

CHARLOTTESVILLE CITY COUNCIL
WORK SESSION
May 25, 2021
Virtual/electronic meeting via Zoom

3:00 PM WORK SESSION

Pursuant to Virginia Code Section 2.2-3712, the Charlottesville City Council met in work session on Tuesday, May 25, 2021. The meeting was held electronically pursuant to a local ordinance amended and re-enacted on April 19, 2021, to ensure the continuity of government and prevent the spread of disease during the coronavirus State of Emergency.

Mayor Walker called to order at 3:01 p.m. and Clerk of Council Kyna Thomas called the roll, noting the following members present: Mayor Nikuyah Walker, Vice Mayor Sena Magill, and Councilors Heather Hill, Michael Payne, and Lloyd Snook.

REPORTS

**1. City/County Court Complex Memorandum of Agreement Review and Project Update:
Council Direction Needed**

City Manager Chip Boyles provided an introduction.

Chris Engel, Director of Economic Development, introduced the project team, sharing that since Spring 2019, a team of staff including representatives from Public Works (Facilities Development, Engineering, Facilities Maintenance, and Environmental), Neighborhood Development Services and the Office of Economic Development have been working in conjunction with the engineering firm of Kimley Horn to plan and develop the parking facility project. He shared key elements of the Memorandum of Agreement (MOA) and progress to-date:

- Feasibility study and proof of concept design
- Survey and geotechnical investigation
- Appraisal and purchase of the land
- Approval by Procurement for use of Design-Build as delivery method for this project
- Preliminary discussion with the Board of Architectural Review
- Development, issuance and receipt of a Request for Qualifications (RFQ) of prospective Design-Build entities with the assistance of professional services
- Review of received of Statements of Qualification with the assistance of professional services resulting in a short list of qualified firms prepared to submit project proposals
- 95% of the development and preparation of Request for Proposals (RFP) and associated Owners Criteria with the assistance of professional services

- Funds expended to date (not including city staff time) on the above referenced items total approximately \$1,500,000.

Scott Hendrix, Senior Project Manager, shared information about the design build process for this project and advised that the designer and contractor work as a team, which is different from other procurement processes.

Mr. Engel reviewed options for fulfilling requirements of the MOA.

Councilors asked about County parking demand, current parking usage by the County, zoning, mixed-use. Mr. Boyles and Mr. Engel provided responses.

Rick Siebert, Parking Manager, provided an explanation of TDM (Transportation Demand Management) and advised that it is a long-term course.

PUBLIC COMMENT

Mayor Walker opened the floor for public comment.

The following people spoke in support of the parking structure:

- Joan Fenton
- Kirby Hutto
- Chris Eure

The following people spoke in opposition to the parking structure:

- Chris Schopper
- Crystal Passmore
- Josh Carp
- Jamelle Bouie
- Rory Stolzenberg
- Jake Mooney

Mayor Walker expressed support for options being presented, noting the need to keep city and county courts in close proximity, about expanding opportunities for staff to telecommute, about exploring alternative modes of transportation for commuters, and about efforts made to keep citizens out of the courtroom.

Councilor Payne shared thoughts on 1) meeting the courts agreement, 2) cost and opportunity costs, 3) efficient use of land on a critical entrance corridor, and 4) meeting the broad parking needs of downtown. He spoke about data versus perception, and exploring the option of using the 7th Street surface lot and Market Street Garage to meet county parking

needs.

Councilor Snook spoke about parking availability during the evenings and the lack of availability during weekdays pre-Covid.

Councilor Hill spoke about increasing revenue from the private sector and what to do with the existing garage

Vice Mayor Magill spoke in support of looking at more creative ways to meet obligations of the agreement and working on ways to alleviate parking demand for people who work downtown.

Mr. Boyles summarized Council direction that staff should continue to explore alternatives with Albemarle County, cease movement on the 200-300 spot garage and pursue Option 1c for surface parking. He advised that the previous resolution would need to be replaced with a new one.

Council agreed to move the item forward for a vote at the June 7 Council meeting.

2. Charlottesville Area Transit - Federal Transit Administration required Major Service Change Review

Garland Williams, Transit Director, began the presentation with data about the existing Charlottesville Area Transit (CAT) network, mitigation efforts dealing with the coronavirus pandemic, and historical and current ridership trends. He introduced consultants Ben Chambers with Kimley Horn and Jim Baker with Kinetix Transportation.

Mr. Baker reviewed primary service objectives and proposed systemwide changes.

Mr. Williams reviewed next steps, including community engagement, scheduling of future meetings, and incorporating route changes, and prospective locations for park and ride service. He answered questions for Councilors.

Council agreed with the direction of CAT efforts and advised that they look forward to future reports.

Mayor Walker adjourned the work session at 5:43 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council