



Date of Council Work Session: July 22, 2013

**TOWN OF LEESBURG
TOWN COUNCIL WORK SESSION**

Subject: Downtown Improvements Project - King Street from Market to Cornwall

Staff Contact: Kaj Dentler, Deputy Town Manager
Tom Brandon, Deputy Director of Capital Projects

Recommendation: Staff recommends approval of *Plan A (Version 5)* with the concurrence of the Lightfoot Restaurant in order to make design revisions to the downtown improvements plan for King Street from Market to Cornwall. The respective revision will insure a wide sidewalk in front of Shoe's Cup and Cork Shop, a passenger loading zone in front of Lightfoot, and parking in front of the Downtown Saloon.

Issue: Should Town Council authorize revisions to the approved downtown improvement project for King Street from Market to Cornwall known as *Plan A* in order to address concerns expressed by the Lightfoot Restaurant?

Background: On May 14, 2013, the Town Council approved a design and construction plan for King Street known as *Plan A*. The design was a reaffirmation of the original proposal from 2010 that widens sidewalks, and adds street trees on King Street in various areas between Loudoun Street and Cornwall Street. After the approval, the owners of the Lightfoot Restaurant expressed significant concerns about the approved plan that would eliminate the passenger loading zone that is currently in front of their business.

In response to concerns expressed by Lightfoot, staff presented a design amendment to Town Council at the June 23, 2013 work session known as *Plan A (Version 2)*. This amendment recommended the installation of a passenger loading zone near the front of the Lightfoot Restaurant. However, the owners of the Lightfoot remained concerned since the loading zone was south of the building, and subsequently submitted their own design amendment for consideration known as *Plan A (Version 3)*.

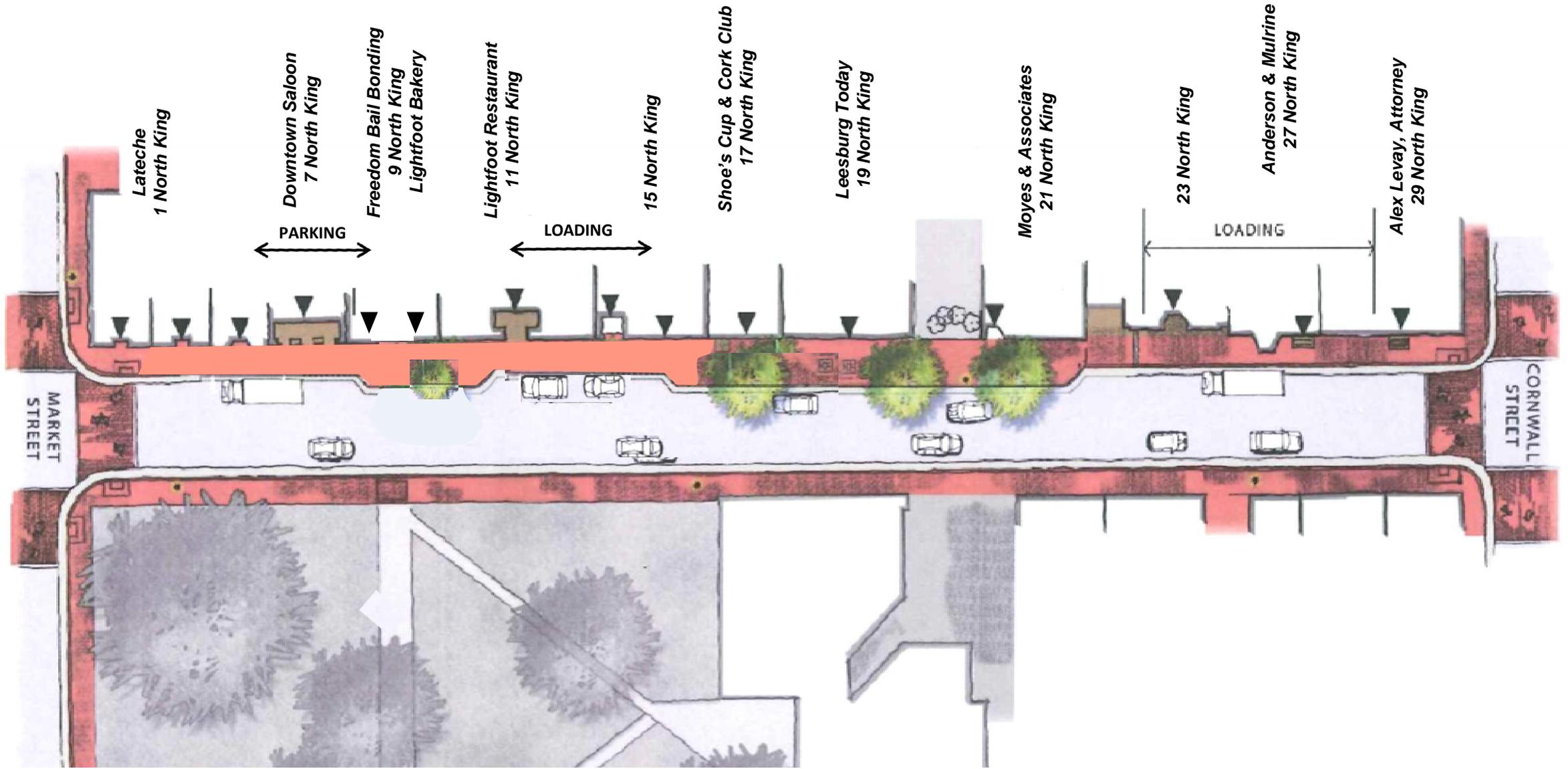
As a result, Town Council deferred action in order to allow staff adequate time to evaluate the design revisions submitted by Lightfoot known as *Plan A (Version 3)*. At the July 8, 2013 work session, staff reported to Council that it did not endorse the proposal by Lightfoot since it removed a wider sidewalk in front of Shoe's Cup and Cork, and eliminated parking in front of the Downtown Saloon. Instead, staff offered an alternative design known as *Plan A (Version 4)* that would restore the passenger loading zone in front of Lightfoot, and keep the wider sidewalk in front of Shoe's Cup and Cork, and the parking in front of the Downtown Saloon.

However, Lightfoot remained concerned due to the location of the passenger loading zone, and their owners requested a deferral on action by Town Council for two weeks in order to allow more time to work with Town staff on a possible solution. As such, two meetings were held with the Lightfoot owners, and concurrence has been reached on a new design now known as *Plan A (Version 5)*. This version retains the wider sidewalk in front of Shoe's Cup and Cork, and the parking in front of the Downtown Saloon while re-installing the passenger loading zone in front of the Lightfoot Restaurant. The new design along this section of King Street will reduce the number of trees from five to four with one of the four trees being a small/dwarf species.

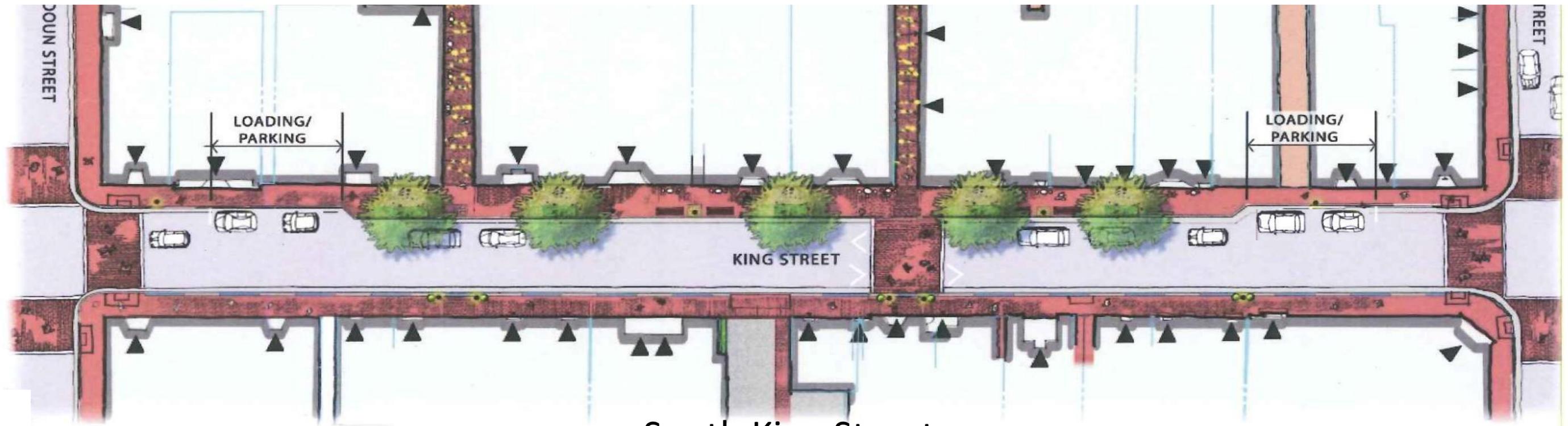
Attachments:

1. Plan A (Version 5). Staff recommendation regarding concerns by Lightfoot
2. Plan A. Current approved plan by Town Council.
3. Plan A (Version 2). Alternative design to address initial concerns by Lightfoot.
4. Plan A (Version 3). Alternative suggested by Lightfoot.
5. Plan A (Version 4). Staff alternative to Lightfoot suggestion.

Plan A (version 5)



Plan A



South King Street

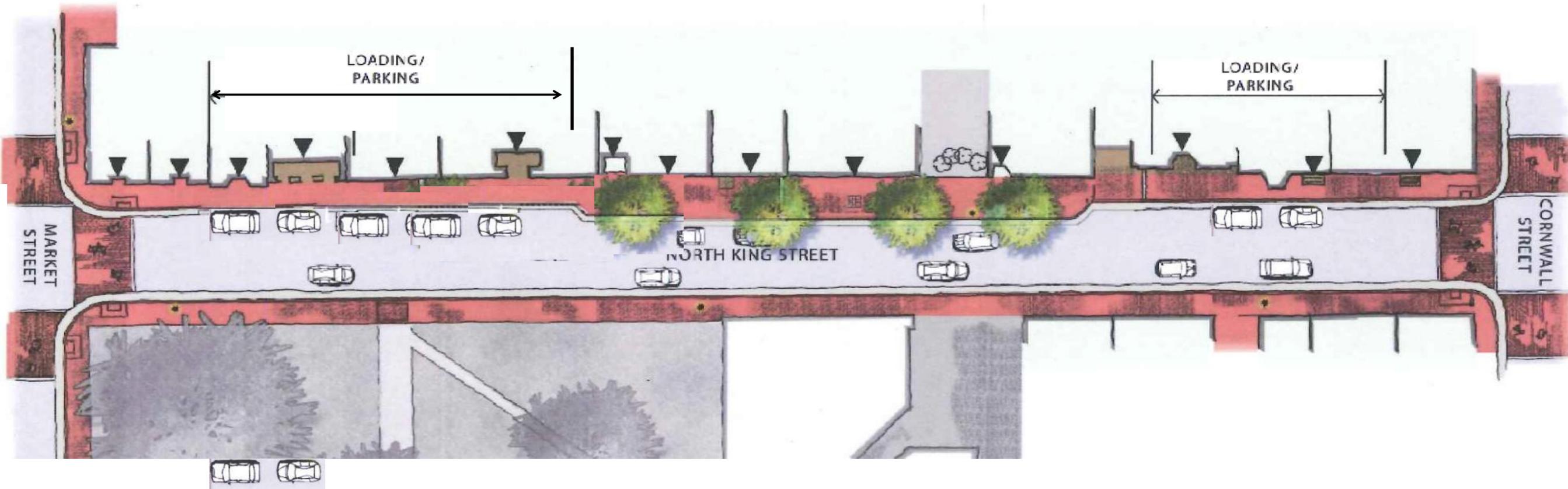
Loudoun Street to Market Street



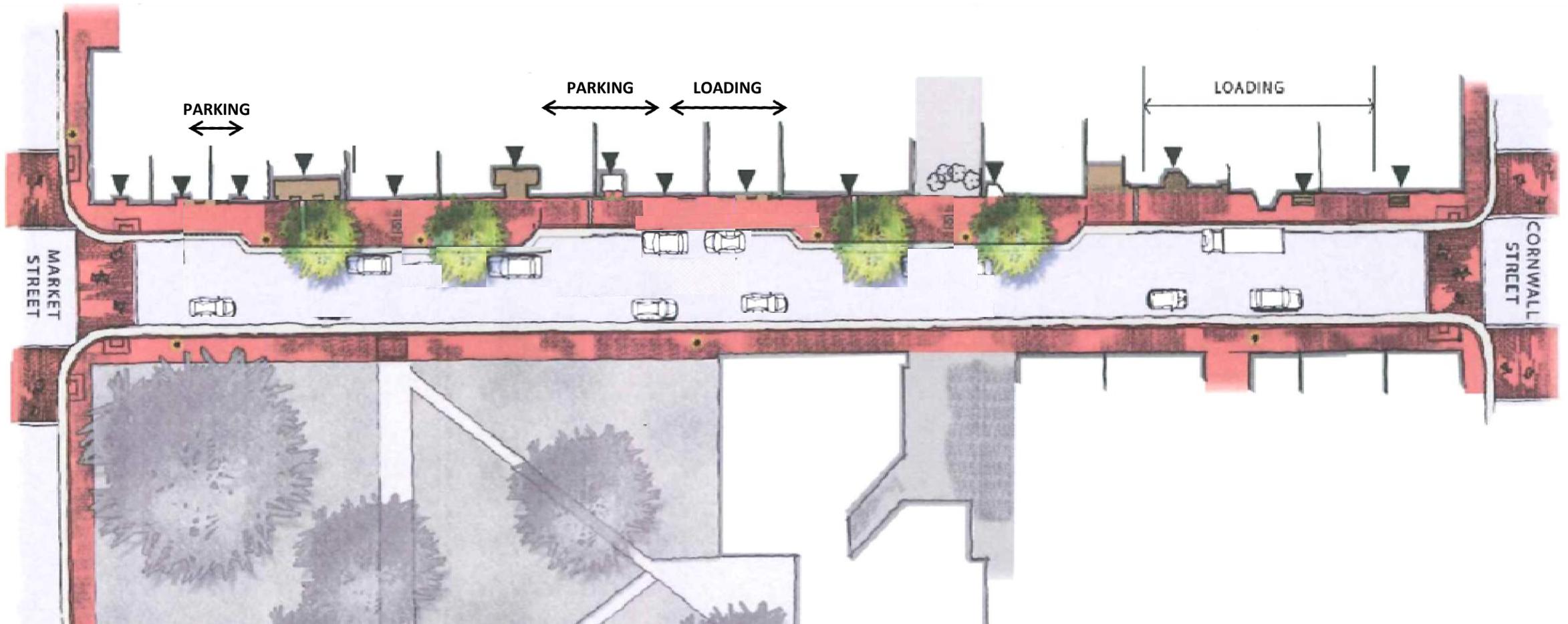
North King Street

Market Street to Cornwall Street

Plan A (version 2)



Plan A (version 3)



Plan A (version 4)

