

TOWN OF VIENNA ANNEX LONG-TERM USE STUDY



Council Conference Session - February 12th, 2024

MEETING AGENDA:

RE-INTRODUCTIONS:

- Kimmel Bogrette Architecture & Kimley Horn - Design Team
- Town of Vienna Project Leadership & New Council Members

REVIEW WORK TO DATE:

- Project Mission & Core Values
- Existing Conditions Analysis
- Community Engagement Effort & Results
- Project Holdups

RECOMMENDED NEXT STEPS

- Options and Timelines



PROJECT MISSION STATEMENT

We strive to make Vienna stand out as a desirable community that is leading the region with its vibrant events, environmental consciousness, & small town character. We achieve this by engaging with our residents at interactive workshops that unite the community & project team with a singular focus, while researching any existing constraints, and providing solutions that holistically look at the short and long term goals of the community. Only after we hear from the community will we provide a completed report that the town can use to make an informed decision about the future of the Annex property.



PROJECT CORE VALUES

Fiscally Responsible:

- Don't throw good money after bad / Biggest bang for the buck
- Educate the community of the costs of different project types and how that impacts their taxes.
- Large upfront costs to purchase property,
- Not looking to make a profit on the property but wants the project to serve the community.

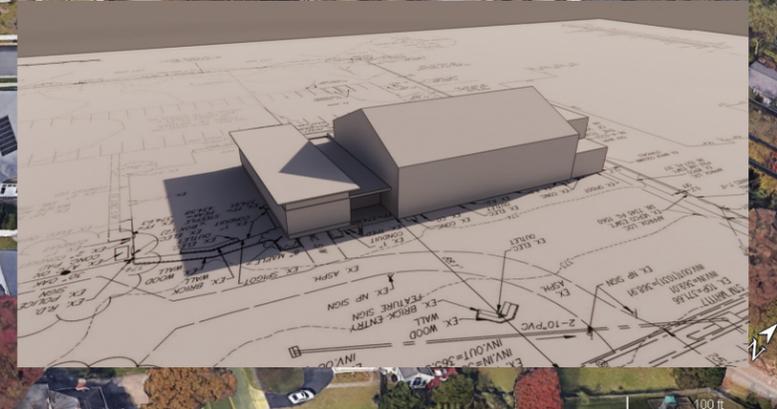
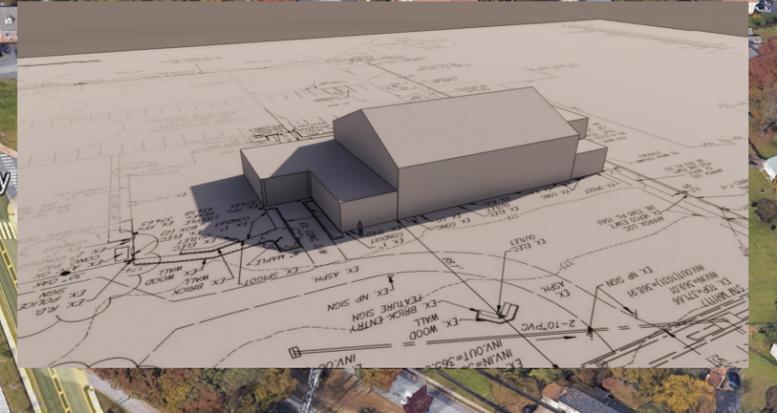
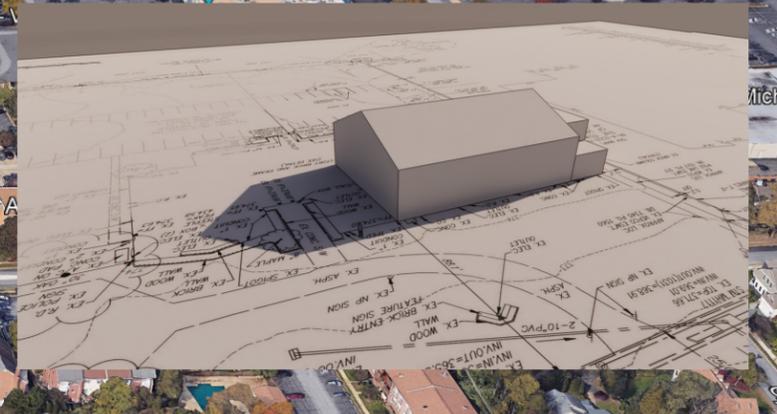
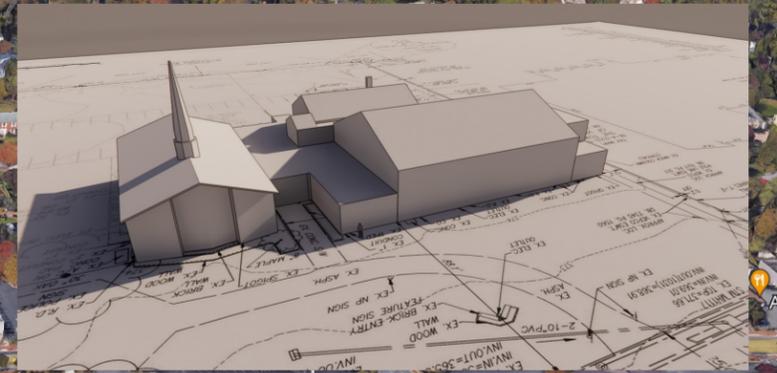
Environmentally Sustainable:

- Use the Town's existing Comprehensive and Strategic Plan environmental goals and build in viable and impactful sustainable ideas early in the design phase.
- Review ways to improve stormwater management for the site. (43.15 in. avg. precipitation)
- Embrace ways to promote native landscaping and restore site to a more natural state.

Reflects & Evolves with the Community of Vienna:

- Augment Vienna's Small-Town Charm and Unique Amenities
- Project should build upon and highlight the existing assets the town possesses.
- Stay True to Small Town Character
- Project to compliment the surrounding context. (Neighbors, Government Core, Parks and Rec)
- The study should react to the immediate needs of the community as well as plan for future success.





Town of Vienna - Annex Long-Term Use Study

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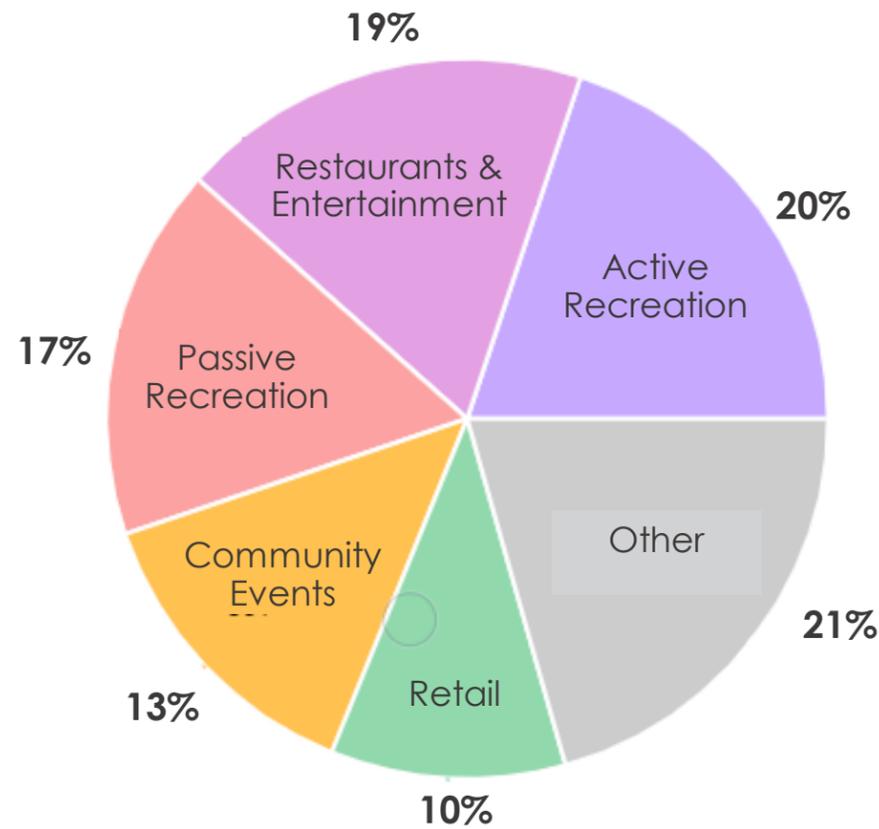
Phase 2: Site & Building Analysis



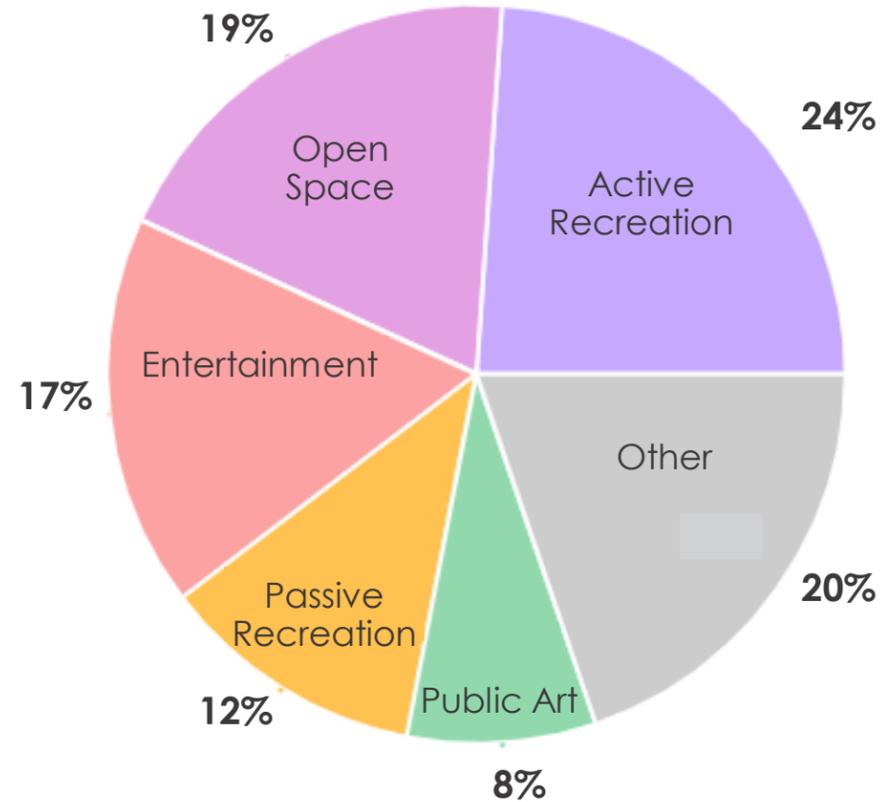
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Community Perspective Questionnaire - Vienna Values

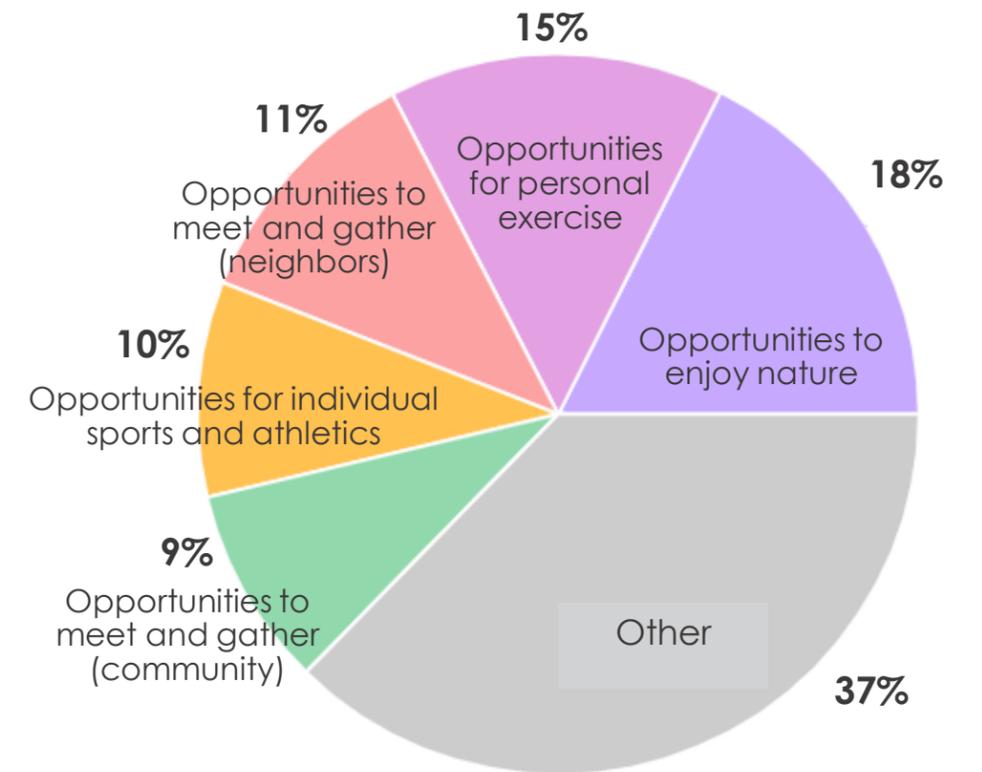
What three activities in the Town of Vienna do you value the most?



What three activities do you feel the Town is currently lacking or would like to see more of?

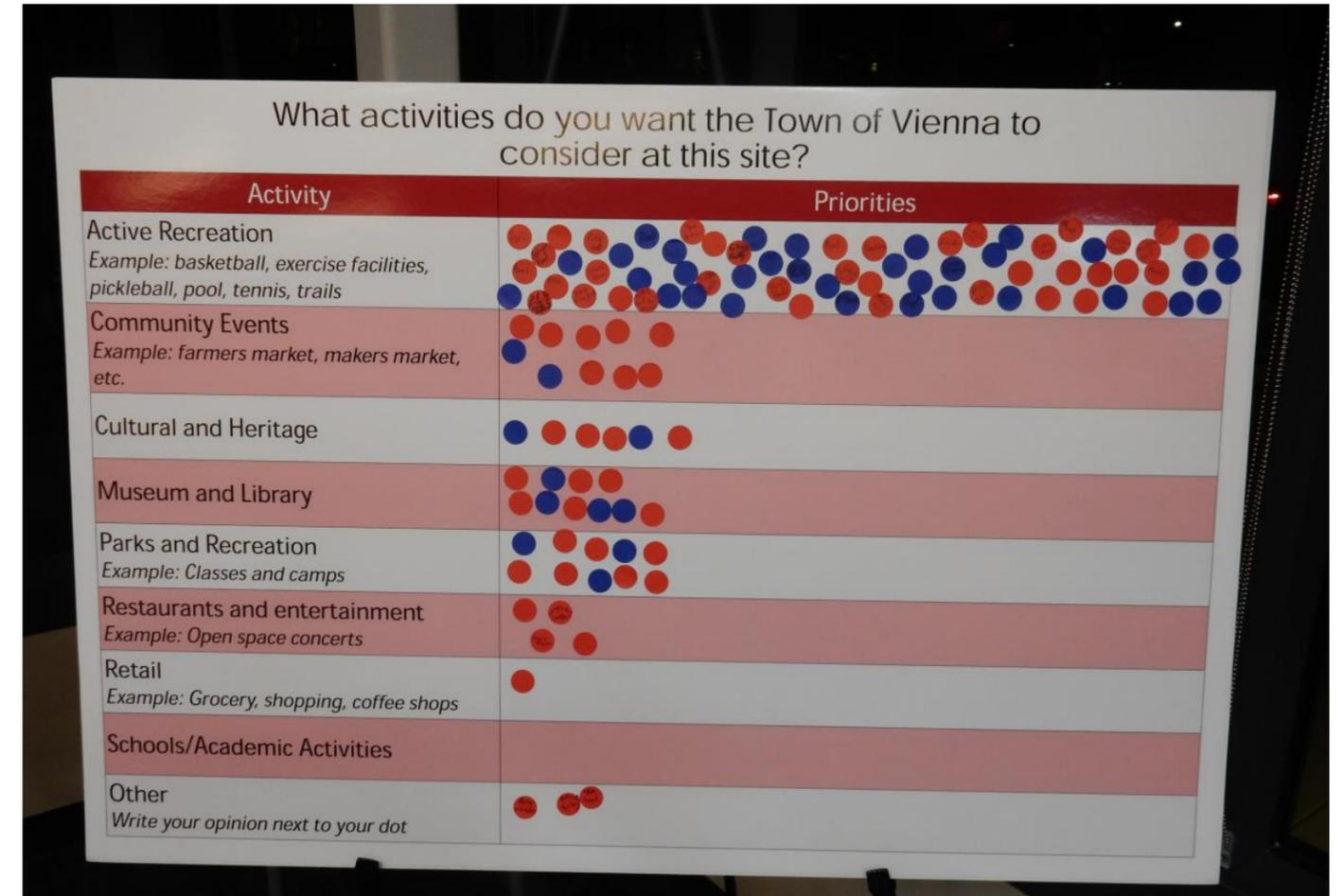
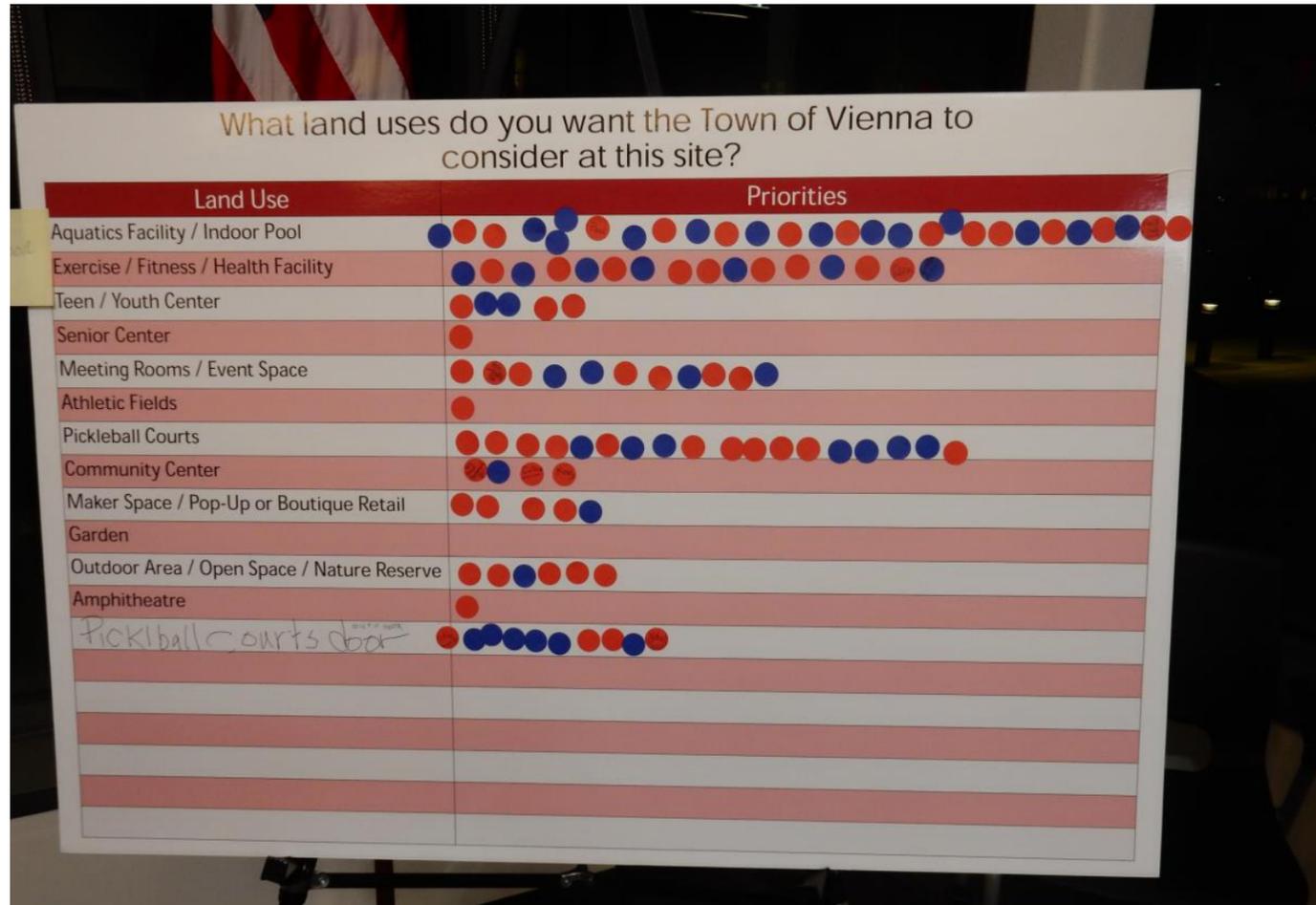


What three things do you value the most in public spaces?



“Vienna Values” Activity

Focused on the activities and types of developments valued by the individual and the community



“The Perfect Fit” Activity



- Active Space
- Parking
- Open Space
- Building Area
- Site Limits

Emerging Themes

- Concern for noise impacts
- Inclusive uses to all ages and groups
- Indoor and outdoor spaces

Land Uses to Consider

- AQUATICS FACILITY INDOOR RECREATION
- OUTDOOR POOL RECTANGULAR SPORTS FIELDS
- EXERCISE/FITNESS PICKLEBALL OUTDOOR RECREATION
- CULTURAL CENTER COMMUNITY GARDENS PLAYGROUND

Broad Programming

AQUATICS FACILITY
 MULTIPURPOSE ROOMS
 INDOOR RECREATION
 EXERCISE/FITNESS
 OUTDOOR POOL
 PAVILION
 COMMUNITY GARDEN
 EVENT SPACE
 SPORTS COMPLEX
 MAKER SPACE

CIVIC CENTER
 POP-UP RETAIL
 THEATER / AUDITORIUM
 PLAYGROUND
 CONFERENCE CENTER
 SENIOR CENTER HOTEL
 PLAYGROUND
 YOUTH/TEEN CENTER
 PICKLEBALL BREWERY

Specific Programming

Addresses a Widely Expressed Missing Need

AQUATICS FACILITY
 EXERCISE/FITNESS
 INDOOR RECREATION
 OUTDOOR POOL
 CULTURAL CENTER
 EVENT SPACE
 SPORTS COMPLEX
 MULTIPURPOSE ROOMS
 COMMUNITY GARDEN

YOUTH/TEEN CENTER
 SENIOR CENTER HOTEL
 THEATER / AUDITORIUM
 CIVIC CENTER PAVILION
 PLAYGROUND
 CONFERENCE CENTER
 MAKER SPACE BREWERY
 PICKLEBALL POP-UP RETAIL

Addresses a Missing Need

Higher Community Continuity

MULTIPURPOSE ROOMS
 PLAYGROUND PAVILION
 INDOOR RECREATION
 SENIOR CENTER
 THEATER / AUDITORIUM
 YOUTH/TEEN CENTER
 COMMUNITY GARDEN
 CULTURAL CENTER
 EXERCISE/FITNESS
 CIVIC CENTER

EVENT SPACE
 SPORTS COMPLEX
 CONFERENCE CENTER
 OUTDOOR POOL
 MAKER SPACE BREWERY
 POP-UP RETAIL PICKLEBALL
 AQUATICS FACILITYHOTEL

Lower Community Continuity

Higher Cost Impacts

AQUATICS FACILITY
 INDOOR / OUTDOOR POOL
 HOTEL SPORTS COMPLEX
 CONFERENCE CENTER
 THEATER / AUDITORIUM
 SENIOR CENTER
 INDOOR RECREATION
 YOUTH/TEEN CENTER
 MULTIPURPOSE ROOMS
 EXERCISE/FITNESS BREWERY
 CIVIC CENTER

POP-UP RETAIL PAVILION
 CULTURAL CENTER
 RECTANGULAR FIELDS
 PLAYGROUND
 EVENT SPACE
 COMMUNITY GARDEN
 PICKLEBALL MAKER SPACE

Lower Cost Impacts



PROJECT RECAP:

Phase 1 & 2: Mission & Intelligence

- December 9, 2022 Kickoff Meeting, Perform Site Analysis, Review Town Documents and Assets,
- February 17, 2023 Concluded 2x2 Meetings w/ Council Member, Create Project Mission Statement & Core Values,
- March 20, 2023 Town Council Meeting to Present Results

Phase 3: Community Engagement & Program Definition

- March 1, 2023 Begin Community Outreach & Engagement, Community Questionnaire
- March 21, 2023 Meetings w/ Department Heads,
- March 28, 2023 1st Community Workshop - Presented Project Overview and Focused on Wants and Needs
- May 1, 2023 Questionnaire is concluded with greater than 1,300 submissions
- May 8, 2023 Town Council Meeting to Present Results of Community Engagement, Propose Programming and get determination if project is to reuse existing building or be fully new construction.
- May 13, 2023 2nd Community Workshop - Pop-Up Events at Community Center and Farmer's Market

Phase 4: Solutions

- Originally scheduled to present initial concepts 05/01/2023

Phase 5: Cost Estimates

- Originally scheduled to present final report 06/12/2023



PROJECT RECAP:

Project Hold:

May 8th, 2023 - Town Council Conference Session

- Vote for proposed programming, the Business Planning & Operational Costs Study, and existing building demolition postponed until June 5th meeting until full cost comparison of existing gym retention provided.

June 5th, 2023 - Town Council Meeting

- Costs provided for multiple gym retention options and the vote for complete demolition of the existing building was approved.
- Business Planning & Operational Costs Study vote was delayed until a Parks & Recreation Master Plan timeline was provided.

Summer - Winter 2023

- Parks and Rec Master Plan was awarded October 2023
- Council focused on top 4 initiatives for 2023 calendar year and the Annex Study was placed on hold.



PROJECT RESTART:

RECOMMENDED NEXT STEPS:

1. Approve the Business Planning & Operational Cost Study to inform programming of new facility with operational cost and revenue generation projections to supplement building construction cost estimate.
 - 60-90 Days to complete
 - May 2024 Presentation (based on March 1st start time)
2. Council to select best design concept based on Business Planning Study and Preliminary Cost Estimates.
 - Pool + Fitness Center
 - Fitness Center
 - Outdoor Gathering Area with Programmed Meeting Spaces (Seniors, Teens, Cultural/Civic Center)
3. Develop the selected design concept into approved Site Plans, Floor Plans, & 3-D Renderings with accompanying Cost Estimate.
 - 75 Days (based on the original timeline) to begin after selection of concept.
 - June 2024 presentation of full renderings.
 - July 2024 presentation of completed study.
4. Integrate recommendations into the Parks Master Plan Process.



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Thank you!