



Town of Vienna

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

Meeting Minutes

Town Council Conference Session

Monday, June 13, 2022

7:30 PM

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

1. Regular Business

Council: Council Member Chuck Anderson; Council Member Ray Brill Jr.; Council Member Nisha Patel; Council Member Steve Potter; Council Member Ed Somers; Council Member Howard J. Springsteen and Mayor Linda Colbert.

Staff: Mercury Peyton, Town Manager; Shelley Kozlowski, Deputy Town Clerk; Steve Briglia, Town Attorney; Marion Serfass, Director, Finance; David Levy, Director, Planning and Zoning; Mike D'Orazio, Assistant Director Planning and Zoning; Leslie Herman, Director, Parks and Recreation; Kelly O'Brien, Planning and Zoning; Cpt. Art Sylmar and Sgt. Jim Sheeran, Vienna Police Department; Christine Horner, Deputy Director, Public Works; Leslie Herman, Director, Parks and Recreation; Leon Evans, Manager, Community Center; Amy-Jo Hendrix, Recreation Program Supervisor.

Mayor Colbert called the Conference Session to order at 7:45 PM noting a change in order of the agenda. The Council heard agenda item C first.

A. [22-3117](#)

Continuation of Discussion for Making Massage Therapy a Conditional Use Instead of a By-Right Use

Mayor Colbert called on Mike D'Orazio, Deputy Director, Planning and Zoning to present Items 22-3117 Continuation of Discussion for Making Massage Therapy a Conditional Use Instead of a By-Right Use and 22-3188 Proposed amendments/modifications to Chapter 22 - Massage Salons, Health Clubs, etc.

Deputy Director D'Orazio recognized Jim Morris, Chief, Vienna Police Department. Chief Morris noted that a task force has been assembled with the goal of identifying and bringing into compliance all problem businesses. Once this has been accomplished a decision will need to be made regarding which department will assume responsibility.

The following provides a summary of comments from Council:

- *By right decision made based on land use perspective – massage parlors, etc. do not generate additional noise, traffic, etc.;*
- *Edits to Chapter 22 include requirements for operator permit; Town issued licensing of every employee/therapist; expiration after one year; random onsite inspections; license void with ownership transfer;*
- *May need to revisit CUP option in future;*
- *Fee added to cover additional cost of police and staff time; offset cost of enforcement.*

With no further comments from Council Mayor Colbert called for a break at 9:10 PM.

- B. [22-3188](#) Proposed amendments/modifications to Chapter 22 - Massage Salons, Health Clubs, etc.

Agenda item B was discussed in conjunction with item A.

- C. [22-3183](#) Conference Session to Discuss Concept Design Phase for Redevelopment of Patrick Henry Library and Options for Moving Forward with Project or Terminating Agreement

Mayor Colbert called on David Levy, Director, Planning and Zoning and Mike D'Orazio, Deputy Director, Planning and Zoning to present the Item for Council consideration.

RRMM, project architects, presented the concept for site redevelopment. The concept includes locating a four-level parking garage towards the rear of the site and a one-story library along Maple Avenue East. The library can be accessed from both Maple Avenue and the parking garage. Primary access to the parking garage would be from Center Street South. Currently, the concept proposes 216 parking spaces.

The agreement with the County allows the Town Council to move forward with the project or terminate the agreement at the conclusion of the Concept Design Phase. Another opportunity to terminate is available at conclusion of the Design Development Phase of the project.

Director Levy introduced Jun Li, Section Manager, Building Design Branch, Public Works and Environmental Services, Fairfax County and Maryam Mostamandi, Project Manager, Building Design Branch, Public Works and Environmental Services, Fairfax County to respond to questions or concerns from Council. Mayor Colbert opened the floor for comments, summarized as follows:

- Garage against library appears massive; design lacks proportion, symmetry and creativity;*
- Project set in center of Vienna, must reflect the image of the Town;*
- Garage presented as four stories – Council agreed to three stories;*
- Garage presented as three stories and one level on roof; parapets surround roof to hide automobiles; additional spaces on roof required to meet total desired spaces;*
- Undergrounding first parking level cost prohibitive; request cost for 8-inch drop;*
- Not possible to decrease parking spaces without revision of agreement with Fairfax County; risk reduction/loss of NVTAF funding;*
- One story library design due to management/staffing issues with two story facility;*
- Caution against tendency to micromanage project;*
- Setback appears small; must design for future (bike lanes, etc.);*
- Proposed setback (26.5 ft.) greater than current setback (24.5 ft. at curb);*
- Two story library mitigates issues of massing and setback;*
- Library renovation will move forward regardless of Council decision; Town has opt out option; have lost several opportunities for parking garages – difficult to lose this opportunity as well;*
- Changes to concept design will delay project timeline.*

Action:

Council to submit ideas and suggestions to Director Serfass by close of business June 14, 2022. She will forward to Jun Li and Maryam Mostamandi with RRMM.

Design team will present revised concept design and associated parking, to include two story library with increased setback, to Council on July 11, 2022.

D. [22-3201](#)

Long term use for the Annex property located at 130 Center Street South

Mayor Colbert called on Leslie Herman, Director, Parks and Recreation to present the Item for consideration. Recommendation was to conduct a Land Feasibility and Community Needs Assessment of the Annex property. The information from the feasibility report and needs assessment will provide recommended land uses of the Annex property based on the Town's strategic plan, comprehensive plan, extensive community engagement and available funding in the long term. The study would begin in early fall 2022 with a goal of completion in spring 2023. The project budget is \$50,000 - \$75,000, financed from CIP. As discussed at the March 28th council meeting, the long term decisions for the Annex property will guide decisions for the short-term use of the property. The timeline suggests the annex open for public use by Fall 2024.

Mayor Colbert opened the floor for comments from Council as follows:

- *Timeline is too long; building is an asset – cannot set unused;*
- *Minimal repairs to acquire occupancy permit possible; operating expenses for this use already factored into budget;*
- *Must determine ultimate use for this land/building prior to expending money;*
- *Ultimate use will determine how soon the property can be ready for public;*
- *Likelihood of available funds for final project minimal for several years.*

Council approved the request for the feasibility study with the caveat that simultaneously the Fire Marshal will inspect and provide list of repairs necessary to acquire occupancy permit. The report will be presented at the August 29, 2022 Town Council meeting. Council recommended expediting the feasibility study timeline.

2. Meeting Adjournment

With no further comments, Mayor Colbert concluded the Conference Session at 10:00 PM.

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