



**Date of Council Meeting:** August 8, 2016

**TOWN OF LEESBURG  
TOWN COUNCIL WORK SESSION**

**Subject:** Battlefield Parkway Extension (Route 15 South at Meade Drive to the Dulles Greenway)

**Staff Contact:** Tom Brandon, Capital Projects Manager, Public Works & Capital Projects

**Council Action Requested:** Information only.

**Staff Recommendation:** Information only.

**Commission Recommendation:** Not applicable.

**Fiscal Impact:** The Battlefield Parkway project is funded by the Virginia Department of Transportation (VDOT), Northern Virginia Transportation Authority (NVTA), the County of Loudoun, and the Town of Leesburg as follows:

<b>Funding Source</b>	<b>Funding Type</b>	<b>Amount</b>	<b>Notes</b>
VDOT	State Bonds	\$11 million	
VDOT	Fiscal Year 2017 Revenue Sharing Funds	\$1 million	By Commonwealth Transportation Board in June 2016
NVTA	30% Funding	\$1 million	
County of Loudoun	Fiscal Year 2017 Capital Improvement Program	\$1 million	
Town of Leesburg	General Obligation Bonds	\$2 million	For work performed prior to VDOT funding and for local project management costs

**Work Plan Impact:** None. This project is included in the Department of Public Works and Capital Projects work plan.

**Executive Summary:** The final segment of Battlefield Parkway will include a four-lane, divided roadway between South King Street at Meade Drive and Evergreen Mill Road. The project also includes widening the existing two-lane segment to four lanes between Evergreen Mill Road and the Dulles Greenway.

The design of the project is complete and all required land rights have been acquired. Currently, the project is being advertised for construction bids. Bids are due August 18, 2016. It is anticipated that construction will begin this fall.

**Background:** Battlefield Parkway is a 6.7 mile long, four-lane divided roadway that ultimately extends around the east side of Leesburg from North King Street/Route 15 Business at the Exeter

neighborhood to South King Street/Route 15 at Meade Drive near the Greenway Farms neighborhood.

The 1986 Town Plan included a circumferential four-lane arterial roadway, generally along the ultimate route of Battlefield Parkway. By the 1997 Town Plan, the road had been designated as Battlefield Parkway, and portions of the road had been constructed. Many of the earlier segments of the road were constructed by developers, but the more recent portions have been constructed by the Town or the Virginia Department of Transportation (VDOT). In 2011, the segment between Edwards Ferry Road and Fort Evans Road was opened to traffic. This provided a complete continuous route between North King Street and Evergreen Mill Road.

#### *Project Purpose and Description*

The final segment of Battlefield Parkway, is classified as a Major Arterial Road in the Town Plan and will extend from South King Street to Evergreen Mill Road. The purpose of this segment is to improve vehicular, pedestrian, and bicycle transportation in this section of Leesburg and reduce congestion near Evergreen Mill Road.

This 0.75 mile segment was planned as a four-lane divided roadway with a parallel sidewalk on the south side, and a ten-foot wide shared use path on the north side. The road will:

- Connect several large residential areas (Greenway Farms, Woodlea Manor and the new Leesburg South development) with Freedom Park and the three schools located on Evergreen Mill Road.
- Reduce peak hour congestion in the vicinity of Evergreen Mill Road and the Dulles Greenway by adding capacity.
- Provide access for traffic between South King Street and the Dulles Greenway, the Leesburg Executive Airport, and the commercial / industrial / residential areas in the Oaklawn and Sycolin Road areas.
- Provide a continuous route for pedestrians and bicyclists around the eastern side of Leesburg.

#### *Financing*

This segment of Battlefield Parkway was first added to the Fiscal Year 2007-2011 Capital Improvement Program (CIP) with construction scheduled to begin in 2010. The project scope was expanded in the Fiscal Year 2009-2013 CIP to include widening the existing two-lane section of Battlefield Parkway between Evergreen Mill Road and the Dulles Greenway. The original funding for the project was entirely from local sources (general obligation bonds and general fund).

The project bisects the proposed Leesburg South (Meadowbrook) subdivision. As part of the settlement agreement between the Town and the Meadowbrook property owner which was executed on September 22, 2009, all required right-of-way and easements required through that property were provided at no cost to the Town.

Due to budget constraints, funding was reduced on the project in the Fiscal Year 2011-2015 CIP, and the construction schedule was delayed. VDOT awarded \$11 million in funding to the project, and an Administrative Agreement between the Town and VDOT was executed on October 17, 2011. Accordingly, the construction was added back into the Fiscal Year 2012-2016 CIP.

Due to inflation of construction prices in recent years, the budget for the project has increased. In 2016, the Town applied for \$1 million in VDOT Fiscal Year 2017 Revenue Sharing funds for the project. The Virginia Commonwealth Transportation Board approved that funding on June 14, 2016. Those funds require a 100% local match which will be provided through the Northern Virginia Transportation Authority (NVTA). In addition to those funds, the Town requested Loudoun County funding. The County approved \$1 million for the project in their Fiscal Year 2017 Capital Improvement Program.

Project Design and Land Acquisition

After VDOT funding was obtained, design was restarted. A public hearing was held on June 6, 2013 to inform the public of the improvements, and to provide information to adjacent residents about land rights required and the process that the Town uses to acquire these land rights. Town Council endorsed the preliminary design by Resolution 2013-083 on July 9, 2013.

Construction of the project requires land rights (right of way and/or easements) from 23 parcels owned by 15 property owners. Fourteen of the property owners are residential. Subsequent to the public hearing, the design of the roadway was finalized and where practical, the design was adjusted to reduce the impacts on adjacent residential properties. As a result, the area of right of way and easements and the number of trees to be removed from residential properties was reduced by significant amounts prior to beginning negotiations with the property owners as shown on the table below:

**Reductions in Property Impacts During Final Design**

Impact to Residential Properties	Preliminary Design (Public Hearing Plans)	Final Design (Basis of Acquisition)	Percent Reduction
Right of Way	11,351 SF	2,375 SF	79%
Permanent Easements	30,735 SF	22,188 SF	28%
Temporary Construction Easements	51,620 SF	42,420 SF	18%
Utility Easements (power & communications)	34,563 SF	16,929 SF	51%
Trees Removed	94	42	55%

The design was substantially completed in early 2015 and efforts were begun to acquire all land rights needed for the project. Because funding for the project is from VDOT, the Town has followed Federal Highway Administration and VDOT acquisition standards in acquiring the needed land rights. For these acquisitions, the compensation offered a property owner was established by a certified appraiser and concurred with by an independent review appraiser. The Town negotiated with the property owner in an attempt to address design concerns, and to resolve differences in the compensation offered. Using these procedures, the Town was successful in acquiring all required land rights by negotiation with the property owners with the exception of three parcels.

In fall 2015, in response to petitioning by the three property owners, Council instructed staff to continue negotiations with the property owners to resolve differences and to attempt to avoid the need to use eminent domain.

Those efforts resulted in a significant reduction in the negative impacts on the properties and on July 6, 2016, the final remaining easement document was signed by the property owner.

Construction

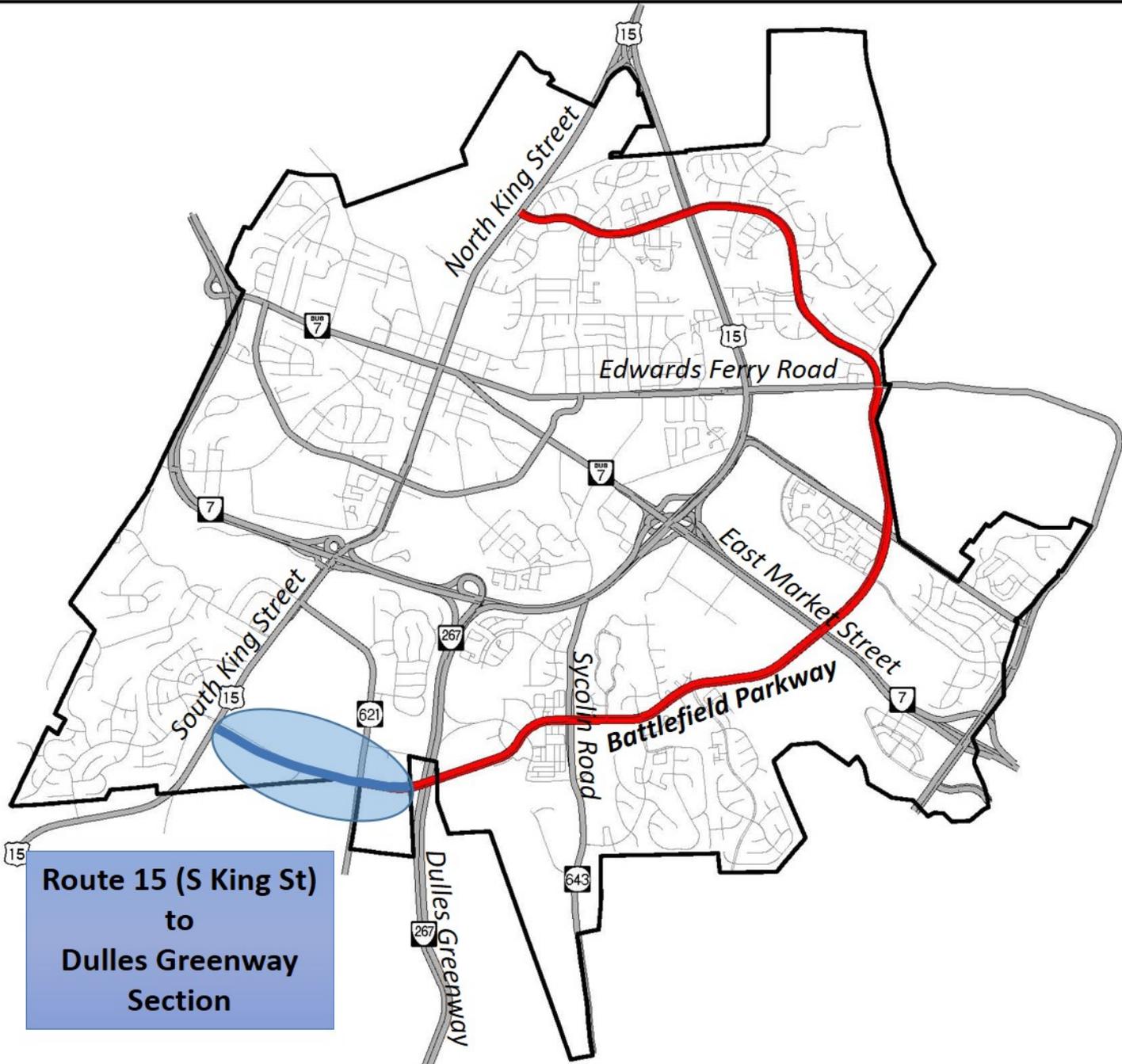
The project was advertised for construction bids on July 7, 2016. Bids will be received on August 18, 2016.

After receipt of bids, the following steps remain:

- Evaluation of the bids by the Town
- If bids are acceptable, approval to award the construction contract by VDOT
- Approval to award the construction contract by Town Council
- Execution of the construction contract

Construction is scheduled to begin this fall and to be completed by spring 2018.

**Attachments:** Overall Battlefield Parkway Map  
Project Drawing



**Route 15 (S King St)  
to  
Dulles Greenway  
Section**

# Battlefield Parkway Route 15 (South King Street) to Dulles Greenway

