

TOWN OF VIENNA

Planning & Zoning Department

Comprehensive Plan Update Introduction

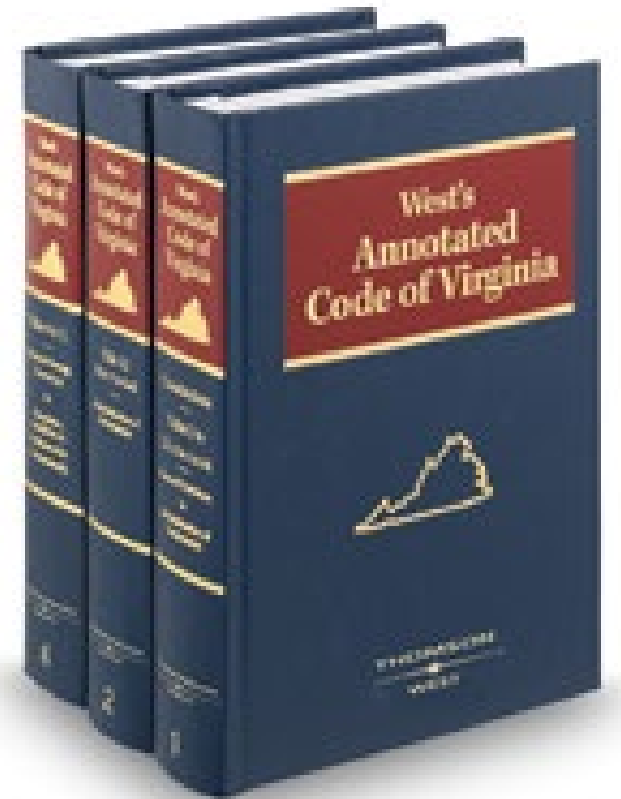
What is a Comprehensive Plan?

Long-range, high-level planning document that addresses land use, desired development, preservation of the natural environment, transportation, resource utilization, and potentially other topics.



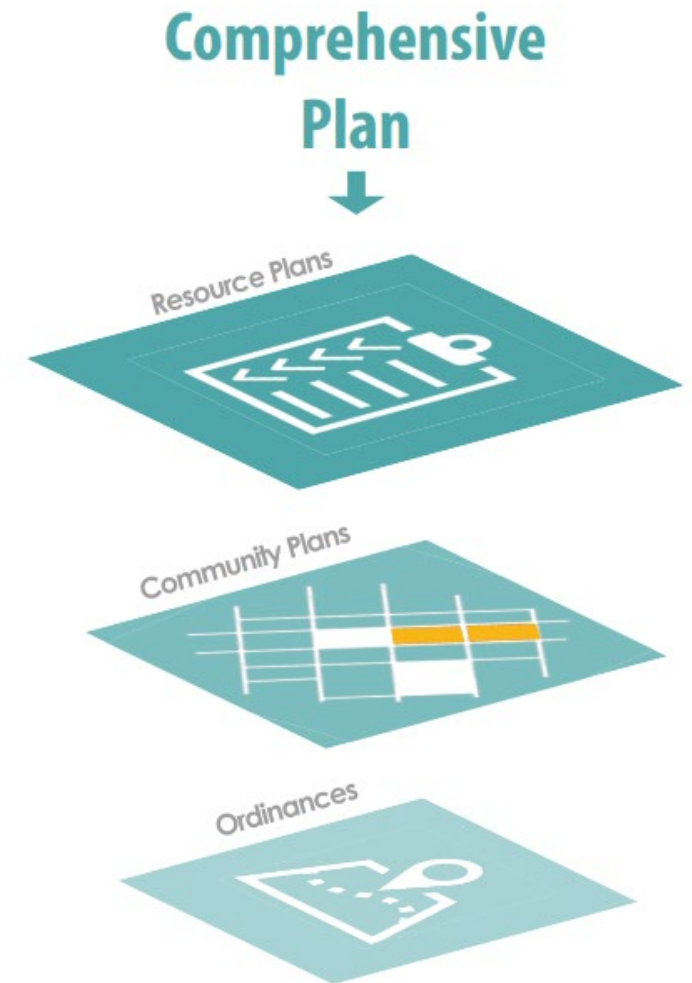
Why have a Comprehensive Plan?

- Required by Virginia State Code
- Community's vision for how it wants to evolve in the following 20+ years, with strategies to achieve that vision.
- Give successive public bodies a common framework for addressing land-use issues.
- Provide justification for decisions by providing a factual and objective basis to support zoning decisions.

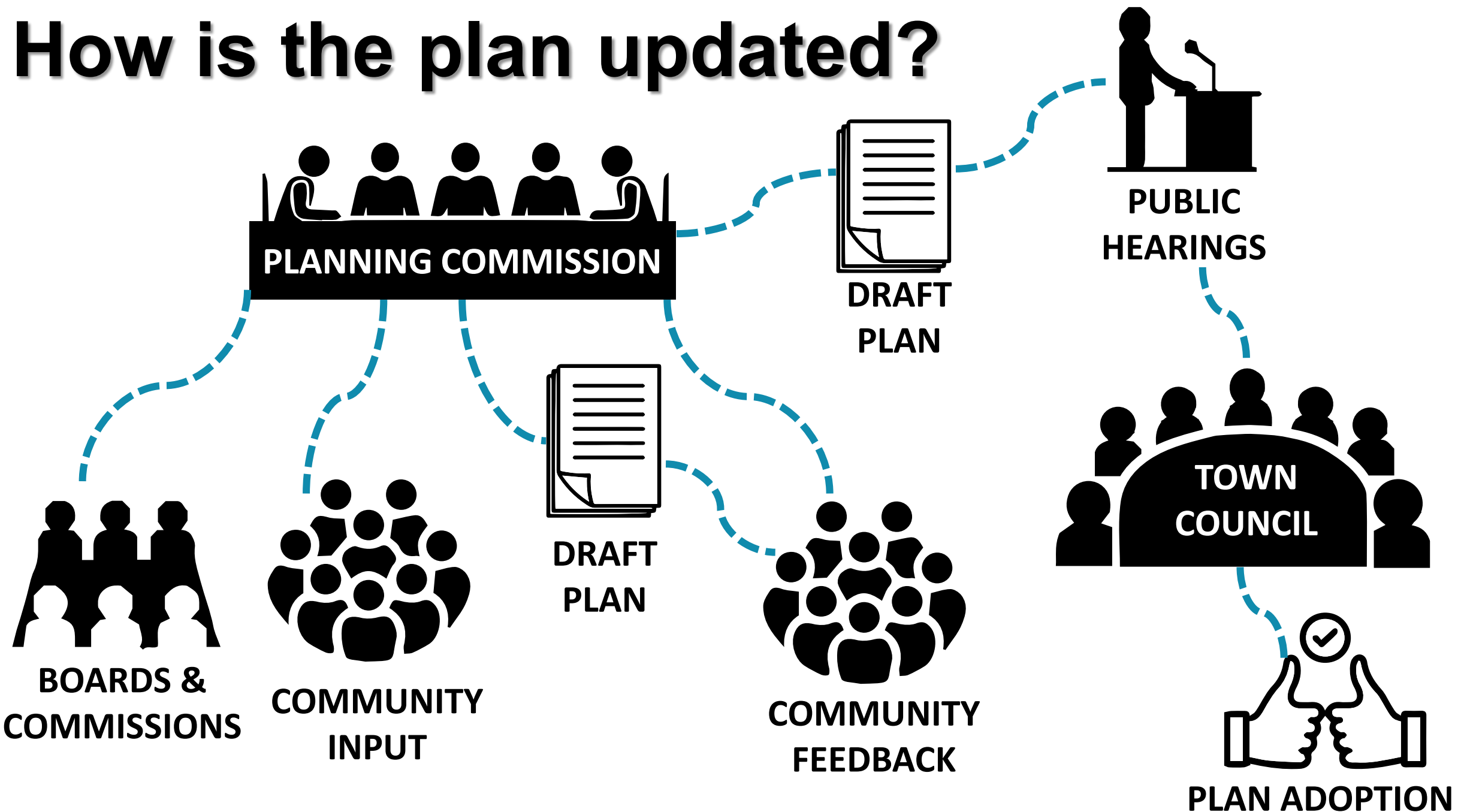


How is the Plan Implemented?

- Update regulations (e.g., zoning)
- Capital Improvement Plan (CIP) and operational budget.
- Town Policies
- Community plans and programs that deal with specific subjects; i.e. Housing Studies, Parks & Recreation Master Plans, and Small Area Plans



How is the plan updated?



Comprehensive Plan

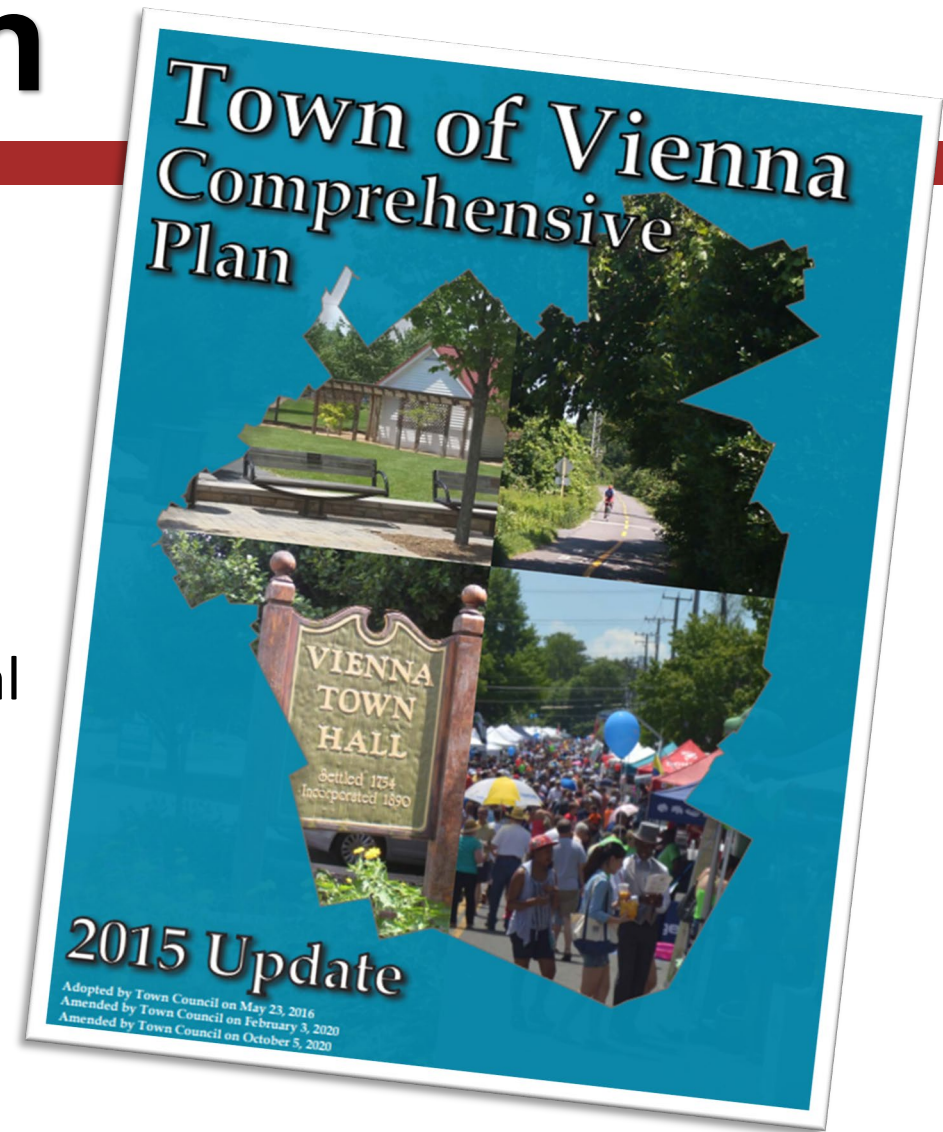
❑ May 2016 - Plan adopted

❑ February 2020 – Amendment

Updates to Future Land Use Plan and Community Facilities and Services Chapter to show and describe Town-owned properties as governmental

❑ October 2020 – Amendment

Updates to Future Land Use Plan and Community Facilities and Services Chapter to show and describe Town-owned property as governmental



Contents

Vision Statement

Chapter 1: Introduction

Chapter 2: Community Profile

Chapter 3: Land Use

Chapter 4: Economic Development

Chapter 5: Transportation

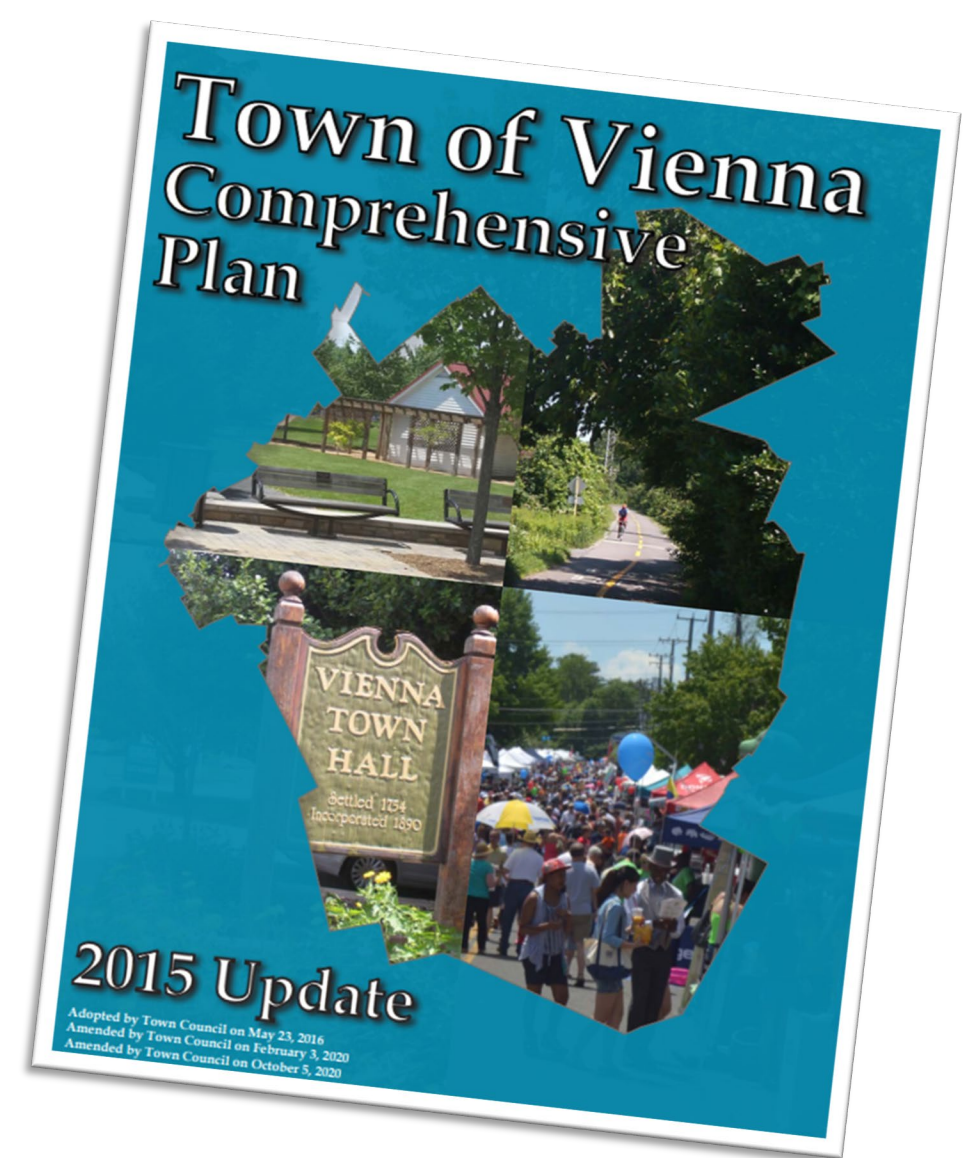
Chapter 6: Community Facilities and Services

Chapter 7: Parks and Recreation

Chapter 8: Environment and Sustainability

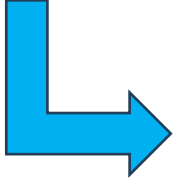
Chapter 9: Implementation

Appendix



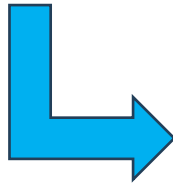
<https://www.viennava.gov/your-government/town-departments-at-your-service/planning-and-zoning/comprehensive-and-long-range-planning>

Vision Statement A formal description of what the community aspires to be.

 **Goals** Meant to be general and describe a desired future condition for each chapter.

 **Objectives** More detailed and describe specific future conditions to be attained.

 **Implementation Strategies** Detailed statements that describe methods, usually through Town or department policies, to implement objectives.

 **Indicators** Statements describing how the Town should measure whether goals, objectives, and implementation strategies are successful.

Constraints on the geographic size of the CBD support the Town's objective of buffering commercial activities and residential neighborhoods. The adequacy and convenience of access to the CBD by motorists and pedestrians is also a vital issue. Availability of convenient patron parking for retail establishments within the CBD has been problematic.

Church Street Commercial Corridor

Church Street has long been considered the traditional "main street" of Vienna. As such, significant effort has been placed in supporting the success and vitality of the corridor. The C-1B

Pedestrian Commercial zoning district, created in 1997 and amended in 1999, provides incentives for property owners to redevelop their property in accordance with architectural guidelines. These architectural guidelines promote "main street urban architecture" which is reminiscent of the small town American streetscape of the late 19th Century."

Three projects have been completed to-date and one is currently under construction. The Town will continue to support historic-themed architecture in the Church Street Commercial Corridor with guidelines established in the Church Street Vision.



MAPLE AVENUE COMMERCIAL (MAC) ORDINANCE

District	Characteristics	Outcomes
The Maple Avenue Commercial Corridor is located along Maple Avenue and extends from the western limits of Town, to East Street. Owners of commercial sites located within the zone are allowed to rezone to MAC if they choose to redevelop and renovate the sites and meet requirements listed in the MAC zoning ordinance.	<ul style="list-style-type: none"> Outdoor seating Parking for bicycles Wider sidewalk/pedestrian zones Varied building height with interesting architecture Public plazas and public artwork Green-roofs and sustainable design Structured parking Residential units included in mixed-use buildings Limit of 4 story buildings Mixed styles of architecture 	<ul style="list-style-type: none"> Increased foot traffic through the downtown area More pedestrian-friendly commercial zone with less curb cuts Social gatherings created by more public space Accessibility to bike trail Livelier commercial zone after business hours Affordable housing choices Less stress put on the environment and infrastructure

Objective 1 - Promote a positive visual experience.

Implementation Strategies

- Enhance and protect the aesthetic character of the Town through the continued oversight by the Board of Architectural Review for applications other than single-family residences.
- Promote public art through private support of public murals and sculptures.
- Preserve the natural environment.



CHURCH STREET VISION

District	Characteristics	Outcomes
Church Street is located from Lawyers Road NW to Mill Street NE along Church Street. The corridor is Vienna's historic main street.	<ul style="list-style-type: none"> Outdoor seating Inter-parcel access Small town historic character Brick sidewalks Limit of 3 stories for buildings Residential units included in mixed-use buildings Shared parking Regulated signage for redeveloped properties Late 19th Century American style architecture 	<ul style="list-style-type: none"> Pedestrian-friendly Smaller, pedestrian scale development Buildings fronting the street Cohesive and distinctive commercial corridor Smaller scale shops and restaurants "Park once" Limited number of curb cuts

Transportation planning continues to evolve from a singular focus on the automobile to one incorporating multiple modes of travel, including transit, bicycling, and walking. The reasons for this change are varied, but a significant element is the changing needs and demands of the population as a whole. In particular, aging residents that cannot rely on driving due to health or mobility reasons, must have access to other travel options to connect them with shopping, services, and recreational and social activities. At the same time, baby boomers are seeking communities which reduce time in the automobile, primarily through shorter commutes and access to other modes of travel. Millennials and others have also expressed a preference for increased transit access and options. Essentially, residents of all ages desire a range of effective transportation options.

Maple Avenue Vision

The new zoning district supports mixed-use development, including ground floor retail

The MAC zone supports denser, mixed-use development with a variety of transit options.

and office space, with residential and other complimentary uses on upper floors for those properties abutting Maple Avenue between James Madison Drive and East Street. The new zoning district provides height and mixed-use density incentives to support redevelopment that enhances the corridor through:

- New streetscape improvements
- Well-designed architecture
- Increased public amenities

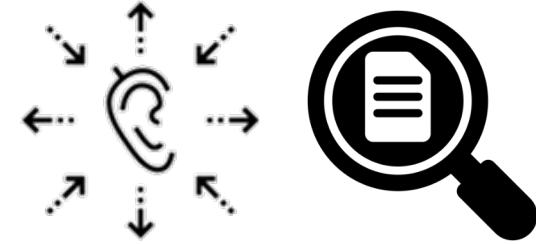
In addition, this land use pattern is intended to help promote transit use by focusing density and mixed-use development along the corridor. The Maple Avenue Vision, as implemented through the MAC intends to be an important complement to the Town's stable residential neighborhoods. The corridor will provide a variety of housing, commercial space, and transit options that provides existing and future Town residents a choice in lifestyle which currently is not available.

Questions for BAR

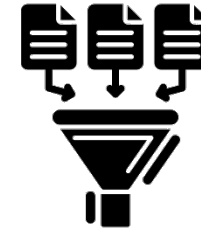
- What are your thoughts on the current plan objectives and implementation strategies?
- What advancements in Town have occurred since the current plan was adopted that the Planning Commission should know about?
- What are your long-term visions and policies regarding architecture and the visual experience in the town?
- What would you like to see added to the comprehensive plan related to architecture and the visual experience ?

Plan Update Process

Phase 1: Information Gathering



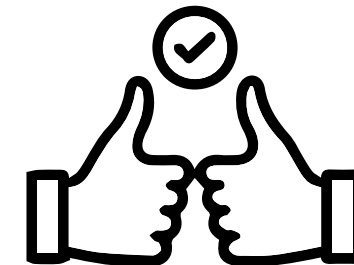
Phase 2: Compilation & Draft Development



Phase 3: Refine the Draft



Phase 4: Finalize the plan



Plan Update Schedule

	2024												2025								
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul		
Phase 1: Information Gathering	■		★	■																	
Phase 2: Compilation & Draft Development				■																	
Phase 3: Refine the Draft								■				★	■								
Phase 4: Finalize the Plan														★	■			★	■		★



Public Engagement



Public Hearing



Adoption



www.surveymonkey.com/r/Vienna-Comp-Plan