

## Public Comments Received on Draft 2026 Comprehensive Plan

<b>Comment #</b>	<b>Name</b>	<b>Received</b>	<b>Received Date</b>
1	Bill Comerford	E-mail	October 7, 2025
2	Robert McCahill	Online Form & E-mail follow up	October 21, 2025 & November 12, 2025
3	Patty Hanley	Online Form	October 31, 2025
4	Chris Poch	Online Form	November 7, 2025
5	Miguel Ordonez	E-mail	November 8, 2025
6	Brian Christopher	Online Form	November 12, 2025
7	Penny Oszak	E-mail	November 12, 2025

**From:** Bill Comerford <[REDACTED]>  
**Sent:** Tuesday, October 7, 2025 1:11 PM  
**To:** Toulouse, Nicole [REDACTED]; Curtis, Ashley  
[REDACTED]  
**Cc:** TBLC - Bill Comerford [REDACTED]>  
**Subject:** Re: TBLC Summer Homework - Strategic Plan & Comprehensive Plan

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Nicole and Ashley - some comments on the Economic Plan

The current plan is strong on vision and existing conditions so just a couple of comments on Measurement and Accountability, and a small point on land use.

Measurable Metrics (KPIs)

I suspect the plan and the Town don't want these but the plan lacks specific, time-bound targets (KPIs). Goals like "Enhance" and "Foster" are too subjective to track progress. I would add a dedicated "Key Performance Indicators" section. Tie every major goal to a number. (E.g., "Reduce commercial vacancy rates in Maple Avenue Corridor to 5% by 2030," "Decrease average permit processing time by 20% by Q4 2026.")

Workforce and Talent - Vienna's greatest asset—its highly educated, wealthy residents—is only mentioned as a data point, not a resource. Maybe add a dedicated Workforce Policy/Goal. Focus on programs that connect skilled residents (including remote/home-based) to local business needs, internships, and mentorship.

Digital Economy - The plan mentions digitizing permitting but doesn't address the strategic need for broadband reliability, 5G readiness, and cybersecurity to support the documented surge in home-based as well as businesses in general. Elevate Digital Infrastructure to a formal policy under Goal 4 (Business-Friendly Environment).

Implementation - The plan outlines what to do but not who is responsible or when it will happen. So maybe add an "Accountability Framework". State that all strategies will be assigned to a Town department or position (e.g., Economic Development Director, Planning, or Public Works) and reported on annually.

Differentiation – I think the plan speaks well to the uniqueness of our town. Maybe we could even more assertively position Vienna's "charm" and "scale" as a critical strategic advantage. Pointing out it can be on a par and quite different from the examples used for Tysons, Merrifield and Falls Church City. Maybe use stronger, more confident language in the Vision and Introduction to emphasize even more Vienna's niche as the premier destination for boutique, non-chain, community-driven commerce in Fairfax County and indeed Northern Virginia writ large

Specific Land Use item - The Corporate Park Goal (Goal 5) is too passive regarding the long-vacant 901 Follin Lane SE. (understandably given the heat on that location historically). It would be bold to strengthen a strategy 5.1.1/5.1.2 to commit to identifying a specific, viable adaptive reuse (e.g., institutional, specialized technology hub, or mixed-use with a defined deadline).

Hope this helps but the plan really was something to be proud of - well done!

ps I will call into the meeting on Thursday!

***Bill***

Bill Comerford

Vienna Town Business Liaison Committee (TBLC)

[REDACTED]

[REDACTED]

**Submitted:** 21 October 2025, 5:07pm

Full Name (required): **Robert J McCahill**

Address (required; street, city, state, zip): 

E-mail Address (optional, for updates): 

Your Connection to Vienna: **Resident**

What comments would you like to share about the draft comprehensive plan?

**Nowhere in the parks section or department of public works section do I find mention of a long run vision for the Beulah Road leaf collection site. In the parks survey of April 2025, under Planning & development improvements," I encouraged the possible development of that site as parkland, should the town find another way to collect/dispose of leaves. The comprehensive plan is an excellent vehicle to envision the possible repurposing of the entire 8-acre site now used (1-2 acres of which) 4-5 months of the year. In the meantime, while a long-run vision is considered, the town should prioritize developing a plan, then act on it, to address the removal of invasive species there, to be a good steward of our resources and preserve and protect the trees that are being threatened and damaged.**

**From:** mccahill [REDACTED]  
**Sent:** Wednesday, November 12, 2025 12:54 PM  
**To:** Levy, David [REDACTED] O'Brien, Kelly  
[REDACTED] Kenney, Steve [REDACTED]  
Steve Kenney [REDACTED]  
**Subject:** Beulah Road aerial, 2023.

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Just thought to share this with you.  
A picture is sometimes helpful.  
Bob McCahill

[REDACTED]

[nevca.org](http://nevca.org)

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MAP #: 0382 02 0153  
TOWN OF VIENNA THE

442 BEULAH RD NE



Record Navigator

1A

1 of 1

Actions

- Neighborhood Sales

Click on the following links to Contact Us regarding:

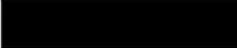
- General Incident
- Parcel Incident

Links

Definition Of Terms

**Submitted:** 31 October 2025, 12:33pm

Full Name (required): **Patty Hanley**

Address (required; street, city, state, zip): 

E-mail Address (optional, for updates): 

Your Connection to Vienna: **Resident, Other**

What comments would you like to share about the draft comprehensive plan? **The town should be more specific about the cell service infrastructure plan. They should demand a service coverage analysis for Vienna, in its entirety. This could dictate the necessity of towers which may eliminate cluttered rooftops of existing commercial buildings.**

**Submitted:** 7 November 2025, 9:36pm

Full Name (required):

**Chris Poch**

Address (required; street, city, state, zip):

[REDACTED]

E-mail Address (optional, for updates):

[REDACTED]

Your Connection to Vienna:

**Resident**

What comments would you like to share about the draft comprehensive plan?

**We need even more housing! We should allow detached ADUs in all single family zones, and allow multifamily in any parcels adjoining commercial or mixed use. Vienna is quickly becoming a place only for the super rich, as everyone else is being priced out.**

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**From:** Miguel Ordonez [REDACTED]

**Sent:** Saturday, November 8, 2025 11:30:02 AM

**To:** Levy, David [REDACTED]; DPZ <[REDACTED]>

**Subject:** Comprehensive Plan Technical Edit Part 1

***CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.***

David,

I will try and go through the entire document, but will send you what I have so far, in case I do not get time to enter more before the deadline. This is written as a citizen. The TAC and CSC will send consolidated comments representing the Committee and Commission.

In general, the document is well written and well edited. One global problem is inconsistent use of the Yale comma, so some of my comments are to add a comma. There are some typos, questionable grammatical constructions, and suggestions for concision or clarity/clarification reading this as a non expert on the zoning and town planning process. I will give the document page number and then the edit or suggested edit.

Chapter 1 page 7... If the locality designates Urban Development Areas (UDAs) - delete the "an".

Chapter 2 page 16...The population in 2020 is listed as 17,004 but in Figure 2.1 it shows as 16,473.

page 17...The estimated housing units at the bottom of Figure 2.2 is listed as 5,804 for 2023 but in Figure 2.3 the graph shows approximately 5,400 which when combined with the average household size does not add up to the population estimate.

...The last sentence should read "This trend is true of Fairfax County..."

page 20...The first part lists the White, not Hispanic as approximately 66% but at the end of the page lists it as 67.7%. which is closer to 68%.

page 21...The third sentence should read, "As of 2023, 52.7% of the Town's households had a household income of ..." delete the word "median".

Chapter 3 page 25... Yale comma in second sentence..."This chapter describes the Town's vision, goals, and policies..."

page 28 second paragraph of Existing Residential Uses should read, "Neighborhoods with single-unit detached housing remain..."

page 30 first sentence in Housing In Intermediate Areas is unclear. Perhaps..." single family residential neighborhoods, the Maple Avenue corridor, and the single-family detached residential neighborhood zones..." The next sentence's use of the word "carry" in "carry the zone" does not make sense to a lay reader if not a typo.

page 33 first bullet should read "Raising the maximum building height in the center portion of Maple Avenue corridor..."

page 34 second paragraph should read, "Since the advent of manufactured housing, it has usually been more relevant in areas of relatively low land costs..."

page 36 top of right hand column should read "...Comprehensive Plan, which did not support zoning for residential development in this portion of Town."

page 40 end of first paragraph I believe should read "..., new buildings and clearing are far more restricted than in the PR zone."

page 45 last bullet point should have a single full stop "."

page 47 first bullet should read "..., in recognition that, while some of the uses are light industrial..."

pages 48 and 49 The term of art is now I believe "Corporate Park" but the map is labelled "Employment Center".

page 54 Yale comma in Policy 3.4 "...for corporate, governmental, and/or employment..."

page 56 Strategy 5.2.2 replace jargon CUP with "Conditional Use Permit".

Chapter 6 has a Chapter wide global problem in the header on even pages (120, 122, etc. ) which misspells the word "Facilities".

page 130 second paragraph in middle..."include a tower, dish, or other supporting structure designed to send..."

page 134 Strategy 2.1.4: "Ensure Fairfax County real estate tax rates..." My understanding is the schools are county and paid for with our county real estate taxes.

Strategy 2.2.2 add comma after the "i.e."

page 135 Policy 3.1 "Provide water supply, sanitary sewer, storm sewer facilities, and other..."

Strategy 3.1.1: "Continue to require new developments fund improvements..."

page 136 Strategy 3.3.6 end of sentence "deploying facilities that would bring a high-level..."

Chapter 8 page 155 Environment "The Town of Vienna is located within the Piedmont region of gently rolling hills, just east of the fall line separating.....five miles from the closest point of the Potomac River northeast of Vienna."

page 158 Trees and Landscaping, Third para should read "To put these studies into action, the Town in 2024 adopted an alternative approach available under Virginia law to regulate tree canopy during redevelopment. Vienna established new regulations under the Virginia Tree Conservation Code as Chapter 17..."

page 159 Third para in Point Sources second sentence "Wastewater discharge forms, required for every new business application,..."

page 160 top of page "To encourage proper material disposal..."

page 160 last para Jargon change to "Our area has not consistently met EPA ground ozone standards ("non-attainment area")...."

page 161 Yale commas Town Facilities "...electricity, natural gas, and vehicle fleet use. Streetlights, park lights, and...."

Residential and Commercial last sentence "...townhomes, duplexes, and other..."

page 162 Waste Disposal "...brush, and bulk items in a pile no larger than..." While the Town previously had a program where residents could obtain free leaf mulch, the program was permanently cancelled in 2023. Leaves are now..."

Recycling "The Town also collects household recycling once weekly Monday-Friday in a single stream, meaning....The Town does not offer glass recycling. Fairfax County offers glass recycling bins at locations throughout the county. The two closest....They can also bring their batteries, electronics, and scrap metals to the Northside..."

page 168 Strategy 1.3.1: ....to plant, maintain, and as necessary, remove..."

page 169 Strategy 2.2.3 "...programs, policies, and ordinances..."

page 170 Strategy 2.3.1 ..."residents, business, and Town staff..."

Strategy 2.3.5 "Encourage the installation of electric vehicle charging stations to promote the expanded use of electric vehicles."

Strategy 2.4.1 "...products and upgrades in new construction, renovations..."

Strategy 2.5.1 "...residents, businesses, and the Town."

page 171 Strategy 3.1.3..."practices for design, construction, and operations..."

page 173 Goal 4 "...ways of life, the Town, residents, businesses, institutions, and ...."

Warmest regards,

Miguel Ordonez

**Submitted:** 12 November 2025, 9:24am

Full Name (required):

**Brian Christopher**

Address (required; street, city, state, zip):

[REDACTED]

E-mail Address (optional, for updates):

[REDACTED]

Your Connection to Vienna:

**Resident**

What comments would you like to share about the draft comprehensive plan?

**Hi everyone, The town looks great and continues to grow in all the right directions—thank you for all the hard work that’s gone into that. I’d like to suggest that we keep strengthening our family image. In particular, it might be worth exploring ways to phase out the vape shops because they send a bad message to our kids. I’d also recommend taking a closer look at the den of iniquity growing in the Exxon station on Maple and Branch. The presence of video gambling is contrary to the family-oriented character of Vienna. Thank you for everything you do to make our community a great place to live. Best regards, Brian Christopher**

**From:** [Penny Oszak](#)  
**To:** [DPZ](#); [Levy, David](#); [O'Brien, Kelly](#); [Glassman, Matthew](#); [Kenney, Steve](#); [Plowgian, Jessica](#); [Noble, Douglas](#)  
**Cc:** [Elizabeth DiFrancisco](#)  
**Subject:** Comprehensive Plan 2025 - Oszak Feedback  
**Date:** Wednesday, November 12, 2025 2:11:51 PM

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Attached is what I plan to speak to this evening. Thank you.

Dear All -

I appreciate the amount of work and effort that went into producing this document. The chapters are well laid out and organized, making it easy to navigate and understand. I was especially pleased to see the additional language added in the Land Use Chapter concerning CUPS (Conditional Use Permits). The inclusion of strategies to ensure clear and enforceable conditions, particularly around noise, parking, traffic, and lighting, is a valuable addition.

I was excited to see the concept of an Implementation Guide proposed in Chapter 9. The inclusion of this guide shows a commitment to turning strategies into actionable steps. That said, I'd like to see more depth added to the guide in terms of accountability. Specifically, it would be helpful to have clear identification of which departments are responsible for each goal, policy, and strategy. Along with that, it would be beneficial to define Key Performance Indicators (KPIs) for each area so that progress can be effectively tracked and measured. What is the frequency for reviewing that progress and will the public be able to see and monitor this progress?

I would like to express my concern regarding the proposed modifications to the Future Land Use designations—specifically, the change of *Mixed Use – Ground Floor Residential and Office* to *Mixed Use*—without the corresponding public input related to the zoning codes that would support such land use.

The Future Land Use Map plays a key role in determining what types of development are considered appropriate within the Town. Without specific and clearly defined zoning codes in place to support this land use, it is difficult for the public to meaningfully weigh in on whether such uses are appropriate.

During the Code Create process, for example, we heard from office tenants who expressed concerns about co-locating additional uses within office-designated areas. The Economic Development Director also raised valid concerns about the potential loss of limited office-designated spaces.

While I understand that the Future Land Use Map serves as a guiding document rather than a direct zoning change, I strongly recommend that if the Town chooses to retain these new Future Land Use designations, no related development proposals be considered or advanced

until the appropriate zoning codes have been developed, reviewed, and approved through a transparent public input process.

Of particular interest to me is the Special Planning Area designation. I would appreciate clarification on the process the Town uses to identify, establish, and implement a Special Planning Area. Specifically, what criteria are considered, and how can property owners or residents initiate exploration of such a designation?

I am interested in exploring the potential for a Special Planning Area designation for the **Northwest Nutley corridor**. This neighborhood is unique in that it contains a mix of established non-residential uses alongside residential properties. Given its proximity to the growing Commercial and Mixed Use areas along Maple Avenue, the corridor continues to experience challenges related to noise, parking, traffic, and lighting.

A Special Planning Area designation could provide a framework for addressing these existing conditions and for guiding any future development or redevelopment in a way that better balances neighborhood character with surrounding commercial/mixed use and non-residential activity.

I appreciate the opportunity to share these comments and thank Town staff, the Planning Commission, and all involved for their dedication and hard work on this important planning effort.

Best,

Penny Oszak



**From:** [Penny Oszak](#)  
**To:** [DPZ](#); [Levy, David](#); [O'Brien, Kelly](#); [Glassman, Matthew](#); [Kenney, Steve](#); [Noble, Douglas](#); [Plowgian, Jessica](#)  
**Cc:** [Elizabeth DiFrancisco](#)  
**Subject:** Comp Plan Feedback  
**Date:** Wednesday, November 12, 2025 1:33:29 PM

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I plan to attend this evening to provide in person feedback. I'd like to add the additional comments to that testimony.

In the Appendix - page 186, the table lists Land Use and associated Zoning Districts. It lists ground floor residential for AC, AE and AW, but I couldn't find any ground floor residential in the AW zone on the Future Land Use map. I also noted a change from Office (currently zoned Transition) to Mixed Use. Does that mean the Transition Zone will go away?

I strongly agree with rezoning Salisbury Spring to Park and Conservation Area due to its historical value.

Best,

Penny Oszak  
