



Charlotte City Council
Workforce & Business Development Committee
Summary
April 21, 2021

COMMITTEE AGENDA TOPICS

Charlotte Future 2040 Comprehensive Plan
Discuss Time Change for May 3 Committee Meeting
Chair's Report

COMMITTEE INFORMATION

Committee Members Present: Tariq Bokhari (Chair), Malcolm Graham (Vice-Chair), Dimple Ajmera, Renee Johnson and Greg Phipps

Others: Mayor Vi Lyles
Councilmember Braxton Winston
Denada Jackson, Office of Constituent Services

Staff Resources: Tracy Dodson, City Manager's Office
Taiwo Jaiyeoba, City Manager's Office
Alyson Craig, Planning, Design & Development
Alysia Osborne, Planning, Design & Development
Christina Thigpen, Economic Development Department
Todd DeLong, Economic Development Department

Guests: Peter Pappas, Pappas Properties, LLC
Tim Sittema, Crosland Southeast

Meeting Duration: 12:00pm-1:39pm

ATTACHMENTS

1. Agenda – April 21, 2021

DISCUSSION HIGHLIGHTS

Chairman Bokhari called the virtual meeting to order and asked committee members, City staff and guests to introduce themselves.

Charlotte Future 2040 Comprehensive Plan

Mr. Bokhari shared the framework for discussion around the Charlotte Future 2040 Comprehensive Plan and the importance of receiving feedback through the three committees that were tasked with addressing specific topics referred by Mayor Lyles on March 29. Mr. Bokhari also announced virtual

Town Hall meetings that were planned with the committee chairs to facilitate and receive public feedback. Citizens were encouraged to sign up on the City’s website to participate in the meeting on April 22 at 5:30p.m.

The Workforce & Business Development Committee was charged with addressing the following:

Topic	Referral Question
Fiscal/Economic Impact Analysis	<i>When is a fiscal impact analysis/economic impact analysis appropriate for a comprehensive plan vs. Unified Development Ordinance?</i>
Participatory Development Process/Community Benefit Agreements	<i>What are other options for communities to realize benefits of development projects and how can residents participate in the development process?</i>

Mr. Bokhari thanked Assistant City Manager Taiwo Jaiyeoba for his efforts to date and asked him to share with the audience definitions of the fiscal impact analysis as well as the economic impact analysis.

Fiscal Impact Analysis:

Municipal Focus

Used to understand the financial impacts of land use policies

Typical Evaluation Metrics

- Changes in land use (e.g.: Place Types)
- Difference in fiscal impact is from varying amounts of growth (e.g.: mixture of jobs vs housing)
- Impacts of growth to city fiscal health and services
- Departments impacted by land use decisions
- Fiscal benefits/costs of growth pattern

Economic Impact Analysis:

- Focus on regional economic output (DGP/GRP)
- Used to evaluate specific projects or actions
- Used to compare distinct choices
- Illustrates magnitude of economic impact
- Promotes benefits of support/investment

Mr. Jaiyeoba shared that additional information on the Plan can be viewed at:

<https://www.cltfuture2040plan.com>

Mr. Bokhari shared through a recommendation earlier in the week, the question came up if the City had provided a venue for developers representing a larger coalition to relay their concerns. Discussions continued with guests from the development community who were invited to share their perspectives.

Peter Pappas, CEO, Terwilliger Pappas

Mr. Pappas thanked the committee for the opportunity to share his thoughts on the CLT Future 2040 Comprehensive Plan. He shared background information on his involvement with the State Board of Transportation and as a developer in Charlotte over the last 35 years. He expressed his concerns about the process for the Plan around Council’s priorities for housing, economic development and transportation, and asked that the City consider getting the community’s buy in on regulatory

requirements that needed to be vented out before the concept is approved, particularly the economic impact analysis and land use planning efforts. Most recent, Mr. Pappas and several real estate industry groups have reviewed the Plan's 312-page document and shared their comments with Planning staff. Mr. Pappas also recommended the City look at expanding TIG grants to improve infrastructure and a pool to match up CIP dollars with larger projects.

Tim Sittema, Crosland Southeast

Mr. Sittema thanked the Planning, Design & Development staff for their work on the CLT Future 2040 Comprehensive Plan. Overall, he supports the Plan efforts but had concerns around housing opportunities and the best approach to keep people from being involuntarily displaced. Mr. Sittema shared his support of data from the Realtors Association and asked that the City look at adopting a state tax credit that parallels with the federal tax credit or some type of incentive to include affordable housing. He said this needs to be a public/private partnership and asked that developers be included in a more active role. Would like to see the land use mapping in the land use plan.

Mr. Sittema and Mr. Pappas are among a group of developers that have shared a 12-page memo with the Mayor & City Council on April 20 to consider their recommendations of their review of the Plan. Councilmember Bokhari acknowledged receipt of their document.

Councilmember Bokhari asked the Mayor, committee members and other councilmembers to share their thoughts/comments around the 2040 Comprehensive Plan:

Graham: Affordability, make sure we don't displace residents in the 2040 Plan.

Phipps: Looking at the concept of affordability, can we find evidence of affordable new duplexes/triplexes in the range of \$274,000? How are we reaching a price point that people can afford? What is the City's role in evaluating community benefits agreements and enforcing them? How will this work for our community and the petitioner?

Johnson: Is it an option to have a developer pool of dollars for future infrastructure improvement, along with a matching support from the City? Can we approve the 2040 Plan in draft form or in stages? How has the process worked in the past with developers?

Winston: Agrees with developers on Small Area Plans to get us closer to community defined goals. There are legitimate concerns we need to address through UDO's.

Ajmera: Have we done an economic impact analysis on any long-range plan like this? Have we responded to developer's comments? Which cities have done community benefits agreements?

CM Bokhari thanked everyone for a robust dialogue. He highlighted the key takeaways:

- What type of analysis can be done to address duplex/triplex affordability?
- Expectations on how developers will work in relation to grocery stores.
- Is it time to address existing policies on sidewalks and trees?
- Community benefits agreements (City, community and developer roles). Is it designed by right to happen or a deal making approach?
- Have we done an economic impact analysis on any long-range plan like this?
- Have we responded to developer's comments?
- Which cities have done community benefits agreements?

- Can the Comprehensive Plan be thinned down to a more focused land use document in the time we have allowable? What's in that scope versus out of that scope? Example, should we be addressing the strategy for directing CIP dollars in a planning document?
- Can the components that remain in the more scoped land use plan be crafted at the appropriate level of detail, more about the outcomes that we want to achieve than the tactical tools by which we will action them? Example, single family zoning being abolished versus enabling density or promoting affordability in all ways possible, versus impact fees.
- Can we designate a threshold for ideas of significance with the potential for unintended impacts of which physical economic analysis must be completed to include affordable housing? Example, removal of single-family zoning in the document? Does it stay in? See what is missing when the analysis is done. Example, sidewalks versus tree ordinances.

In terms of the process, Mayor Lyles asked that staff incorporate thoughtful comments and questions by the committee, the developers as well as public feedback from the Town Hall meetings. She wants to be sensitive to efforts around the community benefits agreements for the developers and community advocacy groups to ensure issues are addressed in an inclusive way in our process. Mayor Lyles also asked that staff combine ideas/recommendations from all three committees.

Discuss Time Change for May 3 Committee Meeting/Chair's Report

Due to time constraints, these items were not discussed.

The meeting adjourned at 1:39pm