

**LYNCHBURG CITY COUNCIL
PHYSICAL DEVELOPMENT COMMITTEE
MEETING HIGHLIGHTS
Tuesday, December 8, 2015
9:00 a.m.**

Members: Council Member Turner Perrow, Chair, Council Member Ceasar Johnson, Council Member Joan Foster, Mayor Michael Gillette, ex-officio

Staff Present: Kimball Payne, Bonnie Svrcek, Gaynelle Hart, Lee Newland, Rachel Frischeisen, Kent White, Tom Martin, Greg Daniels, Angie Shepard

Others Present: Russ Nixon (Nixon Land Surveying), Blair Godsey (The Virginian Hotel)

Contract Awards:

There were no new contracts awarded.

Update on Priority Projects:

No changes reported in Priority Projects.

The PDC committee is pleased with Langhorne Road now being opened.

General Business:

1. ***Right-of-way vacation: Main Street*** — Ms. Frischeisen with Planning explained the right-of-way vacation request from Genworth Life & Annuity Insurance Company, the owner of 717 Main Street, on behalf of The Virginian Hotel. Genworth is petitioning to vacate a narrow portion of the right-of-way along the frontage of the property at 717 Main Street, approximately two (2) feet wide and one hundred fifty-five (155) feet long. The petitioner is requesting the right-of-way vacation to accommodate the construction of a parking deck associated with The Virginian Hotel. It contains a portion of the sidewalk. The total area of the proposed vacation is approximately eight thousandths (.008) of an acre. The petitioner is also requesting authorization for the sale of the right-of-way, once vacated, so that the property can be conveyed to them in exchange for the fair market value of four-thousand, four-hundred (\$4,400) dollars. Ms. Frischeisen introduced Russ Nixon, surveyor, and Blair Godsey, The Virginian Hotel.

Mr. Nixon, surveyor, explained that Mr. Godsey with The Virginian Hotel contacted Nixon Surveying about the project. The project needs an additional 2.33 feet to meet ADA. Currently they are proposing access from the rear which complements what they are doing at The Virginian. Genworth is in agreement with this. The sale of the property is contingent upon this right-of-way vacation. Mayor Gillette questioned as to who owns the parking lot. Mr. Nixon explained that the entire lot is currently owned by Genworth. Mr. Godsey explained the plan is to close on this on Thursday (December 10, 2015), construction to begin in February on the parking deck and to temporarily relocate Genworth parking to the Holiday Inn parking deck and some to Genworth parking below their building. Then, six months after that, Genworth will reoccupy parking on the lower level of the new deck with the top level for hotel parking. The top level will be for staging and the lower level will be used by the hotel during non-business hours. A fifteen (15) year lease will go back to Genworth for the lower level. Mr. Nixon stated there were many restraints because of ADA requirements and having this additional 2.33 feet helps to meet the requirements. The existing building to the North is on Genworth's property line, and

this will straighten up the right-of-way. Ms. Frischeisen provided a visual of the lot to the committee to aid in answering questions.

Mayor Gillette stated he likes the idea and it will give a nice façade, but posed the question if any opportunity was possibly being missed out on for a 3rd level for public parking for the deck. Mayor Gillette stated ramps added in to the deck would take away some parking spaces. Mr. Godsey noted that with current design the top level of the deck is level with the lower level finished floor of the hotel where the restaurant, conference center and administrative offices will be. A 3rd level would bring it to the first finished floor of the hotel (ballroom, banquet hall, etc.). The parking deck has been engineered with an entrance at Main Street and 8th Street at its current design and an additional level could be added. Council Member Perrow stated that engineering the deck to expand is a key point and it's great to have that capacity. Discussion was had among members about potential use for an added level and possible retailing. Mr. Nixon expressed that currently the 2^{1/2} feet being requested is needed for spacing for ADA and something would have to be compromised for an additional level at this point. Mr. Godsey reiterated the main challenge is for an ADA sidewalk (4 foot sidewalk) from the top level which is the ADA access in to the hotel and adding a level to the design would cause them to lose that sidewalk or drive lanes.

Council Member Perrow made the recommendation to bring the project forward to Council tonight with PDC's recommendation and the committee agreed.

Mr. Godsey raised the question if the project were passed by City Council tonight, how soon it may be for a resolution. Discussion was had among the committee and Mr. Payne as to the process, possible timeframe after passing City Council, going through the City Attorney's office and the recording of the deed.

Roll Call:

Council Member Foster mentioned she had received some comments in regards to the Christmas lights in the Morrison Garden. She recalled Lynch's Landing formerly heading up this initiative and wanted to know if the lights will happen this year. Mr. Payne responded it would not be this year, and possibly next, but not sure about that and the nonprofits normally coordinated that project along with the assistance of Public Works.

Council Member Johnson has received a comment on the fountain at the river not spouting the last two weeks, but is on today. Mr. Payne commented that the fountain is turned off in incidences of high water or mechanical issues. Council Member Perrow was interested to know if the fountain was turned off in the winter, but it is not.

Next meeting: January 12, 2016