

# Library Expansion/Renovation Improvements

[www.fallschurchva.gov/LibraryMasterPlan](http://www.fallschurchva.gov/LibraryMasterPlan)



## Library Expansion and Renovation Proposal

The Mary Riley Styles Public Library is planned to be expanded and renovated. The City's population has increased 44% since 1994 and is projected to increase to 17,000 by 2033. Currently 79% of City residents have library cards. The library's collection has over 148,000 items and almost 470,000 items circulate a year. Over 725 programs were presented last year with over 27,000 attendees, and there were over 300,000 individual visits to the library last year. The expansion and renovation will address: ADA compliance and accessibility, enlarge public program space and public restrooms, update heating/cooling systems and lighting to make them more efficient, replace an elevator, and increase study space. The expansion/renovation is projected to meet the library's needs for 15 to 20 years.

## Budget

The estimated cost of the approved project is \$8.3 million based on the design prepared to date. The approved bond issue is \$8.7 million to cover additional expenses such as bond issuance costs. If the bonds are issued at an interest rate of between 3.25% and 4%, the annual debt service cost for this project is projected to be between \$599,000 and \$641,000 per year for 20 years. Based on the 2016 assessed value, the required tax increase would be 1.7 cents.

## Expansion: Enlarge public space by 6,600 SF

The proposed expansion has two options; either option will add 6,600 SF to the building. The conceptual designs achieve the following: expanded public programming and meeting space, study areas, enlarged and larger public restrooms, a public elevator, new stairway, and enlarged children's and young adult spaces. The library will remain open during construction. The addition will be built first and preserve the same Williamsburg-style exterior design.

## Renovation: Rework Operational Space, Building Infrastructure, and Meet Building Code and ADA Requirements

The main entrance will be moved to face Park Avenue, and the renovation will be done in stages while the library remains open to the public. The renovation will upgrade the electrical, data, and plumbing, and heating and air condition systems, rework the operational work space, install a generator, and meet ADA and Silver LEED guidelines for public facilities.

The City does not plan to build additional parking at this time and is exploring a shared leased parking agreement with area businesses. Conceptual plans for the expansion and renovation along with budget and project timeline can be found at:

[www.fallschurchva.gov/LibraryMasterPlan](http://www.fallschurchva.gov/LibraryMasterPlan).

The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability, call 703-248-5032 (TTY 711). September 2016.

## Key Next Steps

Fall 2016

**Citizen Information Forum**

Fall 2016

**Referendum on November 8 election ballot**

Winter 2016

**Architectural Firm Chosen, Begin Design Development**

Summer 2017

**Construction Documents Created**

**Spring 2018 through 2020 Construction in phases; Library remains operational during construction**

## Discover More

Go to [www.fallschurchva.gov/LibraryMasterPlan](http://www.fallschurchva.gov/LibraryMasterPlan) for more information, including:

- Library Master Plan and Addendum, which contains the conceptual plans, budget, and timeline for the project
- Video of the Town Hall Meeting about the proposed project
- Video of expansion and renovation possibilities

