

## **Planning Commission Work Session**

**April 25, 2017 5:00 - 7:00**

**NDS Conference Room**

**Members Present:** Chairman Kurt Keesecker, Vice-Chair Lisa Green, Jody Lahendro, Gennie Keller, John Santoski, Brian Hogg, Corey Clayborne, Taneaia Dowell

**Staff Present:** Missy Creasy, Alex Ikefuna

Call to Order: by Chair Keesecker 5:05

Chair Keesecker introduced Richard Dickerson, a native of Charlottesville currently living in Birmingham, Ala. who has done consulting work all around the world; Mr. Neil Williamson from the Free Enterprise Forum, Sean Tubbs from Charlottesville Tomorrow, Allison Linney from Allison Partners, and Steve Blaine and Rick Jones representing CADRe.

Ms. Creasy: said many things are going on for the kickoff such as distributing flyers. Copies are available if you want one. She said staff met today with the Chapter Champions on all of the chapters, talking through the kickoff event and giving them an orientation to what we are doing. We are working through dates and times for the process for getting some of the written materials on line for comment at the same time we are processing the kickoff with the land use aspects.

Commissioner Keller: said she has heard some spin around town as to why there aren't any weekend meetings or is there a possibility of having a meeting on Saturday? It seemed like an interesting thing to consider.

Chair Keesecker: said it does make sense.

Ms. Creasy: said there is a 5<sup>th</sup> date on the calendar, set up by Councilor Bellamy and she is not sure what the expectation is for that yet, the date is May 18<sup>th</sup> at Tonsler Park.

Commissioner Keller: said she saw somewhere that Belmont is having a Comp Plan meeting at the SoJourners United Church of Christ this Saturday or next Saturday.

Commissioner Lahendro: said it is a neighborhood association group meeting.

Ms. Linney: said it would be good to touch base and remember what our overall flow of the session is.

Commissioners agreed they should have a name tag and greet everyone as they come in.

Commissioner Taneaia Dowell and Commissioner Jody Lahendro are in charge of the presentation for the kick off events and preparing to provide a run through.

Commissioner Lahendro: said after some milling around and introductions at the events, will there be an introduction of Taneaia and I.

Ms. Linney: said as each commissioner introduces themselves, Commissioner Lahendro and Commissioner Dowell will be the last to introduce yourselves and you can go right into the presentation.

### **Commissioner Dowell's Presentation**

What is the Comprehensive Plan – it is the city's guide for making community development decisions.

- a. Used as a tool for future growth
- b. Identifies where development should or should not occur and the public and private services needed to support development.
- c. Legal basis for zoning and subdivision regulations
- d. Helps to direct the city's capital improvement projects

The City of Charlottesville is required by law to review the Comp Plan every 5 years

- a. Our community engagement kickoffs are in preparation for the 2018 Comp Plan update.
- b. Chapters of the Comp Plan include Land Use, Community Facilities, Economic Sustainability, Environment, Housing, and Transportation
- c. The Comp Plan is used as an assessment of the community's strengths, weaknesses, opportunities, and threats
- d. Our Comp Plan establishes a community vision, coordinates growth and development, ensures economic stability, protects valuable natural resources, promotes regional cooperation and guides private sector development
- e. The comp plan typically includes text, maps, and pictures
  1. The format may be subject to change with the upcoming 2018 review
  2. Comp Plan shows relationships between significant factors in our city such as:
    - i. Population:
      - a. The Weldon Cooper Center at the University of Virginia estimates the current population of the city to be 49,071 residents
      - b. AN INCREASE OF OVER 5,000 RESIDENTS in the last 6 yrs.
      - c. Population increase over last 6 years places Charlottesville as one of the 10 fastest growing localities in Virginia

- d. Weldon Cooper Center projects that the city will continue to grow over the next 20 years,
      - 1. exceeding a population of 55,000 by the year 2040.
      - 2. 2012 study by city staff estimated under our current zoning regulations the city could accommodate over 70,000 residents in by-right developments--footer relationships of the Comprehensive Plan include
        - ii. Natural Resources
        - iii. Buildings
        - iv. Economic Base and our
        - v. Transportation Networks
- f. Uses of the Plan: The Comprehensive Plan is used to:
  - 1. Establish a community vision
  - 2. Coordinate growth and development and
  - 3. Ensure economic stability
  - 4. In doing the exercises after the presentation, Think of how the Comp Plan is relevant to and directly affects you
  - 5. Also envision where you see Charlottesville in 5, 10, 20 years?
- g. Guiding Principles
  - 1. This process will facilitate a community wide conversation on how the community will change based on choices made for the future
  - 2. Assuming recent trends continue, the City will change and grow. The community must have the opportunity to be heard as to how that growth would occur and can be managed
  - 3. The places where we live, work and play are important in defining our community and they will be central to the discussion- Comp Plan updates, including implementation strategies and measures, must be designed to promote and/or preserve the places important to the community. ("place-making")
  - 4. The values of the City, as expressed in the City Council Vision, Strategic Plan and the Comprehensive Plan will be considered in relation to specific places in the community.
  - 5. Information and data should be gathered, analyzed and shared in a manner that is understandable to residents.
  - 6. The best ideas for our City's future will be identified by listening
- h. 201 Avon Street
  - 1. We also want you to consider what by-right development could look like with the city's current zoning and land use regulations.
  - 2. As an example, pictured is 201 Avon Street, taken from standing on the Belmont Bridge...

3. With by right development it could potentially be pictured as such
- i. The Land Use, City Facilities, and Affordable Housing chapters will be the primary focus of the 2018 Comprehensive Plan review
  1. Land Use - growth and density increase
    - i. Planning Commission is leading this chapter review
  2. City Facilities
    - i. Police and fire
    - ii. Both have had major staff changes thus prompting new objectives and other changes/updates
  3. Affordable Housing
    - i. The city is currently facing an affordable housing crisis
    - ii. Planning Commission recognizes this section of the Com Plan needs to be changed and updated to help facilitate the change of the crisis
  4. City Staff that work most closely in these areas are involved in doing draft updates
  5. Upcoming drafts of these chapters will be placed on the City's website for review this summer.

### **Commissioner Lahendro's Presentation**

In the breakout groups, Taneaia and I, and our Planning Commission colleagues, want you to dream; to imagine the Charlottesville you want to see in the future. To be helpful, though, your vision needs to start with the Charlottesville that is here today and consider the real pressures all city residents are facing—pressures of a growing population within a limited land area.

Four months ago, in January, the Planning Commission began special work sessions to plan how we were going to find out what residents of Charlottesville want for the future of our city. ALL of the residents. To get the conversation started, we rejected past methods of using typical characteristics of development. Such measures as the types of land uses, building densities, or road setbacks were just too abstract and disconnected from our daily experiences in the city. Instead, we hit on what is most immediately familiar between the city and the people who live here—places. The places where we live, work and play define our most immediate relationship with the city. They are unique to Charlottesville; they connect us to our friends, our neighbors, and the people we work with. Many of our memories are linked to places in Charlottesville, both surviving and gone. Places and our connections to them are what make us Charlottesvilleans.

Places in Charlottesville that are important to each of us aren't necessarily pretty, or historic, or popular with others. They are the notable physical locations in the city that are important to you and your family. Most often, they are not single buildings but urban settings --streets, trails, landscapes, a group of buildings, or whatever that's together as a site is a place that is important to you.

Planning Commissioners played a game picking out their own special places, but the map has been wiped clean because what we really need to know are the special places that frame the daily lives of your families. Let us know which ones are important to you and why. The "Why?" is critical to know. Is it for living, shopping, working, learning, entertainment, or beauty? Or some combination of these?

Knowing the areas in the city that are special for you provides us with opportunities and responsibilities. Depending on what makes them special, they might offer opportunities for growth with sensitive well-designed new development. Or they might require protection and preservation for the enjoyment of generations to come. The places that are important to you need to be respected first and then understood for what they may offer the future of Charlottesville.

Not only are places important to us, personally, but also to us as a community through our shared values. You're no doubt wondering what those shared community values are. Well, past Comprehensive Plans spent a great deal of time finding out from city residents what is important to them. The 2013 Comprehensive Plan identified nine community values including economic opportunities, quality housing for all, respect and care for natural resources, health, multi-modal connections, and a community of mutual respect. City Council's 2014 Strategic Plan has a similar list of shared goals and objectives to guide future community development. For your reference, copies of both of these lists are at each breakout table and on posters in the common area.

The places that you cherish or frequent are often connected to one or more of our community values. A favorite park promotes health and natural resources. Shopping and professional services create economic opportunities. Notable residential developments provide housing. Even "mutual respect for all" has implications for affordable housing and jobs for all.

Please share with us and each other the places in Charlottesville that are important to you, then dream a little and imagine how those places might serve Charlottesville in the future as it grows and develops. Planning Commissioners are eager to listen to you, and, we hope, you will learn more about our city by listening to each other.

- This Kick-off Workshop is the first of four to be held this summer. (kick off workshops image)

- Each workshop will have the same format but will be held in different locations and times
- Workshops are only the first step in a four step process PC designed for CP public engagement (image 2)
- Second step is small meeting series which consists of talking with individual residents, neighborhood representatives, social justice advocates, developers, professional design community, anyone and any group (image 3)
- Third step is the presentation of proposed scenarios at public meetings (image 4)
- Finally the PC's recommended CP goes to CC for approval (image 5)
- General time line for all four steps (image 6)
- For the remainder of today's kick off workshop we'll break up into smaller groups to facilitate open discussion
- Each group to have Planning Commissioner and NDS staff person
- To start the discussion, a list of questions has been developed
- At end of group discussion, NDS staff will do a wrap up

Chairman Keesecker: said what we generally found when we were coming up with these principles is if we were comfortable with the statement "if trends continue". He said looking at the last 10 years, if it keeps on that track or even something close to it, we don't want to be caught by surprise. There is a lot of concern about how growth has been implemented in the last eight or ten years which maybe does not re-enforce some of what is best for our community. This is more about how to direct that to a more advantageous outcome, whether it is physical, social, economic, or whatever it is.

Ms. Linney: asked is there a way to state that this new process is in response to community feedback.

Commissioner Keller: said she is a little nervous about that because there has been public criticism about the engagement process and we know that we were planning this to kick-off the engagement so we did some pre-engagement because there was pressure about doing that engagement. This is the official kick-off so she thinks if 100 people show up and we have already talked to some small groups, if I am one of those 100 people and no one has asked me to come and talk, I am going to feel a little excluded.

Chairman Keesecker: said we should focus on the purpose of what we are trying to do with these meetings and he doesn't know where that is in this conversation, but what we are doing with these kick-offs is trying to describe a process that we don't have a pre-determined end result for and we don't exactly know, especially in the middle section, how we are going to get from the kick-off to where we start to propose scenarios. We hope we can break down into some useful cross pollinating working groups with different parts of the city and with people who have different expertise and this first kick-off is just an effort to frame some of the questions that need to be addressed as we get into the bulk of the discussion after we have presented an idea as for how we are going to move forward.

Commissioner Keller: asked is it okay to be specific, to say organized groups have requested meetings prior to the kick-off such as neighborhood associations.

Chairman Keesecker: said he thinks we could recognize certain groups in our community that have been underrepresented historically in these planning processes and whether by location or inconveniences, and there are prejudices that we are not going to repeat, we are making an effort to take these meetings to the community.

Mr. Hogg: said you might not want to get into those weeds at all. You started by saying this is the beginning of the process and our goal here is to hear from as many people in Charlottesville as possible and we want to hear from you today. He said don't do the back story that has been going on before this meeting. He doesn't think that serves the purpose of the process.

Ms. Linney: said then we should assure the people have a sense of the timeline so they will understand what is and what isn't possible in this kick-off process. She said if she was sitting through what you all just did, she would have no idea how long it would take and how many points of community engagement there are likely to be or is this my one and only chance to talk. She said we might want to add that in to set expectations for getting started and here is the overview and say we are doing this 4 times and it is the exact same presentation each and every time so that every citizen has an opportunity and jumps off at the same starting point.

Commissioner Santoski: said he remembers the conversation about growth and change. The city is changing and people can define that however they want - good, bad, or whatever - but know that change is inevitable even if we don't grow the city is still going to change. He said growth is such a loaded word in terms of what growth means. How you view affordable housing affects how you view economic development. It is based on the trends, and he doesn't say those things because that's where the growth will come from based on what we have seen up to this point.

Chair Keesecker: said if more people live here, and more people have jobs here, where are the appropriate places to have those new people and new jobs be located without adversely affecting all of the things we mostly enjoy about Charlottesville. In fact use that influx of new people and jobs to address some of the things that have not been done well in the past.

Commissioner Santoski: said it is how it is defined and talked about.

Ms. Linney: said “trend” is a much better word.

Commissioner Keller: said that having sat through as many meetings as she has lately and being a preservationist, she might have been thinking what is in this for me, what is happening, this is a little scary.

Commissioner Santoski: said he has heard from a number of people. It amazes him how things just walk through the atmosphere and people are saying why is there a need to meet with these people or why aren't we meeting with these other people ahead of time. Why are you not listening to these folks and why are you talking to the PHAR people and it doesn't matter if they're under representative, they are dealing with emotion and they think about it in a very factual comprehensive way and what we are doing with the Comprehensive Plan; it's going to be on an emotional base instead of a factual base. He said we haven't even started this process yet and he is trying to answer these questions for people.

Chair Keesecker: stated the only thought he had on the presentation is when you guys get up to talk, he noted to Commissioner Dowell regarding the definitions, that she should try to explain what they are and what these pieces are when she is talking. He said it would be good to say, “I am going to speak to these definitions and do some explaining”, then Commissioner Lahendro will speak more aspirational. He said as Commissioner Dowell was speaking, he was thinking more about things in the future, a little more explanation on the process that is already entrenched that we can't change on day one, but this is why we are doing it. He told Commissioner Dowell to speak the definition in an ad-lib form.

Commissioner Lahendro: said after he finishes, he will give an overview of this whole process. The public engagement of the Comprehensive Plan, we are meeting 5 times; we have 3 different phases and then go into what happens next in the break-out sessions. We then go from here and number off to the different break-out areas depending upon the numbers and that is going to be the opportunity to have direct conversation with the Planning Commission and staff at the break-out session. There will be specific questions that we want you to respond to but not limit you to those. He is saying someone should do this part.



Ms. Linney: said do you want me to do that part?

Commissioner Lahendro: said he is saying someone should do it.

Ms. Linney: said she wants someone to say there are 5 of these in 5 weeks, the timeline. When do you turn something in?

Chair Keesecker: said in December, we have to figure out the summer and the fall because at some point we are trying to bring different groups together to work toward certain scenario planning.

Commissioner Lahendro: said we will have an image up as this person explains it to show the first phase and the different locations and times. It will then show phase two, phase three and what they are and the person making the presentation will go through those.

Chair Keesecker: said obviously, we are going to have some prompting questions and will act as a survey that will give us some information but he likes your idea of having a collection of questions that would be informative. Maybe in the break-out session, we could ask each group a series of questions that they would like to have addressed during the process because then we can see some things that are related to questions and they can be very pointed and direct.

Commissioner Santoski: said not something that has to be addressed before the kick-off night, but somewhere during that phase two or three. We want those questions because they might be able to be addressed as we go through and will put those phases together.

Commissioner Keller: said the kind of attitude that we want to have in this plan is we aren't the people who have all the answers, as a community we are asking questions together.

Mr. Hogg: said is it expected that people will choose the table that they want to go to at the break-out.

Ms. Linney: said instead of putting something on name tags, it publicly says I am separating you. For everybody who is sitting with their pals, they will get a different number. Once we see how many we have, planning members and staff members, she will do a speedy 1234567 and then everybody is still pretty good about not going with their whole neighborhood when there was public accountability.

Commissioner Keller: stated as well-intentioned as that is, sometimes certain areas or groups have more people there. Could we have something for the person who feels

uncomfortable at their table, they can't get a word in edge wise, or they might feel uncomfortable, that they could hand in some written thing.

Mr. Haluska: said just put some index cards on the table.

Ms. Linney: said one recommendation to you all as facilitators at your tables: at some point you should stop and go around the table to see if anybody has anything to add or a question they have not come up with yet; so that you can then employ, use round robin, to say do you have anything.

Commissioner Santoski: said the idea that everybody's ideas or everybody's thoughts are worthwhile, at this point we are not favoring one idea or another because sometimes I am the only person left at this table so my stuff is going to be taken less seriously than the three people over here that are saying the same thing.

Ms. Linney: said she will cover all of that. At some times the facilitators will pause and say let's go around the table and see who hasn't had a chance.

Commissioner Santoski: said it's just the whole idea of respect that people don't get into it that you are a developer and you just stopped to make money and you are a neighborhood person, and you just don't want anything in your backyard.

Ms. Linney: said once she does enough on the ground rules, she will roam the whole time so she just stands there, and usually that reminds everybody, not in a condescending way but usually it works.

Commissioner Keesecker: said a handful of people would feel more comfortable if they could meet in a smaller group at a table after the reports are done, before the doors are closed and it could be a listening table. He said he would man it, take notes and listen to anyone who wanted a one-on-one at the very end.

Ms. Creasy: said that particularly happens organically.

Commissioner Lahendro: said we announce officially this is the end and commissioners will hang around for a bit and please grab one and talk to that person.

Commissioner Santoski: said you can do both things, if you want to talk and share an idea with a commissioner, but you don't necessarily need it formalized but if you do go over and bother Kurt.

Ms. Linney: said this is a good idea and what we could say is four of us will be circulating and two will be at the table.

Commissioner Lahendro: asked if he covered the definition of places adequately?

Chair Keesecker: said he described it very well and he thinks it resonated with him but thought he was falling into an architectural trap. He said he caught a lot of what he was saying and he got very excited, but it was somewhat abstract.

Commissioner Santoski: said he thought it was good and if he was listening to that and not knowing anything about what placemaking was; you made it real clear that we were talking about those places that are important to us for a lot of different reasons and you gave good examples both visually and what you were saying. The visuals are going to catch people.

Commissioner Keller: said you both were excellent. Commissioner Dowell when you said something about development decisions made me wonder, maybe something about protection at the same time because that is what a lot of people are coming about and there is a lot of kick-back about the name of this department. She would say making development decisions to somehow soften that because if we say we are growing, we won't be growing everything everyway. She said where it says we do the Comp Plan every five years it should say we are required to review by law the Comp Plan every five years. There were no images for buildings and she is cautious to choose buildings that are not charged.

Commissioner Dowell: said let's understand the slide about population and buildings and natural resources is to show significant relationships.

Commissioner Keller: asked about the slide on the economic base, using the chart from Mt. Zion, she was very taken with that, but she is not sure that is economic base because economic base means to her "industrial, professional, and retail."

Commissioner Santoski: said it has to do with how much money people are making, or housing they would be able to afford.

Commissioner Keller: said she is a little concerned about saying this establishes a vision because Council has a vision.

Ms. Creasy: said this is Council's vision.

Commissioner Keller: said somewhere in the Comp Plan establishes a vision for the future; she doesn't want to step on Council's toes because it is their prerogative to have a vision. She also recommended that we define density because nobody knows what it means. Why is the SIA singled out?

Commissioner Dowell: said it is singled out but it does not necessarily have to be the SIA. We are trying to show what the current Charlottesville looks like. The comparison would be what by-right develop could look like, meaning this is if no one makes any

changes or has any input. If a developer comes in this is what your area could look like. We just use the SIA plan as an example.

Chair Keesecker: said he didn't think we should use the SIA or form based code

Commissioner Dowell: said in the pre-meeting, Mr. Haluska said that is how they get their citizens engaged is to put lighter fluid on them, she will take that out but her goal is to show one or two examples of what could happen to you if you don't engage as a community.

Chair Keesecker: said instead of using the SIA being the singular topic, just show SIA or this or that.

Commissioner Keller: said to Commissioner Lahendro the place we cherish photo was not that strong.

Chair Keesecker asked is there anything the commission could do to help make you more comfortable.

Commissioner Lahendro: said let's do it again.

Commissioner Lahendro and Commissioner Dowell will continue to work together.

Ms. Creasy: Good Job guys, it was very down to earth.

Commissioner Santoski: said it was heart-felt.

Chair Keesecker: said discuss the survey questions, introduce the idea of a community engagement chapter as part of the conversation moving forward and introducing that to the community as a whole.

Ms. Creasy: noted with the community engagement chapter, it would be good for the commission to outline what you envision for that so we can share that with Council because there are a number of initiatives with community engagement going on. She said we just want to make sure we fit in and she is not really sure right now what that looks like and maybe if we came forward with something they may say that's it, but she does not want the commission to go in the wrong direction.

Commissioner Santoski: said we could talk about it very generally and everybody's heard about it. Might be more of a need for community engagement, whatever that is, in whatever shape or form it takes, or if we run it by Council and say do you want it to be this descriptive or we just tell the people in the beginning we think that this is important, community engagement, so does Council and it takes two minutes and we are done. It depends how deep you or Council want to get into talking about community

engagement because he doesn't think there is unity on Council about what community engagement is either.

Ms. Linney: said it is a big discussion right now and the use of facilitators. She could make a reasonable argument now that you should just show community engagement and not talk about it too much in the beginning.

Ms. Creasy: said we should all take a look at the Portland, Oregon example to see how that resonates but tread cautiously on that because she doesn't want us to get heated right now.

Commissioner Keller: said this is a pretty vanilla chapter and it is in the Comp Plan although it is Portland and there are no graphics, it is just narrative. It has some decent stuff in it. It is pretty much relating to what you would deal with in a Comp Plan, not the whole big issue of community engagement.

Ms. Linney: are we proposing going into the break-off sessions with these multiple choice questions.

Mr. Haluska: said the idea was we had something to spare, some sort of discussion, and so part of this was tying into the comments in the initial presentation about here is where the trend lines are for growth and we can put the projections from Weldon Cooper in there so, those will be in the initial presentation, the idea was if you get to the table and nobody is talking then we need to tie into this.

Ms. Linney: asked what do you want to have happen, what do you want to know from them?

Commissioner Lahendro: we want to hit them over the head with the information that the city is growing and where are we going to put the density and the growth for residential, commercial and office.

Commissioner Santoski: asked what do we give up in order to do that? The implication is if you are going to put them all some place then something has to be given up in order to fit them in. Some people will say no we don't want to do that at all.

Mr. Haluska: said we have acknowledged that as well. The concern that we had was you go into this meeting and you have a map on the table or whatever other visuals, you say you are interested in what people have to say, what are some of the places you like because this is a kick-off session and if a predominate theme comes out of that, says leave low density and residential areas alone, let's limit growth on corridors, then next step is into the summer and over the fall, you start saying this is what we heard from the community, let's talk about the drawbacks of that.

Ms. Linney: said if you want to have this big of a question it has to be printed out so people can be able to read it so you have to give some quiet time for them to read it. Do not put them all on one page. She said there are four, so she would add five and six. Give everyone a chance to read this.

Commissioner Lahendro: said he can't help but wonder that the first thing we should talk about in the group is what places are important to you and that might be a segue way to now that we have talked about residential and commercial areas, now that the city is going to grow residentially, where do you think that should happen?

Commissioner Dowell: said doing the mapping makes the most sense to her because this is what we (Planning Commission) have already done. We could start with a mini version and identify places from that and have the conversation go to the question where are we going to put more growth and development.

Mr. Ikefuna: said that is a good idea because there is a planning process going on right now: the intersection of 29 and Hydraulic. The MPO has come to setup the Planning Advisory Group had a charrette, and then a neighborhood meeting. A couple of weeks later, one of the residents came up with we are consistent with the things discussed at the charrette, so they're in consistency, so it is kind of a very good indicator that it seemed like the Planning Advisory Group and the residents they are thinking alike.

Commissioner Dowell: said also data, so when we come back for the second portion and where we go after these kick-offs, between our maps and places, and their maps and places, the data should help us to map and place it out.

Commissioner Santoski: said he did not think most people are going to be concerned about cottage apartments or bungalows. They are going to say do I own my house, a duplex, and apartment building and that is about all I need to know. And can they build it next door to me.

Chair Keesecker: said if we have the map and people can mark answers to these questions on the map as replication of the map they just had or the answer for where do these single detached family units go. It is in one of these different categories either within the neighborhoods as on our little sample map or the walking nodes or the driving ones, corridors or downtown. We should ask the people where they think housing is more appropriate. He would vote for tall stuff at the edge of commercial areas and would like smaller stuff closer to the neighborhood centers.

Commissioner Santoski: said a lot of people are going to say schools are going to be important places in their neighborhoods and what kind of housing do you want families and other people to have around there to pick any school in the city and think about

what surrounds that school. We are going to hear parks for recreation and jobs in relationship to those kinds of things.

Commissioner Dowell: said you are going to have all types and all walks of life at the table and that is our goal. If you want people to actually engage, you will have to give them an ice-breaker, then do the little activity and then you talk about it. Also, because most of you have the architectural background, we need to make sure we don't get caught up especially at the small tables, about what we think, but we should listen.

Ms. Linney: said run this table discussion as she does, without a point of view.

Commissioner Dowell: are these people taking these forms home.

Ms. Linney: said sure, we probably have enough for folks to take them home.

Commissioner Keller: asked does this count or is it just an exercise. If people are stating preferences, are we going to take that into account or are we just doing this as the ice-breaker to make people comfortable with the material.

Commissioner Lahendro: said the map is the ice-breaker and we are making lists of peoples' ideas and priorities. He said those lists would be a part of the report out.

Chair Keesecker: said we had the kick-off, the break-out sessions, and everybody wants to talk about x, y, and z.

Mr. Hogg: said we are here for a certain reason because of a certain type of expertise. We may not completely see that opportunity and the decision needs to show respect of the communities input and considerate but not to throw the baby out with the bathwater.

Chair Keesecker: said we should make it very clear what we are going to do with this information.

Mr. Hogg: said use it to inform our future conversations and it will help to direct our conversations as we move forward to the second phase and we will be moving out to the groups as the second phase progresses.

Commissioner Dowell: said just give everybody at the table only 2-3 pieces to put on the map because anything more makes it too eventful.

Commissioner Keller: you have to be simplistic and start people out with what kind of place are you living, and what kind of place would you like to live, and what kind of place do you think the new people should live?

Commissioner Dowell: said although we are laughing, this is a reality that most people that built this city have. At the rate we are developing and the AMI, they are going to have to move to Waynesboro and that is not okay.

### **Public Comment**

Mr. Richard Dickerson: He has sat here for two hours and no one has mentioned demographics. No one said anything about race. The average price of a home is \$319,000, the city is 19% Black and you talk about community engagement, you got to talk about accountability, endorsement, enforcement and ownership. He said Gennie, he worked for the city of Portland and it is one of the best cities in the country, they are forward-thinking, open-minded, there's transparency and they get it. They say it is their responsibility to make sure that the under-served and the under-represented are a part of the process. He doesn't know what the end goal is here, but what is the end goal for this and how do you know it's successful and in reality of it is. He has been back in the city for 5 weeks. He grew up here; he's been around and talked to a few people, a lot of people, White and Black, who are totally disengaged with city hall. They don't think that city hall is different, disrespectful and there is a lack of customer service. He talked to Black and Whites, ministers and others. So, if you sit here planning this, there needs to be a real degree of honesty with this process and you need to check and make sure that you are not talking to yourselves, to hear yourselves talk, so at the end of the day it is a broad outreach where there is a large number of people, particularly those who are not those who are usually represented as part of an ongoing honest transparent discussion.

Mr. Bill Emory: In Portland the African American population is 6.3%. He said we are doing something that Portland is not.

Mr. Richard Jones: said he comes from a different part of the community and he thought this meeting was meant to decide how to engage the community. It sounds to him like it is the same old stuff where you feel very good about the fact that you had five meetings and whoever shows up, stacks the decks, and you're counting the cards. Ultimately, it sounds like you all are going to make decisions, and he doesn't think that is what the community wants. They want to be the ones that help write the words and map it out; and not always see what you wrote because that is what city hall does and what staff does. It is in the back room after you feel good about letting everybody say their thing. That is what was so good about 2002 because you got people from everywhere, a diverse part of the community and you invited them in and they helped write the document, picked the maps, and picked the zones and where this was going go; and where was this going to go? He said this sounds like the same old stuff. Thank you for the opportunity to say it.



Chair Keesecker: said we have been asked by Council to follow this timeline. We are constructing this thing as we go.

Commissioner Keller: said one of the things from public comment was the thing about this is business as usual and things are done in back rooms. She said at this kick-off there should be a very clear statement that nothing happens in back rooms. All of these meetings are noticed, advertised and are public because as she keeps going places people say where does this take place, and it is all happening in daylight.

Mr. Ikefuna: there is no back room; there is a state law that prohibits.

Richard Jones: said he read in the legal audit of the zoning code, and that was written in somebody's room and by one person.

Mr. Ikefuna: He explained that the city has a legal department, and they look at legal documents and how they relate to state law, so what you saw is some kind of qualification to make sure it is consistent with the state law.

Mr. Richard Jones: said it is so beyond that.

Mr. Ikefuna: said they put it out there and that is just the Legal Review. That document has not been discussed yet.

Mr. Richard Jones: said even if you have 10 public meetings, and the public generates 100 ideas and at the end of the day, the 12 ideas you started out with are the ideas that will carry the day. The public will still have the feeling that it didn't work so, that is part of the challenge of this and you have a have meeting where you are going to engage the public. At the end of the day, the public has to see that they have some traction in the process or else they feel that it's a waste of time and you did it for the sake of doing it when you already had what you were going to do. So whether or not you are experts in your chosen field or not, the public feels that you all work for us, city employees work for us, and when we come to these meetings by God, we know what is best for our neighborhood and want to make sure it's included.

Commissioner Santoski: said we are only the Planning Commission, all of this goes to City Council, and City Council has to be the one who finally signs off on this so he doesn't know where Council is in their whole process of saying yes we are going to treat this as a serious process. We are going to take all of this information at the end of the day and we are not just going to ignore it, which if they do then it goes back to them because all we can say is we are the messengers and we are trying to represent the whole community and we are going to pass this whole thing over to Council as the legal responsibility for adopting it and they could change it all at the last minute.

Commissioner Dowell: said she feels optimistic and not to discredit anything our citizens have said for instance is the information going to be used. She said if we are having these kick-offs and I am missing time from work, and we are not using this public input, she is not wasting her time. She has a good feeling about it especially being a young citizen of Charlottesville and she has lived here all of her life. If our citizens are feeling like this is the same mess, if nothing else, tell everybody else about it so help us spread the word to have everybody at the table. She said she does not want it to be the same old same old, not to sound negative but that comment about moving to Waynesboro if we don't have this community engagement, that's where most people who look like her will have no choice but to be. So to prevent that, help us to do something different.

Meeting adjourned 7:00 pm