



Date of Council Work Session: May 13, 2013

**TOWN OF LEESBURG
TOWN COUNCIL WORK SESSION**

Subject: Land Swap and Permanent Easements for Loudoun Water Raw Water Intake Project

Staff Contact: Amy Wyks, Director of Utilities

Recommendation: Staff recommends Town Council authorize the proposed land swap and permanent easements for Loudoun Water's proposed raw water intake project.

Issue: Should Town Council agree to land swap and permanent easements with Loudoun Water?

Fiscal Analysis: N/A

Background: The proposed Loudoun Water Raw Water Intake and Pumping Station project will be constructed adjacent to the Town's Water Treatment Plant. The proposed project includes a Potomac River Water Intake and Pump Station (40 million gallons per day) on Loudoun Water property abutting the Potomac River, north of the intersection of River Creek Parkway and Edwards Ferry Road.

At the February 7, 2011 meeting, Town Council authorized Loudoun Water's temporary land use request during construction per attached Resolution 2011-O16.

Loudoun Water owns a 27 acre parcel consisting of steep slopes and heavily wooded area adjacent to the Town's Water Treatment Plant. In order to eliminate the impact on the sensitive land area, Loudoun Water has approached the Town for permanent easements and a land swap. A copy of the letter and a schematic of the proposal is attached.

Loudoun Water Staff is working with Town Staff on the project considering the location of their facilities with respect to the Town's Water Treatment Plant. Ninety percent (90%) design construction documents have been submitted to Loudoun County for the review process.

During the design phase, Loudoun Water identified site limitations and requesting the following from the Town as noted on the attached draft site plan:

1. A proposed land swap as depicted benefits the Town with usable land with road frontage. This land swap will eliminate the need for construction in identified steep slopes areas and preserve a natural tree buffer area for residents. The department has been discussing with the Department of Parks and Recreation regarding the land swap area and potential recreation use on the site.
2. Permanent access road and construction easements for Loudoun Water to access the Potomac River. Loudoun Water has already obtained the required access easement

from the Town. Loudoun Water has agreed to provide an emergency boat landing/launch for rescue efforts along the Potomac River.

3. As part of the land swap, Loudoun Water has agreed to provide an emergency raw water connection to the Town which will increase our reliability in the event of an emergency. Similar to the existing emergency water interconnection with Loudoun Water, construction plans, formal agreement, metering and standard operating procedure will be prepared.
4. Loudoun Water will require water and sewer service to the raw water pump station facility. The applicable water and sewer availability fees will be paid by Loudoun Water for connection to the Town's water and sewer system. Loudoun Water will also follow the Town's Design and Construction Standards Manual and development process for the proposed water and sewer services.
5. All the expenses for construction of an emergency raw water connection, deed preparation and boundary line adjustment (BLA) will be paid for by Loudoun Water.

Loudoun Water will be presenting their project and land swap request at the Council Work Session.

Attachments (1) Resolution 2011-O16
(2) Loudoun Water Letter with Proposed Site Plan

The Town of
**Leesburg,
Virginia**

PRESENTED February 8, 2011

RESOLUTION NO. 2011-016

ADOPTED February 8, 2011

A RESOLUTION: AUTHORIZING A TEMPORARY LAND USE REQUEST DURING
CONSTRUCTION BY LOUDOUN WATER (LW)

WHEREAS, Town owns and operates a water treatment plant in the county on a 20 acre site. Loudoun Water also owns a parcel of land consisting of 27 acres consisting of steep slopes and heavily wooded area; and

WHEREAS, LW has requested use of approximately 3.3 acres of Town property during construction; and

WHEREAS, the use of this area will allow LW to preserve steep slopes and a heavily wooded area and the use will not impact Town's operation on site; and

WHEREAS, LW has agreed to provide an emergency raw water connection to the Town doubling the Town's reliability in an emergency situation; and

WHEREAS, Town and LW have had excellent working and collaboration relationship for many years and this type of effort will provide long term mutual benefit to both jurisdictions.

THEREFORE, RESOLVED, by the Council of the Town of Leesburg in Virginia that the Town Manager is hereby authorized to execute an agreement for allowing this land use on a formed approved by town attorney.

PASSED this 8th day of February, 2011.


Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:


Clerk of Council

ATTACHMENT No. 2 - Parcel Concept Plan



LEGEND	
	PROPOSED LAND SWAP
	EX. EASEMENTS
	PROPOSED EASEMENTS
	TREE PROTECTION (TYP)
	PROPOSED RW ALIGNMENT AND LIMITS OF CONSTRUCTION
	TEMPORARY CONSTRUCTION STAGING AREA
	CONSTRUCTION ACCESS

November 28, 2012

Ms. Amy Wycks
Director of Utilities
Town of Leesburg
25 West Market Street
Leesburg, VA 20176

RE: Potomac Water Supply Program
Potential Easements and Boundary Line Adjustments

Dear Ms. Wycks:

In 2010, Loudoun Water initially contacted the Town of Leesburg to discuss preliminary planning for the development of Loudoun Water's river-front parcel, which is adjacent to the Town of Leesburg's Kenneth B. Rollins Water Treatment Plant site (See Attachment No. 1). At the time, parcel geometry and adjacencies for the Loudoun Water parcel were investigated in order to conceptualize the future facilities to be constructed as part of Loudoun Water's Potomac Water Supply Program. These early discussions with the Town were captured in a follow-up letter (dated December 16, 2010). The letter describes preliminary site utilization concepts, potential future land swap opportunities, as well as, emergency interconnection between our facilities. More recently, Loudoun Water has met with the Town staff on several occasions to provide status updates for the Potomac Water Supply Program and present the refinements to the conceptual designs for the planned facilities.

Currently, the Potomac Water Supply Program is in the final design phase and bid-ready construction documents are anticipated in the 3rd Quarter of 2013. The design of the facilities located on our river-front parcel has been advanced sufficiently to finalize the easement acquisition process and execute a mutually agreeable land swap with the Town.

The existing and proposed easements and land swap are generally depicted on Attachment No. 2 and include both permanent and temporary easements. In terms of the land swap, Loudoun Water has developed a draft boundary line adjustment (BLA) plat to facilitate coordination with the Town (See Attachment No. 3). The proposed BLA will result in a zero net change in real estate area owned by Loudoun Water and the Town. However, we believe the resulting changes allow both Loudoun Water and the Town to make more efficient use of the properties.

We hope that the attached information will be adequate for the Town to advance the easement acquisition process and the proposed land swap (BLA). It is our understanding that you intend to discuss this matter with the Town Council in an upcoming meeting and that the Town may be prepared to finalize the details of the agreements between January and February.

November 28, 2012

Please contact me at (571) 291-7981 or rbucceri@loudounwater.org if you have any questions or comments on the information provided.

Sincerely,



Ryan Bucceri, P.E., BCEE
Potomac Water Supply Program Manager
Loudoun Water

Copy: Kevin Wood, Loudoun Water
Tung Nguyen, Loudoun Water

Attachments:

- Attachment No. 1 – Parcel Overview
- Attachment No. 2 – Site Concept Plan
- Attachment No. 3 – Draft BLA Plat



PRESENTED May 14, 2013

RESOLUTION NO. _____

ADOPTED _____

A RESOLUTION: AUTHORIZING PERMANENT EASEMENTS AND A LAND SWAP
REQUEST BY LOUDOUN WATER

WHEREAS, the Town owns and operates a water treatment plant in Loudoun County on a 20 acre site and Loudoun Water owns a 27 acre parcel consisting of steep slopes and heavily wooded area adjacent to the Town's site; and

WHEREAS, Loudoun Water has requested permanent easements and a land swap; and

WHEREAS, the easements and land swap will allow Loudoun Water to preserve steep slopes and a heavily wooded area and there will be no impact on operation of the Town's water treatment plant; and

WHEREAS, Loudoun Water has agreed to provide an emergency raw water connection to the Town doubling the Town's reliability in an emergency situation; and

WHEREAS, Loudoun Water has agreed to provide an emergency boat launch/landing along the Potomac River for police and rescue access in an emergency situation; and

WHEREAS, Town and Loudoun Water have had excellent working and collaboration relationship for many years and approval of their request will provide long term mutual benefit to both jurisdictions.

THEREFORE, RESOLVED, by the Council of the Town of Leesburg in Virginia that the Town Manager is hereby authorized to execute an agreement for permanent easements and a land swap In a form approved by the Town Attorney.

A RESOLUTION: AUTHORIZING PERMANENT EASEMENTS AND A LAND SWAP
REQUEST BY LOUDOUN WATER

PASSED this _____ day of _____ 2013.

Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:

Clerk of Council