

Public Comments Received on Draft 2026 Comprehensive Plan

Oral – Public Hearing November 12, 2025

Comment #	Name
1	Miguel Ordoñez
2	Art McKay
3	Robert McCahill
4	Penny Oszak

1. Miguel Ordoñez

Address: [REDACTED]

Affiliations: Voting member, Conservation & Sustainability Commission (CSC); Non-voting participant, Tree Advocacy Committee

Comments:

“My name is Miguel Ordoñez. I live at [REDACTED]. I’ve been a Vienna resident since 2010. I’m a voting member of the Conservation and Sustainability Commission and consider myself a non-voting member of the Tree Advocacy Committee—I attend all the meetings.

I want to commend you, Director Levy, and staff for what I think is a very well-written plan. I’ve begun reading it from beginning to end and am writing some technical comments, but tonight I wanted to share my personal thoughts as a resident who loves this town. It has been my home for fifteen years after wandering the planet for decades.

The Greeks have a word, *oikos*, meaning home or house, which gives us the prefix ‘eco-’—as in economics and ecology. Economics is the goods-and-services, money side; ecology is the interrelationship of living things. Reading the plan, I think it strikes a good balance between our economic needs as a town and the ecological relationships that sustain us, which is my main focus on the CSC.

I sum it up this way: *We are a part of nature, not apart from nature*. I want that consciousness to be part of our town. Government can’t do everything—so I hope we continue encouraging public-private partnerships and volunteerism: clean-ups, tree plantings, invasive removal, and serving on commissions. We do need volunteers.

On private land, we also need to encourage people to plant trees, remove invasives, and plant natives.

My personal vision for some sites:

- **Beulah Road property** (leaf/compost site): I’d like to see it transition into a natural park, rezoned as parkland, and restored once the industrial composting ends.
- **Robertson property:** I imagine it becoming an educational center focused on native plants and wildlife—signage, brochures, books.
- **Annex property:** I don’t know what the final use will be, but whatever remains, I recommend planting as many trees as possible.

Thank you.”

2. Art McKay

Address: [REDACTED]

Comments:

“My name is Art McKay. I live at [REDACTED] and have lived in Vienna since 1992.

There have been massive changes in the town, in population and the surrounding environment. It’s a ten-year-old plan we’re updating, and I want to congratulate everyone involved on producing this very impressive and thorough document. It’s a strong appraisal of where the town is now and the goals for the future.

Any government organization—my 34-year career taught me this—needs something like this to keep everyone focused and moving in the same direction, even when disagreements come up. With compromise, we can reach solutions.

I only had this afternoon to skim the document, and I hope to spend more time reviewing it before the December 1 deadline. There are several areas where I think the Town could get ahead of emerging problems that I notice around Vienna. I’ll include those in my written comments; I don’t have enough time tonight to discuss them in detail.

I also think we should take a step back and reconsider some long traditions in town that may not be appropriate today, given the changes between Tysons Corner and Merrifield, and the ways those population and development patterns affect Vienna.

I prefer talking through ideas in person—one-on-one or with a small group—because I think it helps refine thoughts and understand how they resonate with others. I hope to have that opportunity.

Thank you very much, and good luck.”

3. Robert (Bob) McCahill

Address: [REDACTED]

Affiliation: President, Northeast Vienna Citizens Association

Comments:

“Good evening, Commissioners. My name is Bob McCahill, [REDACTED], and I’m President of the Northeast Vienna Citizens Association.

I want to compliment you on the fine work in preparing the draft Comprehensive Plan, and Director Levy and everyone involved as well.

I submitted an online comment expressing concern that I didn’t see a long-term vision for the Beulah Road leaf collection site. Director Levy followed up and pointed out that it *is* mentioned in the plan page 121 stating that the Town continues to explore future uses of the site, which is good.

As I said in my online statement, I think the Comprehensive Plan is the perfect vehicle to envision repurposing the entire eight-acre site. Only one or two acres are used for leaf collection for four or five months of the year. Going forward, I suggest adding language under Chapter 6, Policy 1.2 (‘Town facilities provide for residents’ needs for years to come’) stating that the Town will act as a good steward of the site while exploring future uses.

For example, maintaining its arboreal integrity removing invasives that are damaging trees would help. Miguel also raised this point. I know saplings have been planted recently and watered during the drought, which is good. Maintaining the site while planning for the future is important.

Thank you.”

4. Penny Oszak

Address: [REDACTED]

Comments:

“My name is Penny Oszak. I live at [REDACTED]. I’m not sure how I missed the sign-in sheet—I was the first one here.

I submitted feedback online, but I wanted to speak in person as well. I appreciate the amount of work that went into producing the document. The chapters were well organized and easy to navigate.

I was especially pleased to see the new language in the Land Use chapter concerning conditional use permits—strategies to ensure clear and enforceable conditions around noise, parking, and traffic. This is valuable.

I was excited to see the Implementation Guide in Chapter 9. I think this demonstrates a commitment to turning strategies into actionable steps. I would like to see more depth:

- assigning accountable departments,
- adding key performance indicators, and
- explaining how the public will see updates—online? at a public meeting? annually?

I do have concerns about the proposed modifications to the Future Land Use designations—particularly the change from ‘Mixed Use’ to ‘Mixed Use – Ground Floor’ and changing ‘Office’ to ‘Mixed Use.’ There is no corresponding information about zoning code changes to support these. Since the Future Land Use Map is a guiding document, I think we shouldn’t acknowledge or advance related development proposals until zoning codes go through public input. Otherwise, it’s hard to evaluate whether the use is appropriate.

My last point is about the new ‘Special Planning Area’ designation. I’d like clarification on the process:

- how areas are identified,
- what criteria the Town considers, and
- how residents or property owners could apply for their area to be considered.

I am interested because of the challenges along the Northwest Nutley corridor where I live. The neighborhood is unique, with a mix of non-residential uses and close proximity to commercial and mixed-use along Maple Avenue. We continue to face noise, parking, and traffic issues. A Special Planning Area designation could help guide redevelopment and provide a framework to balance neighborhood character with surrounding activity.

Thank you for the opportunity to share my comments and for all the hard work on this document.”