

Infill Workshop Series
04/07/2010
Discussion Draft

Topic – Infill in Practice: Processes, regulation & application con't

- Challenges
- Incentives/Tax Credits
- Review existing City code
- Potential Infill Sites

I. Introduction and Presentation:

Timothy Teddy, AICP, Director of Planning & Development

Mr. Teddy began the program by thanking the audience for attending the final workshop and gave a brief overview of the previous three workshops in the series. He asked that comments and questions be held until the end of the presentation so there would be an hour available for group discussion.

Mr. Teddy then presented a PowerPoint presentation entitled, "Infill in Practice: Processes, Regulation and Application. The PowerPoint is available on the web at: <https://www.qocolumbiamo.com/Planning/Infillworkshopseries2010.php> The presentation focused on tools to encourage infill development, such as incentives and tax credits, common hurdles to infill development and potential solutions, and local and national examples of strategies, policies and plans to address the opportunities and challenges common to infill.

During the presentation, Mr. Teddy introduced a map of potential infill sites developed by staff as a starting point for defining appropriate criteria for potential sites and a working inventory of sites and applicable site development characteristics, such as acreage, ownership, utility and infrastructure capacity information and other key aspects. The map is on the Infill Development Workshop page and should be considered a starting point, Mr. Teddy explained, as mention on the list was preliminary and did not indicate that the sites were currently available.

Mr. Teddy presented a slide on the upcoming Downtown Leadership Council Urban Design and Planning Charrette. Mr. Teddy and members of the audience involved in the charrette described the charrette as an opportunity for community input on infill in downtown Columbia as well as an educational opportunity to see a charrette- a key community-oriented planning tool- in action. Mr. Teddy said the Planning Department and DLC would use the Infill/Neighborhood Congress listservs to keep participants up to date on charrette activities as more details became available.

II. Next Steps:

At the end of the presentation, Mr. Teddy described potential future courses of action for the department to undertake, and asked for feedback from the audience. "Next Steps" included:

- Report to Council & Commissions
- Infill Task Force of Stakeholders
- Develop Criteria for Infill Sites and Create an Inventory
- Attend Downtown Leadership Council *charrette*
- Form-based codes workshop series?

III. Group Discussion:

Group discussion centered around the “next steps” proposed by Mr. Teddy, and many participants discussed a desire for a form-based workshop to be held next. Suggestions for the form-based workshop included having it shortly after the Infill series in a similar format. Other suggestions were to include an educational component defining good smart growth, providing hands on real-life exercises and examples, mapping categories of types of infill opportunities. Participants also discussed political will and buy in of the development community and politicians and suggested ways to reach out to different stakeholders, such as sending personal invitations to meetings.

IV. Closing:

The meeting ended at 8:35 PM. Mr. Teddy thanked attendees for their participation and asked participants fill out a comment card so that the planners could get feedback on the series and how they could improve upon the model for the form-based codes workshop to be held a few months down the road.