



Office of the Town Manager

Mercury T. Payton
Town Manager

October 23, 2017

Rob A. Stalzer
Deputy County Executive
Fairfax County Office of Public Affairs
12000 Government Center Parkway
Suite 551
Fairfax, Virginia 22035

Dear Mr. Stalzer:

On August 16, 2016, the Town of Vienna met with you and your staff to discuss the potential for a joint win/win public partnership to enhance both the Patrick Henry Library and increase the availability of public parking in downtown Vienna. We are aware of Fairfax County's desire to expand the size of the library and number of parking spaces available for library patrons. You are aware of the parking shortage in Vienna that is documented in a 2007 report (attached). The lack of parking is limiting the Town's redevelopment and economic revitalization efforts along Maple Avenue.

We met again more recently and discussed the need to take the project to a more practical level that would include development of a conceptual design and feasibility study. To that end, I have worked with staff and Town Council to secure potential funding to support such a joint venture. Council has agreed to have \$75,000 in our 2018 CIP to help fund a downtown Library/ Parking Structure - Conceptual Design and Feasibility Study. Those funds are planned to be received in the 2018 Bond that we anticipate having available to allocate in December 2017. It is our hope that this funding could be used to support a joint conceptual design and feasibility study to assess cost and acceptable design parameters to accommodate a 20,000 square foot library, and 350 parking spaces (of which the Town would fund 250 spaces) in a 4 story parking structure at the current Patrick Henry Library site.

In anticipation, we have also included \$5,500,000 in our draft 2020 CIP to fund our estimated share of the cost of the downtown Library/Parking Structure construction. Those funds are planned to be received as part of the 2020 Bond. We would hope that

Fairfax would be able to have the library project moved up to a 2020 Bond project and with implementation beginning in 2021.

Below is an amended overview of the project and potential next steps. Your consideration of this project in your upcoming FY2018 CIP discussions would be welcome.

- **Patrick Henry Library Site Overview:**

- Land Area: 62,326 sf
- Current Library Gross Floor Area: 13,817 sf
- No. of Library parking spaces currently 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.
- The current Library Board is 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

- **Town's Needs:**

- Timeline: 2020-2021 construction
- No. of spaces: Min. 350 spaces (100 for the library and 250 public 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:**

- 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 requested 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 requested. Increased library use and parking may be anticipated given the close proximity and growth of Tysons Corner.

Update: The Town has submitted and the County has accepted the 2007 parking study highlighting the need for 250 public parking spaces.

- Site Master Plan: The County recommends that we complete a site master plan options along with more definitive cost estimates to better access needs and site capacity. The County may be willing to split the cost to conduct a joint master plan.
Update: The Town of Vienna has included \$75,000 in their 2018 CIP to help fund the feasibility study and conceptual design.
- Once a concept plan/ feasibility study is complete, we 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.

Next Steps:

- County assess and resolve any potential title issues.
- County request funding to match Town's \$75,000 contribution and funds and completes a concept plan/ feasibility study.
- Town Council and County Board meet with the Library Board to review the concept plan/ feasibility study facility study and seek buy-in to move forward with the joint project.
- Town and County finalize a MOU outlining the details of the agreement.
- Town approves 2020 CIP providing \$5,500,000 (or other negotiated share of cost) for the joint project
- County moves the Patrick Henry Library project up to year 2020 and increases project scope and cost to reflect construction of a new library structure and cost of structured 100 parking spaces.

Please feel free to contact Patrick Mulhern, Director of Planning & Zoning at patrick.mulhern@viennava.gov or 703-255-6340 should you have any further questions.

Sincerely,



Mercury T. Payton
Town Manager

Attachment: Church Street Pedestrian District Parking Analysis

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