



# MARY RILEY STYLES PUBLIC LIBRARY

February 2, 2022

Mayor Tarter and City of Falls Church Council Members  
City Hall  
300 Park Avenue  
City of Falls Church, Virginia 22046

Dear Mayor Tarter and Council Members:

The Mary Riley Styles Public Library Board of Trustees (the “Library Board”) reviewed the One City Center project at its January meeting and heard an overview from the developer, Atlantic Realty, and its representative. The voluntary concessions that were discussed with the Library Board were dated December 3, 2021.

The Board believes that new residential developments significantly increase demand for Mary Riley Styles Public Library (“Library”) services of all kinds (e.g., circulation, children's programs, book clubs, etc.) and urges the City Council to seek financial contributions from these new developments to help offset the costs of expanding the Library services to serve the new residents.

The December 3, 2021 voluntary concessions include a \$250 per market rate unit contribution to the Library. We appreciate this contribution from the One City Center project and encourage the City Council to retain, or increase, that value in its current form.

Unfortunately, the redline version of the December 3, 2021, voluntary concessions include a comment that the \$250 contribution is to be reduced in recognition of the additional affordable housing units Atlantic Realty is offering. The provision of affordable housing and a contribution toward maintaining and expanding the excellent Library services our nationally ranked library provides, should be considered as mutually exclusive tenets of any development being considered in Falls Church and we urge the City Council to continue requesting both important concessions.

The Library Board encourages all new developments to make a dedicated contribution toward the Library. The Founders Row I project provided a concession of \$296,817, or \$0.70 per square foot of market rate residential units to the Library. By comparison, the One City Center project, assuming 10 percent of its 246 units are provided as ADUs and the Library contribution is not reduced, would be contributing \$55,250, or just \$0.19 per square foot of market rate residential units to the Library. From this comparison, the One City Center project is already contributing far less to the Library than Founders Row I contributed. If anything, the offered value should be increased to be consistent with that provided by Founders Row I; it should not be decreased. The

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703-248-5030 • [www.fallschurchva.gov/library](http://www.fallschurchva.gov/library)

Library is an essential City service and one the Library Board believes should be contributed to consistently and equally by all new residential developments.

As the Library Board has requested in past referrals, we request that the concession payment from the One City Center project be made directly to the Mary Riley Styles Public Library Foundation (the "Foundation"). The City is fortunate to have a nonprofit Foundation that is dedicated solely to the support of the Library. The Foundation (<https://www.fallschurchva.gov/668/MRSPL-Foundation>) makes ongoing grants to support the operations of the Library and operates an endowment that generates funds to support the Library in perpetuity. The Foundation is solely dedicated to meeting the needs of the Library, is a 501(c)(3) tax exempt organization, and has indicated its interest in receiving concession payments.

Thank you for considering the best use and format of a concession for the Library from the One City Center project. Moving forward, we urge City Council to develop a policy for allocating concessions in which all City priorities, including the Library, are addressed consistently.

We look forward to working with you on this important matter.

Sincerely,

Stephanie Oppenheimer  
Chair  
Mary Riley Styles Library Board of Trustees

CC: Wyatt Shields, City Manager  
Paul Stoddard, Planning Director  
Gary Fuller, Deputy Director of Planning  
Jeff Hollern, Planner