

Date of Meeting: November 20, 2012

#5

**BOARD OF SUPERVISORS
FINANCE/GOVERNMENT SERVICES AND OPERATIONS COMMITTEE
ACTION ITEM**

SUBJECT: Courts Complex Phase III Capital Project Review

ELECTION DISTRICT: Leesburg/Catoctin

CRITICAL ACTION DATE: December 5, 2012

STAFF CONTACT(s): Paul Brown, Division Manager/DCWM
Melissa Poole, Design Manager/DCWM

RECOMMENDATION: STAFF: Staff recommends that the Finance/Government Services and Operations Committee recommend to the Board of Supervisors that the Courts Complex Phase III project proceed as originally planned in the FY 2013 Adopted Capital Improvement Program and direct staff to proceed with the solicitation of the professional Architectural/Engineering services. This recommendation reaffirms the Church Street location in Downtown Leesburg for the Courts Complex.

BACKGROUND: The Loudoun County Board of Supervisors, during its FY 2013 budget work sessions, directed County staff to prepare a Courts Complex Project Review item for the Finance/Government Services and Operations Committee review.

At the June 11, 2012 Finance/Government Services and Operations Committee meeting, five (5) options for the development of the Courts Complex Phase III project were presented based on planning studies that reviewed space needs for the planning years of 2015, 2020 and 2025. The options included siting new construction on the Church Street site in Downtown Leesburg as well as consideration of a site at the Government Support Center.

The Finance/Government Services and Operations Committee then directed staff to seek key stakeholder group feedback on the project, the site options under consideration and long-term planning input. The key stakeholder groups included the Judiciary of all three Courts, the Clerk of Circuit Court, the Commonwealth Attorney, the Sheriff, the Town of Leesburg and the Bar Association. Input from the groups was provided at the October 22, 2012 Finance/Government Services and Operations Committee meeting as was a sixth cost model to move all three Courts to the Government Support Center site. Attachment 1 provides a cost summary of the options under consideration.

ISSUES: The Adopted Capital Improvement Program includes funding to construct 85,000 GSF as the Phase III project. Phase IV construction would increase the complex to 120,000 GSF, an additional 35,000 GSF. It is the intent of the Department of Construction and Waste Management to proceed with land use approvals for the eventual Phase IV construction regardless of the selected site so that the approvals are in place for the Phase IV construction. However, should the Finance/Government Services and Operations Committee and the Board of Supervisors consider constructing the full 120,000 GSF with the 85,000 GSF Phase III and shelling the 35,000 GSF Phase IV, the Capital Improvement Program would require amendment in the FY 2014 budget process.

Regardless of location, the next step in the overall process is to solicit proposals for the professional Architectural/Engineering services. Direction on the total square footage the Board desires to build and/or shell will be necessary to solicit the proposals for the A/E services. Once selected, that firm will begin the design phase with programming, traffic study and conceptual design exercises before land development applications can be submitted.

Project Development Schedule

Design for the Church Street site is estimated to require 18 – 24 months to complete due to the nature of the land use processes with the Town of Leesburg. Design for the Government Support Center site is estimated to require approximately the same time-frame due to the Special Exception process for the Master Plan of the site.

Based on timelines for all options, construction and furnishings funding currently scheduled for FY 2014 and FY 2015 will be shifted to FY 2015 and FY 2016. Upon direction from the Board regarding the Phase III project, the impact on debt capacity will be reviewed with the FY 2014 CIP.

FISCAL IMPACT: The Adopted Capital Improvement Program includes funding to construct an 85,000 GSF third phase totaling \$53,675,000. \$7.3 million was appropriated for Professional Services (design) in FY 2011 and FY 2012. The FY 2014 Capital Improvement Program will be amended to include updated budgets for the construction phase to address the twelve month capital project review undertaken by the Finance/Government Services and Operations Committee. The amendment will program \$48,025,000 in FY 2015 (new construction and furnishings) and \$7,875,000 (renovation of existing building) in FY 2016.

DRAFT MOTION:

1. I move that the Finance/Government Services and Operations Committee recommend to the Board of Supervisors that the Courts Complex Phase III project proceed as originally planned in the FY 2013 Adopted Capital Improvement Program and direct staff to proceed with the solicitation of the professional Architectural/Engineering services. I further move this reaffirms the Church Street location in Downtown Leesburg for the Courts Complex.

Or

2. I move an alternate motion.

Attachments:

1. Courts Phase III Development Options
2. Town of Leesburg Coordination Points

COURTS PHASE III OPTIONS – Updated October 2012

	New Construction GSF	Estimated Project Cost	Annual Lease Savings or Cost ¹	Considerations
Option 1 – Church Street Site w/ Surface Parking at the Pennington Lot	85,000	\$54.3 M	\$203,754 ² savings	<ul style="list-style-type: none"> All space vacated by departments moving into new construction will be backfilled by other departments needing expansion. \$53,675,000 currently programmed in FY 2013 – FY 2018 CIP.
Option 2 – Church Street Site w/ Structured Parking at the Pennington Lot	85,000	\$58.7 M	\$203,754 ² savings	<ul style="list-style-type: none"> All space vacated by departments moving into new construction will be backfilled by other departments needing expansion. \$5,025,000 in additional funding is required
Option 3 – Church Street Site w/ Leased Space in Courthouse Square	50,000	\$35.2 M	+/- \$900,000 cost	<ul style="list-style-type: none"> Lease of 30,000 SF; Est. annual cost of \$1.1 M (minus \$203,754 savings from current leases); All space vacated by departments moving into new construction or lease space will be backfilled by other departments needing expansion.
Option 4 – Gov't Support Center Site w/ General District Court	85,000	\$48.1 M	\$203,754 cost	<ul style="list-style-type: none"> All departments currently housed in lease space would have to remain in lease space. Edwards Ferry Road houses would remain occupied; occupying departments may change. Commonwealth Attorney requires space in existing building and new construction in order to support all three Courts.

	New Construction GSF	Estimated Project Cost	Annual Lease Savings or Cost ¹	Considerations
Option 5 – Gov't Support Center Site w/ General District and J&DR Courts	122,000	\$70.5 M	\$203,754 ² savings	<ul style="list-style-type: none"> • All departments currently housed in lease space could be housed within the existing complex. • Commonwealth Attorney requires space in existing building and new construction in order to support all three Courts. • Long term options for expansion exist to allow for future Courts' space needs. • \$16,825,000 in additional funding is required.
Option 6 – Gov't Support Center Site w/ All 3 Courts	244,000	\$127.4 M	\$203,754	<ul style="list-style-type: none"> • All three Courts and support functions could be housed within the new construction. • All departments currently housed in lease space could be housed within the new construction. • Long term options for expansion exist to allow for future Courts' space needs. • \$73,725,000 in additional funding is required.

Notes:

¹ Annual lease savings or costs shown are based on current annual actual lease costs. General Services escalates lease costs at 3% per year.

² Based on preliminary space analysis, all departments currently housed in lease space could be consolidated into the existing building or new construction. This will be confirmed during the design phase final space programming

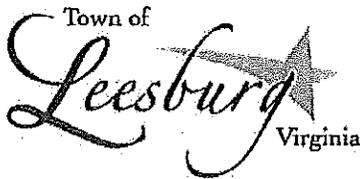
Courts Phase III

FGSO Committee – November 20, 2012

Town of Leesburg Coordination

The Courts Phase III project on the Church Street site has many challenges.

- The project will require several Town of Leesburg approvals:
 - A project larger than 60,000 GSF will require a Concept Development Plan and Proffer Amendment;
 - Board of Architectural Review will be required for new construction and for the likely demolition of the four (4) existing houses that front Edwards Ferry Road that are on the same Church Street parcel;
 - A Rezoning Application (to GC Zoning) or a Special Exception (SPEX) will be required for structured parking for the Courts on the existing Pennington Parking Lot site; and
 - Site Plan.
- Specific issues that will need discussion with the Town of Leesburg relative to the above approvals include the following:
 - Building set-backs;
 - Building heights;
 - Buffer requirements;
 - Site lighting requirements;
 - and other Planning or Zoning requirements such as lot coverage, open space, etc. to be determined as the concept design is established.
- The Wisnewski Blair & Associates planning report assumes that the new construction on the Church Street site can be physically connected with the existing building (via a tunnel, bridge, closure of Church Street, etc. to be determined). This will require discussion with the Town of Leesburg.
- Construction of up to 466 new parking spaces may be required. These are currently planned for the Pennington Parking Lot site and DCWM recommends proceeding with the construction of structured parking to house these spaces.
- Vehicular and pedestrian routes from parking to the buildings will need close attention and coordination with the Town of Leesburg. This will include considerations of sidewalk improvements, lighting improvements, etc.
- Transportation-related improvements may be required including traffic signals. This will require close coordination with the Town of Leesburg and careful consideration of the traffic study as it relates to improvements required by the Town of Leesburg for the development of this project only.



Kristen C. Umstattd
Mayor

Kevin D. Wright
Vice Mayor

Council Members

David S. Butler Thomas S. Dunn, II
Katie Sheldon Hammler Kelly Burk
Fernando "Marty" Martinez

25 West Market Street, Leesburg, VA 20175 · (703) 771-2733 / (703) 771-2727 fax · council@leesburgva.gov · www.leesburgva.gov

October 9, 2012

Mr. Ralph Buona, Chairman
Finance, Government Services & Operations Committee
Loudoun County Government Center
1 Harrison Street SE
Leesburg, VA 20175

Re: Loudoun County Courts Expansion Project

Dear Chairman Buona:

This correspondence is being provided to the Finance, Government Services and Operations Committee to provide input on behalf of the Town of Leesburg as it relates to the ongoing discussion of the Courts Expansion project in Loudoun County. The Committee had requested this information as part of its discussion of this issue at its meeting of June 11, 2012.

The Loudoun County Courthouse has been an integral part of the fabric of downtown Leesburg since its inception. It has been a vital centerpiece of the Town, and we wish to see it continued as such. It is our sincere desire to see any courts expansion occur in downtown Leesburg, and we are committed to working with Loudoun County to ensure the courts' place in the Town.

The Town would also like to ask for a citizen participation process by which various stakeholders could gather and provide their input into the Courts expansion discussion. In addition, the Town's Economic Development Commission (EDC) has evaluated this issue as well, and voted at its meeting of October 2, 2012 to recommend having the Loudoun County Courts remain in downtown Leesburg, while encouraging public dialogue during the discussions.

We do appreciate this opportunity to provide this input to the discussion. We sincerely look forward to working with you as this important and exciting project moves forward.

Very sincerely yours,

A handwritten signature in black ink, appearing to read "Kristen C. Umstattd".

Kristen C. Umstattd, Mayor
Town of Leesburg

cc: Leesburg Town Council
Loudoun County Board of Supervisors
Leesburg Economic Development Commission
John Wells, Town Manager
Marantha Edwards, Director of Economic Development



Kristen C. Umstatt
Mayor

Kevin D. Wright
Vice Mayor

Item #17d
Attachment #3
Council Members
David S. Butler
Katie Sheldon Hammler
Fernando "Marty" Martinez
Thomas S. Dunn, II
Kelly Burk

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December 12, 2012

Mr. Ralph Buona, Chairman
Finance, Government Services & Operations Committee
Loudoun County Government Center
1 Harrison Street SE
Leesburg, VA 20175

RE: Loudoun County Courts Expansion project

Dear Chairman Buona:

On behalf of the Town of Leesburg, I would like to thank you for the opportunity to provide information regarding the expansion of the existing courts system within downtown Leesburg. I know that the Committee, as well as the Board of Supervisors, has been concerned about the approval of such a complex project within downtown Leesburg.

What I would like to do through this correspondence is to re-emphasize the Town's sincere desire to have this important project remain downtown, and stress that we are committed to a smooth, predictable and efficient review. The Town has made great strides in the past few years to improve our development review and approval process, which has in turn led to a much more expedited review process than in years past. Some of the specific changes we have instituted include the use of a sketch plan review in advance of a site plan, consolidated comment letters for predictability, the addition of conceptual reviews by the Board of Architectural Review (BAR) during the rezoning process (which can run concurrent with Planning Commission review), and an appeal process of BAR decisions to the Town Council. Please find attached for your review, a brief outline of the process by which the development of the courts expansion could proceed (Attachment 1).

Since the implementation of our flexible and predictable review process, we have dealt with a number of large complex projects that have been approved in consistently shorter time frames than are typically prescribed in our official documentation. Examples of some of these projects include the movie theatre at the Village of Leesburg, the Loudoun Community Health building on Fort Evans Road, and Wolf Furniture.

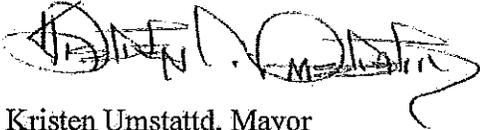
We have found that the key to successfully expediting a project such as this one relies heavily upon active participation and cooperation between the developer and their representatives. The Town of Leesburg is ready to commit to this project, and we will ensure the highest priority and attention will be given to the approval process.

Mr. Ralph Buona
December 12, 2012
Page 2 of 2

Again, we are looking forward to working with Loudoun County on this project. Please contact me if there are any questions.

Very sincerely yours,

THANK-YOU!



Kristen Umstattd, Mayor
Town of Leesburg

cc: Leesburg Town Council

Attachments:

1. Review process outline
2. Draft minutes of December 11, 2012 Town Council Meeting-Courts Expansion Community Input
3. Email from Mike Carroll regarding Courts Expansion Project

County Concept Plan Development Process



Town Review Process:
Concept Plan Amendment/Rezoning

- RFP for Design Services
- Hire Design team
- Coordinate w/ Board of Supervisors
- Meetings with stakeholders
- Pre App w/ Town staff

Submit Application to Town

- Old jail site – Concept Plan Amendment
- Pennington Lot- Rezoning
- Submittal and review
- BAR review (conceptual for scale, massing, etc)
- Planning Commission
- Town Council

Sketch Plan submittal (after Planning Commission)

BAR final review

Site Plan review
-Old Jail Site
-Pennington Lot

COUNCIL MEETING

December 11, 2012

Council Chambers, 25 West Market Street, 7:30 p.m. Mayor Umstattd presiding.

Council Members Present: Kelly Burk, David Butler, Thomas S. Dunn, Katie Sheldon Hammler, Marty Martinez, Kevin Wright and Mayor Umstattd.

Council Members Absent: Council Member Martinez arrived at 7:36 p.m., Council Member Burk arrived at 7:40 p.m.

Staff Present: Town Manager John Wells, Town Attorney Jeanette Irby, Deputy Town Manager Kaj Dentler, Director of Planning and Zoning Susan Berry Hill, Assistant Town Manager Scott Parker, Director of Capital Projects Renee Lafollette, Senior Planner Irish Grandfield, Land Acquisition Manager Keith Wilson and Clerk of Council Lee Ann Green

AGENDA ITEMS

1. **CALL TO ORDER**
2. **INVOCATION:** Mayor Kristen Umstattd
3. **SALUTE TO THE FLAG:** Vice Mayor Kevin Wright
4. **ROLL CALL:** Showing Council Member Marty Martinez arriving at 7:36 p.m., Council Member Kelly Burk arriving at 7:40 p.m.
5. **MINUTES**
 - a. Special Session Minutes of November 15, 2012
On a motion by Council Member Butler, seconded by Vice Mayor Wright, the minutes of the Special Session meeting of November 15, 2012 were approved by a vote of 5-0-2 (Burk/Dunn absent).
 - b. Work Session Minutes of November 26, 2012
On a motion by Council Member Butler, seconded by Vice Mayor Wright, the minutes of the work session meeting of November 26, 2012 were approved by a vote of 5-0-2 (Burk/Dunn absent)
 - c. Regular Session Minutes of November 27, 2012
On a motion by Council Member Butler, seconded by Vice Mayor Wright, the minutes of the Regular Session meeting of November 27, 2012 were approved by a vote of 5-0-2 (Burk/Dunn absent).
6. **ADOPTING THE MEETING AGENDA**
On the motion of Vice Mayor Wright, seconded by Council Member Butler, the meeting agenda was approved as presented by the following vote:
 - Aye: Butler, Hammler, Martinez, Wright and Mayor Umstattd*
 - Nay: None*
 - Vote: 5-0-2 (Burk/Dunn absent)*

7. PRESENTATIONS

- a. None.

8. PETITIONERS

- a. The General Petitioner's Section was opened at 7:33 p.m.
- b. The Courts Expansion Petitioner's Section was opened at 7:42 p.m.
(Verbatim transcription follows)

Chad Campbell: Thank you, Madam Mayor. Sorry for the mix up. Thank you, Council, for the chance to speak tonight. Of course, my name is Chad Campbell. I am an aide to the Leesburg District Supervisor, Ken Reid, and because of our Board of Supervisors Meeting tonight...our public hearing...he asked me to come read a statement on his behalf, so I will begin with that. I am grateful to the Council for its consideration of the letter addressed to the Board regarding the proposed expansion of the Court's Complex. I am pleased to outline the process for approval and request providing examples of how the town processes would not be a hindrance but a positive to the county. As you know, the Finance Committee has changed its meeting schedule so the Courts Expansion issue will come to us on January 8, not January 14th as previously scheduled. It is my hope that the Finance Committee will recommend at that time to go ahead and proceed with the engineering and design for the phase III expansion site on the old jail site, also known as the Church Street site and move the matter to the full Board of Supervisors for action on January 16th. Additionally, I am pleased that the Petersen Company withdrew their proposal to provide land to build an entirely new Courts Complex on their Crosstrail Development. I had asked them to withdraw it and they did so. However, just as I had warned the other Finance Committee members, the Board has been inundated with additional offers for land for the Courts complex from all around the county. None of these are being considered by the Finance Committee and it is my expectation that will continue. I will be continue to push for support for the courts to remain in their proper location in downtown Leesburg. I want to thank the Council for their support on this as well as their willingness to partner to make this expansion work. I hope that we will move forward with this in January without any further delay.

Dieter Meyer: First of all, just for full disclosure, about a year ago when the design teams were originally being put together to go after the RFP that has since been delayed, I was a member of one of the groups that had responded to the RFP at that time, but I am here completely outside of that role that I had at that time. I am here as a resident of the immediate neighborhood that is affected by this...living at 214 Andover right off of Harrison Street is actually in an area that is most like directly impacted by anything that happens with the courts. In looking at some of the preliminary planning, possibly new access to the Pennington lot and increased traffic...those kinds of things. In spite of that, I think that the loss of the courts downtown would far outweigh any slight negative

impact that it might have on myself personally as a resident in that area and I am really happy to hear that the town is trying to keep the courts in the downtown where they should be and I do urge you to send the strongest signal possible to the county that the town will work diligently with the county to come to a mutually agreeable solution to keep the courts downtown. Thank you.

Bob O'Connor: I'm Bob O'Connor. I live at 108 Church Street, NE, so pretty close to the courthouse. I concur with this gentleman as far as keeping the courts in town. I think it is a benefit to having them in town. I think we have put the infrastructure in place with the parking lots...Pennington and I forget the other parking lot that is behind...so my concern is what I have read about as far as the expansion and what it might do as far as impacting closing part of Church Street. That would be a big concern of ours, not being able to get to our house or possibly worst case...I guess there were a couple of things that talked about night court and some other options they were looking at. That was one of my favorite shows growing up. But, also I think if you haven't walked down Church Street to North Street recently, I encourage all of you to do so. We are doing a lot of improvements in Leesburg right now. Bricking the sidewalks and putting sidewalks on actually both sides of the street would be a benefit aesthetically and from a safety standpoint as well. We just kind of watch the pedestrian traffic. If there is anything going on on the sidewalk...anybody working on the sidewalks...people are constantly walking in the street there. Cars tend to cut through there from Market Street to get to Route 15. You might want to look at that if you haven't done so. But again, I am in favor of the courts expansion. I would just like to keep the impact minimal for the people who live on Church Street. Thank you for your time.

Jeanne Rogers: My name is Jean Rogers and I live at 110 Church Street, NE in Leesburg. I have lived there for 20 years. I have emailed the Town Council and I have emailed members of the Board of Supervisors. I really am opposed to moving the Courts out of Leesburg for any number of reasons. I am sure of all you know and maybe more than I don't know. I cannot understand the reasoning of the Board of Supervisors. The way I understand it, they are afraid...I suppose it's a security problem with the prisoners. Well, there are all sorts of ways to get around that right here in Leesburg. In Hong Kong, they do it by building two skyscrapers that have the same interests and they build skywalks between the two skyscrapers about 60 feet off the ground...you know 60 stories. It's beautiful. In London they do it that way, but another way. I have had many occasion to go underground to get to places. They build their underground stations way underground. Some of them down there 400-500 feet, if necessary. But you know that could be done in Leesburg so easily and your prisoners could be kept safe and secure underground and you could also do that for pedestrians. You could have a double walkway and elevators at both sides. It would be kind of fun. But a skyway would be very pretty just for the pedestrians, of course. It is also to hold a tradition...to keep a tradition and that's this is the county seat and it belongs here. As far as Church Street, I can only imagine and it is a very...Church Street is a very...if you have been down it, or if you have lived on

it as I have after all these years you have seen a lot of changes go on that street. It used to be a quiet little backwater place, but when the courts expanded and the Semones and Pennington Parking lots were opened to the public, that's the way they get to those parking lots. That's the way the rescue squad gets to my house. That's the way people walk. That's the way cars go when they close the downtown areas for the almost iconic garden fair. What are those merchants going to do? What are those people going to do? What is going to happen to our traffic problem if the Board of Supervisors insists upon this when I think that you could even do it the old fashioned traditional way...you can continue to do what you are doing. Have any prisoners escaped lately? They come in vans. They come by my house...they used to...well never mind. They come by my house. They go down underground into the courthouse. They could do that with the new complex and just drive a half a mile. As far as the pedestrians are concerned, you know, what do they want to close? About 300 feet of Church Street. About 300 feet? They don't even want to close the whole first block, do they? But you could still close the first floor. You don't need to close it. You could put a safety crosswalk there for pedestrians and get them to use it. That's the old fashioned way. It won't cost any money. I just think my time is up. It is just unfathomable to me why they want to do that. There must be something else and I don't know what it is. I am not privy to that but it seems to be ridiculous. Thank you for listening.

Peter Burnett: Madam Mayor, Members of Council. Thank you for having me. My name is Peter Burnett. My office is at 105 Loudoun Street, SE. I have with me...I am appearing both personally and as chair of the Loudoun County Bar Association Courthouse Planning Committee, of which I was appointed by Randy Minchew in 1996. He claims I was appointed for life. So far, he is right. We were tasked with evaluating the BAR's response to the notion of moving all or part of the courts out of downtown Leesburg and we conducted a survey of the BAR membership, which is a little under 200 lawyers are members of the Loudoun County BAR Association and we have summarized those survey responses in this letter. I know, Madam Mayor, that you have seen this letter and it is part of the County's record, but I thought it would be helpful to have it as part of yours. If I might hand it up to Ms. Green...Just three points really. The first one is economics. It is clear from Loudoun County staff analysis, and the analysis of others that moving the courts in their entirety or dividing the courts would be an extraordinary greater expense to the County taxpayers which of course includes the Town of Leesburg taxpayers as well. Just for the cost along, the move of the courts in their entirety would be well in excess of \$100 million. A way to get that in perspective, the cost of a new high school. My thought is we have a facility that really hasn't been used more than about a dozen years right there. If the holding facility, which Ms. Rogers referred to is adequate in size and was designed to handle the expansion across the way...at the jail lot. My architect friends tell me that the cost of part of a facility like that is about \$600 a foot. My view is let's get our investment out of that before we abandon that. We would have to be building probably two of them if we move the courts in their entirety out of town. So, cost is a major component. The

other comment I would make is the Loudoun County Court facility...courthouse...is the longest continuously operated court in Virginia north of the James River. Just about every other circuit court...all of the other circuit courts north of the James have at one time or another moved. Courthouse Road is at Tysons for a reason. Arlington has moved theirs, Winchester has moved theirs, Harrisonburg...all over the state. We have the distinction, which is pretty neat, to have had that site since the time of the formation of this country to be operated from that same location. That's something that is almost of national recognition, I think. My last comment is about decision making. It strikes me that some of the thoughts of folks over at the county, having the town commit to any number of paths or concessions, if you will. Call them what you like, but is cart before the horse. We don't know...and I am a great believer in my architectural friends coming up with imaging solutions. We see them all around us. Whether it's tunnels or bridges. Harrisonburg has got a jail and bridge downtown from its courthouse that you wouldn't recognize as that. You would look at it as an office building and it works just fine for them. Others...Virginia Beach has a tunnel between the jail and their courthouse. They like the consolidation of having them connected. I just think that we should let the architects bring solutions and weigh what the concessions might need to be but it's just shooting in the dark at this point trying to guess what they should do. I would hope that the town will remain open-minded to various ways to keep the courts here and various solutions but that we not be pushing ourselves into any corners by making commitments that may be unnecessary when the courts are actually designed.

(End verbatim)

The Petitioner's Section was closed at 7:57 p.m.

From: leevinmike@aol.com
Sent: Friday, December 07, 2012 9:43 AM
To: Council
Subject: Courts

Déar Mayor and Council,

I hope the Courts stay where they are in Downtown Leesburg: If they were to move a lot of businesses would be affected in a very negative way.

Very excited about the improvements being made around town. I think the future of Downtown looks great and am very excited to be a part of it.

Hope you all have a great, happy holiday season.

Sincerely,
Mike Carroll
Leesburg Vintner



December 4, 2012

Ralph M. Buona, Chairman
Finance/Government Services and Operations Committee
Loudoun County Board of Supervisors
1 Harrison Street, S.E., Fifth Floor
Leesburg, Virginia 20177

Re: Expansion of the Loudoun County Courts Complex

Dear Chairman Buona:

I am writing to follow up on my letter to you of November 19, 2012 wherein I laid out a proposal to gift to Loudoun County land owned by The Peterson Cos. within the Town at its Crosstrail project. As I described in that letter, we believe that a relocation of the Loudoun County Courts Complex from its current location in Downtown Leesburg would serve both the County and Town well in many ways, including the potential to create a more efficient and cost effective expansion of the Courts Complex while simultaneously retaining Leesburg's status as the County Seat. As I further noted in my letter, there are many other arguments in favor of this relocation.

Since November 19th, I have had an opportunity to speak with numerous stakeholders on this issue. They have brought to bear arguments in favor and in opposition to our proposal, and I have appreciated hearing these points. Their comments further illuminated our understanding of the County's and Town's respective needs.

Based on those discussions, it is my conclusion that while a relocation of the Courts Complex to a Town site at Crosstrail has many merits, it has become obvious that capable representatives from both The Town of Leesburg and Loudoun County have extensively evaluated the circumstances surrounding this matter. In doing so, it appears that the two parties have mutually agreed upon a long term solution that will keep the location of The Loudoun Counties Courts Complex in its existing location in downtown Leesburg.

Given that fact, and given our desire to work with both The Town of Leesburg and Loudoun County to promote both the future economic development potential of Crosstrail and its premier employment opportunities, I must respectfully withdraw our proposal to gift land to Loudoun County for the relocation of the Courts Complex to Crosstrail

I thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jon Peterson'.

Jon Peterson
Senior Vice President

cc: Chairman Scott York, Loudoun County
Supervisor Suzanne Volpe, Loudoun County
Supervisor Janet Clarke, Loudoun County
Supervisor Shawn Williams, Loudoun County
Supervisor Geary Higgins, Loudoun County
Supervisor Matt Letourneau, Loudoun County
Supervisor Ken Reid, Loudoun County
Supervisor Eugene Delgaudio, Loudoun County
Paul Brown, Division Manager, Construction and Waste Management, Loudoun County
Melissa Poole, Design Manager, Construction and Waste Management, Loudoun County
Tim Hemstreet, County Administrator, Loudoun County
Kristen C. Umstattd, Mayor, Town of Leesburg
Kevin D. Wright, Vice Mayor, Town of Leesburg
John Wells, Town Manager, Town of Leesburg
Scott Parker, Assistant Town Manager, Town of Leesburg
Kelly Burk, Council Member, Town of Leesburg
David S. Butler, Council Member, Town of Leesburg
Thomas S. Dunn, II, Council Member, Town of Leesburg
Katie Sheldon Hammler, Council Member, Town of Leesburg
Jeanette Irby, Town Attorney, Town of Leesburg
Susan Berry Hill, Director Planning and Zoning, Town of Leesburg
Amy Wyks, Director of Utilities, Town of Leesburg