

Patrick Henry Library

Vienna, Virginia



Fairfax County DPWES

Fairfax County Library

Town of Vienna

Existing Conditions Evaluation and Programming Report

9 August 2019



Executive Summary

Grimm and Parker (G+P) has been tasked by Fairfax County to provide a feasibility study for the replacement of the existing Patrick Henry Library and the incorporation of structured parking to accommodate Town of Vienna and Library parking needs on the existing site. Included in this study is:

Part 1:

- Evaluation of the Existing Site
 - Evaluation of Existing utilities to support expansion
 - Zoning Evaluation
 - Building Code Evaluation
- Parking Needs Assessment for the Library
- Evaluation of Town of Vienna and Library parking needs
- A detailed space program for the Library

Part 2:

G+P was directed to provide 3 preliminary Design concepts:

- Concept 1 – By-right zoning with structured parking
- Concept 2 – MAC zoning with structured parking
- Concept 3 – By-right zoning with surface parking only
- Conceptual Cost Estimates of the 3 design concepts

Upon review of the 3 design concepts the decision was made to not refine the MAC zoning option. MAC zoning allows for greater height (five stories) but also limits the impervious area and adds an open space requirement. Because the project doesn't need the extra permitted height it was determined that the extra site constraints of the MAC zoning made this option not worth pursuing. Fairfax County revised the direction G+P was given to provide 3 final concepts as follow:

- 3 Final Design Concepts:
 - Option A: By-right development library only project with surface parking
 - Option 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
- 3 Final Design Concept Estimate

Goals & Visioning

Prior to our site evaluation and programming efforts, our team met with all of the project stakeholders to identify what the overarching goals and the guiding principles are to inform the programming and design process. The overarching goals resulting from this discussion included the following:

Town of Vienna Goals:

- Cost Effective Public Parking
- Placemaking – create a special place for the community
- Create Synergy between library and surrounding commercial district and public uses
- Design that embraces the MAC zoning guidelines –space for gathering, relate to scale of downtown buildings, blend modern with traditional design

Fairfax County Goals:

- Follow the A/E Guidelines
- Create Sustainable Design
- Draw people to the library

Library Goals:

- Follow the Library Design Guidelines
- Provide adequate parking
- Improve accessibility to the library
- Create Welcoming, inviting library with more open interior
- Provide flexible spaces with abundant technology

Library Program

The existing, 13,800 square foot Patrick Henry Library, located in the town of Vienna, Virginia, was opened in 1971 and later renovate in 1995. This popular branch library with a collection of approximately 90,000 volumes has outgrown the existing 13,800 square foot facility. We have reviewed the current and projected needs of the Patrick Henry Library with the Library Director to develop a program and confirm the right size for the facility. The program included in this report reflects the requirements included in the Fairfax County Library Design Guidelines as well as the specific needs of the Patrick Henry branch. While this is technically a branch library and is staffed as such, its use by the community is more in line with a regional library. Based on this analysis, the projected gross floor area of the proposed new library is 20,000 – 21,000 gross square feet, which is considerably larger than the size range indicated for branch libraries in the Library Design Guidelines.

Site Evaluation

While developing the program for the library, our team has analyzed the existing site to determine its ability to accommodate a 21,000 GSF library and increased parking needs. While the site is relatively tight and has a number of constraints, it is a great location for a library that provides access to both vehicular and pedestrian traffic with a range of complimentary uses in close proximity. Existing topography is manageable and required utilities are available on the site.

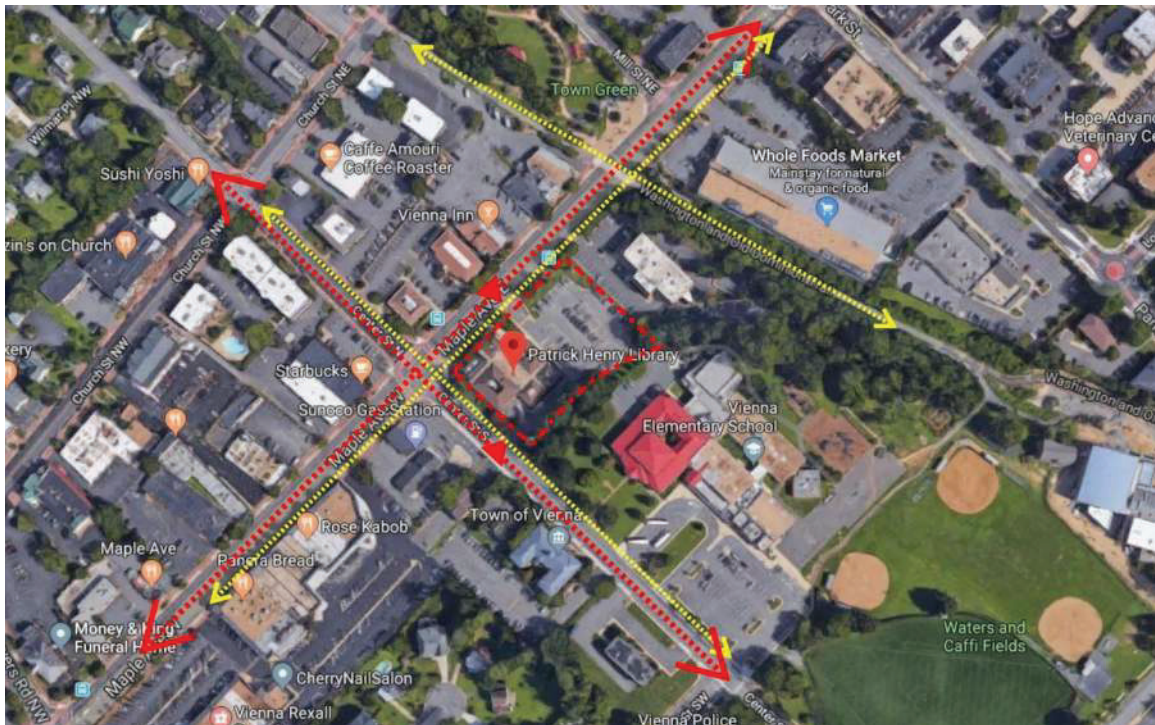
Parking

Parking is critical to the success of the Patrick Henry Library. The current parking supply often does not meet the demand. Additionally, the Town of Vienna is experiencing a parking shortfall for the Maple Avenue Corridor. Walker Consultants performed a Parking Needs Assessment and recommends 113 parking spaces to meet library demand. The Town of Vienna has shown interest in partnering with the Library to share the cost of a parking structure that would meet both parties parking needs. The table below summarizes the parking options, the full Parking Assessment follows this report in the appendices.

	Existing Parking	Zoning required Parking	Demand as defined by Walker Parking Assessment	Library Requested Parking	Opt A Surface Parking	Opt B1 Structured Parking	Opt B2 Structured Parking
Library Parking	61	72	113	125	90	125	125
Town of Vienna Parking	0	0	0	0	0	84	188
Total Parking					90	209	313

Site Analysis

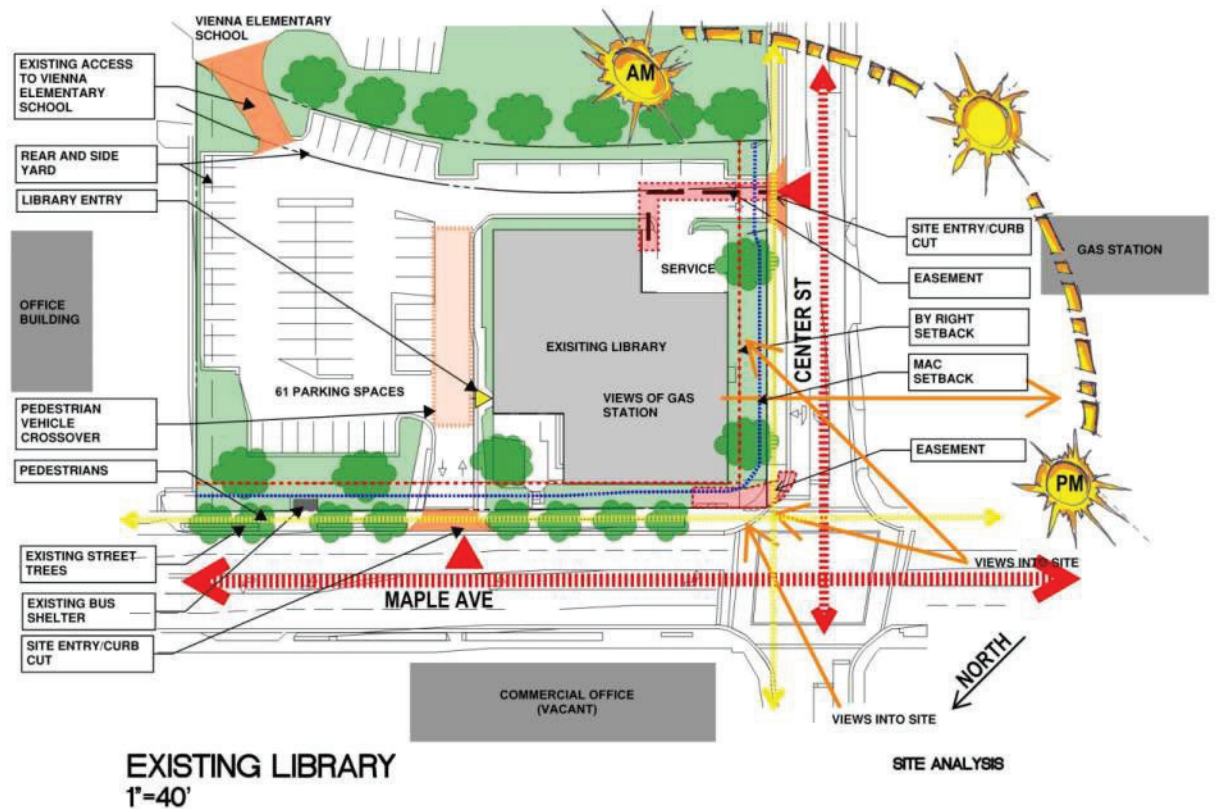
The site of the Patrick Henry Library is located at the East corner of Maple Avenue and Center Street in the Town of Vienna, Virginia. The 62,236 SF (1.43 acre) rectangular site is rotated approximately 45 degrees so that each corner of the site points in a cardinal direction. The existing library occupies the south west half of the site with the remainder occupied by surface parking and limited green space. This site configuration does allow a lot of natural southern sunlight on the existing library.



Vicinity Plan

Maple Avenue is the primary street through Vienna carrying most of the traffic. Vehicular access to the site is by two existing curb cuts, one on Maple and one on Center. The current site configuration has a conflict between incoming vehicles and pedestrians from the parking lot. This crossover is potentially dangerous and currently traffic calming speed bumps are in place to address this condition. Access to the neighboring Vienna elementary School trash Dumpsters and loading is one significant constraint that will need to be addressed in the design concepts developed. Although no easement exists for this access it is intended to remain in place.

Both Center Street and Maple Avenue have existing street trees in the right of way that limit views into and out of the site. The best views into and out of the site are at the corner of maple and Center from the south west lane and the north east lane. There is a small gap in the Center street trees that permits views to the neighboring gas station.



Site Analysis

Civil

Patrick Henry Library: Site Narrative

Site Information:

Address: 101 Maple Ave E, Vienna, VA 22180

Map #: 0384 02 0142

DB 2848, PG 379

District: Hunter Mill, Town of Vienna

Size: 62,236 SF = 1.43 acres

Zoned: C-2 (General Commercial) & Maple Avenue Commercial (MAC)

Adjacent:

North = Office

South = Center Street

East = Vienna Elementary School

West = Maple Avenue

By-Right Zoning Requirement:

Open Space: No Open Space requirement

FAR: None

Front Yard: 15' on Maple Ave; 15' on Center Street (measured from property line to building)

Side Yard: None (no windows or doors); 5' (doors/windows & <2 stories); 5' (doors/windows each) +1' (each story above the first story)

Rear Yard: 10'

Building Height: lesser of 3 stories above ground or 35'

Impervious Coverage: No impervious cover regulations

MAC Zoning Requirement:

MAC zoning is suspended until November 2019. Requirements below are based on current standards and discussions with staff and subject to change.

Open Space: 15% (9,335 SF)

FAR: None

Front Yard: 20' to 64' on Maple Ave; 15' to 64' on Center Street measured from face of curb to building. Per town of Vienna, Maple Ave. setback may be increased to as much as 28'.

Side Yard: None (no windows or doors); 5' (doors/windows & ≤2 stories); 8' (doors/windows & ≥3 stories)

Rear Yard: 10'

Building Height: lesser of 4 stories above ground or 54'

Impervious Coverage: 80% (49,788 SF) - Impervious can be increased to 90% (56,012 SF) through the incentive program

The Patrick Henry Library is located at the corner of Maple Avenue East and Center Street South. The site is in the Town of Vienna but is owned by Fairfax County Board of Supervisors. There are two main vehicular entrances to the library off Maple Avenue and Center Street. There is also a vehicular access to Vienna Elementary School at the rear of the site. From the main entrances is a parking lot with approximately 61 parking spaces. Sidewalk runs along the entire frontage of the site with a stair and two sidewalk entrances to the library facility. There is a bus stop and shelter on the property along Maple Avenue. The loading area is just off the entrance from Center Street.

The parking lot is sloped about 4% from the Vienna Elementary School access, and the entire site falls about 10 feet from east to west. Rainwater in the parking lot is captured via curb and gutter and inlets into the existing storm sewer system. There is an underground stormwater detention pipe in the parking lot, which appears to capture most of the runoff in the parking lot. The library has water, sanitary and gas availability. Per record drawings, there is a 2-inch water service with a 1-1/2-inch water meter and a 6-inch fire service from the 8-inch main in Center Street into the building by the loading area. Per the record drawings, a 4-inch sanitary service comes from the 8-inch main in Center Street into the building. Site lights are provided throughout the parking lot. There is a VEPCO easement and underground electrical line from Center Street at the vehicular entrance off Center Street.

The site is located in the Maple Avenue Commercial zoning district within the C-2 zone. Libraries are a permitted use. The required parking is 1 space per 300 square feet of gross floor area.

Design Concepts

The following design concepts were developed after several meetings with all stakeholders. Preliminary concepts were presented and refined per stakeholder feedback. The preliminary concepts are located in the appendices.

Option A

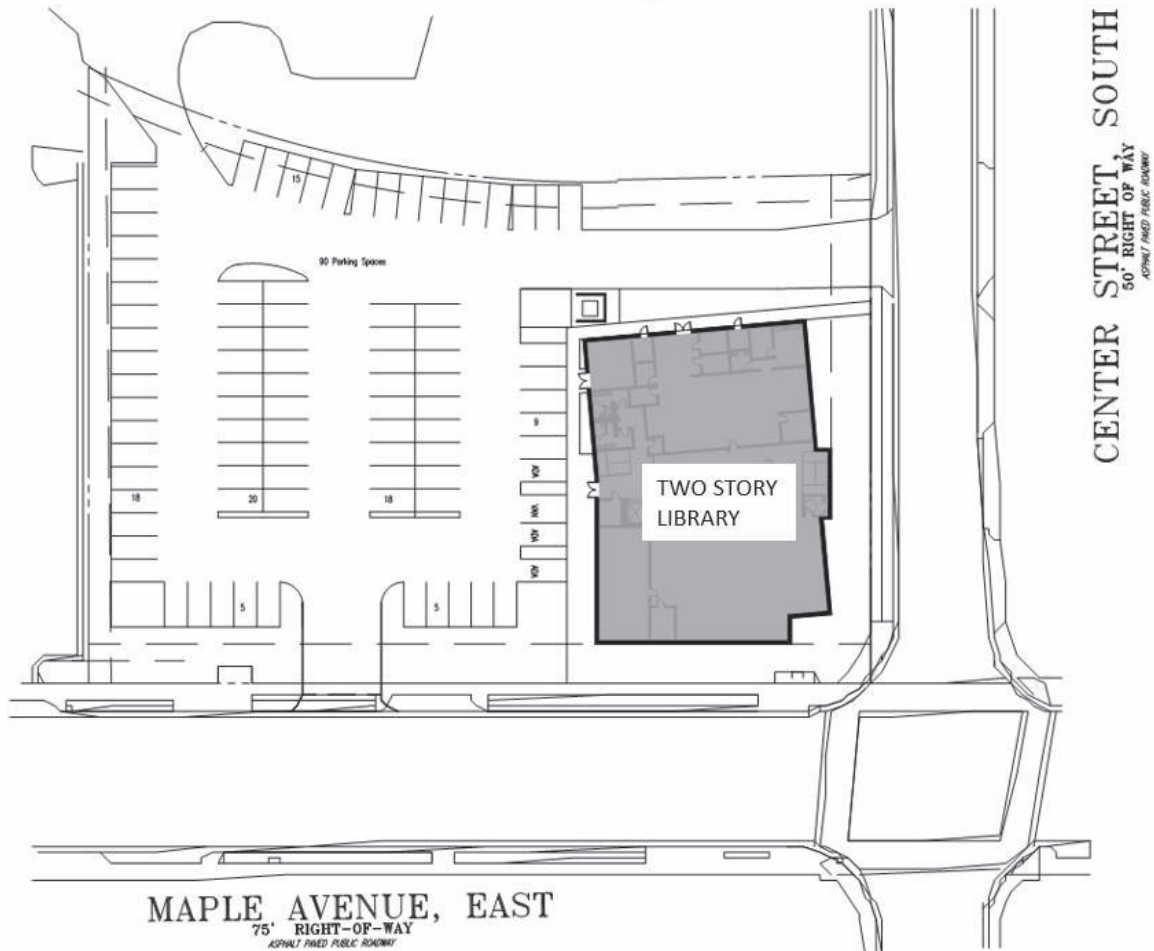
Option A for the Patrick Henry Library is a stand-alone two-story building with surface parking. The library building is 21,385 SF and the surface lot will have parking for 90 cars.

The library is located on the south west corner of the site adjacent to both Maple Avenue and Center Street. This location provides a high level of visibility for the new library. The building orientation allows for a large expanse of glass to the north along Maple Avenue. This northern glass will provide ample natural light for the library users and provide views into the library from Maple Avenue. The rest of the building is clad in a variegated grey metal panel. The glass and metal cladding create a modern identity and gives the library a strong presence on the corner.



Option A Bird's Eye View

The parking lot has been expanded to accommodate 90 spaces, up from the current 61. Parking will be accessible from both Center Street and Maple Avenue. Maintaining both access points will help to mitigate any vehicular queuing from the anticipated increase in users. The curb cut on Maple Avenue has been adjusted to eliminate the vehicular/pedestrian crossover in the current parking lot. Access to the Vienna Elementary School loading dock has been maintained. The library entry is located to the west directly accessible from the parking lot. A canopy provides a connection to Maple Avenue.



Option A Site Plan

Options B1 and B2

Option B1 for the Patrick Henry Library is a single level library with an integrated parking garage. The library area is 20,490 SF with an additional 31,184 SF of parking garage for a total building area of 59,674 SF. The parking garage will accommodate 209 parking spaces, 125 space for the library and 84 for the town of Vienna. This option is a by-right development Partnership with Fairfax County & the Town of Vienna

Option B2 has an extra level of parking. The library area is 20,490 SF with an additional 65,678 SF of parking garage for a total building area of 94,168 SF. The parking garage will accommodate 313 parking spaces, 125 space for the library and 188 for the town of Vienna. This option is a by-right development Partnership with Fairfax County & the Town of Vienna. A height variance will need to be requested for the extra level of parking.



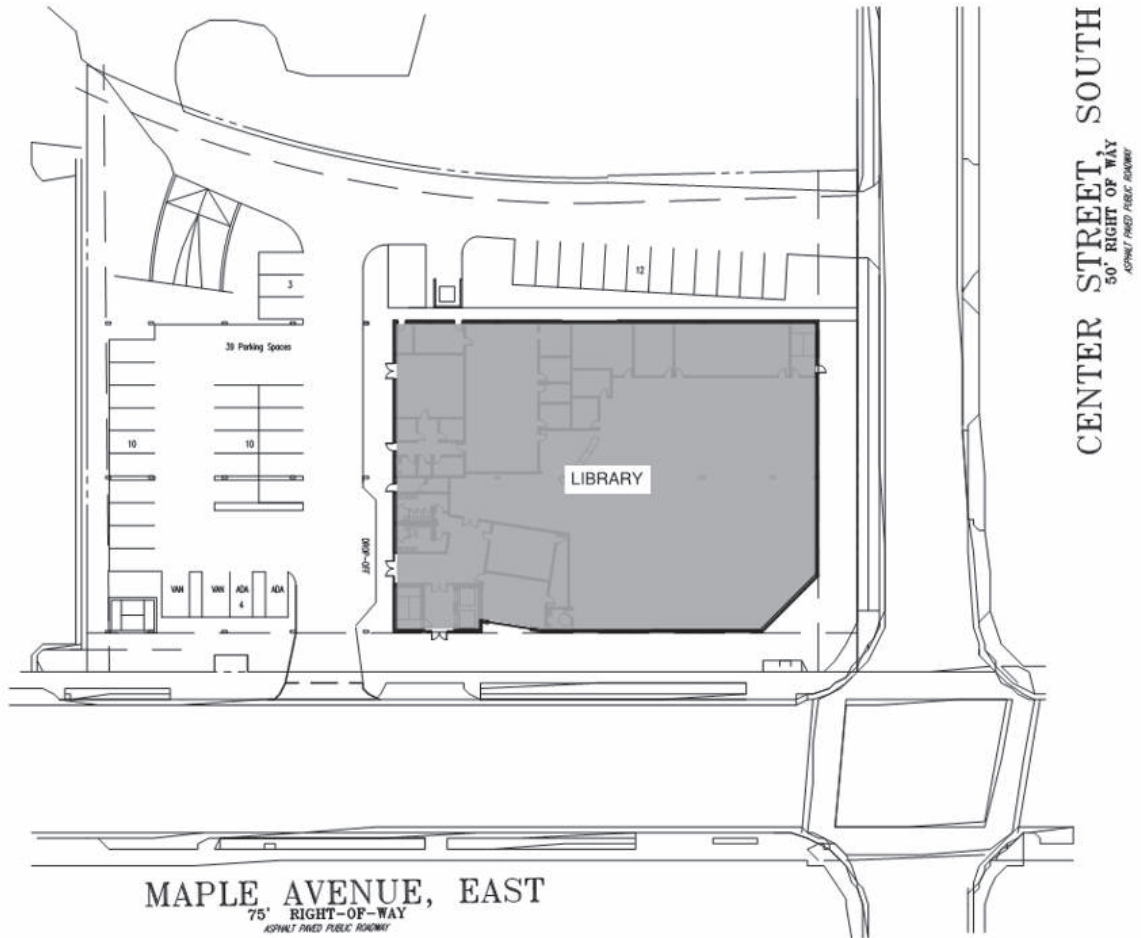
Option B1 Bird's Eye View

In both Option B1 and Option B2 the library is located on the south west corner of the site adjacent to both Maple Avenue and Center Street. In this option the Maple Avenue façade is designed to resemble a traditional urban main street with glass display windows and canopies. The sidewalk is wide to allow for a multitude of uses. The varied façade expressions help to reduce the scale of the building. A variegated metal cladding is used on the stair and elevator towers to distinguish them from the brick of the library and to draw attention to the public access to the parking garage. Canopies along Maple Avenue create an identity for the library and provide a human scale to the building.



Option B2 Bird's Eye View

Parking in this scheme is mostly within a parking structure that extends over top of the library. Vehicular access to the parking will be from both Center Street and Maple Avenue. Maintaining both access points will help to mitigate any vehicular queuing from the anticipated increase in users. Access to Vienna Elementary loading dock is maintained via the Center Street entry. The Library entry is located to the north on Maple Avenue. The library lobby can be accessed directly from the surface parking, Maple Avenue, or from the parking garage elevators.



Option B1 and B2 Site Plan