

Amendment 60 to Council Bill No. 28 -2023

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Legislative Day 11

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Amendment No. 60

(This Amendment amends HoCo by Design Technical appendix B: Character Areas by removing a reference to grading and vegetation removal for redeveloped Village Activity Centers

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 page as indicated in this Amendment:

- 3 • Technical Appendix B: Character Areas: 43.

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5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
6 amendment.

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Street and Block Pattern

Redeveloped Village Activity Centers should incorporate a pattern of small blocks and a hierarchy of walkable streets. Vehicle access and circulation should be oriented away from adjacent neighborhoods. Parking should be satisfied using on-street parking, structured parking, and shared rear-lot parking strategies located toward the interior of blocks. Formal and informal on-street parking should be provided throughout the activity center.

Open Spaces and Natural Resources

~~Grading of topography and clearing of vegetation may be necessary to achieve the mix of uses desired. However, redeveloped~~ Redeveloped Village Activity Centers must protect steep slopes, floodplains, streams, and wetlands, and meet forest conservation requirements. Redeveloped centers should promote opportunities to increase native tree canopy and replace lawns with native landscaping, including pollinator gardens and other wildlife habitats. Redevelopment also provides an opportunity to improve stormwater management.



Open space elements in a redeveloped Village Activity Center may include small parks, multiple gathering spaces, and community gardens, along with trails or greenways that connect them. Large, mature trees should be preserved to reinforce the overall vision and character of Columbia. Excess surface parking lots and other impervious surfaces are encouraged to be redeveloped as open space to the maximum extent possible.

Lot Size and Building Placement

Redevelopment should be in more compact lot and building patterns, with parking relocated to the rear of buildings that are oriented to the street. Front setbacks are variable, with smaller setbacks in the core and larger ones at the edges. Side and rear setbacks are variable. Setbacks may be exaggerated to preserve large, mature tree stands next to the public right-of-way.

Building Types and Massing

Building types should mix uses horizontally and vertically, and should include residential, office, and commercial uses to support the needs of those who live and work in and around the Village Activity Center. Buildings may stand up to five stories tall, but those nearest to existing residential neighborhoods should be of a scale and design compatible with nearby development. Residential units or office space may be found above storefronts in the core of the development. Apartments or condominiums should be stacked over ground floor commercial. Village Activity Centers should provide a wide variety of housing choices including missing middle housing types. Energy efficient technologies, such as solar panels or green roofs, are encouraged on new or improved buildings.

Transportation Considerations

Development should support all modes of transportation. The Village Activity Center should accommodate safe and efficient pedestrian or bicycle movements internally and connect to adjacent neighborhoods. Streets should have seating areas, bike racks, and other facilities for pedestrians and cyclists. Landscaped sidewalks with protective curbs and dedicated pathways with seating are encouraged.

