

PROPOSAL FOR ADDRESSING DOWNTOWN INFRASTRUCTURE CAPACITY DEFICIT

Ian Thomas, Revised 24th February, 2014

1. Develop "Rapid Implementation Plans" for three priority policies/strategies from 'Columbia Imagined: The Plan for How We Live and Grow:'
 - Facilitate neighborhood planning (L&SC Policy 3)
 - Adopt form-based zoning [in downtown area] (L&SC Policy 2)
 - Plan for fiscally sustainable growth (LU&GM Policy 1)

2. Organize series of Public Information and Listening Sessions to address the following questions:
 - What is the condition/capacity of all downtown infrastructure and which development projects are going ahead/on hold?
 - What is the current schedule of new development impact/equity fees, how does it compare with actual infrastructure construction costs to increase capacity, and how does it compare with similar cities?
 - What are the pros and cons of all of the ways to address capacity shortage (including TIF District, new development impact fees, reprioritizing Capital Improvement Plan, ballot issue for new bonds, etc.)?

3. Each Public Information and Listening Sessions should include:
 - Professional facilitation
 - Informational presentation by City Manager and staff
 - Questions and comments by leaders of neighborhood associations, DLC, CID, etc.
 - Questions and comments by developers/landowners wishing to develop downtown
 - Questions and comments by members of the public
 - Questions and comments by City Council members
 - Discussion by City Council designed to establish a consensus

4. Create timeline for implementing 'Columbia Imagined' Rapid Implementation Plans, reaching City Council consensus on downtown infrastructure needs and funding options, and developing plan to allow development to recommence in 6-9 months.