



Town of Vienna

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

Meeting Minutes Town Council Work Session

Monday, May 13, 2024

7:00 PM

Vienna Police Department Community Room,
215 Center St. South

1. Regular Business

Mayor Colbert opened the Work Session at 7:00 PM by introducing the summer interns from James Madison High School.

Roll Call

Council Present: Council Member Sondra Allen; 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; Steve Briglia, Town Attorney; David Levy, Director, Planning and Zoning; Kelly O' Brien, Deputy Director, Planning and Zoning

A. [24-4429](#)

7:00 p.m. - 8:00 p.m. Review Parking Study Recommendations

Mayor Colbert called on Natalie Guilmeus, Director, Economic Development to present the Item for consideration by Council.

On April 15, Nelson Nygaard presented the results of the parking study, a multi-departmental initiative executed by Nelson Nygaard, a national transportation planning firm, detailing existing parking conditions within the commercial core and providing parking recommendations.

These recommendations offer policy considerations, parking management programs, as well as short-term and long-term actions that the Town, and relevant stakeholders could consider to improve parking within the study area.

Council was provided with a list of 30 recommendations from the study for which they were to provide guidance on which items to advance for additional research/implementation.

Council was asked to indicate the level of interest for continued research and discussion for each of the Items by ranking as one of the following:

- *High interest*
- *Low interest*
- *Not in favor*

Those identified as "High Interest" will be brought back to the Town Council for further discussion in the near future. "Low Interest" items will be brought back to the Town Council at a later date. "Not in Favor" items will not be scheduled for discussion unless the Town Council directs otherwise in the future. At any time, the Town Council may choose to instruct staff to change the priorities or add new topics to be discussed.

#1 Update zoning ordinance to allow adjustments to site parking - Fairfax County

recently updated their zoning code.

High Interest

Vote 5-2-0

#2 Update zoning ordinance to allow for reduced parking

- Town is over parked as a whole;
- Lower parking space requirements equals lower development costs, increased space for mixed use and housing, and increased visual appeal (as long as it does not create additional parking issues);
- Current standards may be outdated;
- Consider incentives for shared parking;
- Must consider size of development when making determination;
- Multifamily and mixed use should be considered simultaneously;
- Caution against potential for large existing parking lots to be used for expansion of existing building, thus reducing the number of shared parking spaces; not a likely scenario as Town regulations must be met;
- No such thing as “free” parking; Costs passed down to residents;
- One goal should be to maximize efficiency of private parking through shared spaces; Unused parking is an additional cost for the business because landowner will simply roll those costs into the lease;
- New public library will provide additional public parking;
- Reduced parking requirements will in turn reduce the costs for small businesses to operate; May reduce threshold for businesses to get into a space.

High Interest

Vote 5-2-0

#3 Shared parking: Assist businesses in creating business to-business shared parking agreements

#4 Public-private shared parking

- Considered together.

High Interest

Vote 6-1-0

#5 Improve and coordinate wayfinding and branding

- Interest in the broader issue of signage throughout Town; Requires solid proposal.

High Interest

Vote 4-3-0

#6 Provide adequate and accessible ADA parking

High Interest

Vote 7-0-0

#7 Improve and expand bicycle parking repair facilities

- Expect that County or private company will address this issue.

Low Interest

Vote 2-4-1

#8 Strategically invest in public parking supply in key locations

High Interest

Vote 4-3-0

#9 Coordinate programs and event management parking

- Don't believe there is a problem.

Low Interest

Vote 0-4-3

#10 Create a park once district

- *May involve private/public partnership; May require zoning changes;*
- *Potentially would require business incentives;*
- *Already happening to some degree in smaller areas throughout Town;*
- *Frame concept as park once for all destinations.*

High Interest

Vote 4-2-1

#11 Augment shared parking with micro transit

Low Interest

Vote 0-3-4

#12 Better manage delivery and drop-off activity (commercial loading/unloading)

- *Designating space will result in loss of public parking;*
- *Difficult to control.*

No Interest

Vote 1-1-5

#13 Incentivize use of public transit

High Interest

Vote 4-3-0

#14 Prioritize pedestrian crossing safety

High Interest

Vote 7-0-0

The remainder of the Items were deemed more aspirational, less urgent. Town Manager Payton will add this Item for continued discussion to the next available Work Session Agenda.

B. [24-4410](#)

8:00 p.m. - 8:30 p.m. Discussion on creating a Temporary Permit Parking section in Town Code 9-12.3.1, Parking prohibited on certain residential streets.

Mayor Colbert called on Jim Morris, Chief, Vienna Police Department to present the Item for consideration.

Chief Morris reminded Council of the parking issues surrounding the Sunrise Assisted Living development. While the department completed studies before, during and after the development, the Code is specifically designed for neighborhoods next to multifamily, etc., or those next to the Metro where residents park and leave the area. In doing research to address construction related parking problems at this location, it was found that Fairfax County has a section in their residential parking code that allows for the temporary designation of permit parking when a residential area is impacted by a construction project. Similar language could be added to Town Code 9-12.3.1 authorizing the Town Manager to address residential parking issues resulting from construction projects.

Town Attorney Briglia noted that the State legislature has allowed Towns a broad authority over parking. The idea of linking temporary parking to active construction and keeping it administrative represents a good option. It should be written as a new Code section that is linked to an active building permit. The effectiveness will be in the enforcement. The primary challenge will be to determine

how many blocks to include when issuing permits. The process will be triggered by the building permit and followed by an administrative review (Town Manager). Residents that fall within the affected area will be informed of the project and the process for obtaining a temporary parking permit through a resident meeting.

Council comments are summarized as follows:

- Residents will be allocated guest parking permits;
- Should specify that this process is limited to commercial and multifamily development;
- Consider a public hearing as a form of educating the public; Public hearing not required.

Action Item: Town Attorney Briglia and Chief Morris will draft language for consideration by Council.

Mayor Colbert called for a recess at 8:30 PM. Meeting reconvened at 8:35 PM.

C. [24-4433](#)

8:30 p.m. - 9:30p.m Town Council Priority: Housing Diversity - Defining the Focus and Goals: Second Discussion

Mayor Colbert called on Kelly O'Brien to lead the discussion.

On May 6, 2024, the Town Council received a presentation from staff that included a discussion of types of housing diversity, Town and County relevant data, and trends.

Council discussion targeted ideas for addressing this issue within the parameters of Town government.

Comments from Council and responses from Planning and Zoning are summarized as follows:

- Staff meet semimonthly with builders to discuss various issues related to policy; This issue has not yet been raised for input;
- Council will be tasked to determine if subsidies are to be considered;
- Vienna does not have an abundance of land available for this type of development; May consider refurbishment of existing homes or ways to allow residents to remain in existing homes, use of commercial space/corporate parks, etc.; Ideas may require changes in the Comprehensive Plan and/or changes to zoning code;
- Consider working with County to provide some type of workforce housing; Potential implementation problems;
- Should include this discussion with that of the Comprehensive Plan – especially as related to use of commercial property;
- Request additional research on Accessory Dwelling Units (ADU's);
- Recognize that adding this type of housing will potentially change the complexion of the Town in the future;
- Logical approach is to increase supply which is a Comprehensive Plan issue; Establish goals that suggest opportunistic consideration of development options leading to housing at different price points;
- Must determine if Fairfax County has included Vienna as part of its plan and vision;
- Neighborhood mixed use might be a consideration; Should assess the existing neighborhood site;
- Corporate park use has been considered in the past but failed to be taken up for

serious consideration;

- Must remember that with developers there are often tradeoffs whereby affordable units are lost to other, more attractive options; Developers often include lower cost options in original plan but as market factors change, those units are sold at higher prices;
- Consider transitional zones for lower cost housing;
- Must be realistic when considering options given the cost of land.

Mayor Colbert reminded Council of the need to narrow the scope of this discussion based upon what has real potential for implementation. Following a show of hands, the issues of workforce housing, subsidized housing and seeking funds from Fairfax County were not found to be topics worth pursuing at this point in time.

Town Attorney Briglia provided additional information for consideration regarding ADU's, stating that often applications originate from the RS10 Zone (60% of Town zoned RS10, single family detached housing). Issues that will need to be addressed include stormwater management, lot coverage and tree canopy.

Action Item: Staff will research Fairfax County ordinance for ADU's;

Action Item: Staff will bring forward Fairfax County policies and review those more closely;

Action Item: Staff will identify properties throughout Vienna that have potential;

Action Item: Staff will review options for changes to the Comprehensive Plan to accommodate this effort.

Town Manager Payton will review Council's calendar to find a date for discussion of these action items.

Town Attorney Briglia noted that should Council wish to include this Item in the legislative agenda, initial work begins in the late summer. Council generally holds its first Work Session in September.

2. Meeting Adjournment

With no further discussion, Mayor Colbert concluded the meeting at 9:40 PM.

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