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Wednesday, February 19, 2014

Mr. Mayor, City Council, and City Manager.

Please consider these comments regarding our downtown infrastructure exigencies as they relate to our "Columbia Imagined" Comprehensive Plan and contract priorities with Clarion for a comprehensive review of our zoning code and subdivision regulations.

From: "Columbia Imagined" Comprehensive Plan Implementation Table p. 145

HIGH Public Prioritization for Land Use and Growth Management

Policy One - Plan for fiscally sustainable growth:

"New Development will pay a fair allocation of infrastructure costs" -- to be determined by consideration of the pending staff request for more information and cost benefit-analyses regarding the downtown infrastructure exigencies (that must include a review of our assets, asset deficits, and projected needs, short and long term, as they relate to all downtown infrastructure, i.e., sewer, electric, water, storm water, parking, police & fire) and then, and only then, determination of potential solutions or combinations of solutions including 1.) development impact fees; 2.) development dependent/user-based fees (based upon the road infrastructure trip generation model proposed by the Infrastructure Task Force in it's Minority Report of June, 27, 2011); 3.) conventional tax increase and bonding options; & 4.) sewer bond project deferral of the Midway Sewer Extension and/or Hinkson Sewer Extension project projects in light of passage of Comp Plan "Urban Service Area" guidelines).

Policy Three - Prioritize infill development:

"Develop specific development guidelines and standards that address common concerns related to impacts of infill development, particularly in relation to existing residential neighborhoods" -- including first, a review of recommendations and a determination of policy regarding a C-2 Zoning Overlay (especially as it relates to high density residential development, but also including downtown neighborhood planning) and then, and only then, a downtown form-based code development and general neighborhood planning model as secondary priorities for Clarion's efforts to recommend comprehensive zoning and subdivision revisions.

Best Regards, Karl

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