

Infill Workshop Series
02/24/2010
Discussion Draft

Topic – Where and when is infill appropriate?

- Introduction
- Overview of “Visual Preference “ survey results
- Visualizing Density
- Group activity and discussion: What do you visualize?

I. Introduction:

Timothy Teddy, AICP, Director of Planning & Development

Mr. Teddy began the program by thanking the audience for attending and described Infill Workshop Series as a result of the Visioning process. He briefly recapped the first workshop, “What is Infill?” and described the topic of the evening’s workshop, “Where and when is infill appropriate?” Mr. Teddy then introduced the next part of the agenda, an overview of the results of the “Visual Preference” survey undertaken at the first workshop.

II. Visual Preference Survey:

Rachel Bacon, Planner

Ms. Bacon explained how “Visual Preference” surveys are a tool to gauge group preference and explained this survey was taken by participants at the first workshop, “What is Infill”, and also online through the Planning Department website. Ms. Bacon explained that a total of eighty individuals completed the survey and the department had tabulated the results. Ms. Bacon then presented the three images with the highest (most liked) scores, the three with the lowest (most disliked) scores, and the three images that had the more variable or conflicted scores (measured by the largest standard deviation). The group discussed each of the images and described why they scored the images in various ways. Themes such as public and outdoor space, landscaping and trees, and mixed uses were found to be positively perceived, while a lack of trees, inferior building materials or a lack of architectural details was negatively perceived, among other elements. Mixed results were common for images that showed nontraditional or modern structures; some participants said that the use of a modern building may also be important with regards to preference.

III. Visualizing Density:

Steve MacIntyre, Planner

After passing out a handout with questions for participants to fill out during the presentation, Mr. MacIntyre went through a PowerPoint presentation on “Visualizing Density”. He described common ways to conceptualize and calculate density, such as Floor Area Density (FAR), Gross Floor Area (GFA) and Units per Acre. He provided images of common densities, beginning with lower density examples and working up to higher densities: suburban R-1, urban R-1, PUD-9, R-3, suburban shopping center CP, and downtown C-2 (Central Business District). The PowerPoint slides presented by Mr. MacIntyre are available on the

Planning Department website at:

<https://www.gocolumbiamo.com/Planning/Infillworkshopseries2010.php>

IV. Group Exercise:

Participants were split into groups and were assigned one of two vacant sites in Columbia to evaluate. The groups evaluated one commercial and one residential site. Considering the context of the site's location and unique features, each group was asked to develop an infill proposal for the site. Participants were giving general site planning "guiding questions" if they felt they needed assistance. Groups were directed to consider the appropriate density, land use mix and architectural style appropriate to their site. The larger audience reconvened to discuss each group's findings. Following the presentations, the larger group discussed important issues related to infill, such as neighbor relations and context, and many participants said that discussions of infill needed to incorporate current legal standards rather than hypothetical situations. Additionally, the Planning Department was asked to facilitate discussion on how infill could be made easier or more acceptable at a future infill meeting.

Mr. Teddy ended the program by thanking participants for attending and asked them to leave their comment cards so that the Planning Department could evaluate and improve upon the series. He also gave a reminder to check the Planning website for additional resources, including an excellent video from Eugene, OR, which described "Infill Compatibility Standards" in preparation for the next Infill Workshop to be held March 8. This video is available at:

<https://www.gocolumbiamo.com/Planning/Infillworkshopseries2010.php>