

# EVALUATING COURT EXPANSION OPTIONS

Board of Supervisors Meeting

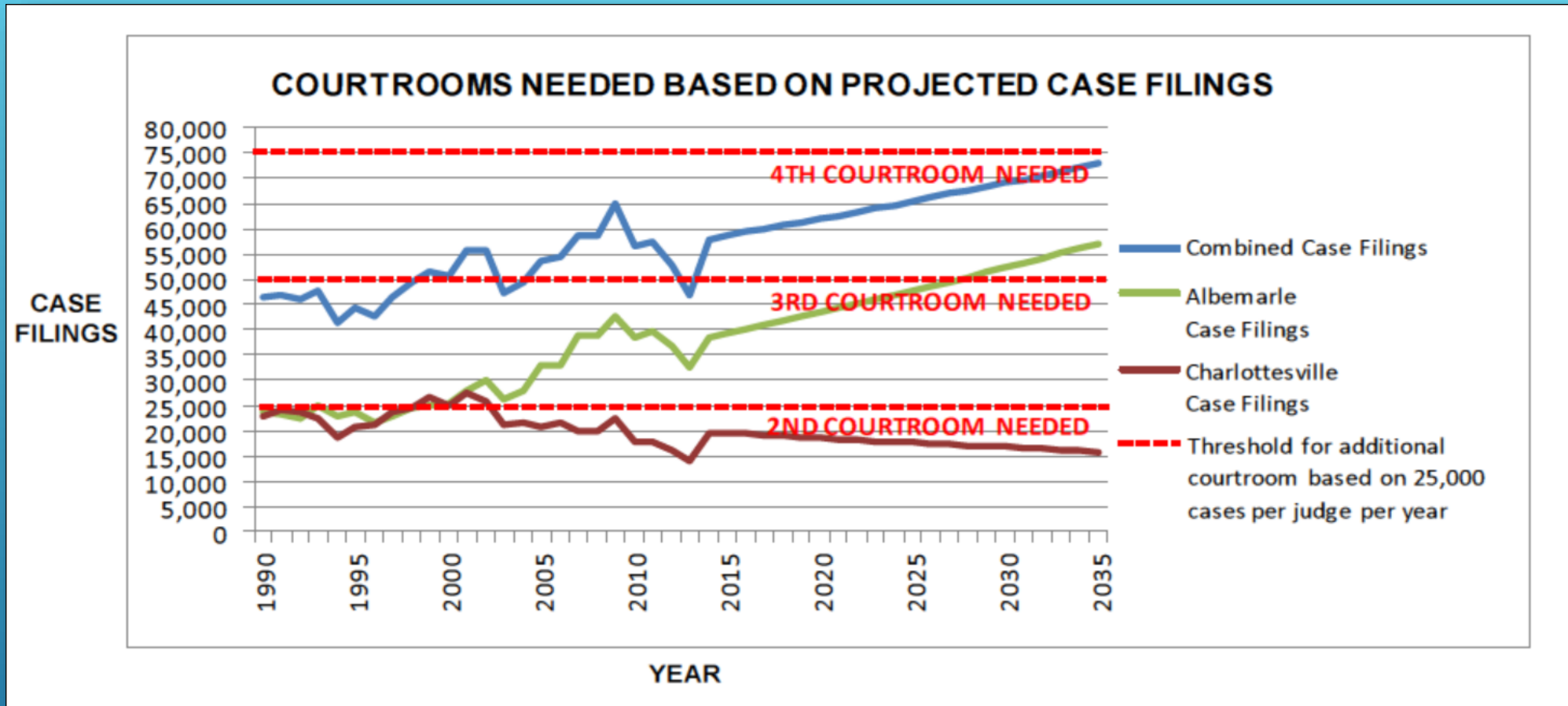
October 24, 2017

- ▶ \$27 - \$40 million court construction project represents **largest taxpayer investment in over 20 years**
- ▶ **Urban development, redevelopment and revitalization** are County's highest strategic priorities
- ▶ **Economic development focus on building commercial/industrial tax base** essential for County's long term fiscal health

WHY ARE OPTIONS OTHER THAN  
DOWNTOWN BEING CONSIDERED?

WHY IS THE COUNTY TALKING ABOUT  
A COURT EXPANSION PROJECT??





CRITICAL GENERAL DISTRICT NEEDS  
EXIST AND ARE GROWING

- ▶ Security/space concerns for public business
  - ▶ Circulation/separation of activities
  - ▶ Multiple access points
  - ▶ Insufficient courtroom space
  - ▶ Lack of public waiting space
  - ▶ ADA compliance
- ▶ Limited parking
- ▶ Inadequate storage
- ▶ Maintenance concerns

CURRENT COURT FACILITIES ARE  
INADEQUATE IN SIZE AND QUALITY

WHAT MILESTONES HAVE BROUGHT US  
TO THIS POINT??



**Jan 2011**

BOS issues  
RFP for  
court study

**Feb 2013**

Study  
findings  
presented  
to the  
Board

**March 2013**

Meetings  
with Court  
Stakeholders

**May 2013**

BOS directs  
staff to  
pursue  
downtown  
option

**Summer  
2013**

City and  
county  
begin  
discussions  
on property  
acquisition  
and parking

**Sept 2013**

BOS is  
updated on  
status of City  
negotiations

### **March 2014**

Newly elected BOS discusses all court options

### **April 2014**

BOS work session with Court Stakeholders

### **June 2014**

BOS directs staff to pursue two expansion options

### **July 2014**

City and County form joint steering committee to discuss co location and parking for downtown option

### **July 2014 – Summer 2015**

Team meets multiple times to continue discussions

### **May – Sept. 2016**

Urban dev/redev identified as top County priorities, negotiating committee considers alternatives for Board and Council



WHAT OPTIONS ARE UNDER  
CONSIDERATION??



### Option 1 - Downtown/ Levy

- Renovate Levy Opera House and construct three story General District Court
- Renovate and modernize existing Albemarle Circuit Court complex

### Option 2 - Gen Dist Co-locate at COB

- Construct three-story addition and partially renovate County Office Building McIntire
- Renovate and modernize existing Albemarle Circuit Court complex
- Partial relocation of government operations

### Option 3 - Alb Gen District at COB

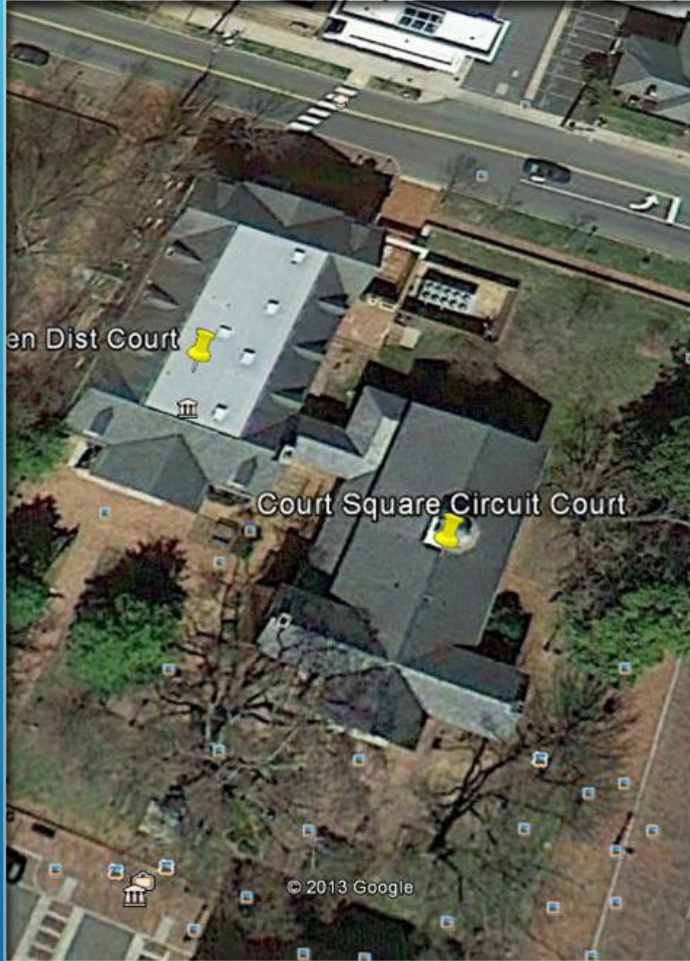
- Construct a larger three-story addition to the County Office Building
- Renovate and modernize existing Albemarle Circuit Court complex

### Option 4 - Alb Gen District/ Circuit at COB

- Construct three-story addition and partially renovate County Office Building McIntire
- More substantial relocation of government functions

### Option 5 - Alb Gen District/ Circuit in County

- Construct new Courts complex in County



## DOWNTOWN/LEVY OPTION (OPTION 1)

### Key Characteristics:

- **General District Court:** 3 Court Sets for Alb/1 Court set for City At Levy Building
- **Circuit Court** – 2 Court sets (Court Square)

*Maintains courts in central, historic downtown location*

*Final parking accommodations not yet negotiated*

*No economic development value to the County*

*Most convenient option for downtown stakeholders*

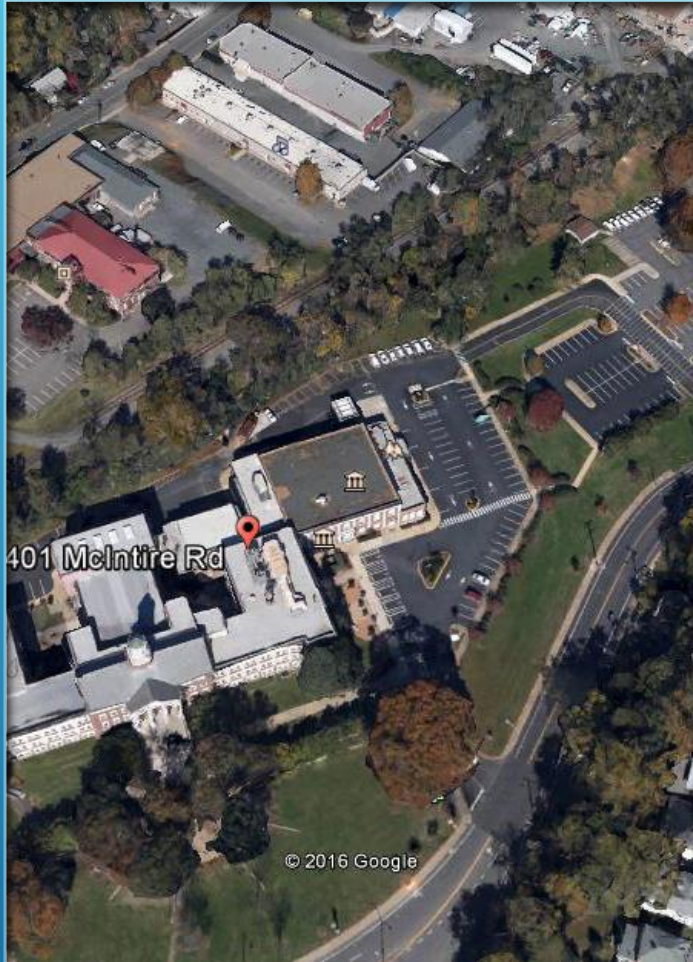
*Improves operational efficiency for joint GD courts*

*Minimal opportunity for future phasing*

*Does not support County strategic redevelopment/place making priorities*

*Requires legislative approval*

**Total Net Project Cost ~ \$39.7 million**



# CITY/COUNTY CO-LOCATION AT COB MCINTIRE (OPTION 2)

## Key Characteristics:

- **General District Court:** 2 Court sets for Albco/1 Court set for City (proposed)
- **Circuit Court** – 2 Court sets (Court Square)
- **New County Office Building** (Displaced functions)

Maintains courts in downtown location

No parking challenges

High economic development value to the County, depends on development partnership

Relatively convenient option for downtown stakeholders

Provides operational efficiency for joint GD courts (w/ City)

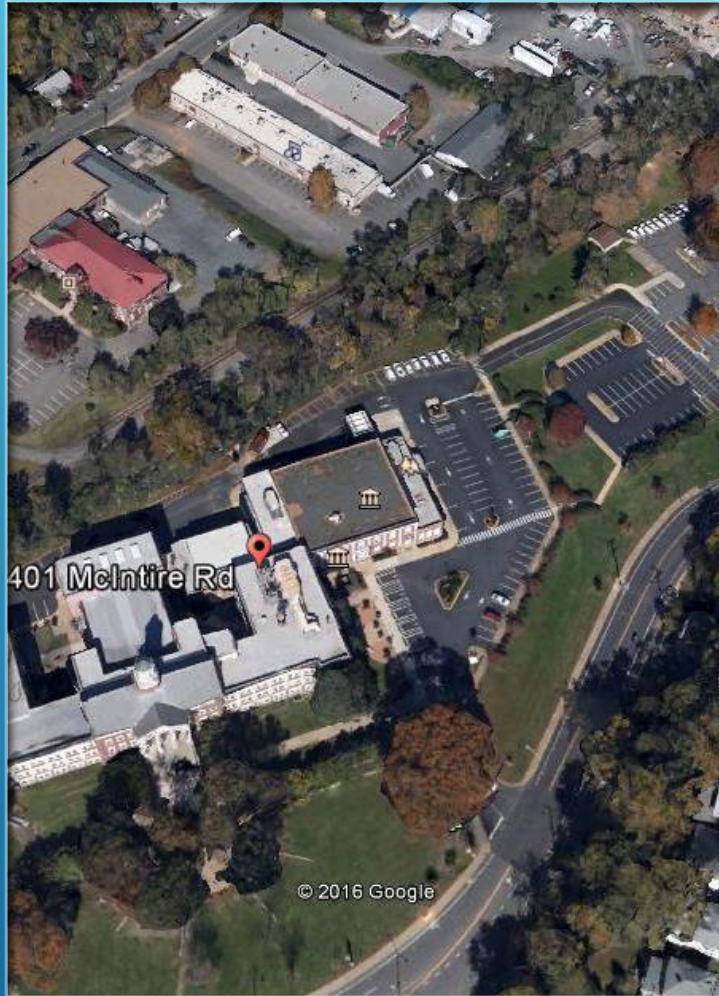
Provides opportunity for future phasing

Provides opportunity to support County strategic redevelopment/place making priorities

Requires legislative approval

**Total Net Project Cost ~ \$37.7 million**





# COUNTY GENERAL DISTRICT AT COB MCINTIRE (OPTION 3)

## Key Characteristics:

- **General District Court:** 2 Court sets for Alb
- **Circuit Court** – 2 Court sets (Court Square)

*Maintains court in downtown location*

*No parking challenges*

*Economic development value to the County based on BOS direction/use of savings*

*Relatively convenient option for downtown stakeholders*

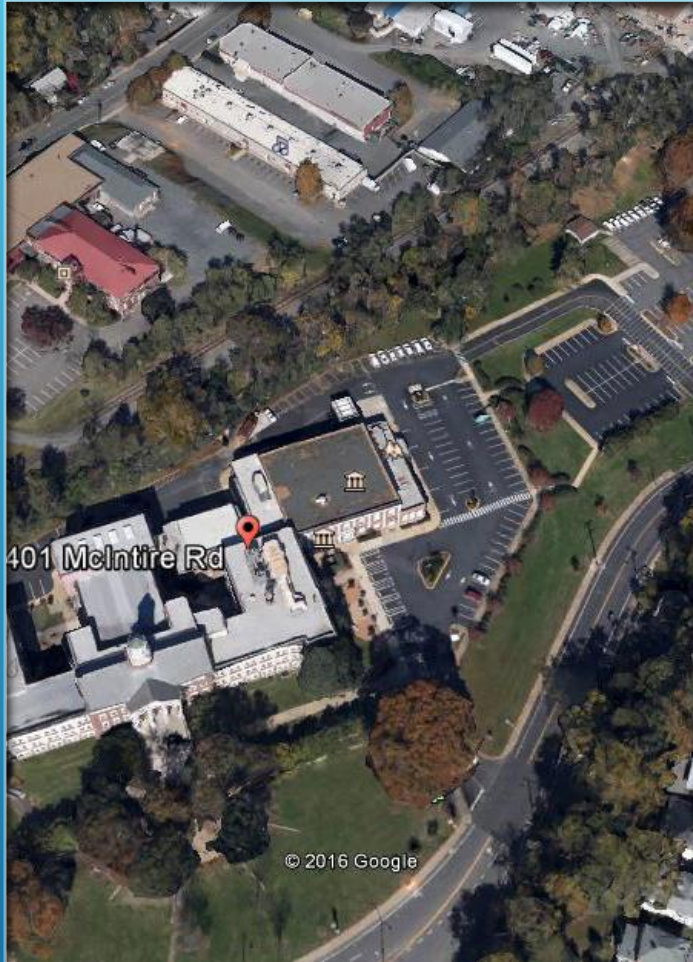
*Does not provide operational efficiency for joint GD courts*

*Provides opportunity for future phasing*

*Provides opportunity to support County strategic redevelopment/place making priorities*

*Requires legislative approval*

## **Total Net Project Cost - \$27 million**



# COUNTY GENERAL DISTRICT AND CIRCUIT COURTS AT COB MCINTIRE (OPTION 4)

## Key Characteristics:

- **General District Court:** 3 Court sets
- **Circuit Court** – 2 Court sets
- **New County Office Building** (slightly larger facility than Option 2 for displaced functions)

Maintains courts in downtown location

No parking challenges

High economic development value to the County, depends on development partnership

Relatively convenient option for downtown stakeholders

Does not provide operational efficiency for joint GD courts

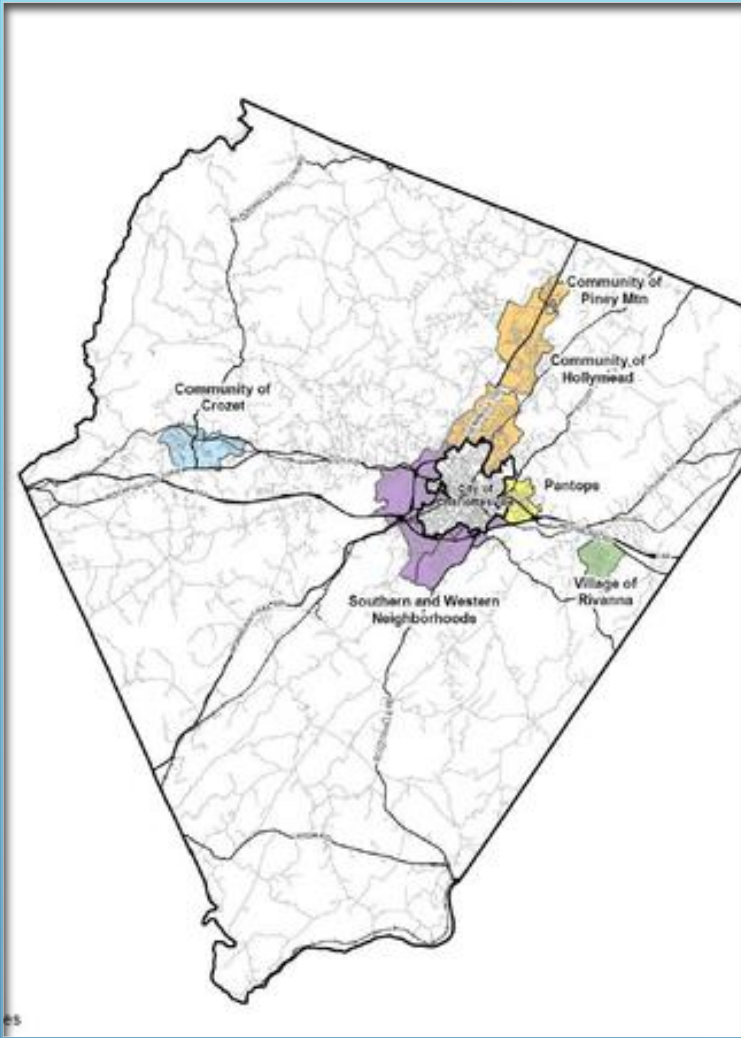
Provides opportunity for future phasing

Opportunity to support County strategic redevelopment/ place making priorities

Requires Voter Referendum

**Total Net Project Cost - \$32.8 million**





## COUNTY GENERAL DISTRICT AND CIRCUIT COURTS AT NEW LOCATION IN ALBEMARLE (OPTION 5)

### Key Characteristics:

- **General District Court:** 2 Court sets
- **Circuit Court** – 2 Court sets

Moves courts to a site in Albemarle County

No parking challenges

Highest economic development value to the County, depends on development partnership

Least convenient option for downtown stakeholders

Does not provide operational efficiency for joint General District Courts

Provides opportunity for future phasing

Supports County strategic redevelopment/place making priorities

Requires Voter Referendum

**Total Project Cost ~ \$30.9 million**





Creative alliances that merge public and private interests and resources to achieve a common purpose

- ▶ **Public sector** - leverages and maximizes public assets, create vibrant built environments
- ▶ **Private sector** - greater access to land and infill sites, increased flexibility and more certainty
- ▶ **Community stakeholders** - co-creators of the collective vision that comes to life

## A CLOSER LOOK AT DEVELOPMENT PARTNERSHIPS





Places29 Visualization

# VISUALIZING A CREATIVE ALLIANCE CONCEPT FOR ALBEMARLE



Places29 Visualization

# VISUALIZING A CREATIVE ALLIANCE CONCEPT FOR ALBEMARLE





Places29 Visualization

# VISUALIZING A CREATIVE ALLIANCE CONCEPT FOR ALBEMARLE



Places29 Visualization

# VISUALIZING A CREATIVE ALLIANCE CONCEPT FOR ALBEMARLE





Places29 Visualization

# VISUALIZING A CREATIVE ALLIANCE CONCEPT FOR ALBEMARLE



Places29 Visualization

# VISUALIZING A CREATIVE ALLIANCE CONCEPT FOR ALBEMARLE





Places29 Visualization

# VISUALIZING A CREATIVE ALLIANCE CONCEPT FOR ALBEMARLE



Places29 Visualization

# VISUALIZING A CREATIVE ALLIANCE CONCEPT FOR ALBEMARLE



# SUMMARY



Options	Downtown/ Levy	Co-Location with City at COB	Alb Gen District at COB	Alb Gen Dist/Circuit at COB	Alb Gen Dist/Circuit in County
Project Cost	\$39.7 M	\$37.7 M	\$27 M	\$32.85 M	\$30.9 M
Parking	Not yet negotiated	No challenge	No challenge	No challenge	No challenge
County Economic Dev Value	None	Yes	Yes	Yes	Yes
Downtown Convenience	Yes	Yes	Yes	Yes	No
Joint GD Court Operational Efficiency	Yes	Yes	No	No	No
Future Phasing	Minimal	Yes	Yes	Yes	Yes
Supports County Priorities	No	Yes	Yes	Yes	Yes
Approvals Required	Legislative	Legislative	Legislative	Referendum	Referendum
Development Partnership Needed	No	Yes	Yes	Yes	Yes