




Town of Vienna Police Department

Town Council Meeting
July 6, 2020



Lot Coverage– Precedence

Existing Police Station and Bowman House (211-215 Center St S)

45,128 SF - Total Land Area

25,227 SF – Total Lot Coverage (buildings, parking lots, etc.)

55.9 % Lot Coverage

Proposed Police Station and Bowman House (211-215 Center St S and 114 Locust St SW)

67,320 SF - Total Land Area

46,989 SF – Total Lot Coverage (buildings, parking lots, plaza, etc.)

69.8 % Lot Coverage

Vienna Volunteer Fire Department (400 Center St S)

62,901 SF - Total Land Area

45,779 SF - Total Lot Coverage (building, parking lot, driveway, etc.)

72.8% Lot Coverage

Town Hall (127 Center St S)

43,296 SF - Total Land Area

29,983 SF - Total Lot Coverage (building, parking lot, driveway, etc.)

69.25% Lot Coverage

Plaza Modifications – Option 1: Design Status Quo



Northwest Aerial- Towards Plaza

- **Scope:** Leave plaza design as is
- **Metric:** 69.8% Lot Coverage
- **Cost:** No additional cost
- **Schedule:** Keeps project on schedule

Plaza Modifications – Option 2: Minor Design Modifications



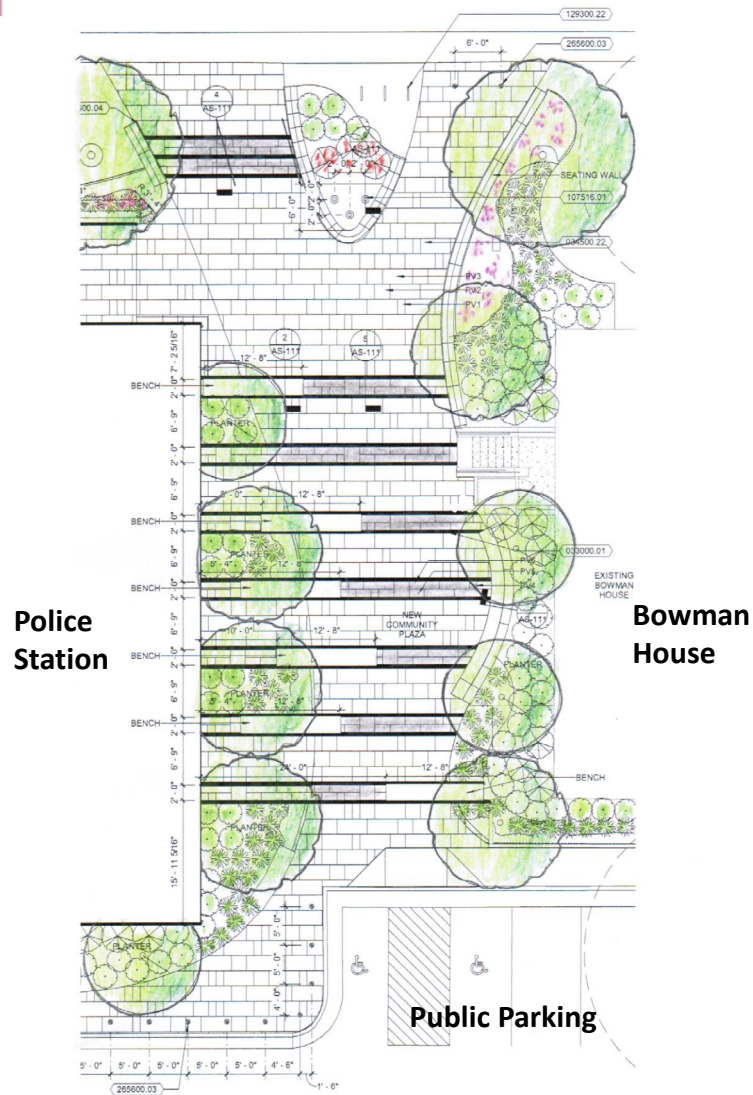
Northwest Aerial- Towards Plaza - Current



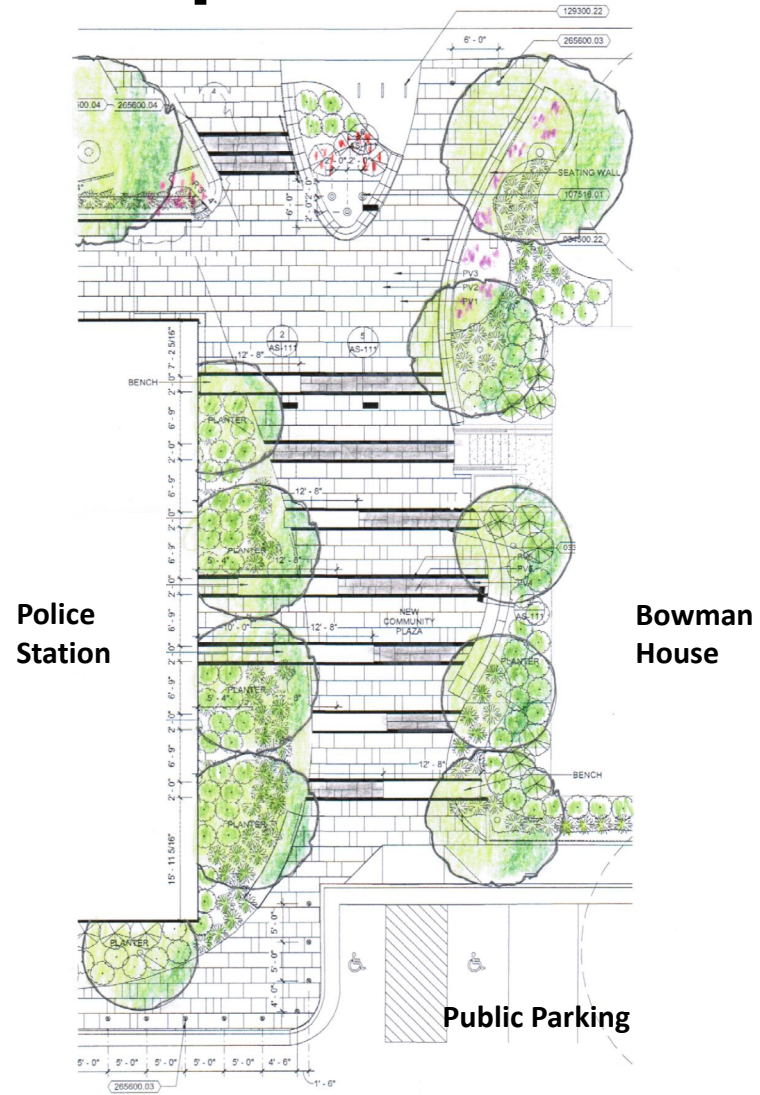
Northwest Aerial- Towards Plaza - Proposed

- **Scope:** Narrow stair and provide more green area to plaza
- **Metric:** 69.8% Lot Coverage
- **Cost:** No Additional Cost
- **Schedule:** BAR Review, but project remains reasonably on schedule

Plaza Modifications – Option 2



Current Plaza Design



Proposed Plaza Design



Plaza Modifications – Option 3: Total Plaza Redesign

- **Scope:** Assumes complete redesign of the Plaza
- **Metric:** Unknown but likely not to fall below 66.8% lot coverage
- **Cost:** Approximately \$50K in design and management fees + potential loss of favorable bid climate
- **Schedule:** Adds an additional 4-6 months to the schedule - Project bids spring 2021

Plaza Modifications – Summary

Approach	Design Costs	Schedule Impact
Option 1	\$0	No
Option 2	\$0	Minimal impact
Option 3	\$50,000.00 + loss of favorable bid climate	Add 4-6 months

Questions/Comments

