



# TOWN OF VIENNA ANNEX LONG-TERM USE STUDY

Town Council Meeting - March 20<sup>th</sup>, 2023



# MEETING AGENDA:

## INTRODUCTIONS:

- Kimmel Bogrette Architecture & Kimley Horn - Design Team
- Town of Vienna Project Leadership

## SCHEDULE

### REVIEW DRAFT OF MISSION & CORE VALUES:

- Proposed Mission
- Proposed Core Values

### REVIEW INTELLIGENCE GATHERING:

- Site Analysis & Zoning
- Existing Building Analysis
- Existing Town Assets
- Council Member Interviews
- Community Questionnaire

### PREVIEW OF UPCOMING COMMUNITY WORKSHOP

- Programming Opportunities



## Town of Vienna - Annex Long-Term Use Study

March 20th, 2023



# PROJECT SCHEDULE:

PHASES I & II: MISSION & INTELLIGENCE				
Outline	Task	Start Date	End Date	Responsibility
1.10	Meeting to discuss project vision & goals			
1.11	Design Team and Vienna Project Leadership Team to have kick off meetings to discuss mission and intelligence			
1.11a	Virtual Meeting	12/09/22	COMPLETE	All
1.11b	Virtual Meeting	01/13/23	COMPLETE	All
1.11c	On-Site Meeting	MEETING	TBD	All
1.12	Meet with City Council members in groups of 2			
1.12a	Interview Council Members Potter & Springsteen	02/02/23	COMPLETE	All
1.12b	Interview Council Member Patel	02/02/23	COMPLETE	All
1.12c	Interview Council Member Anderson	02/03/23	COMPLETE	All
1.12d	Interview Council Member Brill & Mayor Colbert	02/03/23	COMPLETE	All
1.12e	Interview Council Member Somers	02/17/23	COMPLETE	All
1.13	City to create a Project Leadership Team of stakeholders.		COMPLETE	Vienna
1.20	Draft of "Project Mission Statement" w/ series of "Core Values"	02/13/23	02/17/23	KBA
1.21	Review and provide comments	02/17/23	02/24/23	Vienna
1.22	KBA to memorialize final Mission and Core Values	02/27/23	03/03/23	KBA
2.10	Perform building & site assessment	01/03/23	02/24/23	KBA
2.11	Send request to Vienna to receive any drawings of existing building.	01/03/23	COMPLETE	Vienna
2.12	Review zoning, site development, & land development	01/03/23	02/24/23	KH
2.20	Gather and review relevant town reports & documents	02/03/23	COMPLETE	KBA/KH
2.30	Create matrix of existing town assets	01/03/23	02/24/23	Vienna
2.40	Create Site Evaluation and Intelligence Report Summary Analysis	02/27/23	03/03/23	KBA/KH
PHASE III: COMMUNITY ENGAGEMENT & PROGRAM DEFINITION				
Outline	Task	Start Date	End Date	Responsibility
3.10	Kick off Meeting w/ Town's Project Leadership Team	03/05/23	03/10/23	All
3.11	Town Council conference session to reconfirm goals, objectives, timeline, and measures of success	MEETING	03/20/23	All
3.12	Design Team to meet with Interdepartmental Directors at 10:30	MEETING	03/21/23	
3.13	Identify the approach and logistics for stakeholder outreach and community engagement.	03/03/23	03/28/23	All
3.20	Community Meetings & Workshops	03/01/23	04/17/23	All
3.21	Send community questionnaire to town for review & return w/ comments.	01/03/23	COMPLETE	KH
3.22	Open online questionnaire to public and collect response.	03/01/23	05/01/23	KH
3.23	1st Public workshop to roundtable community wants and needs.	MEETING	03/28/23	All + Community
3.24	2nd Public workshop to roundtable community wants and needs.	MEETING	TBD	All + Community
3.30	Create Program draft based on community & stakeholder input	03/29/23	03/31/23	KBA
3.31	Review findings w/ Owner and get approval for Solutions phase	04/03/23	04/11/23	Vienna
3.32	Finalize program and submit report at Outreach and Engagement Summary Meeting	MEETING	TBD	All

PHASE IV: SOLUTIONS & RECOMMENDATIONS				
Outline	Task	Start Date	End Date	Responsibility
4.10	Solutions Workshop			All
4.11	Design charrette with stakeholders and design team.	MEETING	TBD	All
4.20	Create Floor Plans and Massing Schematics	04/03/23	04/14/23	KBA
4.21	Town to review initial plans & massing and provide feedback at Council Conference Meeting	MEETING	05/01/23	Vienna
4.22	Create final renderings & plans based on feedback to share with community.	04/24/23	05/05/23	KBA
PHASE V: COST ESTIMATES & FINAL REPORT				
Outline	Task	Start Date	End Date	Responsibility
5.10	Perform cost estimate on approved plans & renderings.	05/08/23	05/26/23	KBA/KH
5.20	Combine reports, renderings, and estimate and submit comprehensive report	05/26/23	06/01/23	KBA/KH
5.21	Present report to Town Council for Discussion	MEETING	06/12/23	All + Community



## Town of Vienna - Annex Long-Term Use Study

March 20th, 2023



# PROPOSED MISSION STATEMENT

We strive to make Vienna stand out as a desirable community that is leading the region with its vibrant events, environmental consciousness, & small town character. We achieve this by engaging with our residents at interactive workshops that unite the community & project team with a singular focus, while researching any existing constraints, and providing solutions that holistically look at the short and long term goals of the community. Only after we hear from the community will we provide a completed report that the town can use to make an informed decision about the future of the Annex property.





# PROPOSED CORE VALUES

## Fiscally Responsible:

- Don't throw good money after bad / Biggest bang for the buck
- Educate the community of the costs of different project types and how that impacts their taxes.
- Large upfront costs to purchase property,
- Not looking to make a profit on the property but wants the project to serve the community.

## Environmentally Sustainable:

- Use the Town's existing Comprehensive and Strategic Plan environmental goals and build in viable and impactful sustainable ideas early in the design phase.
- Review ways to improve stormwater management for the site. (43.15 in. avg. precipitation)
- Embrace ways to promote native landscaping and restore site to a more natural state.

## Reflects & Evolves with the Community of Vienna:

- Augment Vienna's Small-Town Charm and Unique Amenities
- Project should build upon and highlight the existing assets the town possesses.
- Stay True to small town
- Project to compliment the surrounding context. (Neighbors, Government Core, Parks and Rec)
- The study should react to the immediate needs of the community as well as plan for future success.





# COUNCILMEMBER 2V2 INTERVIEWS



## Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Phase 2: Intelligence Gathering





# Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Fitness & Wellness Centers

Kimley»Horn

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# Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Pools





TENNIS



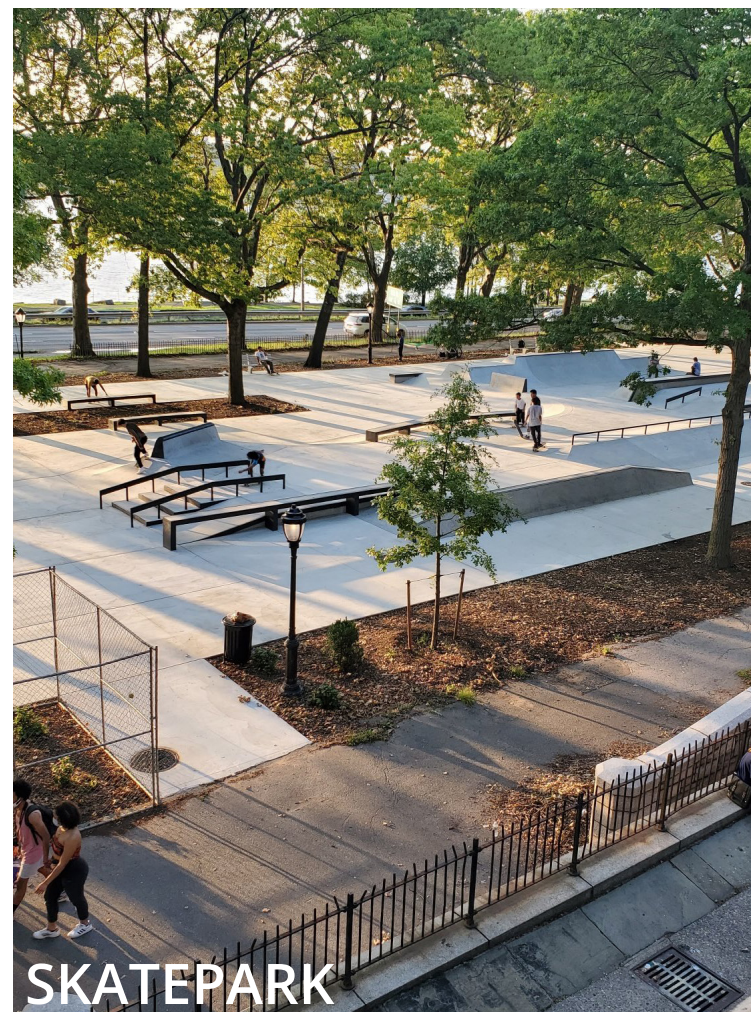
BASKETBALL



MINI PUTT



PICKLEBALL



SKATEPARK



VOLLEYBALL



# Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

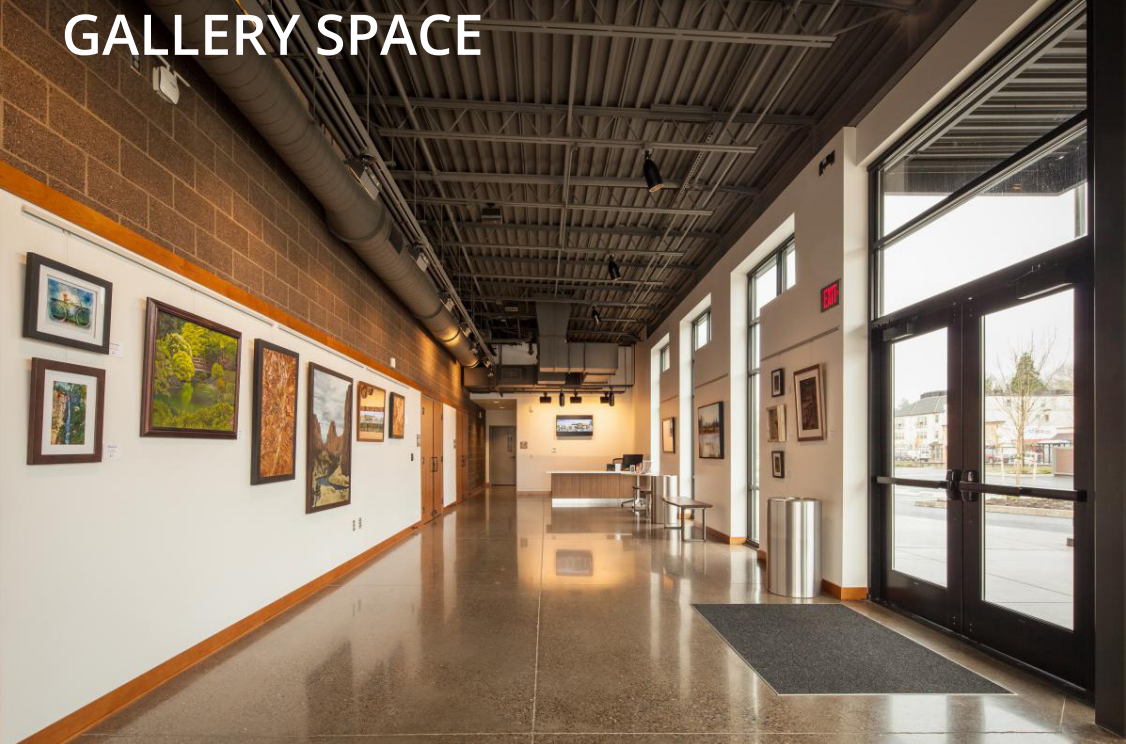
Outdoor Fields

Kimley»Horn

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GALLERY SPACE



SENIOR CENTER - WOODSHOP



AMPHITHEATER / VENUE



PUBLIC/PRIVATE PARTNERSHIP - BREWERY / TOWNHALL



# Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Alternative Programming



# BUILDING ANALYSIS

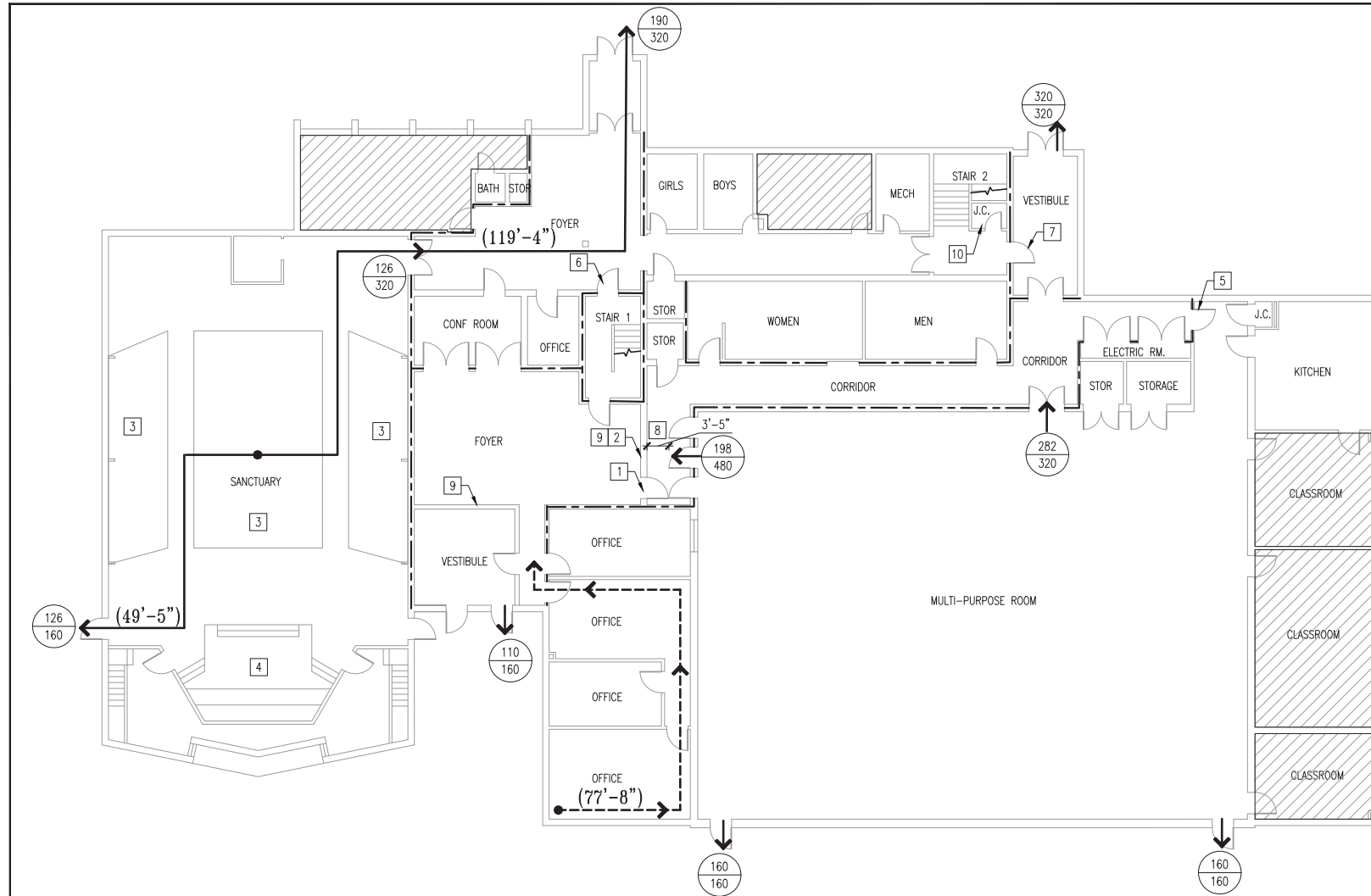


## Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Phase 2: Intelligence Gathering





1 LIFE SAFETY - FIRST FLOOR PLAN  
G-101 SCALE: 3/32"=1'-0"

BUILDING CODE SUMMARY			
BUILDING CODE	INTERNATIONAL BUILDING CODE (IBC 2018)		
FIRE RESISTANCE	REQUIRED	PROVIDED	UL
STRUCTURAL FRAME	0	0	
BEARING WALL (EXT/INT)	0/0	0/0	
NON-BEARING EXT WALL X>=10 FT	0	0	
FLOOR CONSTRUCTION	0	0	
ROOF CONSTRUCTION	0	0	
STAIR SHAFTS	1	2	
ELEVATOR & MISC SHAFTS	1	N/A	
CORRIDOR WALLS	0	0	

BUILDING CODE SUMMARY		
BUILDING CODE	IEBC 2015 / IBC 2018	
TYPE OF CONSTRUCTION	TYPE VB, NON COMBUSTIBLE, UNPROTECTED	
OCCUPANCY	ASSEMBLY A-3 ALLOWED PROVIDED	
STORIES	1	2
HEIGHT	40	40
FIRST FLOOR	6,000 SF	18,702 SF
TOTAL GROSS BUILDING AREA	FIRST FLOOR: 18,702 SF SECOND FLOOR: 2,511 SF	TOTAL: 21,213 SF

APPLICABLE CODES

VIRGINIA EXISTING BUILDING CODE (VEBC), 2018  
VIRGINIA FIRE PREVENTION CODE.  
ICC A117.1  
AMERICANS WITH DISABILITIES ACT (ADA).

EGRESS SUMMARY	
BUILDING CODE	NFPA 101 2018 ED REQUIRED IBC 2018 ED REQUIRED
DOOR WIDTH IN INCHES ( MIN 32 INCHES)	32 INCHES
STAIR EGRESS WIDTH IN INCHES (MIN 48")	48 INCHES / 66 INCHES
MIN NUMBER OF EXITS	4
MAX EXIT TRAVEL DISTANCE IN FEET	(A-3) 200
MAX COMMON PATH OF TRAVEL IN FEET	(A-3) 75
MAX DEAD-END CORRIDOR LENGTH IN FEET	20 FEET

CODE OCCUPANT LOAD - FLOOR 1			
SPACE FUNCTION	AREA	OCCUPANT /SF	OCCUPANCY
SANCTUARY (ASSEMBLY W/ FIXED SEATING)	3,523 SF	N/A	252
GYMNASIUM / MULTI-PURPOSE	5440 SF	7	(700) 800
CLASSROOMS	1757 SF	20	88
STORAGE	300 SF	300	1
BUSINESS	7,952 SF	150	53
TOTAL	18,702 SF		1,194

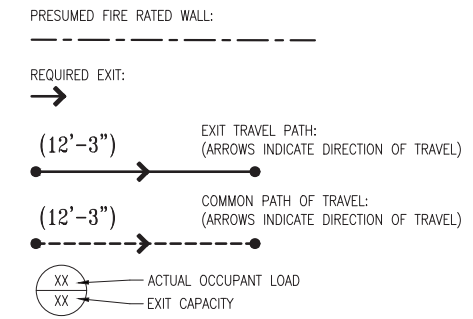
GENERAL CODE REVIEW

1. WORK IS CONSIDERED "CHANGE OF OCCUPANCY" PER VA UNIFORM STATEWIDE BLDG. CODE 2018
2. SOME EXISTING PARTITIONS APPEAR TO BE RATED DUE TO PRESENCE OF LABELED DOORS BUT ARE NOT HEREBY CONFIRMED.

SHEET KEYNOTES

- 1 DOOR NOT PERMITTED TO SWING TOWARD THE MULTIPURPOSE ROOM.
- 2 ADDITIONAL DOOR IS REQUIRED IN THIS WALL TO MEET MINIMUM REQUIRED EGRESS CAPACITY.
- 3 SANCTUARY SEATING - BENCHES WITH OCCUPANT LOAD CALCULATED AT 1 PER 18" OR BENCH LENGTH.
- 4 EXISTING STAGE WITHOUT PROSCENIUM (ALTAR).
- 5 NOT A REQUIRED MEANS OF EGRESS
- 6 OCCUPANT LOAD FROM SECOND STORY = 31. EGRESS THROUGH FOYER.
- 7 OCCUPANT LOAD FROM SECOND STORY = 31. EGRESS THROUGH VESTIBULE.
- 8 MINIMUM 48" CLEAR FROM DOOR OPEN AS SHOWN TO OPPOSITE WALL NOT MET.
- 9 EXISTING WALLS DIVIDE WHAT APPEARS TO HAVE BEEN A RATED EGRESS CORRIDOR.
- 10 JANITOR'S CLOSET (OR ANY STORAGE OR OTHER FUNCTION) NOT PERMITTED IN STAIRWELLS.

SHEET LEGEND



OCCUPANCY LEGEND

(NO HATCH) ASSEMBLY OCCUPANCY A-3

CLASSROOMS

REVISIONS	

CLIENT INFORMATION

TOWN OF VIENNA  
PARKS AND  
RECREATION

FBC CODE REVIEW

KEY PLAN

GRAPHIC SCALES

0 4' 8' 12' 20'

SCALE: 3/32" = 1'-0"

SIGNATURE

PROFESSIONAL CERTIFICATION.  
I CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM  
A DULY LICENSED ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 12345  
EXPIRATION DATE: XX/XX/XXXX

**WRA**  
Whitman, Reardon & Associates, LLP  
801 South Caroline Street, Baltimore, Maryland 21201

FIRST FLOOR  
CODE ANALYSIS PLAN

DRAWING NO.  
**G1.01**

SCALE: 3/32" = 1'-0"

DATE: SHEET 1 OF 2

DES: EL DRAWN: AJM CHECK: EBL

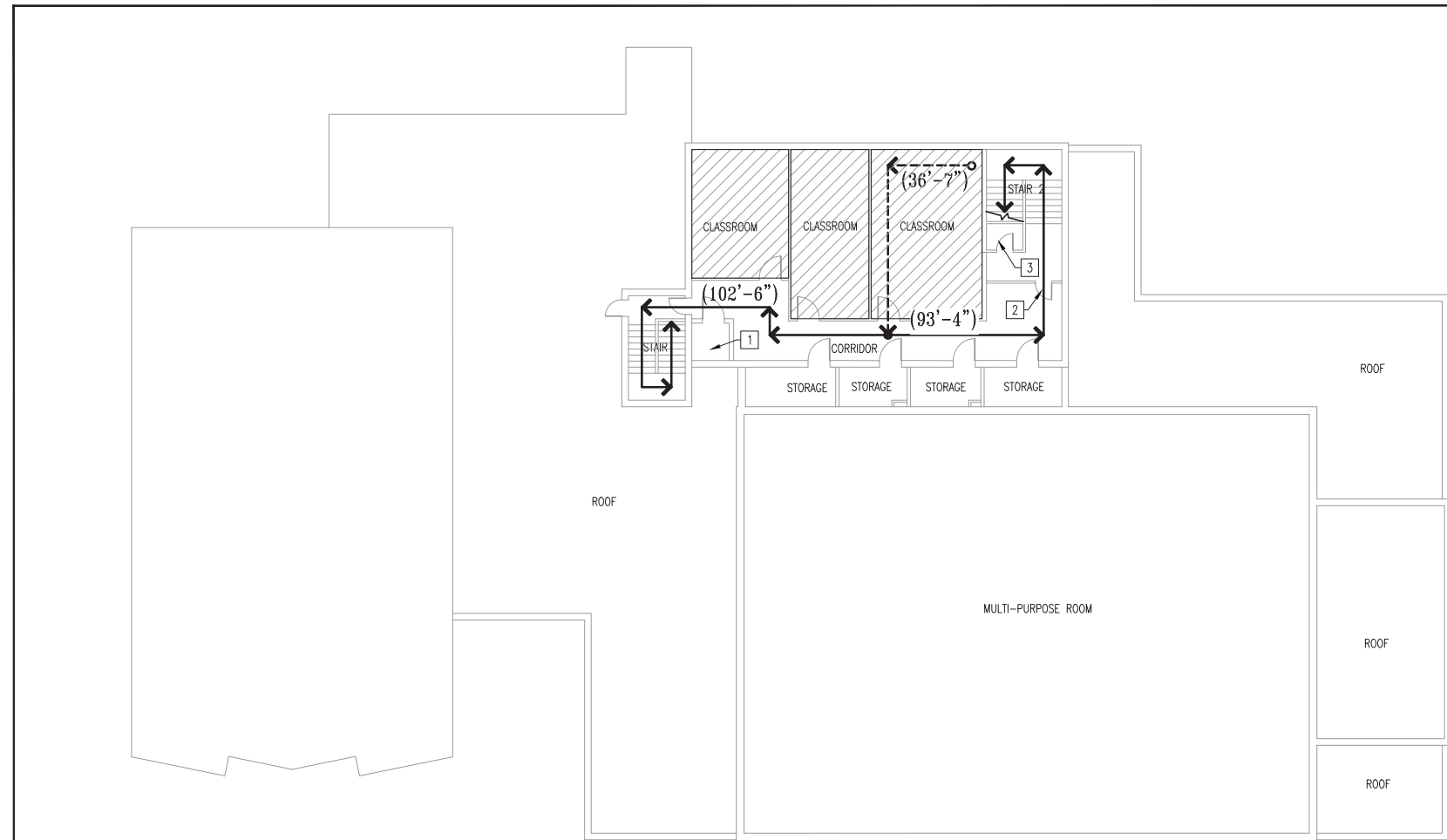


# Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Building Assessment





1 LIFE SAFETY - SECOND FLOOR PLAN  
G-101 SCALE: 3/32"=1'-0"

BUILDING CODE SUMMARY			
BUILDING CODE	2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE		
FIRE RESISTANCE	REQUIRED	PROVIDED	UL
STRUCTURAL FRAME	0	0	
BEARING WALL (EXT/INT)	0/0	0/0	
NON-BEARING EXT WALL X>=10 FT	0	0	
FLOOR CONSTRUCTION	0	0	
ROOF CONSTRUCTION	0	0	
STAIR SHAFTS	1	1	
ELEVATOR & MISC SHAFTS	1	1	
CORRIDOR WALLS	0	0	

BUILDING CODE SUMMARY		
BUILDING CODE	2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE	
TYPE OF CONSTRUCTION	TYPE VB, NON SPRINKLERED, UNPROTECTED	
OCCUPANCY	ASSEMBLY A-3 ALLOWED PROVIDED	
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MAX COMMON PATH OF TRAVEL IN FEET	(A-3) 75
MAX DEAD-END CORRIDOR LENGTH IN FEET	20 FEET

CODE OCCUPANT LOAD - FLOOR 1			
SPACE FUNCTION	AREA	OCCUPANT /SF	OCCUPANCY
CLASSROOMS	1,022 SF	20	52
STORAGE / MECHANICAL	305 SF	300	2
BUSINESS	1,184 SF	150	8
TOTAL	2,511 SF		62

### GENERAL CODE REVIEW

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2. SOME EXISTING PARTITIONS APPEAR TO BE RATED DUE TO PRESENCE OF LABELED DOORS BUT ARE NOT HEREBY CONFIRMED.

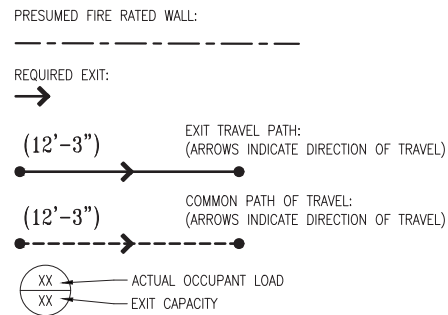
### SHEET KEYNOTES

- 1 NON-RATED STORAGE ROOM NOT PERMITTED WITHIN RATED EGRESS CORRIDOR.
- 2 WALL DOES NOT APPEAR TO BE RATED AS REQUIRED FOR STAIR ENCLOSURE.
- 3 JANITOR'S CLOSET (OR ANY STORAGE OR OTHER FUNCTION) NOT PERMITTED IN STAIRWELLS.

### APPLICABLE CODES

VIRGINIA EXISTING BUILDING CODE (VEBC), 2018  
VIRGINIA FIRE PREVENTION CODE.  
ICC A117.1  
AMERICANS WITH DISABILITIES ACT (ADA).

### SHEET LEGEND



### OCCUPANCY LEGEND

(NO HATCH) ASSEMBLY OCCUPANCY A-3

CLASSROOMS

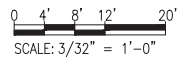
REVISIONS	

CLIENT INFORMATION  
**TOWN OF VIENNA  
PARKS AND  
RECREATION**

**FBC CODE REVIEW**

KEY PLAN

GRAPHIC SCALES



SIGNATURE

PROFESSIONAL CERTIFICATION.  
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EXPIRATION DATE: XX/XX/XXXX



**Whitman, Reardon & Associates, LLP**  
801 South Caroline Street, Baltimore, Maryland 21231

**SECOND FLOOR  
CODE ANALYSIS PLAN**

DRAWING NO.

**G1.02**

SCALE: 3/32" = 1'0"

DATE: SHEET 2 OF 2  
DES: EL DRAWN: AJM CHECK: EBL



# Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Building Assessment



Front Entry



Street Elevation



Sanctuary



Gymnasium





Rear Elevation



Rear Exit



Rear Entry



Rear Entry



## Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Existing Exterior Photos

Kimley»Horn

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Sanctuary



Sanctuary



Rear Entry



Office near Sanctuary



## Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Existing Interior Photos

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Gymnasium



Gymnasium



Kitchen



Office near Gym







# Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Existing Interior Photos



Annex Site



Annex Site



Annex Site



Annex Site





# SITE ANALYSIS



## Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Phase 2: Intelligence Gathering





# Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

3D Aerial View





Bowman House



Waters Field



Fire Station



Police Station



Community Center



Locust St. House

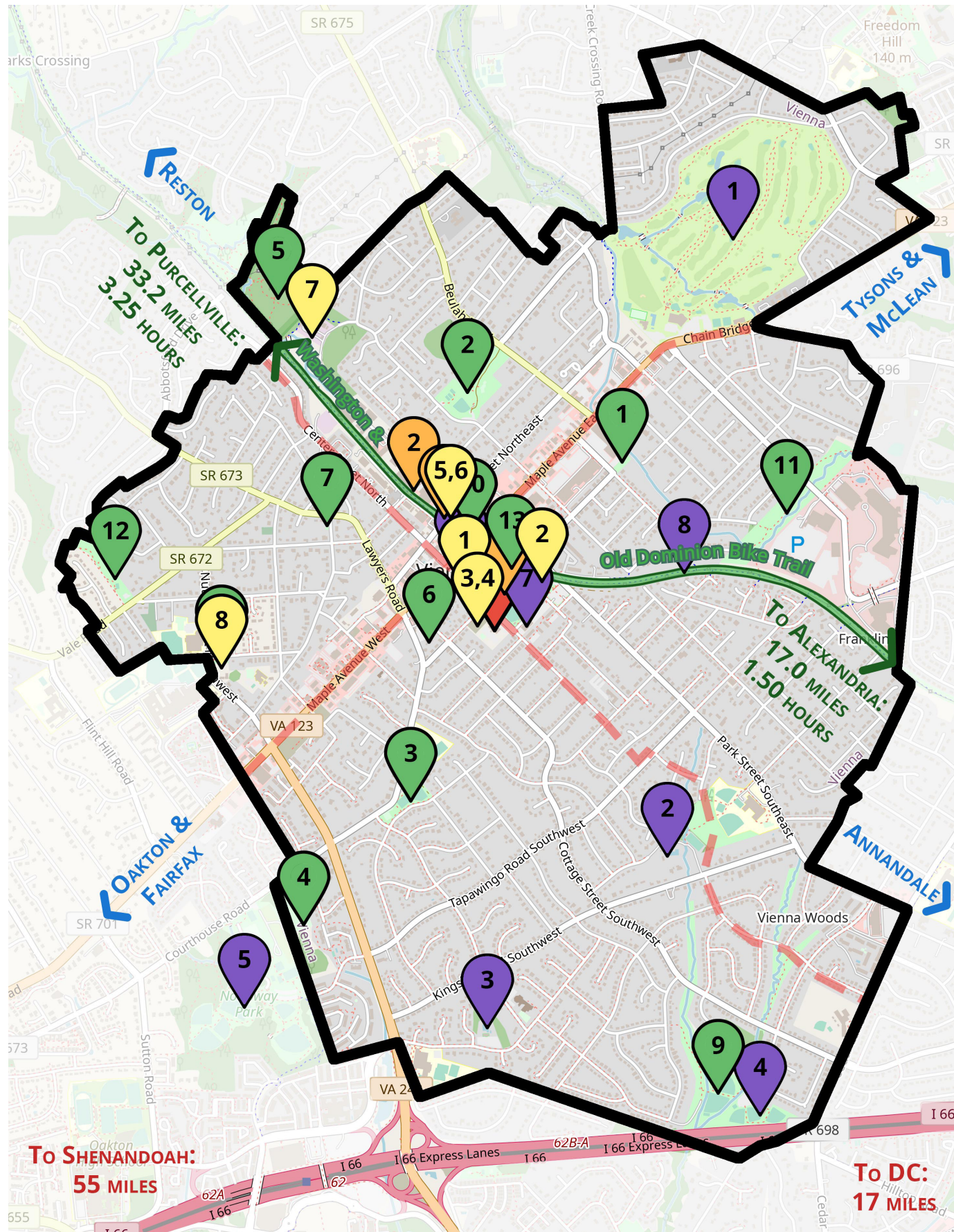


# Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Surrounding Site Context





## TOWN ASSET MATRIX

- Town Owned Properties
- Parks and Recreation Properties
- Town Maintained Properties
- Notable Properties



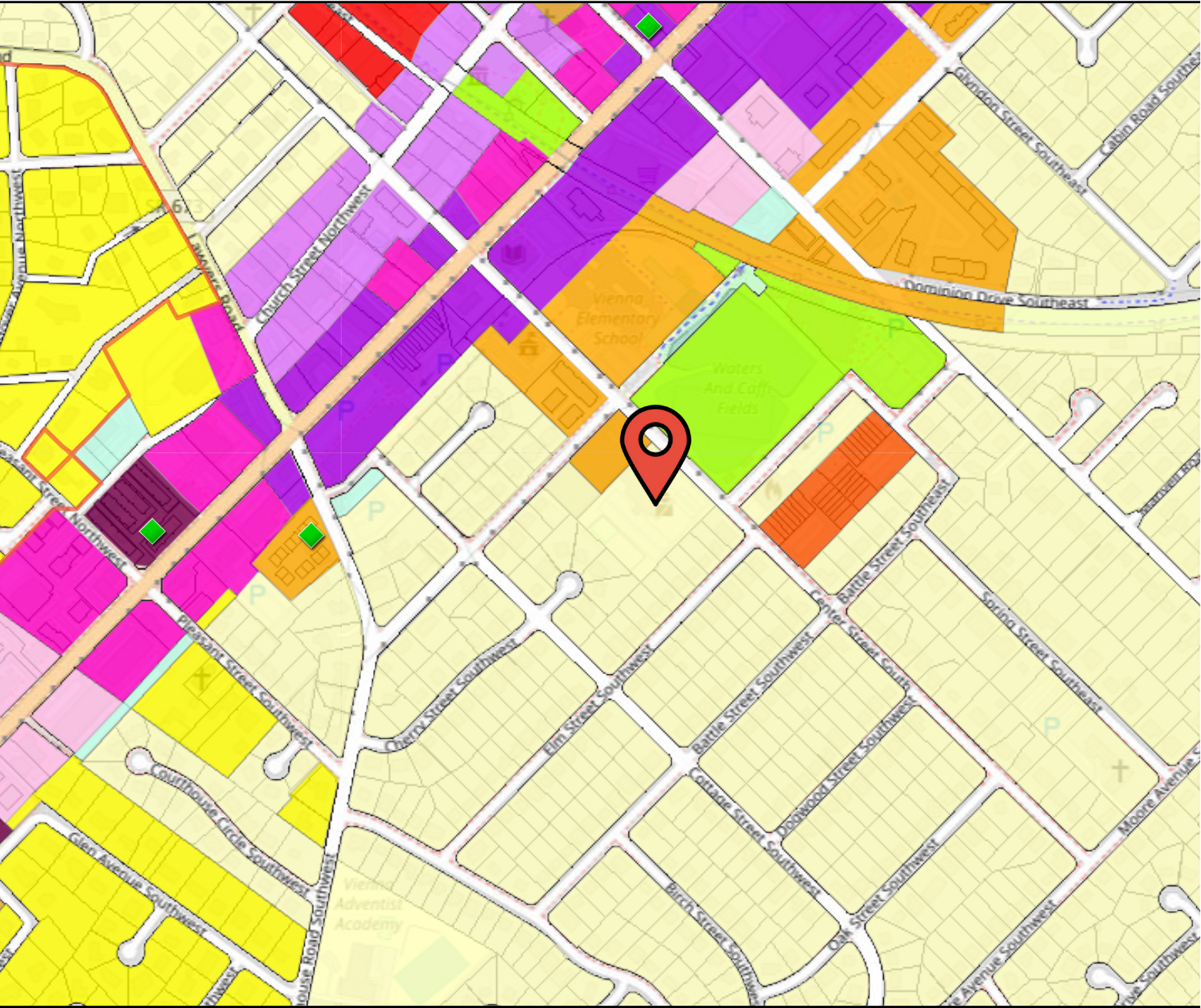
# Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Town Assets



Vienna Zoning Map



CURRENT ZONING:

Zone Class: RS-10

Zone Description: Single-Family Detached Residential

Permitted uses.

Single-family detached dwelling, Accessory Building, Argricualtural Building, Customary Home Occupations, Stables.

Conditioned Uses:

Churches, Colleges & Schools, Golf Course, Institutional Homes, Massage Therapists, Nursery or Kindergarten, Public Buildings, Public Parks, Public Utilities, Transitional Parking, Family Day Home,

Front Yard Setbacks:

50' to centerline of street

Side Yard Setbacks:

12' in width

Rear Yard Setbacks:

35' in depth

Lot Coverage:

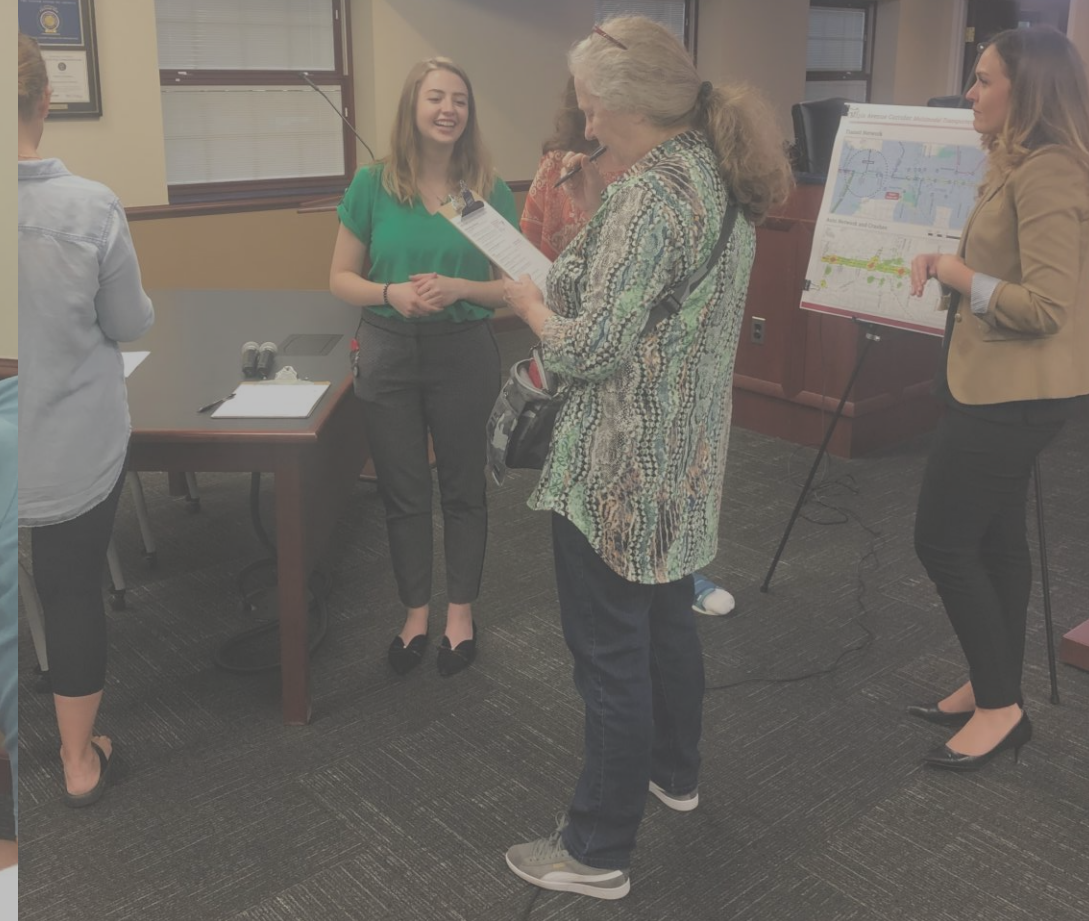
No more than 25% of lot shall be covered by buildings, parking, sport courts, or patios.

Building Height:

2 1/2 stories but shall not exceed 35'







# OUTREACH AND ENGAGEMENT



## Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Phase 2: Intelligence Gathering



# Engagement Themes

- Strengthen the Process Through Participation
- Manage Expectations Through Education
- Gain Community Perspectives and Understand Values
- Why we engage:

**INFORM**

**CONSULT**

**COLLABORATE**

**INVOLVE**

**SUPPORT**



Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Phase 2: Intelligence Gathering



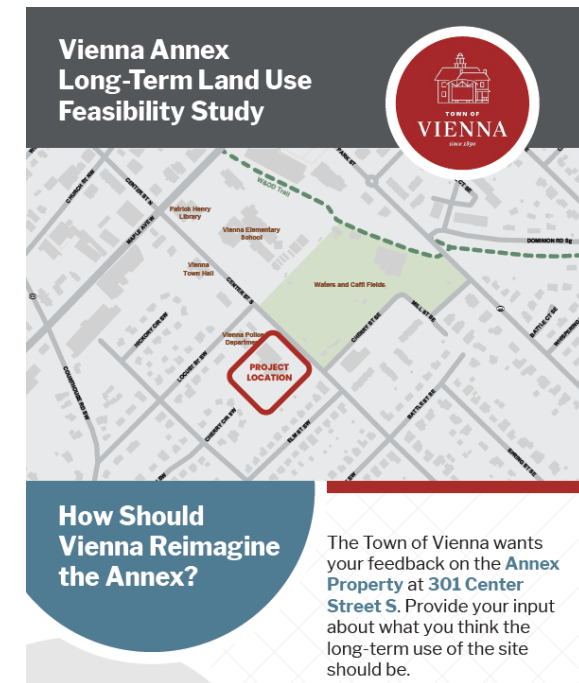
Provide  
feedback  
by **May 1**



<https://bit.ly/viennaannex>

# Engagement Approach

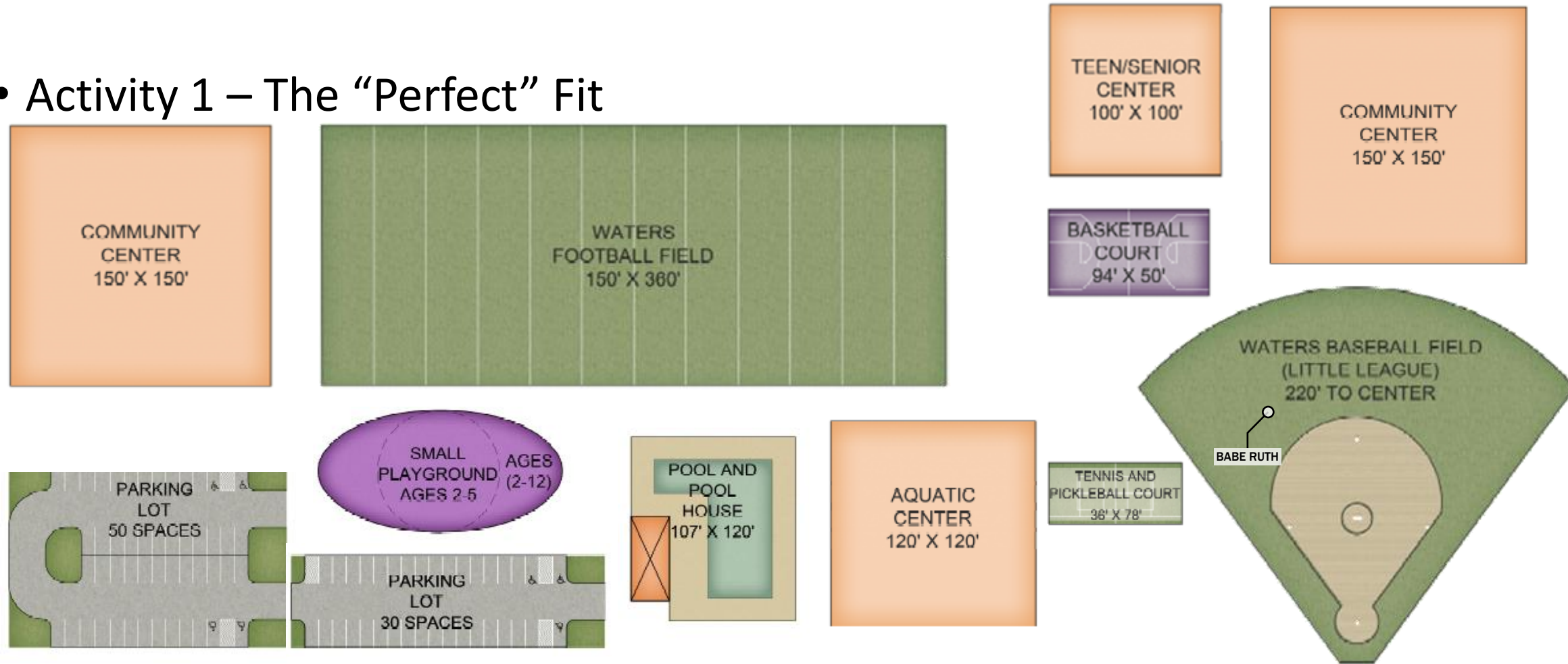
- Project Website
  - <https://www.viennava.gov/engagement-central/annex-long-term-use-study>
- Community Perspective Questionnaire (Live Now!)
  - Advertised on website and April Vienna Voice
  - Posted at community locations
- Community Workshops
  - March 28, 2023 – Workshop 1 - Community Wants and Needs
  - May 2023 – Workshop 2 – Design Charette





# Workshop 1 – Community Wants and Needs

- Activity 1 – The “Perfect” Fit





# Workshop 1 – Community Wants and Needs

- Activity 2 – Vienna Values
  - Individual Values ●
  - Community Values ●

## *Types of Activities*

- Active Recreation
- Community Events
- Cultural Events
- Etc...

## *Types of Uses*

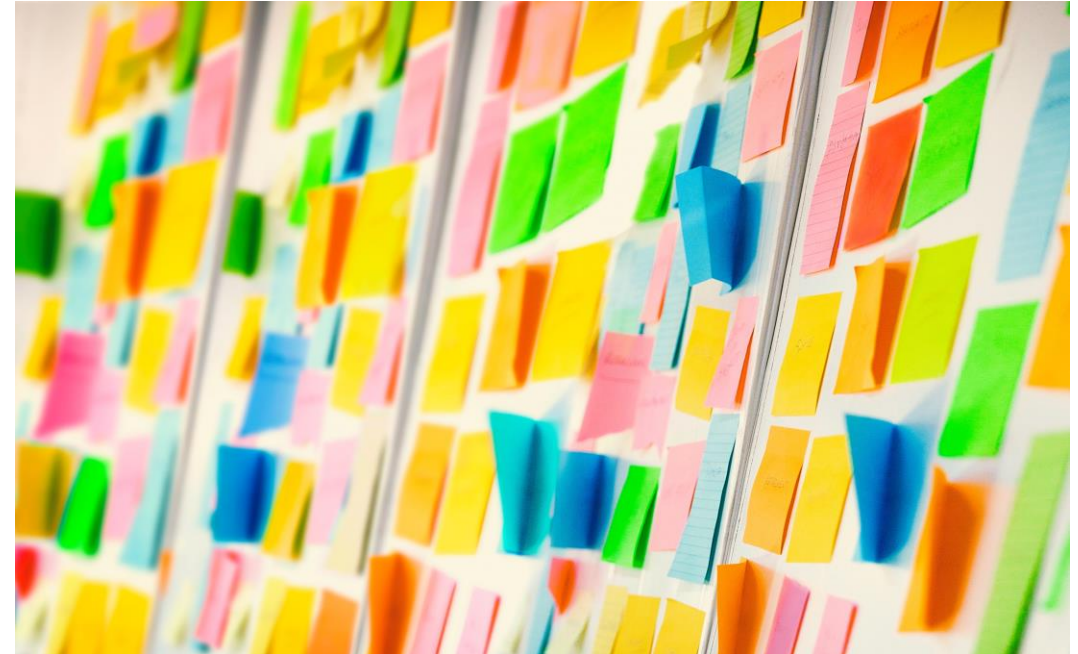
- Aquatics Facility
- Pickleball Field
- Teen Center
- Etc...





# Workshop 1 – Community Wants and Needs

- Activity 3 – In Your Words
  - What is the best part about the Town of Vienna?
  - What's the one thing that you like to do that you can't do in Vienna today?
  - What do you want to learn about this process?



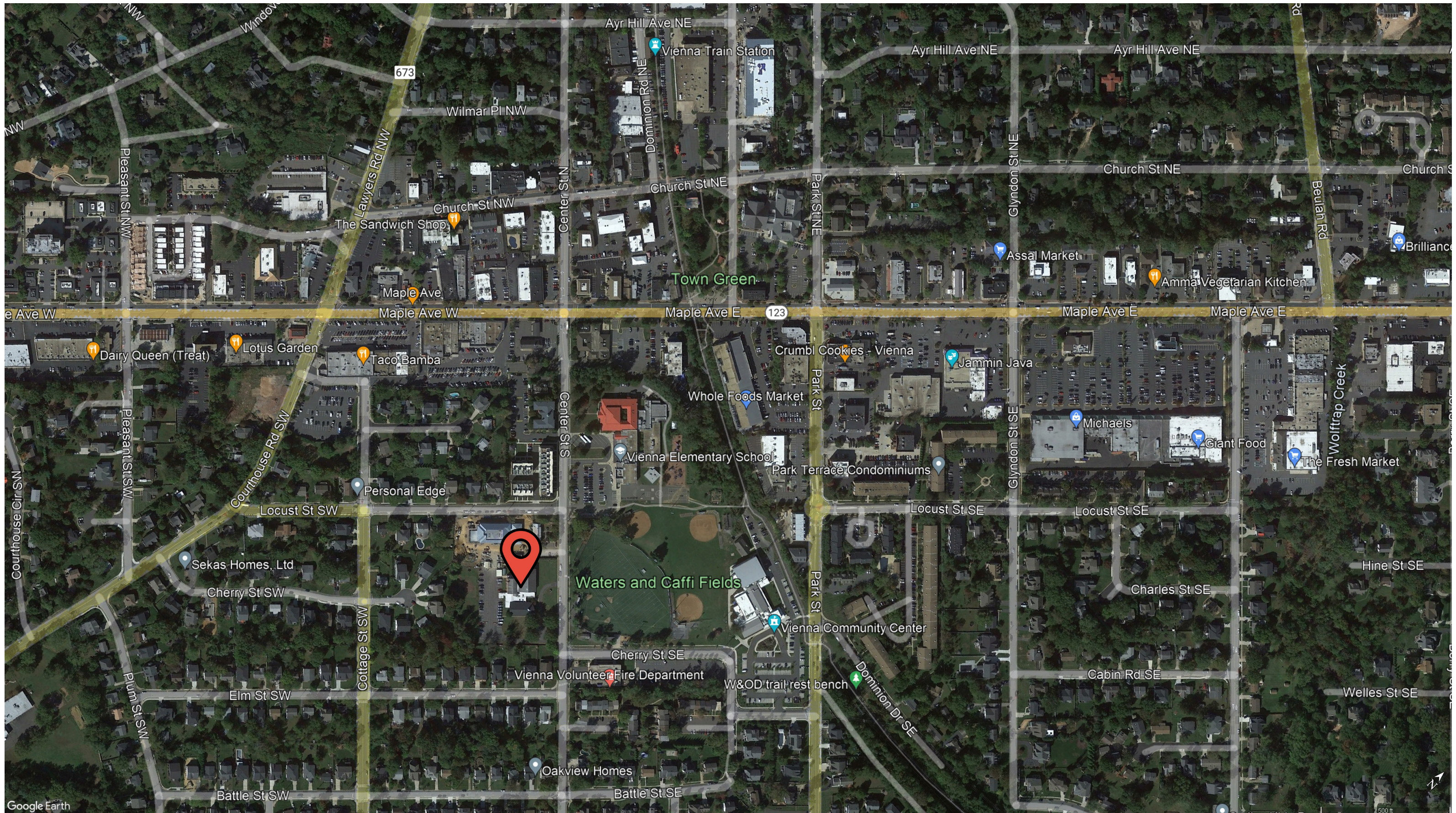


# TOWN OF VIENNA ANNEX LONG-TERM USE STUDY



Thank you!



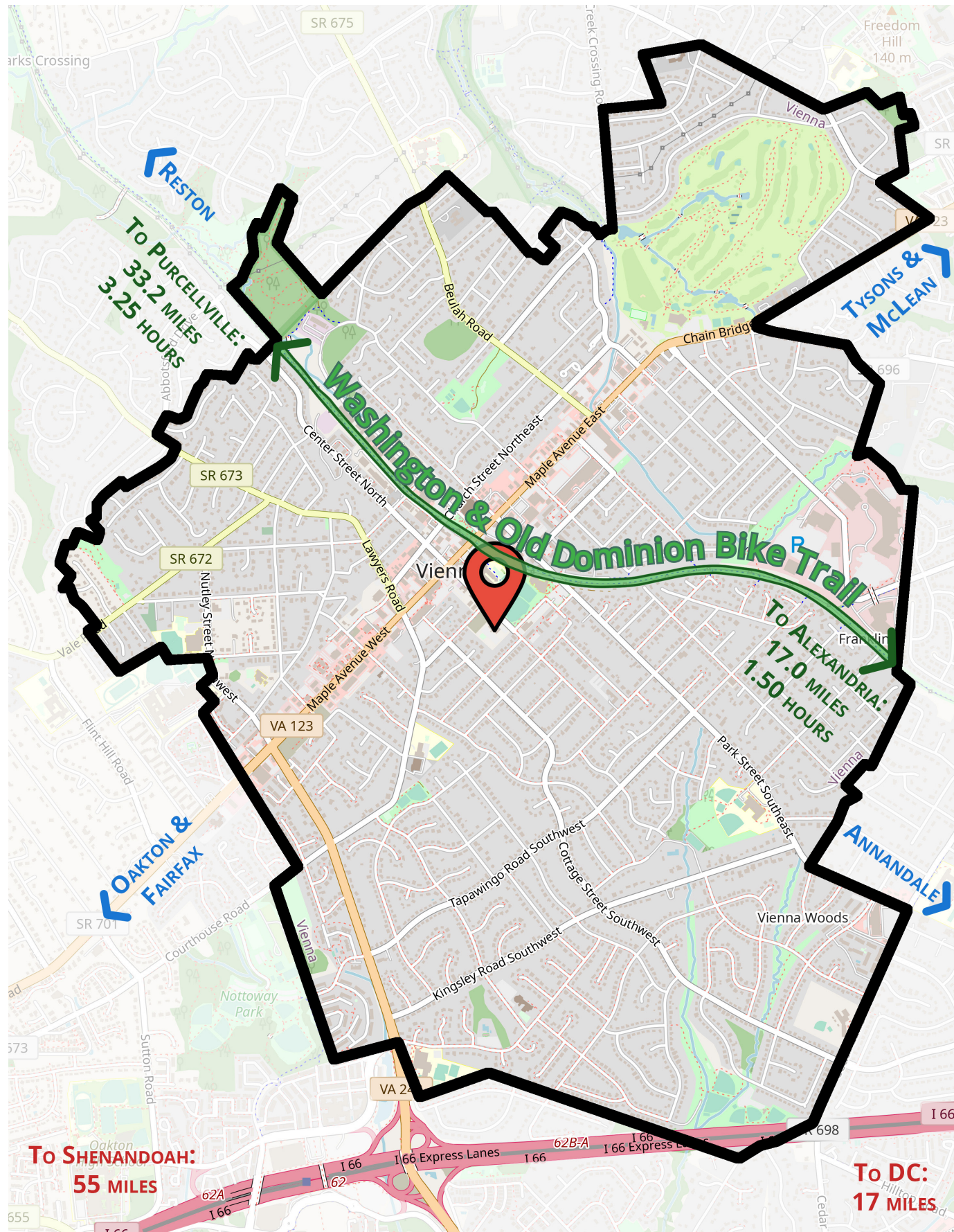


# Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Site Aerial





## REGIONAL CONTEXT & CONNECTIONS

### Vienna

- 16,473 people
- 4.40 sq miles
- 3,741.3 population/sq. mile

### Reston (NW)

- 63,226 people
- 15.34 sq miles
- 4,120.8 population/sq. mile

### Oakton (SW)

- 36,732 people
- 9.76 sq miles
- 3,762.0 population/sq. mile

### Annandale (SE)

- 43,363 people
- 7.85 sq miles
- 5,525.4 population/sq. mile

### Tysons (NE)

- 26,374 people
- 4.27 sq miles
- 6,183.8 population/sq. mile

### McLean (NE)

- 50,773 people
- 24.80 sq miles
- 2,047.5 population/sq. mile

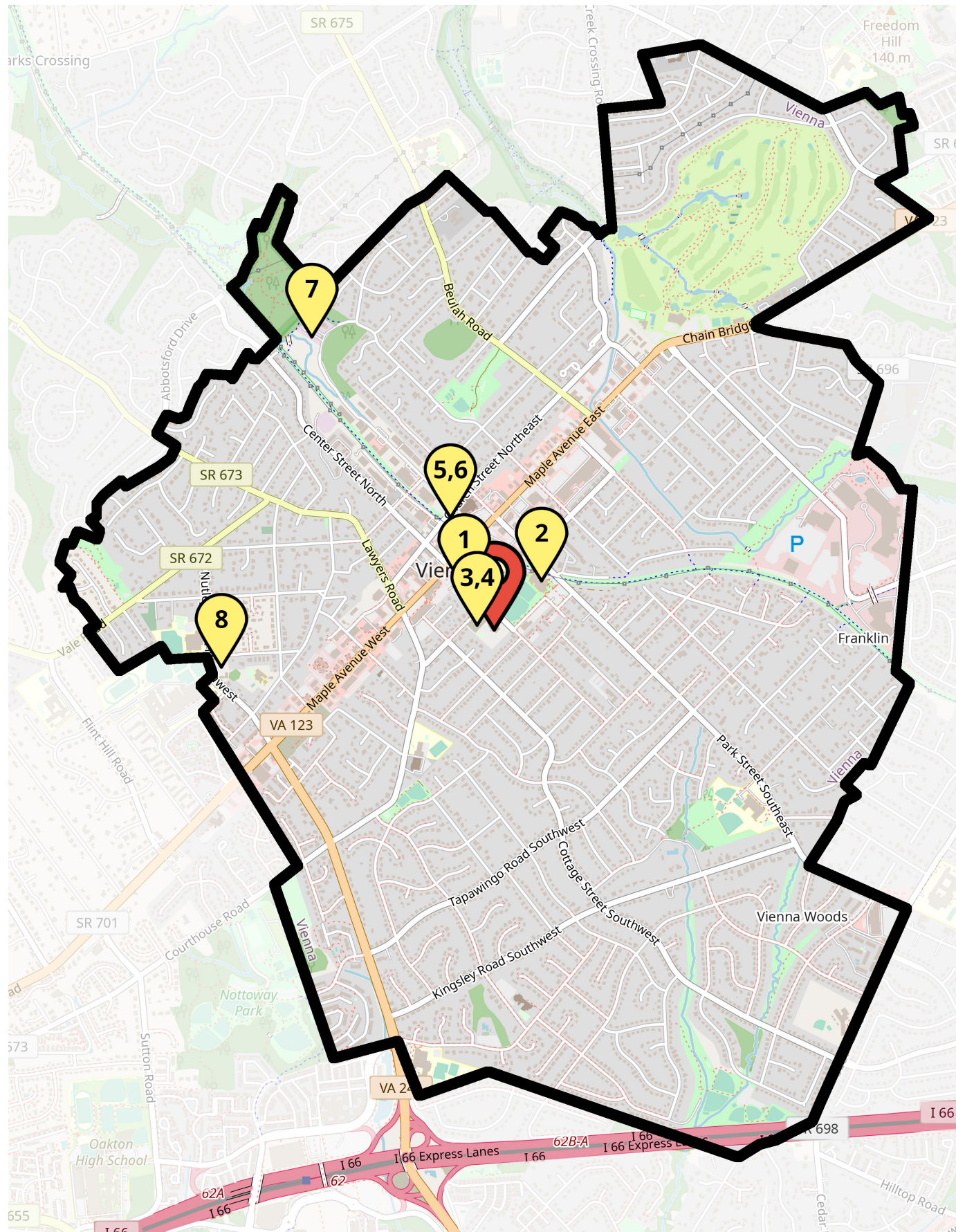


## Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Town Assets





## TOWN OF VIENNA PROPERTIES

### 1. Town Hall

- 127 Center St. S



### 2. Community Center

- 120 Cherry St. SE



### 3. Police Station

- 301 Center St.S



### 4. Bowman House

- 211 Center St. S



### 5. Freeman Store and Museum

- 131 Church St. NE



### 6. Little Library

- 164 Mill St. NE



### 7. Northside Maintenance Yard

- Mill St. NE



### 8. Nutley Maintenance Yard

- 247 Nutley Street, NW

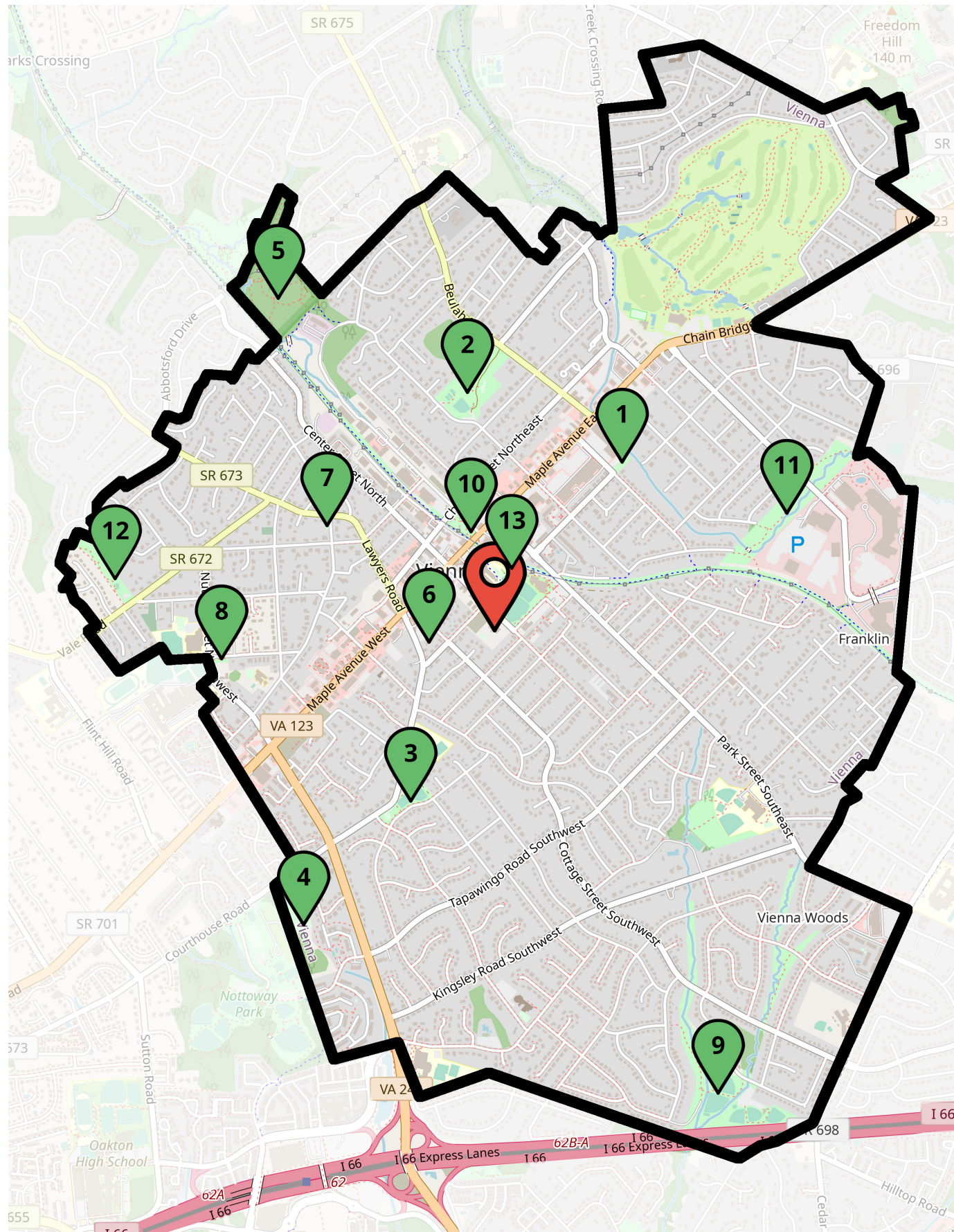


## Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Town Assets





## VIENNA PARKS & RECREATION PROPERTIES

### 1. Branch Road Tot Lot

- Locust Street and Branch Road SE (0.62 acres)



### 2. Glyndon Park

- 300 Glyndon Street NE (11 acres)



### 3. Meadow Lane Park

- 400 Courthouse Road SW (3.43 acres)



### 4. Moorefield Park & Dog Park (10.75 acres)

- 700 Courthouse Road SW (9.99 acres)



### 5. Northside Park

- Maud Robinson Wildlife Preserve - Mill and Glyndon Streets (26 acres)



### 6. Maud Robinson Property

- 124 Courthouse Road SW (0.75 acres)



### 7. Salsbury Spring Park

- Lawyers and Windover Roads NW (0.27 acres)



### 8. Sarah Walker Mercer Park

- 247 Nutley Street NW (1.0 acre)



### 9. Southside Park

- 1317 Ross Drive SW (17 acres)



### 10. Town Green

- 144 Maple Avenue E (2.5 acres)



### 11. Wildwood Park & Stream Valleys

- Valley Drive SE to Mashie Drive SE (15.7 acres)



### 12. Peterson Lane Park

- 599 Malcolm Road, NW (5.5 acres)



### 13. Vienna Learning Garden

- 120 Cherry St. SE



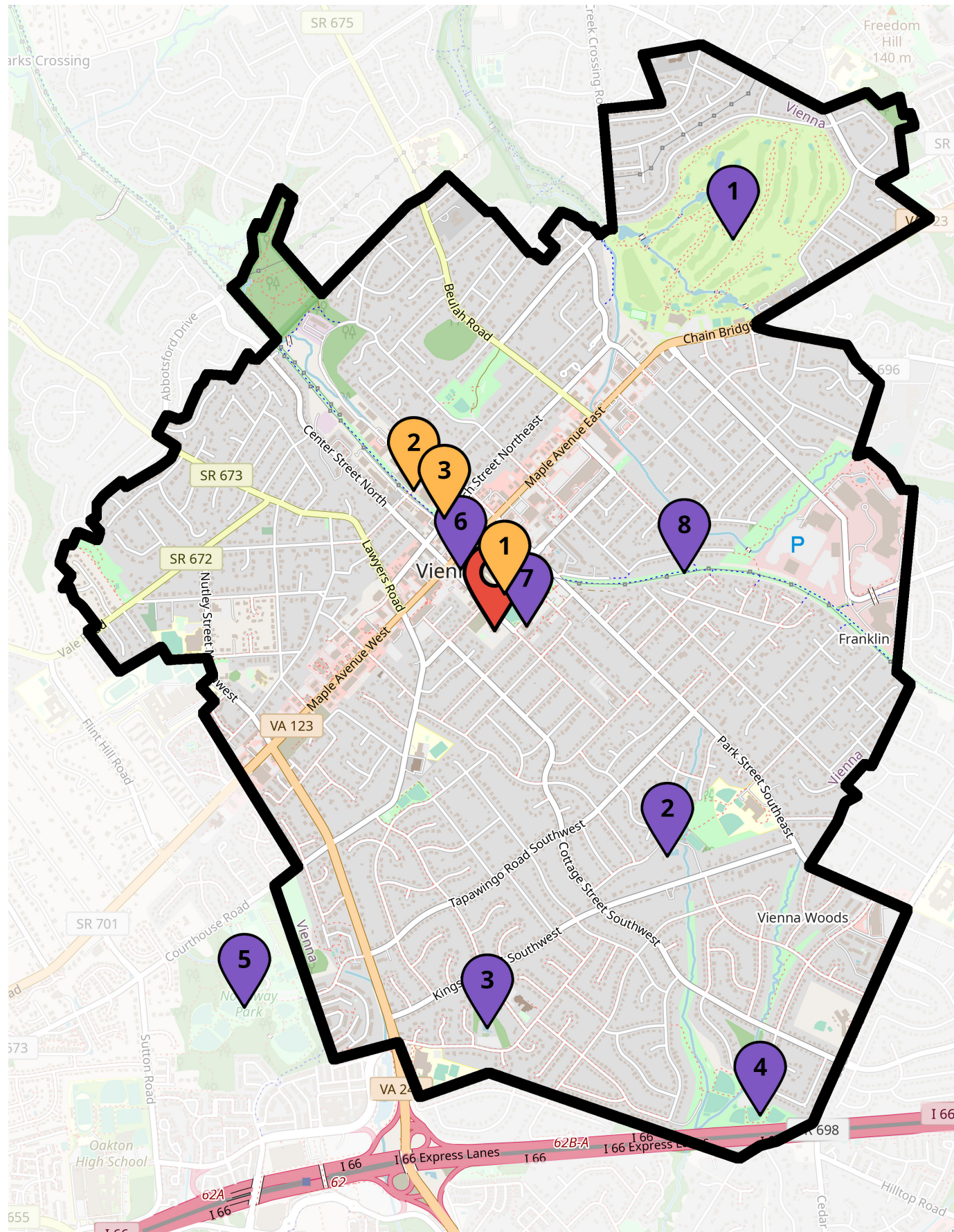
TOWN OF  
VIENNA  
since 1890

## Town of Vienna - Annex Long-Term Use Study

March 20th, 2023

Town Assets





## TOWN-MAINTAINED PROPERTIES

1. Waters & Caffi Fields  
- 120 Cherry St. SE
2. Train Depot  
- 231 Dominion Road NE
3. Red Caboose at Vienna Centennial Park  
- 131 Church St. NE



## NOTABLE PROPERTIES

1. Westwood Country Club  
- 800 Maple Ave E.
2. Vienna Woods Swim & Tennis Club  
- 1013 Cottage St. SW
3. Vienna Aquatic Club  
- 625 Marshall Road SW
4. George C. Yeonas Park  
- 1319 Ross Drive, SW
5. Nottoway Park  
- 9357 Courthouse Road (84 acres)
6. Patrick Henry Library  
- 101 Maple Avenue E
7. Vienna Volunteer Fire Department  
- 400 Center St. E
8. Washington & Old Dominion Bike Trail  
- 45 mile route, 2+ million users per year.



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