



**CITY OF VIRGINIA BEACH
BAYFRONT ADVISORY COMMISSION
MEETING AGENDA**

Thursday, September 17, 2026
3:30 P.M.
Ocean Park Fire and Rescue Squad Building
3769 E. Stratford Road

The mission of the Bayfront Advisory Commission is to review and make recommendations to the City Council regarding public and private projects and issues associated with the Bayfront area.

CALL TO ORDER
3:30 P.M.

ROLL CALL

APPROVAL OF MINUTES
Review and approval of minutes from 8/20/26 regular meeting.

CHAIR'S REPORT AND INTRODUCTIONS

- New Commission Member: Mr. Adam Shield

STAFF REPORTS

- 1) Public Works
- 2) Planning

COMMITTEE REPORTS

- Communications and Outreach Committee
- Student Committee
- Lynnhaven Boat Ramp Committee
- Design and Infrastructure Committee

OLD BUSINESS

- Shore Drive Corridor Plan + Design Guidelines – Draft Scope of Work Discussion
- Mural Update – Vice Chair Morgan Ayers

NEW BUSINESS

- Eastern Shore Drive Drainage Project Briefing – Melissa Lindgren, Public Works

PRESENTATIONS/PROJECT BRIEFINGS

- LBC Ventures, LLC – 4716 Hook Lane Subdivision Variance Application

PUBLIC COMMENTS

ADJOURN



**CITY OF VIRGINIA BEACH
BAYFRONT ADVISORY COMMISSION
DRAFT MEETING MINUTES**

Thursday, August 20, 2026
3:30 P.M.
Ocean Park Fire and Rescue Squad Building
3769 E. Stratford Road

MEMBERS PRESENT:

Andrea Lindemann (Chair), Morgan Ayers (Vice Chair), Ed Amorosso, Sandy Cohen, John Crouse, Windy Crutchfield, Bill Hearst, JB Maas, Cole Trower, Bill Prince, Chase McConnell, Neel Singh, Elle Pero, Elena Vilches, Planning Commissioner Holly Cuellar, Planning Commissioner John Coston

MEMBERS ABSENT:

Joe Bovee, Audrey Perry, Bailey Quarg

CITY STAFF PRESENT:

Saba Shirazi – Planning, Hank Morrison – Planning, Diamond Royster – City Attorney

CALL TO ORDER:

Chair Lindemann called the meeting to order at 3:30 P.M.

ROLL CALL:

Saba Shirazi did roll call.

MOTION TO APPROVE THE MINUTES FROM 7/16/26 MEETINGS:

Motion by Mr. Trower, seconded by Mr. Crouse. The amended meeting minutes were approved unanimously.

CHAIR'S REPORT and INTRODUCTIONS:

Mr. Trower made a motion to move the presentation portion of the meeting up. Ms. Crutchfield seconded. Motion passed unanimously.

Planning Commissioner Cuellar arrived at 3:33 P.M.

Neel Singh arrived at 3:34 P.M.

PRESENTATIONS/PROJECT BRIEFINGS

1) Pleasure House Point Kayak Launch Presentation

- Presentation summary
 - Mr. Morris presented an update on the Pleasure House Point Kayak Launch, which was originally identified in the 2014 PHP Management Plan as an ADA-accessible water access point near Marlin Bay Drive. The project was coordinated with the adjacent wetlands mitigation bank, modified in 2017 to remove the restroom and reduce parking, and restarted in late 2025 as the mitigation project neared completion.
 - The current design was reviewed along with public concerns regarding parking and traffic, tree and wetland impacts, ADA accessibility, and boating safety. Public engagement will continue before final design, with construction anticipated to begin in summer 2027 and conclude in summer 2028.
- Discussion:
 - Need/motivation: In management plan; adds accessible water access; relieves safety conflicts at Crab Creek; aligns with recent citizen survey prioritizing water access.
 - Trash cans: Under consideration; may pilot at trailhead and adapt as needed.
 - Usage at tides/clearance: Mixed user reports; staff to verify and sign/mark; high-tide clearance under bridge should be ~4 ft at minimum (to be confirmed).
 - ADA and low-tide concerns: Additional guide markers under review.
 - History/community support: Survey responses placed kayak launch among top desired amenities; long-standing plan element.

STAFF REPORTS

1) Public Works

- Shore Drive Phase III CIP Project Update:
 - Mr. Quigley (RS&H) provided an update on the Shore Drive Corridor Improvements Phase III project. The project includes roadways, drainage and utility reconstruction, along with new sidewalks, bike lanes, traffic signals, street lighting, landscaping, and other streetscape improvements. As of early August, approximately 29.4% of the work had been completed, with the contract completion date currently scheduled for May 27, 2029. The project scope has also been expanded to include Eastern Shore Drive Drainage Improvements Phase 1F, allowing drainage work to be coordinated with the Phase III improvements and avoiding future rework.

- Utility work continues to advance, with the sanitary force main approximately 99% complete, water main installation nearing completion, and sewer manhole rehabilitation completed. Drainage installation along eastbound Shore Drive is underway, including new storm pipes, drainage structures, and outfalls to the Cape Henry Canal. Upcoming work includes completing the water main, continuing storm drainage installation, installing curb, gutter and sidewalks, and advancing roadway reconstruction. Temporary pavement conditions remain rough, with improved temporary westbound pavement planned. Pedestrians and motorists were also reminded to use designated crossings, follow sidewalk detours, and exercise caution throughout the construction zone.
- Discussion:
 - Ms. Ayers suggested providing visuals to the community to show the end result of the project; project team to explore public-facing visuals and improve outreach beyond website/town halls,
 - Substantial completion discussion: Chair Lindemann asked for a sooner completion date. Mr. Quigley explained the challenges of underground construction and the potential for delays; Two-lane each direction ultimately remains; median phases toward the end; final date currently 2029 (may shift with discoveries).

Council Member Shulman left at 4:26 P.M.

- Speed limit concerns; request to consider 25 mph during construction: staff will relay to City.
- Wildlife/drainage canal concerns: Mr. Quigley explained that canal dredging is not in this project scope; separate Cape Henry Canal team to brief in September.
- Tree counts: Replacement may exceed removals; where one-for-one cannot be met on-site, mitigation fund offsets elsewhere; staff to confirm counts and reporting.

2) Planning

- Shore Drive Corridor Plan and Design Guidelines Scope of Work:
 - Mr. Morrison presented the draft scope of work for the update; The update is intended to establish a long-term vision for the corridor that balances environmental resilience, preservation, redevelopment, and transportation while providing clearer expectations for future development. The plan will address land use and redevelopment, multimodal transportation, community character and design, environmental resilience, public spaces and streetscape, and economic development.

- The planning process will include engagement with residents, businesses, property owners, the BAC, civic groups, and other stakeholders to develop a shared vision and identify areas for preservation, redevelopment, distinct character areas, and potential opportunity areas. Updated design guidelines will address building scale and massing, architecture and materials, viewsheds, landscaping and tree canopy, streetscape, and neighborhood transitions. The scope will also consider implementation measures, including potential regulatory changes and redevelopment incentives, priorities for public improvements, short-, mid-, and long-term actions, funding sources, and responsible agencies. BAC members were asked to provide feedback on whether the proposed scope addresses the appropriate issues, identify any missing topics or areas requiring particular attention, and consider what would make the updated plan most useful to the Bayfront community.
- Discussion:
 - Interest in Design Guidelines via Zoning Overlay or Form-Based code; incentives also to encourage compliance.
 - Regular BAC updates requested;
 - Mr. Morrison explained the possibility of proceeding under existing design services contract if BAC endorses scope next month; otherwise await new citywide contract in November.
 - Committee consensus to allow more time for review; bring back under Old Business next month.
 - Chair Lindemann mentioned that everyone is welcome to attend the Design Committee and be part of discussions. The schedule is listed on the webpage.

COMMITTEE REPORTS

- DESIGN & INFRASTRUCTURE COMMITTEE –
 - Mr. Cohen provided an update on the Design Committee’s discussion on design guidelines and the micro mobility program study; The micro mobility program will focus on e-bikes, scooters, and other small, motorized vehicles; The pilot program will likely start in the oceanfront area.
 - Staff to investigate and follow up on the VDOT sign program.
- COMMUNICATIONS AND OUTREACH COMMITTEE –
 - Ms. Ayers reported on working to define priority strategic business outreach list; planning meetings with former BAC members/community connectors to refine approach; and suggested exploring the concept of flags as a connector along Shore Drive between military bases.
- LYNNHAVEN BOAT RAMP COMMITTEE –
 - Ms. Crutchfield reported on weekend reports showing recurring neighborhood cut-through traffic and lot fill-ups (35-45 trailers on peak weekends), and

suggested staffing peak periods for better parking management; Increase in charter vessels using tie-up space without launching there (including a “hot tub” charter); the text alert system is working after a brief outage (Aug 1); Marine Patrol enforcement is active; year-to-date parking citations: 620.

- STUDENT COMMITTEE –
 - Planning to set a regular monthly time for Pleasure House Point activities once the school year begins; Chair Lindemann mentioned that Ms. Crutchfield offered liaison support.

OLD BUSINESS

- 1) Vote to Adopt FY 2025-2026 Annual Report
 - Mr. Trower made a motion to approve the Annual Report. Ms. Ayers seconded. Motion passed unanimously.
- 2) Virginia Pilot Association CUP Discussion
 - Chair Lindemann noted the encroachment agreement (separate from CUP); request to preserve the 10-foot strip between Lesner Bridge and Pilot’s property line to maintain potential for future public “Waterman’s Walk” connection per existing corridor plan.
 - Planning staff to monitor encroachment agreement moving through Council to ensure public access reservation remains intact; current fencing/security constrains acknowledged until improvements and approvals occur.

Chase McConnell, Elle Pero, and Elena Vilches left at 5:07 P.M.

Council Member Cummings left at 5:07 P.M.

NEW BUSINESS

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PUBLIC COMMENTS

- Inquiry about Westminster Canterbury Beach ADA ramp, which was not part of the current agenda; Ms. Crutchfield clarified that the updates are provided on the spreadsheet; status update indicates developer has not yet submitted revised deed of easement and deed of dedication.
- Request to improve public communications by leveraging a mailing list/newsletter in addition to the city website.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:13 P.M.

Andrea Lindemann, Chair

Saba Shirazi, Comprehensive Planner I

Hank Morrison, Comprehensive Planning Administrator