

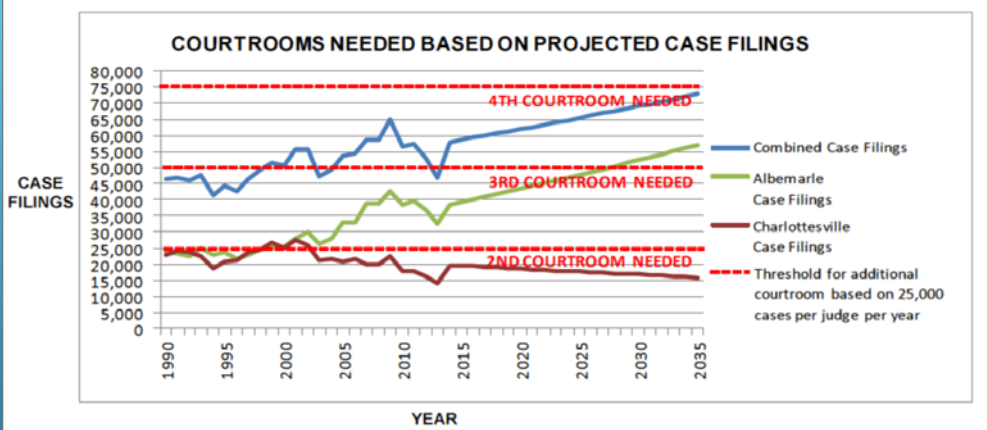
EVALUATING COURT EXPANSION OPTIONS

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??

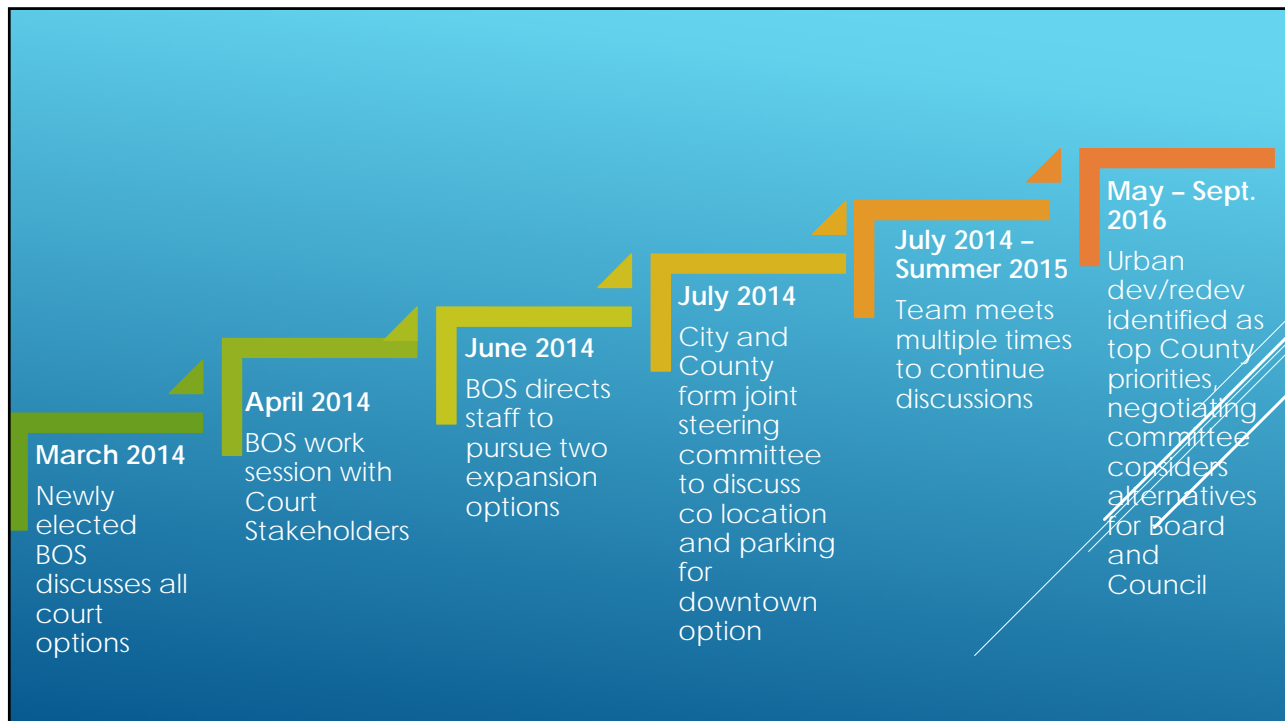
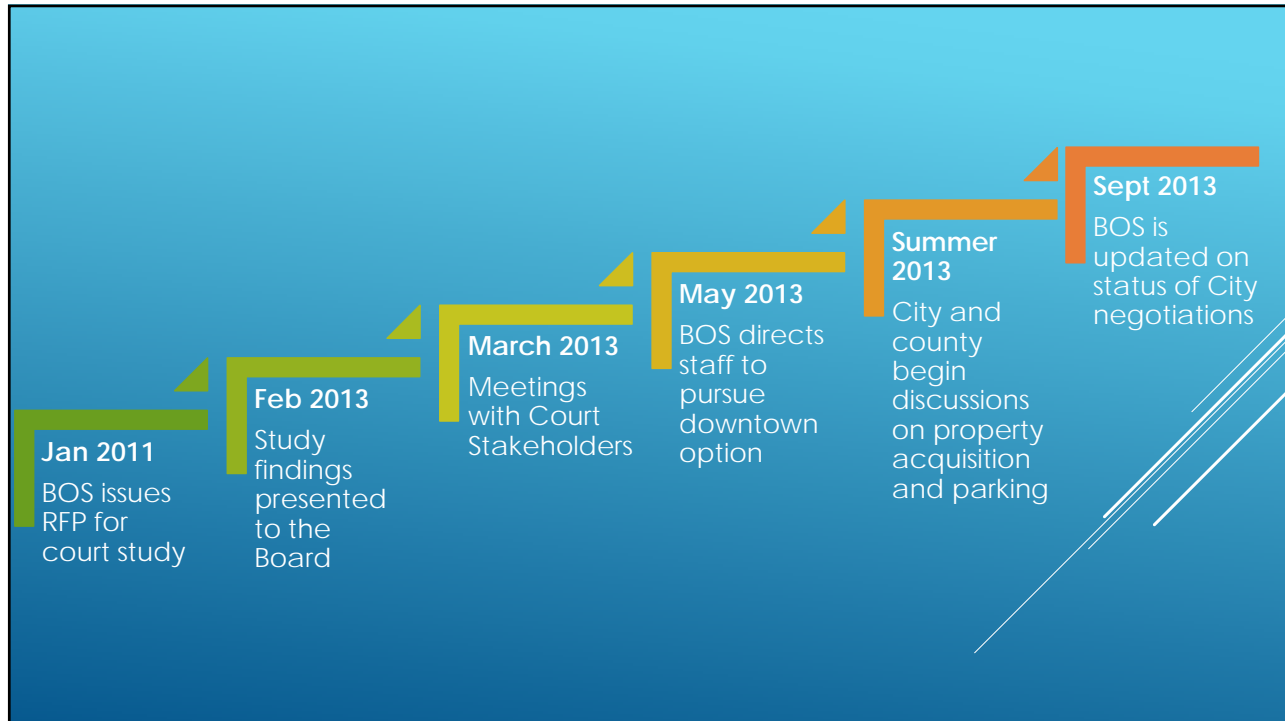


CRITICAL GENERAL DISTRICT NEEDS EXIST AND ARE GROWING

- ▶ 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??



WHAT OPTIONS ARE UNDER CONSIDERATION??

Option 1- Downtown/ Levy	Option 2 - Gen Dist Co-locate at COB	Option 3 - Alb Gen District at COB	Option 4 - Alb Gen District/ Circuit at COB	Option 5 - Alb Gen District/ Circuit in County
<ul style="list-style-type: none"> • Renovate Levy Opera House and construct three story General District Court • Renovate and modernize existing Albemarle Circuit Court complex 	<ul style="list-style-type: none"> • Construct three-story addition and partially renovate County Office Building McIntire • Renovate and modernize existing Albemarle Circuit Court complex • Partial relocation of government operations 	<ul style="list-style-type: none"> • Construct a larger three-story addition to the County Office Building • Renovate and modernize existing Albemarle Circuit Court complex 	<ul style="list-style-type: none"> • Construct three-story addition and partially renovate County Office Building McIntire • More substantial relocation of government functions 	<ul style="list-style-type: none"> • 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

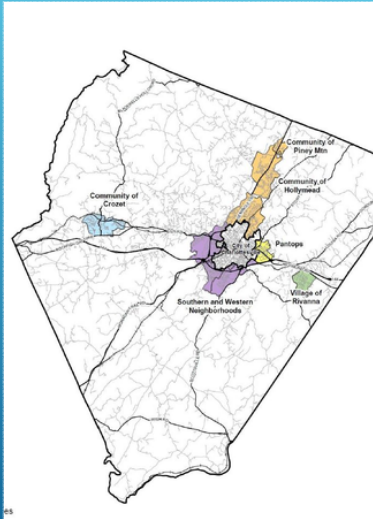
Does not provide operational efficiency for joint GD courts

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



A CLOSER LOOK AT DEVELOPMENT PARTNERSHIPS

▶ 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



Places29 Visualization

VISUALIZING A CREATIVE ALLIANCE CONCEPT FOR ALBEMARLE



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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