



Town of Vienna

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

Meeting Minutes

Town Council Conference Session

Monday, March 28, 2022

7:30 PM

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

1. Regular Business

Council: Council Member Chuck Anderson; Council Member Ray Brill Jr., Council Member Nisha Patel; Council Member Steve Potter; Council Member Ed Somers; Council Member Howard J. Springsteen and Mayor Linda Colbert.

Staff: Mercury Peyton, Town Manager; Shelley Kozlowski, Assistant Town Clerk; Steve Briglia, Town Attorney; Marion Serfass, Director, Finance; Mike D'Orazio, Acting Director Planning and Zoning; Kelly O'Brien, Acting Deputy Director, Planning and Zoning; Leslie Herman, Director, Parks and Recreation; Amy-jo Hendrix, Recreation Program Supervisor, Parks and Recreation and Leon Evans, Manager, Community Center.

A. [22-2987](#)

Discuss Church Street Vision project proposed for 139-145 Church Street NW

Mayor Colbert opened the Conference Session calling on Mike D'Orazio to review changes to the proposed site development, notably smaller footprint, no basement, façade improvements and additional parking spaces over required. Jim Bognet, President, CEO, Bognet Construction and Joaquin Diz, MGMA Design were present to share the updated design.

Comments and questions from Council included the following:

- *Concern regarding traffic issues from elimination of right hand turn from Church onto Lawyers Rd.; Public Works providing assistance to incorporate pedestrian safety recommendations from Multi Modal Traffic Study; (Council to consider as separate issue from site development);*
- *Assurance that sidewalks are ADA compliant;*
- *Concern regarding number of compact only parking spaces; proposed compact spaces equivalent to full space;*
- *Public parking open to all; cost passed on to tenants;*
- *Recommend cost of tenant parking be wrapped into rent to prevent street parking;*
- *Concerns regarding size of loading, trash collection area-blind spots when truck backing; turning radius too tight; distance from entrance; final plans to include civil engineer diagram of area;*
- *Building design much improved; challenged to break up visual impact;*
- *Concern regarding undergrounding power lines-current project is by-right, not a rezoning-no requirement to set aside funding for future undergrounding;*
- *Concern for lack of bicycle parking for tenants and public.*

Requested plan revision prior to final approval to include (date to be determined) the following:

Graphics for loading area;

Renderings to include power poles and street lights.

B. [22-3004](#) Updating Chapter 25 - Historic Structures, Sites and Places - of the Town Code, specifically Sec. 25-8 - Presumptive qualification for registration

Mayor Colbert introduced Mike Berger and Nancy and Sid Motts, Historic Vienna to present the Item for Council Consideration. Council was also asked to consider a language change regarding notification of historic designation to reflect that of Fairfax County and the State of Virginia. Currently the Town of Vienna requires the owner to apply for listing on the register by filing with the Town Manager a letter setting forth the reasons for such inclusion (Chapter 25, Sec. 25-5). The county and state do not have this same requirement. The motivation for this change is to increase the number of designated sites and enhance appreciation for the Town's historical significance.

Council comments included the following:

- *Concern that a designation without owner signature may restrict future structural changes to the property; Town of Vienna property on the historic register imposes no restrictions on the owner;*
- *Concern regarding signature for public property;*
- *Consider small steps toward historic preservation; may come at cost but benefit in long run;*
- *Anyone can nominate a property for consideration; nomination will not pass to Council for approval without the legal owner's signature;*
- *Property/structure age designation change is appropriate.*

Updated language will be presented to Council for approval at a future meeting.

C. [22-3006](#) Short term use for the Annex located at 130 Center Street South

Mayor Colbert recognized Leslie Hermann, Director, Parks and Recreation to present the Item for Council consideration.

Council comments included the following:

- *Renovation investment for short term use is far too high;*
- *Permanent use has not yet been discussed; residents must be included in decision;*
- *Residents may feel alienated from process, both purchase and use; Begin public engagement as soon as possible;*
- *Concern that current CIP debt will push permanent use project out too far to satisfy community;*
- *Necessary investment for occupancy permit - sprinklers, lighted egress, updated HVAC (to code); current Police temporary use was grandfathered in, cannot occupy after June 2022;*
- *Consider investing minimally, re: playground equipment, establish tree line, repair roof;*
- *Consider investing only minimum to keep in repair (retain structural integrity);*
- *Concern that short term use may influence long term use decision;*
- *Question if likely to be a Parks and Recreation use; include as part of Parks Master Plan survey with caveat to allow for suggested uses outside of Parks and Recreation;*
- *Survey will inform, not determine, final decision; unique property provides opportunity to present ideas to further define Town of Vienna.*

2. Meeting Adjournment

Mayor Colbert concluded the conference session at 11:00 PM

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