 Mobility, Connectivity, and Accessibility	editorial/content	Airport accessibility noted in text now, on page. 138	Review
Future Land Use Map – Is this an attempt to summarize existing zoning categories, or proposing a change to what we have now? Also, in the first paragraph, some examples of how this works would be helpful if not essential. I can't comment on the map because I can't see the colors.	Ch. 5 Future Land Use Map	Editorial	Revised description in Ch. 5	Review
There should be considerably more recognition in the document about the importance of accessibility and usability - as well as universal design - particularly for people with disabilities, and older people who live in the City.	Ch 4 Overall	editorial/content	Revised document to include additional information on ADA recs, including universal design	Review
o We could use Boone County Census statistics for numbers of people with disabilities, and numbers of residents over 65 years as well. There might be some overlap in these numbers, but not as much as some might think. o That's because - in my experience at least and on anecdotal conversations with others in the disability and aging fields -relatively few older people see themselves as having disabilities just because can't hear or see well any more, or need a cane or walker. Apparently many do apply for "handicapped parking" parking permits, though. Perhaps they see themselves as handicapped but not disabled. o There might be some overlap in these numbers, but people with disabilities are historically undercounted, so I don't think that's cause for concern. I'm guessing that combining these two numbers will show that about 20% of the county/city population has reported being disabled or over 65.	Ch. 4	Content	Disabilities data from Census added	Review

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• Background for this request: The visioning process that began in 2006 or so involved significant participation by people with disabilities and many supporters. There was strong interest - and no opposition - to emphasizing disability inclusion and accessibility in the report. After the process was over, attendees asked the Columbia Disabilities Commission to take the lead in tracking progress. We expressed similar concerns, I believe, about the consultant's report. • After that, the Commission asked me to represent it on the CPTF and Vision Commissions. I agreed, if I could a member of both. I applied, the Disabilities Condition submitted a support letter, and I was appointed to both. I tried not to be a one-trick pony. Perhaps that was a mistake. On the other hand, it's my recollection that the CPTF discussed, for example, key disability issues related to transportation, and that, again there was widespread agreement and no opposition to fully representing disability issues in the report.	"	"	"	"
· Baseline: One way to do this could be to have a baseline section with an inventory of affordable housing, and to indicate whether affordable housing is part of any application submitted to date. In this discussion, we could add emphasis on accessibility, and usability, as well as universal design. We would add a box with the principles of universal design in it.	Ch. 5 Implementation	Implementation	Policy One on pg. 146 edited to include: Encourage universal design standards into residential building codes to ensure new housing stock meets the needs of all residents (under strategy 1) & Follow the recommendations in the Affordable Housing Policy Committee report (under strategy 2)	Review
· I realize a larger font would require a much longer document. Same with adding photos and other eye-catching items. However, these would help with readability.	Entire Document	Editorial	Graphics added. Font unchanged	Review; Direct action/change
· The final version needs an executive summary, even if all it says is that the table of contents is the executive summary.	Entire Document	Editorial	Executive summary revised	Review
· The final version needs a table of contents with enough detail to guide readers to parts they are particularly interested in (more detail if it will the executive summary).	Entire Document	Editorial	Table of Contents will be made as detailed as is practicable	Review; Direct action/change
The report is very well-written if the reader is relatively informed about the planning process. For others, though, I think it could be a challenging read. Just the length would be enough to dissuade some people from even trying to read it. Have you checked the reading level of the document? Does it include words like dissuade? J I know some of the sentences are quite complex. I try to avoid writing those myself, but took a lot of Latin and German courses in high school.	Entire Document	Editorial	efforts made to simplify and clarify where possible	Review
· The material in the boxes – such as the various lists of principles – need to have sources attributed to them.	Entire Document	Editorial	No action	Direct action/change
Include aerial photography of Battle High School, provided, if useful	Ch. 1 Existing Conditions	Design	Will be added under artist's rendering on pg. 19	Review
Capitalize on the existing Colt RR by exploring additional tourism and commuting and industrial opportunities Recognizing economic development and expanded transportation potential in the future, the City will place a high degree of importance on maintaining the existing Colt RR tracks, existing right-of-way, and emerging rail technologies Explore an industrial/mixed-use corridor with nodes along the Colt RR that could utilize the rail to a variety of potential capacities (commuting, freight, refrigerated freight, tourism); these nodes could develop into bedroom communities and revitalize small communities along the line (would need to be represented on land use map)	Ch. 4 and 5 implementation	editorial/content	Added to Ch. 4: "Recognizing economic development and expanded transportation potential in the future, the City will place a high degree of importance on maintaining the existing Colt RR tracks, existing right-of-way, and emerging rail technologies". With PZ direction, may expand or revise Ch. 4 and Implementation	Review; may direct more specific language
Commercial areas that have a lot of parking provide opportunities for the node concept, i.e. the parking may be a place to bring in housing to make industrial or commercial or office areas mixed use- strategy for mixed use section of Ch. 4; review city parking ordinances	Ch. 4	editorial/content	Mixed use section now describes bringing residential to commercial, industrial, etc. areas in Ch. 4. Could also look at parking standards is PZ directs	Review; may direct more specific language
Land use map: Explore the urban services boundary and the development pressures/opportunities around Battle High School area (i.e. will the placement of the high school, elementary school and new park encourage growth in this area) beyond the sewer system extention methodology used to create the USB]	Ch. 5 Future Land Use Map	Editorial	PZ may provide additional direction on this comment	Direct action/change
Page 115, Second Paragraph: Would there be utility in enabling people to re-plat their vacant land at reduced costs if they realize their initial layout plan is not desirable or misses highest-and-best use? This may be applicable to vacant sites that want to become part of a Form Based Code District	Ch. 4	Editorial	Cost reduction to replat may be viewed as an incentive. Pg. 144: "Incentivize infill • Explore opportunities to make infill projects more attractive to developers, including regulatory and financial incentives"	Review; may direct more specific language
Page 125, third full paragraph: Mention a commercial district with an existing grocery store.	Ch. 4	Editorial	Pg. 123 now explicitly mentions grocery stores in both sidebars & both marketplaces shown on the map are areas including a grocery store (Gerbes on Broadway & Wal-Mart & Hy-Vee on Fairview); grocery store names not included on map b/c map intended to be more general	Review
Page 125, orange box: This third bullet is good, should be expanded further.	Ch. 4	Editorial	Could include additional information? Text was enlarged with key terms in color and bolded	Review; may direct more specific language

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Comment	Chapter	Type	Status	Action
Page 126, Whole section: This part is kind of weak. It seems like a good ideas that seem very unlikely to play out. Who would engage the neighborhoods in this planning? What is their incentive for participating?	Ch. 4	editorial/content	City would initiate Neighborhood Plans; impetus/incentive for plans expanded upon in second from last paragraph	Review; may direct more specific language
Page 129, Map: The parts of city that are vacant and leapfrog outward seem like areas that should not be in Tier 1. It doesn't seem right to make the assumption that just because it is in the city it should be in the top tier of development priorities.	Ch. 5	Content/Policy	No action	Direct action/change
Page 139: ADU policy, revise to include R-1, consistent with early draft of policy	Ch. 5	Content/Policy	No action	Direct action
Page 140, Policy 3: No information here, I would focus it on commercial nodes with existing services like a grocery store. Give incentives for replacing parking lots with higher and better uses (applicable downtown and in shopping malls).	Ch. 5	Content/Policy	Entire section revised	Review; may direct more specific language
Page 141, Policy 3: Identify a funding mechanism and create a land trust board (or appoint an existing board).	Ch. 5	Content/Policy	No action- This could be a subset of the strategy: "Establish policies to maintain existing farmland for future use" (pg. 145)	Direct action/change
Page 141, Policy 5: Adopt new street tree standards for main, neighborhoods, commercial streets that encourage long lived trees and strategies for improving the soil/water infiltration around trees.	Ch. 5	Content/Policy	No action under this policy, instead, "Prepare an Urban Forestry Plan" under policy 2 (urban forestry plans address street tree standards)	Direct change or more specific language
Page 142, Policy 1: Adjust road standards to set limits on the length of a city block (Shorter blocks are more walkable).	Ch. 5	Content/Policy	No action; this comment requires further review by PZ and others	Direct action/change
Page 142 Policy 1: Key step: walkability within existing commercial districts, these are currently the least pedestrian friendly places in town. Make efforts to infill parking lots in existing Commercial Districts with mixed-used developments with streetscapes that are walkable.	Ch. 5	Content/Policy	Now pg. 146- No action; infill of parking lots may be explored	Direct action/change
Page 142, Policy 2: Needs to mention the bus service!!! Do we not have a vision for a city that has a functioning bus system??? That needs to be included here even if we cannot clearly articulate what it looks like yet.	Ch. 5	Content/Policy	Now pg. 146- Policies, strategies and actions revised	Review
Page 143, Policy 3: Address ideas of COLT RR we discussed before.	Ch. 5	Content/Policy	May add a strategy under Econ. Dev. Policy 3 (now pg. 146) which draws from text in Ch. 4 (pg. 137): "Recognizing potential economic development and expanded transportation opportunities in the future, the City should continue to maintain the existing Colt RR tracks, existing right-of-way, and invest in rail technologies."	Direct action/change
On page 139, a goal/action is "The City's planning and development process will be transparent and predictable so that developers and residents understand review criteria." Please add an objective/task "to establish criteria for the evaluation of re-zoning application."	Implementation chart (Strategy promote Columbia's Strengths and address its weaknesses)	Content/Policy	This may be added as a second bullet (policy 2, pg. 147)	Direct action/change
Figure 4-4 needs to be more clear, i.e. explanatory text under table explaining how capacity, population and units relate it should be clear, perhaps as a sidebar, that if growth occurs under the assumptions of the Show Me model, the available platted land will handle the growth (although additional land will be needed under the CATSO model)	Ch. 4, Future Population & Housing Growth Model Comparisons	Design	Addressed through two sidebars, explanatory text and a revised figure	Review
Explain the role of service agreements, NECAP and other planning considerations affect the Battle high school site and USP- and with regards to the map, should additional watersheds be added to the USB (Midway, Henderson)? Should there be two tiers of USB with different conditions?	Ch. 4 Map 4-7	Content/Policy	PZ may provide additional direction on this comment	Direct action/change
Make it clear in a graphic which industries relate to which type of land use needed and use asterisk under Government in the Figure 4-5 table to explain that government includes education services also	Ch. 4 Future Employment needs section	Content/Policy	Addressed	Review
Estimated acres needed for new development could be re-examined at 5 year (or other appropriate schedule) updates of Columbia Imagined as employment trends are changing as to the types of sectors people work, telecommuting patterns, etc.	Ch. 4 Future Employment needs section; implementation section/revision section of Ch. 5	Content/Policy	Ch. 5 addresses revision of plan based upon Census data. May also include specific updates for other sources of data if PZ directs.	Direct action/change
The percent of people in each employment sector category could be put in the appendix	Ch. 4 Future Employment needs section; appendix	Content/Policy	PZ may provide additional direction on this comment if employment tables are desired in appendix	Direct action/change
Fill in vacancy info for Columbia and change "Historical Growth" to CATSO Model and "Economic Growth" to Show Me Model in table 4-4; this change should be consistent in document so as not to be confusing to reader	Ch. 4 Future Employment needs section	editorial/content	Addressed & Vacancy information sidebar added	Review
May want to note that the overlap between office and commercial is flexible (i.e. if market conditions dictate a change) and that industrial uses change/are changing over time (datacenters vs. heavy industrial, etc.)	Ch. 4	editorial/content	Sidebar added on pg. 118 "Despite the appearance of significant discrepancies between available and needed land to accommodate future job growth, it should be noted that amendments to existing zoning districts are commonly required to support the flexibility required to adapt to uncertain future markets and development conditions..." and Land Use Policies - Economic Development Includes Inter-Governmental Cooperation section re-written to address industrial sector trends	Review

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Look at invasive species management/forest management as invasive species are a big concern	Ch 4 Policy 5 (perhaps appropriate in existing conditions also?)	editorial/content	addressed as a part of Environmental Management Policy Five – Enhance Tree Preservation Standards and Invasive Species Management	Review
Need to address policy questions- how will the plan impact/influence future policy, and what may come out of that- i.e. unintended consequences; how will future policy changes be addressed- need a vetting process	Ch. 4 & Ch. 5	editorial/content	Plan Review, Evaluation and Update Process moved to Ch. 5 (with the expectation that what is written is a starting point for PZ refinement); PZ may address further	Direct change or more specific language
Need more explanation on how to achieve desired outcomes- implementation chart - describe policy changes	Ch. 5 Implementation	editorial/content	Plan Review, Evaluation and Update Process moved to Ch. 5 (with the expectation that what is written is a starting point for PZ refinement); policy changes may be more clear after public prioritizes policies and strategies	Direct change or more specific language
Be careful about the connection between maps and text- placement is important, explain map in text and tie map to text to paint a full picture	Entire document	Design	Addressed	Identify any additional areas to address
Explain the table on page 18 that shows population numbers and explain how/why the City grew like that, i.e. relationship between growth and annexation map (i.e. had density changed, how much did population growth depend upon annexation vs. new residents)- could be sidebar	Table 1-1 from chapter 1, also Baseline Population and Housing Dev. Data section of Ch. 4 (p. 113)	editorial/content	A few pages later text describes the affect/history of annexation. Would additional information provide value here?	Direct change or more specific language
Tie plan objectives with capital improvement funding	Chapter 5 implementation table	editorial/content	Growth Management Policy 2 (Policy Two: Establish an Urban Services Boundary) has been revised	Direct change or more specific language
consider a sufficiency of services test	Chapter 5 implementation table	editorial/content	Growth Management Policy 2 (Policy Two: Establish an Urban Services Boundary) has been revised	Direct change or more specific language
On page 45 with regards to Hinkson impairment, has been coming back. Describe stream buffer in additional to stormwater as a tool to address quality/impairment.	pg 45, Existing Conditions	editorial/content	PZC to determine addition	Direct change or more specific language
On page 65 the Tiger Hotel and Regency are mentioned as TIF projects? How specific to be, take it out?	pg 48, Existing Conditions	editorial/content	PZC to determine deletion	Direct change or more specific language
Potential additional addition/observation: student housing is market driving, housing trends typically show movement of new old (lower rent), student design not adaptable to cyclic trends over time	Ch. 1 Existing Conditions general statement	editorial/content	PZC to determine deletion	Direct change or more specific language
Pg. 114 in Chapter 4 CAMA data, potentially add information about big apartments for students vs. other housing (eg. Family/grad), can use an asterisk, look also at on-campus beds	Ch. 4	editorial/content	Data not readily available (intern working on numbers)	Direct change or more specific language
Pg. 21 in Ch. 1 discussion of infrastructure availability and maps around Battle- look at NE area for service boundary and look at Neap and ECAP and merge information in	Ch. 1	editorial/content	data used to develop USB included sewer, roadway and other information from existing plans	Review
Consider failing intersections in infrastructure discussion	Ch. 1 or Ch. 4/5 policies	Editorial/Content	Failing intersections may be defined/identified in Ch. 1 (existing conditions, transportation discussion) or a policy to address them may be added to policies and strategies in Ch. 4 and the implementation table of Ch. 5	Direct action/change
Discussion of regional transportation in 1.4, integrate intergov Human Services Public Transportation Plan	Ch. 1.4 & Ch. 4 and 5	Editorial/Content	Regional transportation better addressed- Human Services Plan recommendation of mobility management system added to Ch. 4 and policy 3- mobility, connectivity & accessibility- in Ch. 5 implementation table	Review
Look at surveys and issues map from NAACP meeting (mtg. #8), feeling safe, helping youth sentiments came out of that meeting, and don't see in plan with a quote or other tie back, livable and sustainable section	Ch. 3	editorial/content	Quote from mtg. added to Ch. 3, sidebar, to support text. Pg. 101: "We need to feel safe in our community. In 20 years, every neighborhood needs to be a safe neighborhood."	Review
Consider commercial areas around each high school, need eating spots and facilities for creating a walkable zone for kids, need 30 acre sites for elementary schools, etc. -- should subdivision regulations meet higher level principles?	Ch. 4	editorial/content	PZ may provide more direction on this comment	Direct action/change
Flesh out details about what constitutes environmental sensitivity and ag land on land use map	Ch. 4 and Ch. Implementation	editorial/content	PZ may provide more direction on this comment: Policy 3 Implement agriculture land preservation techniques describes as follows: "… to protect environmentally sensitive areas such as forested lands, steep slopes, and riparian corridors and buffers"	Direct action/change

Urban ag policies- look at emerging trends and best practices- grown on-site and sell on site issues, perhaps produce sales as a condition use, temp. permits, etc.	Ch. 5 Implementation	editorial/content	Text on pg. 124 of Ch 4, Liv & Sus Policy 3 revised to " Residents can identify goals for their neighborhood, perhaps flexible zoning options or overlays to encourage or incentivize certain housing options or mixed-use strategies (multi-generational housing, accessory dwelling units, urban agriculture, etc.), district or destination branding (such as seen in the East Campus Historic District or the North Arts Village), or infrastructure upgrades." PZ could direct strategy for implementation table as well.	Identify any additional areas to address
Flesh out on page 140 how to reduce vacant lots, incentivize	Ch : Implementation Table, Growth Mnmt. Policy Three: Prioritize infill development	editorial/content	Policy 3 has been revised to address incentives and barriers to infill	Identify any additional areas to address
Growth numbers too soft/low, not a scientific opinion but feeling	Ch. 4 population growth projections	editorial/content	No action	Direct action/change
Plan does not account well for peripheral decisions that may affect the local economy and decisions outside of the control or anticipation of the plan- this should be acknowledged	Entire document	editorial/content	Intergovernmental policies in Ch. 4 re-worked and better developed; PZ could direct other areas/language to describe this	Identify any additional areas to address
Make it clear that development can still happen (i.e. in sensitive areas indicated on map), just in different ways	Ch. 5 Future Land Use Map	editorial/content	PZ may provide direction on this comment. On page 149 the text describes the FLUM as follows: "it translates proposed land use strategies into a pattern for future land use within the 20-year planning horizon, and serves as a guide for planners, decision makers, and the general public as they consider the merits of zoning and subdivision requests as well as capital investments."	Direct action/change
Seek uniform development standards in plan study area or USB area	Ch. 5 Future Land Use Map	editorial/content	Policy Two: Establish an Urban Services Boundary on page. 143 has been reworked	Identify any additional areas to address
Important to update population and employment and monitor trends	Ch. 4, Ch. 5 and entire document	editorial/content	Ch. 5 describes "Plan Review, Evaluation and Update process".	Identify any additional areas to address
Need more landmarks on land use map, near corners, zoomed in and out version	Ch. 5 Future Land Use Map	Design	Comment addressed. Quad maps also included in Ch. 5 for more detailed analysis.	Direct action/change
Make Midway a node?	Ch. 5 Future Land Use Map	editorial/content	PZ may provide direction on this comment.	Direct action/change
Should whole metro area be used for planning? Find ways to encourage growth of a consistent quality within the planning boundary	Ch. 4 and Ch. 5 FLUM	editorial/content	PZ may provide direction on this comment.	Direct action/change
Financial sustainability needs to be addressed (what is it?); on pg. 128 what is "fiscally" sustainable? City vs. county funding standards (infrastructure); in reference to blue box which cites "True cost of..."	Ch. 4	editorial/content	PZ may provide direction on this comment.	Direct action/change
Discuss aging in place (housing options, independence) pgs. 124-132	CH. 4	editorial/content	addressed	Review
Need to flesh out growth management strategies- include intergov, i.e. the role of sewer and transportation policies (service territories, CPS service territory, others drive development)	Ch. 4	editorial/content	Ch. 4 Revised in several places to expand upon intergov cooperation opportunities; also revised policies and strategies in Ch. 5 implementation table to address this comment	Review; Identify any additional areas to address
Pay attention to how graphics print in black and white	Entire document	Design	Addressed	Identify any additional areas to address
How you frame density and mixed use is important- i.e. bringing people to commercial areas is more palatable than bringing mixed uses to residential areas	Ch. 4	editorial/content	Ch. 4 Revised	Review
Needs to be seamlessness between planning documents-- Visioning, East Area, CPTF, etc.	Entire document, emphasis on Ch. 4 and 5	editorial/content	Draft reviewed for continuity	Review; Identify any additional areas to address
The Graphic on pg. 120-- remove graphic and start with livable and sustainable	Ch. 4	Design	Layout of Ch. 4 has been revised	Review; Identify any additional areas to address
Need more intergovernmental cooperation called out with the economic development section, make more explicit the relationships	Ch. 4	editorial/content	Ch. 4 Revised in several places to expand upon intergov cooperation opportunities	Review; Identify any additional areas to address

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In the green & open spaces in the livable and sustainable section, these also serve as gathering places and the public realm; additionally use bolding, etc. to make sure the info in the sidebar is connected to the text	Ch. 4	editorial/content	Livable & Sustainable Policy One rewritten to say: Building upon many of the strategies described in policy one, complete neighborhoods have safe and convenient access to the goods and services needed in daily life. This includes a variety of housing options, universal design of public and private spaces, access to grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable transportation options, and civic amenities."	Review; may direct more specific language
In framing nodes (urban villages good terminology), gathering places, coming areas, etc. think about defining in terms of what you can do in those spaces	Ch. 4	editorial/content	Revised pg. 122-123	Review
Opportunity to expand Colt RR discussion, MoDOT (I-70), and other issues going forward in an intergovernmental section	Ch. 4	editorial/content	Revised to include (pg. 137): Recognizing potential economic development and expanded transportation opportunities in the future, the City should continue to maintain the existing Colt RR tracks, existing right-of-way, and invest in rail technologies	Review; Identify any additional areas to address

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