

#### **Attendance**

**Commissioners Present:** Keba Samuel (Chairperson), Phillip Gussman (Vice Chairperson), Douglas Welton, Sam Spencer, John Ham, Elisabeth McMillan, Erin Barbee, Peter Kelly, Andrew Blumenthal, Astrid Chirinos, Courtney Rhodes, Ronnie Harvey, Melissa Gaston, and Wil Russell

**Planning Staff Present:** Taiwo Jaiyeoba (*Planning Director*), Alyson Craig (*Deputy Planning Director*), Candice Rorie, Shavon Davis, Alysia Osborne, Kathy Cornett, Laura Harmon, Alan Goodwin, Catherine Mahoney, Monica Holmes, Robyn Byers, and Evan Lowry

#### **Call to Order & Introductions**

The Chairperson called the meeting to order at 12:19 pm due to technical issues, welcomed those present and went over the protocols of the virtual meeting.

#### **Minutes and Reports**

##### **Approval July 12 Work Session Minutes**

*A motion was made by Vice Chairperson Gussman and seconded by Commissioner Blumenthal to approve the July 12, 2021 minutes. The vote was unanimous to approve the minutes.*

#### **New Business**

##### **Amendment to the agenda**

Chairperson Samuel proposed an amendment to the October agenda. The meeting was delayed due to technical issues with the Facebook livestream so the chair asked the Commission if anyone was opposed to reserving the discussion and vote of the FY2022 Work Program for the November 8<sup>th</sup> meeting.

*A motion was made by Commissioner Barbee and seconded by Commissioner Welton to amend the discussion and vote of the FY2022 Work Program at the November meeting. The vote was unanimous to amend the agenda.*

##### **Charlotte Future 2040 Comprehensive Plan**

Ms. Catherine Mahoney shared a presentation and led the discussion on the 2040 Policy Map Update providing a brief overview of the phase 1 engagement and a preview of upcoming engagement. Ms. Robyn Byers shared a presentation and led the discussion on the Implementation Strategy & Manuals and Metrics.

Commissioner Chirinos stated looking at the low engagement from the youth and the immigrant community, she wonders how they can be more intentional about engaging the universities and asked have they been able to go into the environments where we have young individuals.

Ms. Mahoney said they have reached out to the universities in phase 1 and asked for an audience with them and they have presented to 2 university classes. What they have heard from them in phase 1 was a lot of students were not on campus yet, so phase 2 will probably be a better chance to intercept them in person. In terms of the Latino community, they have also had some audiences with different Hispanic and Latino groups, but they need to figure out ways to hear from more

people in phase 2. She went on to say they are thinking in some of the community conversations, having Spanish break out rooms so they can participate in their first language also try to better coordinate with their partners to promote these opportunities. Commissioner Chirinos asked Ms. Mahoney to let her know how she can support that on both ends.

Commissioner Harvey asked is there any other way of engagement for the people who are not tech savvy. For example, he said in his district, there are older individuals, and they are not going to engage; he questioned how do we get them.

Ms. Mahoney responded in terms of the missed demographics and their tech literacy, they did see a good participation of those 65 and older in terms of the age distribution, however, there are hard copies available at libraries and YMCAs for those who are not tech savvy and prefer working with hard copies. Lastly, she explained that they started with the lowest participation areas, kind of like an outer ring, and scheduled those meetings first so they have time to reach those areas in a different way if they do not show up to the community conversations.

Ms. Osborne mentioned there was a postcard that went to every resident in the county, so if you are online or not, you would have received that postcard in the mail which would connect you to the project in some way; via scan, QR code, or website. Ms. Mahoney added that survey went out to over 400,000 residents and it was definitely the primary way that people said they heard about the survey.

Commissioner Welton commented that the survey in his opinion was poorly designed. He said the navigation for the survey was not visible for someone who comes to the first page of the survey and that is a prescription for people to not complete the survey.

Ms. Mahoney replied that she understands, and she does not disagree with Commissioner Welton but they are working within the restraints of the tools that they have available to them. They are not designers so they have to use the tools that are off the shelf. Commissioner Welton encouraged them to get new tools and he would gladly provide feedback on that. Ms. Osborne added that they would welcome Commissioner Welton's suggestion with products and pricing because that would be a budgetary ask.

Chairperson Samuel commented as Commissioners, she thinks, they have a responsibility to be ambassadors for each piece of the 2040 plan, so she will be looking forward to everyone continuing to share information and engage throughout their network. She added if they find fault or error or an opportunity for improvement for staff, let them know right away. This is a very tight window and she believes if they provide helpful suggestions, or a little bit of direction on what they can do to improve this process for resident engagement, she thinks if they share that information expeditiously, that would be very helpful. Lastly, she said they all share concern that they want to hear as many voices as possible throughout different pieces of the 2040 plan, so she thinks it would behoove all of them to remain engaged themselves and making sure they are paying attention to the meetings, attend the meeting and continue to be partners in pushing this information out.

Chairperson Samuel encouraged the Commission if they have questions regarding metrics, give Dr. Byers an opportunity to have those questions, have an opportunity to prepare answers, and to deliver those answers prior to or during the Planning Committee meeting on October 19<sup>th</sup>. She also encouraged the Commission to have those answers by next week, hopefully that would give Dr. Byers ample opportunity to address those questions and have responses ready for the Planning Committee meeting.

Commissioner Kelly addressed Dr. Byers stating he is trying to understand her intent of trying to bring in the new census data into the information. He said the data put out in the census for 2020, the voting districts include demographics on race by each census track. Some of the census tracks that we are using the data for to create that equitable growth framework, has areas that they use estimates as high as 72 percent around the blue line as being African-American, where the most recent data has it around 45 percent, so even though it is from the same period, the data is substantially different which will change the shape and direction of the equitable growth framework.

Dr. Byers replied the detailed census data of the smaller geographies, they just got that in September, so they are still filtering through to see how that effects the data they have been using.

#### **Unified Development Ordinance (UDO) Draft Release and Community Engagement**

Ms. Laura Harmon shared a slide presentation updating the Commission on where they are now with the UDO and future engagements. There were no questions or comments from the Commission.

#### **Silverline TOD Project Update**

Mr. John Howard and Ms. Monica Holmes shared slide presentations updating the Commission on the Transit Oriented Development (TOD) study. The presentation included a review of the purpose and goals, an overview of scope and deliverables, community outreach update, and the next steps.

Commissioner Harvey asked is the community engagement events only focusing on more resident-based conversation or are there conversations with HNS or other community organizations to ensure that there is a more granular approach to community engagement and input from the affordable housing standpoint.

Ms. Holmes replied they have worked closely with Miles Vaughn who is with Housing and Neighborhood Services and is on their steering and leadership team, working with him and his group. They have met with affordable housing developers and have gotten their feedback, they have a consultant that is just focused on the housing issues, and they have invited some of the local organizations in the engagement process for conversations.

Commissioner Kelly asked if there was any documentation of lessons learned that they can share; what they think they learned from the Blue Line extension in phase 1 and phase 2 and how that will translate into strategies and utilizing that to mitigate the impacts of unintended outcomes that happened with the Blue Line.

Mr. Howard explained the Silver Line design team did go through kind of a follow up on the Blue Line and BLE in the lessons learned standpoint. He explained all of that was kind of engineering based and operational based, but from the TOD study itself, what they have learned from the past is how do they look at a more comprehensive strategy about housing and having those conversations, including the county, Park and Recreation, and other connections in their planning efforts so they would not miss any opportunities to collaborate from that standpoint.

Commissioner Kelly commented there are neighborhoods along the Blue Line extension of phase 2 where the African American population decreased and the white population increased, so the total population stayed the same but they were displaced; that is the type of issue as it relates to affordable housing that we need to be more factually based understanding so when we go into this next phase, do we have adequate mitigating strategies to prevent that from happening.

Ms. Holmes shared that both she and Mr. Howard are involved with some of the greater anti-displacement work that is going on in the city, so they have been talking about how they use both programs that are going on through Housing and Neighborhood Services to understand some of that because they are looking to pilot things in neighborhoods that might have access to mass transit along the Blue Line and that would help them figure out what tools they may need to put in place ahead of time on the Silver Line as a city organization. Mr. Howard pointed out part of his role with CATS is to track that activity around the stations, on the Blue Line and BLE. He started in this past year or so tracking affordable development and they are seeing units come online.

Commissioner Russell commented he thinks there are three things they really need to be looking for not only as an organization but as a city and staff. The first recommendation is the city needs to start prioritizing buying land on any of these routes that they are looking to build out. He thinks too often we put routes on paper and then expect the private sector is going to provide the units that we need for affordable housing and that is not going to start happening unless the city starts to get ahead of the potential routes and start buying property. The second thing that he would like to stress is connectivity and that connectivity does not always mean cars; we need to start thinking about planning for people. The third recommendation is as they are looking at building future TODs, they need to start thinking about severe reductions in the amount of parking that they allow in the zoning ordinance for TODs. He thinks we still rely too much on parking and bringing cars as opposed to bringing people.

### **Other Business**

#### **Charlotte Regional Transportation Planning Organization Appointee**

Chairperson Samuel appointed Commissioner Kelly to fill the vacancy representing the Planning Commission.

#### **Future Work Session Agenda Topics**

Chairperson Samuel reviewed the future work session agenda topics and Ms. Rorie confirmed the November meeting date was voted on by the Executive Committee to be held on November 8<sup>th</sup>.

### **Adjournment**

The meeting adjourned at 2:02 pm.