



Town of Vienna

Meeting Minutes

Town Council Meeting

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

Monday, April 29, 2019

8:00 PM

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

Regular Meeting

Invocation: Reverend Johnny Kurcina, Christ Church Vienna

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

1. Roll Call

Present: 7 - Council Member Tara Bloch, Council Member Linda Colbert, Council Member Pasha Majdi, Council Member Douglas Noble, Council Member Carey J. Sienicki, Council Member Howard J. Springsteen and Mayor Laurie DiRocco

2. Approval of the Minutes: None

No minutes for approval

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)

None

4. Reports/Presentations

A. [19-1248](#) Proclamation for Volunteer Recognition Day 2019

Mayor DiRocco presented a Proclamation for Volunteer Recognition Day.

A. 19-1248 Proclamation for Volunteer Recognition Day 2019

Aye: 7 - Council Member Bloch, Council Member Colbert, Council Member Majdi, Council Member Noble, Council Member Sienicki, Council Member Springsteen and Mayor DiRocco

A. Report and Inquiries of Council Members

Councilmember Bloch thanked the Town, the Boy Scouts and the Virginia Forest Department for a really lovely Arbor Day celebration. The Women's Club donated a dogwood tree that you can see on the side of the Community Center. They had a nice ceremony with the Boy Scouts and the town was presented with an Arbor Day flag as Tree City USA.

Councilmember Bloch also thanked Councilmember Carey Sienicki for a truly lovely Walk on the Hill. They ended up with beautiful weather and the gardens were beautiful. She thanked Carey for all of the things that she does for the town but especially for the Walk on the Hill, it is one of her favorite things every year.

Councilmember Springsteen stated that the Sun Gazette there was an article about the Board of Supervisors having a policy that you don't vote on zoning policies a week before an election or until the new board gets sworn in. We don't have that in Vienna and he thinks at some point they should look at the policy they have.

Councilmember Sienicki mentioned that the new dogwood tree is named Shark, it was named by the Boy Scouts.

Councilmember Sienicki thanked the CSC for the work on the Green Expo. It is a huge lift and something they really missed at Walk on the Hill this time but they are back at the Vienna Community Center and it was a huge event.

Councilmember Sienicki also thanked the people that worked so hard on Walk on the Hill, Historic Vienna, Vienna Arts Society, the Ayr Hill Garden Club, the Vienna Community Band, Green Hedges, Parks and Rec, the Police Department and Public Works all worked together to make that event and most especially all the people that had their yards open in the historic district, it is a lot of work for a lot of people. It has been going strong for 48 years.

Councilmember Majdi followed up on some open requests that he had made earlier and thinks there has been some resolutions to those requests so it will save folks a lot of time. One of them was for the last work session with Sunrise where there was a back and forth with stormwater drainage and pipes underground. He had asked Mike Gallagher to please look into and he has done that. He posed a follow up question asking what exactly are the state requirements and are they being exceeded. He looked into it further and thinks he figured out the source of the semantic confusion and at the end of the day he thinks everyone is right. Councilmember Sienicki pointed out that there is an agenda item and thought it would be better to discuss this then.

Councilmember Majdi stated that Councilmember Springsteen asked for renderings of the MAC on 123, Maple Avenue, and specifically mentioned that we should have some of those on record from Wiley Wilson. The point that was made was that we didn't have those but we could potentially produce it. He looked through the minutes and they do have those from June 13, 2011 that were presented by Wiley Wilson and what was presented solves this problem, it doesn't need to be a massive endeavor. Rather than ask the Department of Planning and Zoning to develop renderings that could take a lot of time and effort. It would be a lot easier to just pull the records.

B. Report of the Town Manager

Filling in for the Town Manager, Chief Morris, reported that he was filling in for Mr. Payton due to the untimely passing of his father Richard Payton.

Chief Morris also reported that the Public Hearing on the Real Estate tax rate that was scheduled for tonight had to be re-advertised and postponed to May 13th. The Town Clerk will advertise the Intent to Adopt the tax rate on May 2nd and 9th in advance of Council's action. Council will take action on this item after the Public Hearing on May 13th.

Chief Morris also reported that there will be a joint work session between Town Council, Planning Commission and the Board of Architectural Review on the MAC update on Wednesday, May 1st at 7:30 p.m.

Chief Morris asked Major Janickey to bring forward one of their new Officers Alex Murray to be introduced. He has was in the Academy for 16 weeks and then 16 weeks of field training. He is currently working the midnight shift.

C. Report of the Mayor

Mayor DiRocco reported that they had some wonderful events in town this past weekend, both Taste of Vienna and the Walk on the Hill. She reiterated what Councilmember Bloch stated about Councilmember Sienicki, she helped plan the event, put all the volunteers together and did all the invitations. She thanked her for all her time and energy.

Mayor DiRocco also thanked the Vienna Volunteer Fire Department and the Vienna Business Association for their help with Taste of Vienna and it was wonderful.

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, April 29, 2019, the Town Council met for discussion or consideration of personnel matters, specifically the interviewing of individuals for consideration of appointment and/or re-appointment to Town Boards and Commissions.

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, May 1, 2019 at the conclusion of the joint Work Session in accordance with Virginia Code Section 2.2-3711.A.(7), for purposes of consultation with legal counsel.

*Motion: Councilmember Bloch
Second: Councilmember Springsteen
Carried unanimously*

*April 29, 2019
(The following motions are offered for your convenience.)*

It was moved that Richard DeGuzman be re-appointed to the Bicycle Advisory Committee for a two-year term. Said term shall be retroactively effective from April 18, 2019 through April 18, 2021.

It was further moved that Bets Thomas be re-appointed to the Bicycle Advisory Committee for a two-year term. Said term shall be retroactively effective from April 25, 2019 through April 25, 2021.

And it was further moved that Susan Patton be appointed to the Conservation and Sustainability Commission for a two-year term. Said term shall be effective from April 30, 2019 through April 30, 2021.

Motion: Councilmember Bloch

*Second: Councilmember Springsteen
Carried unanimously*

This item was approved as shown above.. The motion carried by the following vote:

Aye: 7 - Council Member Bloch, Council Member Colbert, Council Member Majdi, Council Member Noble, Council Member Sienicki, Council Member Springsteen and Mayor DiRocco

5. Public Hearings

- A. [19-1233](#) Public hearing on rezoning of 374 to 380 Maple Avenue W from C-1 Local Commercial Zone and RS-16 Single-Family Detached Residential Zone to Maple Avenue Commercial (MAC) Zone for 380 Maple, a mixed-use building with ground floor retail and multi-family residential condominium units

AND

Consideration of a request for a related modification of requirement

Attachments: [380 Maple Ave West - Town Council Staff Report - 4-29-19](#)
[380 Maple Ave West - Existing Conditions and Concept Plan - Final](#)
[380 Maple Ave West - Architectural Drawings - Final](#)
[380 Maple Ave West - Pedestrian View Renderings](#)
[380 Maple Ave West - Street Parking Exhibit](#)
[380 Maple Ave West - Traffic Impact Study - Final](#)
[380 Maple Ave West - Traffic Impact Study Appendix - Final](#)
[380 Maple Ave West - WRA Traffic Impact Study Review Comments - 4-10-19](#)
[380 Maple Ave West - MAC Incentives Checklist - 3-27-19](#)
[380 Maple Ave West - Statement of Purpose and Intent Narrative - 3-27-19](#)
[380 Maple Ave West - Rezoning Affidavit - 3-27-19](#)
[380 Maple Ave West - Modification Request - Awning - 3-27-19](#)
[380 Maple Ave West - Neighbor Contact Map - 3-27-19](#)
[380 Maple Ave West - Community Outreach Program Letter - Sep 26, 2018 - 3-27-19](#)
[380 Maple Ave West - Neighbor Outreach Address Labels - Sep 2018 - 3-27-19](#)
[380 Maple Ave West - Planning Commission Memo - 4-12-19](#)
[380 Maple Ave West - Board of Architectural Review Recommendation - 3-27-19](#)
[380 Maple Ave West - Fairfax County Public Schools Review - 3-27-19](#)
[380 Maple Ave West - Planning Commission Staff Report - 3-27-2019](#)
[380 Maple Ave West - PC Submission \(for reference only\) - Existing Conditions and Concept Plan - Option 1](#)
[380 Maple Ave West - PC Submission \(for reference only\) - Architectural Drawings - Option 1](#)
[380 Maple Ave West - PC Submission \(for reference only\) - Existing Conditions and Concept Plan - Option 2](#)
[380 Maple Ave West - PC Submission \(for reference only\) - Architectural Drawings - Option 2](#)
[380 Maple Ave West - BAR Submission \(for reference only\) - Architectural Drawings - Jan 2019](#)
[380 Maple Ave West - BAR Submission \(for reference only\) - Existing Conditions and Concept Plan - Jan 2019](#)

Mayor DiRocco called the Public Hearing to order at 8:18 p.m. The Town Clerk called the roll and all members of Council were present.

Mayor DiRocco asked the Town Attorney to update them on the proposed application.

Mr. Briglia stated that this was an application for a re-zoning of 374-380 Maple Avenue West from C-1 Local Commercial Zone in the RS-16 Single family detached residential zone to the Maple Avenue Commercial MAC Zone with an address of 380 Maple Avenue. The proposed re-zoning would involve a mixed use building with ground retail and multi-family residential condominium units. Since this is a re-zoning it falls under Chapter 18 of the Town Code for its review after recommendation by the Planning Commission. On Thursday April 25th the Town

received a re-zoning protest petition from citizens in the immediate area of the proposed property pursuant to Town Code 18.248, the owners of lots abutting or directly opposite an area that is a proposed changed zone may petition the Town Council. He reviewed the petition with town staff and it appears to in accordance with 18.248. Accordingly, under the terms of 18.248 any change of zoning for this parcel shall not become effective except by a favorable 2/3rds vote of the Town Council, of the quorum present, if 7 members of present that would be 5 affirmative votes to approve a petition to re-zone the property.

Councilmember Springsteen asked if the memo's that had come in would be entered into the record. Mr. Briglia stated that it was up to Council if they wanted to enter them. He has talked about the issue with staff and from the town's perspective they don't have legal concerns. He know there are two competing arguments between two other attorney's but his legal advice to the town is that Council is free to have their public hearing. They do not see any defect in the application that would hinder their ability to consider the public hearing and either vote tonight or another night. They haven't passed or approved any design or architectural concept at this point and even if there was it would still have to go through the BAR for final approval under Chapter 4 of the Town Code.

Ms. Cindy Petkac, Director of Planning and Zoning, explained that as discussed before them this evening is a proposal to rezone to the Maple Avenue Commercial Zone. The site is 374-380 Maple Avenue West and is currently zoned C-1 and RS-16. The site currently includes a three story office building that was constructed in 1970 and is about 24,000 square feet. It includes seventy off street parking spaces that are accessed from four driveways, one on Maple Avenue and three on Wade Hampton. She provided some photos looking from Maple Avenue and also looking down from Maple Avenue towards the neighborhood to the south of the property, on the property itself, and then one looking from the rear of the parking lot towards Maple Avenue. As mentioned the request is for rezoning to the MAC.

This is a four story mixed used building with about 7500 square fee of commercial retail space on the ground floor and then 39 condominiums on floors 2-4 and would be two and three bedroom units. They are also requesting as part of there rezoning and modification, a requirement for an awning to exceed three fee beyond what is allowed in the required front yard. She provided a table that summarizes how the project meets the area and height requirements for the MAC. The set back along Maple Avenue is a minimum 20' set back from the curb and they are providing 24'-26' from on the ground floor and the upper floors are set back 20'. It is meeting the requirements for the side yards, exceeding in some places along Wade Hampton and an increased set back along the rear from Glenn Avenue. As she indicated it is a four story building, it is less than the permitted 54' and the para pits and other architectural features go up to 6' and are within the 54' height limit. The applicant is requesting an increase in the maximum impervious surface of 10%. In doing so they must provide a number of incentives which include two incentives from schedule A and three from schedule B and they exceed what is required to request the increase in impervious surface. The applicant is not requesting any reduction in parking, they are actually providing more parking than what is required for these uses. They are also providing additional bicycle parking than what is required. They are also meeting all the requirements for loading and she showed on the renderings from Wade Hampton where the loading access is. It is set back further from the garage door and meets the requirements of the code. They are also providing a loading platform as well. They are meeting and exceeding by over almost 9% beyond the 15% that is required for the open space. This is provided in

the gathering and outdoor dining space in sidewalk zone 3, the courtyard area on the roof of their second level for their residents and also the green space along Glenn Avenue which is separated from the proposed sidewalk by a wall. She also noted that with the sidewalk along Maple Avenue they are only required to provide a 5' width and they are providing an 8' width which is what we are now proposing in the amendments to the MAC.

For the site development standards the applicant will provide renderings showing the visuals but they are proposing several variations in the facade along Maple Avenue using different roof line changes, facade material changes and such. Originally they had two options for the rezoning, one option is before Council. The parking that is on the ground floor was originally open to the rear of the site with a living wall that is now a solid masonry wall. The Planning Commission did suggest at their hearing that there be further articulation or enhancing of that wall. For neighborhood compatibility, because a portion of the building is within 170' of the corner side yard of a single family dwelling and there is two single family dwellings across from Glenn from the site, and the height of the building within 107' has to be 35' and it is at 33.5'. The renderings show that what they are proposing in the concept plan is a series of step-backs on the second, third, and fourth floor of 5, 10 and 5 feet.

The MAC requires that a transportation impact analysis be completed which they did provide. Overall this proposed mixed-use will generate 617 additional trips daily, broken out as shown on the slide. The result, according to the consultant that did the TIA is that it will result in minimal traffic impacts on the area transportation network. The additional trips do not warrant a signal at the intersection of Wade Hampton and Maple Avenue. They do note that there would be significant impacts regarding the queuing from Wade Hampton on to Maple Avenue and as a result of that the applicant has now proposed a right turn only lane. They are also proposing that there be channelize islands, also referred to as pork chops, for both of the exits coming from the residential and also the commercial exits coming out of the building so that drivers could not turn left and there will be signs restricting left turns. As they have done with previous MAC projects they have a third party retained to do a third party review and WRA conducted that analysis. She pulled their summaries of findings of the TIA that was done by Kimley Horn for the applicant. They did go back and review the proposed right turn lane and they not that there will still be delays even with the right turn lane but the que lengths are reasonable.

This is a MAC rezoning so the process is that the Board of Architectural Review reviews and provides a recommendation, which they did at their January 17th meeting, it was a 3-0 recommendation for the Council to approve. The Chairman did recuse himself from the discussion as he has worked with the applicant in the past. Although he did not work with him on this project he did not participate in that discussion or that vote. The Planning Commission held a Public Hearing on March 27th which was advertise and they had 25 people that spoke at that hear. They Commission kept the hearing open until their meeting on April 10th where they had 26 people that spoke and they received a number of written comments. They voted 5-2 to recommend that Council approve the rezoning and also the modification of requirement. They had one Commissioner who was absent.

Finally, when reviewing rezonings they look for compliance with the Comprehensive Plan and this proposal is consistent with the future Land Use Plan designation of mixed-use. She noted that the Comprehensive Plan in the Community Facilities and

Services chapter, has a strategy that states new and existing public utilities should be placed underground during new development and re-development and the applicant is not proposing to underground any utilities. In terms of meeting the requirements of the MAC zone, specifically, they find that this project does.

Mr. Dennis Rice, 412 Glyndon St. NE, the applicant for the project, stated that they have not stated whether they will put the utilities underground or not, they are still working with Dominion on that. There is a set of wires across from their side of the street to the opposite side on Maple Ave and Dominion has not been able to relate any particular cost to them. One other thing which he thought he conveyed is that they are doing a green roof and will not be requesting a reduction in the pervious area. They will actually have 25% of the pervious area and they are required to have 20%. This process started on June 12, 2017 when they had their first work session with Town Council. On September 12, 2018 they were told that they had set the gold standard for what MAC should look like. Since that time they have had seven more work sessions and public hearings. They have made over 75 changes through the Planning Commission, the Architectural Review Board and certain people on the Town Council. He did not go through them all but he went through some with a powerpoint. Their highest point on Maple Avenue is less than 54' actually it is less than 54' to the top of the parapit, period, there is no creep which was mentioned by Councilmember Springsteen. By doing this they reduced the mass and density of the building by about 12%. This was a very big concern by one of the other Councilmembers that went over constantly to get a definition of mass and density. They eliminated the fifth floor which they felt was for the benefit of the neighbors. It was providing 35-37 extra parkings spaces therefore eliminating the need for people to park on the street. It became a fifth floor and they were spending over a million dollars putting this floor in and they did not increase any of the units, the density of the building or the square footage of the retail, this was simply to help for overflow parking and they have eliminated that. They took the green wall out in the back which was originally a suggestion from the audience. They have stepped back off Glenn Ave, the setback is 15' and they are 24-27' on their step-backs. They have added more trees and they have talked to Public Works and the Arborist about adding trees on the side, on Glenn Avenue, on the opposite side of the street to provide more screening for the neighbors on Glenn and Wade Hampton. They have reduced the original amount of units down to 39 and it could go down to 38. They have eliminated the glass in the stairwell because the neighbors thought the light would keep them up at night. There is over 3,000 watts of lightage on their building at the time and that would be 240 watts. He thought 3,000 was a lot greater than 240 but we have changed that. They have changed the color scheme because they were referred to as the lego building. They added no left turn lanes. They modified the pork chop. They added a right turn lane. They widened the sidewalk to 8'. Their building will be solar ready and will have solar panels but they can't make a commitment yet until we know the exact layout of the roof. They are having a green roof. They have gone from 25% open space and only required to have 20%. They have 25% pervious and only required to have 20%. There is no reduction in the parking, they meet and exceed every parking requirement in the MAC and every other project that the Town Council has approved does not, they all have been relying on the incentives. Their post construction of pervious areas is less than their pre-construction pervious area. Right now 100% of the rainwater runs off their property, when they are done they will be able to retain 100% of what is required by Public Works. They will also treat that water, currently there is no treatment of the water that runs off the property. They have 7500 square feet of retail space, currently their building has no retail space. He stated he could go on with a lot of other stuff but he thinks the main thing to talk about is that they meet all the requirements of

the MAC. They meet the parking, the height, they are not creeping over the 54', they have visitor parking which is not required, the materials have been modified and they have added the wall in the back. They are currently working with Mr. Gallagher in Public Works on the determination of the sidewalk that people are calling the sidewalk to nowhere. They have offered to apply the money for the sidewalk to curb, gutter, the storm sewer and the asphalt to improve the section of Wade Hampton that is called the country lane to make it more safe. This was a huge deal when the 444 was being created and suddenly disappeared when their building came into play but they still stand by that, they would willing to take the money for the sidewalk, the curb and gutter and apply it to make that sharp corner and help pay for the cost of the sidewalk, curb and gutter.

Mayor DiRocco stated to Mr. Rice that they had talked about undergrounding the lines which he stated he is still waiting, this is something that is part of the Comprehensive Plan and asked when he would know the answer to whether he would be undergrounding the lines or not. Mr. Rice stated before the next meeting.

Mayor DiRocco also asked about the "green roof" and when she looks at the roof she sees the solar area and asked that he walk them through what the "green roof" is and where it will be. Mr. Rice stated that the roof is about 27,000 square feet and they need 5100 square feet. Until they meet with the green roof installers and designers he can't tell them. Mayor DiRocco asked if it would be in the area where the solar ready parts are. Mr. Rice stated yes it will take up part of the solar ready and they would have to reduce the solar ready by 5100 square feet. Right now the roof has the capability of about 160,000 kilowatts per year so it would be a reduction of about 18% of solar capability. He thinks that would be enough wattage to run the basic building, not the units but the basic building, the lights and the parking lots for about 7 months.

Councilmember Noble stated that he had a letter come in from a resident regarding the auto turn template on page 10 of the plan set and it list an SU 30 vehicle which is 30' in length and he did a quick look up of that and he has a different number with the outside turning radius than what is shown on the plan and he would like Mr. Rice's civil folks that do auto turn to double check the vehicle and also the aerial image of that vehicle does not appear to be an SU 30, it appears to be a van which is a single unit van or personal vehicle. He would like them to double check the turning template. The image in the corner is correctly represented but the actually turning template he would like them to verify that it is indeed the correct one. It shows an outside radius of 42' which is a much bigger turning radius than what is shown because it may impact how vehicles that are trucks or trash trucks turn on Wade Hampton. He would like an answer on that before they progress this forward. Mr. Kim with Greenway Engineering stated that they utilize Auto Turn 2019 as an add-on to their Auto CAD 2019 and what he can do is take that template and send it to Mr. Noble so he has an understanding of exactly what they modeled. Councilmember Noble stated that would be helpful and if he has any follow up questions he will pass them to staff.

Councilmember Bloch asked the applicant to clarify that he would be willing to either improve the walking area along Wade Hampton or to improve the turn on Glen as part of this project. Mr. Rice stated they would be willing to contribute what it would cost them to put the curb, gutter, sidewalk and asphalt on Glen and they could use the Fairfax County index. Mr. Gallagher stated that document is called the Fairfax County Unit Cost measurement. Councilmember Noble stated that if he recalls correctly, the right of way on Wade Hampton and the short piece of Roland

does not have a sidewalk, is rather constricted and there is no real existing draining system and asked if that would affectly put the sidewalk either on an easement or on private property if one was to be installed. Mr. Gallagher stated that they have not seen a plan to really do a detail analysis but there is a narrow right of way thought there and it would be something they would really have to look at to make sure there is enough room.

Councilmember Springsteen asked how delivery trucks would get in and get out. Mr. Rice stated that he would assume that they would go the same way as they do on many other streets. If you look on Park Street in the shopping center there the loading area is in the back and if they pull into the shopping center where Noodles is they have to back out on to Park St. It is prevalent all over the place, Church Street at the Red Galanga it is the same thing where people are backing across the very busy Church and also a very tight intersection. They are going to pull around, back in and pull out.

Councilmember Colbert asked Mr. Rice if there were any visuals for the sidewalks and can they look at what he is proposing. Mr. Rice stated that he had what they are proposing on Glen but they don't have anything else. Mr. Tom Kylo with Kylo and Pattana Architects asked if she was talking about the sidewalk around the development or what they were talking about extending. Councilmember Colbert stated the extensions. Mr. Rice stated they did not have anything that shows that.

Councilmember Colbert stated that they were asking for a modification for the six foot awning and asked if that was for future outdoor eating. Mr. Rice stated it is across the entire section but it would be on the corner and all the way across Maple Ave., not just on the corner. Councilmember Colbert asked if he was planning on having outdoor eating there. Mr. Rice stated they are setting that space up.

Councilmember Sienicki asked Mr. Rice to explain the entry on the side for residents and how deliveries happen and things like that. The way she thinks it is now situated, instead of being at an at grade entry it now has steps up. Mr. Rice stated that it has steps up but they now have a handicapped elevator. Councilmember Sienicki asked staff if all entrances be at grade or is that only on Maple Avenue. Mr. D'Orazio asked if she was referring to ADA requirements for entry. Councilmember Sienicki stated this works but she asked if it was preferential basically to enter in at grade. Mr. D'Orazio stated that he has seen both was for apartment buildings but he thinks it would be more preferential if it was at grade. Councilmember Sienicki stated that the way she is looking at it, the residents are basically entering the parking garage and going down and they are going to be ideally coming up through that stairwell entry that used to be glass and then having to walk up and she was wondering if there was any way to address that street so that all of the entering and exiting can happen more at grade level. Mr. Rice stated that they had it dropped down but when they eliminated the fifth level parking and you drop that down you lose five parking spaces below and there goes the guest parking. They felt if the residents come by car he thinks they would typically get in the elevator and that eliminates the stairs. If you have someone coming that can't do stairs then they have the lift right there for them. Their preference was to have walk out and go down once step but they also believe they should have guest parking. Councilmember Sienicki asked if a delivery truck would come in, drop off where the other delivery parking is, and have to walk up the stairs. Mr. Rice stated yes and that was another reason why they like having the stairs there, to make it easier on the delivery guys but he talked to his UPS guy and he didn't seem to have an issue. The package room is right inside and that would be a loading/no loading zone

there for people using Lyft or Uber or dropping packages off. Councilmember Sienicki was just thinking maybe if all of that, the handicap lift and the stairs could be internal to that and somehow work off the other corner and would that be easier for the delivery person. He spoke to UPS and FedEx and neither one of them thought it was a big deal, their biggest concern was if there would be a place to park out front for dropping packages off. They will not be delivering to individual units.

Councilmember Sienicki also asked about the back area for the green space and asked if it was correct that there is no more controlled access and it is all open to everybody now. Mr. Rice stated that was correct. Councilmember Sienicki also asked if it was correct that the back walls are now bricked in and what is the purpose of the brick wall next to the sidewalk. Mr. Rice stated that they put the wall in because originally Commissioner Kenney felt that the wall was not going to do any good for sound and originally it was because of the fact that the parking area was behind a metal mesh with vines on it. They removed the metal mesh, the green vines and filled it in so now it will not be a sound wall. Councilmember Sienicki stated that looking at it now she can see can kind of see the reason for having the wall if it perhaps it was open. Mr. Rice stated it looks a lot nicer with it open and they were able to add more trees. You have to be careful on how many trees you plant inside to close to the foundation of the wall. Councilmember Sienicki stated that it would just be a consideration because she does like having the corner wall there as sort of an accent area and seating area. Mr. Rice stated they had a bench there but had it taken out because a lot of times they get in a bad disrepair. Councilmember Sienicki stated that she thinks that is appropriate and she likes the steps but she is not really sure of the need for the additional wall and thinks it would make it easier to landscape. Mr. Rice stated you could probably get about 5-7 more trees in there which they thought would be better for screening purposes but he would let the audience tell them what they think. Councilmember Sienicke stated that would be helpful if there was feedback on that.

Councilmember Colbert stated that her concern was with the wall as well. It seems like there is just an alley with two brick walls and asked if they had a visual of what was there before.

Councilmember Colbert also asked about the mobility, circulation and landscaping on page 9 where it states "do to the proposed right only turn lane, entering Maple Avenue, no planting of significant height can be planted in the landscaping strip at the corner of Maple Avenue West and Wade Hampton Drive SW" and thinks this should be looked at. Mr. Rice stated that is a line of site problem and it really doesn't matter what goes on that corner, if you plant according to what the Town Code is you will be putting a tree in the line of site and what they agreed on with Public Works was that when the building was up they would determine the closest location they could get to the trees. They did the same thing on Glen and Wade Hampton, they pulled the trees back a little bit rather than create a problem. Councilmember Colbert thinks the more landscaping they can do, the more green the better. Mr. Rice stated you have to stay away from anything that grows over 24" there because it would block your line of site.

Ms. Tammy Moore, 608 John Marshall Dr., NE stated that she was in support of the project. She thinks this is a good change for the town.

Mr. Art McKay, 205 East St. NE is not in favor of the project.

Ms. Valerie Wrobel, 404 Johnson St. SW, is not in support of the project.

Mr. Steve Potter, 400 Roland St. SW, is not in support of the project due to a number of safety hazards.

Mr. Nat White, 217 Tapawingo Rd. SE is in support of the project, he thinks it looks like a splendid building and it will bring a lot of life to the town.

Ms. Edna Trimm, 608 Tazewell Rd. NW, is not in support of this project.

Mr. Joe Daly, 412 Roland St. SW, is not in support of this project.

Ms. Friderike Butler, 602 Spring St. SE, is in support of this project.

Ms. Nancy Socher, 608 Spring St. SE, is in support of this project, it will replace one of the ugliest buildings in Vienna and that is an asset.

Mr. Bill Ling, 131 Wade Hampton Dr. SW, stated that he is in support, in general, but feels the current configuration is not appropriately addressing the needs of the town and residents of abutting neighborhoods.

Ms. Shelia Creswell, 404 Millwood Ct. SW, she does not support this project.

Mr. Jay Creswell, 404 Millwood Ct. SW, he does not support this project as it is currently structured.

Mr. John Pott, 134 Wade Hampton Dr., does not support this project for numerous reasons. He would like it to come back under the new MAC guidelines.

Ms. Amrita Jhanjee, 406 Millwood Ct. SW, is not in support of this project because it will really impact their neighborhood.

Mr. Christopher Hogan, 226 Glen Ave SW, is not in support of this project.

Mr. David Patariu, 205 Niblick Dr. SE, is not in support of this project.

Ms. Laura Bligh, 226 Glen Ave. SW, is not in support of this project. She would like to see some affordable housing.

Mr. Chris Ehlers, 206 Paris Ct. SW, is not in support of this project for safety concerns.

Mr. Mike Rodis, 365 Holmes Dr. NW, is in support of this project.

Ms. Inga Erickson, 105 Dogwood St. SW, is not in support of this project unless more changes are made.

Ms. Sharon Pott, 134 Wade Hampton, is not in support of this project. It is too large and not suitable to Vienna.

Ms. Sheila McLean, 416 Millwood Ct. SW, is opposed to this project.

Mr. Dan McLean, 416 Millwood Ct. SW, he does not support this project the way it is now.

Ms. Rebecca Eggers, 130 Wade Hampton Dr. SW, does not support this project.

Mr. Alex Gallegos, 130 Wade Hampton Dr. SW, does not support this project.

Ms. Anna Benson, 349 Church St. NE, is not in support of this project, it is too big.

Ms. Barbara McLeod, 204 Glen Ave SW, is not in support of this project.

Ms. Estelle Belisle, 200 Ceret Ct. SW, is not in support of this project.

Mr. Frank Biros, 200 Ceret Ct. SW, is not in support of this project.

Ms. Jayme Huleatt, 413 Roland St. SW, is not in support of this project.

Mr. Victor Mendes, 320 Maple Ave East, is in support of this project.

Ms. Cindy Miley, 204 Paris Ct., SW, is not in support of this project.

Mr. Mike Ahrens, 207 Glen Ave SW, is not in support of this project.

Councilmember Noble asked staff to send all the power point presentations from this meeting to all of Council.

Mr. Chuck Anderson, 125 Pleasant St. NW, is not in support of this project. Would like to see a longer review process.

Mr. Kent Morton, 612 Center St. South, he and his wife Julie support this project.

Ms. Nisha Patel, 512 Nelson Dr. NE, has concerns about traffic and would like it to be smaller.

Ms. Tina Cardinas, 214 Ceret Ct. SW, she is opposed to this project as it is currently presented.

Mr. Aldis Lasis, 446 Windover Ave NW, is not in support of this project.

Ms. Linda Mann, 428 Windover Ave NW, is not in support of this project. She feels the MAC is flawed.

Ms. Daphne Hendrix, 511 Spring St., is in support of the project. Mixed use space will help promote Vienna as a destination.

Ms. Shelley Ebert, 402 Roland St. SW, is not in support of the current plan and thinks they can resolve the issues.

Councilmember Bloch stated that as each citizen that comes to the podium has a different take on how the project is but she would really like them to look at something than the chair lift for people that are not able bodied. She thinks that is something that many of them would not have actually thought about needing a key and the potential for vanadlism, but she does think that is an important thing to look at and finding a way to incorporate some other means to get in the building other than the chair lift.

Councilmember Springsteen stated that he would like to continue this hearing to another night. He would also like to look at maybe turning the building, there are a

couple options. He is also concerned about the 100 day rule because he doesn't want to have his back against wall.

Councilmember Noble offered a suggestion that they close the public hearing part but leave it open for written comment for a week. But he also wants to understand from staff, because they had a lot of diverse comments, and he thinks they made a commitment to prepare responses to those comments. He asked if they close the public hearing and leave it open for written comments, is there an opportunity in terms of the time frame to actually turn around responses to some of these questions that have answers in two weeks. Mr. D'Orazio stated that there were not too many questions that they can't go through and address with documents that currently exist so he would say yes, two weeks is feasible to answer those questions. Councilmember Noble asked if they left the comment record open for another week would they be able to turn around comments that Council may receive between now and then. Mr. D'Orazio stated that would be hard to say, it depends on how many they get and how complicated they are.

Councilmember Springsteen said he would prefer they don't close the public hearing just in case they have something else.

It was moved to continue this to the 13th appending that staff can turn around and leave the public hearing open to the 13th.

*Motion: Councilmember Springsteen
Second: Councilmember Bloch*

Councilmember Sienicki concurs with Councilmember Noble's suggestion to leave the public comment open for written comments for another week.

Councilmember Bloch stated she doesn't have an opinion either way. She thinks leaving the public hearing open is fine, leaving open for public comment is fine as well.

Councilmember Springsteen stated that in the interest of open government and being as fair as possible and by leaving the public hearing open it shows we have gone the extra half mile.

Motion carried unanimously.

6 Regular Business

A. [19-1227](#)

Request to set a public hearing on June 3, 2019 regarding rezoning of 100 to 112 Maple Avenue East from C-2 General Commercial and C-1A Special Commercial zoning districts to Maple Avenue Commercial (MAC) Zone for a proposed mixed-use development of an assisted living facility and retail space.

It was moved to set a public hearing on June 3, 2019 regarding the rezoning of 100 to 112 Maple Avenue East from C-2 General Commercial and C-1A Special Commercial zoning districts to Maple Avenue Commercial (MAC) Zone for a proposed mixed-use development of an assisted living facility and retail space. 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 Noble, that the Action Item be approved. The motion carried by the following vote:

- Aye:** 5 - Council Member Bloch, Council Member Colbert, Council Member Noble, Council Member Sienicki and Mayor DiRocco
- Nay:** 2 - Council Member Majdi and Council Member Springsteen

B. [19-1195](#) Request to Award Contract for Plan Review Software to IdtPlans

Attachments: [Summary and Award Recommendation RFP 19-04](#)
[Addendum1RFP19-04](#)
[RFP19-04FINAL](#)

It was moved to award the contract for plan review software to idtPlans in an amount not to exceed \$53,180, which includes \$35,190 for purchase, installation, and training and \$17,990 for the first year of maintenance beginning July 1, 2019.

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:** 7 - Council Member Bloch, Council Member Colbert, Council Member Majdi, Council Member Noble, Council Member Sienicki, Council Member Springsteen and Mayor DiRocco

C. [19-1241](#) Adoption of the Town of Vienna's 2019 Strategic Plan

Attachments: [strategic plan final not adopted](#)

It was moved to adopt the Town of Vienna's 2019 strategic plan as presented.

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

- Aye:** 7 - Council Member Bloch, Council Member Colbert, Council Member Majdi, Council Member Noble, Council Member Sienicki, Council Member Springsteen and Mayor DiRocco

D. [19-1182](#) Approve the Bee City USA Resolution

Attachments: [Town of Vienna VA Bee City USA RESOLUTION 11-18](#)

It was moved to approve the Bee City USA resolution and authorize the Mayor to execute.

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:** 7 - Council Member Bloch, Council Member Colbert, Council Member Majdi, Council Member Noble, Council Member Sienicki, Council Member Springsteen and Mayor DiRocco

E. [19-1231](#) Request approval of MOU between Town of Vienna and Vienna Business Association for 2019 Oktoberfest

Attachments: [VBA - 2019 Oktoberfest MOU](#)

It was moved to authorize the mayor to execute the attached MOU between the Town and Vienna Business Association for the 2019 Oktoberfest.

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

Aye: 7 - Council Member Bloch, Council Member Colbert, Council Member Majdi, Council Member Noble, Council Member Sienicki, Council Member Springsteen and Mayor DiRocco

F. [19-1228](#) Request additional FY19 spending with American Recycling

Attachments: [4400006733 CONTRACT EXT](#)
[FFX COUNTY CONTRACT 4400006733](#)
[PO 20190102](#)

It was moved to approve \$35,000 in additional FY19 spending with American Recycling.

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: 7 - Council Member Bloch, Council Member Colbert, Council Member Majdi, Council Member Noble, Council Member Sienicki, Council Member Springsteen and Mayor DiRocco

G. [19-1229](#) Request approval for engineering services for a Route 243/Nutley Street SW Mixed-Use Trail

Attachments: [RFP 17-02 WHITMAN REQUARDT & ASSOCIATES](#)
[WRA Nutley Street SW Mixed Use Trail Design Scope and Fee 04-05-18](#)
[Nutley Street SW at Kingsley Road Mixed Use Trail 4-29-19 Council Meeting Letter](#)
[Nutley Street SW at Kingsley Road Mixed Use Trail Map Labels](#)
[Nutley Street SW at Kingsley Road Mixed Use Trail Map](#)

It was moved to award the Nutley Street SW mixed-use trail design contract to Whitman, Requardt, and Associates, LLP for \$61,361.

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

Aye: 7 - Council Member Bloch, Council Member Colbert, Council Member Majdi, Council Member Noble, Council Member Sienicki, Council Member Springsteen and Mayor DiRocco

H. [19-1230](#) Request to award contract for Routes 123 and 243 Traffic Signal Upgrades (Phase 2)

Attachments: [Vienna-Signal Upgrades Phase 2 Fee Proposal - Interconnect 2019-03-12](#)
[RFP 17-02 WHITMAN REQUARDT & ASSOCIATES](#)
[Route 123 and Route 243 - Traffic Signal Equipment Inventory and Needs Assessment Report 2018-12-20](#)

It was moved to award a contract for \$138,010 to Whitman, Requardt, and Associates for Route 123 and Route 243 traffic signal upgrades (Phase 2).

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

Aye: 7 - Council Member Bloch, Council Member Colbert, Council Member Majdi, Council Member Noble, Council Member Sienicki, Council Member Springsteen and Mayor DiRocco

- I. [19-1239](#) Resolution Affirming Commitment to Fund the Locality Share of Projects under Agreement with the Virginia Department of Transportation and Provide Signature Authority

Attachments: [2019 Blanket Resolution](#)

It was moved to approve the resolution affirming the Town's commitment to fund the locality share of projects under agreement with the Virginia Department of Transportation and to provide signature authority to the Town Manager.

"I move to approve the resolution affirming the Town's commitment to fund the locality share of projects under agreement with the Virginia Department of Transportation and to provide signature authority to the Town Manager."

Or

Other action deemed necessary by Council.

Aye: 7 - Council Member Bloch, Council Member Colbert, Council Member Majdi, Council Member Noble, Council Member Sienicki, Council Member Springsteen and Mayor DiRocco

7. Meeting Adjournment

7. Meeting Adjournment

Aye: 7 - Council Member Bloch, Council Member Colbert, Council Member Majdi, Council Member Noble, Council Member Sienicki, Council Member Springsteen and Mayor DiRocco

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.