

Columbia Downtown Leadership Council (DLC)
September 15, 2008
Design Guidelines committee

Do we need downtown design guidelines – **yes** was the consensus. “Find the proper level for Columbia.”

What do we seek to accomplish by creating and utilizing downtown design principles and design guidelines? *Match guidelines to city council goals such as – walkability, downtown appearance, coherent building facades; affirm Susaki planning principles (see their list); match with relevant sections from “Vision” document.*

Purpose of the guidelines:

- Encourage property renovations that are not historic preservation tax credit projects, smaller scale rehabs
- Support compatible infill development, new construction be held to same quality as existing buildings
- Ensure the use of appropriate building styles and materials, determine allowable and non-allowable materials, colors were discussed relative to paint job at corner of 10th & Broadway, not suggesting limiting colors but recommending appropriate vs. inappropriate schemes; (please do not get hung up on this item)

Guidelines would address (both public & private space):

- Buildings – all sides be addressed / 4-sided architecture, building setback
- Streetscape amenities / street furniture – in addition to & beyond SBD activities
- Alleys
- Downtown entryways
- Parking garages
- Landscape / gardenscape – example at N.E. corner 9th & Walnut
- Open space / gathering spaces – consider establish a ratio (amount of open space for building footprint), private space that meets need to congregate may address the issue, additional enhanced landscaping for surface lots, cemetery could count as green space for future Osco site development,
- Public art – communication and cooperation needed with Public Art committee
- Height restrictions – determine if needed; if so, discussed not to exceed Tiger Hotel or Jesse Hall

Tie financial incentives to design – guidelines would be mandatory if receiving financial incentives (TIF, MODESA, etc.)

Will there be a design review process? Unclear at this time. However, TIF should require architectural design review for all downtown projects.

Comments:

When thinking of guidelines, tend to think of the overall goals. For example, all design guidelines should reflect the city's values and principles. Some of the principals that come to mind (and heavily borrowed from MU) are an environmental sustainability, community spirit, creation of a sense of space, diversity, pedestrian dominance, and facility/ground stewardship. Once we determine the principles we want to adopt consider utilizing design guidelines from other entities.

Would new projects meet the new guidelines? (consider recent projects in the boundaries)

What does City Council seek / looking for in the way of design guidelines?