

<u>Issue</u>	CDLC	CID	ECNA	HPC	NCCNA	PZC
C2 Setbacks	Charrette report recommendations	Retain zero-setback	Form-based Code (FBC)		Trade setbacks for height	
C2 Height	Charrette report recommendations	10 floors + bonuses	Height districts (FBC)		Endorses charrette report recommendations 4 stories /bonus provisions	
C2 Parking	- Require parking ratios for residential - Interim protections	- Comprehensive parking plan - Allow small concealed pkg areas - Req. parking /transportation plans - Residential user fee	FBC District-specific standards			- Incentives to provide pro-rated supply - Public-private partnerships - Review parking fee structure - New parking inventory & plan - Parking/bldg. ht. bonuses
C2 Landscaping	Charrette report recommendations	No private landscape requirements – green the public spaces		One of several bonus provisions	One of several bonus provisions	
C2 Density	Scale, cohesiveness, character	No major changes	Build no 4BR du's			
C2 Land Use	- Street level retail - Form-based code where applicable	No major changes	- Remove residential from C2 - Consider form-based code - Downzoning	Residential as conditional use permit or similar process	No 1 st floor residential	
Historic Preservation	Interim protections	Incentive-based approaches		"Grandfather" 50+ yr-old bldgs. - Architectural review board - HP Revolving Loans		
Zoning review	Accelerate consultant process	Supports consultant				
Downtown Expansion		- Include in CID - Expand C2 where appropriate	Consider R4 for residential Downzonings only	"Conformance with Character" criteria	R4 for high rise residential	
Infrastructure		- Require solid waste mgmt. plans - Master plan for sidewalks	Sufficiency of services		Sufficiency of services	- Capacity baselines - Recapture agreements
Urban design		Voluntary design guidelines		Architecture review board		
Other	- Revisit charrette recommendations - Broad public engagement process	- Pre-determined set of rules for development preferred - Incentive-based standards	Consider 6 mo. permits freeze Follow H3 charrette report	- Interim protections, e.g., abeyance or special review of demos - Enhanced membership req's for BoA or alternative review board	- Bike parking/bike transit station exchanged for density - LEED cert. exchange for density - Construction labor set-asides for density - Both carrot and stick approaches	Supports CID rec's w/ additions

CDLC = Columbia Downtown Leadership Council
CID = Downtown Community Improvement District
ECNA = East Columbia Neighborhood Association

HPC = Historic Preservation Commission
NCCNA = North Central Columbia Neighborhood Association
PZC = Planning & Zoning Commission