

# Loudoun County Courthouse Expansion Phase III

## Public Information Meeting

July 16<sup>th</sup>, 2019



# OVERALL PROJECT SCOPE

1. Pennington Lot
2. Semones Lot
3. Church Street Lot
4. Existing Courts Facility





# OVERALL PROJECT SCOPE

## Concept Plan

1. Pennington Lot
2. Semones lot
3. New District Courthouse
4. Bank of the Valley / Plaza
5. Streetscaping
6. Off-Site Improvements





# OVERALL PROJECT SCOPE



# MEETING & COMMUNITY OUTREACH

## Meeting Held With:

## Number of Meetings:

- |   |   |
|---|---|
| • Stakeholders  | 5   |
| • Town of Leesburg Staff                                  | 35  |
| • Public Meetings   | 3 (1 - April 2014 , 2- July 2014 , 3 – July 2015) |
| • Board of Architectural Review                           | 12  |
| • Courthouse Campus Grounds Committee                     | 3   |
| • Planning Commissioners<br>(Prior to Public hearing)     | 5 Commissioners                                   |
| • Planning Commission<br>(Public Hearing & Work Sessions) | 3   |
| • Town Council Members<br>(Prior to Public hearing)       | 1   |
| • Judges  | 7   |

# COURTHOUSE Frequently Asked Questions

## **Schedule:**

### Pennington Garage and Lot

Garage completion – July 22 (tentative)

Pennington Lot – July 22 – October 2019 (tentative)

### Courthouse

Bidding - April 25 –July 10, 2019

Bid Evaluation - July 10-July 31, 2019

Contract Award - Mid September 2019

Preconstruction Meeting and NTP – November - December 2019

## **Resident Notifications of Construction on property/public notices of construction-**

- Contractor Preconstruction Public Information Meeting
- Contractor meeting with adjacent property owners with Land Acquisition Agreements
- Notices to the Town of Leesburg
- preconstruction surveys
- mailings
- County website

## **Daily Work Hours**

- Weekdays 7am-9pm
- Weekends 8am-5pm
- No construction traffic allowed outside of these times.

# PROFFER & OFF-SITE IMPROVEMENT SUMMARY

- Church Street Extended Road Improvements
- Church Street / Cornwall Street Sidewalk Improvements
- Underground utilities along Church Street & Edwards Ferry Road(cemetery to Church and Market streets)
- \$400,000 - North St / King St intersection (Cash in lieu)
- \$400,000 - Edwards Ferry / Catoctin Circle intersection (Cash in lieu)
- \$30,000 - Driver Feedback Signage (Cash in lieu)
- Speed Limit sign on Slack Lane (Cash in lieu)
- 4 reserved residential parking spaces within improved Semones Lot
- Wayfinding Sign program design and installation
- Speed Table on Church Street at the New District Courthouse entrance
- Increased blasting notification radius to 450 feet of the blasting site.
- Garage lighting operation controls

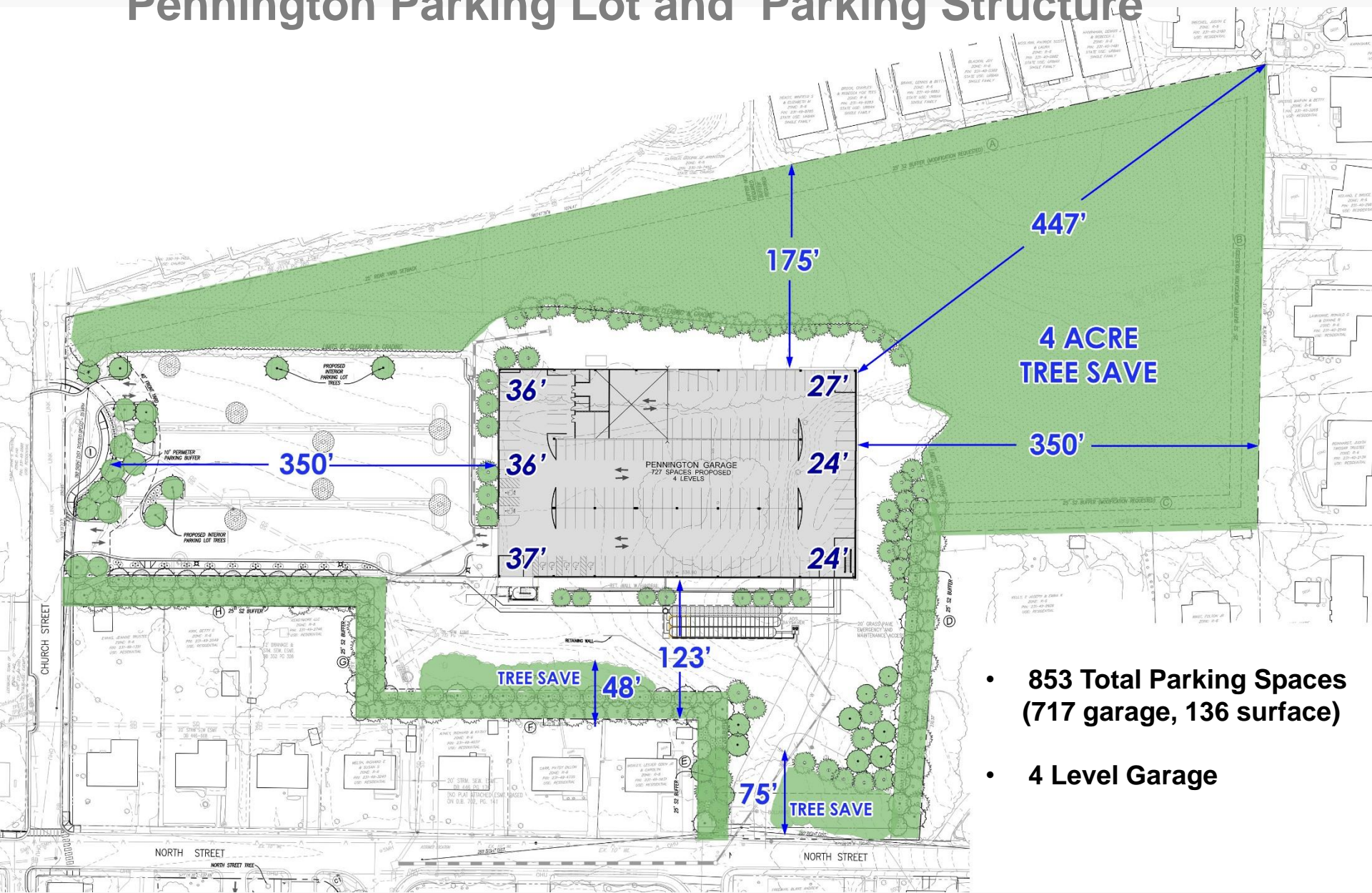


# EXISTING PENNINGTON LOT





# Pennington Parking Lot and Parking Structure



- 853 Total Parking Spaces (717 garage, 136 surface)
- 4 Level Garage

# Pennington Parking Lot and Parking Structure



PLAN VIEW

- Estimated completion:
  - Garage – est. July 2019
  - Church St. extended – est. October 2019

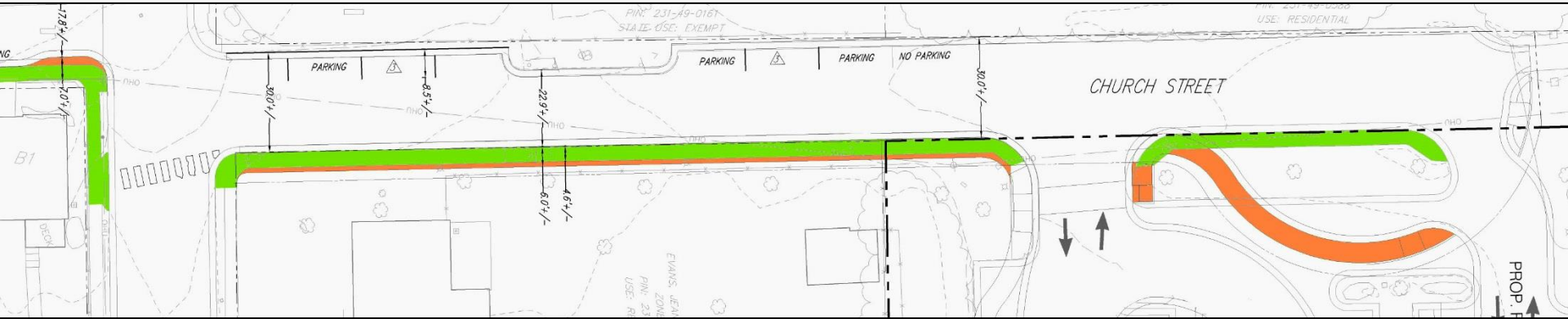


VIEW LOOKING NORTH EAST

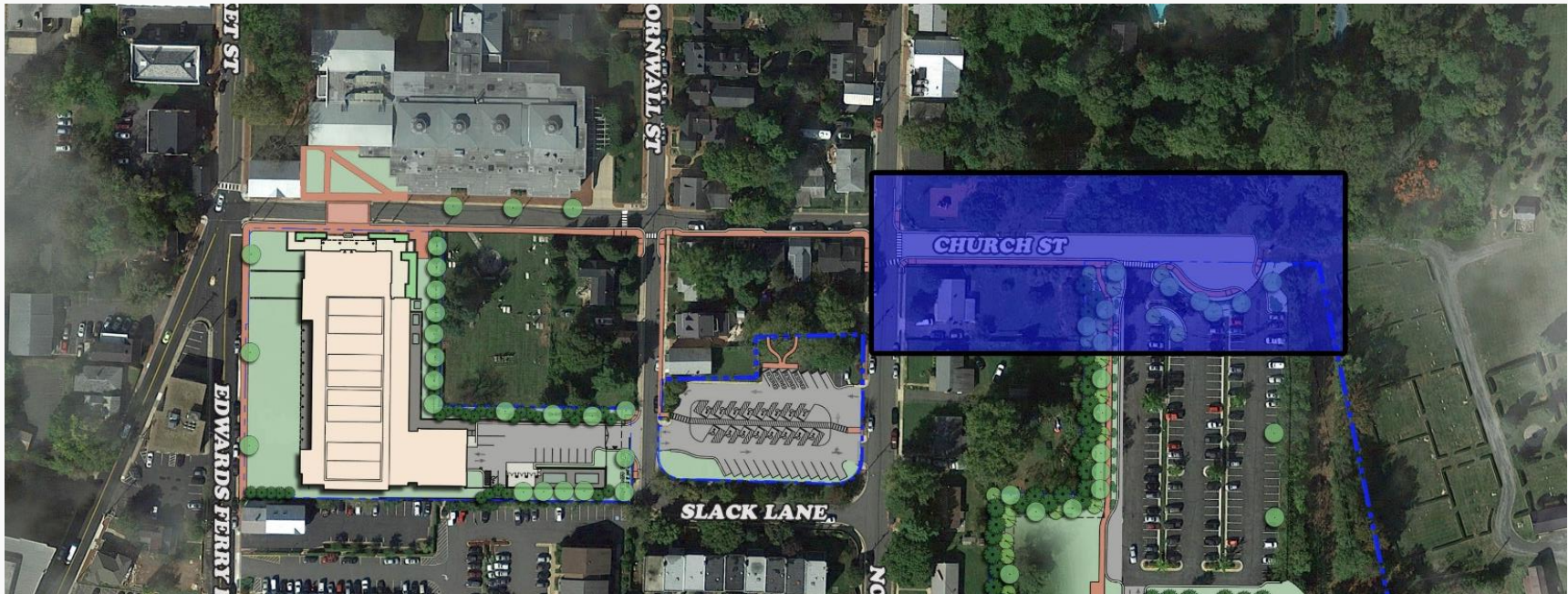


# PEDESTRIAN CIRCULATION

- SIDEWALK IMPROVEMENTS



Church Street Extended



Vicinity Map



# EXISTING SEMONES LOT

- 69 Total Parking Spaces
- 4 Accessible Parking Spaces





# PROPOSED SEMONES LOT

## Concept Plan

- 36 Total Parking Spaces
- 16 Accessible Parking Spaces
- 4 Reserved Spaces for Adjacent Homeowners
- Site Distance Improvements



# COURTHOUSE Frequently Asked Questions

## Semones Lot-Construction Impacts

### Impact during construction

- Semones Lot remains closed until all other work is done.
  - Except the western portion used by 106 and 108 Church St. and pedestrian traffic from Pennington while church street(between North and Cornwall) is improved.
- Western entrance on north will remain open for Church St. residence for parking(western row of 13 spaces).
- Contractor to use remaining lot area for laydown. Entrance at on Cornwall to be used by residents and contractor.

### Final Configuration

- 15 standard parking stalls
- 16 accessible stalls
- 2 emergency call boxes
- 4 reserved stalls for 106 and 108 Church Street
- 10 security cameras
- Fully cut-off internal light poles
  - 3-20' poles at interior
  - 1-18' pole at reserved stalls



# NEW DISTRICT COURTHOUSE

- Existing Church Street Lot
- Existing Courts Facility



# NEW DISTRICT COURTHOUSE

## Phase II Archeological Investigations

- Begun by John Milner Associates, Inc. in 2014
- Investigated archaeological site components 44LD1585-0003, -0004 and -0005 along Edward's Ferry Road
- Excavated seven 5-by-5-foot Test Units with a sampling strategy based on JRIA's Phase I shovel test results
- Will continue when parking lot is removed to test site component 44LD1585-0002, which may include remains of the 1839 Fenelon Slack building and later outbuilding identified previously in Phase I, Trench 2



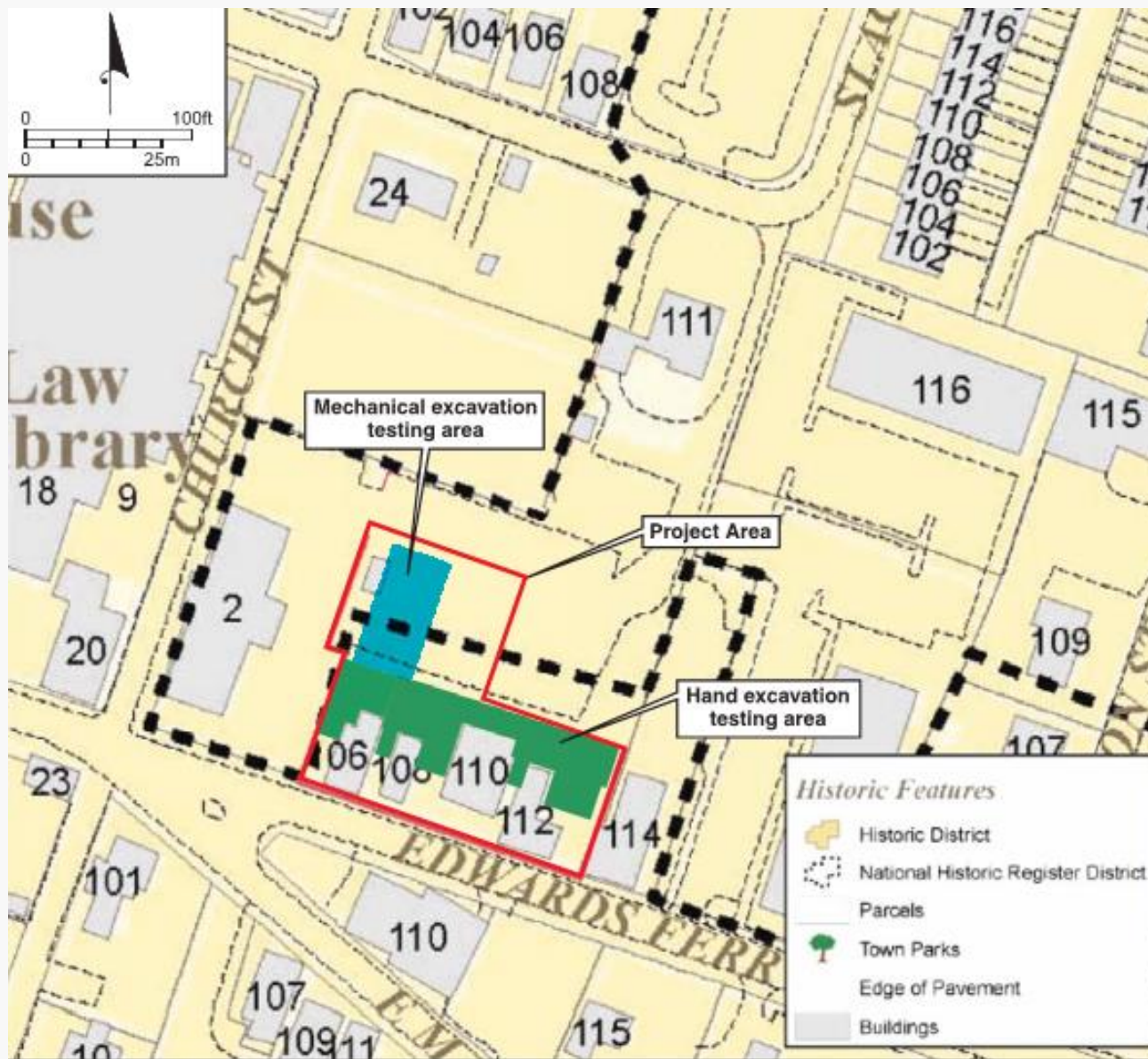
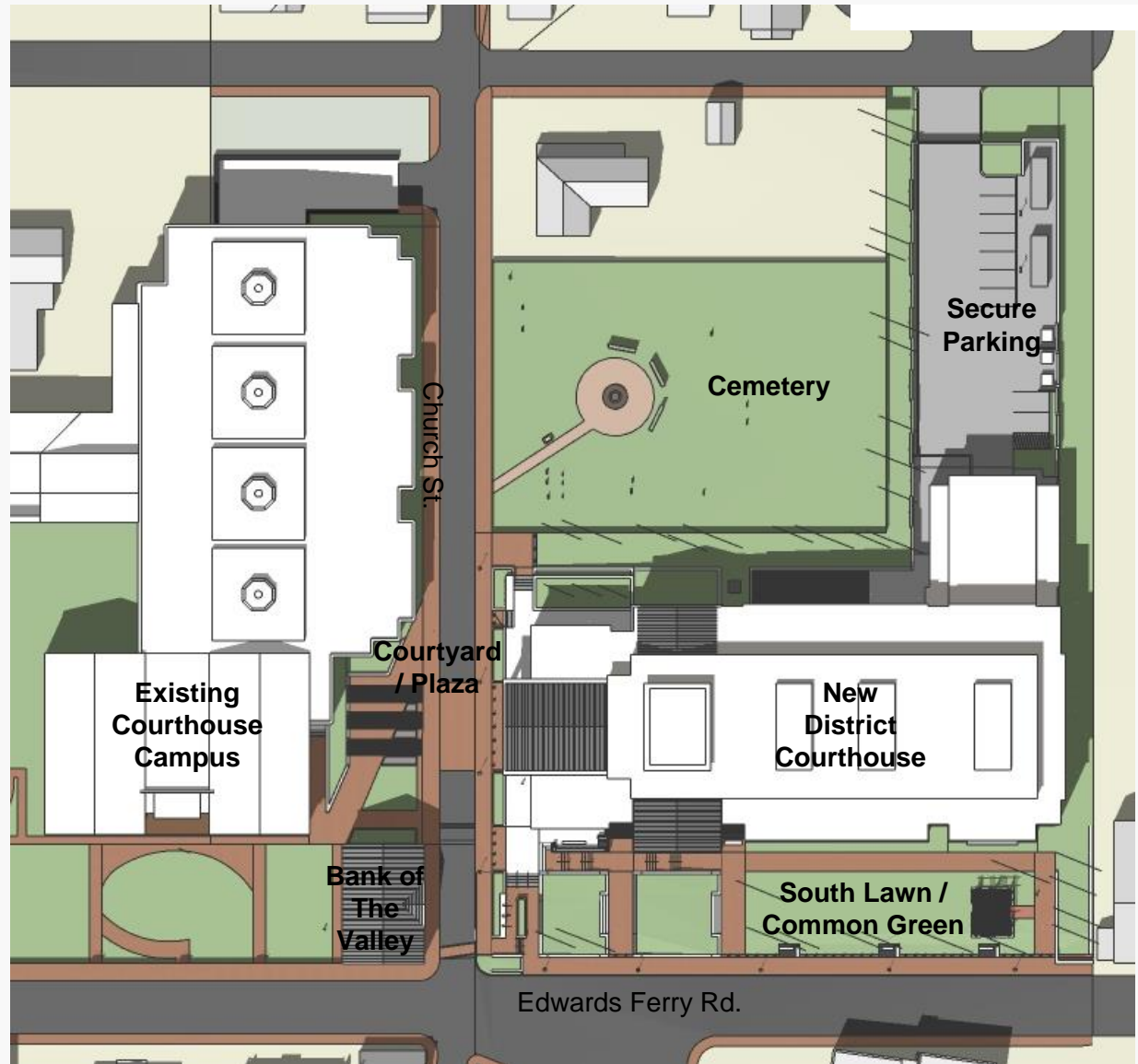


Figure CVG 18. Location of the project area, showing areas of hand-excavation and mechanical excavation.

# NEW DISTRICT COURTHOUSE

## Concept Plan

1. 92,000 SF New District Courthouse
2. Secure parking
3. South Lawn/ Common Green
4. Bank of the Valley
5. Courtyard/Plaza
6. Tunnel
7. Buffering





# NEW DISTRICT COURTHOUSE



**Existing Courthouse Campus Context South Elevation**



**New District Courthouse South Elevation**

# NEW DISTRICT COURTHOUSE



Perspective – New Courtyard



Aerial View – East Market Street



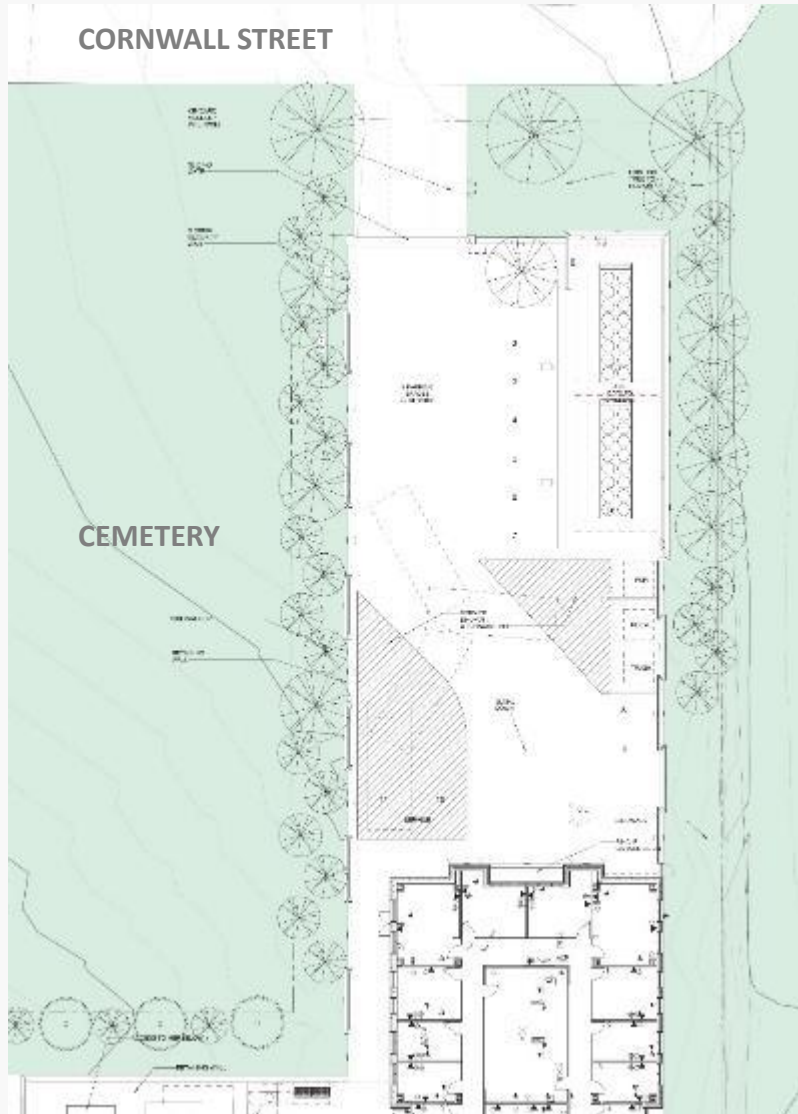
Perspective - Church Street



Perspective - Church Street Corner



# NEW DISTRICT COURTHOUSE



**NEW COURTHOUSE**

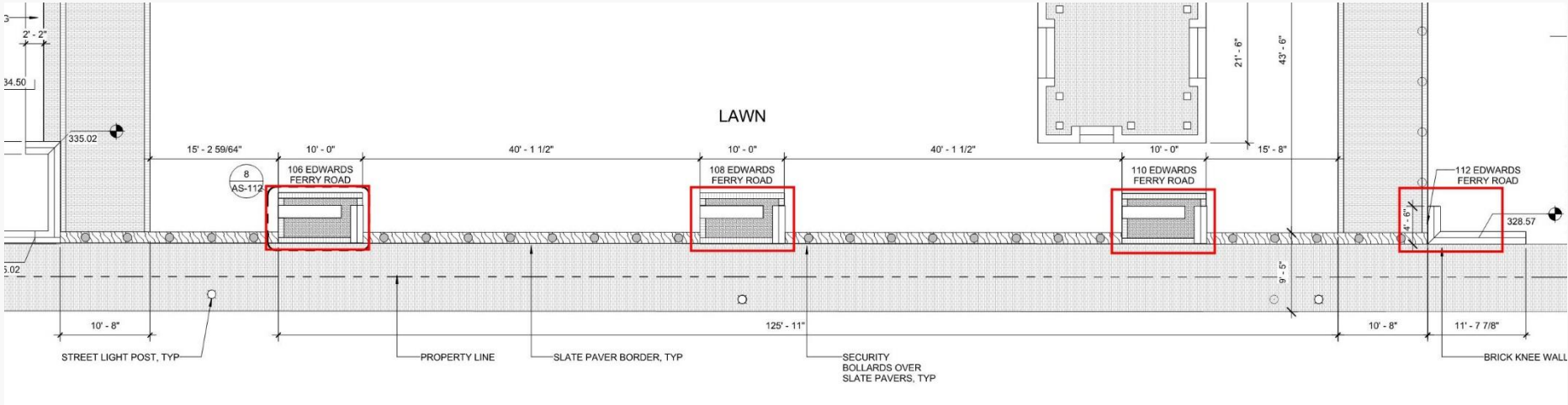


**Aerial View – Secure Parking**

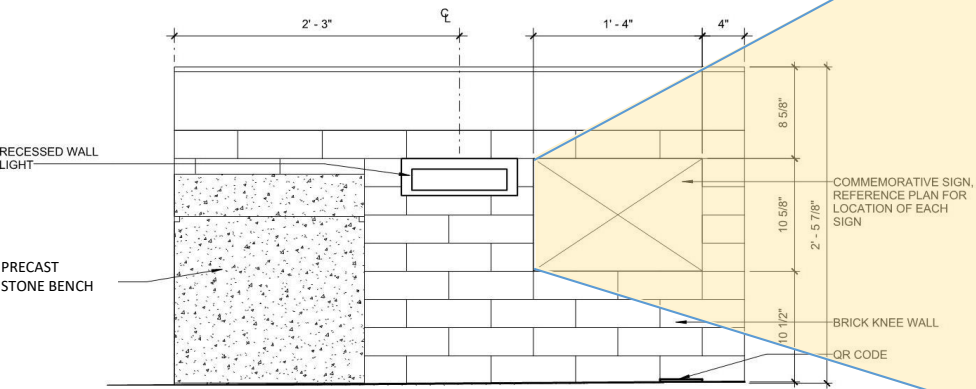


**Adjacent Cemetery**

# NEW DISTRICT COURTHOUSE



Site Plan - South Lawn



Elevation – Typical Commemorative Plaque

## 106 Edwards Ferry Road

Original 2-story, L-shaped dwelling built: circa 1854  
One story frame addition built: circa 1912  
Demolished: October 32, 2017

The original lot included a dwelling, a stable, and several support structures. Owned by four generations of Slack family from 1874 to 1980 when purchased by Loudoun County

Circa 1854

Original Footprint



# PEDESTRIAN CIRCULATION

- ROUTING



# COURTHOUSE Frequently Asked Questions

## Road Closures

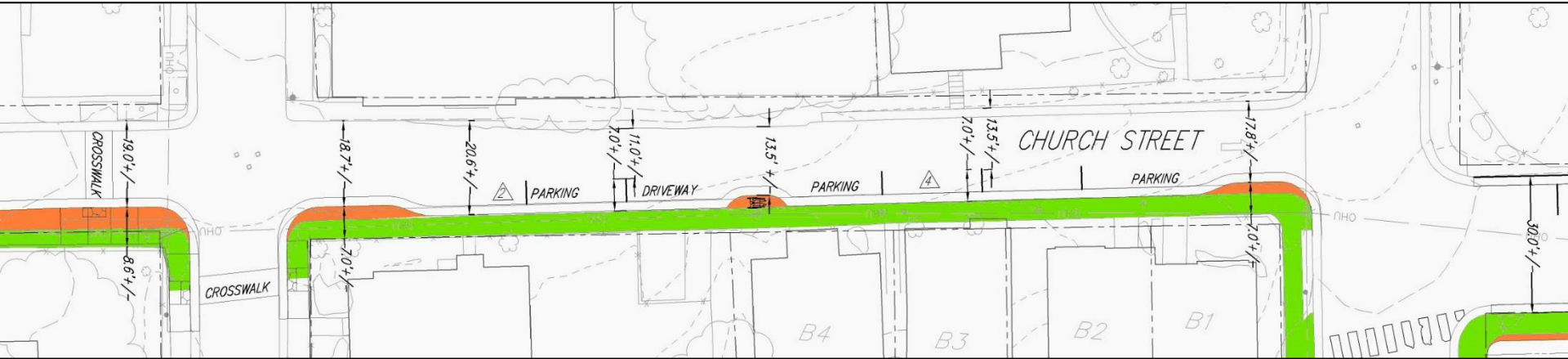
Church Street Development (Cornwall Street to North Street)

- What does this mean to current resident – No Parking/Pedestrian access
- Pedestrian Access from Parking structure – Thru Semones
- Parking along Church Street
  - 8 current stall(none during construction)
  - 6 future stall Cornwall to North
- Overhead utilities to remain - Yes
- **Construction Duration – to be verified once contractor has been awarded contract**

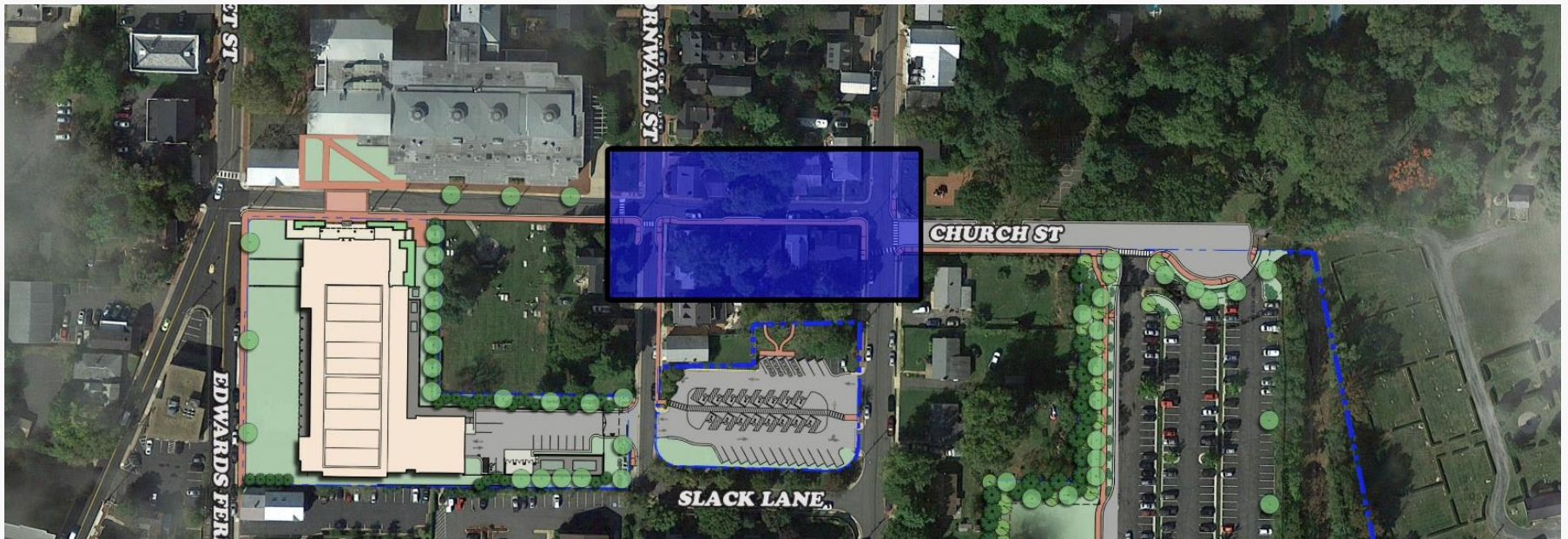


# PEDESTRIAN CIRCULATION

- SIDEWALK IMPROVEMENTS



Mid-Block Church Street



Vicinity Map

# COURTHOUSE Frequently Asked Questions

## Road Closures(Continued)

### Church Street Development (Market Street to Cornwall Street)

- What does this mean to current resident – All access off Cornwall
- Road closure for the Tunnel, but pedestrian access maintained for cemetery
  - 6 to 8 weeks for closure
  - Temporary pedestrian bridge will be used over tunnel work
- All other work will allow a single lane of remain open.
- Pedestrian access from parking structure – Church St. (use west side)
- Parking along Church Street -None
- Partial overhead utilities. Begin undergrounding at utility pole at center of cemetery
- **Construction Duration - to be verified once contractor has been awarded contract**



# PEDESTRIAN CIRCULATION

- SIDEWALK IMPROVEMENTS



South Church St.



Vicinity Map

# COURTHOUSE Frequently Asked Questions

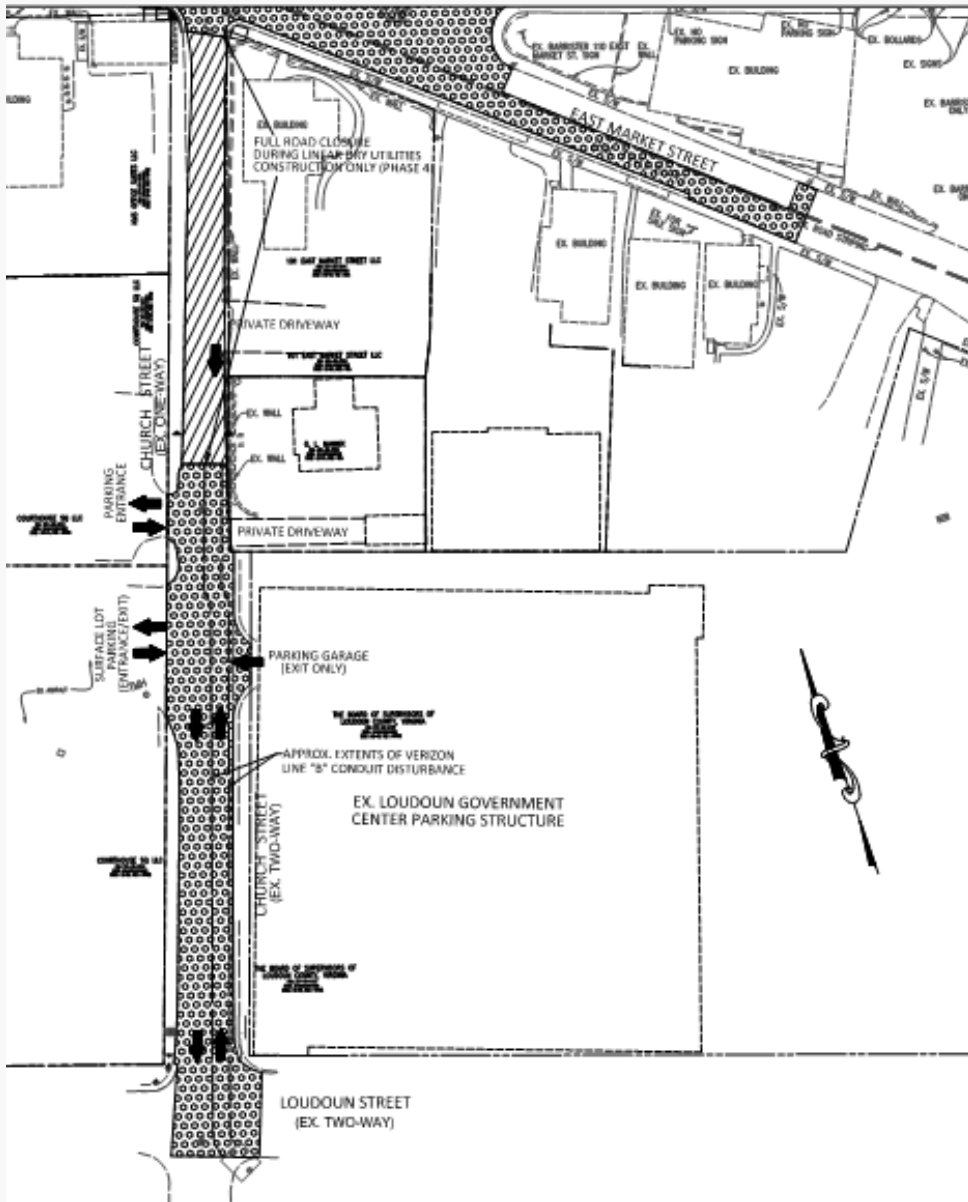
## Road Closures(Continued)

### Church Street Development (Loudoun Street to Market Street)





- What does this mean to current residents –Intersection closed at market(temp access from Loudoun St. only)
- Pedestrian Access from Parking structure – Use Market or Loudoun St to walk
- Parking along Church Street -None
- Underground utilities from cemetery to new vault. Partial road closure from Loudoun St. to first driveway.
- **Construction Duration - to be verified once contractor has been awarded contract**



# COURTHOUSE Frequently Asked Questions



### LEGEND

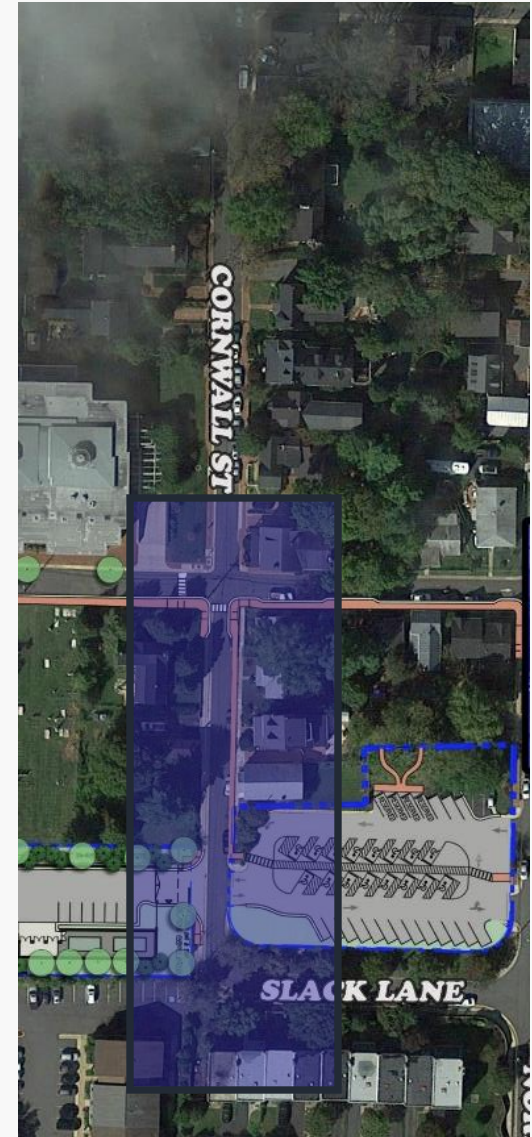
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|---|--|
|  | <b>DENOTES FULL ROAD/PARKING LOT CLOSURE</b><br>(SEE NOTES REGARDING PEDESTRIAN ACCESS WHERE APPLICABLE)                     |
|  | <b>WORK AREA : ANTICIPATED PHASE 1 CONSTRUCTION ACTIVITIES</b>   |
|  | <b>WORK AREA : ANTICIPATED PHASE 2 CONSTRUCTION ACTIVITIES</b>   |
|  | <b>WORK AREA : ANTICIPATED PHASE 3 CONSTRUCTION ACTIVITIES</b>   |
|  | <b>WORK AREA : ANTICIPATED PHASE 4 CONSTRUCTION ACTIVITIES</b><br>(LINEAR DRY UTILITIES CONSTRUCTION & RE-PAVING ACTIVITIES) |

# COURTHOUSE Frequently Asked Questions

## Road Closures(Continued)

### Cornwall Street Development

- What does this mean to current resident –
  - Sidewalk closure on North Side.
  - Driveway limited impact for day only.
  - Street to remain open.
  - No Parking on north side.
- Pedestrian Access from Parking structure – Use North St. or Shuttle
- Parking along Cornwall Street
  - 7 current stall(none during construction)
  - 3 future stall Cornwall to North
- Overhead utilities to remain - Yes
- **Construction Duration - to be verified once contractor has been awarded contract**





# COURTHOUSE Frequently Asked Questions

## Church street site

### Archeology

- To be performed once house and parking lot are demolished.

### Edwards Ferry Road – Construction Impacts

- Demolition of structures
  - Single Lane closure during work hours and no parking along property frontage.
  - Side walk also closed during demolition otherwise street and walk open during construction
- Utility installs will also close one lane and sidewalks for short periods of time.
- Permits
  - Grading Permit
  - R.O.W. Permit
  - Demo Permit
- Overhead Utilities
  - Remove support wire from pole @ Barrister Bldg.
  - Service lines to houses to be demolished
- Notifications
  - Stated in the R.O.W. Permit
- **Completion of Construction – to be verified once contractor has been awarded contract**

# COURTHOUSE Frequently Asked Questions

## Church street site(Continued)

### Accessibility Routes from Pennington Parking Structure

- Church St

### Accessibility Routes from Semones Lot

- Cornwall to Church/ North to Church

### Overhead Utilities

- Utility install on East side will require use of walk on West side.
- Improve all East walk then close Westside for Verizon vault and use East side.

### Shuttle Service from Pennington

- To Cornwall and Church St.
- Starts with courthouse construction start thru completion
- Route to vary depending on phase of S/W work

### Construction Route

- Contractor to develop construction plan to be approved by Town and County

### Blasting v Hoe Ram

- Notices within 450 feet of work
- Cannot blast within 25'-0" of existing water and sewer lines
- Pre-blast surveys
- Post-blast surveys



### ADA pedestrian access

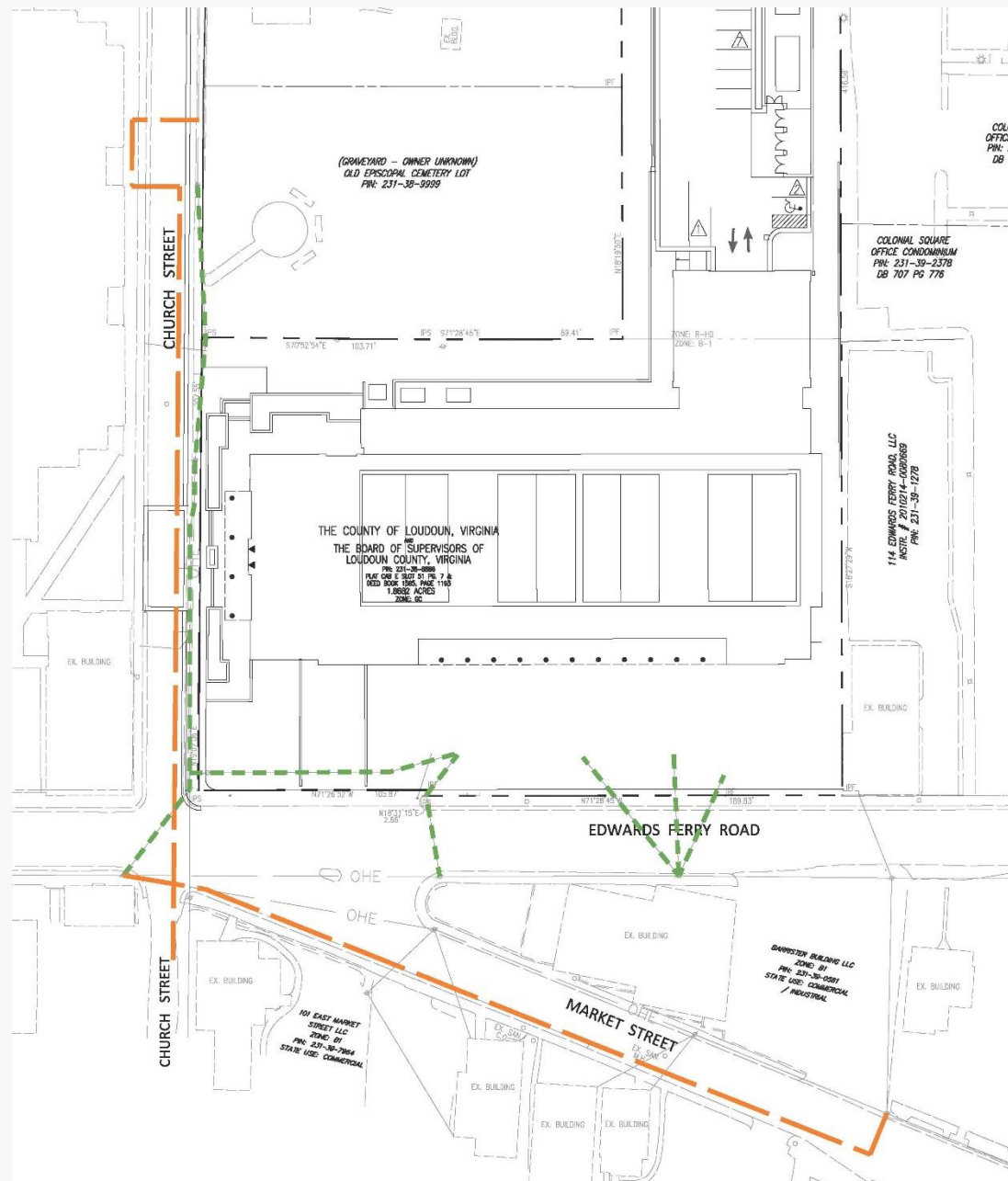
Pedestrian Access will vary during phases of construction. During Courthouse and Semones lots construction, all existing walks remain open. As walk construction occurs on Edwards ferry, Church and Cornwall streets commences, Alternate walk routes will be designated.



# UTILITY UNDERGROUNDING

## LEGEND

-  EXISTING OVERHEAD LINES TO BE REMOVED
-  APPROXIMATE LOCATION OF PROPOSED UNDERGROUND UTILITIES



## Who to contact with questions

Peter Hargreaves for Design Questions  
703-771-5564 or [peter.hargreaves@loudoun.gov](mailto:peter.hargreaves@loudoun.gov)

Nick Brown for Construction Questions  
571-258-3435 or [nicholas.Brown@loudoun.gov](mailto:nicholas.Brown@loudoun.gov)

This presentation will be posted to:  
<https://www.loudoun.gov/courts-expansion>

News relating to the Courts Complex Phase III Expansion  
<https://www.loudoun.gov/courts-expansion>

News relating to the construction of the Courts Complex Phase III Expansion  
<https://www.loudoun.gov/underconstruction>



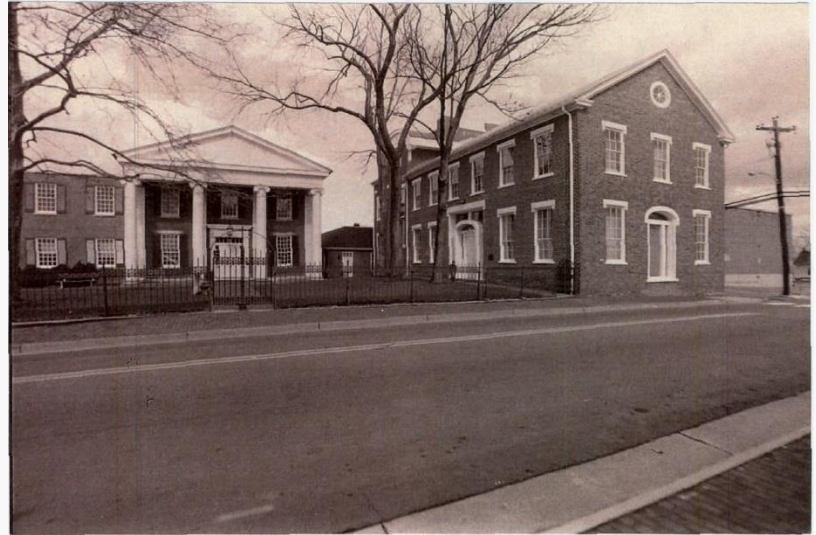
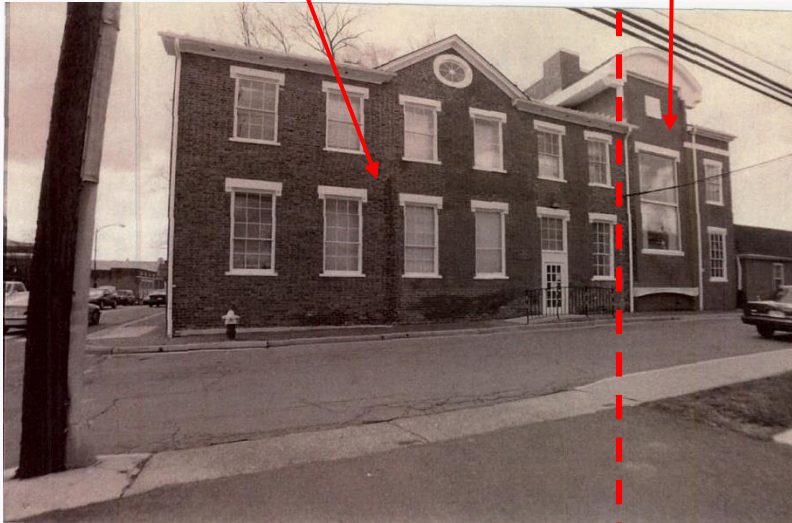




# BANK OF THE VALLEY

**Original/Historic Building**

**Latest 1982 Addition To Be Demolished**



**Original/Historic Bank of the Valley Building**





# BANK OF THE VALLEY COURTYARD



**Final Design Subject to Board of  
Architectural Review & Approval**

**AERIAL VIEW - Church Street**

# BAR APPROVAL PROCESS TO DATE

- **TLHP-2014-0115 COA #1:** Removal of 112 Edwards Ferry Road NE, July 28, 2017 **APPROVED FOR DEMOLITION** (removal cannot proceed until building permit is issued for new courthouse building).
- **TLHP-2014-0116 COA #2:** Removal of 110 Edwards Ferry Road NE, July 28, 2017 **APPROVED FOR DEMOLITION** (removal cannot proceed until building permit is issued for new courthouse building).
- **TLHP-2014-0117 COA #3:** Removal of 108 Edwards Ferry Road NE, July 28, 2017 **APPROVED FOR DEMOLITION**(removal cannot proceed until building permit is issued for new courthouse building).
- **TLHP-2014-0118 COA #4:** Removal of 106 Edwards Ferry Road NE, July 28, 2017 **APPROVED FOR DEMOLITION** (removal cannot proceed until building permit is issued for new courthouse building).
- **TLHP-2015-0073 COA #5:** Conceptual Components of the New District Courthouse, 2 Church Street NE, November 30, 2017 **APPROVAL OF MANY COMPONENTS**
- **TLHP-2015-XXXX COA#6:** Landscape New District Courthouse Green and Interpretive Display, 2 Church Street, NE



# BAR APPROVAL PROCESS TO DATE

- **TLHP-2015-0091 COA #7:** Bank of the Valley and Courtyard Plaza; Demolition of noncontributing addition, 20 East Market Street, November 16, 2017 **DEMOLITION APPROVED, PENDING REPLACEMENT DESIGN APPROVAL**
- **TLHP-2016-0002 COA #8:** Additional District Courthouse and Landscape Design, Submitted December 21<sup>st</sup>, 2015 – **APPROVED**
- **TLHP-2016-0045 COA #9:** Minor modifications to previously approved Certificate of Appropriateness applications (TLHP-2016-0002 & TLHP-2016-0041) – **APPROVED**
- **TLHP-2017-0062 COA #10:** installation of 4 interpretive panels in the barrier walls to be constructed along Edwards Ferry Road NE. **APPROVED**
- **TLHP-2017-0063 COA #11:** installation of streetlights, security cameras, emergency call boxes, a masonry retaining wall, bollards, and access gates to be constructed on the Semones Parking Lot Property. **APPROVED**