




Infill Development

Workshop #3: “Infill in Practice: Processes, Regulation & Application”



Background

- Visioning goal: Plan & Manage Growth

“We envision a community with an open, transparent, inclusive planning process that values and manages growth, that protects the environment and the city character, and that is beneficial and equitable to all.”

(Source: 2008 “Imagine Columbia’s Future”)



Background

- Vision Implementation strategy:

"...convene dialogues with representatives of neighborhood organizations and other interested parties with the goal of developing an annual 'congress of neighborhood associations'".



Background

- Visioning strategy:

"Encourage infill and redevelopment through the use of a task force of stakeholders, a comprehensive list of potential sites, broader public education and attractive developer incentives."

- The series will help us develop a list of sites and a toolkit to encourage infill development.



Recap of previous workshops

- Workshop #1
 - What is “infill”?
 - Intro to series
 - Visual preference survey
 - Introduction to infill types, terms, & issues
 - General discussion
- Workshop #2
 - Where and when is infill appropriate?
 - Overview of “Visual Preference” survey results
 - Visualizing Density
 - Group activity & discussion: What do you visualize?



Topic- Infill in Practice: Processes, Regulation & Application

- Panel Discussion on challenges & opportunities
- Group discussion to follow panel discussion
- Semi-informal, Q&A format



Panelists

- Jay Gebhardt, professional engineer & surveyor with A. Civil Group
- Martha John, Old Country Club Estates Neighborhood Association and member, Board of Adjustment
- Linda Rootes, North Central Columbia Neighborhood Association and member, Downtown Leadership Council
- Kurt Wallace, architect, Wallace Architects, and member of Affordable Housing Policy Committee
- Bob Walters, Virtual Realty, developer, and member Environment and Energy Commission



Topic- Infill in Practice: Processes, Regulation & Application

- Discussion questions
 - Please take a moment to answer a few questions. Review the “Trends encouraging infill” and compare the trends with Columbia’s characteristics. Decide if the trend is present here.
 - Group discussion to follow the panel discussion



Panel Questions

- Write questions you have for the panelists on the orange cards.
- You may direct a question to a single panelist, or to the group more generally (please indicate preference)
- Staff will gather cards in the first half of the panel if new questions come up
- Individual questions will be limited to ten minutes of discussion to allow for maximum participation



Next workshop

- What: Workshop #4
- When: April 7
- Where: The Walton Building, 300 S. Providence Road
- 7:00 PM-8:30 PM
- Topic - Infill in Practice: Processes, regulation & application *continued*:
 - Design Review
 - Form-Based and Smart Codes
 - Incentives/Tax Credits
 - Review existing City code



Intro to infill video

- Sacramento “Blueprint” video:
<http://www.sarasotaneighborhoods.org/great-video-infill-sacramento-ca>

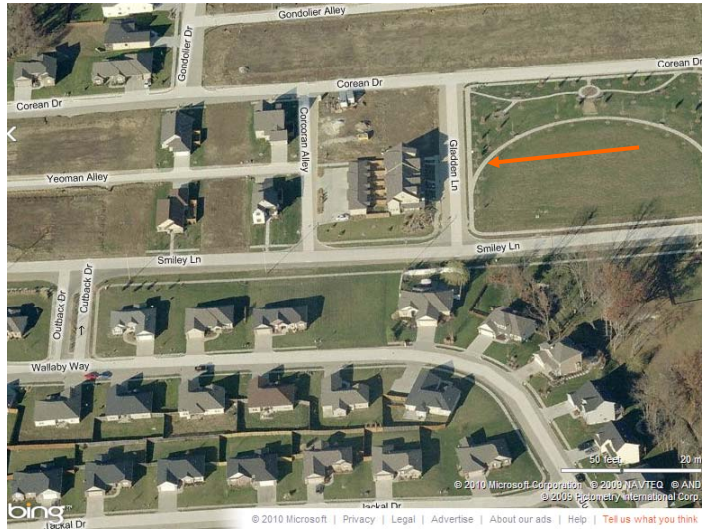


Infill Compatibility Video

<http://www.youtube.com/watch?v=9XBkd9XiCc8>

Source: Eugene, Oregon

Brookside Square



Brookside Square



North Central




North Central




McBaine Townhomes



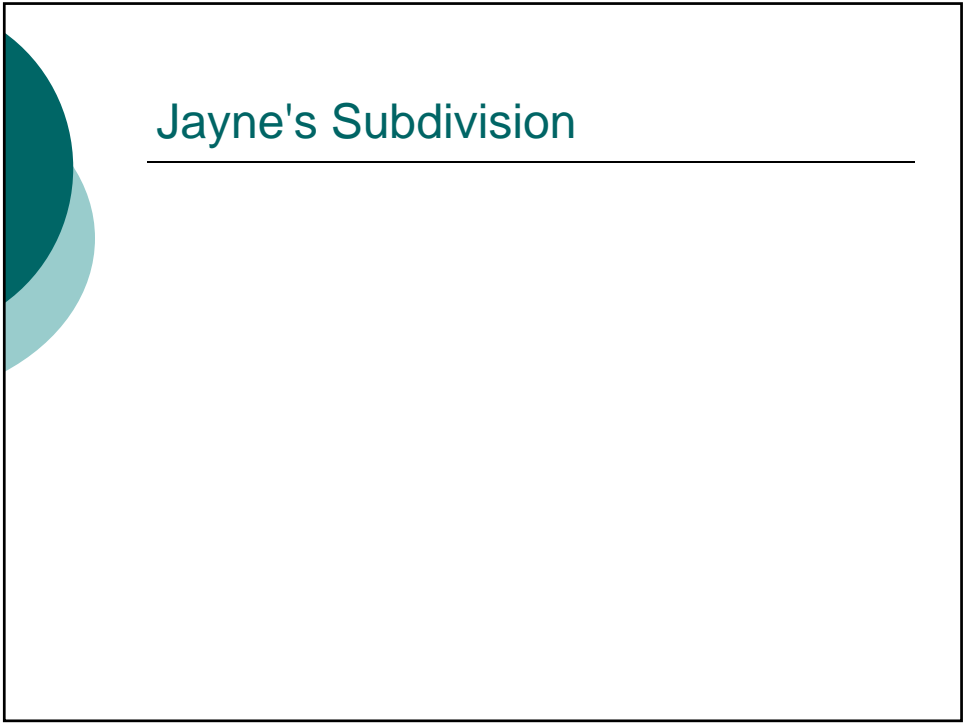
West Cliff



West Cliff



Jayne's Subdivision



Jayne's Subdivision
