

COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
SPECIAL MEETING
November 13, 2018

The Henrico County Board of Supervisors convened a special meeting on Tuesday, November 13, 2018, at 5:30 p.m., in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

Members of the Board Present:

Frank J. Thornton, Chairman, Fairfield District
Tyrone E. Nelson, Vice Chairman, Varina District
Thomas M. Branin, Three Chopt District
Patricia S. O'Bannon, Tuckahoe District
Daniel J. Schmitt, Brookland District

Other Officials Present:

John A. Vithoukias, County Manager
Joseph P. Rapisarda, Jr., County Attorney
Joseph T. (Tom) Tokarz II, Deputy County Attorney
Barry R. Lawrence, CMC, Assistant to the County Manager/Clerk to the Board
Tanya B. Harding, CMC, Deputy Clerk/Administrative Assistant
Timothy A. Foster, P.E., Deputy County Manager for Community Operations
W. Brandon Hinton, Deputy County Manager for Administration
Douglas A. Middleton, Deputy County Manager for Public Safety
Anthony J. Romanello, Deputy County Manager for Community Services
Randall R. Silber, Deputy County Manager for Community Development
Benjamin A. Sheppard, Director of Public Relations & Media Services

Mr. Thornton called the meeting to order at 5:31 p.m.

Mr. Vithoukias briefly referred to the items on this special meeting agenda.

Sports Tourism Update

Mr. Vithoukias noted the County held a press conference earlier in the day at the Eastern Henrico Recreation Center to announce its new partnership with the YMCA of Greater Richmond to build and operate an indoor swimming facility. He introduced the following representatives of the YMCA of Greater Richmond who were present: Tim Joyce, President and Executive Director; Megan O'Neil, Senior Vice President and Chief Operating Officer; and Abigail Rogers, Senior Vice President and Chief Advancement Officer. Mr. Vithoukias pointed out many of the sports tourism efforts of the County's Division of Recreation and Parks will be highlighted during his State of the County presentation in December.

Mr. Vithoukias recognized Neil Luther, Director of Recreation and Parks, who narrated a slide presentation on this item. Mr. Luther began by recapping information on the Henrico Aquatic Center that was shared at the morning press conference. The County will

appropriate \$8 million as a charitable contribution to the YMCA, which will enter into a 20-year lease of 5.9 acres of County property on the campus of the Eastern Henrico Recreation Center. The YMCA will build, maintain, and operate a new aquatic facility with public access and benefits consistent with its other facilities; provide swim lessons for Henrico second graders; and provide pool time at no charge for weekend family swims, high school swim teams, the Police Athletic League, and Division of Recreation and Parks summer camps. Mr. Luther showed an aerial photograph of the site and drawings of the exterior and interior of the planned aquatic center, which will include a warm water, family-type instructional pool as well as a 25-yard, eight-lane lap pool.

Mr. Luther clarified for Mr. Nelson how and when the facility will be used by high school swim teams, summer camps, and the general public in addition to accommodating YMCA members. He advised Mrs. O'Bannon that swimming instruction for second-grade students will be given during school hours. At Mr. Vithoukaskas' request, Mr. Joyce also responded to questions from Mr. Nelson and Mrs. O'Bannon by elaborating on how the Henrico Aquatics Center will be run differently from other YMCA branches in the region and partner with the County to serve students, youth groups, and seniors as well as serving its members. He pointed out the YMCA is a not-for-profit organization that provides charitable services but also must generate sufficient revenue to cover its business and operating costs. Mr. Joyce confirmed for Mr. Thornton that teenagers will be able to receive lifeguard training at the facility. In response to concerns expressed by Mr. Nelson regarding the limited hours scheduled for free pool usage by non-members, Mr. Luther noted the agreement will be flexible and revisited at least biannually to ensure it is in the best interests of the community. Mr. Joyce also informed Mr. Nelson the YMCA's membership fees are adjusted to accommodate persons and families at lower income levels. At Mr. Vithoukaskas' request, Mr. Tokarz explained how the County was able to enter into this partnership with the YMCA without going through the standard public procurement process. In response to questions from Mr. Branin, Mr. Luther noted that if the County were to run the facility on its own it would have to provide staffing and develop an operating budget. Mr. Joyce confirmed for Mrs. O'Bannon that swimming instruction for second-grade students will be offered at all of the YMCA branches in Henrico. Mr. Nelson remarked he is excited about the aquatics center but wants to ensure it will be accessible to the general community and not just YMCA members or special groups. Mr. Joyce advised the Board that the facility is scheduled for completion in January 2020.

Mr. Luther continued his presentation by noting the economic impact of the 171 sports tournaments held in Henrico in 2018, an increase of 16 tournaments from 2017. He also showed the number of tournaments hosted by other localities in the region during 2017, provided data for sports tournaments held in Henrico this past summer, updated the Board on tournaments booked at Glover Park, reviewed the County's new mobile app for tourists, and apprised the Board of upcoming opportunities for an indoor sports facility that is in the planning stages. The projected economic impact of the facility, which will provide court space, is \$170 over ten years. The County has received six proposals from private companies to develop the facility. Two of these are currently being evaluated by a staff working group, which will bring a recommendation to the Board in December. There was discussion by Mr. Nelson, Mr. Vithoukaskas, Mr. Luther, and Mr. Rapisarda pertaining to the procurement process for the facility and the timeframe for consideration of proposals by the Board. Mr. Vithoukaskas explained the Board will receive a letter from him prior to the Board's December 11 meeting summarizing the two proposals culled by staff. It will include a recommendation. Mr. Rapisarda pointed out negotiations between the County and one or both of the vendors

will continue after the Board's December 11 meeting. Mr. Luther commented further on the negotiation process in response to questions from the Board. Mr. Nelson indicated time is of the essence given the competition among localities within the region for facilities with indoor court space. Mr. Luther reflected on the value of sports and leisure time in response to a question from Mr. Thornton.

Area Studies Update

Mr. Vithoulkas recognized Joe Emerson, Director of Planning, who narrated a slide presentation titled *Department of Planning Small Area and Corridor Studies*. Mr. Emerson updated the Board on the following studies: Westwood Small Area Study, Route 5 Corridor Study, and Glen Allen Small Area Study. He began by identifying the Westwood study area and reviewing the steps taken since it was first discussed by the Board in a work session. These have included refining the study to focus on the enterprise zone, utilities, and sanitary districts and drafting a Comprehensive Plan amendment and an ordinance. He provided additional information on these steps, discussed potential new development in the area, and summarized comments received from two speakers during the Planning Commission public hearing. A Friends of Bryan Park member expressed concerns relating to erosion and sediment control, and a Brookland District resident wanted to ensure existing businesses are protected and school impacts are evaluated. Next steps will involve revising the study, Comprehensive Plan amendment, and zoning ordinance based on discussion at this work session and holding a public hearing at the Board's December 11 meeting. In response to a question from Mr. Thornton, Mr. Emerson pointed out industrial development was the genesis of the Westwood community. He assured the Board that the County will be sensitive to the community's history while acknowledging the market changes that are occurring there.

Mr. Emerson next provided an overview of the boundaries of the Route 5 Corridor Study Area. He noted the timeline for the study since it was initiated by the Board in March 2017, including two open houses, two community workshops, two Planning Commission work sessions, a Planning Commission public hearing, and a Planning Commission decision and recommendation to the Board. He cited the next steps as distribution of a final draft of the recommended study to the Board following this work session and a public hearing by the Board on December 11. Mr. Nelson asked that staff provide information to the interested stakeholders and brief each member of the Board in advance of the public hearing. He complimented staff on doing an incredible job with the study process.

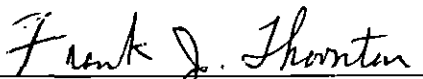
Mr. Emerson then identified the objectives and boundary of the Glen Allen Small Study Area, pointing out it contains 85 parcels and 161 acres and transcends the line between the Brookland and Fairfield magisterial districts. The study contains an historic inventory, a list of existing conditions, and conclusions and recommendations. Mr. Emerson reviewed the existing character of the study area and the opportunities for new development in the area. He cited recommended land use changes within the study area as follows: SR1 to GOV for the Cultural Arts Center at Glen Allen (10785 and 19791 Old Washington Highway), SR1 to CC for Rezoning Case C-21C-10 (3016 Mountain Road), and SR1 to GOV for the Glen Allen Post Office (3017 Mountain Road). Mr. Emerson highlighted the special focus categories and the components of a potential zoning overlay district. He noted the timeline for the study, including an open house, two Planning Commission work sessions, a revised report and draft ordinance posted for public comment, and a Commission public hearing. Mr. Emerson stated the next steps are a community meeting, a revision of the study and Comprehensive Plan

amendment based on comments received, an additional Commission public hearing, and tentative Board consideration in February 2019.

Regular Meeting Agenda Items

Mr. Vithoukas briefly reviewed the agenda for the 7:00 p.m. meeting, which included six land use case public hearings. He advised the Board that staff had received a request for a deferral from the applicant, Quality of Life of VA LLC, for rezoning case 2018-00014. Mr. Emerson responded to a question from Mrs. O'Bannon regarding the formula used by Henrico County Public Schools to calculate student yields for residential rezoning cases. Mr. Vithoukas continued by reviewing the two non-land use public hearing items and eight general agenda items. In regard to Agenda Item No. 279-18, a resolution for the award of contract for phase 2 athletic field improvements at Henrico High School, Mr. Branin asked that Mr. Luther be prepared to explain during the 7:00 p.m. meeting how the procurement process will proceed for planned improvements to athletic fields at Tucker and Highland Springs High Schools

There being no further business, the meeting was adjourned at 6:50 p.m.



Chairman, Board of Supervisors
Henrico County, Virginia