



Town of Vienna

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

Meeting Minutes Town Council Conference Session

Monday, November 8, 2021

7:30 PM

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

1. Resolution

A. [21-2702](#) 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); Council Member Steve Potter, Council Member Ed Somers; Council Member Howard Springsteen and Mayor Linda Colbert.

Staff: Mercury Peyton, Town Manager; Shelley Kozlowski, Deputy Town Clerk; Steve Briglia, Town Attorney; Cindy Petkac, Director, Planning and Zoning; Mike D'Orazio, Assistant Director, Planning and Zoning (via ZOOM); Jim Morris, Chief of Police (via ZOOM); Natalie Monkou, Manager, Economic Development.

A. [21-2688](#) Presentation of Economic Development Strategy

Mayor Colbert called on Natalie Monkou, Manager, Economic Development to review the recommendations from the Economic Development Strategy. Larisa Ortiz, Managing Director and Nur Asri, Assistant Director, Streetsense were also in attendance via ZOOM.

Comments from Council included:

- *Must be careful that recommendations are doable before this becomes part of the public domain;*
- *Would like to see a wish list of priorities;*
- *Incubation programs have potential but are complicated to enact;*
- *W&OD Trail project with NOVA Parks has potential to drive business; should move forward;*
- *Focus on appropriate simplified zoning and businesses will follow;*
- *Consider business contribution to collectively fund shared parking;*
- *Consider impact of new library and parking garage on overall parking.*

Council agreed that this should remain an active document with a designated timeframe for review and discussion (i.e. annually, month of February); Ms. Monkou will prepare and distribute document to Council for ranking top 3-5 projects.

B. [21-2685](#) Discuss Church Street Vision project proposed for 139-145 Church Street NW

Mayor Colbert called on Cincy Petkac, Director, Planning and Zoning to present the Item for discussion. Director Petkac introduced Jim Bognet, Bognet Construction,

owner and developer; Morgan Glick and Will McBeath, MGMA Design, architects; and Mike D'Orazio, Assistant Director, Planning and Zoning.

Following the presentation, Mayor Colbert opened the floor for discussion. A summary of Council comments follows:

- Project includes commercial space below ground in opposition to Church St. Vision (create pedestrian level activity);
- Architecture does not meet standard of excellence expected for Church St. Project; fails to meet criteria outlined in Comprehensive Plan;
- Concern regarding uses for subterranean space;
- Concern with setback on Lawyers Rd., meets standard but may restrict future traffic mitigation efforts;
- Parking should meet requirement for commercial property as mixed use building is 51% commercial;
- Floor to Area Ratio (FAR) request is nearly double the .7 standard, although two other Church St. buildings received approval to exceed this standard;
- Project meets parking requirement and all other Church St. criteria (with the exception of FAR), developer has choice of moving forward under Church St. Vision criteria or not.

Mr. Bognet indicated that he will try once again to meet the demands of Council, but noted the associated expense may result in termination of the project in favor of leaving the site as is.

Following a five-minute break, Council agreed to move Item 3 D ARPA Spending Plan to the December 13, 2021 agenda. This will allow for discussion of ARPA and CIP spending jointly. Projects approved for immediate action included Police (Emergency vehicle preemption infrastructure (VVFD) Power DMS; Dispatch Upgrade; Record Management System Upgrade; Body Worn Cameras; Radio Replacement; In-Car Video; Develop Emergency Response Plan), IT (Payroll Costs to Administer Grants; Single Audit fee; Palo Alto Firewall Enhancements; Firewall Services; Phone Upgrades with Paging; ARCGIS Mapping New World Mapping; Duo Two Factor Auth; ISCE Network Scanner; Sonicwall Remote Enhanced Sec; Security Cameras; Network Switches; VMWARE Network Storage Array), and Economic Development (TOV Marketing Grant Support; Economic Development Division and Marketing Support Economic Dev; Interactive business directory; Central Business District - Design and acquire banners, wayfinding signs).

C. [21-2684](#)

Discuss Recent Property Purchases

Mayor Colbert called on Marion Serfass, Director, Finance, to present the Item. Council approved the removal of the residence on the property located at 440 Beulah Rd NE; addition of the property located at 124 Courthouse Rd SW to the Parks Master Plan (but to keep final use options open for discussion); expend funds to bring property located at 301 Center St S up to Code (continue to review options).

D. [21-2694](#)

Discuss ARPA Spending plan

ARPA Spending Plan has been moved to the December 13, 2021 agenda.

E. [21-2703](#)

Streamline budget document

Mayor Colbert once again called on Director Serfass to present the request. Following a brief explanation, Council requested continuation of budget detail in body of budget document and possible addition of summary.

3. Meeting Adjournment

Mayor Colbert closed the Conference Session at 10:45 PM.

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