

October 28, 2024

Vienna-Carter Library & Parking Garage 101 Maple Ave E

Kelly O'Brien, Deputy Director, Planning & Zoning

Town Council Actions

1. Review and decision on proposed Modifications of Requirements for:
 - Front yard setback
 - Rear yard setbacks
 - Tree canopy coverage
 - Loading space
2. Review and decision on proposed landscape plans.

Public Library & Parking Garage – 101 Maple Ave E

Background

- Current location first used as a library in 1913
- Building shown in image remained at this location until 1969
- Building currently known as Patrick Henry Library opened in 1971
- Building expanded 1995



Fig. 34-9
The Vienna Library.

VIENNA LIBRARY ASSOCIATION
Vienna, Virginia
The Charter was framed and signed Sept. 22, 1913

The original Trustees were: Mrs. Annette G. Berry, Mr. Ed. S. Bethel, Mrs. K. Y. Boushee, Mr. J. W. Echols, Mrs. Alma DeLano Hine, Mrs. V. R. Mower, Mrs. E. W. Pierce, Dr. Paul Richmond, Mrs. May S. Rippey, Mr. S. W. Stuntz.

RULES

Books are to be returned within two weeks, after that time a charge of five cents a week will be made.

It is forbidden to pass along a book to another person; a book that is lost must be replaced by the borrower; the person who takes the book from the Library is responsible for it.

Take Excellent Care of Books

1. Never turn down the corners of pages, never mark the books, nor otherwise misuse them.
2. Read only when the hands are clean and never leave a book where it may get soiled.
3. Do not read a book while eating; it is almost impossible under these conditions not to soil it.
4. Never leave a book open, face down; it is bad for the binding. Use a piece of paper for a bookmark.

Rev. W. D. Denham (Librarian)

The Board of Trustees organized 1936 is:

Terms Expire	Members
1940	Mrs. Joseph Berry W. W. Harkness (President)
1936	Mrs. E. S. Bethel (Vice-President) G. Owens Berry (Historian)
1937	Mrs. Gilman Hall E. T. Bennett
1939	Mrs. F. A. Wilcox (Secretary) J. F. Oertel (Treasurer)

Used after 1935

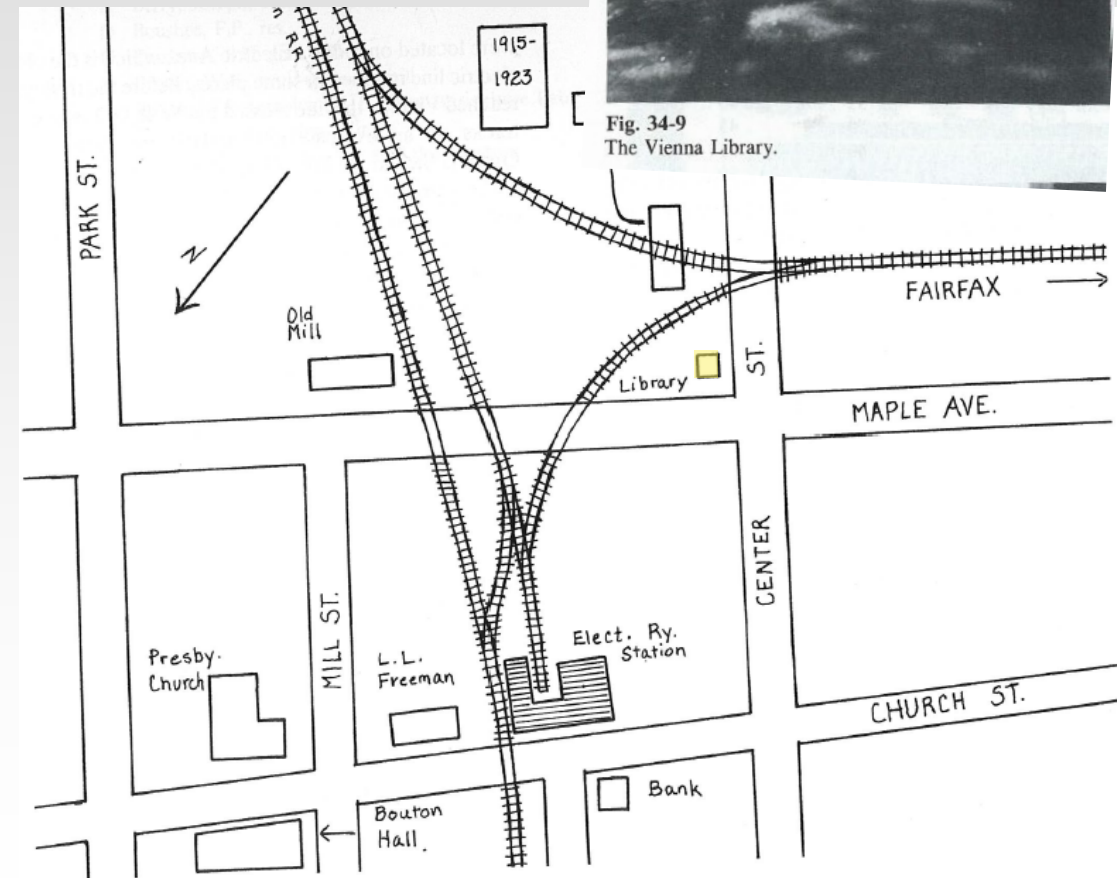
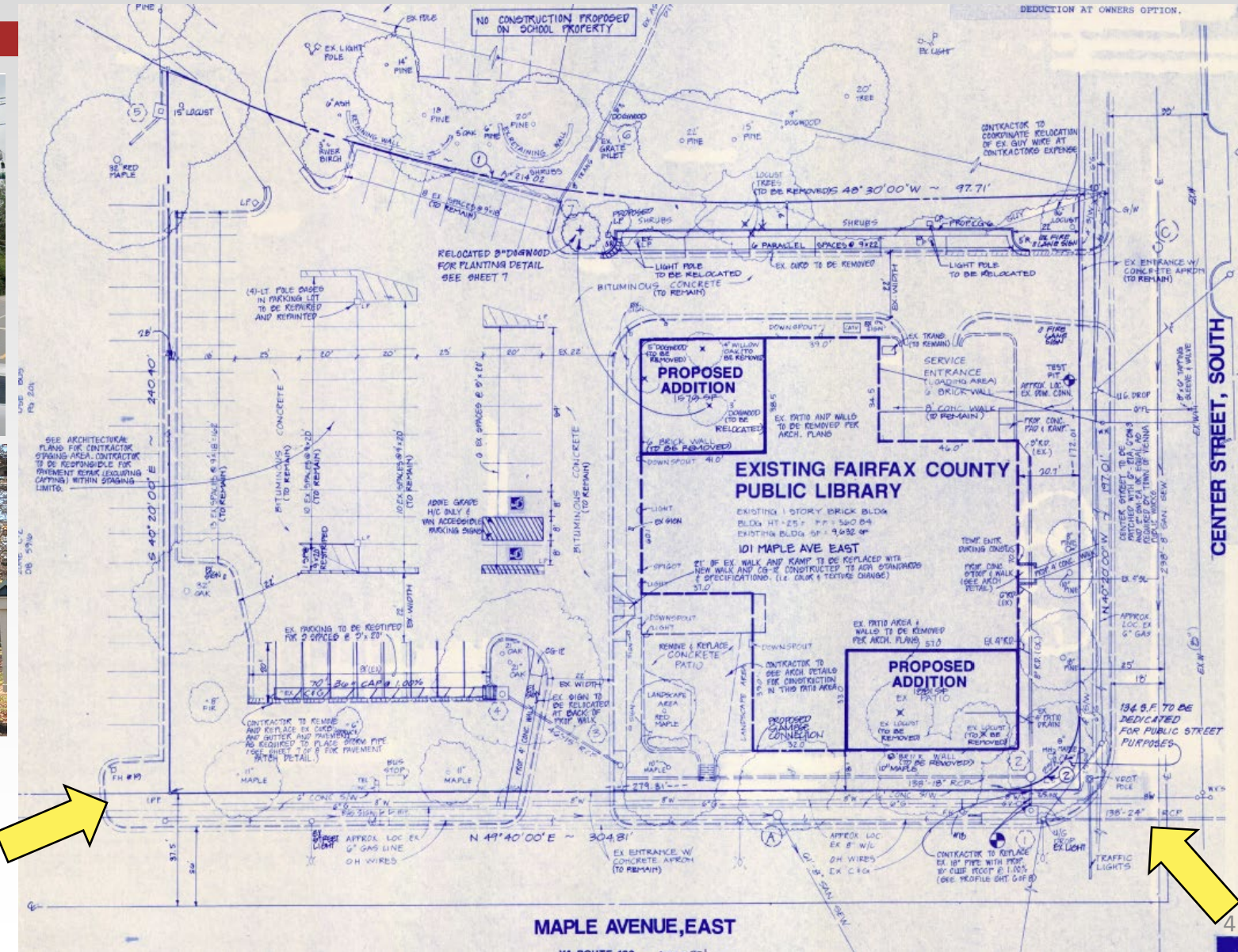


Fig. 35-1
Diagram of the electric railway and steam railroad tracks.

Public Library & Parking Garage – 101 Maple Ave E

Background

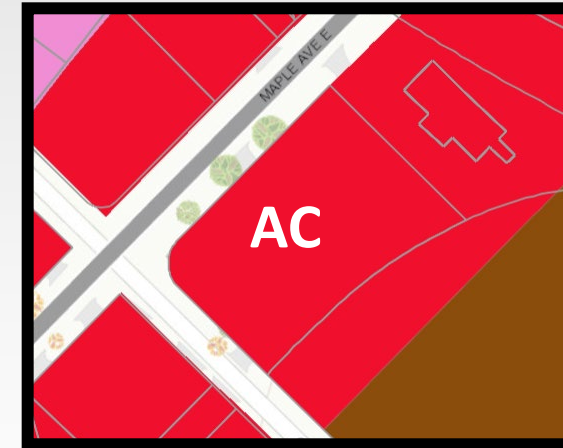
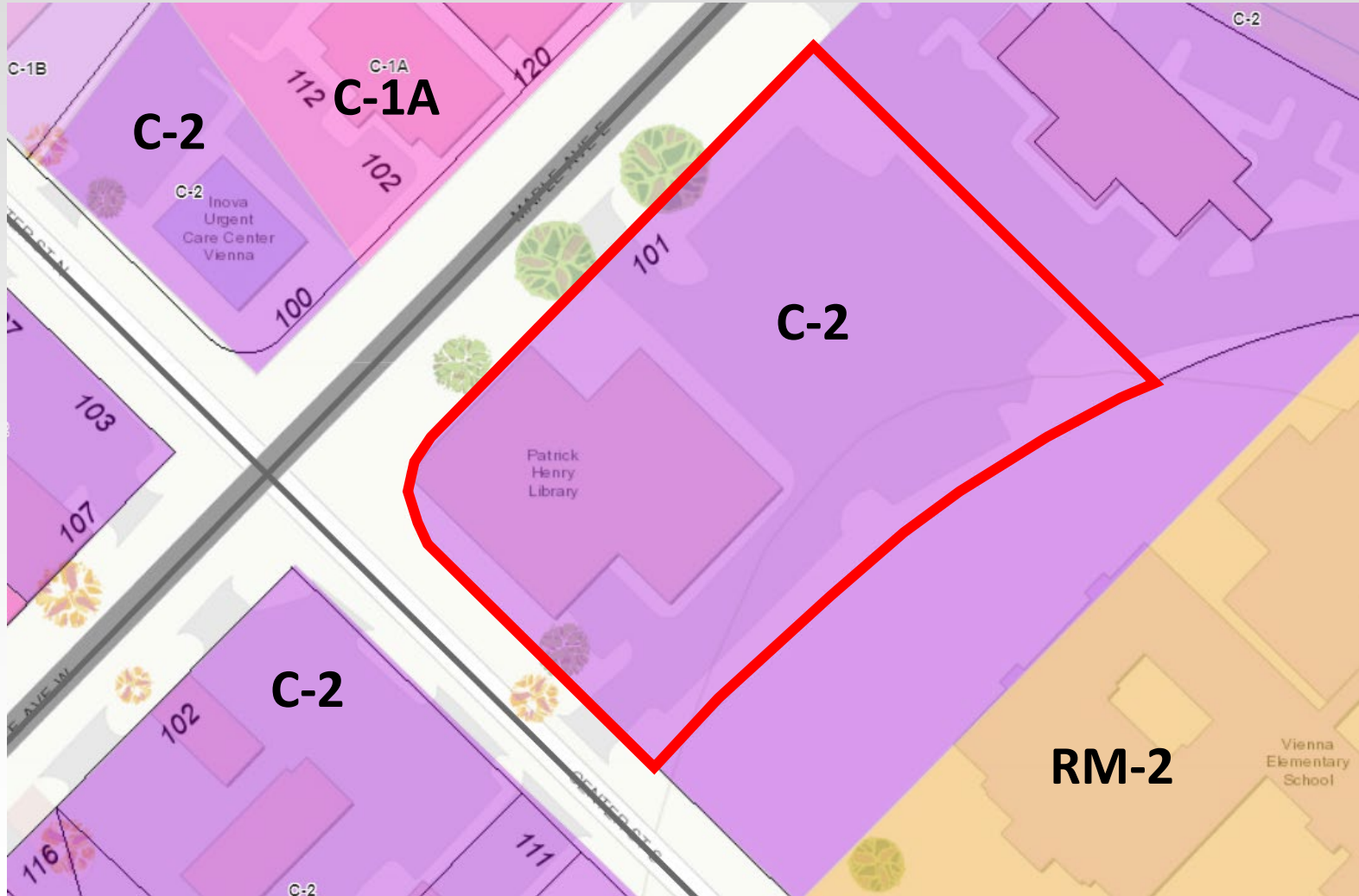


Public Library & Parking Garage – 101 Maple Ave E

Zoning (2023)

TOV Zoning Districts

- RS-10
- RS-12.5
- RS-16
- PR
- C-1
- C-2
- RTH
- C-1A
- C-1B
- T
- RM-2
- MAC
- CMP
- CM
- PC

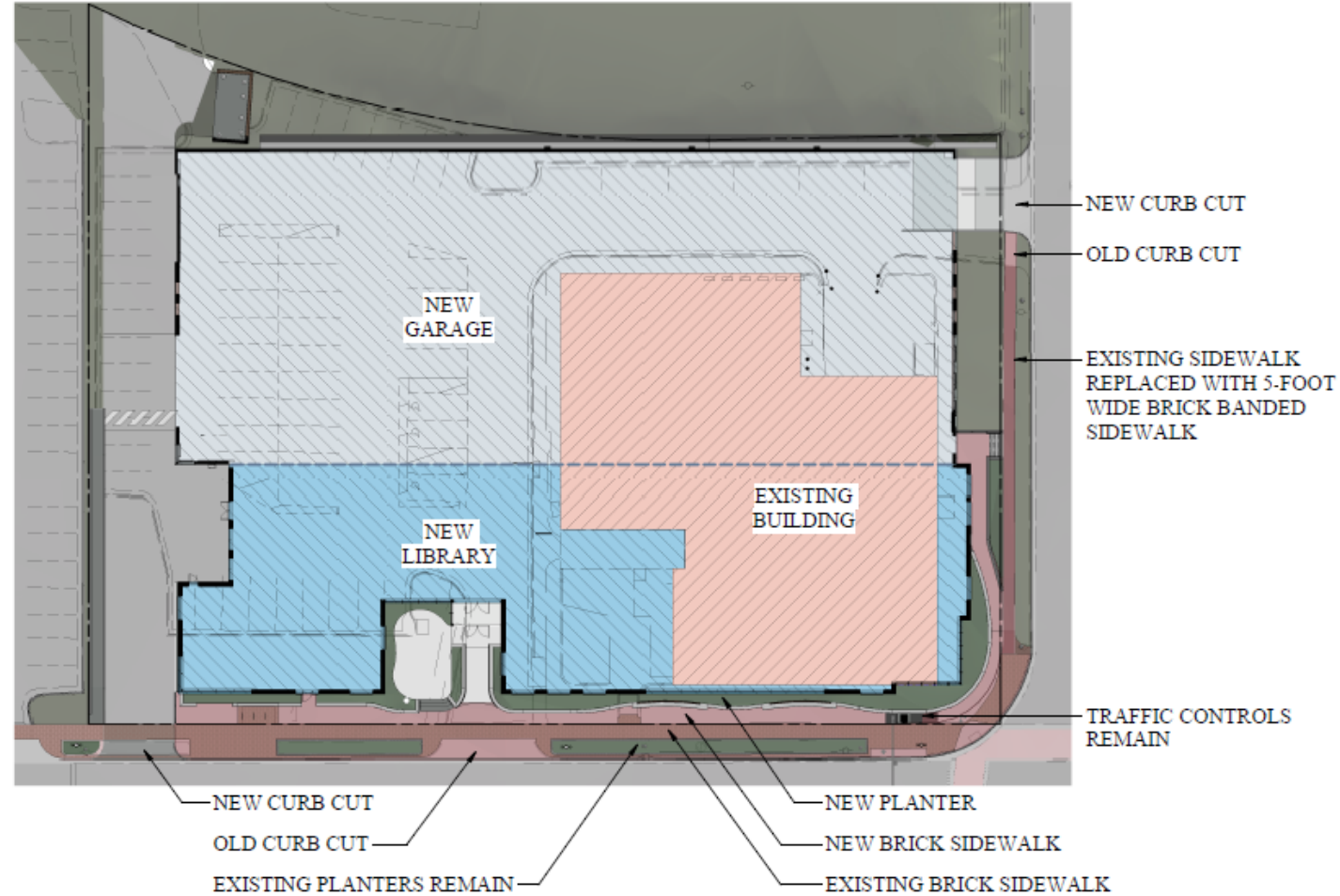


Public Library & Parking Garage – 101 Maple Ave E

Comparison of Existing & Proposed



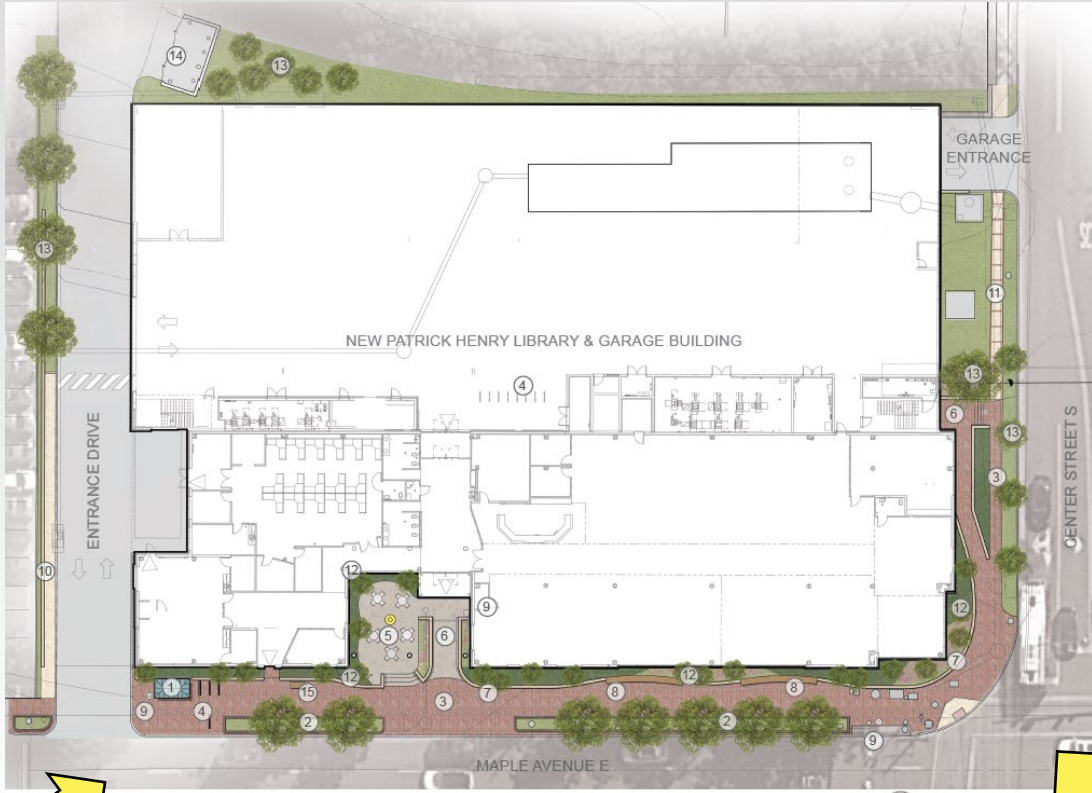
NEW VS. EXISTING ELEVATION



NEW VS. EXISTING PLAN

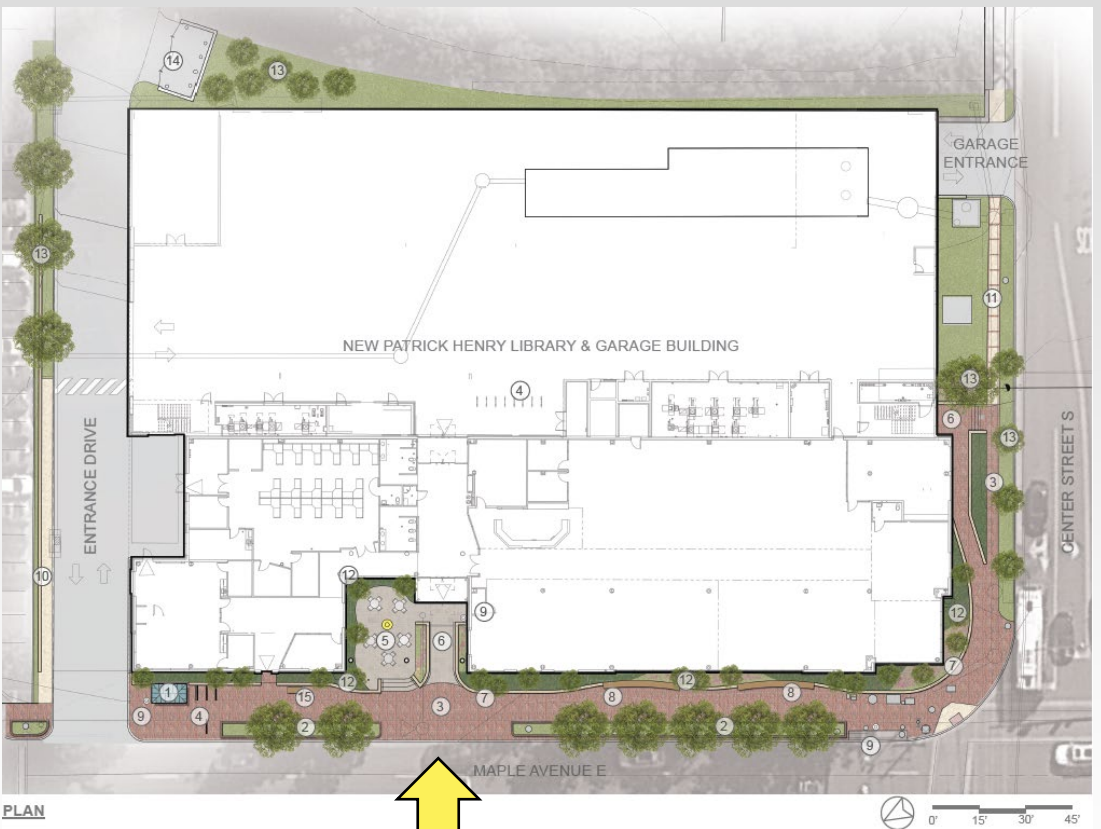
Public Library & Parking Garage – 101 Maple Ave E

Proposal



Public Library & Parking Garage – 101 Maple Ave E

Proposal







Memphis
CARTER
LIBRARY

Memphis
CARTER
LIBRARY

Public Library & Parking Garage – 101 Maple Ave E

Plan Enlargement at Maple Ave/Center St



MAPLE AVENUE E

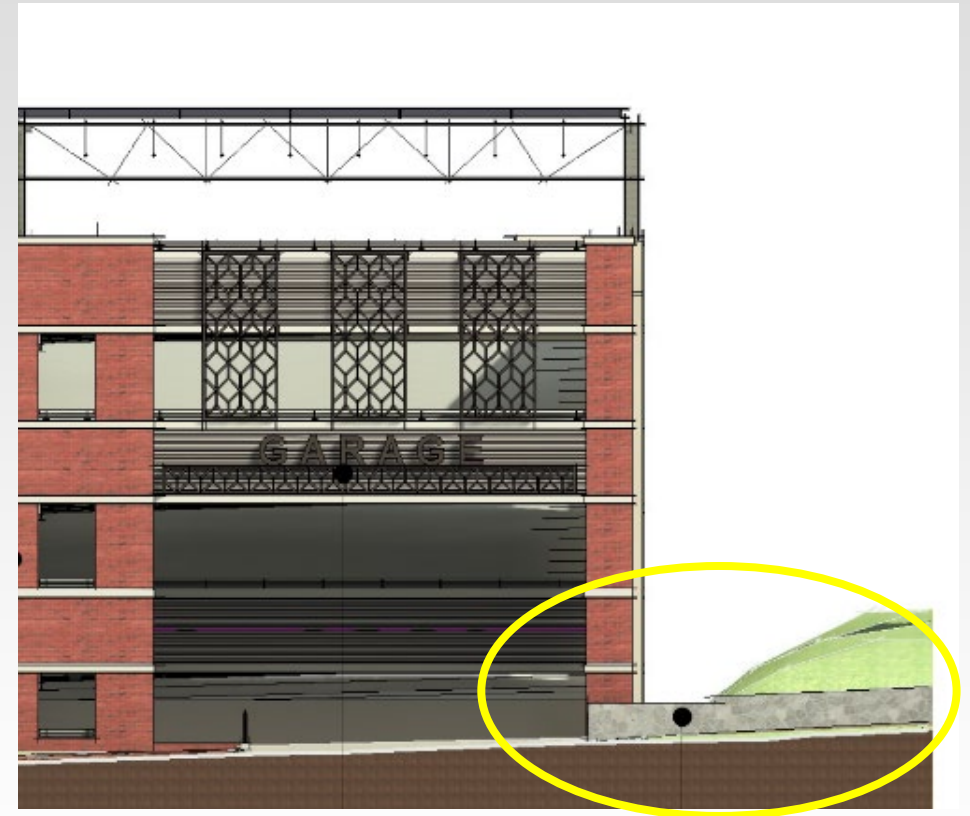
PLAN ENLARGEMENT AT CENTER STREET INTERSECTION

KEY

- ① Electric junction box
- ② Vehicular traffic signal
- ③ Traffic control box
- ④ Electric junction box (on grade)
- ⑤ Stormwater manhole (on-grade)
- ⑥ Electric junction box (on grade)
- ⑦ Utility pole
- ⑧ Fire hydrant & water handhold
- ⑨ Trash receptacle
- ⑩ Street light pole
- ⑪ ToV water (on-grade)
- ⑫ Stormwater manhole (on-grade)
- ⑬ Stormwater manhole (on-grade)
- ⑭ Relocated pedestrian traffic signal

Public Library & Parking Garage – 101 Maple Ave E

Retaining Wall



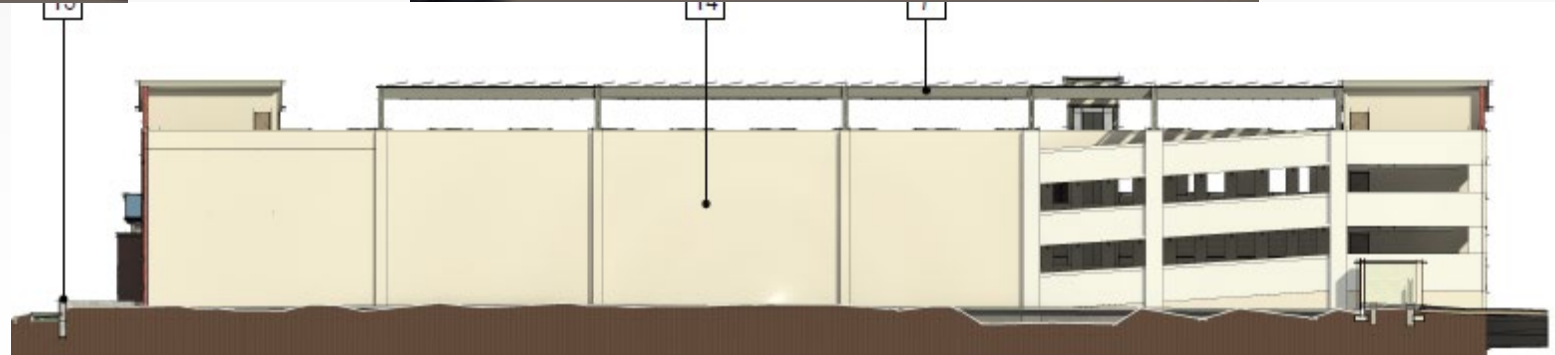
Public Library & Parking Garage – 101 Maple Ave E

Rear Wall of Garage

Not final rendering



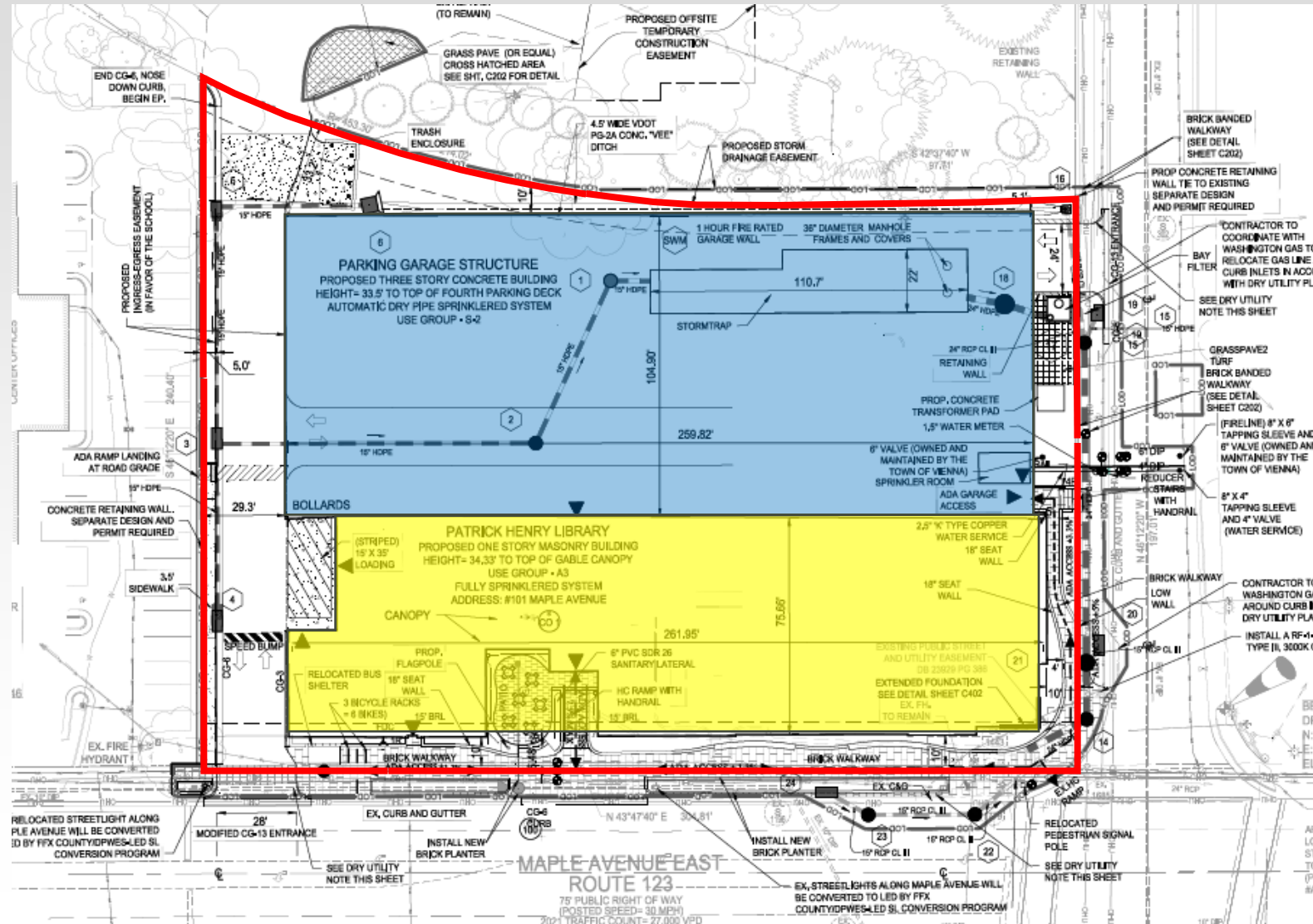
BAR RECOMMENDATION*



CURRENT PROPOSAL

Public Library & Parking Garage – 101 Maple Ave E

Modifications of Requirements



Public Library & Parking Garage– 101 Maple Ave E

Modifications of Requirements

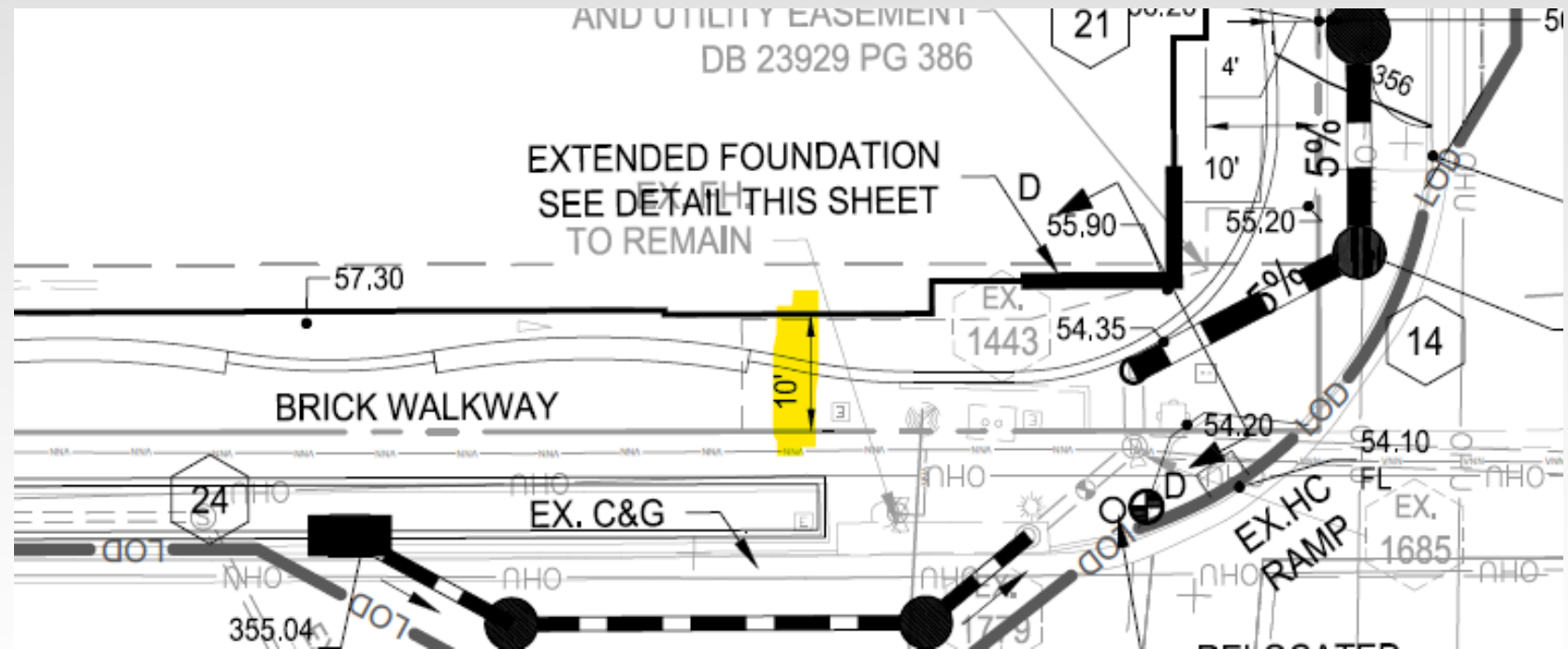
REQUIREMENTS	EXISTING	REQUIRED	PROPOSED
Front Yard Setback (ft) – Maple Ave E	13 ft	15 ft	10 ft *
Side Yard Setback (ft) – Center St S	20.7 ft	7 ft	10 ft
Side Yard Setback (ft) – Interior side	158 ft	7 ft	30 ft
Rear Yard Setback (ft) – Vienna Elementary School	45 ft	10 ft	3 ft (variable) *
Front Yard Landscaping (%)	71.9% or 3,288 sf	25% or 1,143 sf for 15 ft front 762 sf for 10 ft front with modification	26.7% or 814 sf (if front yard is 10 ft)
Tree Canopy Coverage (%)		10% (6,233 sf)	4% (2,600 sf) *
Building Height (ft)	25 ft	3 stories above ground level, 35 ft maximum	Library: 34.33 ft Garage: 33.5 ft
Parking (number of spaces)	62 spaces	1 space per 300 sf of gross floor area 19,043sf/300sf = 64 spaces	222 spaces (including 84 spaces for Town public parking)
Loading (area)	Approximately 30 ft x 30 ft	25 ft x 90 ft (25 ft in depth; width of at least 15 ft for every 50 ft or fraction thereof of building width; 261.95 ft building width)	15 ft x 35 ft *

Public Library & Parking Garage– 101 Maple Ave E

Modifications of Requirements

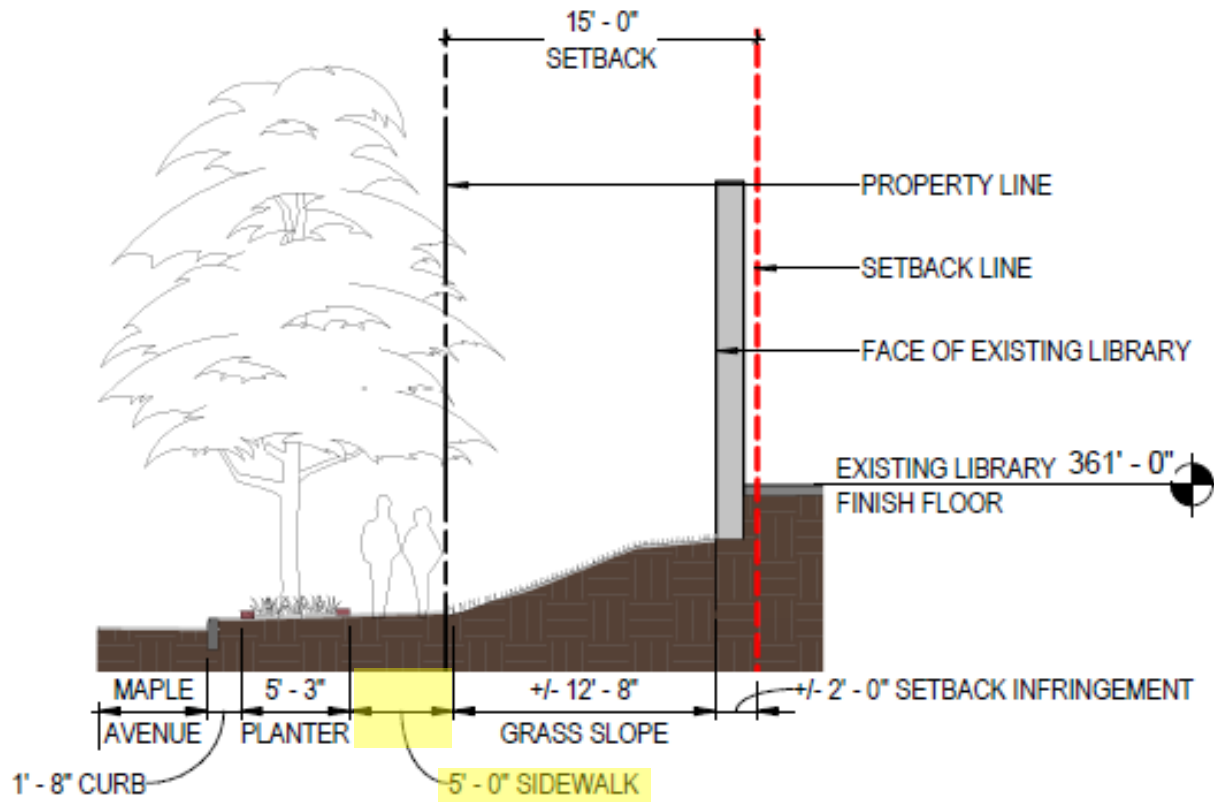
Front Yard Setback

- 15 feet required
- 10 feet proposed

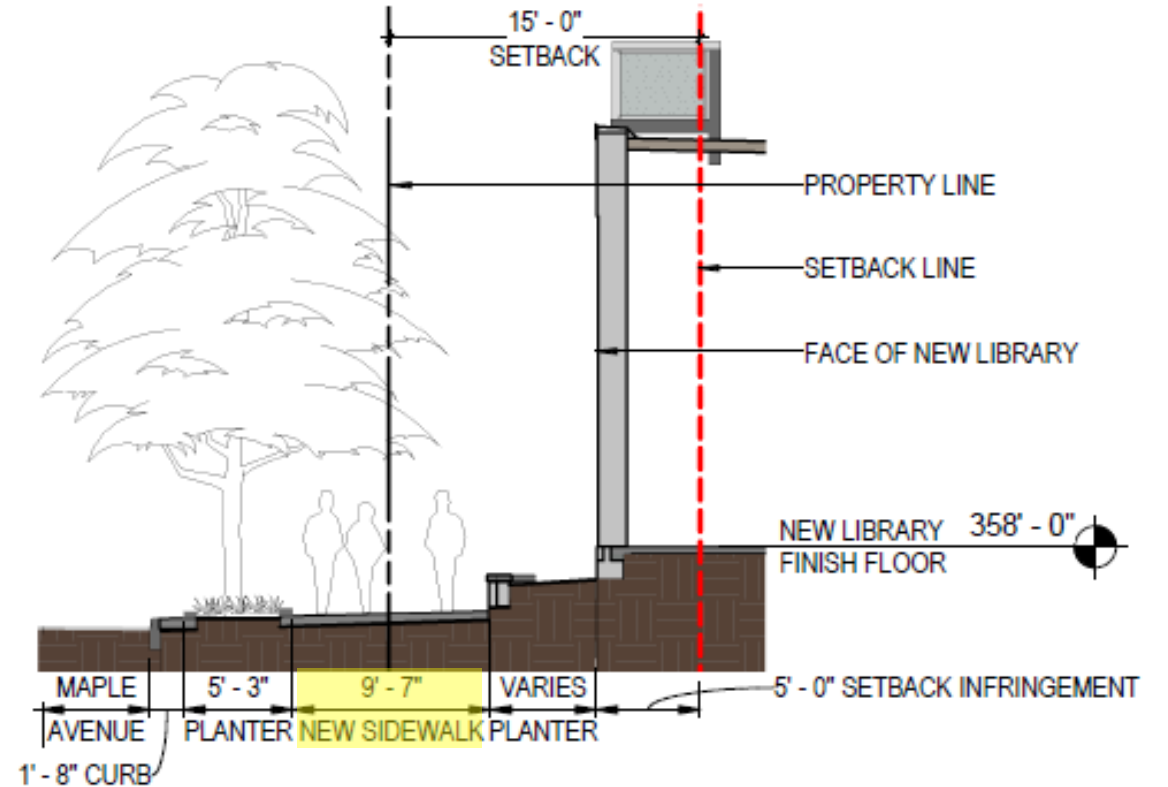


Public Library & Parking Garage – 101 Maple Ave E

Modifications of Requirements



EXISTING SIDEWALK SECTION



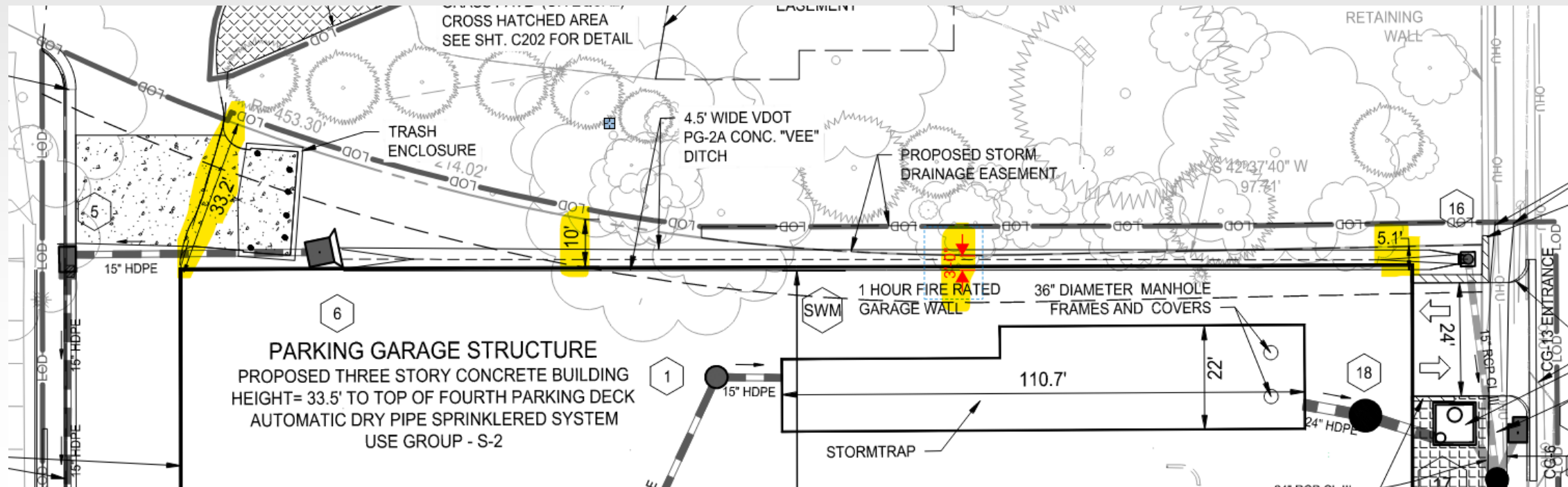
NEW SIDEWALK SECTION

Public Library & Parking Garage – 101 Maple Ave E

Modifications of Requirements

Rear Yard Setback

- 10 feet required
- 3 feet proposed



Public Library & Parking Garage – 101 Maple Ave E

Modifications of Requirements

Tree Canopy Coverage

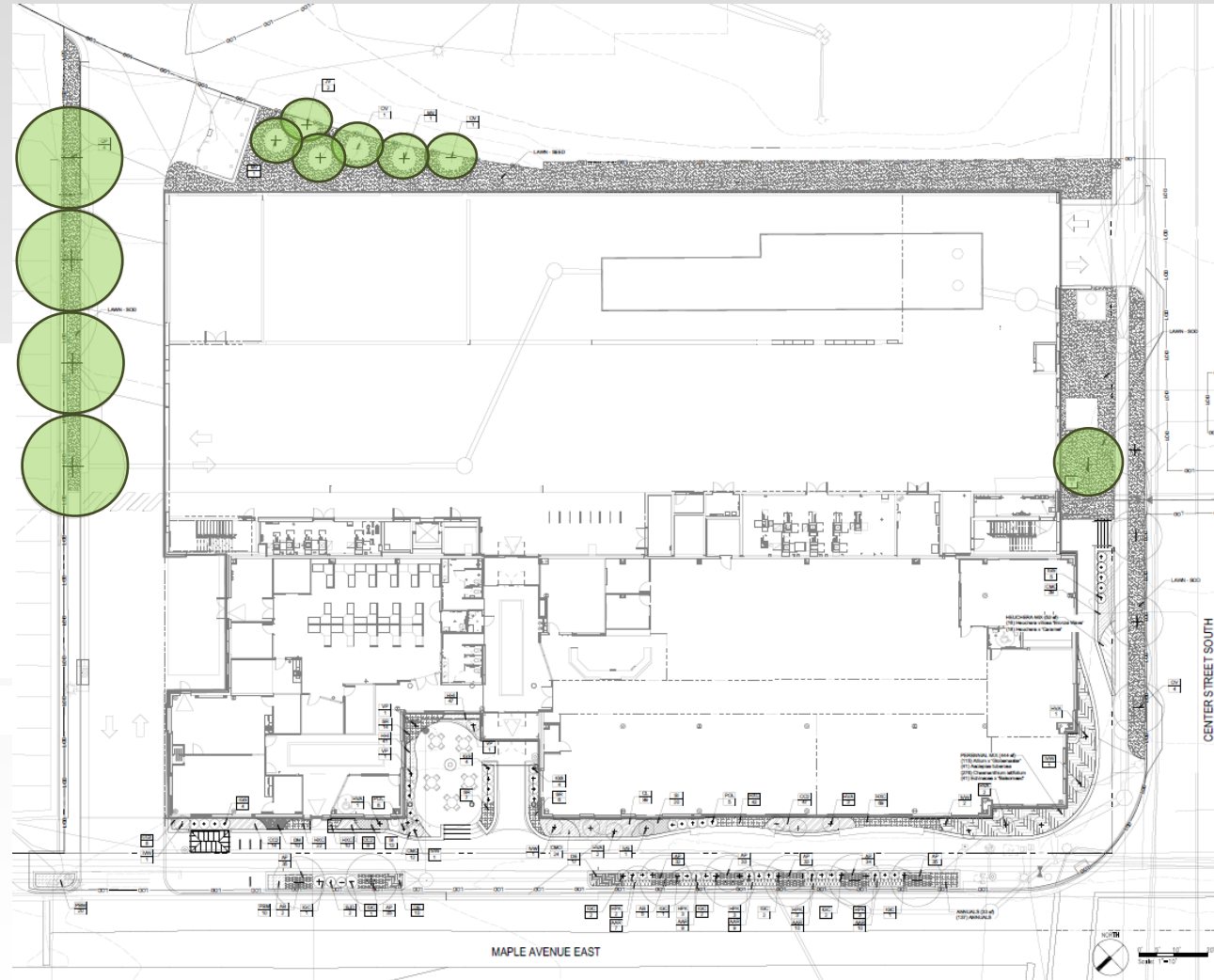
- 10% required
- 4% proposed

20-YEAR CANOPY CALCULATIONS:

CANOPY COVER REQUIRED: SITE AREA = 62,326 SF x 0.10 = 6,233 SF
 CANOPY COVER PROVIDED (SEE BELOW) = 2600 SF; MODIFICATION HEREBY REQUESTED

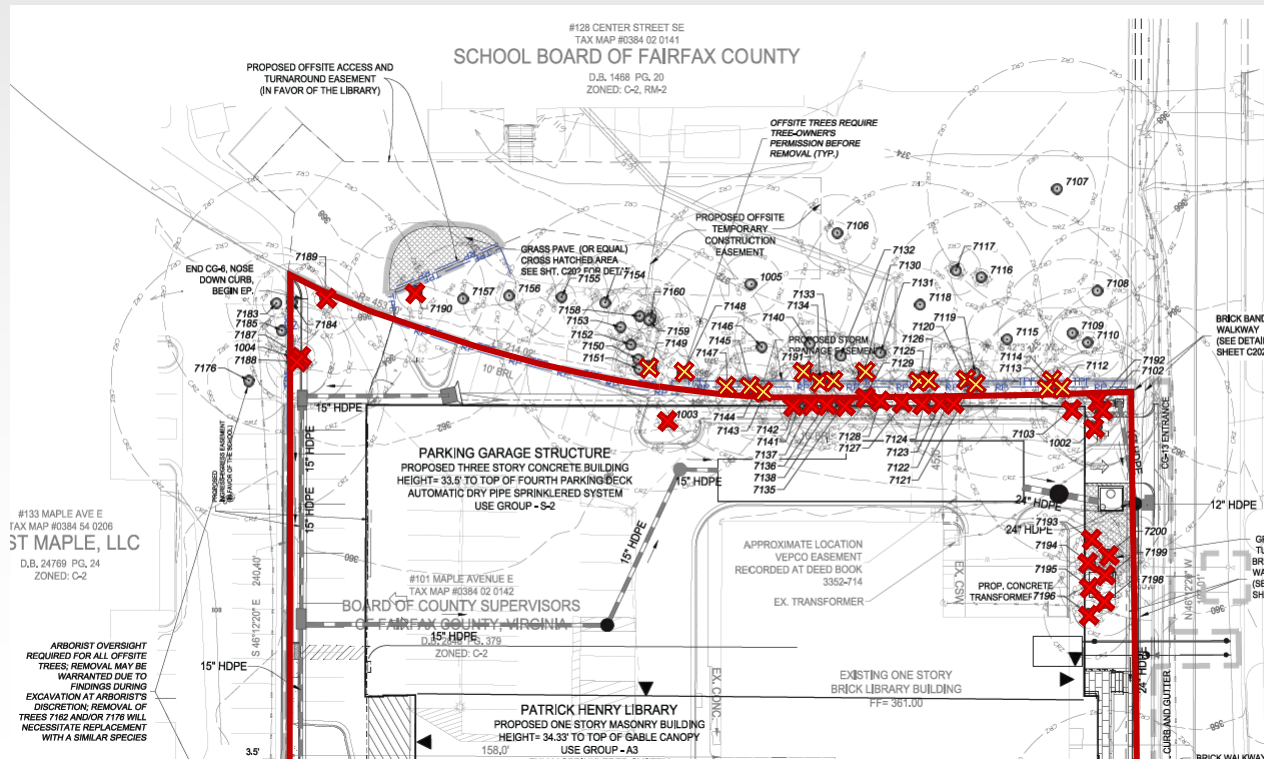
SYMBOL	BOTANICAL NAME	COMMON NAME	ROOT	QTY	10 YEAR CANOPY
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B&B	2	400 SF
NS	NYSSA SYLVATICA	TUPELO	B&B	1	200 SF
OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B&B	2	400 SF
OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B&B	4	800 SF (*NOT INCLUDED)
QP	QUERCUS PHELLOS	WILLOW OAK	B&B	4	1,200 SF
JV	JUNIPERUS VIRGINIANA	EASTERD REDCEDAR	B&B	2	400 SF

*NOTE THAT 800 SF OF STREET TREE CANOPY ALONG CENTER STREET HAS BEEN PROVIDED TO MITIGATE THE DEFICIT OF ONSITE CANOPY COVERAGE. REF C-102 FOR LETTER REQUESTING WAIVER TO THE TREE CANOPY REQUIREMENTS.



Public Library & Parking Garage – 101 Maple Ave E Modifications of Requirements

- ❑ Planning Commission expressed concern about maintaining Tree Canopy.
- ❑ BAR expressed concern about maintaining and improving the tree canopy and screening of the garage.
- ❑ Specifically, BAR inquired about the plans for the area on the Vienna Elementary School property next to the proposed parking garage.



Public Library & Parking Garage – 101 Maple Ave E

Modifications of Requirements

Fairfax County responded:

The Fairfax County Department of Public Works and Environmental Services' (DPWES) development plan has addressed the Town of Vienna BAR's desire to maintain and improve the tree canopy in the Town.

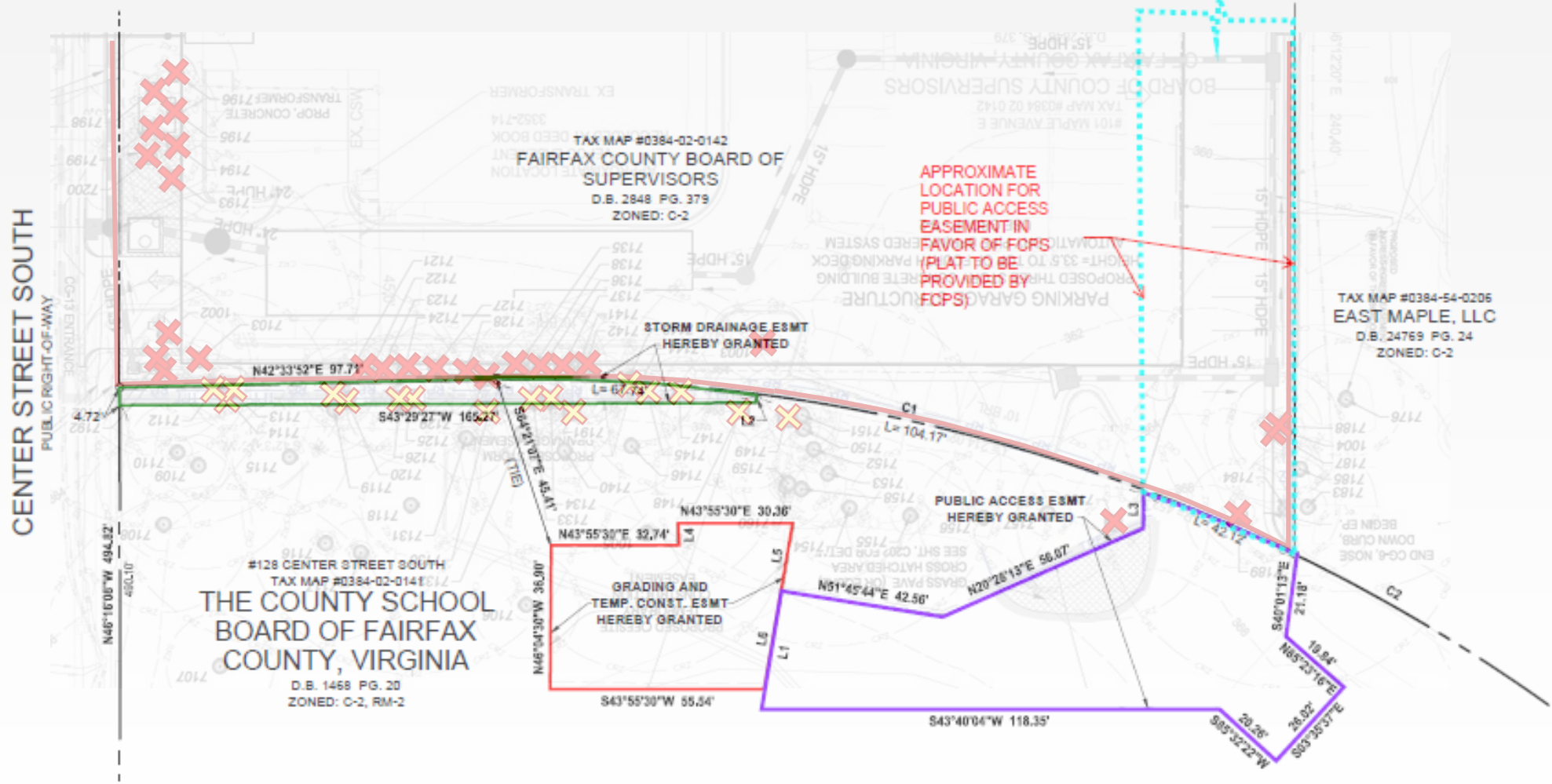
For the area impacted by the stormwater easement along the southeast property boundary, DPWES will be **clearing the trees and plantings, including invasive species**. In addition, DPWES will be **replacing this loss of trees/plantings by planting new trees along the same side** but further north where the area is not restricted by the foundation of the future garage.

DPWES will **work with the Town of Vienna's arborist to select appropriate trees and greenery** in these areas to ensure they are sustainable long term and will shield the view of the rear area from Center Street.

DPWES has advised Fairfax County Public Schools (FCPS) of the potential impact of the construction in the adjacent FCPS-owned landscaped areas and **will continue to coordinate with regard to FCPS's management, maintenance and clearing of the overgrowth** on the school property.

Public Library & Parking Garage – 101 Maple Ave E

Off-Site Easements

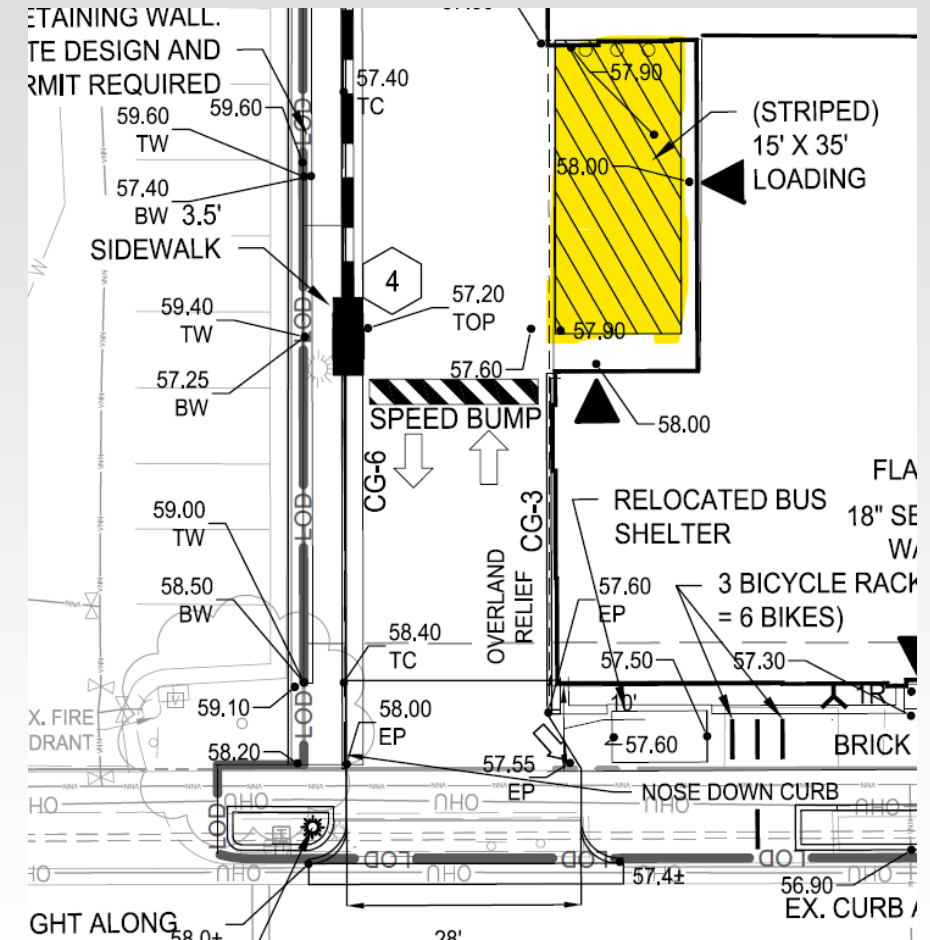
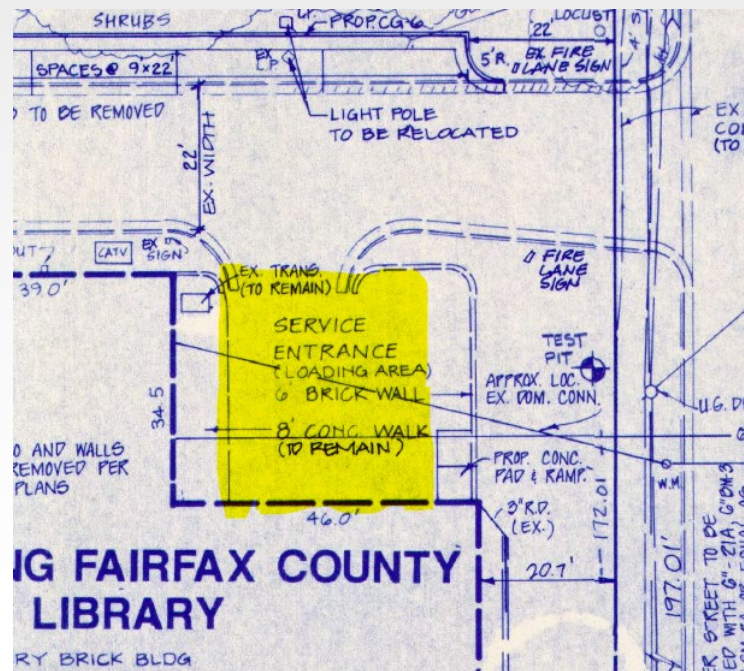


Public Library & Parking Garage – 101 Maple Ave E

Modifications of Requirements

Loading Space

- 25 ft by 90 ft required by 2023 code
- 15 ft by 35 ft proposed
- 15 ft by 25 ft required by current code



Proposed/Suggested Motion - Modifications

Possible Motion(s):

"I move to approve the requested modifications of requirements for the Vienna-Carter Library and parking garage related to front and rear yard setbacks, tree canopy, and loading space for the property located at 101 Maple Ave E."

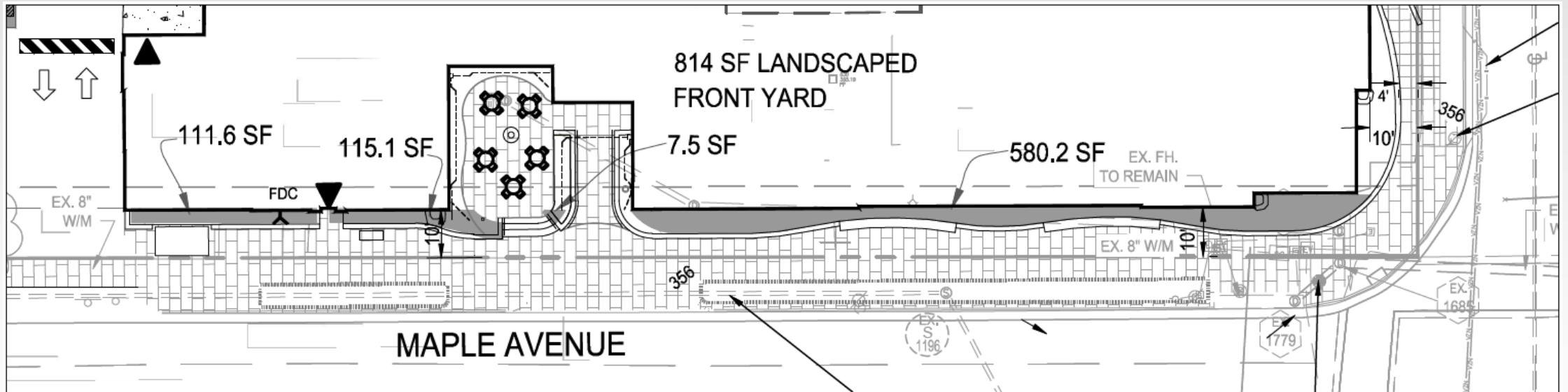
Or

Other action deemed necessary by the Planning Commission.

Public Library & Parking Garage – 101 Maple Ave E

Landscape Plans

Meets required 25% of front yard landscape

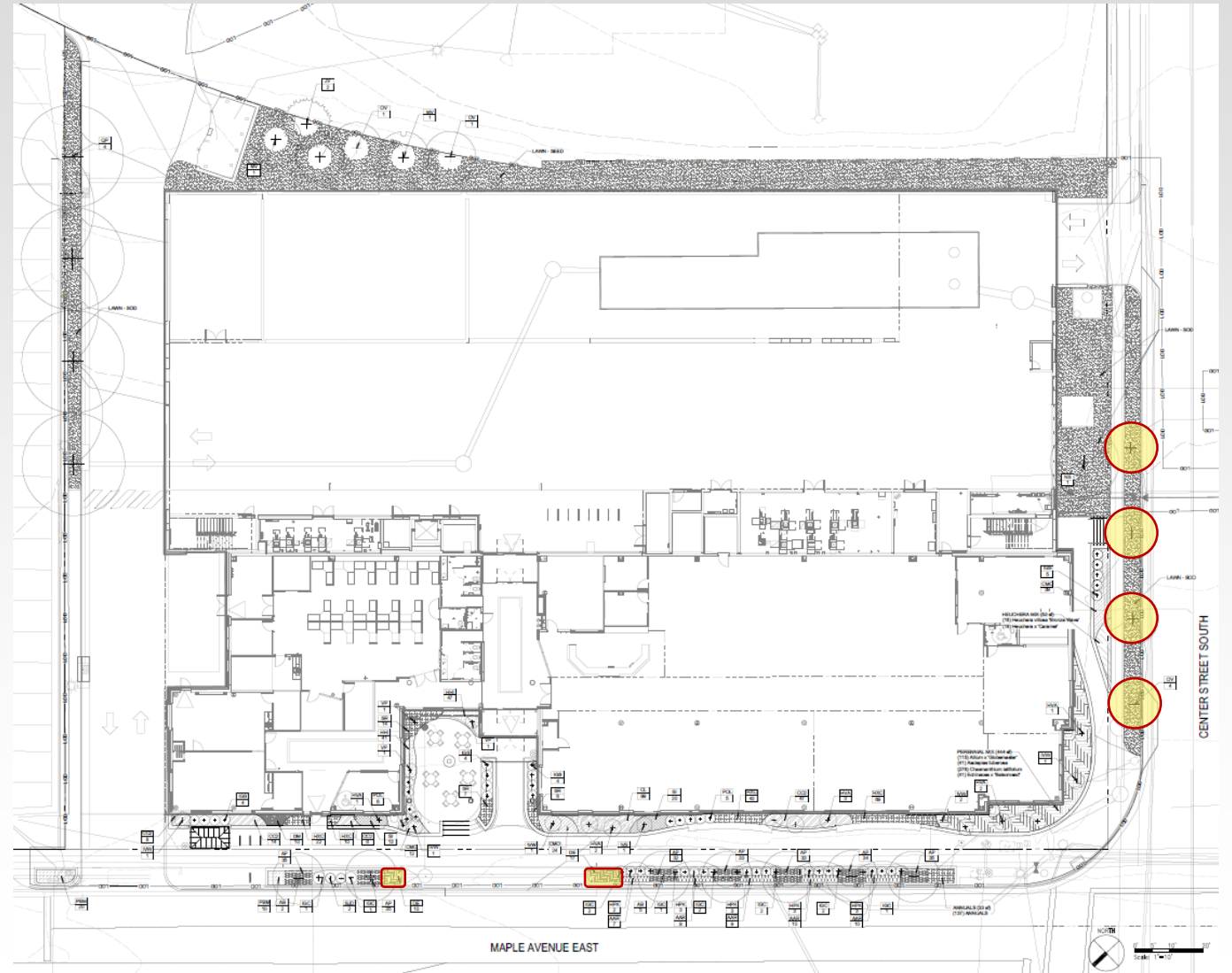


Public Library & Parking Garage – 101 Maple Ave E

Landscape Plans

Town Staff recommend replacements:

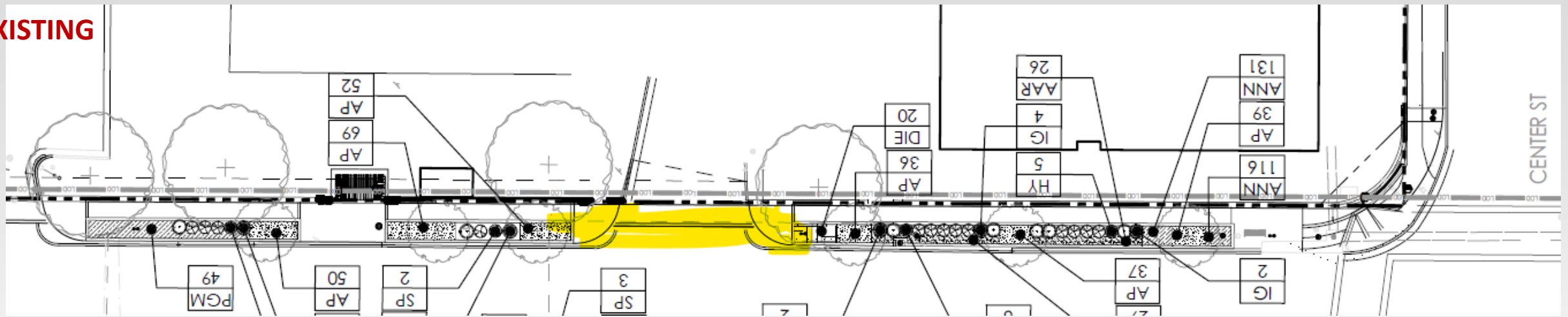
- *Ostrya virginiana* trees selected along Center St S, recommend Ginkgo 'Goldspire' or Black Tulip Magnolia
- Perennial *Dicentra eximia* (DE) selected, recommend Phlox *stolonifera* 'Pink Ridge'



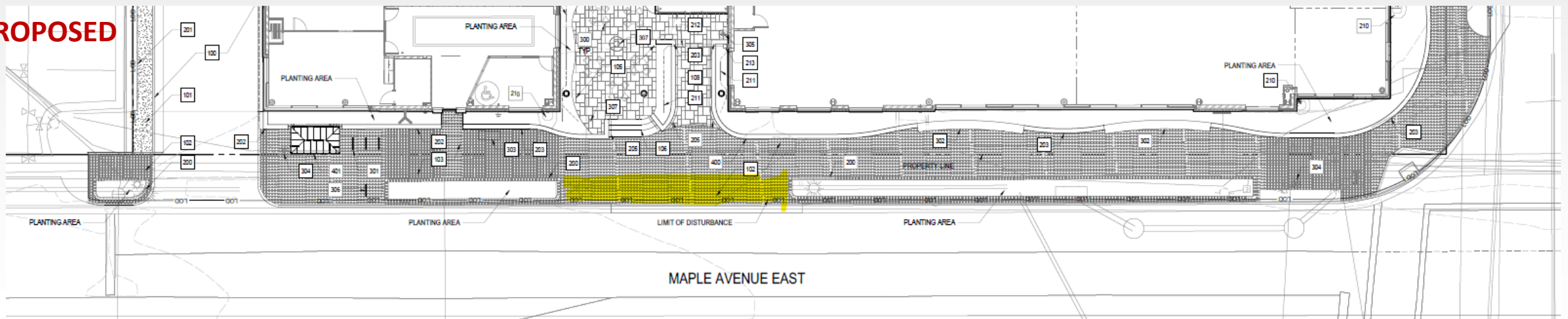
Public Library & Parking Garage – 101 Maple Ave E

Landscape Plans

EXISTING



PROPOSED



Proposed/Suggested Motion - Landscape

Possible Motion(s):

"I move to approve the landscape plan for the Vienna-Carter Library and parking garage located at 101 Maple Ave E."

Or

"I move to approve the landscape plan for the Vienna-Carter Library and parking garage located at 101 Maple Ave E. **with the changes to plant materials as approved by staff and the extension of the planter on Maple Ave E.**"

Or

Other action deemed necessary by the Town Council.