



Town of Vienna

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

Meeting Minutes Town Council Work Session

Monday, May 16, 2016

7:30 PM

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

Work Session

1. Regular Business

A. Vienna Green Congregation Certification

The Town Manager called the work session to order at 7:34 p.m. and commented that the earlier start time was to allow plenty of time for the three items on the agenda.

Community Enhancement Commissioner Susan Stillman began her presentation by noting that she had previously spoken to most Council Members about this idea individually. She then reviewed the details of the proposed annual sustainability self-certification for faith based groups located within the Town limits. As the CEC (Community Enhancement Commission) planned it, the Green Congregations' Program would require re-certification every year and would award either a gold, silver, or bronze certification. Upon qualifying, participants could be given a window cling to advertise on the outside of their building as well as something to put in a frame on the inside. The CEC is thinking about offering car magnets in the future. The idea is to encourage and recognize sustainability, and also to support the VML (Virginia Municipal League) Go-Green innovation component. Applications for certification would be submitted annually to the CEC by February 15th for the previous year.

Council Member Springsteen expressed reluctance to get involved in churches' business by regulating them in any way or suggesting how they spend their resources. Other Council Members expressed agreement and remarked on the idea of separation of church and state. Council Member Majdi suggested that the program include another category in addition to faith based congregations. The idea of a broader based program was talked over and Council Member Voigt suggested perhaps adding preschools or other groups that do not fall into the typical "green business" categories. Mayor and Council decided to reach a wider range of people by reaching out to in-Town non-profit organizations in general, instead of just faith based groups. The next step would be for CEC members to revise their initiative to include "non-profits," and send out information by email. Council also suggested that CEC members reach out to a sampling of organizations for feedback and share feedback with Council.

The Mayor thanked CEC members Susan Stillman, Desiree DiMauro and Joanne Burke for their time and energy on the initiative.

Recommendations: The Community Enhancement Commission will add in-town, non-profit organizations to the program, solicit feedback from a sampling of those organizations and faith based groups, and share their revisions and feedback with Council.

B. 2016 Town of Vienna Community Survey Results - Draft Report

Communications and Marketing Manager Lynne DeWilde answered questions and reported on the community survey results. She said she was still finding things in the report that needed correction, the biggest ones being in the benchmark descriptions. Council Member Springsteen insisted that regardless of its draft status, the community survey report was public information and needed to be on the website for public viewing.

Ms. DeWilde noted that Vienna looked very good in the survey findings and said that ETC sent out a random sampling of 4,000 surveys and received 897 back, for a response rate of 22%. Highlights in the executive summary indicated that 98% of folks think Vienna is a great place to raise their children, and 97% rated Vienna as an excellent or good place to live. Ms. DeWilde stated that the notable exception was that only about "40 something" percent rated it as a good place to retire, and that percentage was down from the 2014 survey. Council shared ideas for why this perception might have come out in the survey. Ms. DeWilde observed that the small numbers in the graphs of the survey results were a little hard to read, but relayed that ETC could not change that. She asked Council what they thought about the timing to conduct the survey and to have the results available, particularly from the perspective of the fiscal year budgeting process schedule. Council Member Kelleher commented that the survey should be sent at a convenient time of year for citizens and Mayor DiRocco remarked that was why they had been doing it in the spring. Ms. DeWilde added that two months was a bit rushed to produce survey results after the questionnaires were sent out, and that a three month turnaround time would be better. Council Member Springsteen confirmed that the surveys were done every other year and asked if fall would be a good time. It was noted that survey information received around October or November would be fresher for the beginning of the annual budget planning season in January, and it would be after the summer travel season and before the December holiday season. Ms. DeWilde asked Council if that seemed better than spring. Mayor DiRocco spoke of all the paperwork and activity when kids go back to school in the fall, but conceded that spring was also a busy time so either time would be good because people tend to be around. Council Member Voigt said that she thought mid-October would be fine, and added that it would not overlap with the holidays and would be after back-to-school time. Council Member Kelleher added that fall would remove the survey from the Town election season as well.

Lynne DeWilde changed the subject to discuss the benchmarking process, and said that in her opinion this was where the survey company may fall short. She reported working with another community survey agency previously, called National Citizens' Survey. They have an affiliation with ICMA, but they cost more. Ms. DeWilde remarked that it may be something we want to consider next time around. Council Member Springsteen added that he would like to see how Vienna compared to local communities such as Falls Church, Herndon, or City of Fairfax. Mayor DiRocco suggested that the next time Town of Vienna does a community survey, other options may be considered.

Ms. DeWilde mentioned her idea to share the findings in a story in the July newsletter, as well as all other Public Information means. Council will consider sharing results at a "Mayor at Your Service" meeting, possibly in September.

Recommendations: The Public Information Department will have this information on the website by sometime in June. The next community survey will be planned for

late fall of 2018.

C. Proffers Overview

Town Attorney Steven Briglia advised that amendments to Virginia law on proffers would take effect as of July 1, 2016. Mr. Briglia said that what they are talking about with the use of proffers is in rezoning cases, and traditionally the zoning ordinances that include the acceptance of proffers are called conditional rezoning. So, it is not a by-right rezoning; you are putting conditions on it, and those could be site plan conditions.

Mr. Briglia continued his overview, saying that proffers are designed to address certain impact specific rezoning and a project that is going to go into that rezoned parcel. It could be a traffic impact. It could be a public safety impact, or school impact if it is residential. A lot of the changes that are coming into effect in Virginia Code Section 15.2-2303 et seq. really apply to impacts from residential redevelopment. For instance, if a county or city were to rezone an area from agricultural use/farmland to high density residential, after July 1, 2016, that county or city would have to show that the school that those school-aged children would go to is already overcrowded, and they would need to build additional school modules or trailers. In other words, they would have to show that there is an immediate impact that cannot be addressed with existing capacities. After July 1, that kind of analysis will be necessary. Mr. Briglia clarified that the proffers must come from the applicant, and the Town may not ask for proffers.

Council Members talked over hypothetical examples and Patrick Mulhern and Steve Briglia answered questions. As Mr. Briglia reported, the new statutory definition of an unreasonable proffer is a proffer that does not address impact specifically attributed to the new development, and the jurisdiction has the obligation to prove. In order to quantitatively determine what the impacts and the existing capacities are, Mr. Briglia indicated, the Town really will need more empirical statistics. Mr. Mulhern remarked that transportation studies are probably the most important and most common data that will be needed for Vienna.

The Town Attorney reiterated that you don't get proffers unless there is a rezoning. He also explained that you look at the maximum by-right with the zoning that is in-place and what they are doing above and beyond that. It was discussed that the Town has not had a lot of re-zonings in recent history because the Town has been built-out and there have not been any significant new zones created. The CIB Zone (the Church Street Zone) is an over-lay zone, so when a developer wants to do a Church Street project it is not a re-zoning. The conditions that are part of the CIB are incentives, not rezonings. In order to earn those incentives, a developer must build in a certain manner. The MAC (Maple Avenue Commercial) Zone is different because certain site plan conditions are required if a developer wants that rezoning.

Recommendations: Information on the new proffer regulations will be forwarded to the Planning Commission.

2. Meeting Adjournment

The Town Council Work Session of May 16, 2016 adjourned at approximately 9:44 p.m.

Mayor Laurie A. DiRocco

Signed / Dated: _____

Attest: _____
Deputy Town Clerk

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.