



Town of Vienna

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

Meeting Minutes Town Council Work Session

Monday, March 28, 2016

7:30 PM

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

Work Session

1. Regular Business

Present: Mayor Laurie A. DiRocco
Council Member Linda J. Colbert
Council Member Edythe Frankel Kelleher
Council Member Pasha M. Majdi
Council Member Carey J. Sienicki
Council Member Howard J. Springsteen
Council Member Tara Voigt

Town Staff Present: Mercury T. Payton, Town Manager
Leslie Herman, Parks and Recreation, Director
Bradley Macomber, Public Works, Construction Project
Manager
Tony Mull, Information Technology, Director
Ahmed Billel, Information Technology, IT Coordinator
Patrick Mulhern, Planning and Zoning, Director
Hyojung Garland, Planning and Zoning, Deputy Director
Michael D'Orazio, Planning and Zoning, Planner
Lynne DeWilde, Public Information, Communications and
Marketing Manager
Carol S. Waters, Legislative, Deputy Town Clerk

Planning Commissioners Present: Walter Basnight
Sarah Couchman
Michael Gelb
Steve Kenney
David Lanphear
Mary McCullough
Doug Noble

Community Enhancement Commissioner Present: Susan Stillman

Community Center Renovation Monthly Update

The Town Manager opened the meeting at 7:30 p.m. Regular electric power in Town Hall had gone off at approximately 7:15 p.m. (Widespread power outages were reported in the area because of high winds and fallen trees.) For the meeting, a few lights were being powered by an emergency generator, but audio equipment normally used for recording meetings was not functioning.

Leslie Herman, Director of Parks and Recreation, told of soil remediation being

done around the Community Center by the contractor prior to pouring asphalt, installing posts for fencing and signs, and re-opening the W&OD Trail in three to four weeks. Mrs. Herman recounted that since power has been cut off for Community Center reconstruction, Town Staff has been manning generators to keep the batting cages and the VYI Building operating for VGSL (Vienna Girls' Softball League).

Mrs. Herman and Project Manager Brad Macomber discussed a decision by Keller Brothers to replace the superintendent managing the project. Per contractual agreement, they may not do that without the Town's consent. Town Staff has expressed concerns about the change to Phillip Keller, owner, and at this point in time they expect the current superintendent to stay on.

A site work delay of about two weeks occurred because a stormwater structure on the East end of the parking lot had been incorrectly installed using a filter fabric instead of impervious barrier around the structure. Mrs. Herman reported that it had to be taken out and re-installed properly. A second delay of about two weeks resulted from some building work by a concrete subcontractor working with an understaffed crew and equipment that was not fully operational.

Recommendations: The Director of Parks and Recreation and the Construction Project Manager will continue to provide monthly updates.

Draft Comprehensive Plan Review

Mr. Mark Gibb of the Northern Virginia Regional Commission (NVRC) addressed Council for about fifteen minutes, at the request of Mayor DiRocco. He outlined how the NVRC could help the Town of Vienna put on another charrette, as they did in 2001. This charrette's focus would be on transportation, but Mr. Gibb said that his group of expert consultants would also include urban design and other factors in their comprehensive analysis. Mr. Gibb referred to charrettes as "processes" or community events which typically last three or four days, in which residents, businesses, boards and commissions work together to bring consensus about things.

The Director of Planning and Zoning led conversation on the proposed comprehensive plan and its re-writes since the last work session. For this meeting, Mr. Mulhern suggested concentrating on the more controversial topics for which a consensus had not yet been developed. The idea to plan Mill Street as a future "employment center" was dropped out of the comprehensive plan; Mill Street will remain an industrial zone. An idea was mentioned to possibly change the Vienna Post Office land to mixed use if the Post Office were ever to close. Comments were shared about the Cedar Park Shopping Center maybe someday changing from stand-alone commercial and stand-alone high density residential to mixed use. Discussion about affordable housing followed. It was defined as 30% of the salary of a person making 80% of the median income in the jurisdiction.

Mr. Mulhern reviewed a Town map and described the future "Town Square" as being around Church Street to Ayr Hill Avenue, including the Caboose area. He reiterated the concept of creating a sense of place using continuity of architecture, and suggested it would have a similar architectural feel to the Church Street Vision area.

There was talk of "village housing," which would be smaller, more affordable homes with two or three bedrooms. Traffic on Maple Avenue was recognized as a major

issue, and the group talked about round-a-bouts. It was verbally agreed that Maple Avenue would not be widened. Another topic of consideration was “pay as you throw” for recycling in the future. Interest was expressed in studying it, and also in renaming it something like “alternative recycling options.”

Council indicated that they would like to see another draft of the Comprehensive Plan. The Planning Commission indicated that they would like to have another work session on it before they do their third draft.

Susan Stillman of the Community Enhancement Commission asked about keeping “sustainable community” verbiage and energy efficiency efforts in the comprehensive plan. She reminded Council that the Town of Vienna has received an award every year for energy efficiency for residents and government.

Recommendations: The Planning Commission will conduct another work session on the comprehensive plan, Council will get a revised draft. Public hearings will follow.

2. Meeting Adjournment

The Town Council Work Session of March 28, 2016 adjourned at approximately 9:43 p.m. The electricity came back on at 9:46 p.m.

Mayor Laurie A. DiRocco

Signed / Dated: _____

Attest: _____
Deputy Town Clerk

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