

# Libraries

## Program Description

Fairfax County Public Library branches differ in size, collection, and customers served. The libraries all have one thing in common: a commitment to provide easy access to a multitude of resources for the education, entertainment, business and pleasure of Fairfax County, Town of Herndon, Vienna and City of Fairfax residents of all ages.

## Link to the Comprehensive Plan

Fairfax County's Comprehensive Plan, Public Facilities Section includes the following established objectives:

- Locate library facilities to provide service to the greatest number of persons within designated service areas, and provide high visibility, safe and easy access, and ample size for the building, parking areas, landscaping and future expansion.
- Library facilities should be compatible with adjacent land uses and with the character of the surrounding community and should be sized to provide adequate space for the population to be served.
- Library facilities should sustain adequate levels of patronage.

*Source: Fairfax County Comprehensive Plan, 2017 Edition; Policy Plan-Public Facilities, Amended through 4-9-2019*

## Program Initiatives

Changing demographics indicate a growing diversity among residents and among communities within Fairfax County. Expanding technologies offer new opportunities and users demand improved access to information resources and service delivery. The Library must provide a network of facilities that offer library services responding to the needs of the community in which each library is located, and it must provide system-wide mechanisms to share resources among branches. New facilities must be designed to utilize new technologies for information delivery, and existing facilities redesigned and renovated to maximize the use of space and incorporate modern technologies.

The Library Board of Trustees, whose members are appointed by the Board of Supervisors, the School Board and the City of Fairfax Council, are responsible for library policy. Planning is based on "Recommended Minimum Standards for Virginia Public Libraries," published by the Library of Virginia, which sets basic requirements for receiving supplemental State Aid. The priority of construction projects is based on many factors, including the age and condition of buildings, projected population growth in the service area, usage patterns, insufficiencies at existing facilities and demand for library services in unserved areas of the County. Library projects have been primarily financed with General Obligation Bonds.

In the fall of 2020, the voters approved a bond referendum in the amount of \$90 million to support four priority library facilities. These libraries include Kingstowne Regional, Patrick Henry Community, Sherwood Regional and George Mason Regional libraries. The Kingstowne Library site was previously purchased by the County to replace the existing leased space with a newly constructed library. Staff is currently developing the design to co-locate the Kingstowne Regional Library with the Franconia Police Station, the Lee District Supervisor's Office, the Franconia Museum, an Active Adult Center and childcare facility into one comprehensive facility on this site. The design also includes garage parking, and a County fueling station. The Patrick Henry Library renovation will support a proposed joint development project between Fairfax County and the Town of Vienna to renovate the library and provide additional parking structures for the Library and the town. Sherwood Regional and George Mason Regional Library renovations will support upgrades to all of the building systems,

including roof and heating, ventilation, and air conditioning (HVAC) replacement, which have outlived their useful life and accommodate current operations and energy efficiency. In addition, the renovations provide a more efficient use of the available space, meet customers' technological demands, and better serve students and young children. The quiet study areas and group study rooms are improved, with space to accommodate a higher number of public computers and wireless access.

## Current Project Descriptions

1. **Feasibility Studies - Library Facilities (Countywide):** \$527,998 has been previously approved to conduct feasibility studies to determine the scope for renovations of various libraries. Most recently, the Kingstowne Regional Library and the Lorton Library feasibility studies have been completed. A feasibility study for the Patrick Henry Library has been completed for the initial programming and conceptual design, and a joint agreement with the Town of Vienna for the design and construction of a shared structured parking was signed in 2020.
2. **George Mason Regional Library - 2020 (Mason District):** \$15,000,000 has been approved to renovate and upgrade building systems and infrastructure that are well beyond the end of their life cycle and meet current and future operational needs of the Library System. While the population in the service area has not grown significantly, usage patterns at this location place it among the busiest six libraries in both door count and circulation. The present configuration is plagued with an antiquated layout that does not adequately reflect modern library design, usage or aesthetics. This location has suffered from recurring issues with the HVAC, inadequate electrical wiring to support device usage by customers, and a myriad of other facility related repairs/incidents. Based on the age and condition of the facility it is difficult to make significant changes to the overall layout or outfit the facility with the infrastructure required to support the technology requested by library customers. This project was approved as part of the 2020 Library Bond Referendum.
3. **Kingstowne Regional Library - 2020 (Lee District):** \$36,500,000 has been approved for the Kingstowne Regional Library which is currently located in leased space within a shopping center. The leased space has significant challenges, including space constraints, ongoing issues with water leakage from tenants on the floor above, disruption to operations due to maintenance, and inadequate parking. A larger collection area, additional meeting rooms, and significant technology infrastructure upgrades are required to meet current and future operational needs of the Library system. The site for a new library was previously purchased by the County to replace the existing leased space with a newly constructed library. Staff is currently developing a design to co-locate the Kingstowne Regional Library with the Franconia Police Station, the Lee District Supervisor's Office and the Franconia Museum, and an Active Adult Center and childcare facility into one comprehensive facility on this site. The design will also include garage parking and a County fueling station. Funding of \$2.5 million was previously approved to begin the design of the Library project and \$34 million was approved as part of the 2020 Library Bond Referendum.
4. **Lorton Community Library (Mount Vernon District):** \$8,730,000 has been approved to renovate/expand the existing Lorton Community Library which was built in 1990. The existing facility requires renovations to meet the community needs and to upgrade building systems and infrastructure to meet current and future operational needs of the Library System. The expansion and renovation of the existing Lorton Library Lorton is co-located with the Lorton Community Center which was approved by the voters as part of the 2016 Human Services and Community

Development Bond Referendum. The Lorton Library closed for renovation in April 2020 with an official groundbreaking in August 2020.

5. **Patrick Henry Community Library - 2020 (Hunter Mill District):** \$23,000,000 has been approved for the County's share of a joint development project between Fairfax County and the Town of Vienna for a replacement Library and additional parking structures for the Library and the town. Patrick Henry Community Library is one of the busiest community locations in the library system, operating at a level of a small regional. Upgrades are required to building systems and infrastructure that are well beyond the end of their life cycle to meet the current and future operational needs of the Library System. The building is one of the oldest, resulting in an antiquated layout that does not adequately reflect modern library design and usage. Based on the age and condition of the facility it is difficult to make significant changes to the overall layout or outfit the facility with the infrastructure required to support the technology requested by library customers. This project was approved as part of the 2020 Library Bond Referendum.
6. **Reston Regional Library - 2012 (Hunter Mill District):** \$10,000,000 has been approved for the replacement of the Reston Regional Library. The existing facility was constructed in 1985 and is located within the overall master plan area that reconfigures and provides integrated redevelopment of approximately 50 acres currently owned by Fairfax County and Inova at Reston Town Center North (RTCN). A total of approximately \$39.5 million is proposed for a replacement Reston Library, community space, and common infrastructure at RTCN. The plan addresses the development potential consistent with the needs of the community. Options for procurement and development concepts for the proposed County blocks and the library location are being reviewed. Funding of \$10,000,000 was approved as part of the 2012 Library Bond Referendum for the Library and additional funding of \$29.5 million will be required, including the County share of the library related infrastructure development and a Comprehensive Real Estate and Infrastructure Development Agreement with Inova. This Agreement will provide for the real estate exchange, and design and construction of the campus site infrastructure. Economic Development Authority bond financing is anticipated to fund the remaining \$29.5 million required to implement the plan.
7. **Sherwood Regional Library - 2020 (Mount Vernon District):** \$18,000,000 has been approved for the renovation of the Sherwood Regional Library. Renovation is required to upgrade building systems and infrastructure that are well beyond the end of their life cycle and meet current and future operational needs of the Library System. This Library is located off a main thoroughfare and is unique in that it services a large middle school population from the Walt Whitman Intermediate School, located next door. This location has suffered from recurring roofing problems, inadequate electrical wiring to support device usage by customers, and a myriad of other facility related repairs/incidents. In its present configuration, it is plagued with an antiquated layout that does not adequately reflect modern library design and usage. Based on the age and condition of the facility it is difficult to make significant changes to the overall layout or outfit the facility with the infrastructure required to support the technology requested by library customers. This project was approved as part of the 2020 Library Bond Referendum.

# Project Cost Summaries

## Libraries

(\$000's)

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total FY 2022 - FY 2026	Total FY 2027 - FY 2031	Total Project Estimate
1 Feasibility Studies - Library Facilities 5G25-011-000	G	\$527						\$0		\$527
2 George Mason Regional Library - 2020 LB-000016	B	\$60	\$800	\$1,800	\$9,800	\$2,410	\$130	\$14,940		\$15,000
3 Kingstowne Regional Library - 2020 LB-000012	G, B	\$925	\$1,575	\$4,600	\$9,000	\$9,000	\$6,800	\$30,975	\$4,600	\$36,500
4 Lorton Community Library LB-000010	G, B	\$5,200	\$3,200	\$330				\$3,530		\$8,730
5 Patrick Henry Community Library - 2020 LB-000015	B	\$50	\$900	\$2,600	\$15,300	\$3,950	\$200	\$22,950		\$23,000
6 Reston Regional Library - 2012 LB-000010	B	\$400	\$1,000	\$1,000	\$1,000	\$3,000	\$3,600	\$9,600		\$10,000
7 Sherwood Regional Library - 2020 LB-000014	B	\$60	\$900	\$2,100	\$11,840	\$2,900	\$200	\$17,940		\$18,000
<b>Total</b>		<b>\$7,222</b>	<b>\$8,375</b>	<b>\$12,430</b>	<b>\$46,940</b>	<b>\$21,260</b>	<b>\$10,930</b>	<b>\$99,935</b>	<b>\$4,600</b>	<b>\$111,757</b>

Notes: Numbers in bold italics represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds

B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined