SUBJECT: Courts Complex Phase III Project Update – Concept Design

ELECTION DISTRICT: Leesburg

STAFF CONTACTS: Joe Kroboth, Director, Transportation & Capital Infrastructure
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PURPOSE: The Department of Transportation and Capital Infrastructure (DTCI) with Dewberry Architects, Inc. (Dewberry) will present a project update and concept designs for the Courts Complex Phase III Project.

BACKGROUND: In October, 2013, the Loudoun County Board of Supervisors approved the contract award of the Architectural and Engineering Services for the Phase III Expansion of the Courts Complex to Dewberry Architects, Inc.

The Dewberry contract includes all architectural and engineering services for the design and construction administration for the Phase III project which includes a structured parking garage at the current Pennington Parking Lot site, new construction of an 85,000 square feet (SF) Courts building at the Church Street Parking Lot site and renovation of the existing Courts buildings at 18 and 20 East Market Street, while maintaining Courts operations throughout the project.

The project was formally introduced to Courts staff in November 2013 and the design team began to meet immediately with Courts staff to develop the space requirements for the new construction and subsequent renovations. This effort includes analysis of caseload/workload, and staffing projections covering the planning years of 2015 (Phase III project targets), 2020 and 2025 (Phase IV project targets). Phase IV is expected to include an addition to the Phase III new construction and associated increased parking on the Pennington Lot site. The consultant is planning for future Phase IV space requirements during Phase III development. Historically, County planning for Phase IV projected a 35,000 SF addition, however, during concept design for Phase III, the additional square footage needed for Phase IV will be revalidated.

Since November, the design team has conducted extensive site survey work and research including survey work for existing conditions, utility confirmation, traffic counts and historical research on the related County-owned properties. County staff, Dewberry and Town of Leesburg staff have met on several occasions to address overall process, engineering issues and
coordination elements of the project and will continue to do so throughout the project’s development.

As the project enters the concept design phase, DTCI staff and the Dewberry design team will present multiple concept design options for input from the Board of Supervisors (Board), the general public and the Leesburg Town Council. Project information, including design concepts, will be posted on the project’s website (www.loudoun.gov/courts-expansion). Construction funding is included in the FY 2015 and FY 2016 CIP.

DTCI will present periodic updates on the project to the Board when key project milestones are reached.

**ISSUES:** Based on programming and site survey research conducted to date, the Dewberry design team will offer four (4) preliminary design concepts (see Attachment #1) for input from the Board (April 16, 2014 Business Meeting), the general public in a Community Presentation (April 23, 2014) and the Leesburg Town Council (May 2014, Date TBD). Following the Community Presentation on April 23, 2014, the concepts will be available for public input via the project’s website.

Each of four (4) design concepts to be presented will address the project’s primary objectives to:

1. Provide functional courtroom and court-related operations space to support the Court system’s continued growth, meeting the immediate Phase III (2015) planning year needs;
2. New construction to house the General District Court and other court support agencies;
3. Co-locate on-site all court support agencies that are currently housed in off-site locations, including leased space;
4. Plan effectively for continued growth for the Phase IV (2025) planning year needs; and
5. Design the new construction of 85,000 SF Courts building and the parking structure to support the functional needs of the courts and to appropriately fit into the context of downtown Leesburg.

Following the public input on the four (4) design concepts, including feedback from the Board of Supervisors, the Town of Leesburg and the community, input will be analyzed and, typically, the strengths from the various concepts that emerge into one final concept will form the basis of the land use applications submitted to the Town of Leesburg.

The design phase of the project is estimated to require 18 to 24 months to complete due to the nature of the land use approval processes within the Town of Leesburg and a phased construction document process. The Town of Leesburg processes include a Rezoning, a Concept Development Plan and Proffer Amendment, Board of Architectural Review approval and Site Plan(s) approval. Construction document packages will phase construction of the structured
parking, the new courts building construction and the renovation of the existing building to ensure continuity of Courts operations.

DTCI will provide periodic updates to the Board upon request and/or upon completion of key project milestones. Key milestones include: receipt of comments on the Town of Leesburg land use applications, approval of land use applications, construction of the structured parking garage on the Pennington Lot, completion of design for the new 85,000 SF courts building and associated renovations to the existing buildings and construction of those portions of the project.

ATTACHMENT:

1. Concept Studies 1 – 4
concept studies.

LOUDOUN COUNTY COURTHOUSE
ANALYSIS

• 3 story concept

• Limited exterior public open space

• District court and clerk collocated on first level

• Commonwealth attorney, civil process, community corrections, probation & parole on the other levels

• Building entry is visible from both Edwards Ferry and Church Street

• 14’ setback from the property line along Edwards Ferry Road, 15’ setback from Church Street
massing study
1 | CONCEPT
ANALYSIS

• 2 story concept (lowest overall height)

• Public open space along church street

• District court and clerk collocated on first level

• Commonwealth attorney, civil process, community corrections, probation & parole on the other levels

• Building entry is visible from church street

• 14’ setback from the property line along edwards ferry road, 60’ setback from church street
massing study
ANALYSIS

• 3 story concept

• Public open space along Edwards Ferry Road

• Split district court and clerk operations

• Commonwealth attorney, civil process, community corrections, probation & parole on the other levels

• Building entry is visible from both Edwards Ferry and Church Street

• 85’ setback from the property line along Edwards Ferry Road, 20’ setback from Church Street
massing study
ANALYSIS

• 3 story concept

• Public open space along Edwards Ferry Road

• District court and clerk collocated on first level

• Commonwealth attorney, civil process, community corrections, probation & parole on the other levels

• Building entry is visible from both Edwards Ferry and Church Street

• 13’/66’ setback from the property line along Edwards Ferry Road, 23’ setback from Church Street
massing study