



# Town of Vienna

## Meeting Minutes

### Town Council Meeting

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

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Monday, July 9, 2018

8:00 PM

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

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**Invocation: Reverend David Jordan-Haas, Vienna Presbyterian Church**

**Pledge of Allegiance to the Flag of the United States of America**

#### 1. Roll Call

**Present:** 6 - Council Member Carey J. Sienicki, Council Member Howard J. Springsteen, Council Member Tara Bloch, Mayor Laurie DiRocco, Council Member Pasha Majdi and Council Member Linda Colbert

**Absent:** 1 - Council Member Douglas Noble

#### 2. Approval of the Minutes:

- A. [18-938](#) Approval of the Regular Council Meetings of May 7, 2018, May 21, 2018, June 4, 2018, the Work Session of May 14, 2018 and the joint Town Council and Planning Commission Work session of May 23, 2018.

*It was moved to approve the Regular Council Meetings of May 7, 2018, May 21, 2018, June 4, 2018, the Work Session of May 14, 2018 and the joint Town Council and Planning Commission Work session of May 23, 2018 as submitted.*

**A motion was made by Council Member Springsteen, seconded by Council Member Bloch, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 6 - Council Member Sienicki, Council Member Springsteen, Council Member Bloch, Mayor DiRocco, Council Member Majdi and Council Member Colbert

**Absent:** 1 - Council Member Noble

#### 3. Receipt of petitions and communications from the Public that is not on the Agenda. (Limited to 5 minutes per issue and no formal action can be taken this evening)

*Mr. Matt DiFiori, 207 Owaissa Court SE addressed Council stating with all the people attending he will keep his comments brief and provided the Town Clerk with the hard copy of his comments. He addressed Council to speak on matters associated with the Town's Capital Improvement program, challenges that it has had and will continue to face in the future. Specifically, they spent about \$13,000,000 on the Community Center renovation and are planning to spend about \$19,000,000 on the Mill Street garage and the Police Station which totals about \$33,000,000 that is going to be spent by 2020-2021. The recommendations he has in general is that first we need to have some lessons learned formally set into policy so that we learn from our mistakes and we don't make them in the future, we had enough practice with the Community Center that there should be some good lessons learned to apply to the Police Department renovation. Regarding the Mill St. Garage condominium, he knows that we are getting half back from transportation*

*funding but it is still \$4.6 million dollars and his question is whether or not we have any kind of program of actions and milestones in place or planned to plan out what our needs are in terms of policies, procedures, changes to ordinances and technical things that need to be accomplished between now and the time that it comes on line so we are not behind the curve. Specifically, he would like to know who the lead for the parking garage is going to be, Parks & Rec was for the Community Center, he assumes the Police Department will be for the Police Department but the parking garage is a new animal that we have not seen before and someone has to be in charge. He hopes Council has thought about these things and asked they let him know off line what has or hasn't been done. He is ready to help if he can be of any help.*

*Ken Nahigian, 102 Westmanor Court SE addressed Council regarding the undergrounding of power lines in Vienna. He wanted to keep the dialogue going about burying lines in the town. He has talked to Verizon and Cox and he is just hoping they can keep talking about this issue. He thinks these create a safety hazard, they are an eye sore and he doesn't think they raise property values. He thinks now is the time to start doing this.*

*A local Boy Scout from Troop 1539 introduced himself to Council. He is working on his Citizenship in the Community Merit Badge.*

#### **4. Reports/Presentations**

**A. [18-910](#) Recognition of Donald Chumley for His Years of Service**

*Mayor DiRocco presented Donald Chumley with a plaque in recognition of his 33 years of service to the Town of Vienna. He served on the Planning Commission from 1985 to 1998 and then served on the Board of Zoning Appeals from 1998 - 2018.*

**B. [18-916](#) Resolution for Harris Miller's 100th Birthday**

*Mayor DiRocco presented a Resolution recognizing Harris Miller on his 100th Birthday.*

**A. Report and Inquiries of Council Members**

*Councilmember Sienicki thanked the town staff for doing a wonderful job on making the 4th of July very special for the town. There were a lot of people that attended the sprinkler event at the Community Center and also the Fireworks display that evening. She thanked Parks & Rec, the Police and all the support staff that were there all day during the extreme heat.*

*Councilmember Colbert reported that Harris Miller's art can be found at the Freeman Store for anyone interested.*

*Councilmember Colbert also reported that she just returned from Spain and there are lots of roundabouts there so every time they went through them she said something to her family, they work lovely. They also had a lot of public art that was very inspiring.*

*Councilmember Majdi stated that he thought they had a very good discussion on potential MAC amendments and they added something to the agenda after the public hearing and he thanked Mayor DiRocco, Councilmember Noble and Councilmember Sienicki that sat on the committee. He thinks it was terrific work and brought up*

*some interesting issues. He hopes that everyone that is here for the public hearing knows that right after under regular business, they are talking about these issues that are so important to folks. He expressed his appreciation for Mayor DiRocco's leadership and addressing these issues. He thinks it shows appreciation for comments that they are hearing from the public, looking forward and having the towns best interest at heart. He has been so impressed by the work of the committee and thankful to be part of that and in one way or another we are going to have development with the MAC. He thinks these questions are very important and he was so heartwarmed and sincerely thankful for the Mayor's leadership on the issue, he thinks the conversation is moving in the right direction and wanted to thank the Mayor for that.*

*Councilmember Springsteen wanted to echo what Councilmember Majdi said, he thinks it is good that they are looking at, enhancing and making some adjustments to the MAC. The crowd here tonight shows there are major concerns with the MAC and he is glad they are putting it on the agenda to start the process.*

#### B. Report of the Town Manager

*Mr. Payton reported that the Police Chief has a new Officer to introduce and asked Chief Morris to introduce him. Chief Morris introduced John Wallace as the newest Officer that started a little over a week ago. John comes to Vienna from the Fairfax County Police Department where he spent 31 years, 18 of which he was as a homicide investigator.*

#### C. Report of the Mayor

*No report*

#### D. Proposals for Additional Items to the Agenda

*None*

#### E. Closed Session

*It was moved that the members of the Vienna Town Council be polled to affirm that during the first Closed Session convened this date, Monday, July 9, 2018, the Town Council met for personnel matters, specifically discussion of Council appointments to local committees and the interviewing of individuals for consideration of appointment and /or re-appointment to a Town Board or Commission.*

*It was further moved that the Certification Resolution be adopted in accordance with State Statutes, and that the Town Clerk is authorized to execute the Certification Resolution.*

*And it was further moved that the Closed Session be continued to later this date, Monday, July 9, 2018 at the conclusion of the Regular Council Meeting in accordance with Virginia Code Section 2.2-3711.A.(3) for discussion or consideration of the acquisition of real property for a public purpose.*

*Motion: Councilmember Bloch  
Second: Councilmember Sienicki  
Carried Unanimously*

*It was moved that Angela Sorrell be re-appointed to the Pedestrian Advisory*

*Committee for a two-year term. Said term shall be in effect from July 12, 2018 through July 12, 2020.*

*It was further moved that Sandra Allen be re-appointed to the Pedestrian Advisory Committee for a two-year term. Said term shall be in effect from August 23, 2018 through August 23, 2020.*

*It was further moved that Deepa Chakrapani be re-appointed to the Vienna Town Business Liaison Committee for a two-year term. Said term shall be in effect from August 23, 2018 through August 23, 2020.*

*And it was further moved that the following members of Council be appointed to the specified Local Committees for Fiscal Year 2018-2019:*

*Northern Virginia Regional Commission: Laurie DiRocco  
(Meets 4th Thursday at 7:30 p.m.)*

*Town Employee Retirement Committee: Howard Springsteen*

*Representative to the Fairfax County  
Board of Supervisors: Carey Sienicki*

*Representative to the Hunter Mill Land  
Use Committee: Douglas Noble*

*Representative to the Hunter Mill  
Budget Committee: Carey Sienicki*

*Representative to the Northern Virginia  
Transportation Authority: Douglas Noble and Linda Colbert*

*Representative to the PCAC for NVT: Linda Colbert*

*Representative to the Hunter Mill District  
Transportation Advisory Council: Howard Springsteen*

*Greater Tysons Citizen Committee (GTCC): Linda Colbert and Tara Bloch*

*Tysons Partnership: Laurie DiRocco*

*And It was further moved that Douglas Noble be appointed as Mayor Pro Tempore for Fiscal Year 2018-2019.*

*Motion: Councilmember Bloch  
Second: Councilmember Sienicki*

**Item approved as shown above**

**Aye:** 6 - Council Member Bloch, Council Member Sienicki, Council Member Springsteen, Council Member Colbert, Council Member Majdi and DiRocco

## **5. Public Hearings**

- A.**    [18-944](#)            Public hearing on rezoning of 430, 440, and 444 Maple Avenue W from C-1 Local

Commercial Zone and RS-16 Single Family Detached Residential Zone to Maple Avenue Commercial (MAC) Zone for the proposed 444 Maple project.

**Attachments:** [PC STAFF REPORT - 6-13-2018 - 444 Maple MAC Rezoning](#)  
[PC STAFF REPORT - 5-23-2018 - 444 MAPLE MAC REZONING](#)  
[444 Maple Avenue Submission 4 06.25.18](#)  
[June 13 2018 PC Presentation](#)  
[Resubmission for Town Council 06.22.18](#)  
[444 Maple Ave W - Revised Applicant Justification Statement](#)  
[444 Maple Ave W - Benefits List for Council 06.08.18](#)  
[Applicant Incentives Sheet and Public Engagement Plan](#)  
[Applicant Draft Proffers 06.22.18](#)  
[444 Maple - Traffic Impact Analysis 02-16-18](#)  
[444 Maple TIA Appendices 02-16-18](#)  
[444 Maple Ave Neighborhood Traffic Assessment](#)  
[Groundwater ltr 2-19-18](#)  
[444 maple - Affidavit 06.22.18](#)  
[PC memo to council on 444 Maple June 27 final](#)  
[May 23 2018 Meeting Minutes and Sub Written Comments](#)  
[June 13 2018 Meeting Minutes with Sub Written Comment](#)  
[MEMORANDUM - 2018 BAR 444 Recommendations](#)  
[Public Works Memo - 05-16-18](#)

*Mayor DiRocco called the public hearing to order at 8:36 p.m. The Town Clerk called the roll and all members were present except for Councilmember Noble who was absent.*

*Ms. Cindy Petkac, Planning & Zoning Director explained that this a a public hearing on a rezoning of the addresses listed from R16 in C-1 to the Maple Avenue Commercial Zone (MAC). She went over the proposed rezoning and then the applicant will also have a presentation on what they are proposing. There are four contiguous parcels in the existing site of 2.8 acres. It includes an existing 3 story 119 room hotel built in the 70's and also an existing one story restaurant of 5300 square feet. The area is zoned primarily C-1, there is a sliver between the commercial zone and the residential that is zoned RS16. She provided some photos of the existing site, showing the Wolf Trap hotel on the left and the Tequila Grande Restaurants on the right. The MAC is a voluntary zone district that was put in place a few years ago, it is an option for a property owner to petition to rezone to the MAC. She provided the area requirements for the current zoning, C-1 zone as compared to the MAC. With the MAC you get an additional story but the height is almost 19' more, the reason for that is in the development of the MAC we now require a minimum of 15' on the ground floor. The other thing to note is there is no side yard setback in the C-1. The concept plan that is proposed for this site is to demolish all the existing buildings with the exception of the 6' masonry wall which was shown in the photographs along the rear between this property and the residential properties adjacent to it. They are proposing to construct a four-story mixed use building, approximately 20,000 square feet on the ground floor with restaurants and retail and 116*

multi-family units in floors 2-4. She further provided the zoning requirements for the MAC and how this project fits with those requirements. It meets the requirements for setbacks for Maple which they do require the 20' setback along Maple and the three zones for streetscape, it also meets the setback for Nutley St. She pointed out that properties adjacent to residential are required to be set back 20', the developer is proposing to keep the 60' building line that currently exists which is an increase three-fold of what is required under the MAC. The height is 54' and then they are allowed some additional height for architectural features up to 62.1 feet which they are just under that. They are providing slightly more than what is required for the open space, 19% of the required 15% and there is a provision where they can exceed the maximum 80% impervious surface up to an additional 5% if they provide incentives which they are doing. She highlighted some of the 11 statements in the purpose statement in the MAC which is just a handful, she is not disregarding the other 6 but she wanted to highlight the first 4. The whole purpose of developing the MAC was to maintain our commercial corridor but encourage more mixed use development and make it a more pedestrian friendly environment as opposed to the more auto oriented commercial uses that we currently have along the corridor. The purpose statements, the eleven individual statements that make up the purpose and intent statement of the MAC provide guidance for the types of development we want to see here. She showed a few slides showing the concept plan. There are three retail pods/buildings that are separated by covered arcades or walkways that connect from the sidewalks back in to the structured parking and then adjacent to Purple Onion would be the access to the residential, the multifamily. They are proposing to remove one of the entrances that currently exists on Maple Avenue keeping the right in, right out, on Nutley Street and then the access to the far eastern side adjacent to Purple Onion. The parking for the 116 multi-family is accessed on the rear into a below level garage. The parking for the retail and commercial spaces is in the main level, ground level which is structured parking and some additional service parking spaces. In the roof plan they are slightly exceeding their requirements for open space, they do show two courtyards on the roof that would be accessible for the residents with a pool and associated amenities. In submitting as part of the rezoning application, they do have to do a traffic impact analysis and that was conducted by Wells and Associates, Transportation Consultant Firm, and they found that the traffic generated by this mixed use development will not adversely impact the nearby intersections. That is not to say it is going to improve the intersections which currently operate at the level service E, we know we have issues there but this project does not adversely impact what is already existing. They do recommend several transportation demand management programs. One of the proffers they are offering is to provide a shuttle bus service once they are at 90% capacity in the apartment building, that would operate for six months. This would be a shuttle that would go between the development and the metro station. They have indicated verbally if people are using it they will continue the service past the six months. In addition to the required impact assessment, they also did a neighborhood assessment, putting out traffic counters, looked at what our requirements are for traffic calming and the amount of trips currently and taking into account the trips that would be generated from the new development, found that even with all these cars turning into the neighborhood it would still not meet our requirements for traffic calming but that is not to say that the town may initiate traffic calming. Another proffer they are offering is \$10,000 for traffic calming measures. In terms of process, MAC rezoning's go to the Board of Architectural Review for a recommendation as well as the Planning Commission who will hold a Public Hearing. These are the recommendations coming out of the BAR, they did recommend approval with a vote of 4-1. Recommendations really centered on the original proposal, there wasn't enough modulation of the building along the Maple

*Avenue Facade, the architecture wasn't carried through to the rear of the building, there was concern about what was happening on the corners as well as a bifurcated sidewalk along Nutley that provided access up to the retail space. She provided a summary of the public comment that was heard at the first Public Hearing of the Planning Commission on May 23rd, the full comments were provided in the materials that were posted on the website which included the minutes. This matter went to the Planning Commission on May 23, 2018 with the hearing being continued to June 13th. These comments also echo the comments from the BAR with concerns about height, there is not enough modulation, they want to see some step downs, they had concerns about streetscape and traffic. The original proposal asked for modifications of the requirements for landscaping along the residential and there were concerns there, staff is recommending landscaping along the entire buffer. The other point is that the renderings didn't fully show what was proposed because while the utility lines are being buried along Maple Avenue there are two poles that remain on Nutley. The applicant came back with a revised plan set which was submitted to the Planning Commission for their June 13th meeting and she provided some of the highlights of the changes that they made to the plans. They recessed different sections of the Maple Avenue facade to 6' and they also increased the depth of some of the step backs along the facade from 2' to 5' so in some portions when you look at the Maple Avenue facade from the street level it reads as a couple of different buildings because it is set back. They lowered the height of the building in the corners along the rear of the building and they eliminated the split level sidewalk so now it is just a 16' wide streetscape, 6' sidewalk with 5' landscaping on either side and then they put in a 10' wide landscaping buffer with evergreen's along the entire stretch of the rear of the property adjacent to the residential. They kept the same unit count but reduced the number of beds by 7 so there is less two bedroom units, more studios and then they added in a one bedroom w/den. The Planning Commission did vote to recommend approval 4-3 with one abstention and the BAR vote 4-1. In summary when you look at a rezoning the first thing you look at is consistency with the comprehensive plan and the comprehensive plan, future land use plan, shows this section of Maple Avenue from East Street to the town limits as mixed use so this is consistent with the comprehensive plan and as she mentioned earlier the concept plan that is proposed as part of this rezoning meets and/or exceeds all the requirements of the MAC.*

*Mr. Chris Bell, Heikeman and Company, owners of the property along with his entire design team. He stated they have owned the site for 13 years with the eye towards development. They basically waited for the MAC to get done. He first sat down with Mayor Seeman back in 2005 when it was first proposed and she said its coming. They watched the process go through and they were delighted when it got passed, it did take longer than they thought. His group has been together for a while and wanted to put a proposal on this site that meets the MAC. They want a great building, a mixed use building, something that fits the spirit and the requirements of the MAC all the way down the line. He stated that they are bringing 20,000 square feet of what they call, high quality retail. Their company is a 3rd generation company, they own 26 shopping centers and an equal number of apartment buildings. They have developed thousands of units and more than two million square feet of retail. They have put together this retail project that will bring great retail to the town with a great streetscape and a moderate apartment project which hasn't been seen built here in decades. They think it is unique in the town and a product that is desperately needed from a housing diversity standpoint. There is nowhere for young professionals who are not ready to buy a home and empty nester's that want to stay in town in a high quality place to live and he thinks this*

meets that goal very well. Cindy went through most of the changes they made which was a lot of his introduction. He then had his architect, Chip Baker, go through a lot of slides taking them through the evolution of the architecture on the project, showing where they started, where they are today and how they addressed as much as they can, the concerns they have heard from community members, Planning Commission, BAR and all the way through. Mr. Baker stated that they were retained by Heikeman and Company once the MAC went through. They were asked to look at the site and see what the constraints were and what they could do. They have been working on this for over year and have been back and forth with the Planning Commission, BAR and Town Council and tried to address all the comments and concerns. He continued with a power point presentation showing numerous slides showing the designs of the project. Councilmember Majdi asked if he would define dormer's. Mr. Baker explained that it is a smaller pitched roof to allow light in. Councilmember Springsteen asked if they plan to bury all the power lines. Mr. Baker stated no but some of them will be and the civil engineer will address that. Councilmember Springsteen asked if they will still have existing power lines. Mr. Baker stated they will because in some areas there is too much power distribution coming into one spot and Dominion stated it was cost prohibitive for them. Mr. Bell stated they will be burying all the power lines from the corner of Nutley all the way down past the Purple Onion. They will be burying about 400 linear feet of power lines. The stuff that is coming across Nutley, comes across Nutley, lands on two poles and it goes back across Maple Avenue is transmission line and it is cost prohibitive to do it. It's impossible for this site to handle that, it is more of a municipal kind of thing, once site like this can't handle that kind of cost. Dominion desperately does not want it done but they are providing, when it gets done at some point, there is a bunch of underground stuff that has to go in on all four corners on every side, in order to make that happen.

Mr. Matt Renauld of Mahan Rykiel Associates, Planners and Landscape Architects, explained that he is working on the project. They were brought in to take a different perspective on the project. Typically they design streetscapes and plaza environments to encourage people to stay and linger. They looked at the users of the project, the residents, the local neighborhood and the retail users coming to the site. They really looked at their perspective and how they might use the space. They wanted to offer a variety of experiences, ultimately to engage the retail and make it successful and a great place for Vienna. He continued with a powerpoint presentation highlighting the changes they have made. Mayor DiRocco stated there are a lot of people that would like to speak and asked that they highlight the points and then we can move on. Mr. Will Johnson of Welles and Associates Traffic Consultants presented a brief presentation on the Traffic Impact Analysis (TIA) for the site. They followed the VDOT rules and guidelines for the traffic impact analysis although he did point out that they didn't meet the threshold for the VDOT review because their trips were below threshold. As part of the TIA they developed a future year forecast for traffic conditions both with and without the Maple Avenue site. This is comprised of several different components, existing traffic volumes, a regional growth rate, not to a specific development but more inherent with the environment. They also included directly, the trips associated with the approved Marco Polo property and the Flagship Car Wash site. When they run their site development program through the trip generation model they are showing that during the week day they are generating at 125 weekday morning peak hour, 133 weekday pm peak hour and 261 Saturday peak hour. He emphasized when they do a traffic study they focus on the peak hours because they provide the worse case scenarios for the traffic study. The TIA did conclude that with the site trips the level of service of the intersections would not degrade based on their site. They did look



at the site access points for their site both on Nutley and Maple Ave. They understand that turning out onto Maple Avenue can be somewhat difficult and they did forecast approximately 30 seconds average delay turning out onto Maple for the morning peak hour when the residential component is at its peak exiting the site. They also forecast about 3 vehicles cued exiting the site at that access point even though there is plenty of space on site for vehicles to cue, they have approximately space for 10 vehicles cue internally before they start impacting loading and parking entrances. He pointed out several factors that went in to their TIA. Traffic studies by their nature are conservative because of the rules they have to follow and the models that they use. VDOT data has indicated that traffic volumes along Maple Avenue and Nutley Street have actually reduced since 2013 but they did apply the traffic growth rate. They also used the trip generation rates for stand alone residential and retail trips even though other sources have shown that mixed used developments experience lower trip generation rates. This particularly really impacts the Saturday peak hour because their Saturday analysis assumes that all the components on the site peak at the exact same time when in reality the different uses will peak at different hours of the day. Councilmember Majdi asked if it was correct that the reason the mixed use generates lower trips is because of the residential component. Mr. Renauld stated that was correct and there is a synergy that is built in as well. The TIA did not include any TDM (transit or transportation demand management reductions) for site trips even though Fairfax County data show that comparable sites can achieve 15 - 25% trip reductions. When he says comparable he is not talking about sites that are right next to the metro, he is talking about sites that are more suburban in nature such as Centreville or Chantilly. As part of the Fairfax County TDM policy they say that baseline you can expect 15% up to 25% without a formal established TDM program. Along those lines the applicant has committed to implement a TDM plan to reduce site trips and to encourage non-auto modes of travel but they didn't take credit for that in their traffic study. As a follow up to the Traffic Impact Analysis they did prepare as a supplement, a neighborhood traffic assessment because of the concerns they heard about the potential for cut thru traffic on the surrounding neighborhood streets. They provide that analysis which includes traffic counts on Wade Hampton, Roland Street as well as Glenn Avenue and they did supply the data to the town so they have it for their use as well. They evaluated the traffic volumes against the thresholds established in the town's guide to traffic calming which is what they understand the TSC uses in their determinations. They concluded that even if, and this is a very unlikely scenario, in the extreme unlikely scenario that all site generated trips use those neighborhood streets, then they still don't technically meet the threshold for cut through traffic. Not all site trips are going to use neighborhood streets, these site trips are bounded for many destinations in the area not just 66 and metro but Tysons, Reston and other areas as well. Councilmember Majdi asked what the established threshold that they are referring to. Mr. Renauld stated it was 150 trips per hour per direction. Besides the fact they didn't see those thresholds being exceeded the applicant has committed to contribute to potential traffic calming subject to further evaluation using the town's established criteria and procedure. Councilmember Springsteen stated that his understanding was that it was \$10,000 and asked if that was correct. Mr. Renauld stated that was correct and stated that the transportation benefits and contributions that this site will be providing will be improved sidewalk and streetscape along both Nutley St. and Maple Avenue, establishing a TDM plan to reduce site trips and encourage non-auto modes of travel, including pre-paid smart trip cards for new residents. They will be providing electric vehicle charging stations on the site as well as ample bicycle storage for those who chose to bike to and from destinations and they will be providing a shuttle service to and from Metro for site residents and employees. Again, they didn't

*take credit for that shuttle in their traffic study. They will also be providing a bike share location on the site in the event the town adopts a formal bike share program. They are also contributing towards a new bus shelter along Nutley St. There is bus service along that roadway towards the metro which is regular so they will be improving that situation. Again, a traffic calming contribution of \$10,000 for measures, if and when, determined appropriate by the town.*

*Mayor DiRocco stated that they would like to get to the public hearing and then they can answer questions. She called the first person from the sign in sheets.*

*Ms. Frederike Butler, 602 Spring Street, stated in her opinion, as a citizen, that Maple Avenue Corridor ordinance (MAC) is a great start, however, she believes that it is not strategic, specific and comprehensive enough to be applied to an expansive large scale development project such as 444 Maple Avenue. She believes that while in technical compliance with the current MAC, the development proposed under the application for rezoning does not adequately represent the spirit of the MAC vision and the greater town community. She is pro development, pro mixed-use and pro revitalization but it needs to be smart, intentional and in line with the heritage of the town. She has asked the town to delay a rezoning development and give the very talented town staff an opportunity to incorporate a more comprehensive town development strategy into the MAC ordinance or at least collaborate with the developer to incorporate bolder Vienna characteristics.*

*The following residents spoke in opposition to the project:*

*Ms. Frederike Butler, 602 Spring St., SE - Does not feel the project adequately represent the spirit of the MAC vision and the greater town community. She asked the town to delay the rezoning decision and give the staff an opportunity to incorporate a more comprehensive development strategy into the MAC ordinance or collaborate with the developer to incorporate bolder Vienna characteristics.*

*Mr. John Runyon, 315 Courthouse Road, SW. - Opposed to the 160 apartments, traffic in town is atrocious and will not help it at all. He asked to keep the Town of Vienna the way we appreciate it.*

*Ms. Tamara Morgan, 407 Roland St. - Asked Council to consider wisely regarding the size of the MAC and make their decision based on what would be best for the town and community as well as what they can be proud of accomplishing.*

*Ms. Tyi Anderson, 125 Moore Avenue, SW - Thinks project is completely out of touch with Vienna from the proposed density and the impact on the infrastructure as well as our schools. She is also concerned about the retail and what will happen if the spaces are not filled. The design that was presented does not represent Vienna in any way shape or fashion, it does not represent the warmth, the welcoming and the small town feel of the community.*

*Ms. MaryEllen Larkin, 317 Church St. NE - How will this development affect sub-surface water levels and flows, who will be responsible if homeowners have water problems, the developers, the towns or the neighbors themselves? Her goal is to keep Vienna small and not compromise the characters of nearby neighborhoods. She wants her Vienna to be what it is supposed to be, a small town and hopes it is Council's goal as well.*

*Mr. Jim Ashe, 910 Hillcrest Dr. SW - Is opposed to any action that will bring greater*

density, residential density, to Vienna. He does not believe the transportation infrastructure nor the school infrastructure is set up to deal with that at this time. He does not feel a five story building in this location will enhance the small town character of Vienna.

Ms. Val Wrobel, 404 Johnson St. - Some of her concerns are major mass, traffic, potential for cut-through, safety issues, possible water issues and very limited open space for the public to gather. Thought it might be better if it was in line with the town's concept and the town's vision to have a by right structure. This structure is immense and is way beyond what she thinks the vision of the MAC ever was. If this goes through then the town needs to think about blocking Wade Hampton.

Ms. Toni Potter, 400 Roland St. SW - State that this is not a "Not in my back yard" (NIMBY) issue, she stated it is a NIMST movement "not in my small town." People are not anti MAC, they want to defend the actual intent and maintain our small town. This building does not reflect the core MAC value in any way shape or form. MAC should set us apart from the rest of Northern Virginia. This will set a precedent.

Mr. Steve Potter, 400 Roland St. SW - Has concerns about the loading dock in the back. He spoke with some Fireman and they said it would be problematic to get fire trucks in and out. He thinks this is wrong that they can make a judgement at the expense of public safety, he thinks it is wrong.

Ms. Shelley Mountjoy, 402 Roland St. SW - Is concerned about the impact of traffic and safety issues.

Mr. Mike Mittel, 1007 Westwood Dr. NE -Is also concerned about the traffic on 123 and Nutley as well as parking.

Mr. Christopher Arntzen, 402 Roland St. SW - concerned about the increase in cars that pedestrians need to look out for which is already a problem now as it is not an easy intersection to cross, as well as the number of pedestrians that are going to make driving in the area more difficult.

Mr. Mike Ahreus, 207 Glen Ave SW - concerned about cut through traffic on Wade Hampton and Glen Ave due to congestion at the Nutley and Maple intersection. He is requesting the the town work with the residents to identify a solution to prevent cut-through traffic before any increased MAC zone development. He also encourage the town to mandate the 444 Maple developer bare the cost of insuring its future residents have easy access to both traffic directions on Nutley street by re-designing the intersection.

Ms. Sharon Pott, 134 Wade Hampton Dr. - Concerned about a huge, monstrous building totally unsuited to the Town of Vienna and certainly unsuited to that corner. She thinks this should go back to the drawing board, it is not suitable.

Mr. Frank Johnson, 615 Hine St. SE - Concerned with the impact of traffic. Wants to keep the small town look and feel.

Ms. Gloria Runyon, 315 Courthouse Rd. SW - concerned with the traffic and the density. Wants to keep the small town feel and hopes Council listens to what the citizens say.

*Mr. Josh Green, 411 Center St. N - would like to know more about the impact on schools, traffic and the affordable housing that has been mentioned.*

*Mr. John Pott, 134 Wade Hampton Dr. - concerned about traffic, affordable housing problem, density and getting quality retail. The developer needs to go back to the drawing board and from ground zero produce a less commercially risky, less dense, less top heavy, divided up building with generally car free, publicly accessible open space and design in accord with the MAC vision.*

*Mr. John Schnittker, 240 Glen Ave, SW - concerned about cut-through traffic, wants to keep small town atmosphere, sense of community and its excellent public schools. This project is wrong for Vienna. The size and scale is unfriendly to the community.*

*Mr. Dan McLean, 416 Millwood Ct. SW - concerned about traffic and the size of the building, it doesn't belong in Vienna.*

*Ms. Penny Oszak, 221 Nutley S. NW - concerned about the traffic problem, the study that was done is outdated by years, parking for retail is also an issue. This project is going to be setting a precedent. People are not against the MAC but they want to make sure it is done thoughtfully and carefully.*

*Ms. Jayme Huleatt, 413 Roland St. SW - stated building is too big and too tall. They have made a few cosmetic changes but still same number of apartments. The front is longer than a football field with no breaks and no public open space except the corner. She does not think it is affordable or diverse. She thinks there should be an analysis of revenue vs. infrastructure.*

*Mr. Jay Creswell, 404 Millwood Ct. SW - Thinks the building should be scaled back within the bounds original envisioned by the MAC would be good. We want balanced growth and not be overwhelmed by growth. Reject current proposal and send it back to the developers.*

*Mr. Chris Hogan, 226 Glen Ave, SW - stated this has too many units per acre that will lead to an excessive growth in the population. The density needs to be reduced now so it doesn't set a precedent. The open space requirement does nothing on this proposal. He believes the builder's submission does not technically meet the requirements of the law. The open space does nothing with this proposal.*

*Ms. Laura Bligh, 226 Glen Ave, SW - she feels the town needs more multi-family housing but they need it on a smaller scale. She hopes the housing that comes with MAC will be affordable as opposed to million dollar townhouses and luxury condos. She would like to see housing that a retiree or a town of Vienna employee could afford to buy or rent. She is concerned about the egress onto Nutley St. which would force cut-through traffic on Wade Hampton and Glen Ave. which would be unsafe for pedestrians, she strongly requests that signage that the Wade Hampton cut-through cannot be used during rush hours.*

*Ms. Natasha Perkins, 403 Roland St. SW - this project makes her very sad, this building is out of character with the town and inconsistent with our brand and the MAC. This is going to set a precedent and can't be fought at that point. She is also sad that this developer has owned this property for over 10 years and it has gone way down hill, they have not invested in our community, been a part of Vienna or looking out for Vienna and the small town that we are. There will be a huge traffic and infrastructure impact from this. She urged Council to please vote against this*

*proposal as it currently is, it is not right for us.*

*Ms. Michelle Scott, 9925 Coach Rd. - she is concerned about the traffic and what is happening to our town.*

*Mr. Joe Daly, 412 Roland St. SW - this proposal is not small town and if this is approved it will drive people out of the town. Traffic will be a big issue, it is already difficult to cross even with the right of way. This will be precedent for Giant and other stores. There is also a concern with the water.*

*Ms. Barbara McLeod, 204 Glen Ave, SW - She does not want Maple Avenue to become a brick walled urban corridor. This massive building proposed is just too big and it doesn't set a precedent for those waiting in the wings to request huge developments after this is approved. Everyone is concerned about the change and character of the community. The developer needs to go back to the drawing board and create something that meets the real intent of the MAC.*

*Ms. Cindy Miley, 204 Paris Ct. SW - the MAC is to promote Vienna's small town character and does not compromise the character of the residential neighborhoods abutting the corridor, this development does not promote our town's lovely small town character and compromises the character of our neighborhoods. It is also out of alignment with the town's Strategic Plan. This would be a monstrosity of a building jetting above everything else instead of the beautiful trees along Maple Ave. Traffic is another issue that could possibly be an increase of possibly 160 vehicles. She asked Council to say no and send it back to the developer.*

*Mr. JC Mernin, 204 Paris Ct. SW - addressed four benefits the developer states; first the plan states housing diversity for Vienna residents, housing diversity means that housing must be affordable and accessible to all residents and this project doesn't do that. Secondly it states the project will promote more affordable housing and this project is not affordable at all. Third is the VIP leasing program which does not come in to play because the people that need it the most won't be able to afford to rent the property. The fourth benefit they claim is the Transit Oriented Development Project (TOD) and it is designed to take advantage of the Vienna Metro station and that is wrong. TOD's are not for small towns, they are designed for urban areas.*

*Ms. Estelle Belisle, 200 Ceret Ct. SW - presented a power point discussing open space, thinks the applicant can do better in terms of open space. For this and many other reasons she asks that Council vote no on this application and yes to a more creative design that is more in keeping of the spirit and not simply the letter of the MAC.*

*Mr. Frank Biros, 200 Ceret Ct. SW - stated that the most common concern of the residents is that the proposed structure is too massive and inconsistent with Vienna's small town character. He further showed a power point showing the applicant did not make changes asked by the citizens. The proposed building is at the wrong intersection and is the wrong size.*

*Mr. Richard & Judy Livingston, 213 Ceret Ct. SW - his concerns are with traffic and pedestrians. He hopes Council will vote against the proposal as it currently is.*

*Ms. Nancy Logan, 410 Millwood Ct. SW - stated that everyone does believe in the MAC, maybe not as it is written right now but the MAC intent. She presented a power point and a video. They have concerns about safety. She wants this to be done right to avoid unintended consequences, they won't have another chance to get this right.*

*444 Maple does not meet the elements required in the neighborhood and encroachment is difficult and does not preserve or protect their neighborhood. It does not meet the MAC code and MAC intent. It is too big and too tense. They want to work collectively to enhance this legacy and reputation and build a sustainable future for everybody.*

*Ms. Kristen Loesch, 401 Berry St. SE - stated there are a lot of concerns and asked Council to heed the concerns of the community and do their duty as Council.*

*Ms. Diane Boone, 135 Roland Ct. SW - they support the idea like many do of redevelopment of properties, the current proposed density, with its likely impact on traffic and parking, is very concerning. The real concerns have to do with making the existing issues within the town for parking and traffic even worse with this development. The town needs to ensure that parking, traffic and traffic patterns will be adequately addressed before approving the redevelopment of the property.*

*Mr. William Ling, 131 Wade Hampton Dr. SW - encouraged Council to turn down the current iteration of the project. The reasons have been well stated but he believes the project is not within the spirit of the MAC. The changes that have been made are minimal to the impact of the project. The project is too large, it does not provide accommodations for certain impacts which are generated by the size of the project and will create issues for surrounding neighborhoods and areas as well as a huge traffic increase along the corridor.*

*Ms. Kathleen Link, 10107 Nadene Dr. - This is not just people in their back yard that are concerned about this, it is everybody.*

*Mr. Christopher Liu, 609 Roberts Dr. NW - Mixed development is very important for an urban environment and this is not an urban environment, it is a small town. He thinks this mixed use development would be great in a place like the Mosaic District. It is important to maintain that small town feel.*

*Ms. Dearmond Carter 445 Courthouse Road, SW - There have been a lot of changes over the years in Vienna and when people consider Vienna is a small town, to her we have really outgrown the small town image. She does agree with everyone else and that they should go back to the drawing board. The citizens should be involved in how they want this development to take place.*

*Ms. Inga Erickson, 105 Dogwood St. - concerned about the noise. She has not seen any studies on what the noise impact of this structure would be. She thinks it would be really detrimental to the people that live within hearing distance of the development.*

*Mr. Bob Zillion, 507 Heritage Lane, NW - He thanks Council for their service but reminded them there are a lot of registered voters out there that are displeased with this process and he hopes they end up turning down the project and re-visiting.*

*Ms. Brandy Allen, 212 Moore Ave, SE - concerned about the intersection and the safety of everyone. She does not think this is a good fit for Vienna.*

*Ms. Dan Allen, 212 Moore Ave, SE - he thinks there are elements in the MAC that are missing and need to be addressed quickly. There is nothing in Vienna like this right now and will set a precedent. This sets the cornerstone for what happens in the future.*

*Ms. Meghan Salverian, 206 Tapawingo Rd. SE - No one under 30 would be able to afford these, it is ridiculous for retirees and for young people.*

*Ms. Linda Mann, 428 Windover Ave - stated there is a lot of speculation with this development and when you have speculation and policy it can often lead to unintended consequences and reactive policies. Specifically, one of speculations is that this might attract millennials or older and millennials could not afford this. The use of metro is also a misnomer. Filling to capacity is another concern to her, schools are already filled to capacity. Are we prepared for the traffic, the potential for noise and the other issues relating to metroing and not using vehicles and the school implications. We are not being proactive, we are being reactive.*

*Ms. Susan Bird Lupert - has concerns with traffic, especially on Nutley and 123. She has seen a lot of changes in town and has loved them. It is important to acknowledge that we need to change along the way to deal with our infrastructure but we don't have the infrastructure to deal with this.*

*Ms. Loretta Roby, 203 Mashie Dr. SE - concerned about the Police controlling traffic at this end of town and not the other. The larger population will be more responsibility for the Police and where are the dollars going to come from. She doesn't mind paying higher taxes because there are benefits to living in a small town. Council needs to be mindful of the development that is occurring and that they do have the opportunity and the chance to make the right choice.*

*Ms. Allison Walisko, 314 Albrecht Circle SW - agrees with what everyone else has said about the development being too dense. She did point out that if the town and/or the developer could have some say in the type of retail that goes into that site. She thinks that is really important for smart growth to have smart retail.*

*Mr. Tom Hazzard - encouraged Council, if at all possible, to delay approval of this particular plan, and if they do he hopes they don't throw in the towel and continue to work collaboratively. His concern is the impact on the schools.*

*Mr. David Steiner, 220 Glenn Ave, SW - stated many of his neighbors have already spoken and he is very proud of them. He did point out that the intersection of Nutley and Maple is a major intersection for our high school students who cross over to go to Madison High School every day, morning and evening. He is very concerned about this type of development at this corner and possibly other corners if this precedent takes affect. He echoes everything that was said but asked Council to think about the high school students that are in the area every day.*

*Ms. Julie Salverian, 206 Tapawingo Ave SE - there has been a lot of development that has gone on thus far that she has appreciated. She walks a lot in Vienna and feels safe. She thought Vienna was supposed to be staying a small town and does not understand why we are getting this monstrosity built, it does not feel inviting, doesn't feel like a small town or Vienna.*

*Mr. Bob McCahill signed up to speak but had to leave, he left written comments for the record.*

*Mr. Josh Green, 411 Center St. N.- Looking for more information on the project.*

*Mayor DiRocco called a 5 minute break at 12:20 a.m.*

*Mayor DiRocco called the meeting back to order at 12:24 a.m.*

*Mayor DiRocco stated that at this point she stated that we have a list of questions and comments that have come forward from the residents and they can post some of that information to the public.*

*It was moved to close the Public Hearing but keep the written comment period open until August 15th.*

*Motion: Councilmember Bloch*

*Second: Councilmember Sienicki*

*Councilmember Majdi stated that he wasn't expecting a motion to close the Public Hearing, he thinks they should keep it open. They have one Councilmember absent who is an expert on traffic and he would love to hear his questions on traffic. Since the motion has already been made and seconded he will be voting no on that.*

*Councilmember Springsteen agreed with Councilmember Majdi and he doesn't feel this project is ready for prime time and he is not going to vote to close it since Councilmember Noble is not here.*

*Councilmember Bloch asked Ms. Petkac what the deadline is to make a decision so that the public knows why we need to talk about this at the next meeting. Ms. Petkac stated that August 31st is 100 days from the Planning Commissions first Public Hearing which was on May 23rd. Councilmember Bloch asked what happens if they don't make a decision by that date. Ms. Petkac stated that would mean the project is deemed approved.*

*Councilmember Sienicki stated that she thought it was a good idea to go ahead and close the Public Hearing. She thinks they have heard a lot of the issues and if there are people that are out of town or couldn't come to the meeting for any other reason then leaving it open for written comment to be brought into the record is a very viable way of dealing with this, it gives plenty of time for citizens to make those comments and she would go with what Councilmember Bloch had suggested.*

*Vote was taken on the motion to close the Public Hearing*

*Motion carried 4-2*

**Item approved as shown above.**

**Aye:** 4 - Council Member Bloch, Council Member Sienicki, Colbert and DiRocco

**Nay:** 2 - Council Member Springsteen and Majdi

## **6. Regular Business**

### **A. [18-949](#)**

Request to refer proposed text amendments to Sec. 18-95.4. - Permitted uses, subsection A. of Article 13.1. - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code to the Planning Commission for public hearing.



Attachments: [Proposed MAC Text Amendments 7-6-18](#)

[Dwelling Units per Acre 6-22-18](#)

[Zoning Code Review - 8-21-17 Definition](#)

[WIB Report to Council 4-17-17 PM](#)

*It was moved to refer the proposed text amendments to Sec. 18-95.1. - Statement of purpose and intent, Sec. 18-95.3. - Procedure for MAC Zone designation, Sec. 18-95.4. - Permitted uses, Sec. 18-95.9. - Height limit, Sec. 18-95.14. - Site development standards, and Sec. 18-95.16. - Neighborhood compatibility of Article 13.1. - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 - Zoning, and to Sec. 18-4. - Definitions. Finished lot grade of the Town Code to the Planning Commission for public hearing. The Planning Commission shall also consider a proposed amendment to Sec. 18-95.4. - Permitted uses, to set the maximum number of dwelling units allowed per acre, within the range of 15 to 75 dwelling units per acre.*

**A motion was made that the Action Item be approved. The motion carried by the following vote:**

**Aye:** 6 - Council Member Bloch, Council Member Sienicki, Council Member Springsteen, Council Member Colbert, Council Member Majdi and DiRocco

**B. [18-945](#)**

Request to set a public hearing August 20, 2018 regarding proposed text amendments to Sec. 18-95.1. - Statement of purpose and intent, Sec. 18-95.3. - Procedure for MAC Zone designation, Sec. 18-95.4. - Permitted uses, Sec. 18-95.9. - Height limit, Sec. 18-95.14. - Site development standards, and Sec. 18-95.16. - Neighborhood compatibility of Article 13.1. - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 - Zoning, and to Sec. 18-4. - Definitions. Finished lot grade.

Attachments: [Proposed MAC Text Amendments 7-6-18](#)

[Zoning Code Review - 8-21-17 Definition](#)

[WIB Report to Council 4-17-17 PM](#)

[Dwelling Units per Acre 6-22-18](#)

*It was moved to refer the proposed text amendments to Sec. 18-95.1. - Statement of purpose and intent, Sec. 18-95.3. - Procedure for MAC Zone designation, Sec. 18-95.4. - Permitted uses, Sec. 18-95.9. - Height limit, Sec. 18-95.14. - Site development standards, and Sec. 18-95.16. - Neighborhood compatibility of Article 13.1. - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 - Zoning, and to Sec. 18-4. - Definitions. Finished lot grade" and it was further moved to direct the Town Clerk to advertise a Notice of Public Hearing.*

**A motion was made by Council Member Bloch, seconded by Council Member Springsteen, that the Action Item be approved. The motion carried by the following vote:**

**Aye:** 6 - Council Member Bloch, Council Member Sienicki, Council Member Springsteen, Council Member Colbert, Council Member Majdi and DiRocco

**C. [18-942](#)**

Request spending with American Tennis Courts, Inc.

Attachments: [American Tennis Courts Inc quote 3.31.18](#)

[American Tennis Courts Inc - Fx Co Contract](#)

*It was moved to approve award a contract to American Tennis Courts, Inc. for repair of the basketball, tennis court, and running track surfaces and related fixtures at Meadow Lane Park, riding Fairfax County contract number 4400008143 in the amount of \$31,274.50.*

**A motion was made by Council Member Springsteen, seconded by Council Member Bloch, that the Action Item be approved. The motion carried by the following vote:**

**Aye:** 6 - Council Member Bloch, Council Member Sienicki, Council Member Springsteen, Council Member Colbert, Council Member Majdi and DiRocco

- D. [18-926](#)** Request approval for use of FY19 funds with Granicus, Inc., using Town of Vienna contract approved by Council on 12/15/2014 and executed by the Town Manager dated 12/16/2014 and the amended contract dated 2/10/17, for continued use of Granicus, Inc. for agenda management suite, boards and commissions module, and HD video streaming services.

**Attachments:** [TOV\\_Granicus\\_20141216](#)  
[Vienna\\_VA-FullyExecuted\\_Amendment-SDI\\_Encoder\\_with\\_HD-2-10-2017](#)  
[Request for Waiver and Notice of Sole Source](#)

*It was moved to approve utilization of funds with Granicus, Inc. for the purpose of annual maintenance and support for Town agenda management, boards and commissions module, and video streaming and archiving services at a total cost, not to exceed, \$28,860.*

**A motion was made by Council Member Springsteen, seconded by Council Member Sienicki, that the Action Item be approved. The motion carried by the following vote:**

**Aye:** 6 - Council Member Bloch, Council Member Sienicki, Council Member Springsteen, Council Member Colbert, Council Member Majdi and DiRocco

- E. [18-927](#)** Fiber Pull from 600 Mill Street NE to 440 Beulah Road NE with Cox Communications

**Attachments:** [TOV Project Summary 440 Beulah Rd NE](#)  
[Property Yard to 440 Beulah Rd NE Narrative](#)  
[Ariel View of Construction to Beulah Road](#)  
[Leg 1 Mill Street to Church - Fiber Map1](#)  
[Leg 2 Church Street to Beulah Rd - Fiber Map2](#)

*It was moved to approve installation of fiber optic cable between the Northside Property Yard at 600 Mill Street NE and 440 Beulah Road NE for the purpose of extending the Town's existing iNet backbone for network and P.E.G. services, with a total cost not to exceed \$44,349.66.*

**"I move to approve installation of fiber optic cable between the Northside Property Yard at 600 Mill Street NE and 440 Beulah Road NE for the purpose of extending the Town's existing iNet backbone for network and P.E.G. services, with a total cost not to exceed \$44,349.66."**

**Or**

**Other action deemed necessary by Council.**

**Aye:** 6 - Council Member Bloch, Council Member Sienicki, Council Member Springsteen, Council Member Colbert, Council Member Majdi and DiRocco

- F. [18-928](#)** Request to appoint viewers for alley vacation for property adjacent to 211-213 Mill Street NE and 156 Church Street NE

**Attachments:** [Alley Vacation Application 032018 - 211-213 Mill Street](#)  
[Alley Vacation Application Map 032018 - 211-213 Mill Street](#)  
[156 Church Street applicaiton](#)  
[2018-04-03 Alley ROW Vacation 156 Church Street Request](#)  
[Vacation Evaluation Matrix](#)  
[Staff Reccommended Vacation](#)  
[Property owner Council meeting letter - 6-25-18](#)  
[Mill St alley property owners 2018](#)

*It was moved to defer this topic until a conclusion of a possible acquisition of property in that general area.*

**A motion was made by Council Member Bloch, seconded by Council Member Springsteen, that the Action Item be approved. The motion carried by the following vote:**

**Aye:** 5 - Council Member Springsteen, Council Member Bloch, Mayor DiRocco, Council Member Majdi and Council Member Colbert

**Nay:** 1 - Council Member Sienicki

**Absent:** 1 - Council Member Noble

- G. [18-936](#)** Request award of IFB 19-02 and FY19 spending with National Asphalt Mfg Corp (primary award) and Superior Paving Corp (secondary award)

**Attachments:** [IFB 19-02 Summary Award Info Package](#)  
[IFB19-02FINAL](#)

*It was moved to award IFB 19-02 to National Asphalt Mfg Corp as the primary contractor and Superior Paving Corp as the secondary contractor for asphalt hot mix as needed and to approve FY19 spending in the amount of \$195,492.*

**A motion was made by Council Member Sienicki, seconded by Colbert, that the Action Item be approved. The motion carried by the following vote:**

**Aye:** 6 - Council Member Bloch, Council Member Sienicki, Council Member Springsteen, Council Member Colbert, Council Member Majdi and DiRocco

- H. [18-937](#)** Request additional FY18 spending with Potomac Truck Center Inc.

**Attachments:** [Invoice](#)  
[potomacmacrenewal2](#)  
[KNealMcKayPotomacTedBritt](#)  
[Request For Waiver](#)

*It was moved to approve additional FY18 spending in the amount of \$5,000.00 with*

*Potomac Truck Center from the account listed above riding Fairfax County Contract 4400004577.*

**A motion was made by Colbert, seconded by Council Member Bloch, that the Action Item be approved. The motion carried by the following vote:**

**Aye:** 6 - Council Member Bloch, Council Member Sienicki, Council Member Springsteen, Council Member Colbert, Council Member Majdi and DiRocco

**I. [18-939](#) Award RFP 16-08 Creek Crossing Road Improvement - Design Services**

**Attachments:** [RFP 16-08 Summary and Ranking](#)

[RFP16-08FINAL](#)

[Fairfax-Vienna Creek Crossing MOU Agreement signed by all](#)

[Executed Amended MOU](#)

[Homeowner Design notice letter](#)

[2018-04-10 Creek Crossing Proposal](#)

[Creek Crossing mailing list 10-27-2015](#)

*It was moved to award RFP 16-08 Creek Crossing Road Improvement Design Services to Rinker Design Associates in an amount of \$600,000.*

**A motion was made by Council Member Springsteen, seconded by Council Member Bloch, that the Action Item be approved. The motion carried by the following vote:**

**Aye:** 6 - Council Member Bloch, Council Member Sienicki, Council Member Springsteen, Council Member Colbert, Council Member Majdi and DiRocco

**J. [18-941](#) Request award of RFP 19-01 for On-Call Engineering Services**

**Attachments:** [RFP 19-01 Summary Report for Agenda](#)

[Town of Vienna RFP 19-01 FINAL](#)

[Urban 2018 Rates](#)

[WRA 2018 Hourly Rate Table](#)

*It was moved to award RFP 19-01 to Whitman, Requardt & Associates and Urban, Ltd, Inc. for on-call engineering services as needed.*

**A motion was made by Council Member Sienicki, seconded by Colbert, that the Action Item be approved. The motion carried by the following vote:**

**Aye:** 6 - Council Member Bloch, Council Member Sienicki, Council Member Springsteen, Council Member Colbert, Council Member Majdi and DiRocco

**K. [18-948](#) Supplemental Invoice for Town Attorney Charges**

*It was moved to approve the Town Attorney's request for payment of supplemental legal services for FY17-18 in the amount of \$20,667.30.*

**A motion was made by Council Member Springsteen, seconded by Council Member Bloch, that the Action Item be approved. The motion carried by the following vote:**

**Aye:** 6 - Council Member Bloch, Council Member Sienicki, Council Member Springsteen, Council Member Colbert, Council Member Majdi and DiRocco

**E. Second Closed Session**

*It was moved to recess into Closed Session at 1:18 a.m.*

*Mayor DiRocco called the meeting back into session at 1:45 a.m. The Town Clerk called the roll and all members of Council except for Councilmember Noble, were present.*

*It was move that the members of the Vienna Town Council be polled to affirm that during the second Closed Session convened this date, Monday, July 9, 2018/Tuesday, July 10, 2018, the Town Council met for discussion or consideration of the acquisition of real property for a public purpose."*

*It was further moved that the Certification Resolution be adopted in accordance with State Statutes, and that the Town Clerk is authorized to execute the Certification Resolution.*

*And it was further moved that the Closed Session be continued to Monday, September 17, 2018 at 7:00 p.m. in accordance with Virginia Code Section 2.2-3711.A. (1) for personnel matters, specifically, the interviewing of individuals for consideration of appointment and /or re-appointment to a Town Board or Commission.*

**A motion was made by Council Member Tara Bloch, seconded by Council Member Howard J. Springsteen, that this was approved.. The motion carried by the following vote:**

**Aye:**     6 -     Council Member Bloch, Council Member Sienicki, Council Member Springsteen, Council Member Colbert, Council Member Majdi and DiRocco

**7. Meeting Adjournment**

*It was moved to adjourn the meeting at 1:49 a.m.*

*THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.*