



Town of Vienna

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

Meeting Minutes

Town Council Conference Session

Monday, September 27, 2021

7:00 PM

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

1. Resolution

- A. [21-2580](#) Resolution for Continuity of Government

Mayor Linda Colbert read into the record the Continuity of Government. The Resolution was approved through voice vote.

2. Regular Business

Council: Council Member Chuck Anderson; Council Member Ray Brill Jr; Council Member Nisha Patel (via ZOOM); Vice-Mayor Steve Potter, Council Member Ed Somers; Council Member Howard Springsteen and Mayor Linda Colbert.

Staff: Mercury Peyton, Town Manager; Melanie Clark, Town Clerk; Mike Gallagher, Director, Public Works; Cindy Petkac, Director, Planning and Zoning Commission; Kelly O'Brien, Principal Planner; Steve Briglia, Town Attorney.

- A. [21-2529](#) Conference session on potential rezoning of 127-133 Park Street NE (Vienna Courts Condos) from T Transitional Zone to RM-2 Multi-Family, Low Density Zone

Mayor Colbert introduced Steve Bukont, 921 Glyndon St., SE owner of BFR Construction, to present the conceptual site plan for property located at 127-133 Park St., NE. and discuss its potential rezoning from Transitional to RM-2 Multi-family, Low Density. The project proposes construction of 30 single-floor residences in 15 individual buildings. Six units and three cottage-like buildings will be priced to attract moderate income buyers. In an effort to keep the project as carbon neutral and sustainable as possible, units will have solar panel capability and potentially geo thermal heating and cooling. Requested variances will include setback, lot coverage and possibly the masonry wall between the site and single family detached residence.

Additional pertinent items in the project included the following:

- Increase current side yard setbacks from 15ft. to 25ft.;*
- Garage access at basement level;*
- Two stories above grade;*
- In unit elevators;*
- Parking per unit - 2.5;*
- Storm water management to include catching, filtering and releasing into storm drain;*
- Undergrounding utilities in front of site;*
- Sidewalk completed to corner;*
- Fronting on Park St;*
- Balconies face away from single family homes.*

Following the presentation, Mayor Colbert called for Council feedback. Comments and responses included the following:

- *Setback from 35ft. (required) to 20 ft. (requested), too tight for potential future street changes such as bicycle lanes; - would consider 25 ft.*
- *Inadequate parking; - increased to 2.5, code requires 2; additional parking will sacrifice greenspace;*
- *Unit storage availability, “lack of storage space directly correlates with on street parking”; - storage space available in basement;*
- *Suggest smaller units to allow for greater setback; - difficult to do given land price; alternative would be commercial building with parking deck;*
- *Concern that drive isle will be tight; - Fire Marshall approved proposal;*
- *Impact on neighbors; – due to grade changes, the second floor of the six single family homes affected will view over the roof of the proposed condos;*

Closing comments by Council included the reminder that one of the goals for the Town is to provide lower cost housing. The only way to achieve this is through density. The resulting impact on parking demand could potentially be addressed through shared parking.

Finally, as this is considered a downzoning project, Council requested a tax impact assessment based on an alternative realistic transitional condition.

3. Meeting Adjournment

Mayor Colbert closed the Conference Session at 8:00 PM.

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