

## Central City: Planning, Infrastructure & How a TIF District Works

- What are we trying to achieve
- Which areas are in need of improvement
- How do we plan for these changes
- Which types of funding mechanisms are appropriate
- What type of development is sought
- Use of TIF revenues (public & private)
- Where – geographic areas/boundaries

# DLC Interim Report

- *Downtown cannot compete on the same terms with new commercial development because it lacks the features that make for success in newer, planned shopping centers – immediate major-highway access, proximity to affluent suburban households, and unified management.*

# Charrette Report Vision

“Build upon Downtown Columbia’s historical and cultural heritage and legacy; support continued, incremental reinvestment and revitalization; **develop a walkable downtown and surrounding neighborhoods** framed by great streets, parks, and public space; and encourage environmental stewardship, the creation of social capital, and economic development.”

# Charrette Priority Areas



# Redevelopment Goals/Design Principles

1. *Create an authentic place based on Columbia's specific history, culture, and natural conditions.*
2. ***Create a walkable, mixed-use, & mixed-income downtown integral to neighborhoods.***
3. *Expand existing and develop new centers of innovation, education, and culture.*
4. ***Increase appropriate range and scale of uses and densities in downtown.***
5. *Create healthy, humane, & active living environments to improve the quality of life for residents & users.*
6. *Build blue & green infrastructure by utilizing regional and local rivers, parks, trails, and greenways as a framework for development.*
7. ***Provide and promote varied forms of transportation and connectivity.***
8. *Adapt and re-use sites, landscapes, and buildings.*
9. *Build the soft infrastructure and create urban vitality.*
10. *Build in a holistic manner for urban systems & multi-generational sustainability.*
11. *Create vibrant and complete streets and public spaces.*

# Entryway



# Providence & Broadway

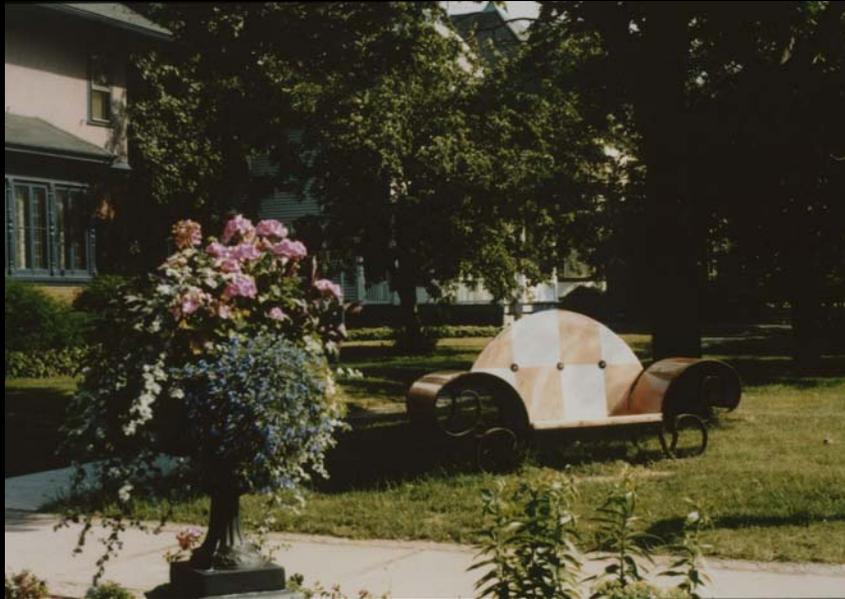


# Sustainability / Stormwater



# North Village





# Musical / Literary Features



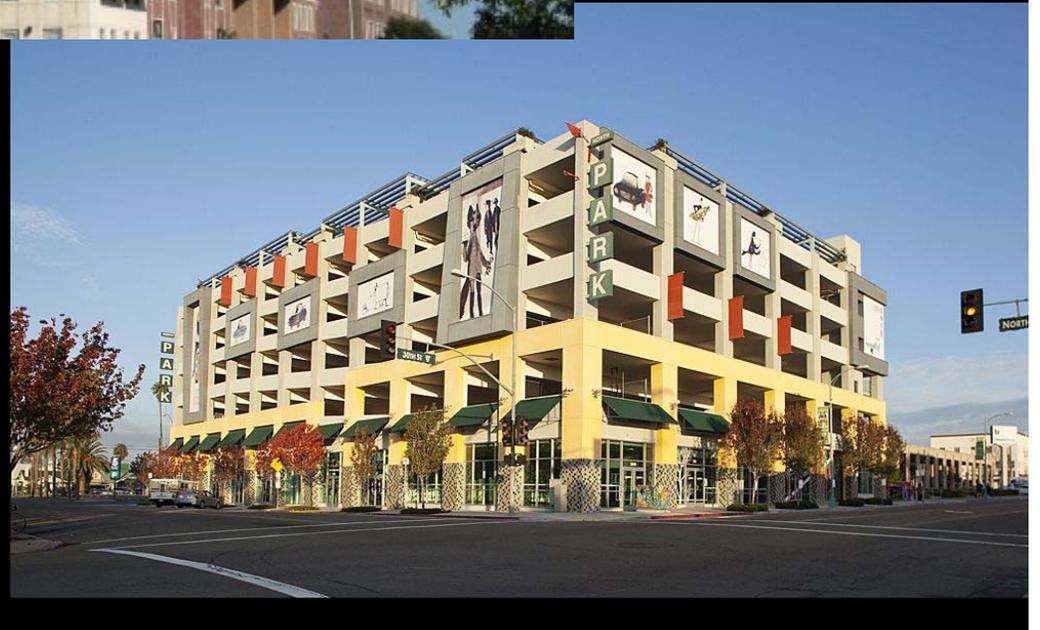
# Urban Design / Infill



# Infill / New Development



# Special Places / Parking Garages



# Infill / New Development



# TIF & Design Guidelines



# Inappropriate vs. Appropriate



# TIF & Design Guidelines

