

The Libbie Mill Library Story

Leveraging Private Investment
Through Public Projects

11/9/2015



Learning Objectives

- **DISCOVER** how public facilities can leverage private development
- **GAIN UNDERSTANDING** of how a new replacement library can spark other opportunities
- **LEARN** the developer's perspective and how a library made a difference to his project
- **SEE** how the architect's design blended civic needs with the private developer's interests
- **GAIN AN APPRECIATION** for what it takes to create partnership

196
8

197
6

201
5

Panel Speakers



Randy Silber

Deputy County Manager
Henrico County



Christine Campbell

Assistant Director of Libraries
Henrico County Public Libraries



Shane Finnegan

Vice President of Construction
and Development
Gumenick Properties

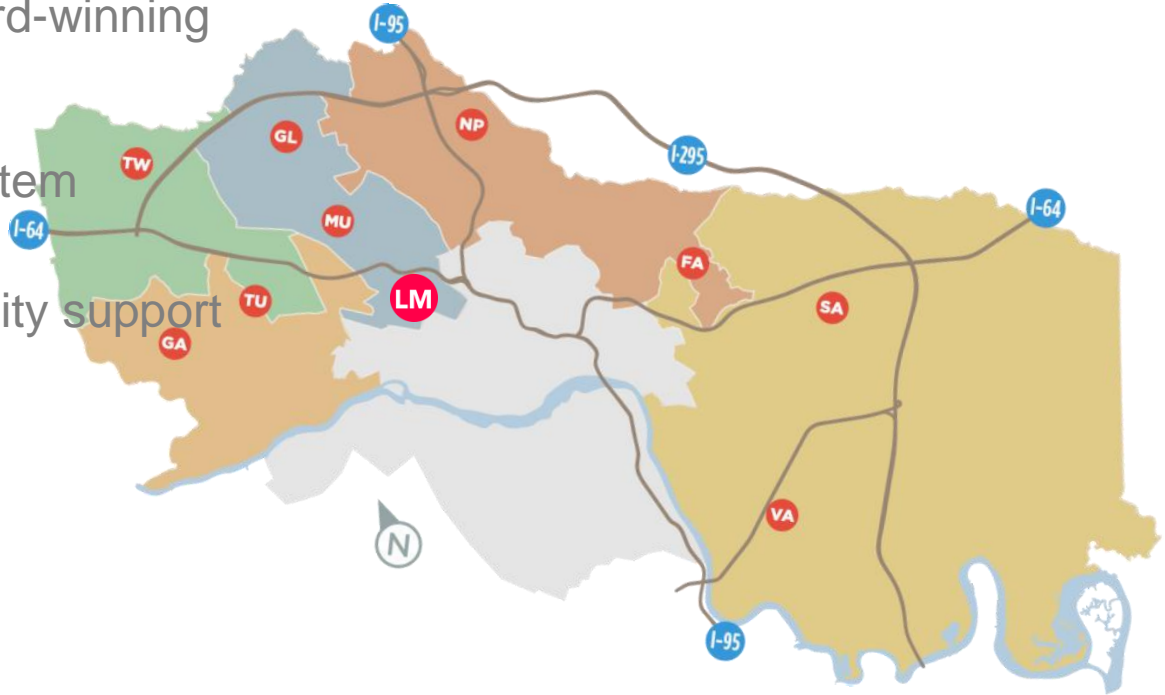


Chuck Wray

Principal
BCWH

History of Henrico County Public Libraries

- Nationally recognized, award-winning public library system
- Relatively young library system
- Enjoy tremendous community support



The History of Lakeside Library



Lakeside Library 1968-1976

- 2,400 sq. ft.
- Seating for 44
- 0 computers

The History of Dumbarton Library

Dumbarton Library 1976-2015

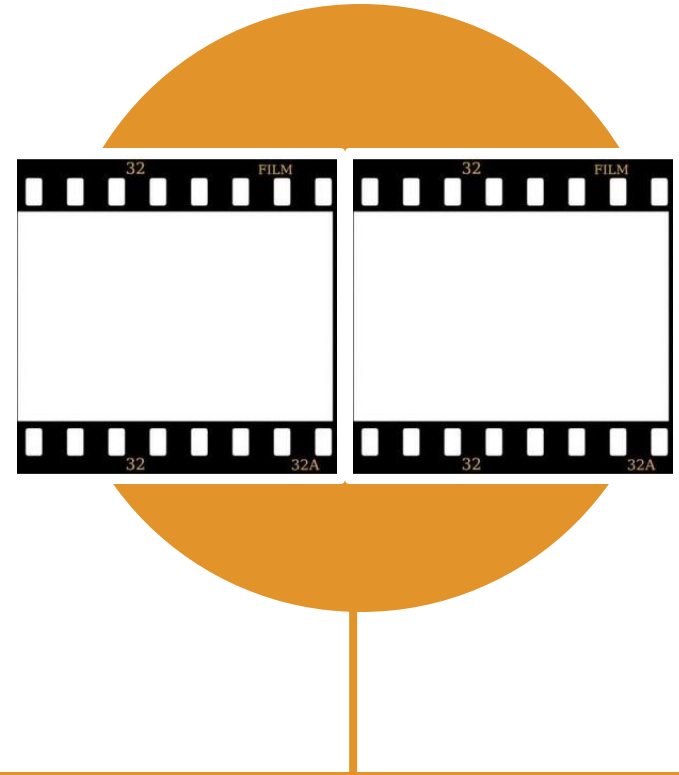


- 22,500 sq. ft.
- Seating for 102
- 98 computers
- Originally was a school built in 1956

The Brand New Libbie Mill Library

Libbie Mill Library 2015 -

- 60,000 sq. ft.
- Seating for 560 and many new amenities
- 100+ computers
- Designed as a next-generation library



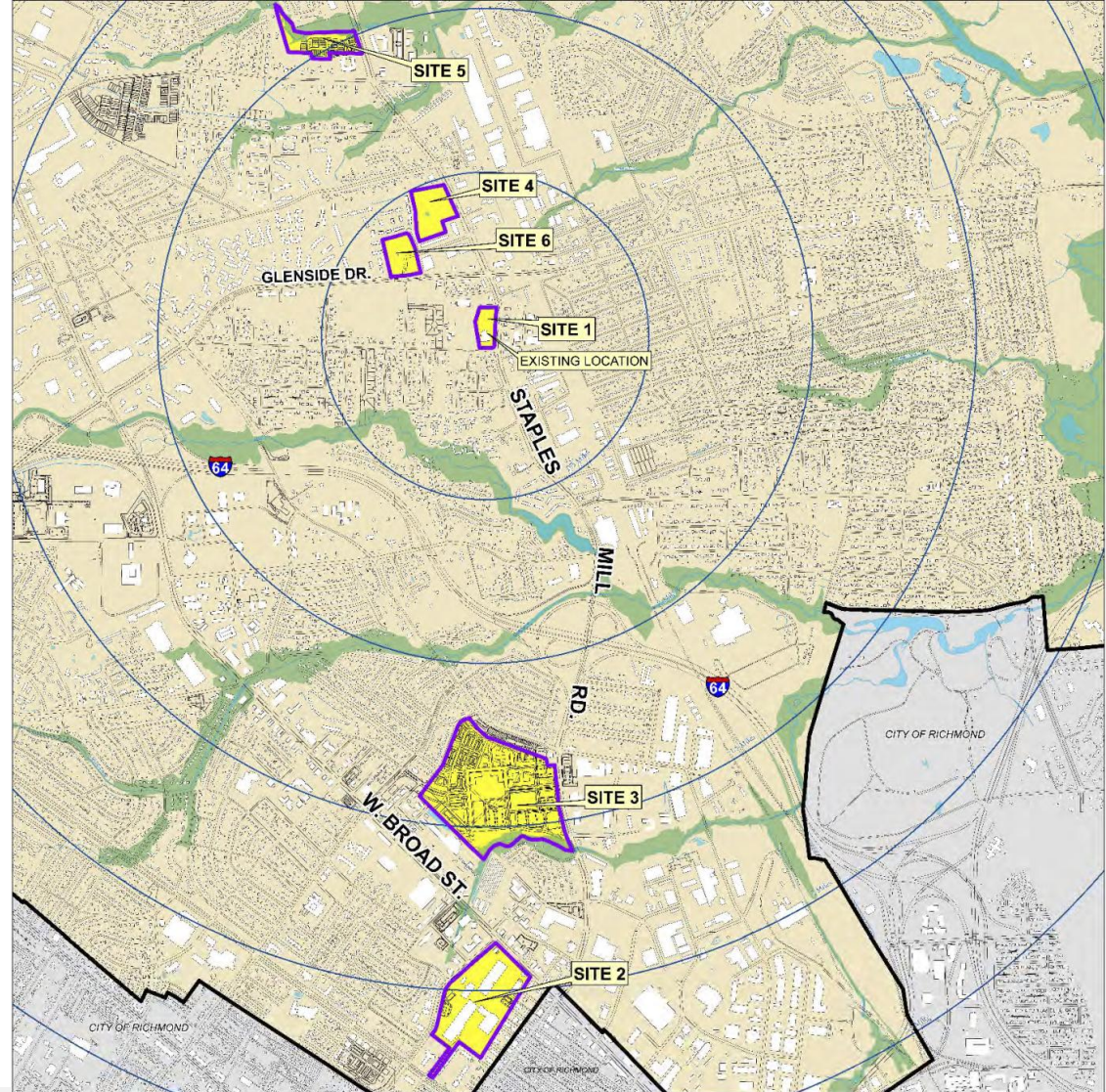
Financing for the New Library



- 2005 bond referendum
- \$349 million total
- \$30 million for a new library

Finding a Site

- Needed to be within a two-mile radius of existing Dumbarton Library
- Accessible location and easy access
- On public transportation lines
- Located within a safe environment



2012



LIBBIE AVE

BETHLEHEM RD

STAPLES MILL RD.

W. BROAD ST.

Opening Discussions with Gumenick

- What was the interest level?
- Timing perspective?
- How can we integrate – considering the dual interests?
- Financial expectations?
- How would partnership work?



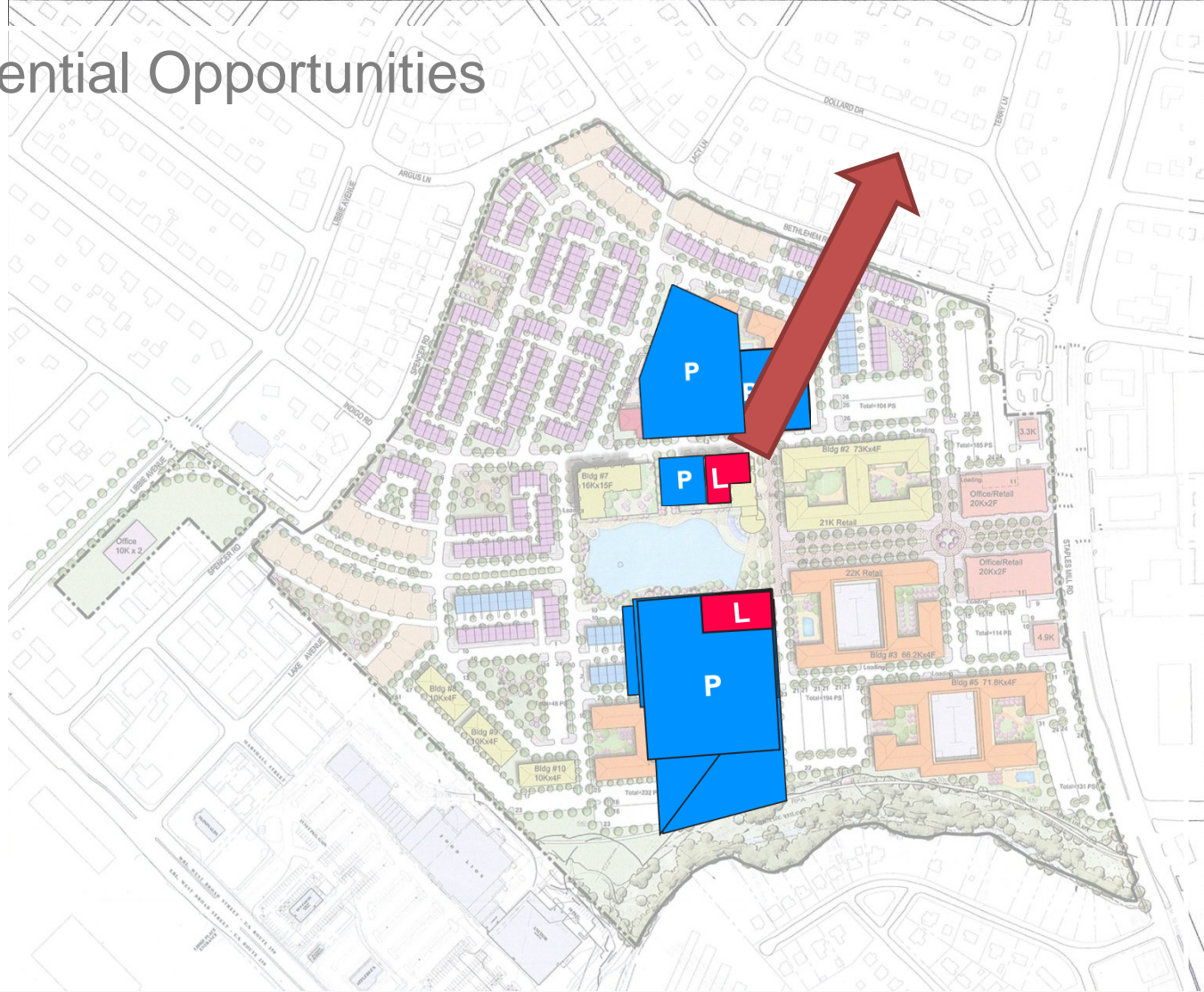
Delivery & Expectations



Exploration of Potential Opportunities

Looked at...

- Placement at the lake as a focal point
- Library physically tied to 4-floor parking deck
- Opportunities to have a restaurant connected to the library
- Possibility of a developer-constructed library
- Finally arrived at a 3-story, 60,000 sq. ft. library, with surface parking, on the lake – constructed by Henrico County. Letter of intent signed.



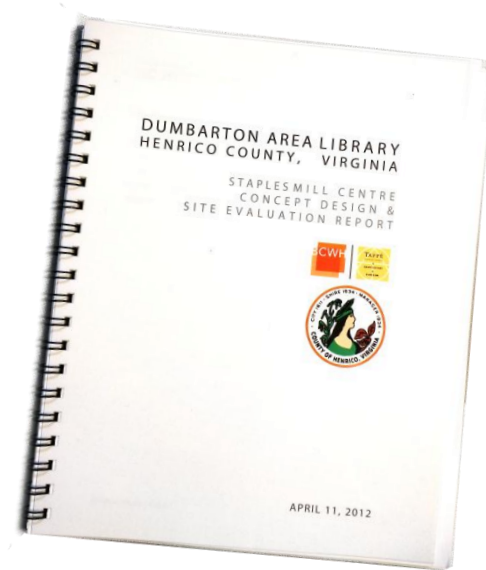
Preparation of Conceptual Plans

Architect retained- programmatic needs and conceptual designs

- Property size
- Parking
- Site circulation
- Two building entrances

Challenges encountered

- 2.41 acres vs. 3.29 acres
- Building orientation
- Additional discussions required



Development Agreement

4 basic components

conveyance of
land

development
expectations

timing of delivery

default provisions

Development Agreement

Developer's Obligation

- 3.29 acre site – no cost
- Pad-ready site
- Construction access
- Construct lake feature; and walks, plaza, lighting and landscape
- Functioning stormwater systems
- Road system to/around the library with sidewalks, lighting and landscaping
- Share cost of future water line
- Commitment on timely construction of private buildings

Development Agreement

County's Obligation

- 90 day due diligence
- Construct a 3-story library; 50,000-60,000 sq. ft.; 236 parking spaces
- \$250,000 contribution toward plaza/pedestrian improvements
- \$150,000 one-time payment in lieu of association fees
- Library use only – 20yrs; thereafter certain County office uses

Moved Forward

October 29, 2015

June 2012

Board of
Supervisors
Resolution
Authorizing
Development
Agreement

June 2013

Development
Infrastructure
Construction
Starts

July 2014

Library
Construction
Starts

LIBRARY
OPENED
!

Why did Gumenick Properties Find Value in a Public Library:

March 2010 learned Libbie Mill – Midtown was one of five locations being considered for a new library.

- Had to understand internally why having a library in neighborhood could benefit the development
- Visited other similar urban libraries:
 - Rockville Town Center, Rockville, MD
 - Shirlington Village, Arlington, VA
- Researched literature:
 - Fels Institute of Government, U. Penn – The Economic Value of the Free Library.
 - Libraries as Liberators by Jim Bacon, Bacon's Rebellion
- Analyzed Henrico County annual patron counts

Challenges

Satisfying the three most important words in Real Estate:

- Location, location, location

- Each stakeholder had an opinion on the “best” location within the development

- Parking

- Structured or surface; heavy impact on construction cost and land use

- Funding the project

- Considered multiple approaches, each recognized that the selected approach resulted in the best outcome.

- Mixed Use Building vs. Free Standing Structure

- Many pros and cons for each stakeholder to consider
- This decision also had a significant impact on long-term land planning

Major Negotiation Points Related to Development Logistics/Activities



- Parking

- Structured vs. surface



- Utilities

- Location of connections and responsibility to build, timing



- Streets and sidewalks

- Level of completion and materials used



- Public Spaces

- Level of completion and materials used



- Facility architecture and orientation

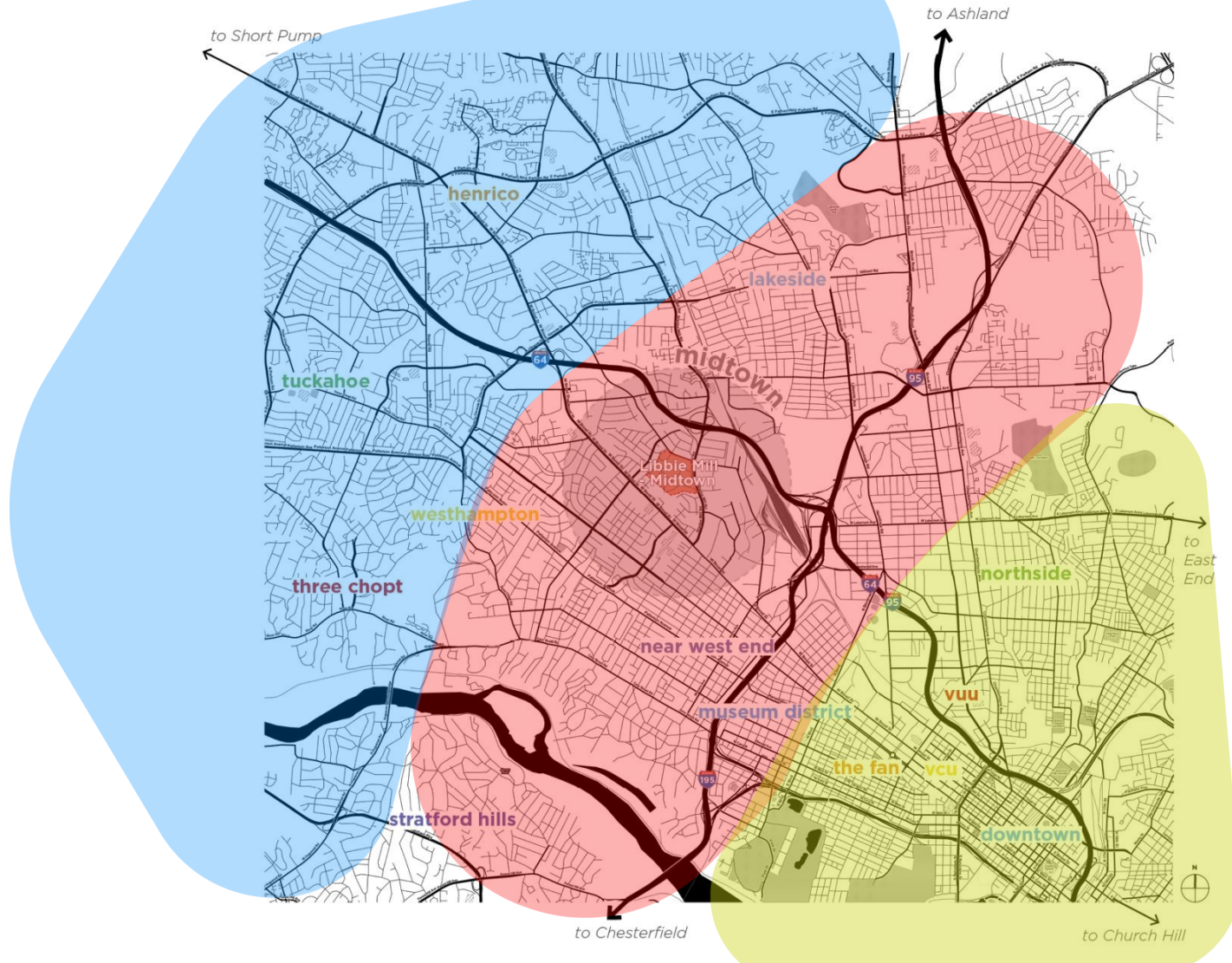
- How it looked and functioned with the fabric of the overall development



- Timing

- What will be delivered and when?





80 Site
Urban Mixed
Use Zoning
dense, walkable

1096 Apartment
homes

994 For sale
homes

Flexible retail
and office +/-
200,000 sf
considered









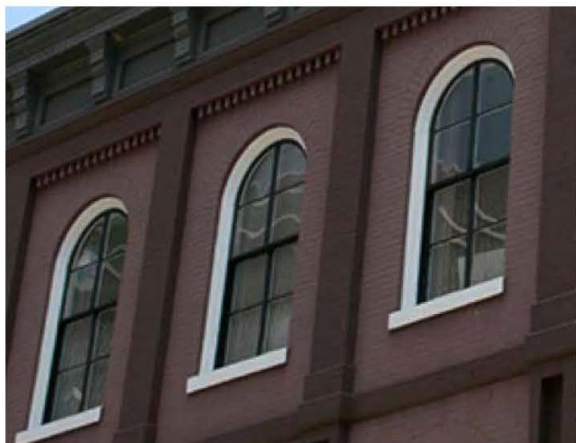
MASS



SCALE



HEIGHT



FENESTRATION



DETAILS



MATERIALS



Above: 4901 Libbie Mill East Blvd from intersection of Roux St. and Libbie Mill East Blvd. Below: 4900 Libbie Mill East Blvd. from intersection of Staples Mill Rd. and Libbie Mill East Blvd.

08.07

INSPIRATION IMAGES



Lake edge



Tree grove plaza



Promenade



Grass terraces



Four-sided fireplace



Water edge



Kiosk



Steel beams



Swing



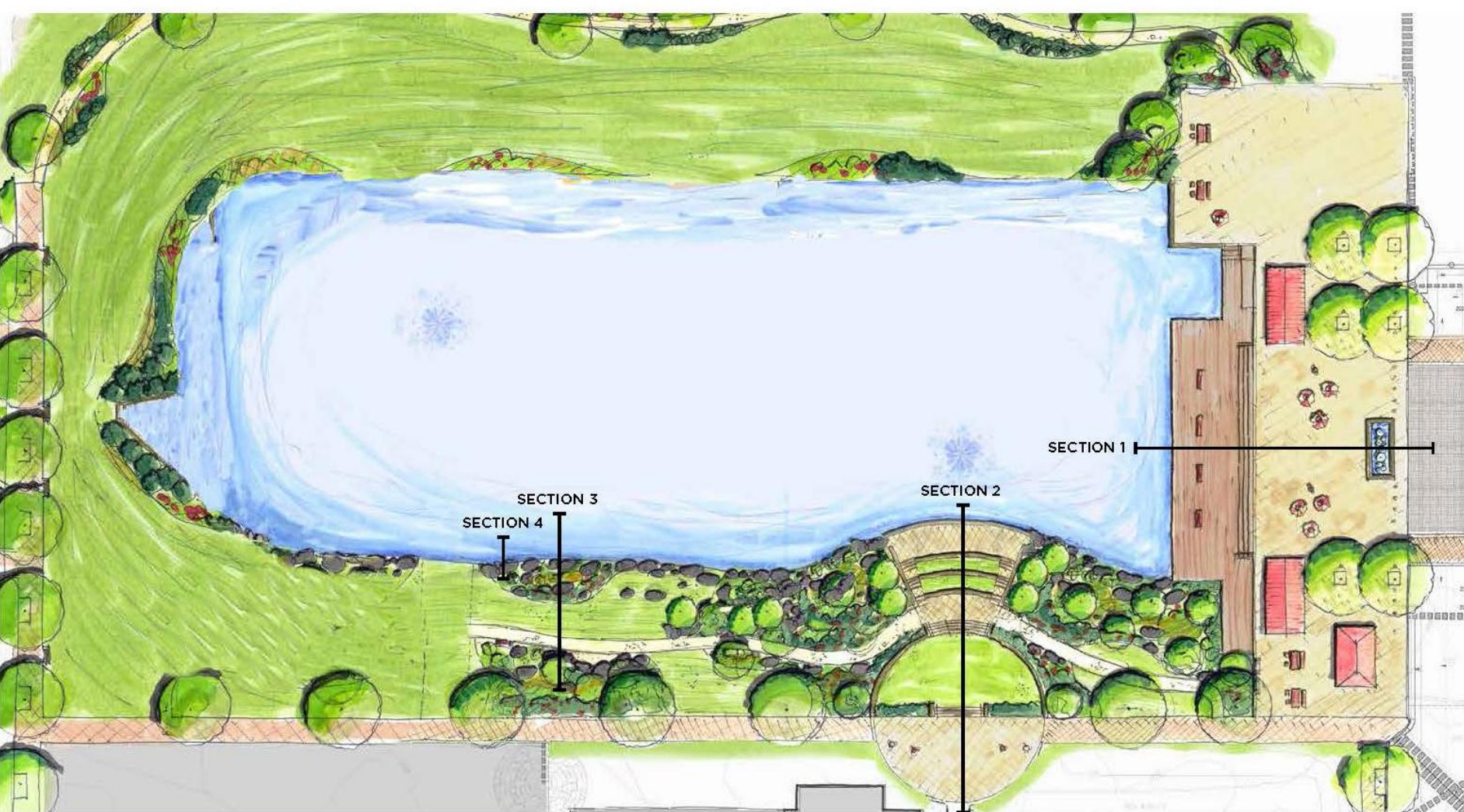
Soft-surface path



Millstone fountain



Fountain



Gumenick Obligations

Deliver
significant
infrastructure



Gumenick Obligations

Deliver significant public spaces that connect with the library



Gumenick Obligations

Begin construction of additional buildings within 1 and 2 years of Libbie Mill Library Completion



A Win-Win and Why:

Henrico County and the overall community will receive a wonderful new state-of-the-art public library in a re-emerging part of the County.

Gumenick Properties gains the benefit of a long-term partnership with the county as well as a use that will bring significant numbers of people into the development.



11/9/2015



Next Generation Library

- New urban model for Henrico County Public Libraries
- County-wide community outreach
- Benchmarking visits to District of Columbia Public Libraries
- Hired Richmond-based BCWH & library planners from Tappé Architects in Boston
- Collaborative planning and design process

Next Generation Library

DEDICATED ADULT
AREAS

MEETING ROOMS

TEENS'
DEDICATED
SPACE

UPDATED AND
CURATED
COLLECTIONS

SELF
CHECKOUT/
CHECK IN
PARKING FOR UP
TO 300
CUSTOMERS

PUBLIC COMPUTERS
AND DEVICES

COMFORTABLE
SEATING FOR ALL
THROUGHOUT

INTERNET CAFÉ

HENRICO
HERITAGE WALL

SLOPED LOW-RISE
SHELVING

MEETING,
CONFERENCE AND
STUDY ROOMS

CHILDREN'S
STORYTIME/CRAFT
ROOM

GROUP
COLLABORATION
ZONES

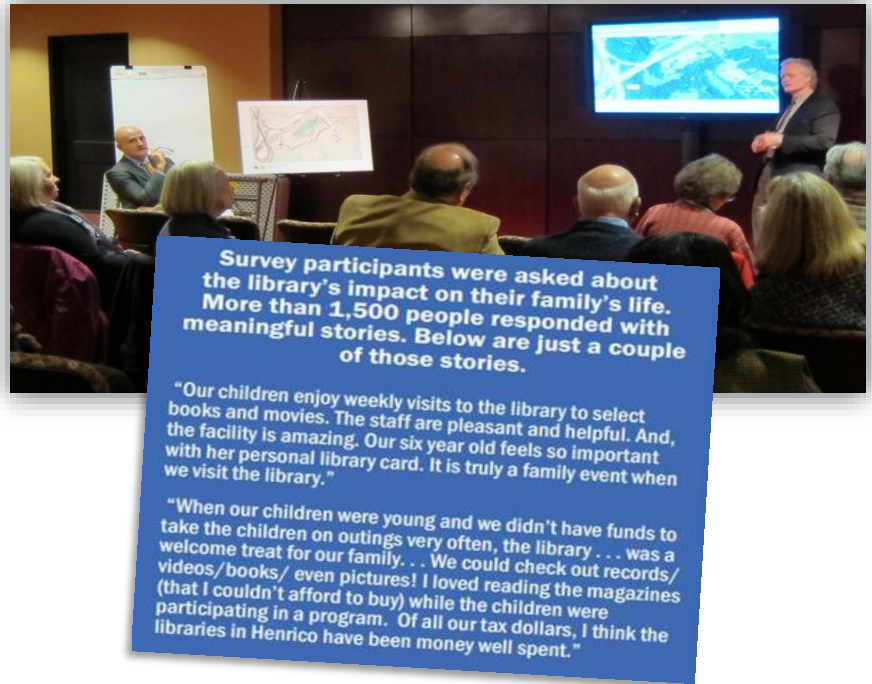
LARGE AREAS FOR ALL

Find Themes that Work for the Community

Ask Staff



Poll Community



Creative / Productive Focus

*video editing / graphics suite /
with educated staff*

*Media production labs
with expert help*

Creative areas

MakerSpace
w/features like
3D printing

*technology that teens can use for
sound recording, video/movie making etc.
to enhance their skills, & motivate them to
visit the library*

Interactive & flexible spaces

*creation spaces: digital
media labs, makerspaces,
{fablabs}*

for use by all ages

Gathering Community

Large meeting rooms/**auditorium**

social/**group learning** spaces

performance spaces

Small **Business** rooms

Group Meeting rooms

Team gaming modules
for Teens

*white boards &
collaborative spaces*

informal **networking** spaces

*computer desks for
2 people*

“Let’s meet at the library!”

Digital Information Hub

tech zone where:

skyping / cell phone / joint computer use is
encouraged

computer training rooms->
digital media labs

more space for
educational programming
so folks can learn about
new technology

mobile **iPads** vs. wired desktop PCs **Newest AV equipment**
touch screen "catalogs" for
portable [circulating] technology eBooks eVideo etc

Design Themes

SERVICE

Active Library

Library as **Center** of Community

Stable Collections

Provide for **Productive** People

Collections Support **Activities**

Easy Shopping

Accommodating All

Ages/Constituents

DESIGN RESPONSE

Transparency & Visibility

Separation without Isolation

Connectivity without Interference

Collections-Centric -> People-Centric

High-Tech & High-Touch

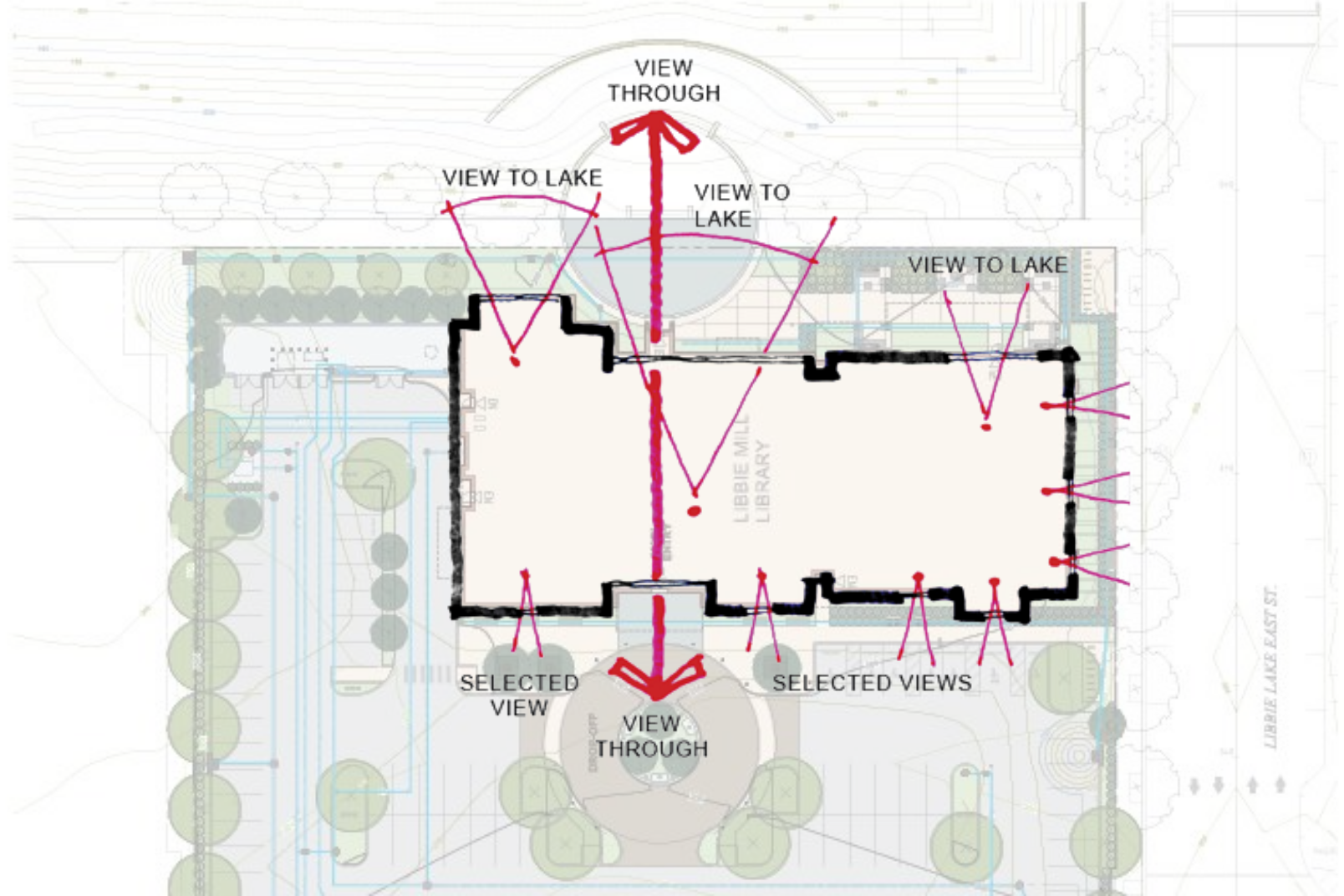
Digital Future with Human Accommodation

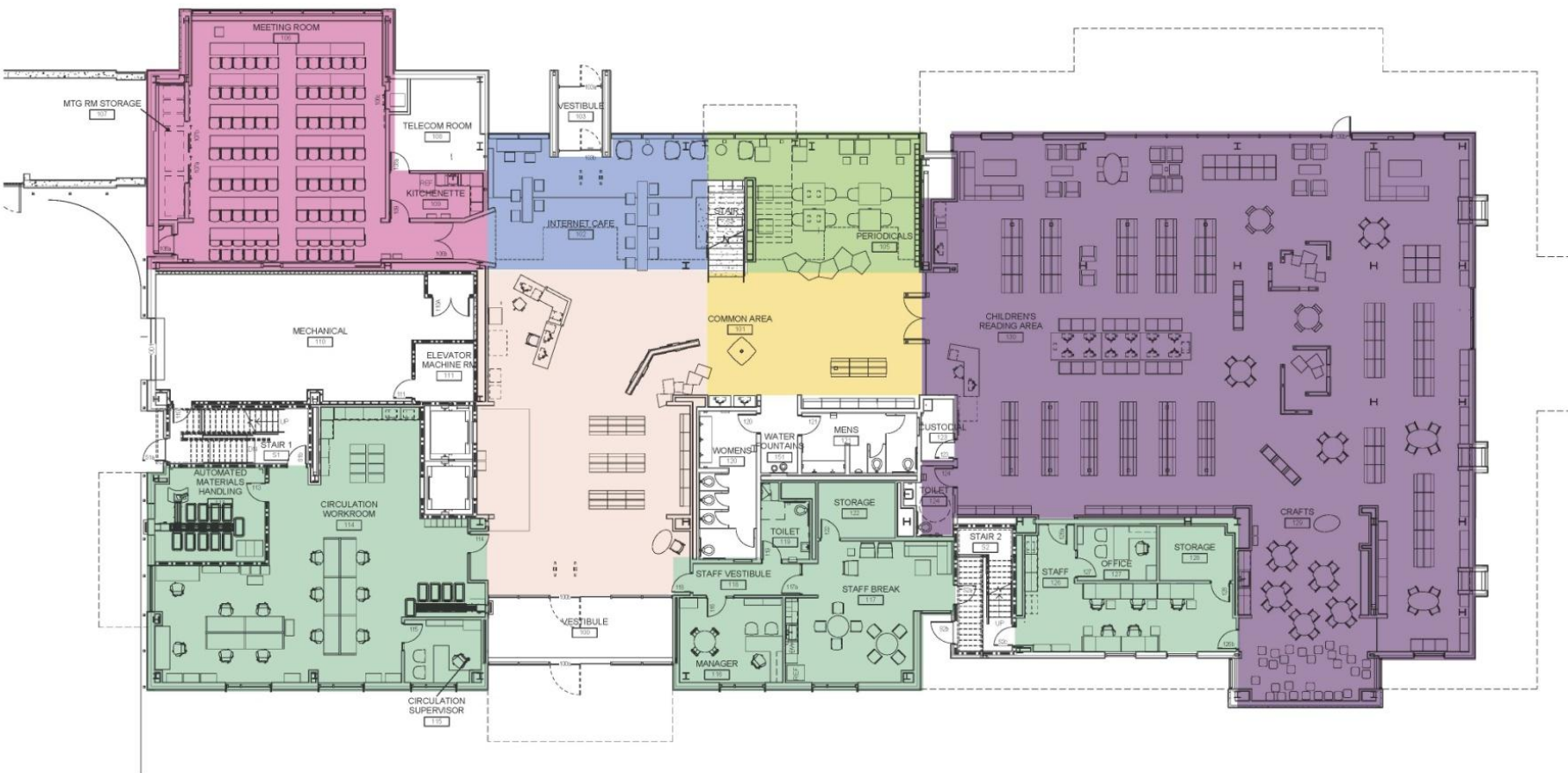
Design Character

- Contributes to the **Urban** Fabric
- Civic/**Formal Front** Approach
- Upright **Civic** Presence
- **Rear Loggia** or Terrace on Pond
- Urban/**High Style** Character















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 **HENRICO COUNTY**
PUBLIC LIBRARY

Gumenick
PROPERTIES™

 **LIBBIE MILL**
MIDTOWN

BCWH









board books



















11/9/2015



Leveraging Public Facilities

Henrico's Approach

- Effective use of the CIP process
- Closely monitor land use trends/development patterns
- Understand potential partners
- Share visions

Techniques Used

- Land donations
- Encourage preferred development through public investment

Critical Ingredients for Successful Public/Private Partnership



click to play



THANK YOU!



COUNTY OF HENRICO

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