

Planning Commission Work Session

February 27, 2018- 5:00 - 7:00

NDS Conference Room

Members Present: Vice-Chairman Corey Clayborne (late), Gennie Keller, John Santoski, Jody Lahendro, and Kurt Keesecker

Members Absent: Lisa Green, Taneaia Dowell

Staff Present: Matt Alfele, Brian Haluska, Zack Lofton, Missy Creasy, Carolyn McCray, Alex Ikefuna and Bart Pfautz;

Facilitator: Allison Linney

Call to Order: by Vice-Chair Clayborne at 5:00

AGENDA

Ms. Creasy noted to the commission that there is a lot to cover; between 5:30-7pm they will need to run through the presentations for March 7th. Please bring the materials completed to the meeting. We will be on call/Skype with Lisa for the verbal parts and will need to have the PowerPoint ready to match the verbal presentation. She said this is the final time scheduled to make sure this is read and with all the other things this week there is not likely to be another time to review.

Amanda Poncy invited Rick Siebert, Transportation Director to come to the Planning Commission work session because he has some thoughts on parking and is an expert on parking.

Mr. Siebert said regarding parking in lieu of fees, the code requires you build 10 parking spaces via land use. You can build 5 parking spaces and pay an in lieu fee for the 5 spaces you didn't build and that money would go to the city and be dedicated to the city actually supplying that additional parking or taking other transportation demand management actions and would mitigate the need for the other 5 parking spaces.

Ms. Linney said she attended a meeting with the CAT Advisory Board. John Jones, the Transit Director, and Lena Seville, they mentioned that they were not on the distribution list.

The commission will hold a work session with all of the city's boards and commissions at Carver Recreation Center on Wednesday. In all, more than three dozen groups have been invited to participate, ranging from the Albemarle-Charlottesville Regional Jail to the Charlottesville Youth Council.

Concerning the review of chapter drafts of the comp plan, Stacy Pethia, Housing Coordinator, said goal #1 was deleted because it is a repeat of #2 and #3 which state:

2. Provide new housing options for residents of all income levels.

3. Establish a series of incentives to create new affordable, mixed-income, accessible and environmentally sustainable housing. She said there was feedback from the public that people were having trouble understanding the goals.

Commissioner Santoski: said we didn't want to give preferential treatment to any one board or commission and the way to do that was to invite all the boards and commissions, to the work session.

Commissioner Lahendro: said we are asking the boards and commissions to represent and think about the concerns of their boards and commissions. He said we are asking them to channel their board and commission's interest. They still have an opportunity to come back as individuals at any of the other public meetings.

Commissioner Keller: said it should be the best effort of this group that's worked very diligently for many months that hopefully it will be wrapped up to be presented in August and then it will be up to council to decide what they want to do. If they want to send it back to a new group, that is their prerogative.

Commissioner Santoski: said my sense is that we need to move through the process and finish up what we need to do and then if it changes at some point in the future, that's up to Council.

City Attorney Lisa Robertson: said that it is not unusual for some localities to update their plans on a rolling basis. You don't have to wait five whole years to get what you need. You can simultaneously have the housing strategy being developed and then at an appropriate point in time you could circle back and make adjustments as you need to on your land-use map or other pieces of your Comprehensive Plan to incorporate that data.

Commissioner Keller: It seems to me that we can reference the housing strategy that is coming. We can make a recommendation that the Comprehensive Plan be considered for amendment when that's complete.

Ms. Creasy turned the meeting to the attention to what commission and staff will be doing on next Wednesday night. Overview of the agenda and objectives for the meeting were reviewed.

Agenda – March 7th

5:30 – 5:45 – Welcome - Lisa G (3 minutes)

Agenda Overview - Allison

5:45-5:55pm - Overview Lisa G (5 minutes)

6:00 -6:05pm - Instructions for the Chapter table discussion - Allison (5 Minutes)

6:05- 6:30pm - Chapter table discussion

Come back to larger group setting

6:30-6:50pm - Land Use Presentation (15 minutes) Corey & Lisa

6:50-7:00pm Instructions for LU table discussion - Allison

7:00-7:45pm – Land Use Table Exercise

7:45-7:55pm - Report back by staff

7:55-8:25pm – Public Comment

8:25-8:30pm - Wrap up and next steps - Allison

Public Comment

Michael Payne: he thought this was the re-schedule from last week. He reiterated the importance of the community engagement chapter, including participatory budgeting as something in the master plan that is something that is worth looking at as a method of community engagement for the city. He said other cities have done it. The city is including it as a pilot project in the draft budget that just came out. It may be useful to codify that and likewise it would be very important to include the community land trust, and the affordable housing policies. The land trust might be one of the most powerful tools for the city to lock in affordability and might be worth highlighting more prominently in the comp plan.

Mathew Slaats: The Bridge PAI's executive director, spoke on the project Play the City, passed out flyers on budgeting and said this is a process where residents voice how to improve the city and will decide which projects in their neighborhood the city should plan, fund and build. We'll do community engagement to collect ideas, anything from fixing up a playground to creating an urban garden. We'll find the ideas with the most strength and go back to the people that proposed them, working together to create a proposal and budget for the project. In the process, people are learning what it takes to write a proposal and put a budget together. The important thing is that the idea is derived from the neighborhood residents. He said the city doesn't have the resources to do amazing community engagement but there needs to be a much bigger commitment to continue to education everybody about it and what it is. On April 7th there will be a workshop at City Space. He appreciates all of your hard work.

Adjourn: 7:40