



Date of Council Work Session: June 24, 2012

**TOWN OF LEESBURG  
TOWN COUNCIL WORK SESSION**

**Subject:** Downtown Improvements Project Update

**Staff Contact:** Scott E. Parker, AICP, Assistant Town Manager

**Recommendation:** Policy direction to be provided by Council

**Issue:** Should Town Council recommend changes to the approved Downtown Improvement Project?

**Background:** This agenda item provides an update on two issues. The first issue is that of accommodating a passenger loading zone on King Street for the Lightfoot restaurant. The second deals with trees on Loudoun Street.

**King Street**

On May 14, 2013, the Town Council directed staff to proceed with a design and construction effort on King Street. The design chosen 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. Subsequent to the approval, a representative for the Lightfoot, as well as the owner, expressed significant concern for the loss of the passenger loading zone as approved with the King Street plan.

What is attached here is a potential amendment to the design that would replace the widened sidewalk in front of the Lightfoot restaurant with an additional 65 to 75 feet of parking area that would return the passenger loading zone in front of the restaurant that was removed with the approved design. Town staff could incorporate this amendment into the design should the Town Council direct us to do so.

**Loudoun Street**

The next phase of the Downtown Improvements Project (DIP) is about to begin. During the pre-construction outreach meeting, a property owner on Loudoun Street expressed a concern about a street tree being placed in the right-of-way near his property. While assuring him that the proper methods of tree placement and species selection was being pursued, we decided to present the approved locations of the street trees within the DIP to the Tree Commission on June 18, 2013 in order to solicit input.

The Tree Commission unanimously supported the placement of trees as part of the entire DIP, and was comfortable that our consultant and Town staff were taking all the right measures to ensure the viability and survivability of the design, without creating a hindrance to pedestrians, motorists or property owners. They Commission did unanimously agree with a suggestion to

staff that we carefully consider the areas under the street trees. It was stated that the relatively narrow environment the trees would occupy could lead to a compacting of soil under the trees, leading to potential health issues for the trees. In addition, the Commission felt that these areas could become areas for pet waste. Staff is addressing these suggestions accordingly with the design.

It should be noted that since the locations of the street trees are part of the Council approved design, and it would be up to the Town Council to amend the locations or remove the trees. Staff feels that the locations that have been chosen are the most appropriate locations for the trees given the myriad issues to be considered when considering locations.

Attachments:

1. Perspective Drawings for King Street
2. Approved street plan
3. Alternate street plan



LIGHTFOOT



DOWNTOWN SALOON

Freedom Bail Bonds

SHOES

REPAIRING

EXISTING CONDITION



LIGHTFOOT

DOWNTOWN SALOON

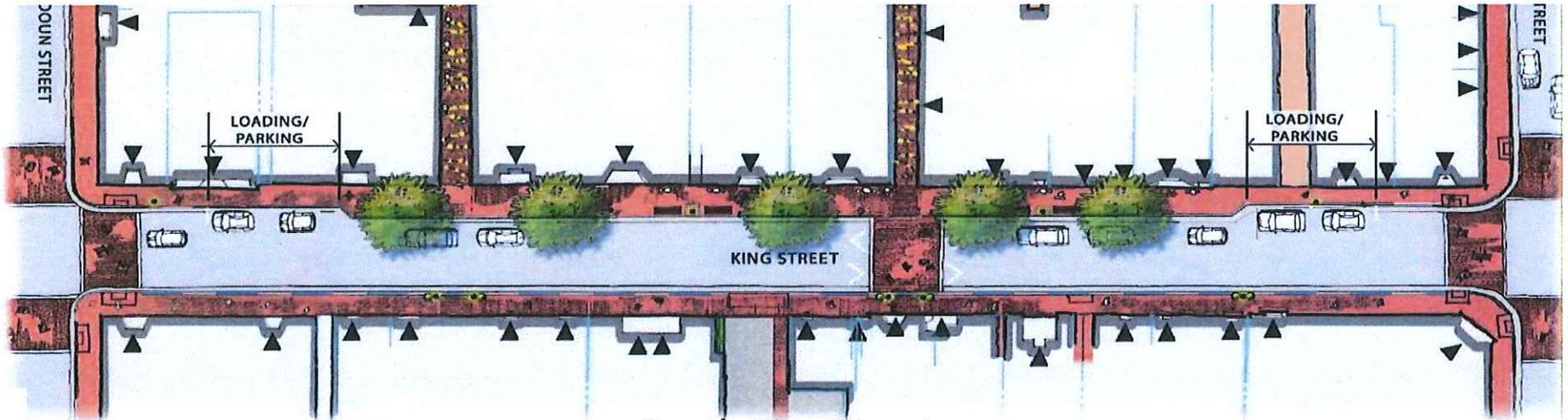
Freedom Bail Bonds

APPROVED CONDITION



ALTERNATE CONDITION

# Plan A



South King Street

Loudoun Street to Market Street



North King Street

Market Street to Cornwall Street

# Plan A (version 2)

