

Patrick Henry Library & Parking Feasibility Study

Fairfax County & Town of Vienna

Town of Vienna Briefing

August 19, 2019

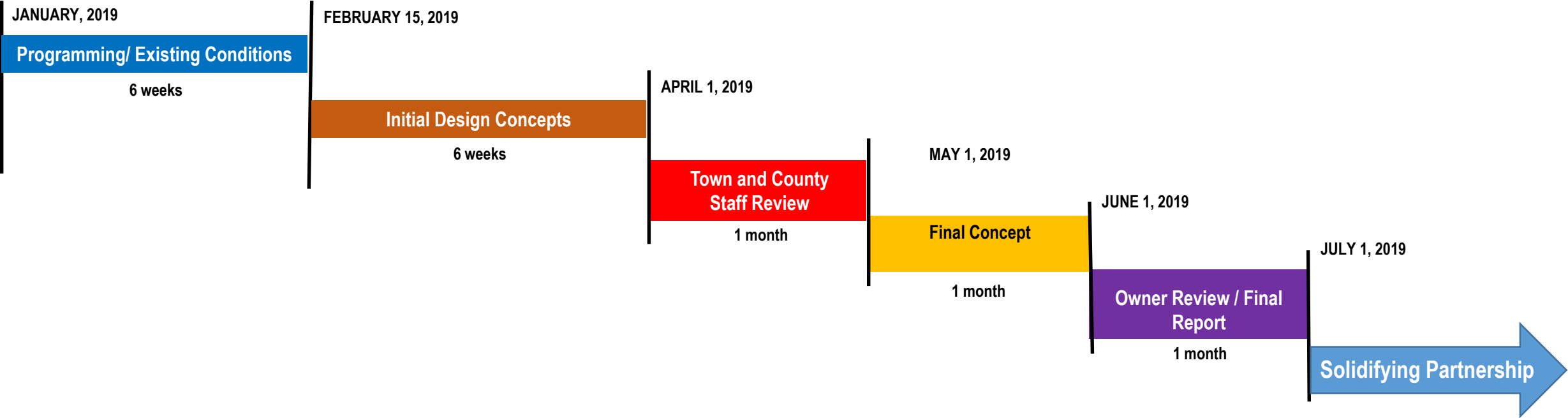


Patrick Henry Library & Parking Feasibility Study

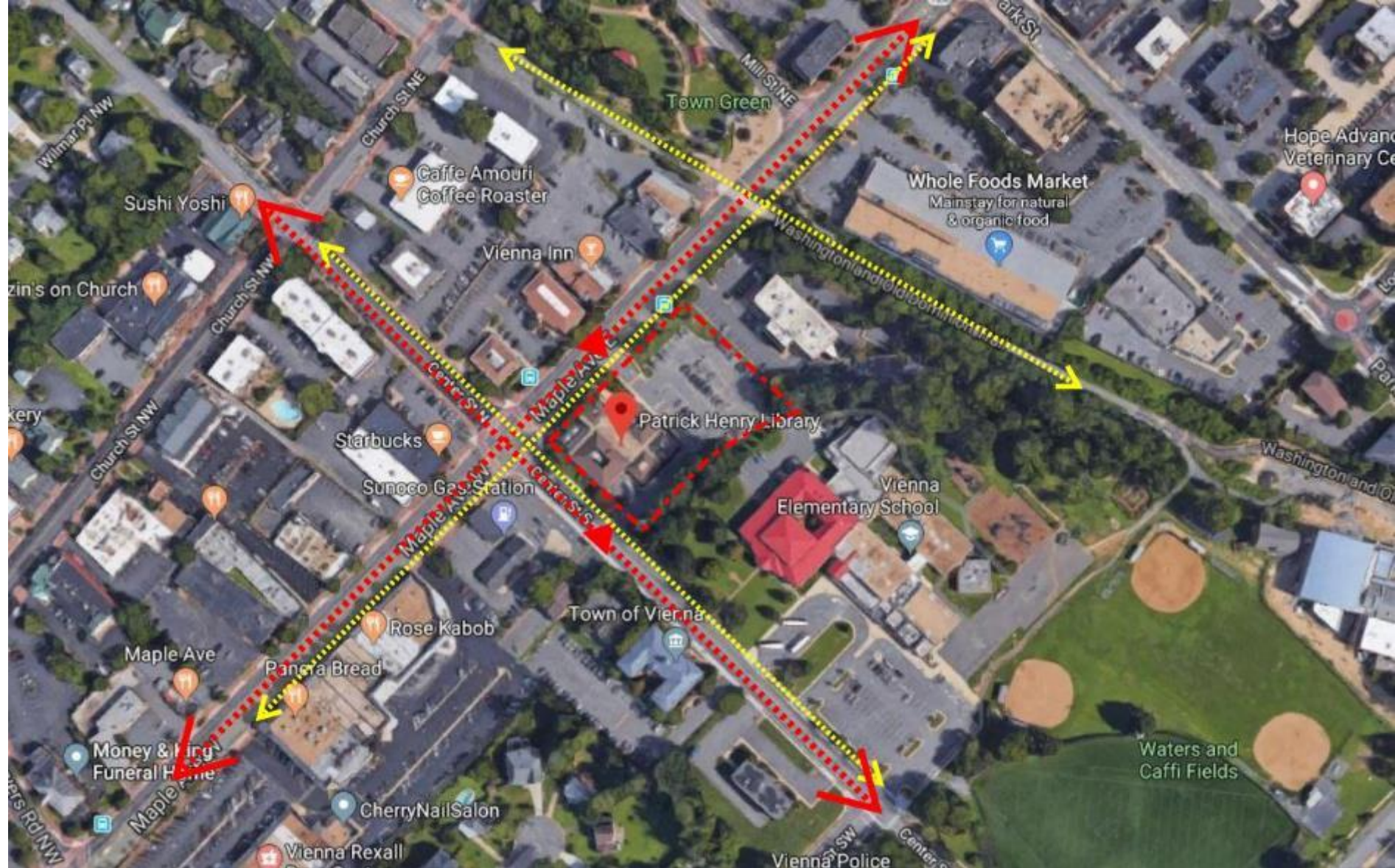
1. Project Overview/Background
2. Final Concepts
3. Schedule
4. Next Steps



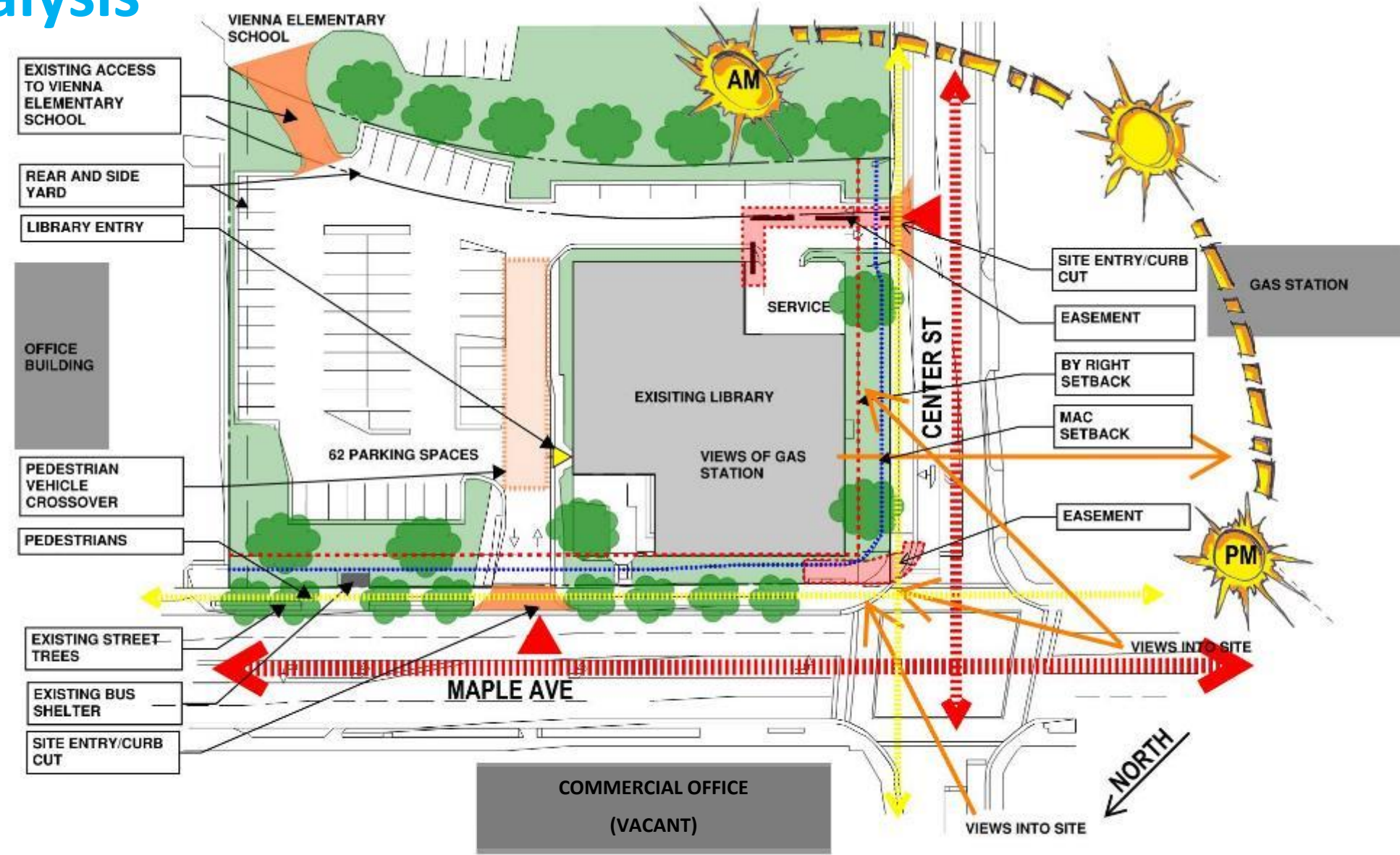
Project Schedule



Site Overview



Site Analysis



EXISTING LIBRARY
1"=40'

SITE ANALYSIS

Maple Street Context



Project Scope

Original Scope:

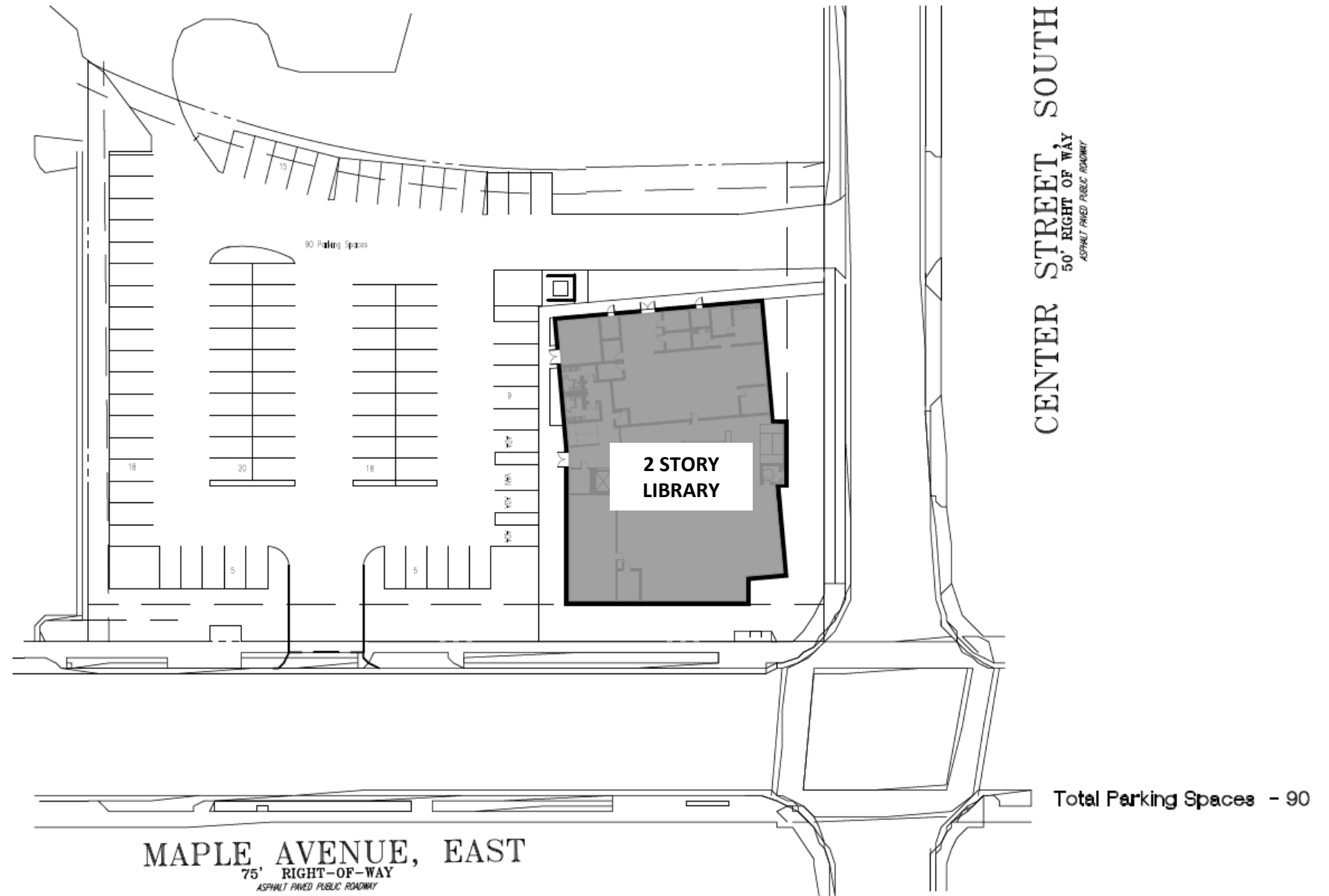
- Concept 1: C-2 By-right development
- Concept 2: Rezoning to MAC Maple Avenue Commercial zoning
- Concept 3: C-2 By-right development with all surface parking

Later Defined:

- Options A: By-right development **Library Only** project with **surface parking**
- Options B1: By-right development **Partnership** with County & Town
- Option B2: By-right development **Partnership** with County & Town request height variance for extra level of structured parking

Option A

- Maple Avenue and Center Street Entry
- Two stories

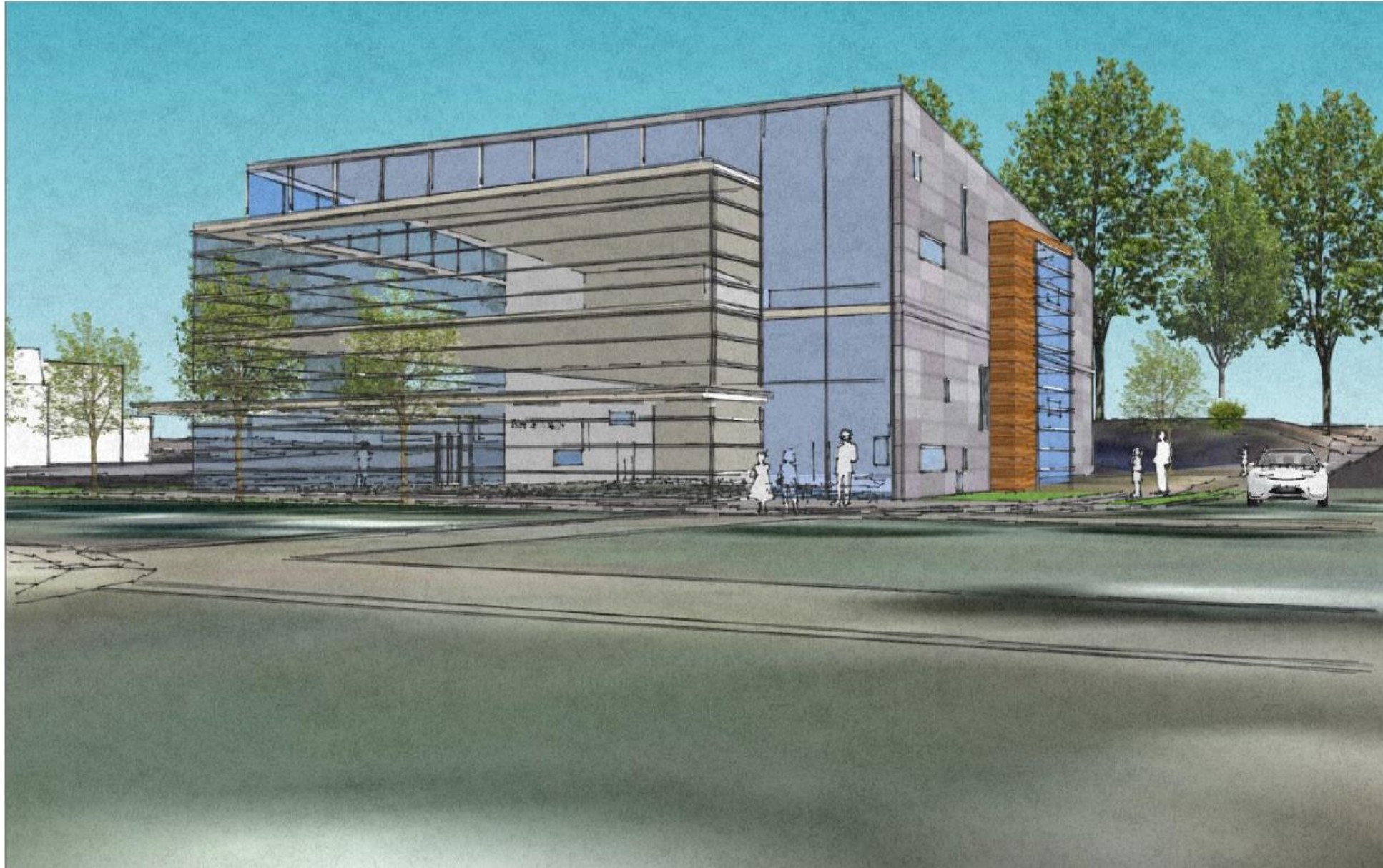


Option A



BIRD'S EYE

Option A



CORNER OF MAPLE AND CENTER

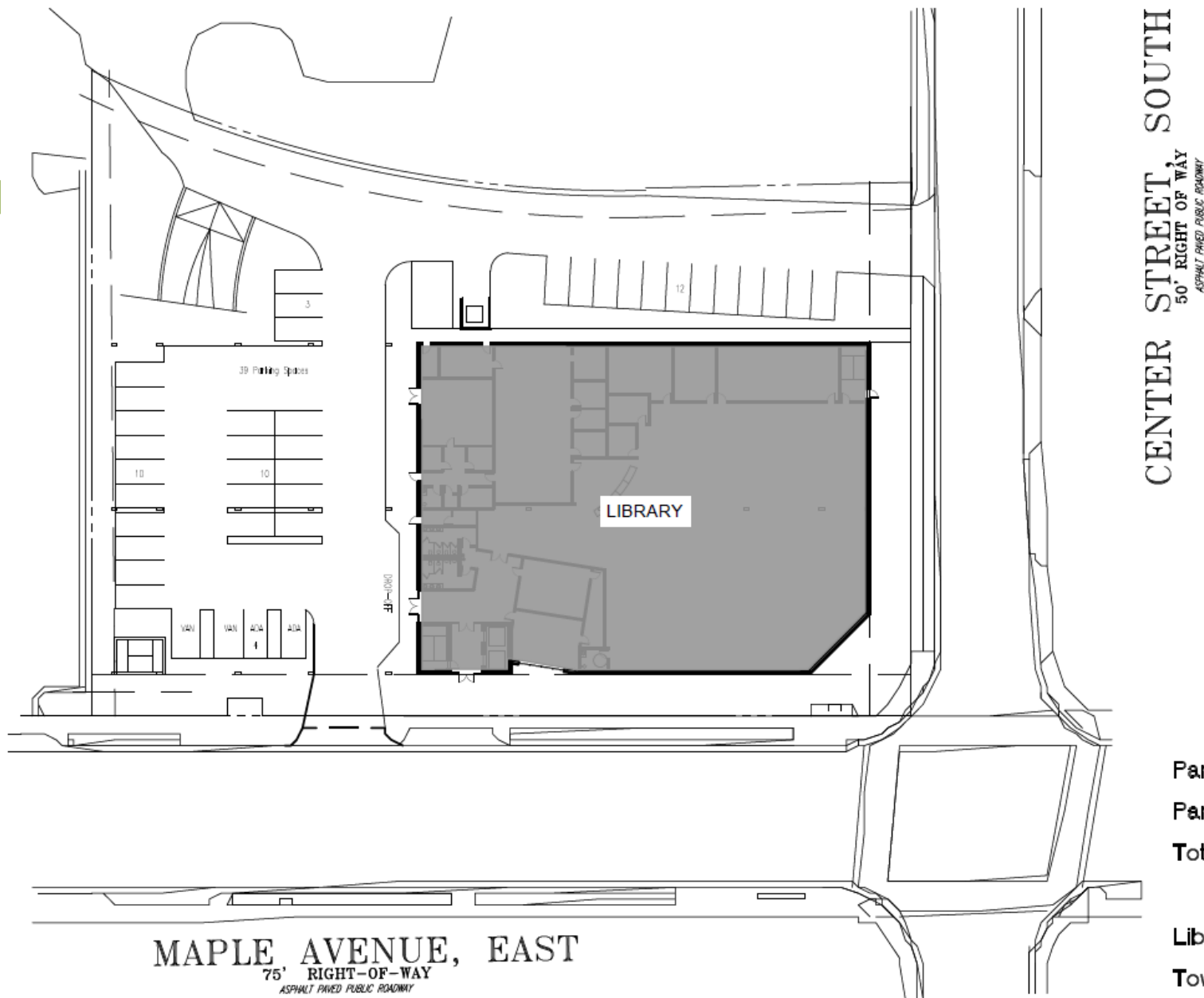
Option A



SOUTH ON MAPLE

Option B1

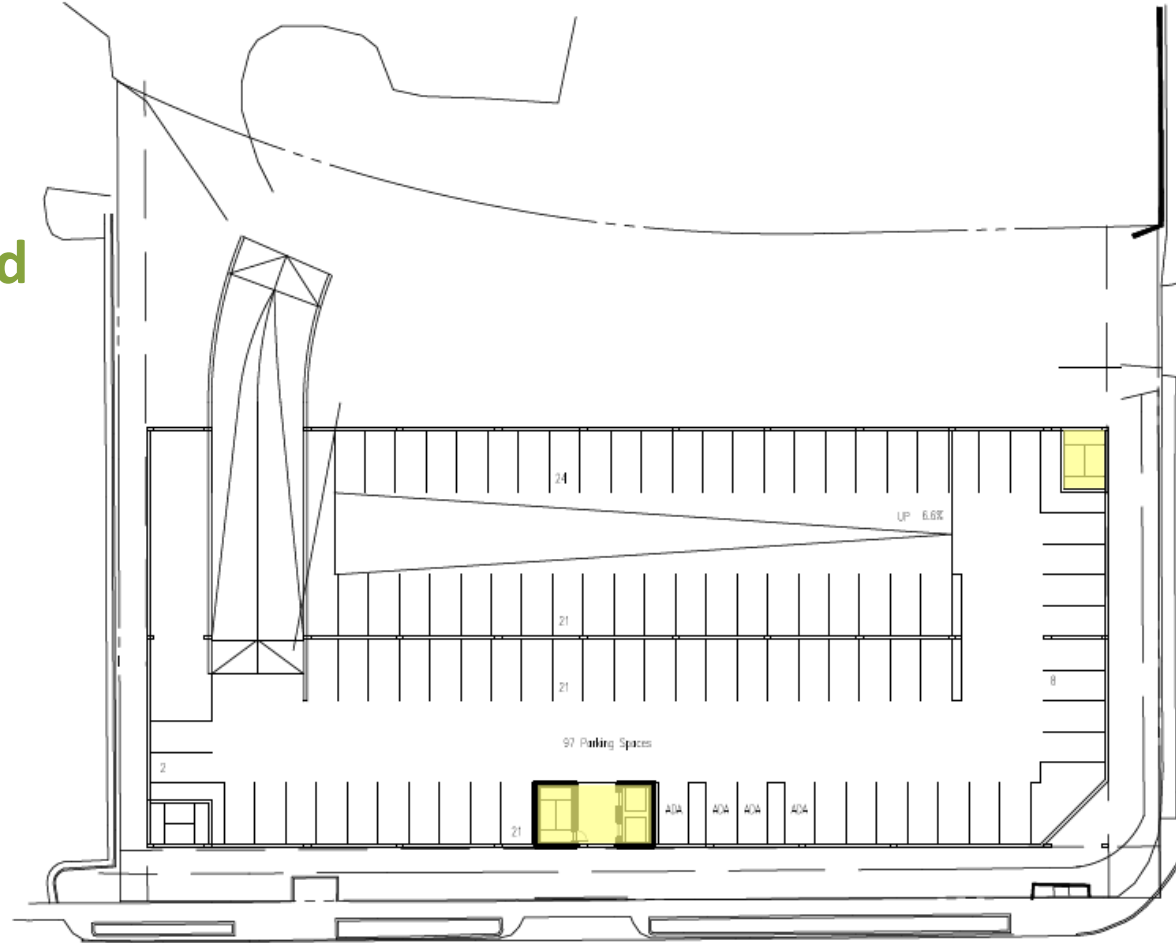
- Maple Avenue and Center Street Entry



Parking spaces on grade -	39
Parking spaces in garage -	170
Total Parking Spaces	-209
Library Spaces	-125
Town of Vienna Spaces	-84

Option B1

- Maple Avenue and Center Street Entry



Parking spaces on grade - 39
Parking spaces in garage -170
Total Parking Spaces -209

Library Spaces -125
Town of Vienna Spaces -84



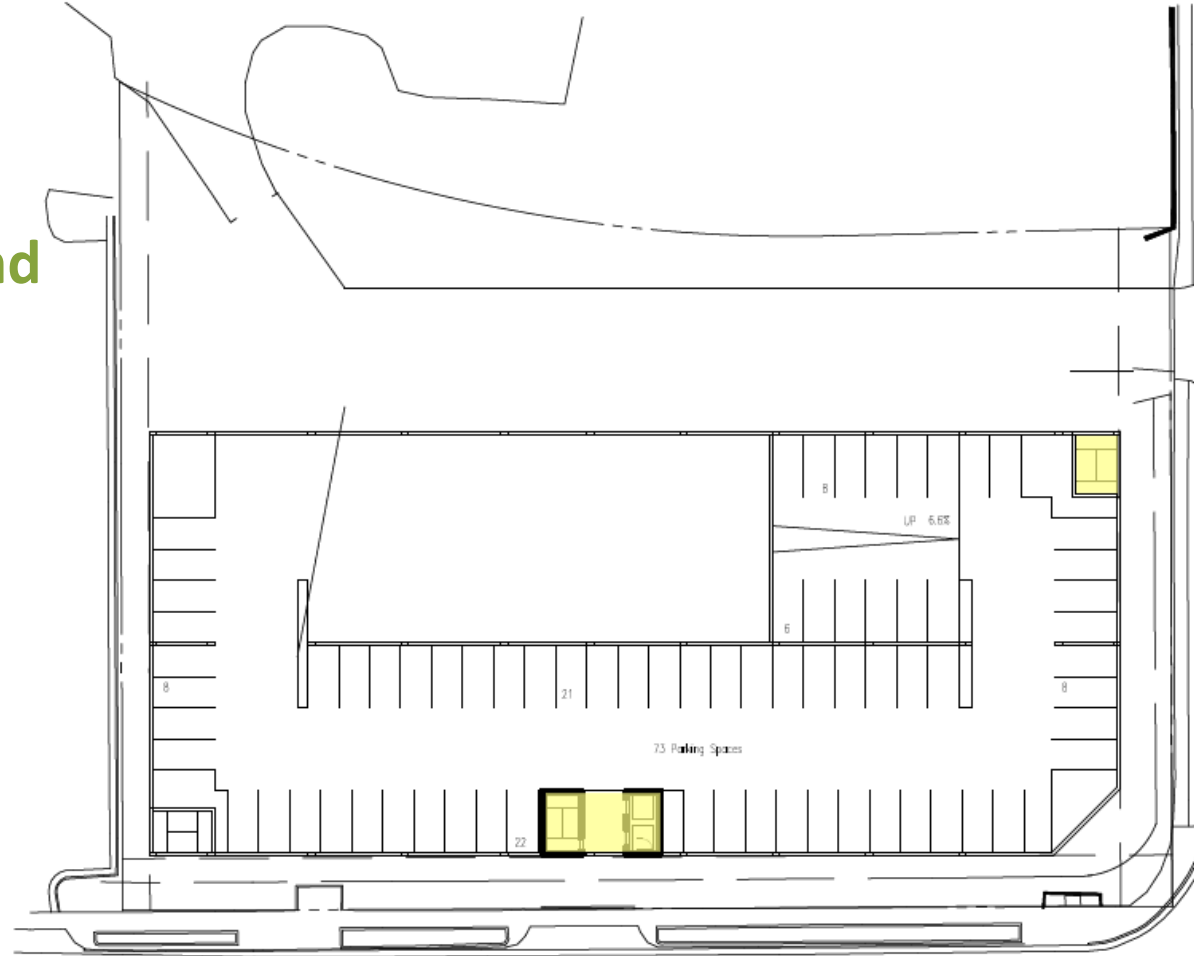
PATRICK HENRY LIBRARY CONCEPT - OPTION B

Second Floor - By Right w/ Structured Parking - 35' Height Limit



Option B1

- Maple Avenue and Center Street Entry

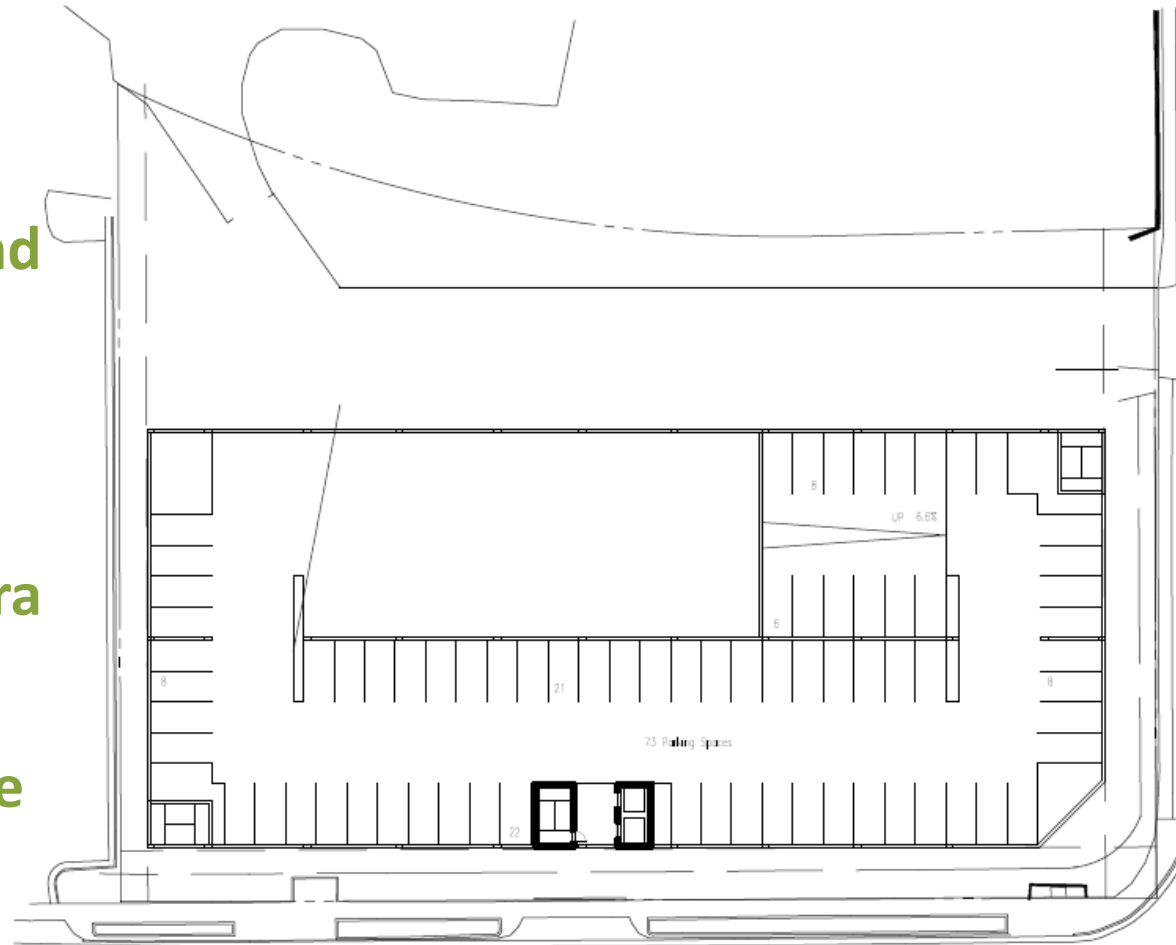


Parking spaces on grade - 39
Parking spaces in garage -170
Total Parking Spaces -209

Library Spaces -125
Town of Vienna Spaces -84

Option B2

- Maple Avenue and Center Street Entry
- Additional 104 Space for the Extra Level of Parking
- 7' Height Variance for extra parking
 - Total Height of Structure 42'



Parking spaces on grade - 39
Parking spaces in garage -274
Total Parking Spaces -313

Library Spaces -125
Town of Vienna Spaces -188

Option B1



BIRD'S EYE

Option B2



BIRD'S EYE

Option B1



CORNER OF MAPLE AND CENTER

Option B2



CORNER OF MAPLE AND CENTER

Option B1



SOUTH ON MAPLE

Option B2



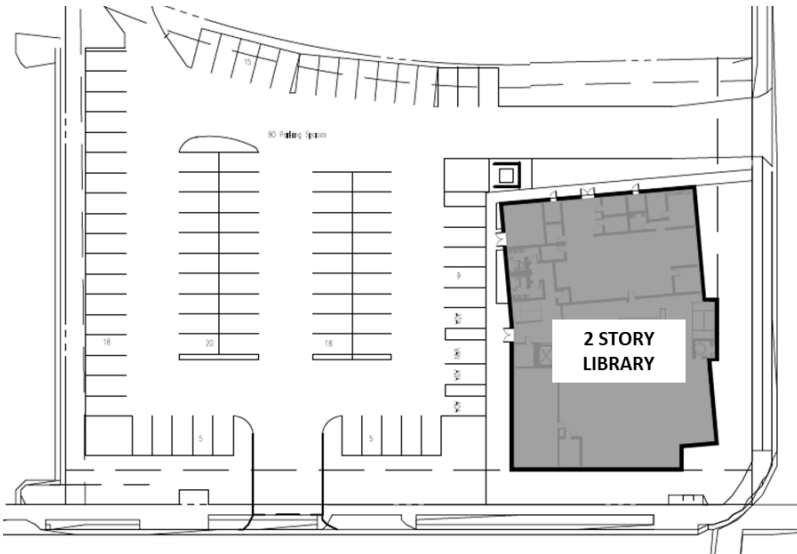
SOUTH ON MAPLE

Option B

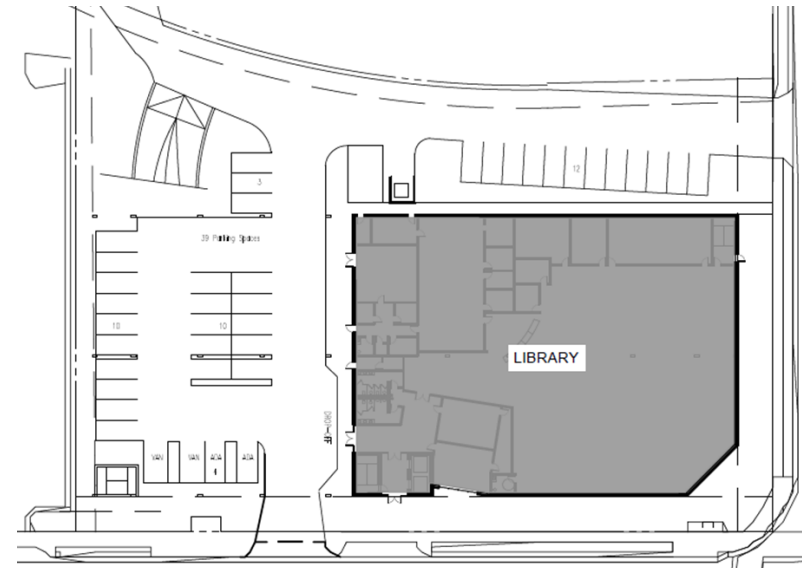


SIDEWALK ON MAPLE

Patrick Henry Library Feasibility



Option A
(County Only)



Options B1 & B2
(Partnership Project)

Patrick Henry Library Feasibility



Option A



Options B1 & B2



- **Option A (Library Only)**- slightly larger building with a max of 90 surface parking spaces
- **Option B1 (Partnership)**- a slightly smaller building but includes structured parking. The library will gain an additional 35 spaces bringing total to 125 spaces, and the Town will have a total of **84 spaces**.
- **Option B2 (Partnership)**- includes extra level of parking. This Option the library still maintains 125 spaces, but the Town will gain an extra level of parking for a **new total of 188 spaces**. This option would require a height variance.

Schedule Milestones

SCHEDULE MILESTONES	
July 2019	Complete Feasibility & Cost Allocations
Prior to August 19, 2019	County Briefing Meetings on Final Concepts (Library Board, CAP, Supervisor, County Exec)
August 19, 2019	Town Council Presentation
August 20, 2019	Team Meeting with County & Town
July 2019-Decemeber 2019	Work on Developing Partnership Agreement
January 2020-July 2020	Finalize Bond Referendum Scope & Budget
November 2020	Library Bond Approval
January 2021	Consultant Selection
January 2021-January 2023	~2 year Design
January 2023-January 2025	~2 year Construction

Moving Forward

Solidifying Partnership

- **Finalize Cost Sharing Methodology**
 - Design/Construction
 - Land Value?
- **Define Funding Strategy Town of Vienna**
 - 2020 Bond & 2022 Bond
- **Partnership/MOU/Developer Agreement**
 1. Lease Terms/Conditions
 2. Responsibility of Ongoing Operations/Maintenance
 3. Town's Funding Mechanism & Schedule



QUESTIONS?

