

TOWN OF VIENNA

MEMORANDUM

TO: Town Council

FROM: Patrick Mulhern, AICP Director of Planning & Zoning

DATE: August 22, 2016

SUBJECT: Meeting Briefing on Municipal Parking Garage with Fairfax County

- **Meeting Date: August 16, 2016**
- **Attendees:**
 - **Fairfax County:** Dave Molchany (Deputy County Executive: oversee public library), Rob Stalzer (Deputy County Executive: oversee revitalization/P3 Joint-Ventures), Chase Suddith (Strategic Initiatives Analyst), Michael Lambert (Real Estate Development and Planning), Cynthia Bailey (Deputy Attorney), Scott Sizer (P3/Joint-Ventures Policy Coordinator)
 - **Vienna:** Steve Briglia, Patrick Mulhern, Hyojung Garland, David Donahue
- **Patrick Henry Library Overview:**
 - Land Area: 62,326 sf
 - Current Library Gross Floor Area: 13,817 sf
 - No. of Library parking spaces provided : 65 spaces
 - Zoning: C-2 (General Commercial) and within MAC (Maple Avenue Commercial Zone) boundary
 - Year Built: 1971 with last renovation on 1995
 - FY 2017-2021 Advertised CIP: Renovation is listed as a future project with 7.5 million dollar budget. Timeline is 2026 or beyond. Funding source proposed is a county bond referendum.
 - One of the two busiest community locations in the library system, operating at a level of a small regional library.
- **Town's Needs:**
 - Timeline: 2022 construction complete
 - No. of spaces: Min. 250- 350 spaces
 - Currently parking shortages exist along Church Street and during the Town's many special events. Extra parking for nearby public buildings and future mixed use areas along Maple Ave will also benefit from a parking garage.

- **County's Needs/ Comments:**

- Title Issue: Deed restrictions limit the use for "educational and public uses." If not observed the property is supposed to revert back to the original owner. However, that owner is deceased and has no apparent heirs (the possibility of remote heirs is difficult to access at this time) so it may not be a problem.
- The County will need more justification materials to make the case that a public parking garage is needed (parking study) and to justify accelerating construction and building of a new library compared to the current plan to remodel. Increased library use and parking may be anticipated given the close proximity and growth of Tysons Corner.
- Parking Study and Site Master Plan: The County recommends that we complete both a parking study and site master plan options along with more definitive cost estimates to better assess needs and site capacity. The County may be willing to split the cost to conduct a joint master plan. The Town Attorney concurs that a parking study would assist the Town with its argument that a parking structure would greatly benefit the nearby public uses as well as the Town Commercial center in general.
- Potentially team up with NOVA Park to assess the parking needs
- The current Library Board is very open to partnerships and innovative means in providing library services, even in a mixed use setting with private retail uses. Current on-going projects such as the Reston Library and Rockville's library were noted as role model projects
- Once a Parking Study is complete and Master plan concepts refined, they recommend inviting the Library Board and County Board to have a further conversation with the Town Council.
- There could be added benefit if any other civic programs or uses are co-located within the building.