1. NARRATIVE and BAR DESIGN CRITERIA:

The scope of this project is to replace the existing Patrick Henry Library with a new expanded library and adjacent parking garage. The 1.43-acre site is located in the heart of the Town of Vienna at the intersection of Maple Avenue and Center Street. As part of the Fairfax County Library system, it serves the residents of the town and the surrounding communities. The existing 13,800 square foot facility was opened in 1971 and renovated with an addition in 1995. The current facility is experiencing a growing user base with no room for expansion, insufficient parking, and outdated building systems. The new facility will address these shortcomings and, in partnership with the Town of Vienna, provide additional parking for public use.

The existing library site is zoned C-2 General Commercial, and is bounded on the northwest by Maple Avenue, which is the primary façade, on the southwest by Center Street, on the northeast by East Maple LLC, and on the southeast by the Vienna Elementary School. One of the project goals is to create a strong connection between the library and the pedestrian activity along Maple Avenue. To achieve this, the library floor has been set at the lowest possible elevation flush at the high end of Maple Avenue with raised planters along the façade that diminish the impact of the increasing grade difference toward the intersection and provide opportunities for seating and for vegetation along the facade.

Because the programmatic requirements will fill the entire site, the new library is organized with the library building stretching the width of the front of the site along Maple Avenue, and the garage extending across the back of the site. A drive aisle will be provided along the northeast property line that will provide access from Maple Avenue to the garage and to the adjacent school property. The school currently uses the existing library parking lot for access to their rear service area and dumpster location. The new library will continue this practice, and a new easement will be executed to codify the school's right of use.

The geometry of the site results in a long rectangular plan shape for the new one-story library with the result that the four level parking garage is screened from view along Maple Avenue. In elevation, the length of the front façade is divided into alternating elements of curtain wall glazing and brick features. The composition breaks down the scale of the building and relates to the predominantly brick aesthetic of the Town of Vienna. Gable roof elements provide accents at the corner of Maple Avenue and Center Street, and at the main library entrance.

The Maple Avenue library entrance is at the approximate middle of the building. The entrance is through an outdoor courtyard with space for tables and seating for use by both library patrons and pedestrians along Maple Avenue. The courtyard is protected from the weather with a gabled roof canopy of exposed steel structure and timber roof decking.

Vehicular access to the garage from both Maple Avenue and Center Street. The four levels of parking will provide a minimum of 216 spaces with 125 allocated to library patrons and the remainder to public parking for the Town of Vienna. Accessible parking and electric vehicle charging stations will be provided. Two stair towers and an elevator will connect the upper parking levels to the library entrance level and to grade level access to both Maple Avenue and Center Street. Protected bicycle racks are located within the garage near the library entrance door.
The exposed vertical structure of the precast concrete garage is clad in brick matching the library building. Horizontal spandrels are exposed concrete with a horizontal fluted pattern. White color

concrete bands moderate the vertical scale of the structure and decorative metal grilles will provide detail to the elevations. Topping the garage will be an open lattice structure supporting a large array of photovoltaic panels which will provide the electricity needed for the building to achieve its net zero energy goal.

Board of Architectural Review Design Criteria in Section 4-15 of the Town Code.

(a)

Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.

The library is a single-story building in scale with most buildings in the vicinity. Its position along Maple Avenue screens the larger parking garage structure which would otherwise overpower the site. Although the facade is long, the interplay of smaller scale brick elements with the glass facades creates the impression of a collection of smaller scale buildings.

(b)

Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the Town as whole.

Inspiration for the library design incorporated concepts from other successful buildings in the neighborhood, including the new Police Station with its interplay of glass and brick, and the Cube Smart building with its decorative grills, which are used to add interest to the garage façade.

(c)

Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the Town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the Town a more attractive and desirable place in which to live.

The library will provide a cultural hub that promotes individual study and public intercourse. The public access garage will provide parking to encourage pedestrian activity in the area.

(d)

Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.

The brick elements of the library façade occur on all exposed elevations of the library, while the use of a matching thin brick veneer on the precast concrete garage facades not only integrates the two components of the structure together, but also reduces the visual impact of the garage on the surrounding neighbors.

(e)

Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.

The building's composition uses modern glass curtain walls and traditional brick elements, both of which are known for their long-term durability both physically and aesthetically.

(f)

Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass, or roofline and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or short-term architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

As a cultural facility, the library is not a commercial building in terms of its use. But the use of large glass areas and its street presence are intended to "advertise" both the function of the building and its public nature. It is hoped the facility will be an enduring part of the fabric of the downtown Vienna area for decades to come.