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Title: Conference Session to Discuss Concept Design Phase for Redevelopment of Patrick Henry Library and Options for Moving Forward with Project or Terminating Agreement

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Attachments: 1. 1. Conceptual Design Update - 5-25-2022, 2. 2. For Reference - Development Agreement

Date	Ver.	Action By	Action	Result
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Subject:

Conference Session to Discuss Concept Design Phase for Redevelopment of Patrick Henry Library and Options for Moving Forward with Project or Terminating Agreement

BACKGROUND SUMMARY :

In 2019, the Town of Vienna and Fairfax County partnered on a feasibility study, completed by Grimm and Parker Architects, for redevelopment of Patrick Henry Library (located at 101 Maple Avenue E) and the addition of structured public parking spaces. The feasibility study was presented to Town Council in August 2019 and included two options for adding public parking to a new library, in addition to the 125 parking spaces designed for library use. One option included 84 public additional parking spaces; the other included 188 additional public parking spaces. Town Council opted to pursue a development agreement for the option with the 84 public parking spaces.

Since conclusion of the feasibility study, the Town worked with Fairfax County to draft an agreement to proceed with a facility in which the Town would contribute funds to 1) design and 2) construct at least 84 public parking spaces. The agreement outlines the process for design and construction of a library/public parking garage facility as well as when the Town will be required to submit payments to the county. The agreement also provides the Town with options for terminating the agreement if it no longer wishes to pursue the public parking spaces.

The design costs for the Town are capped at the lesser of 30% of the total design costs or \$850,000. The construction costs for the Town are capped at the lesser of 19% of the total construction costs or \$4,200,000. The Town included funds for the design phase of this project in the 2020 CIP. The Town Council approved \$663,000 on January 24, 2022 for the Town’s contribution for design costs, referred to in the agreement as the Town Design Payment. The construction phase, capped at \$4.2 million is being funded by \$2.4 million borrowed with the 2020 CIP for a different parking garage, and a \$2.3 million grant from the Northern Virginia Transportation Authority (NVTA), so the Town has adequate resources for the construction phase.

OVERVIEW :

RRMM, the architects for the project, have designed a concept for the redevelopment of the site. The concept includes locating a four-level parking garage towards the rear of the site and a one-story library along Maple Avenue East. The library can be accessed from Maple Avenue or from the parking garage. The primary access to the parking garage would be from Center Street South. The concept also maintains vehicular access to Vienna Elementary School's trash dumpsters and loading area. Currently, the concept proposes 216 parking spaces (7 more spaces than listed in the agreement). Fairfax County is also planning for five EV charging stations.

The agreement with the County allows the Town Council to move forward with the project or terminate the agreement at the conclusion of the Concept Design Phase. The agreement states the following:

Section 2.3 Additional Termination Rights

(a) Concept Design Phase. For a period of approximately 6 months from the date the design contract is awarded, the Parties will work with the architect to select a Project design. The Town may elect to terminate this Agreement prior to the selection of a Project concept design. If the Agreement is terminated under this Section 2.3(a), the Town will be relieved from any and all further obligations under this Agreement, and the County will return to the Town 85% of the Town Design Payment.

Town Council, if it moves forward to the Design Development Phase, may also elect to terminate the agreement at the end of that phase. If it does so, the County will return to the Town 50% of the Town Design Payment.

SUMMARY/STAFF IMPRESSIONS :

Staff finds that the concept is consistent with the development agreement for the redevelopment of the library site that includes the incorporation of at least 84 public parking spaces. Staff notes that the concept plan is not a final schematic design. The Board of Architectural Review will be involved with the schematic design phase of the project and Town Council will have the chance to review the schematic design towards the end of the Design Development Phase.

RECOMMENDATION :

Staff recommends that Town Council discuss the Concept Design for the Patrick Henry Library and the associated public parking in order to determine, at a future meeting, whether the Town will continue with, or terminate, the agreement. The next regular meeting is scheduled for July 11, 2022. It is prudent for Council to reaffirm participation in the development agreement at each potential milestone of the project.