

Franconia Governmental Center Kingstowne Regional Library Lee District Land Use Committee Presentation

September 21, 2020

A Consolidated Facility to Include:

Lee District Supervisor's Office
Franconia Police Station
Kingstowne Regional Library
Kingstowne Active Adult Center
Franconia Museum
Community Meeting Space
New Childcare Center

Building Design and Construction Division



Community Oriented Mission

- Strengthen the **well-being** of individuals and communities in the Kingstowne area.
- Provide **access** for people of all ages and abilities to a variety of county-based resources and services.
- Provide a **safe** structured environment where everyone can **engage** with the community.
- **Convenience** by co-location of services for access in a central location.
- Create spaces to **gather** in public areas and community rooms.



Existing Facilities



Franconia Governmental Center

6121 Franconia Road, Alexandria

Building: 25,800 sf

Built in 1992 with various upgrades

- Includes Supervisor Office, Police Station and Franconia Museum
- Building systems have outlived life span
- Layout does not support police operations

Site: 3.25 acres

- Building sits in middle of lot, limited parking
- Fuel island within secure perimeter



Kingstowne Library

6500 Landsdowne Centre, Alexandria

- Approx. 15,000 sf in lease space
- One large meeting room
- One conference room

Kingstowne Center for Active Adults

6488 Landsdowne Centre, Alexandria

- Approx. 4,000 sf in lease space



Site



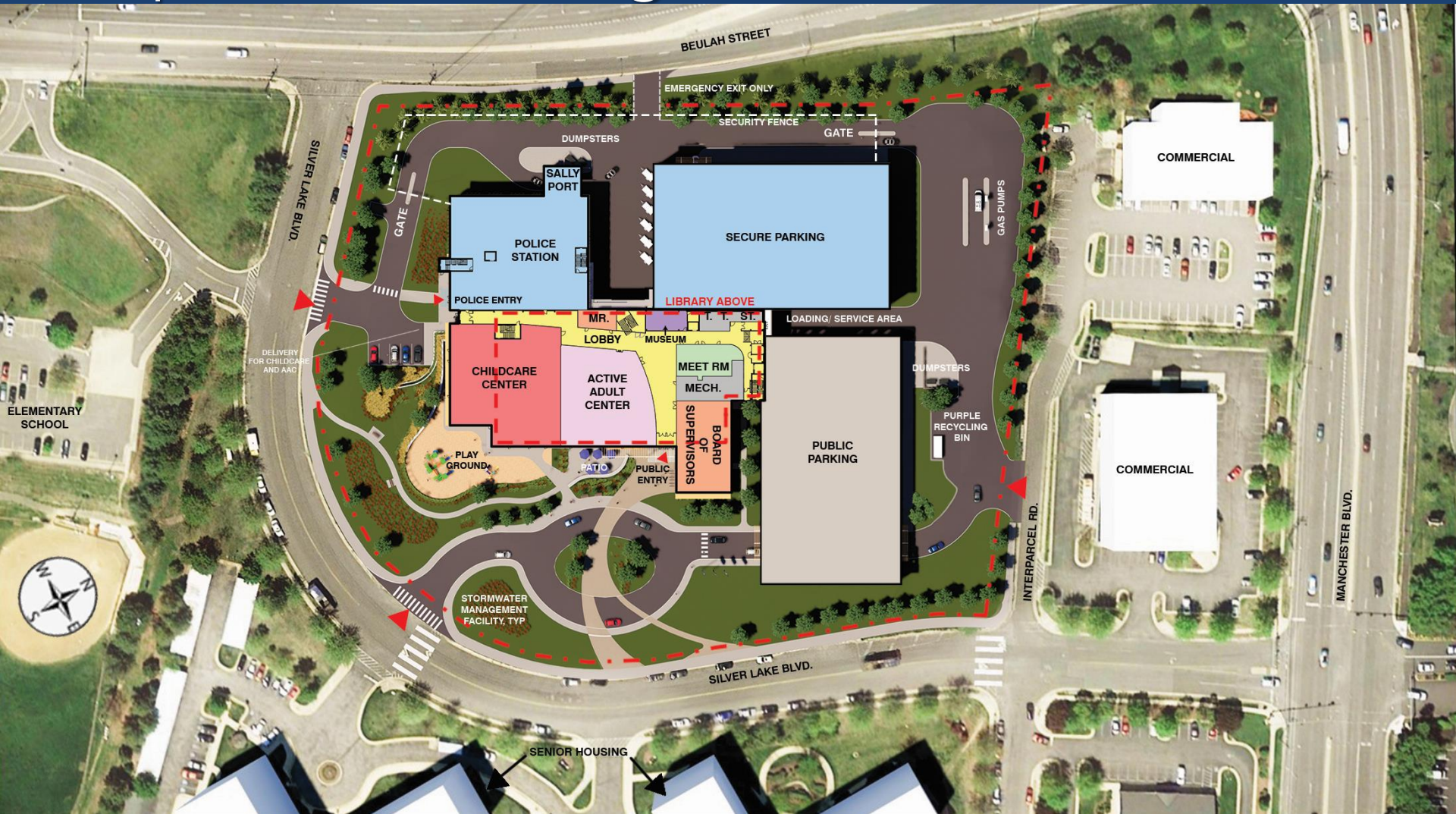
Site Information:

- Bounded by Beulah Street, Silver Lake Boulevard and Interparcel Road.
- 1.5 miles from existing police station and library and AAC; Vacant
- Rezoning action required. Parcel 8B is 6.6 acres and has split zoning of PDH-8 and PMR. Will be rezoned to PDH-8. Parcel 8A is 0.1 acres and zoned PDH-8.

Benefits of this site:

- Co-location of county services
- Police, supervisor, library and AAC can stay in place.
- Eliminates challenges of occupied facilities during construction.
- Maintains high level of safety and security at current Police Station.
- No expense for temporary facilities.

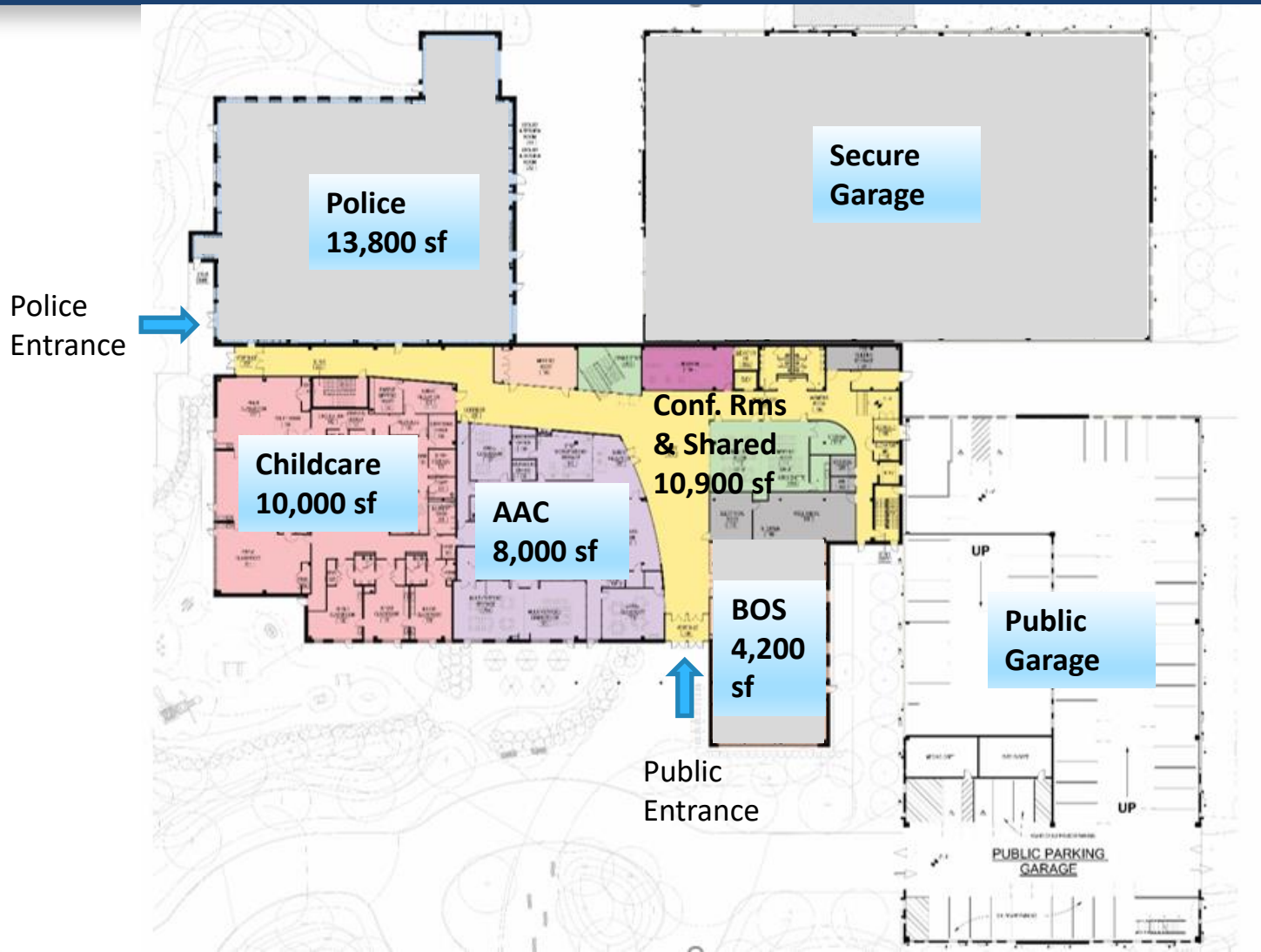
Proposed Site Design



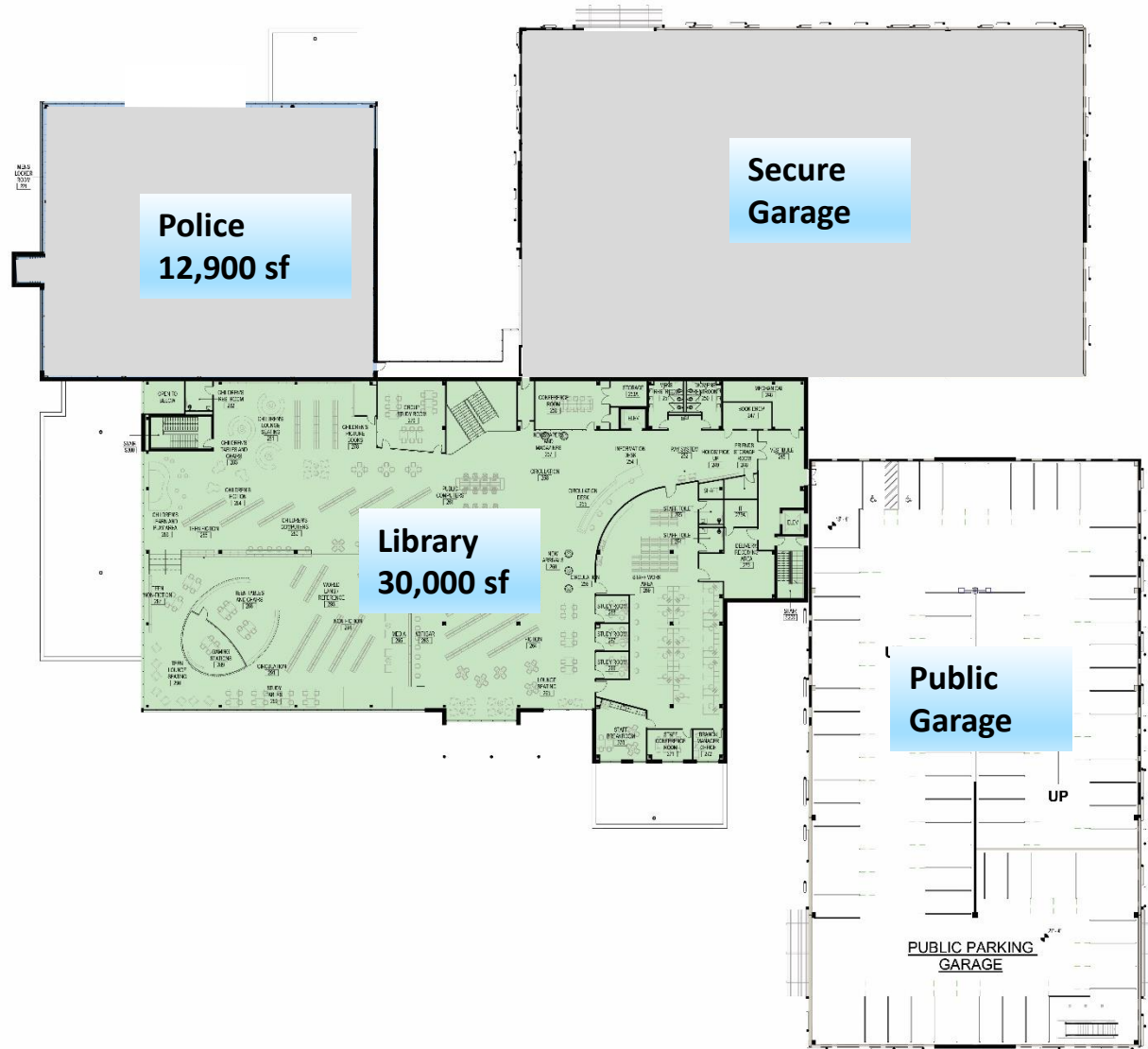
Total Facility approx. 90,000 sf (incl. support spaces)



Proposed Building Design - First Floor



Proposed Building Design - Second Floor



Who we will be – Regional Library

Growing from Community Library to a Regional Library.

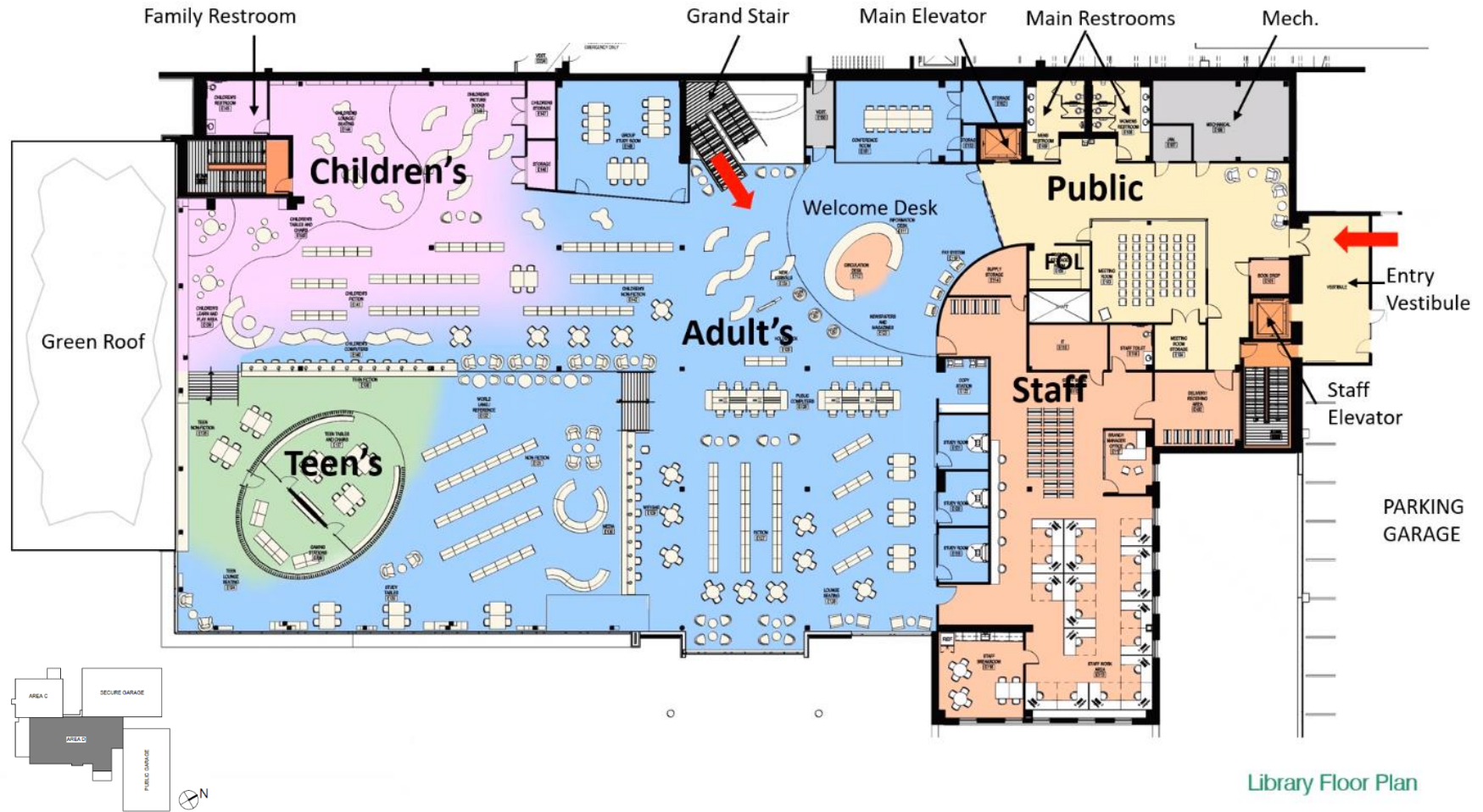
- Additional open hours on Wednesday nights, Thursday mornings, and Sundays.
- Extended Hours to public meeting rooms
- More materials, space and seating for customers



- Four group study rooms
- Teen zone with gaming station
- Spacious and bright children's area



Who we will be – Regional Library Plan



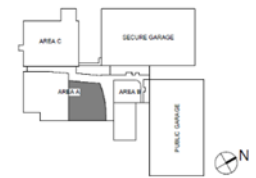
Library Floor Plan



Who we will be – Active Adult Center

Active Adult Center:

- Will serve as a safe environment for active adults to engage with the pleasant community around them.
- Create an environment that will allow older adults to promote health and participate in activities that meet their interests and capabilities.
- Will have easy access from drop-off area
- Offers outdoor front sitting area.



Who we will be – Active Adult Center

The Active Adult space will be available for county residents to participate in:

- Fitness and exercise programs.
- Educational programs in 3 classrooms of varying sizes.
- Meal service in bright new dining room.
- Gatherings in open community lounge.
- Senior activities in multi-purpose room.



Who we will be - Child Care **NEW!**



Early Childhood Program

- In partnership with the community, schools and county, the Office for Children coordinates the implementation of the Fairfax County Equitable School Readiness Strategic Plan (ESRSP)
- The ESRSP brings together families, communities, schools and the county to build an equitable, coordinated and comprehensive system that ensures young children in Fairfax County are ready to be successful in kindergarten and beyond.
- One of the key strategies of ESRSP is to increase the supply, access and affordability of quality early childhood programs.



Who we will be - Child Care

The Kingstowne Early Childhood Program will provide:

Affordable, high quality, full-time early childhood services for 78 children ages birth to five, including children whose families live with moderate incomes.



Direct Access to outdoor play areas.



Opportunities for multi-generational activities in coordination with the Active Adult center.



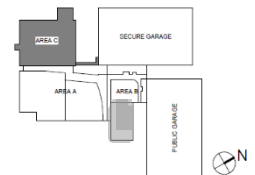
Who we will be - Franconia P.D. & Lee Distr. Supervisor Off.



Police operations and services will remain unchanged.

- The co-location will enhance communication and provide opportunities for the police and community to interact.

Lee District Supervisor Office operations and services will remain unchanged.



Who we will be – Museum & Community Rooms

Franconia Museum



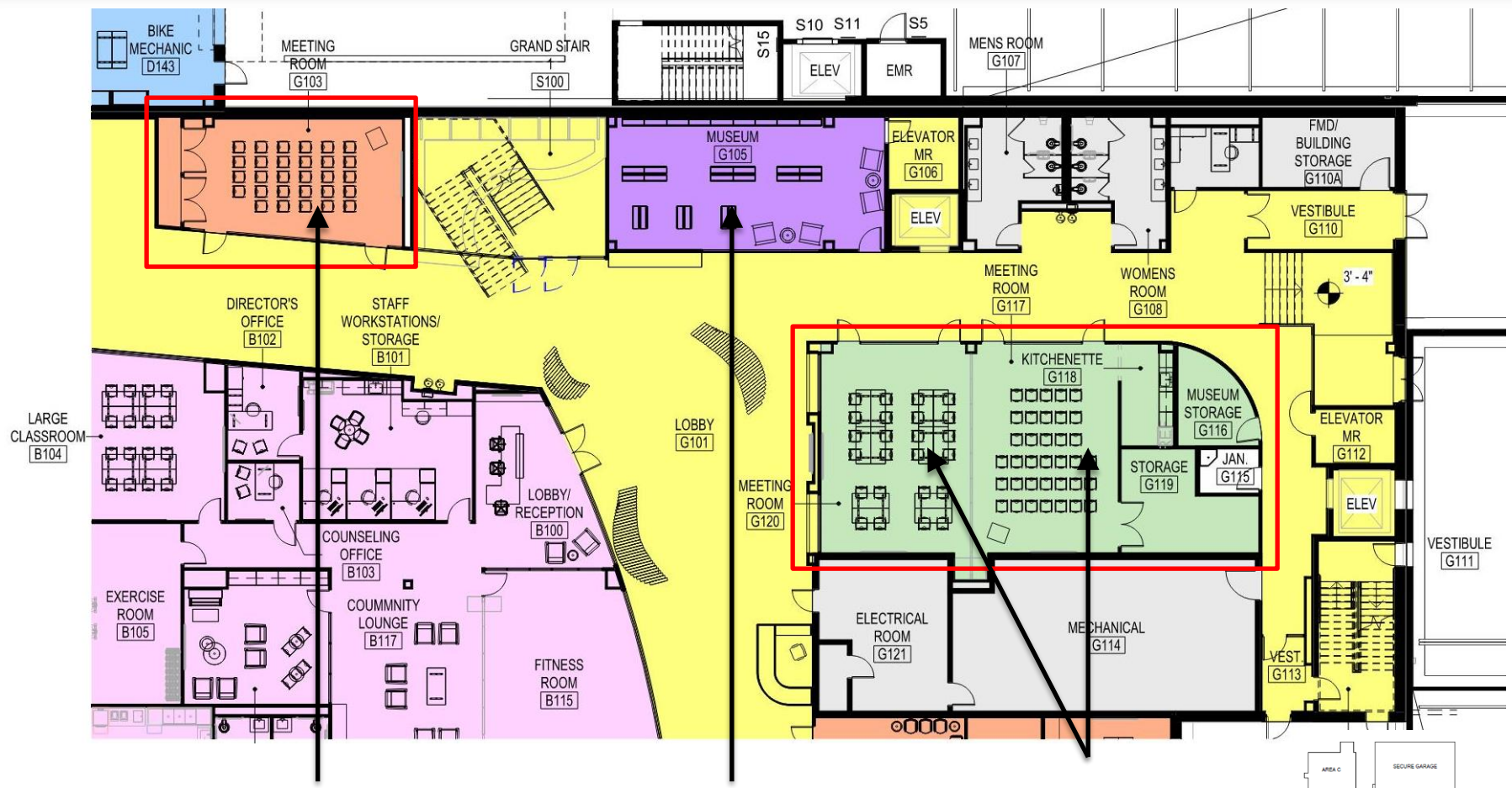
- The Museum in the new location is centrally located in the lobby will get great exposure and visibility.

Community Meeting Rooms



- Three public meeting rooms on 1st floor, 500 sf or 50 people each.
- Two can be combined into one large meeting room for 100 people.
- Large screen displays and podiums
- Two additional meeting rooms within library will be scheduled by the library

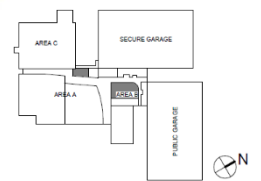
Who we will be – Community Rooms & Museum



Meeting Room

Franconia Museum

Dividable Meeting Room



Who we will be – Structured Parking

Public Garage



- 182 parking spaces including electric vehicle charging stations.
- Direct interior access to building.

Police Garage



- 172 spaces for secure police parking

Traffic Study



Traffic Study Status:

- Scoping meeting with VDOT and FCDOT
- The study evaluates the following:
 - Trip generation
 - Intersection operational analysis – AM/PM/Saturday
 - Turn lane warrant analysis
 - Pedestrian and bicycle infrastructure review
- Finalizing the future conditions analysis
- Preliminary results indicate that future operations with the site will remain consistent with expected future operations without the site.

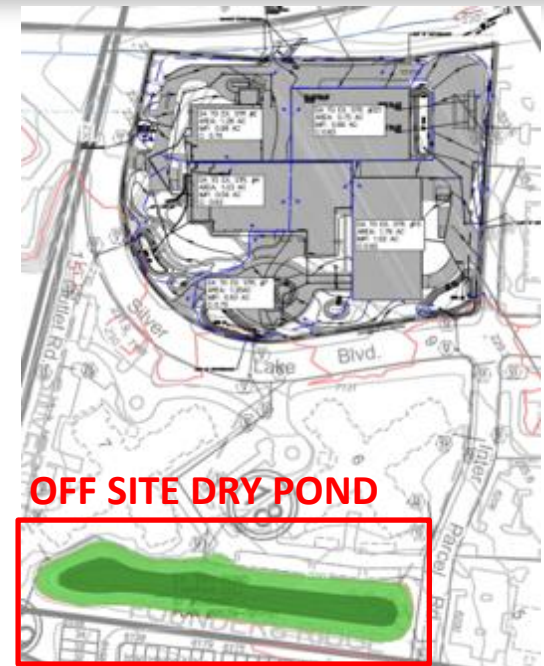
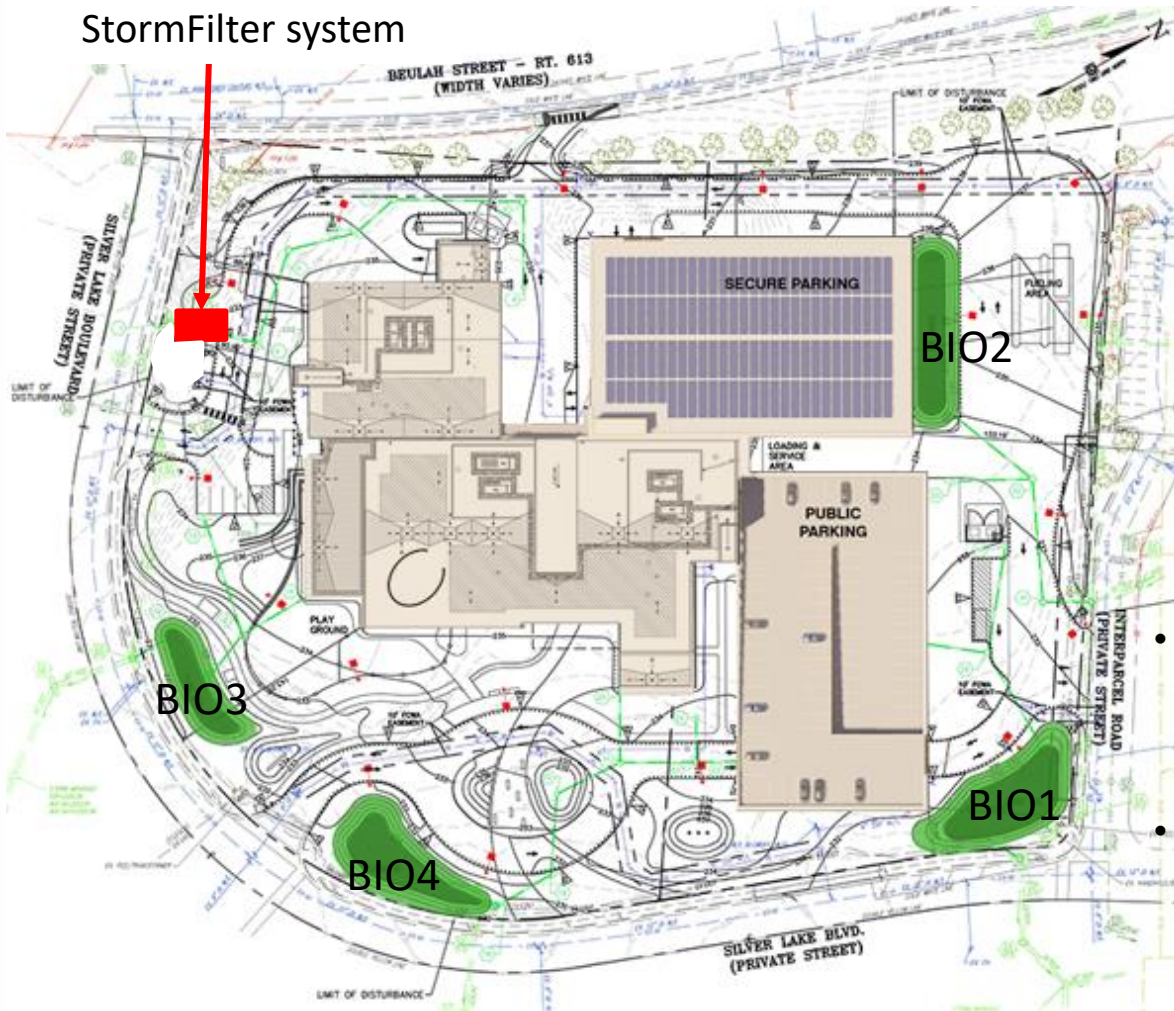


Site Traffic Patterns



Stormwater Management

Underground Contech StormFilter system

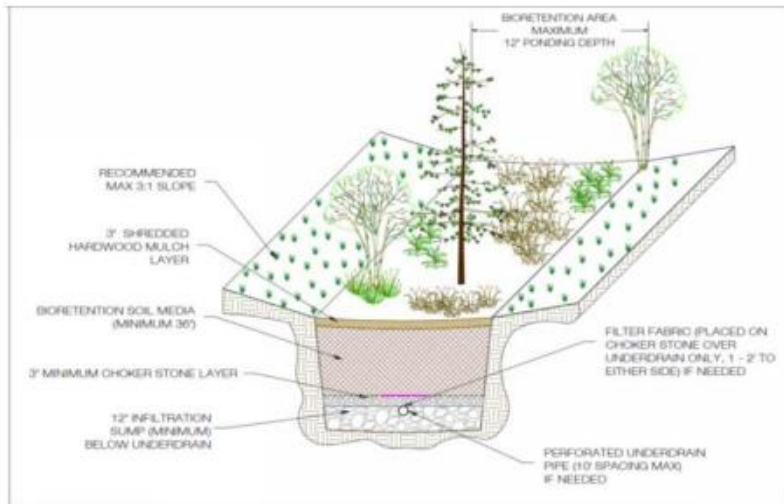


- Proposed design provides water quality enhancement by using four bioretention facilities and one underground Contech StormFilter system.
- Existing offsite dry pond located nearby only provides stormwater quantity control and provides no water quality enhancement under current regulations.

Stormwater Management

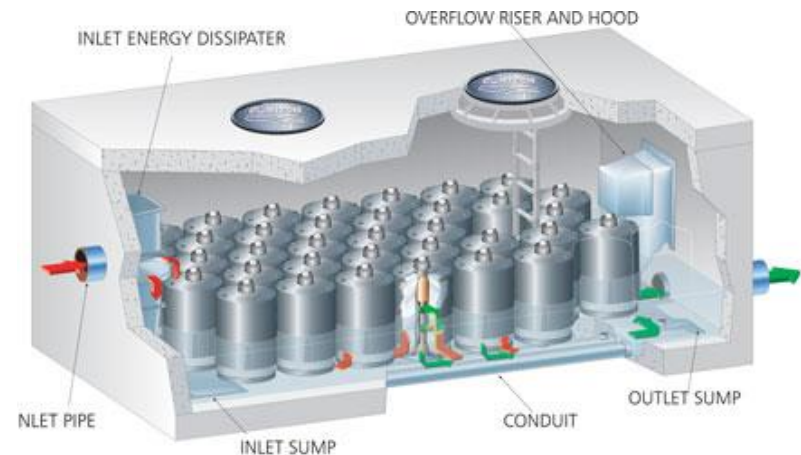
Bioretention Facilities:

Shallow landscaped depression which incorporates many of the pollutant removal mechanisms that operate in forested ecosystems.



Contech StormFilters:

Underground stormwater treatment device that traps particulates and absorbs pollutants from stormwater runoff such as suspended solids, hydrocarbons, nutrients, metals, and other pollutants.



Natural Landscaping

- Native Plants, No Invasive Species
- Less Turf grass and Chemical Inputs
- Improve Soils
- Retain Rainwater on Site



Sustainability



LEED Gold Certification Goal

- High-efficiency mechanical systems
- Highly efficient building envelope
- Potential vegetative (green) roof system
- Use of recycled and locally-manufactured products, and no- or low-VOC products
- Low flow plumbing fixtures
- All LED energy-efficient lighting with daylighting controls
- Enhanced energy and water use monitoring

Additional sustainability features:

- Electric vehicle charging stations and photovoltaic-ready infrastructure
- Inclusion of public outdoor areas including walking paths, plaza & benches

Co-located facility benefits :

- Reduced energy consumption and operational costs
- Reduced building and site footprint
- Promotes walkability



Proposed Building Design – Main Entrance



Proposed Building Design – Main Entry with Outdoor Area



Proposed Building Design – Library & Playground



Proposed Building Design – Police from Beulah Street



Project Funding and Schedule

Funding:

- FY 2015 Public Safety Bond Referendum \$23,000,000 for Franconia Police Station & BOS Office and Museum
- Proposed FY 2020 Library Bond Referendum \$34,000 for Library and Active Adult Center construction

Next Steps:

- Fall 2020-Spring 2022: Develop the design, permitting, and rezoning
- Spring 2022: Bidding process and begin construction
- Summer 2022 - Fall 2024: Construction



Proposed Building Design – Aerial View



Thank You

