

Implementation
(Fiscal Impact Analysis + Impact Fees + Plan Cost for Implementation + Community Benefit Agreements + CIP + Accountability + Public Investments)

Comment Source	Comment Category	General Comment Category	Summarized Comment	Staff Response
Public Input	General Comment	Plan Cost for Implementation	The Plan cost for implementation is not feasible. The proposed Community Benefits Agreements will drive up development costs. Public infrastructure spending should be prioritized in vulnerable communities. The government should allow the private market to dictate where uses such as daycare centers and grocery stores go.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Public Input	General Comment	Plan Cost for Implementation	Has Charlotte established any official lines of communications with other cities that are either further ahead, going through the same steps, or earlier on in their journey to encourage sharing lessons learned, ideation, problem solving frameworks, policy learnings, etc? It will be a waste of money if these recommendations are not thought out - long term.	Yes. Through each phase of the Planning process, we connected with other cities across the country to discuss best practices and lessons learned. Our consultant team, MIG, also has national experience in developing Comprehensive Planning documents. Many of those findings are shared throughout the Plan document in Section 3.
Public Input	General Comment	Accountability	What specific measures/incentives are built into this plan to hold planners and developers accountable and insure that the Plan is followed? Will there be consequences for not abiding by this plan?	Section 4 (now Volume 2) describes the implementation process and tracking and monitoring of the Plan's progress. Appendix C provides the objectives and metrics.
Public Input	General Comment	Plan Cost for Implementation	Would suggest an evaluation of goals to determine what is attainable as well as taking into consideration the costs vs. benefits and the timing in order to ensure the Plan is implementable.	Section 4 (now Volume 2) describes the implementation process and tracking and monitoring of the Plan's progress. Appendix C provides the objectives and metrics.
Public Input	General Comment	Accountability	The 2040 Comprehensive plan should use a base assumption of NO annexations as the Legislature is unlikely to reverse its current annexation requirements. The ETJ is already overburdened with CLT requirements that conflict with State Road standards and the 2040 Comprehensive Plan should correct those issues not add to them.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Accountability	Would like introduction language be more bold.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Accountability	General question as to how outreach was conducted in underrepresented areas, and how development will be incentivized in those areas.	Community Engagement Summaries for each phase of the Planning process are available on the Resources page of our website at www.cltfuture2040.com
Email	General Comment	Accountability	General comment that we should revisit Implementation Strategy but provides no specifics	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Public Investments	Neighborhood 1 - Point 4 - How will you manage existing power lines as they conflict with the goal of having unencumbered tree-lined streets?	Specific land development regulations will be provided in the Unified Development Ordinance.
Public Input	General Comment	Plan Cost for Implementation	Fiscal responsibility is the most important plan goal. The Plan should include an estimated cost and means to finance the expenses.	Section 4 (now Volume 2) of the Comprehensive Plan summarizes key findings from a Fiscal Impact Analysis and then highlights a set of existing and new funding and financing tools that respond to the expected fiscal impacts of the Comprehensive Plan policy guidance and opportunities to evolve the manner in which the community is currently paying for and benefiting from new growth across Charlotte.

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Email	General Comment	Public Investments	Revise proposed policy language	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Public Investments	Revise proposed policy language	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Community Benefit Agreements	Provide more details about the proposed Community Benefits Agreement. What are they and how do we plan to implement them.	Page 147 of the Plan document describes a proposed implementation action to research the idea. City Council will review and make the decision on any revisions to the draft document.
Email	General Comment	Capital Improvement Plan (CIP) Scorecard	How are active mode capital improvement projects currently planned and evaluated?	Please visit the City of Charlotte Capital Investment page to learn more at https://charlottenc.gov/charlottefuture/CIP/Pages/default.aspx
Email	General Comment	Community Benefit Agreements	Would like more information on Community Benefit Agreements	Community Benefits Agreements in the draft Plan is a policy recommendation introduced on page 99, an example with a case study provided on page 101 and a definition on page 178.
Public Input	General Comment	Fiscal Impact Analysis	A key finding of the Fiscal Impact Analysis is that many neighborhoods need a variety of community amenities but the City and County don't control availability of these amenities. The Plan's suggestion to explore "impact mitigation tools" is not creative. Explore how the market dynamics can change so that the desires 'amenities' will be built & supported by these currently 'incomplete' neighborhoods.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Public Input	General Comment	Plan Cost for Implementation	The "Shared Prosperity" approach to creating new funding tools in partnerships and private businesses ignores the fact that new developments provide tax revenue which is collected in the General Fund. The regional mobility network, CMS, and public spaces could be supported by the General Fund if allocation to those uses were permitted.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Public Input	General Comment	Capital Improvement Plan (CIP) S	Opposition to CIP Project Identification and Project Prioritization described in the Plan. Citizen believes City Council's goals should be limited to the 10 plan goals.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Public Input	General Comment	Capital Improvement Plan (CIP) Scorecard	To have the CIP require a source of funding be identified for operational costs makes sense but the appropriate answer may always be that it's a Community Benefit and the costs are borne through the General fund as required by State Law.	Thank you for your comment. Please continue to follow the Plan process at www.cltfuture2040.com your comment.
Public Input	General Comment	Plan Cost for Implementation	Will Council increase the Planning Department's overhead budget to expand staff to cover the Planning program aspirations?	Thank you for your comment. City Council and City Manager makes budgetary decisions to ensure that we continue to provide quality services to our community.
Public Input	General Comment	Impact Fees	Why does the Plan recommend Tax Increment Financing if the preferred growth scenario will generate a 17% increase for the General Fund? Impact fees remain illegal & should not be 'explored'.	Thank you for your comment. Please continue to follow the Plan process at www.cltfuture2040.com your comment.
Email	General Comment	Capital Improvement Plan (CIP) Scorecard	The short term action related to CIP Scorecard needs to list Economic Development as a support agency. Who currently manages the CIP process?	The Strategy and Budget Department is responsible for the development and oversight of the City of Charlotte's annual operating budget and five-year Capital Investment Plan.

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Email	General Comment	Plan Cost for Implementation	Citizen has a lot of questions about content included on page 164 regarding fiscal considerations, funding and financing tools to implement the Plan	Thank you for your comment. Staff has scheduled a follow-up conversation to discuss.
Email	General Comment	Impact Fees	More information requested about potential impact fees to help address lack of funding for transportation network growth and enhancement.	The Charlotte Moves Task Force report provides funding options for a transformative mobility network. Please visit our website to learn more. https://charlottenc.gov/Mayor/Charlotte_Moves_Task_Force/Pages/default.aspx
Email	General Comment	Plan Cost for Implementation	Citizen supports idea of Value Capture Programs as a new funding tool or approach to implement the Plan's vision.	Thank you for your support. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
Email	General Comment	Capital Improvement Plan (CIP) Scorecard	How is the current CIP process managed? Scorecards are a good idea to improve transparency but additional public involvement can make the process more cumbersome.	The Strategy and Budget Department is responsible for the development and oversight of the City of Charlotte's annual operating budget and five-year Capital Investment Plan.
Email	General Comment	Capital Improvement Plan (CIP) Scorecard	Changes to the CIP process should include supporting businesses and enhancing the tax base	Thank you for your comment. Please continue to follow the Plan process at www.cltfuture2040.com your comment.
Email	General Comment	Accountability	APPENDIX C: GOAL AND OBJECTIVES METRICS Should have targets, by year for the key metrics. Should include a concrete plan to obtain these goals, and meet the yearly targets. Community Investment Plan (CIP) should tie in to the target metrics.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan. More detail about the process for tracking and monitoring the metrics can be found in Section 4 (now Volume 2) of the Plan.
Email	General Comment	Accountability	APPENDIX C: GOAL AND OBJECTIVES METRICS Goal 2: add metric for tiny homes, ADUs, 3&4-plexes.	Thank you for your suggestion. Proposed additions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan. More detail about the process for tracking and monitoring the metrics can be found in Section 4 (now Volume 2) of the Plan.
Email	General Comment	Accountability	APPENDIX C: GOAL AND OBJECTIVES METRICS Goal 3: Housing Access for All – key gap, no metrics identified.	Thank you for your suggestion. Proposed additions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan. More detail about the process for tracking and monitoring the metrics can be found in Section 4 (now Volume 2) of the Plan.
Email	General Comment	Accountability	APPENDIX C: GOAL AND OBJECTIVES METRICS Goal 3: Add: metric to decrease gap of affordable units (e.g. reduce from 34K by 2K/year).	Thank you for your suggestion. Proposed additions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan. More detail about the process for tracking and monitoring the metrics can be found in Section 4 (now Volume 2) of the Plan.
Email	General Comment	Accountability	APPENDIX C: GOAL AND OBJECTIVES METRICS Goal 3: Add: decrease number of families displaced by renovation/gentrification.	Thank you for your suggestion. Proposed additions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan. More detail about the process for tracking and monitoring the metrics can be found in Section 4 (now Volume 2) of the Plan.
Email	General Comment	Accountability	APPENDIX C: GOAL AND OBJECTIVES METRICS Goal 3: Add: increase home ownership for people earning <AMI.	Thank you for your suggestion. Proposed additions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan. More detail about the process for tracking and monitoring the metrics can be found in Section 4 (now Volume 2) of the Plan.
Email	General Comment	Accountability	APPENDIX C: GOAL AND OBJECTIVES METRICS Goal 3: Add: measure displacement due to transit proximity for new transit development.	Thank you for your suggestion. Proposed additions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan. More detail about the process for tracking and monitoring the metrics can be found in Section 4 (now Volume 2) of the Plan.

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Email	General Comment	Plan Cost for Implementation	The objectives outlines in Goal 10 (Fiscally Responsible) will come at a high price tag to the city and residents	The Plan is a 20 year plan and will require strategic investments over time. Section 4.4 and 4.6 (now in Volume 2) provides a recommended approach for future investments.
Email	Big Plans Coordination	Community Benefit Agreements	If the concept of CBA's can pass legal scrutiny, what if the agreement is to remove a road connection, for example?	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Plan Cost for Implementation	Opposition to recommendations requiring developers to pay for roads in large infill projects. Any regulations that increase the cost of development should be reconsidered.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Plan Cost for Implementation	Opposition to impact fees because it conflicts with protecting affordability.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Plan Cost for Implementation	Opposition to impact fees because it conflicts with protecting affordability. Support for Tax Increment Grant Programs that provide repayment of costs for public improvements or "land value capture." Inclusionary zoning has not proven to be an effective tool for increasing affordable housing.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Plan Cost for Implementation	Future growth must be tied to infrastructure capacity. Adequate schools need to be built from the beginning, not upgraded once overcrowded. CDOT must address an entire corridor when development occurs, not just a traffic signal. Public space requirements should be tied to development.	Thank you for your comment. Please continue to follow the Plan process at www.cltfuture2040.com .
Email	General Comment	Plan Cost for Implementation	Support for community benefit agreements and value capture tools but recognize they may drive business elsewhere.	Thank you for your support. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
Email	General Comment	Community Benefit Agreements	General questions on how CBAs will be implemented, and will they replace conditional rezonings. In support of idea but would like specifics.	Community Benefits Agreements in the draft Plan is a policy recommendation introduced on page 99, an example with a case study provided on page 101 and a definition on page 178.
E-Plan	General Comment	Accountability	I hope the city really believes in doing these things. In the most recent years I have only seen city council become more lax in approving anything and everything from builders.	Thank you for your comment. Please continue to follow the Plan process at www.cltfuture2040.com
Email	General Comment	Public Investments	How do we preserve the character of existing neighborhoods along future transportation corridors? Investing in transportation in areas where people need opportunity/access, so will definitely need to balance this specifically in these fragile areas.	Thank you for your comment. Providing safe and equitable mobility options for our community is an essential component to our growth strategy.
Email	General Comment	Community Benefit Agreements	Would like more information on Community Benefit Agreements	Community Benefits Agreements in the draft Plan is a policy recommendation introduced on page 99, an example with a case study provided on page 101 and a definition on page 178.
	General Comment	Fiscal Impact Analysis	What was the methodology for the fiscal impact analysis?	The Methodology and Findings for the Fiscal Impact Analysis are provided on the Resources page of our website at www.cltfuture2040.com
Email	General Comment	Accountability	Proposed revision to page 9: The City of Charlotte has a duty to implement plans for various aspects and areas of the community. Unlike many plans developed across the country, the neighborhood, community and systemwide plans created in Charlotte should not sit on a shelf and collect dust. Instead, they are calls to action that guide and propel investment and transformation in the community.	Thank you for your comment. The Charlotte Future 2040 Team will evaluate the comment and share with City Council for review and action.

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Email	General Comment	Impact Fees	There are conflicting recommendations, illegal impact fees, and illegal inclusionary zoning within the draft plan. How can we possibly approve it with those things in it?	The Charlotte Future 2040 Comprehensive Plan is a policy document and has no legal authority. Therefore, any recommendations within the document are not illegal.
Email	General Comment	Fiscal Impact Analysis	We need to understand the real fiscal impact of what is proposed.	Section 4 (now Volume 2) of the Comprehensive Plan summarizes key findings from a Fiscal Impact Analysis and then highlights a set of existing and new funding and financing tools that respond to the expected fiscal impacts of the Comprehensive Plan policy guidance and opportunities to evolve the manner in which the community is currently paying for and benefiting from new growth across Charlotte.
Email	General Comment	Public Investments	Who are the vulnerable communities that will receive a least half of the public infrastructure spending over next 20 years?	The Equitable Growth Framework in Section 1 of the Plan describes the approach for determining vulnerable communities. Section 4.6 (now in Volume 2) provides an approach to developing projects.
Email	General Comment	Plan Cost for Implementation	Support for Municipal Service Districts, Merchant Associations, and other targeted funding sources as a recommendation for building organizational capacity and coordination	Thank you for your support. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
Public Input	General Comment	Accountability	Coordination with the County on Parks & Recreation is required to meet objectives for Goals 1,4,5,6,7,9. This coordination can be realized by aligning oversight, staffing, and funding similar to the Char-Meck joint city-council Stormwater services entity. A resolution has been adopted by the County to meet active transportation needs, but the city has yet to adopt a reciprocal resolution. This can be realized now.	Thank you for your comment. The Charlotte Future 2040 Team will evaluate the comment and share with City Council for review and action.
Email	General Comment	Community Benefit Agreements	The City notes that they'd like to "explore" community benefit ordinances (CBOs) in order for neighborhoods to benefit from the economic growth in Charlotte. This needs to move beyond exploration into a process where each section of Charlotte has their own Community Benefits Zone.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Fiscal Impact Analysis	Citizen would like to see more clarification about near-term vs. long-term impacts of the Comprehensive Plan.	Staff has reached out to discuss.
Email	General Comment	Accountability	More intentional metrics, even if not 100% quantified, are imperative. The metrics seem to almost be an afterthought but in reality are one of the most important ways to gauge the success of this plan.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Fiscal Impact Analysis	This document does not contain a risk assessment and analysis section. There are tradeoffs to achieving any type of outcome proposed in the Plan - you must weight the pros and cons. A lack of a well-researched risk assessment undermines the credibility of the Plan and puts forth a supposition of faultlessness. Dozens of potential events could be identified based on current trends (e.g. unbundling of retail, low birth rate, drop in college enrollment, rise in poverty)	The Plan is primarily a land use plan that connects to other strategic plans to provide an overarching vision for future growth. Section 4 (now Volume 2) of the Comprehensive Plan summarizes key findings from a Fiscal Impact Analysis and then highlights a set of existing and new funding and financing tools that respond to the expected fiscal impacts of the Comprehensive Plan policy guidance and opportunities to evolve the manner in which the community is currently paying for and benefiting from new growth across Charlotte.
Email	General Comment	Accountability	The comprehensive plan does not include clear accountability measures for planners, developers, and the city to stick to this plan. If it is a living document, what does public engagement look like after adoption. Also, was form based code instead of conventional zoning considered in the Plan?	Metrics for monitoring the progress of the Plan are included in Appendix. The implementation and impacts of the Plan will be monitored and reported on an annual basis. This data will be used to reevaluate the Plan's goals and policies every five years. Robust engagement will be included in the Place Type and UDO mapping processes.

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Email	General Comment	Community Benefit Agreements	There is a need for clarification of Community Benefit Agreements.	Thank you for your suggestion. Additional text clarifying the use of Community Benefits Agreements will be included in the second Draft Plan, scheduled for May 2021.
E-Plan	General Comment	Community Benefit Agreements	Goal 8: Diverse and Resilient Economic Opportunity recommends Community Benefit Agreements. There needs to be a clear process and policy procedure written to implement these. If Community Benefits Ordinances are not implemented, there needs to be a deliberative body in different sections of Charlotte who will be given notice of development projects of a certain scope and size in order to engage in a process of input.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
E-Plan	General Comment	Capital Improvement Plan (CIP) Scorecard	Energy Efficiency Retrofits for existing commercial buildings and residences should be prioritized in order for city to meet it's SEAP goals. Energy Efficiency pays for itself over time and creates good paying local green jobs that are ideal for low income areas and communities of color.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
E-Plan	General Comment	Accountability	Please take the time to do ALL the appropriate studies before acting.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Fiscal Impact Analysis	We strongly recommend that Council commission a third-party economic analysis of the Comp Plan to identify unintended consequences adversely affecting housing affordability and competitive economic development.	The Comprehensive Plan establishes the overarching vision for growth and development for the entire city. The process for establishing where various land uses (including housing) may happen to support our vision will occur during the Place Type Mapping process. A private consultant will lead an economic impact analysis to study how land use projections will benefit a local or regional economy, as a whole, in terms of additional gains in employment, income, and business output.
Email	General Comment	Impact Fees	Specific "tools" such as impact fees and inclusionary housing that are not permitted under State statute should be removed from the Comp Plan. The Plan can be amended at a later date to include items such as impact fees and inclusionary zoning.	The Comprehensive Plan is a policy document; therefore, it is not legally binding and does not require impact fees or inclusionary zoning. However, the Plan does recommend a strategy to explore these tools over the next 20 years.
Email	General Comment	Community Benefit Agreements	Many References to CBA's are made and it is not at all clear that these would not be required even for by-right developments. We recommend removing all references to CBA's. Consider a substitute that awards bonuses like additional density e.g., if community elements are provided.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Community Benefit Agreements	Presently, we are not aware of any of the cities we compete most directly with (Nashville, Austin, Raleigh, Atlanta, Orlando) that have a Comprehensive Plan that includes CBA's. Inclusion of this concept will impact economic development and recruitment.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Community Benefit Agreements	CBA's will slow the economic recruitment process down and most likely will lead to growth being pushed out to competing cities, or other counties e.g. York, Lancaster, and Iredell counties.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Community Benefit Agreements	If CBA's have to remain, much more specificity is required in the Plan as to when they will be utilized. We would further recommend that their use is limited to only those developments that 1) require rezoning, 2) exceed \$100 M in development cost, AND 3 include a request for a Public-Private Partnership in the form of a TIG.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.

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Email	General Comment	Community Benefit Agreements	Affordable Housing developments should be exempt from CBA's. Neighborhoods opposition is likely and will stagnate process of affordable housing in their communities.	Thank you for your suggestion. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Community Benefit Agreements	9.21 Requiring Community benefit agreements opens the doors for corruption, extortion, and gives too much power to individuals or small groups of activists that can easily abuse this requirement to go around the City and stopping growth and economic development.	Thank you for your comment. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Community Benefit Agreements	10.6 references CBA's again and seems to leave open the possibility that these can be used widespread for essentially any new proposed development. To require that all new development funds the construction of infrastructure in excess of its direct impact is to ignore the community benefit of development as the city has previously proclaimed in this document.	Thank you for your comment. Proposed revisions will be reviewed by City Staff to ensure they are feasible as well as City Council to ensure they meet the intent of the Plan.
Email	General Comment	Impact Fees	10.4 Value capture and impact mitigation tools are not defined. If the suggestion is impact fee these are currently not allowed.	The Plan document describes a proposed implementation action to research the idea. City Council will review and make the decision on any revisions to the draft document
Email	General Comment	Accountability	The 2040 Plan includes dozens of new policies that will impact land use and development, but provides no guidance on how City Staff will resolve the conflicts that will inevitably arise between these competing priorities	Thank you for your comment. The concern of competing interests has been addressed in the letter from staff and the mayor at the beginning of the new draft document. These conflicts will be resolved based on the priorities of individual areas through the Community Area Planning Process.
Email	General Comment	Accountability	It is important to establish a clear internal process for resolving these interdepartmental conflicts, or to identify someone at the ACM level who has the authority to cut through the regulatory red tape and get a development project over the finish line. If not, this city will continue to become more expensive to build in, and working families will continue to be priced out.	Thank you for y+A1:P799our comment. The concern of competing interests has been addressed in the letter from staff and the mayor at the beginning of the new draft document. These conflicts will be resolved based on the priorities of individual areas through the Community Area Planning Process.