



# Town of Vienna

Charles A. Robinson Jr.  
Town Hall  
127 Center Street South  
Vienna VA, 22180

## Meeting Minutes - Draft Town Council Work Session

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Monday, May 12, 2025

7:00 PM

Vienna Police Department Community Room,  
215 Center St. South

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### 1. Regular Business

#### *Roll Call*

*Council Present: Council Member Chuck Anderson; Council Member Roy Baldwin;  
Council Member Ray Brill; Council Member Jessica Ramakis; Council Member  
Howard Springsteen and Mayor Linda Colbert.*

*Staff Present: Mercury Payton, Town Manager; Steven Barlow, Deputy Director of  
Finance; Nichole Toulouse, Director, Economic Development; David Levy, Director,  
Planning and Zoning; Brad Baer, Director, Public Works*

*Mayor Colbert opened the Work Session at 7:00 PM with an announcement that the  
Louise Archer Elementary School dedication will be held May 13, 2025 beginning at  
11:00 AM.*

#### A. [25-5071](#)

7:00 p.m. - 7:45 p.m. Spring 2025 Economic development update & Restaurant  
Week results

*Nichole Toulouse, Director, Economic Development provided the Spring 2025  
Economic Development Update noting that the data represent information for the  
Town of Vienna only. Efforts are under way to address vacancies for areas outside of  
the Town limits. She presented data on the recent Restaurant Week.*

*Comments from Council included the following:*

- *Restaurant Week was staged for \$25,000; 2025-26 budget for this event is \$25,000;  
Two events per year would potentially require \$40,000 budget;*
- *Businesses cite most important outcome of this event as new customers;  
Economic impact of event captured in overall yearly receipts;*
- *Urge targeting influencers from other jurisdictions;*
- *Suggest personal follow-up visit to every participant;*
- *Suggest restaurant week attendance question in Town Survey;*
- *Consider second event in fall related to restaurant week.*

#### B. [25-5072](#)

7:45 p.m. - 8:30 p.m. Corporate park uses

*Director Toulouse provided a brief history of the Corporate Park District and  
presented current options.*

*Council and Town Manager comments are summarized as follows;*

- *General Dynamics will be occupying space in near future;*
- *Town strives for diversified tax base;*
- *This district has been designated as a major employment center;*
- *Greater movement toward residential results in greater tax burden on residents;  
Increased commercial/retail/etc. results in less tax burden due to diversification of  
tax base;*

- Downturn in commercial development is common throughout U.S.; Any change in zoning should be undertaken now, with Comprehensive Plan update underway; Challenged to determine long term vision for that district and follow with appropriate zoning.

Town Attorney Briglia noted that the best use of this site has evolved over time. Currently, this site has 24/7 use, which is a consideration when introducing residential. The site is very secure and walkability is reliant on the W&OD Trail. In order to consider any type of residential, extra standards must be drafted to accommodate this.

David Levy, Director, Planning and Zoning recommended reassessing the zoning for this area. A 2024 Work Session revealed negative feelings toward residential in this area and the Comprehensive Plan is being drafted with that in mind.

- Challenge the statement of this district as an employment center, especially related to 901 Follin Lane, which has been vacant for a decade; Multifamily use could help diversify tax base; NAOP states that greatest threat to economy is lack of affordable housing;

- As largest employer in Town, Navy Federal **in fact supports** the notion that this is an employment center;

- Multifamily use is best application to **maximize tax revenue**; Must quantify noise and air pollution to accommodate this use;

- Concern that once residential is allowed, attempts may be made to shut out commercial;

- Consider Beuhla Road property for affordable housing; Any residential development would necessitate additional costs associated with support services (i.e. police, education, etc.);

- Land costs far too high to support residential development on this site;

- Affordable housing goal should be included in the Comprehensive Plan;

- Must focus on what is best for Town of Vienna.

With no additional comments from Council, Mayor Colbert called for a break at 9:10 PM. Meeting resumed at 9:20 PM.

## C. [25-5094](#)

### 8:30 p.m. - 9:15 p.m. Maple Ave and Nutley St Traffic Signal Improvement Project

Mayor Colbert called on Brad Baer, Director, Public Works, to present the Item for consideration and discussion.

Comments by Council are summarized as follows:

- Traffic light at Follin Lane/Maple Ave. will have signalized pedestrian crossing;
- All signals will have battery backup;
- Project funded through technical state funding and other pieces of funding to equal \$2.8M;
- If no automobile at crossing, light will change for minimal amount of time; If no pedestrian at crossing, light will stay in rest;
- New system provides for feedback to allow adjustments;
- Specific areas are currently under greater evaluation for change, specifically James Madison Dr.; If change is required, installation timing will be abbreviated as compared to current project; Hawke light timing changes cannot be made, but a slightly longer flashing period is possible;
- Risk for project delays greatly reduced, as all materials are in house; Dominion Power will complete the power connection at the Tapawingo/Nutley and Follin/Maple intersections, dependent upon Dominion schedule;
- Media is planned to highlight the project and upcoming changes;
- Request periodic updates on feedback with regard to troublesome areas including resolution;
- Staff brings experience but is currently undergoing training with the system;

- *Server based system virtually eliminates chance of hacking.*

## **2. Meeting Adjournment**

*Mayor Colbert concluded the work session at 9:45 PM.*

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